

26/7/2011

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 423746

K. SATISH KUMAR

Lighthouse Stamp Vendor

LIC. No. 19-013/2000

RC No. 19-013/2000

R. No. 19-013/2000

R. No. 19-013/2000

S.No. 39453 Date 13/06/2011 Rs. 100/-

Sold to Satish

S/o. D. W. S. Shankar

For Modi & Modi Constructions

SALE DEED

This Sale Deed is made and executed on this the 4th day of July 2011 at SRO, Keesara, Ranga Reddy District by:

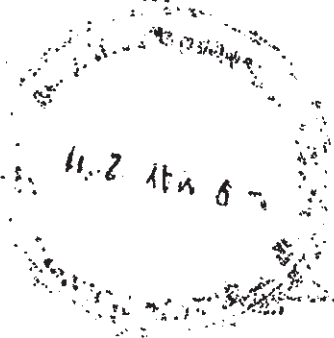
M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi. S/o. Sri Satish Modi, aged about 41 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

MR. ALAGANI MAHESH GOUD, SON OF MR. A. NAGABHUSHNAM aged about 39 years, Occupation: Business, residing at H. No. 5-3-839/3, Satavahana Nagar, Vanasthalipuram, Hyderabad - 500 070.. hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

Partner



.....
 పన్నుపేజీ మొత్తం కొరికెముల పురభ్య.....
 ఈ కొరికెము వరుస పురభ్య.....

సబ్-రిజిస్ట్రార్

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document

S. No.	Description of fee or duty	Amount in Rupees				Total
		No.	Rs.	P.	As.	
1	Stamp Duty	100	89	50	00	89600
2	Transfer Duty					
3	Registration fee					5600
4	Other charges					100
5						95300



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135 & 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

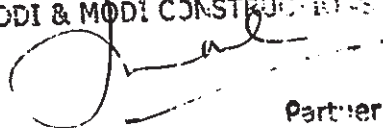
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- a. Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- b. Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- c. Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- d. Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- e. Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- f. Shri M. Pranavanadham, S/o. Hanumath Rao
- g. Shri M. Pravarakya, S/o. Shri Kashinatham

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks/title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.

For MODI & MODI CONSTRUCTORS


Partner

ఎ పుస్తకము 2011 వ సం॥ 2617

వస్త్రావేశ మొదల కాగితముల పంఖ్య 4

ఈ కాగితము నశన పంఖ్య 2

111 నెం॥ 200 తి వెం 7

1933 వ.శ. 3 శ్రీ 16

వెం 3 గంటల వరకు

కే.ఆర్. - రిజిస్టరు అఫీసులో

ప్రతిపక్ష K. Prabhakar Reddy

రిజిస్ట్రేషన్ నెంబరు 1912 కం నెంబర్ 22

అనుబంధం గమనించవలసిన చాట్ ఛాట్

వెంబు, వెంబునంతో పాటు వేరూ

నెం 5600

గమనించవలసిన చాట్ ఛాట్

గమనించవలసిన చాట్

సబ్-రిజిస్ట్రే



Signature

Signature

Signature

Name K. Prabhakar Reddy

Age S/o. K. P. Reddy

Occ. Service

No. S. L. 187/2 & 4, 2nd Floor, Solam mansion,

M. G. Road, Sec'bad - 003, Through GPA

For presentation of documents, vide GPA No.

12/812-11/2008, Dt: 5-3-08 of SRO, Keesera
R. R. Dist.

నిరూపించినది

11

CH. Venkata Ramana Reddy s/o. Late Raji Reddy
Occ: Service. s/o 11-187/2, Green Hills Colony,
Sarabonagar, Hyderabad.

2

K. Krishna Prasad s/o. Late K. Hanumantha Rao

Service

1-21-54/1/1 Venkata Ramana Sec'bad - 15.

