

SCANNED

D No 4792/12

MM-51



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date: 14/06/2012, 11:43 AM

Serial No: 11,191

Denomination: 100 AU 885549

Purchased By:

KPRABHAKAR REDDY

S/O K P REDDY

R/O HYD

For Whom:

MODI & MODI CONSTRUCTIONS

SEC-BAD

Sub Registrar

Ex. Officio Stamp Vendor

SRO: SHAMIRPET

SALE DEED

This Sale Deed is made and executed on this the 4th day of August 2012 at SRO, Keesara, Raaga 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 42 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

1. Mr. B. S. S. PRASAD, SON OF Mr. Bh. KRISHNA RAO, aged about 39 years, Occupation: Service.
2. Mrs. B. V. LAKSHMI, WIFE OF Mr. B. S. S. PRASAD, aged about 36 years, Occupation: Housewife, both are residing at # Jade- 802, 8th Floor, My Home Jewel, Madinaguda, Hyderabad - 500 049., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

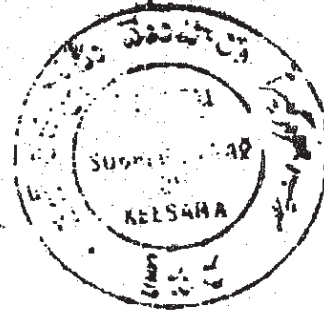
For MODI & MODI CONSTRUCTIONS

Partner

... పుస్తకము 2012 వ సం॥... 4292
 సస్టేనేబుల్ మోడల్ కౌన్సిలముల కుంభా... 13
 10 కాగితము వలన కుంభా... 1



శ్రీ-రవిశంకర్



2012 నాంబు... 64... నం... 4... ప... 4
 1934 వ శా.క. 10... 13... వ... 13
 2... మ... 3... గ... మ...
 1... - ర...
 1... K. Prabhakar Reddy
 1... 32...
 1...
 10700...
 1...
 1...

Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy s/o. K.P. Reddy Ucc: Servie
 o/o. S-11-187/344, 1st floor, 80th Main Road, M.G. Road
 Sec'bad, through GSA for presentation of documents
 vide GSA no. 12/344/08, dt. 5-3-2008 of S/o, K. Prabhakar
 R. R. Dist.

① V...
 V...

CH. Venkateswara Reddy s/o. Late Reddy Reddy
 Servie - R/o. 11-187/2, Road No. 2, Greenfield Colony
 Andharabadi.

② M...
 M...

M. Mahender s/o. Late M. Mahesh, Servie
 R/o. 28-77, Yadav Basti, Madhavpet, Andharabadi.

2012 నాంబు... 64... నం... 4... ప... 4
 1934 వ శా.క. 10... 13... వ... 13
 2... మ... 3... గ... మ...
 1... - ర...
 1... K. Prabhakar Reddy
 1... 32...
 1...
 10700...
 1...
 1...

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.

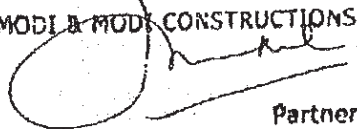
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
- 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 CONSTRUCTIONS



Partner

5-0-8



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

Sl No	Description of Activity	in the Month of					Total
		Stamp papers	Challan No's 41 to 45	Cash	Stamp July 1981 6 to 15 1981	DD/Bill/ Pay order	
1	Stamp duty	100/-	12500				12600
2	Registration duty						
3	Registration fee						10200
4	Other charges						100
5	Total						12700

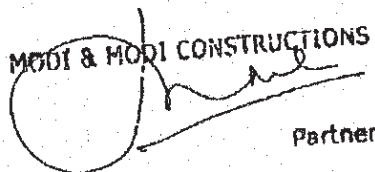
నర్ విజ్ఞానం
శ్రీమద

- D) The Vendee is desirous of purchasing a plot of land bearing no. 51, admeasuring 240 sq. yds., along with semi-finished construction having a total area of 2192 sft., (built-up area 1946 sft + terrace area 113 sft + portico area 133 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.21,40,000/- (Rupees Twenty One Lakhs Forty 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.51, admeasuring 240 sq. yds., along with semi-finished construction having a total area of 2192 sft., (built-up area 1946 sft + terrace area 113 sft + portico area 133 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.21,40,000/- (Rupees Twenty One Lakhs Forty Thousand Only). 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. 1,81,900/- is paid by way of challan no. 82654, dated 04.08.2012, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