20 11 నెం॥ పు 200 తి వెం 7

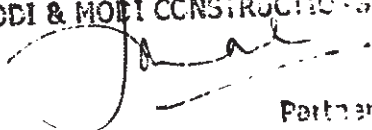
1933 వ.శ. 3 శ్రీ 16

- D) The Vendee is desirous of purchasing a plot of land bearing no. 30, admeasuring 117 sq. yds along with semi-finished construction having a total area of 1659 sft (built-up area 1467 sft + terrace area 50 sft – portico area 142 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.11,20,000/- (Rupees Eleven Lakhs Twenty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 30, admeasuring 117 sq. yds. along with semi-finished construction having a total area of 1659 sft (built-up area 1467 sft + terrace area 50 sft + portico area 142 sft) forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District. which is herein after referred to as the Scheduled Property and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.11,20,000/- (Rupees Eleven Lakhs Twenty Thousand Only) issued by Tata Capital Housing Finance Limited., The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Property is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of the Scheduled Property.
3. The Vendor further covenant that the Schedule Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Property it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Property unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this Sale Deed. If any claim is made in this respect by any department / authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 95,200/- is paid by way of challan No. 814956, dated 7.07.11, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTION


Partner

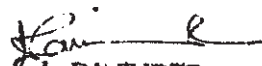
..... 2617
 వస్తావేళ మొత్తం రాగికముల పంఖ్య..... 11
 ఈ రాగికము వదుల పంఖ్య..... 3

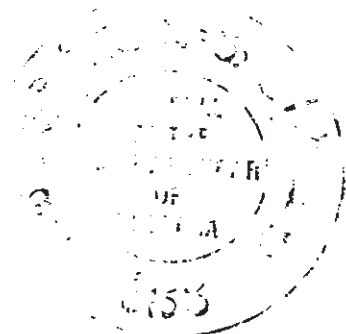
సబ్-రిజిస్ట్రార్

"Rs 89500 towards annuity including TD under section 41 of the I.S. Act 1889 and Rs 56000 towards Registration fee on the chargeable value of Rs 11,20,000 were paid by the party through Rs 81,4956 vide challan/DG/BC No. 7/6/11 date"


 Collector, I.S. Act

ప్రస్తుతము 2011 / సం (జూన్ 18వ) వరకు
 2617 మంజూరు చేయబడినది కాదు.
 నిమిత్తం ఉద్దేశ్యము సంఖ్య 2617-2618 / 2011
 ఇవ్వబడినది.
 2011 on 2000 సం 7 వ తేది.


 L. RAVINDRA
 సబ్-రిజిస్ట్రార్, పి.సి.సి.



SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 30, admeasuring about 117 sq. yds, along with semi-finished construction having a total area of 1659 sft (built-up area 1467 sft + terrace area 50 sft -- portico area 142 sft) in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	30' wide road
South	30' wide road
East	Plot No. 29
West	Park

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

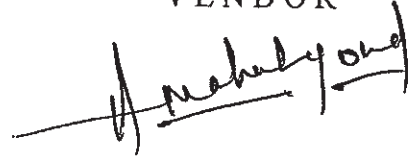
1. 
(Ch. Venkat Ramana Reddy)
2. 
(K. Krishna Prasad)

For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR



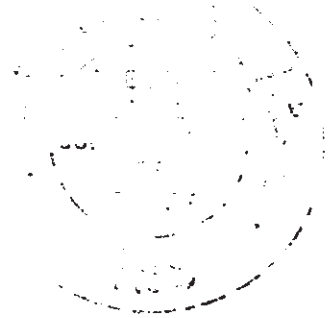
VENDEE

... పుస్తకము 2011 సం. 26/2

వస్త్రాదేశ మొత్తం గౌరవముల పంఖ్య.....11.....

ఈ గౌరవము మొత్తం పంఖ్య.....4.....

సర్-రిజిస్ట్రార్



ANNEXTURE - 1 - A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 30 in the project known as "NILGIRI HOMES" forming part of Sy Nos 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District
- (a) Nature of the roof : R. C. C. (G+1)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 117 sq. yds.
4. Built up area Particulars:
- a) Portico & Terrance Area : 192 sft
- b) In the Ground Floor : 601 sft
- c) In the First Floor : 647 sft
- d) In the Second Floor : 219 sft
- Total Built up Area : 1659 Sft**
5. Annual Rental Value
6. Municipal Taxes per Annum
7. Executant's Estimate of the MV of the Building : Rs. 11,20,000/-

For MODI & MODI CONSTRUCTIONS



Partner

Date: 04.07.2011

Signature of the Executants

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

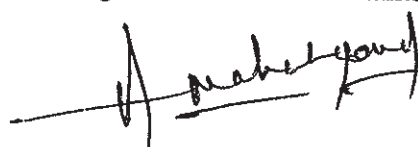
For MODI & MODI CONSTRUCTIONS



Partner

Date: 04.07.2011

Signature of the Executants



మొత్తం పుస్తకము 2011 వ సం॥ నెం॥ 2617.....

విశ్లేషణ చేయబడిన పుస్తకము సంఖ్య... 1).....

ఈ పుస్తకము నడుపు సంఖ్య..... 5.....

5-5-2011



REGISTRATION PLAN SHOWING

PLOT NO.30, FORMING A PART

IN SURVEY NOS.