. ~ అక్టోబరు 2011 ✓ పే సెల్ నెం..... 439 ✓
 వస్తావేళ మొత్తం కాగితముల సంఖ్య..... 13.
 ఏ కాగితము విడిచి ఉంటుంది..... 3

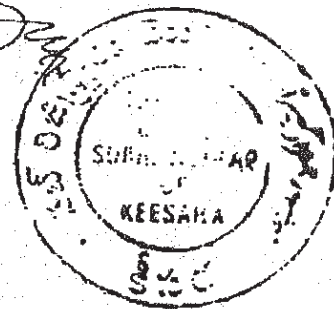
✓
 సబ్-రెజిస్ట్రార్

Rs. 121100 towards stamp duty including T.O.
 under section 41 of the I.S. Act 1899
 and Rs. 10700 towards Registration fee on the
 chargeable value of Rs. 2140000 were paid by
 the party through Bank vide
 challan/DD/BC/Pay order no. 4/8/11 date

✓
 Sub-Registrar
 Collector U.S 41 of I.S. Act

అక్టోబరు 2011 నాంబర్ (జూన్ 1931) నాంబర్
 4391 ✓ సరిగ్గా రిజిస్ట్రేషన్ చేయబడినది. వ్యవస్థ
 నిమిత్తం గుర్తింపు నెంబర్ 1330-43912/2011
 ఇవ్వబడినది.
 20 నంబర్ 43912/2011 వేల 4 వ తేదీ.

✓
 సబ్-రెజిస్ట్రార్, కేసర



SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 51, admeasuring about 240 sq. yds., along with semi-finished construction having a total area of 2192 sft., (built-up area 1946 sft + terrace area 113 sft + portico area 133 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 and bounded on:

North	Plot No. 52
South	Plot No. 50
East	Plot No. 58
West	30' wide road

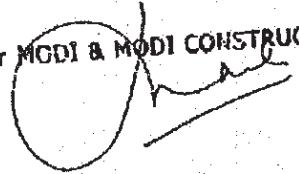
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For MODI & MODI CONSTRUCTIONS



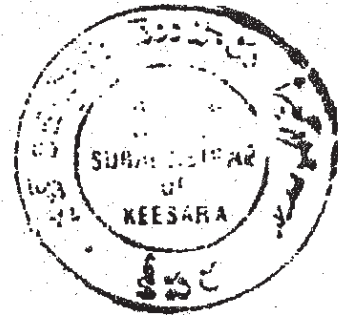
Partner

(Soham Modi)
VENDOR

 
VENDEE

1. పట్టణము 2017 ఏ సెంటెనె.....
 2. పట్టణము మొత్తం కొత్తమున సంఖ్య.....
 3. కొత్తము వజుస సంఖ్య.....

4-000000



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 51, 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 : 240 sq. yds.
4. Built up area Particulars:
- a) Portico & Terrance Area : 246 sft
- b) In the Ground Floor : 973 sft
- c) In the First Floor : 973 sft
-
- Total Built up Area :** 2192 Sft
-
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 21,40,000/-

For MODI & MODI CONSTRUCTIONS

Partner

Signature of the Executants

Date: 04.08.2012

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

Signature of the Executants

Date: 04.08.2012

Prof. Dr. B. V. Lakshmi

.. అన్నిటిము 2017 వ సం॥ పై..... 4/9/17

వస్తావేళ మొత్తం కాడితముల సంఖ్య..... 17

1. కాగితము వహన తరగ్య..... 5

చ-రజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 51, 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