128, 129 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE,

KEESARA

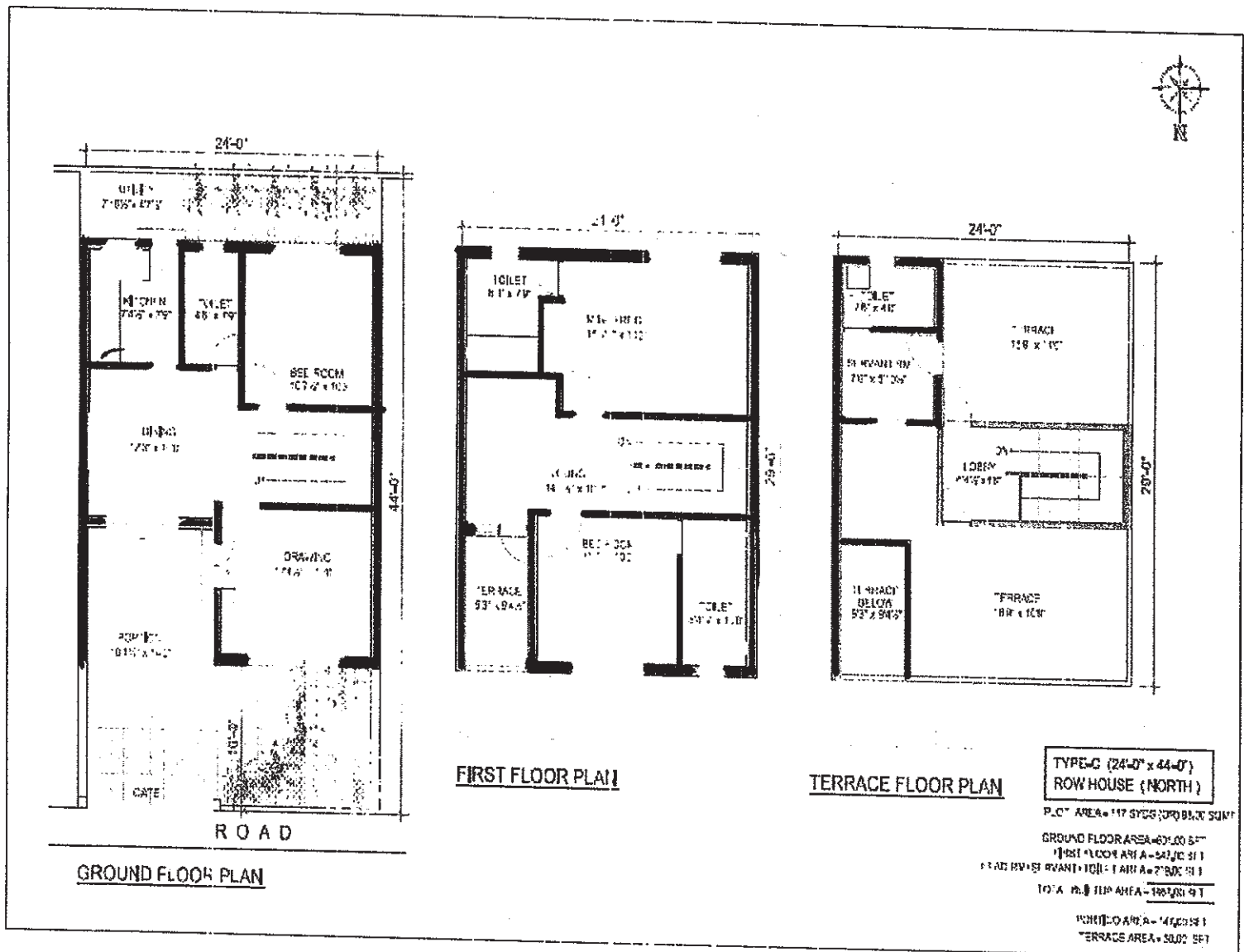
Mandal, R.R. Dist.**VENDOR:**

M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. ALAGANI MAHESH GOUD, SON OF MR. A. NAGABHUSHNAM

REFERENCE:**AREA:** 117**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****Total Built up Area : 1659 Sq. ft.****WITNESSES:**

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR
SIGN. OF THE BUYER

.. వ పుస్తకము 2011 న సం. 150... 2612

వస్త్రావేశా దేవతల కౌగిలియును పంఖ్య... 11

ఈ కౌగిలియును మును పంఖ్య... 6

సం. 150



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4-
III FLOOR SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O MR. SATISH MODI



SPA FOR PRESENTING DOCUMENTS:
VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008

MR. K. PRABHAKAR REDDY
S/O MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.



BUYER:

MR. ALAGANI MAHESH GOUD
S/O. MR. A. NAGABHUSHNAM
R/O H. NO. 5-3-839/3
SATAVAHANA NAGAR
VANASTHALIPURAM
HYDERABAD - 500 070.

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

వి. పుస్తకము 2011/ప స.స.స. 2617.....
కస్తావేళ మొత్తం కాగితముల సంఖ్య.....11.....
కాగితము వరుస సంఖ్య.....2.....