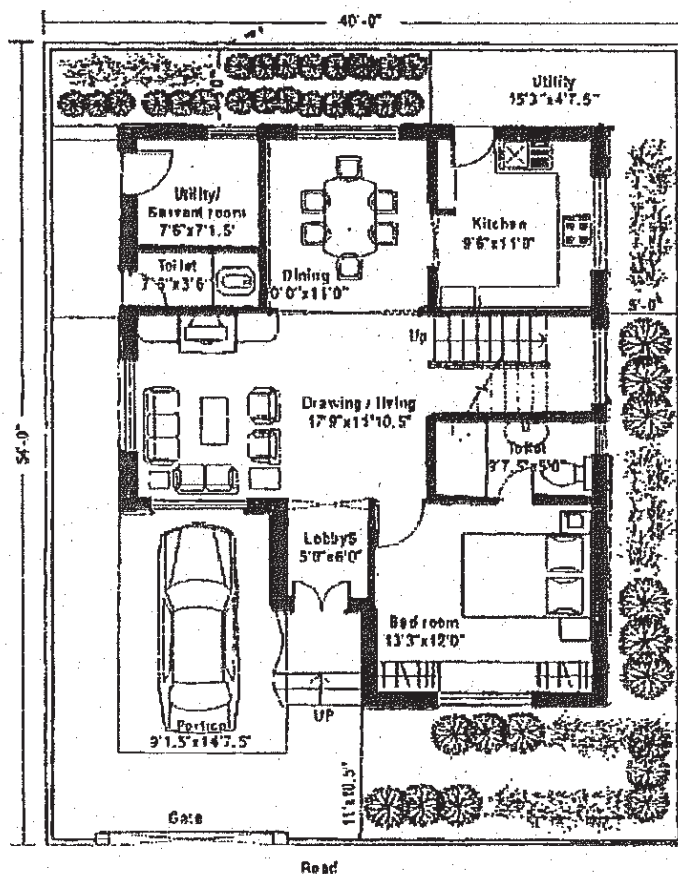
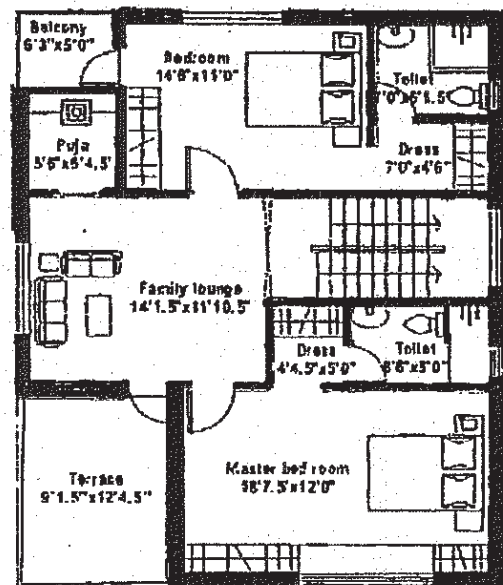
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: 1. MR. B. S. S. PRASAD, SON OF MR. Bh. KRISHNA RAO

2. MRS. B. V. LAKSHMI. WIFE OF MR. B. S. S. PRASAD

REFERENCE:
AREA:

240

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****TOTAL BUILT UP AREA : 2192 Sft.****GROUND FLOOR****FIRST FLOOR****BOUNDARIES:**

NORTH : PLOT NO. 52
SOUTH : PLOT NO. 50
EAST : PLOT NO. 58
WEST : 30' WIDE ROAD

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

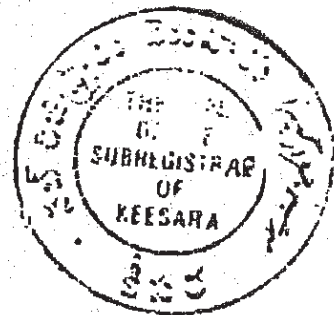
SIG. OF THE BUYER

... అప్పుడవి 20 / 12 / 1997 4/3/97

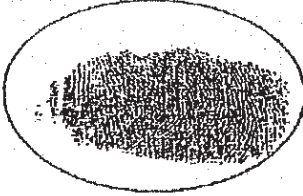
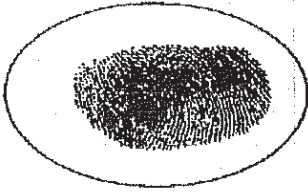
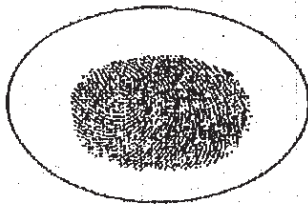
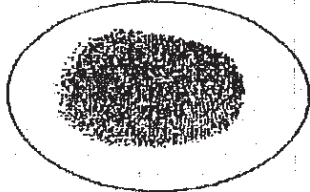
దస్తావేజు మొత్తం గాఢికముల సంఖ్య..... 13.

ఈ కాగితము పంపిన తంఖ్య..... 6

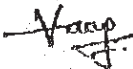

అ-రిజిస్ట్రార్



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
			<u>VENDOR:</u> 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
			<u>SPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.
			<u>BUYERS:</u> 1. MR. B. S. S. PRASAD S/O. MR. BH. KRISHNA RAO R/O. # JADE- 802, 8 TH FLOOR MY HOME JEWEL, MADINAGUDA HYDERABAD - 500 049.
			2. MRS. B. V. LAKSHMI W/O.MR. B. S. S. PRASAD R/O. # JADE- 802, 8 TH FLOOR MY HOME JEWEL, MADINAGUDA HYDERABAD - 500 049..

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner

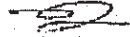
SIGNATURE OF EXECUTANTS


SIGNATURE OF BUYER

.. అనుకము 20 1/2 సెం.1150.....4797..

చస్తావేణ మొత్తం కాశికముల సంఖ్య.....13..

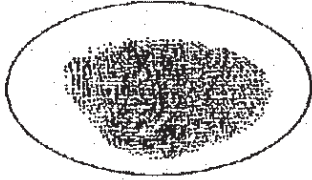
.. కాగితము వాడుక సంఖ్య.....7..


చి-రిశిసా-ర్



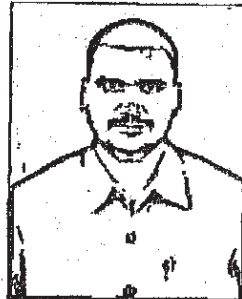
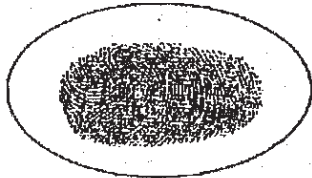
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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WITNESSES:

1. MR. CH. VENKATA RAMANA REDDY
S/O. LATE ANJI REDDY
R/O. H. NO: - 11-187/2
ROAD NO. 2. GREENHILLS COLONY
SAROORNAGAR
HYDERABAD.



2. MR. M. MAHENDER
S/O. LATE M. MALLESH
R/O. H. NO: - 28-77
YADAV BASTI
NEREDMET
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

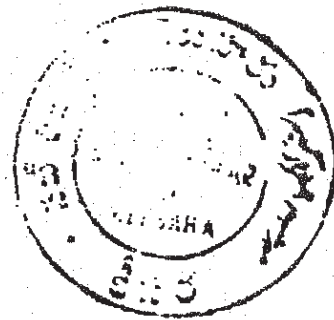
Partner

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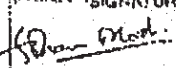
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VENDOR

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H
नाम / NAME	SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH	18-10-1969
हस्ताक्षर / SIGNATURE	
	Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT



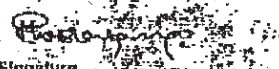
भारत सरकार
GOVT OF INDIA

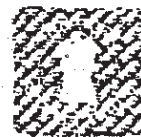
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPP8104E


Signature



Handwritten signature

For MODI & MODI CONSTRUCTIONS


Partner

... సంవత్సరము 2014 వ సం॥ ప్రా..... 4297
 వస్త్రావేశ మొత్తం వాతీతముల పరిఖ్య..... 13
 ... గా గిరము వాతీతము..... 9

...
 ...-రిజిస్ట్రార్



BUYER 1.