సబ్-రిజిస్ట్రార్



PERMANENT ACCOUNT NUMBER
ABMPN672EH

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

Signature




80023007

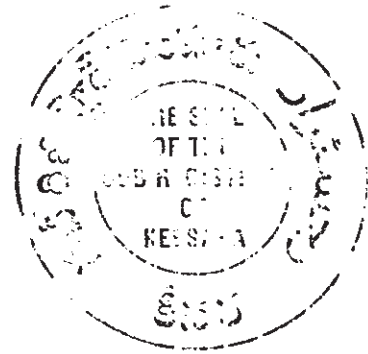
Freezer

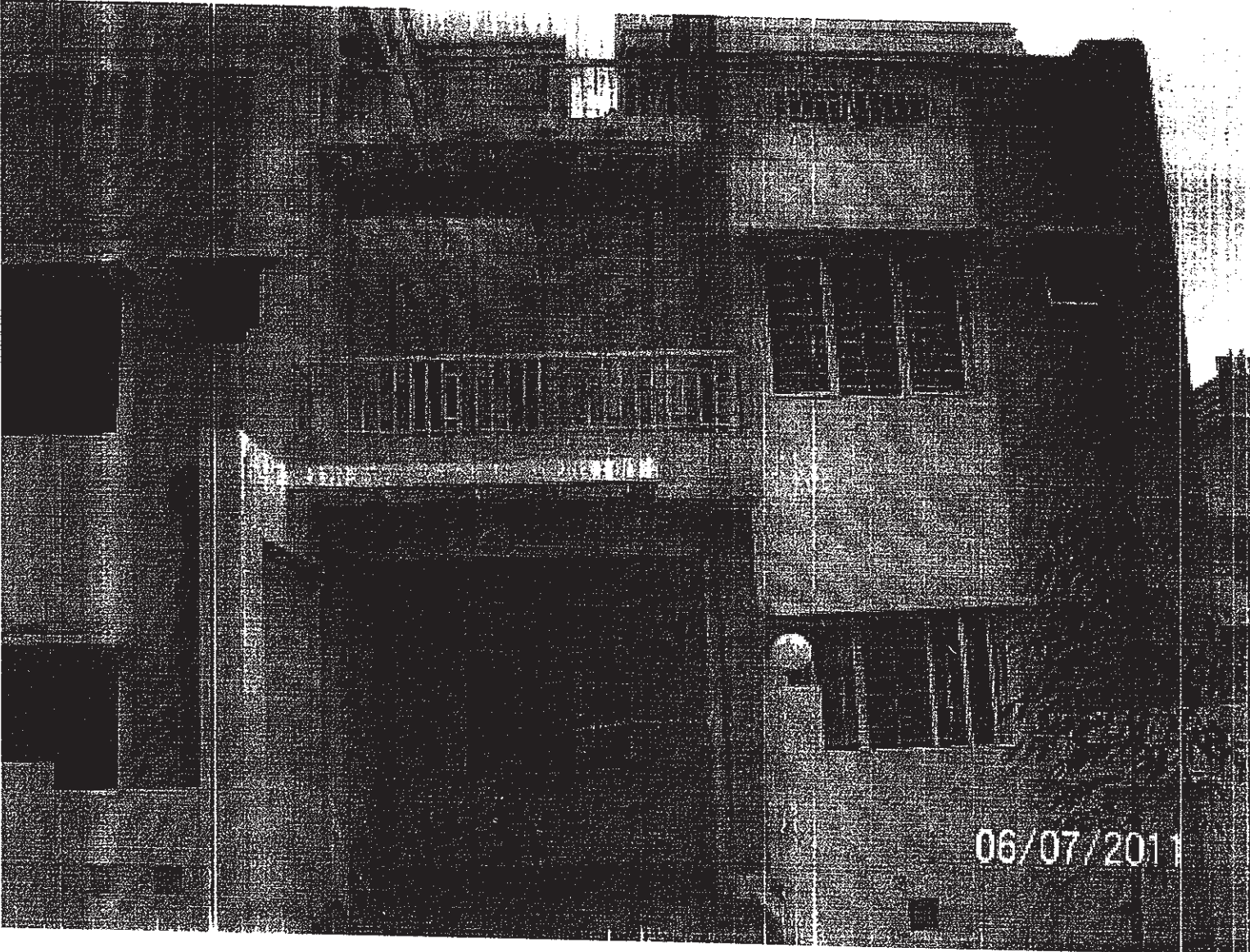
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హర్-రేఖ



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHESH GOWD ALAGANI

A N GOUD

17/09/1972

Permanent Account Number
AKOPM6640E

220
3
HYD3978



Signature

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTHSI,
Plot No. 3, Sector 11, CBD Belapur,
Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटावे
आयकर पैन सेवा यूनिट, UTHSI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
मुंबई - 400 614.

2617

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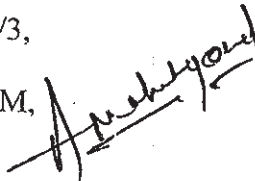
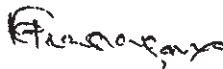
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002666/2011 of SRQ: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 07/07/2011 14:29:27

This report prints the Photos and FPs taken on (7/7/2011 14:28:09)

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ALACANI MAHESH GOUD R/O. H.NO. 5-3-839/3, SATAVAHANA NGR.VANASTHALIPURAM, HYDRABAD.-70	
2			(EX) K. PRABHAKAR REDDY (SPA FOR PRESENTING DOCUMENTS) R/O. 5-4- 187/3. & 4, II FLOOR, SOHAM MANSION, M.G.ROAD SECUNDERABAD.	

Identified by

Witness 1

Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

... 2617

... 11

... 11

సర్-రిజిస్ట్రార్