భారత ఎన్నికల సంఘము
राष्ट्रिय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SVD1553693



ఎలక్టర్ పేరు : ఎన్.ఎస్.పి.ప్రసాద్
Elector's Name : N. S. P. Prasad
Bhallaamudi
తండ్రి పేరు : కృష్ణ రావు బల్లామూడి
Father's Name : Krishnu Rao Bhallaamudi

లింగము : పు : M
పుట్టిన తేదీ : Date of Birth 03/07/1972

Order No : SVD1553693
3-1/ANHJ802/JADE
పు నివాసం : జాడ.
మండలం : సెటింగంపాళి
పిన్ కోడ్ : 500029

Address:
3-1/ANHJ802/JADE
My Home Jewel, Machanaguda,
Settingampally,
Rangareddy, 500029

సంఖ్య : 2707/2012

ప్రతిపాదన సంఖ్య :
52
అభ్యర్థి పేరు :

Full Name Signature of
Electoral Registration Officer
52 - Settingampally Assembly Constituency
వివరాలు : అభ్యర్థి అన్ని రకాల పాస్ పోర్టులను
మీ పేరు అందారే చేర్చుకోవాలి మరియు వాటి సంఖ్యను
చెప్పాలి. పాస్ పోర్టుల పేరును కూడా పేర్కొనాలి.
If you are a voter, you must attach all your valid
passports with your name and the number of
passports you have attached to the card with your name.

178 / 1390

Prasanna

1. అర్హతము 2014 వ సం॥..... 4792
 2. ప్రాథమిక మొత్తం కాగితముల సంఖ్య..... 13
 3. కాగితము పరిమితి సంఖ్య..... 10

2
 డి-రిజిస్ట్రార్



BUYER-2


భారత ఎన్నికల సంఘము
ఆంధ్రప్రదేశ్
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SWC: 653917

ఎలక్టర్ పేరు : వెంకట లక్ష్మణ భట్లముడి
Elector's Name : Venkat Lakshmi Bhallamudi

భర్త పేరు : సత్య సాయి భట్లముడి
Husband's Name : Satya Sai Prasad Bhallamudi

లింగము : Sex. పు : F

జన్మ తేదీ / Date of Birth : 10/06/1975

B. Lakshmi

178 / 1591

భారత ఎన్నికల సంఘము
ఆంధ్రప్రదేశ్
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SWC: 653917

ఎలక్టర్ పేరు : వెంకట లక్ష్మణ భట్లముడి
Elector's Name : Venkat Lakshmi Bhallamudi

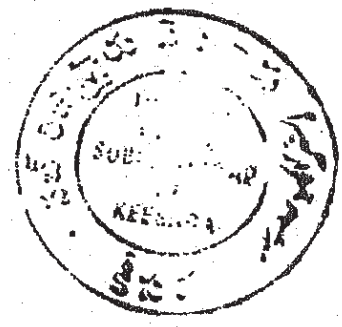
భర్త పేరు : సత్య సాయి భట్లముడి
Husband's Name : Satya Sai Prasad Bhallamudi

లింగము : Sex. పు : F

జన్మ తేదీ / Date of Birth : 10/06/1975

... అక్టోబరు 2014 వ సం॥ను..... 439.2
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...
 ...-03/సా-5



WITNESS. 1 :

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA

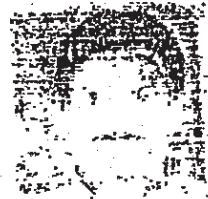
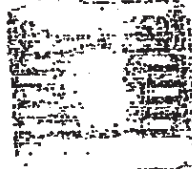
ANJI REDDY CHEERUKA

05/03/1972

Permanent Account Number

AHNPC8363Q

[Signature]



[Signature]

WITNESS. 2 :

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

[Signature]
Signature



[Signature]

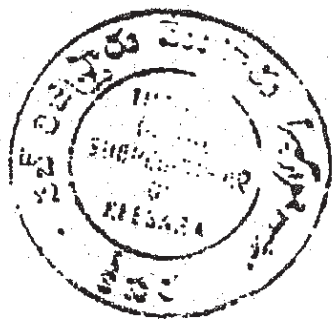
..... 4792

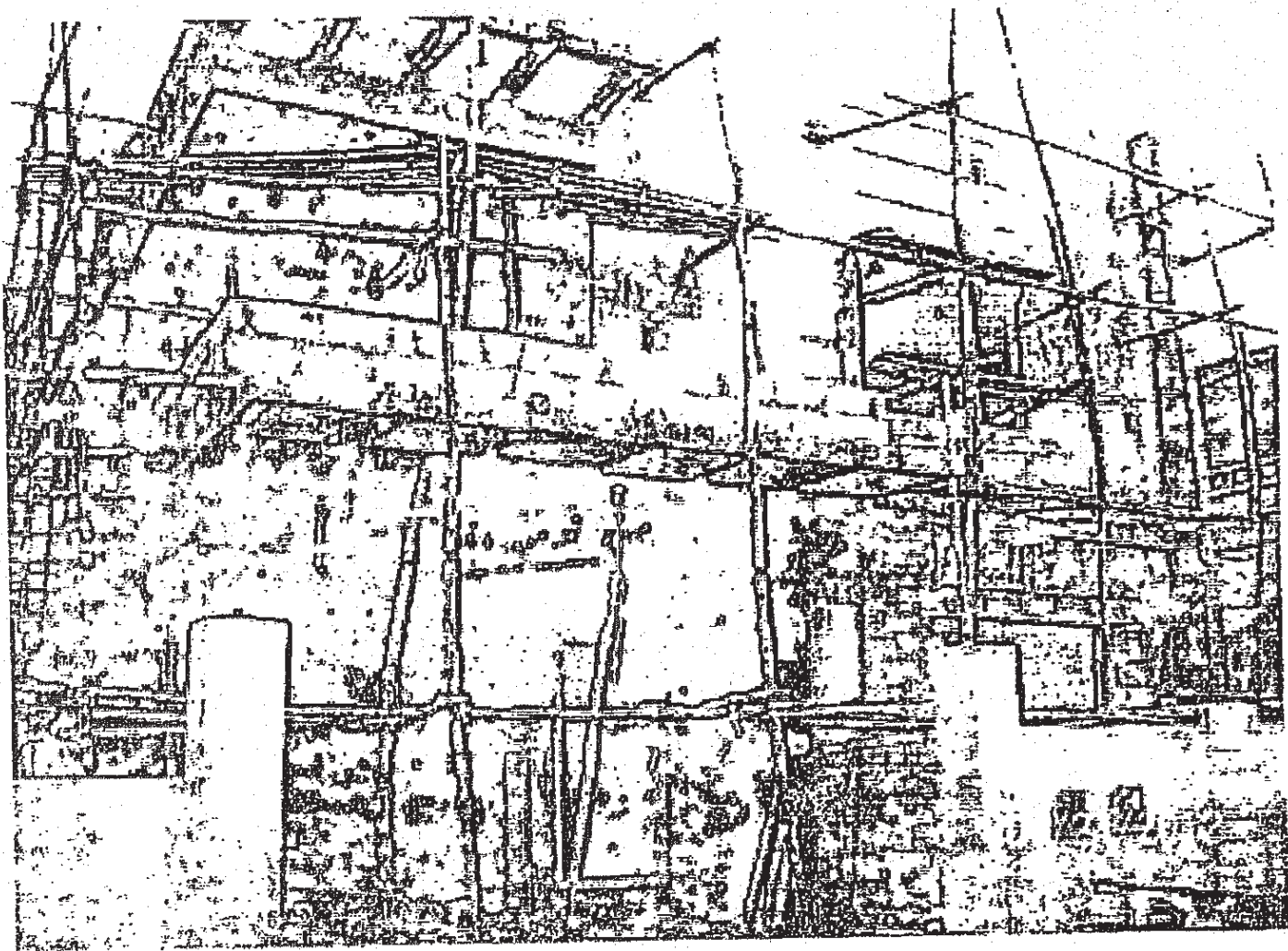
..... 13

..... 12

.....

.....





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చివరిముద్రా

