

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE

HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

U 493213

Sl.No. 2182 Dt: 17-03-2011 Rs.100/-

Name : Santosh

S/o.Shankar

For Whom : M/s.Modi & Modi Constructions, Sec-bad

K.SATISH KUMAR

Licenced Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

H.No.5-2-30, Premavathipet (v)

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 7th day of May 2011 at S.R.O., Keesara, Ranga Reddy District by and between:

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. L. NAVEEN KUMAR, SON OF MR. L. SWARAJYAM aged about 38 years, Occupation: Service, residing at 21, Laxmivihar, Phase-2, Nallagandla, Hyderabad, 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

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Certified that the following have been paid in respect of the Assistant.
By challan No. 81422 Dt. 13/5/11

I. Stamp Duty:

1. In the shape of stamp papers

Rs 100 / -

2. In the shape of adhesion

(11/5/11)

Rs 9260 / -

3. In the shape of stamp

Rs

4. In the shape of stamp

Rs

II. Trial ...

1. In the shape of stamp

Rs

2. In the shape of cash

Rs

III. Registration Fee:

1. In the shape of stamp

Rs 585 / -

2. In the shape of cash

Rs

IV. User Charges

1. In the shape of challan

100 / -

2. In the shape of cash

Total:

T. Nagaiyal
SUB REGISTRAR
KEESARA

1045 / -



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. Nos. 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.

For MCEI & MODI CONSTRUCTIONS



Partner

1795
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[Signature]
11-12-08



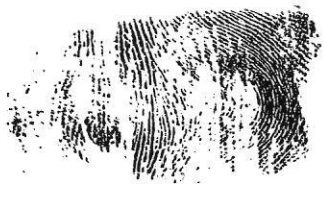
11 మే 13
1933 జూలై 23
11 12

K. Prabhakar Reddy

585/-

[Signature]

[Signature]



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Secunderabad-03, through attested GPA/SPA for presentation
of documents. Vide GPA/SPA-No. 12/BK/08
dated 05.03.08 Registerer at SRO, Keesara,
Ranga Reddy District.

[Signature]

CII. Venkat Ramana Reddy S/o. Late Anji Reddy
Service R/o 11/18/100 Road No. 2,
Green Hills Colony, Secunderabad. Hyderabad.

[Signature] K. Prabhakar Reddy S/o. Late K. Hanumanth
1-21-54/11, Venkateswara Street - 15

11 మే 13
3 జూలై 23

T. Nagaiiah
[Signature]

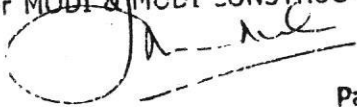
- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 33, admeasuring 117 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,17,000/- (Rupees One Lakh Seventeen 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. 33, admeasuring 117 sq. yds. 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 Plot 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.1,17,000/- (Rupees One Lakh Seventeen Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot 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 Plot.
3. The Vendor further covenant that the Schedule Plot 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 Plot 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 Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 Plot 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 Plot 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. 9,945/- is paid by way of challan No. 814221, dated 13/5/11, drawn on SBH, Keesara Branch, Ranga Reddy District.

- 3 -

For MODI & MODI CONSTRUCTIONS



Partner



నా పుట్టినది 11 మే 1932 1785
 చస్తామిల్ మొత్తం రూ. పది మూడు పంజా 8
 ఈ రూ. గతము వరకు రుణం 3

WSD
 1785-1785

An amount of Rs. 9260/- towards stamp duty
 including transfer 585/-
 towards registration fee on the Market Value
 of Rs. 117000/- was paid by me
 Party No. 819221
 dated 13/5/11
 T. Nagaraj
 Sub-Registrar
 Keesara

1785
 1785/11
 20/1 మే 13 వ తేది
 T. Nagaraj
 సబ్-రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 33, admeasuring about 117 sq. yds. 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	30' wide Road
South	30' wide Road
East	Plot No. 32
West	Plot No. 34

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:

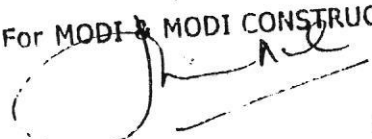
1.


(VENKAI RAMANA REDDY)

2.


(KRISHNA PRASAD)

For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR

1. NAVEEN KUMAR

VENDEE

చి పుస్తకము పేరు 1785

దస్త్రానికి సంబంధించిన తాళముల సంఖ్య 8

చి తాళము ఎంతవలె సంఖ్య 4


చి - తాళము



REGISTRATION PLAN SHOWING

PLOT NO. 33, 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. L. NAVEEN KUMAR, SON OF MR. L. SWARAJYAM

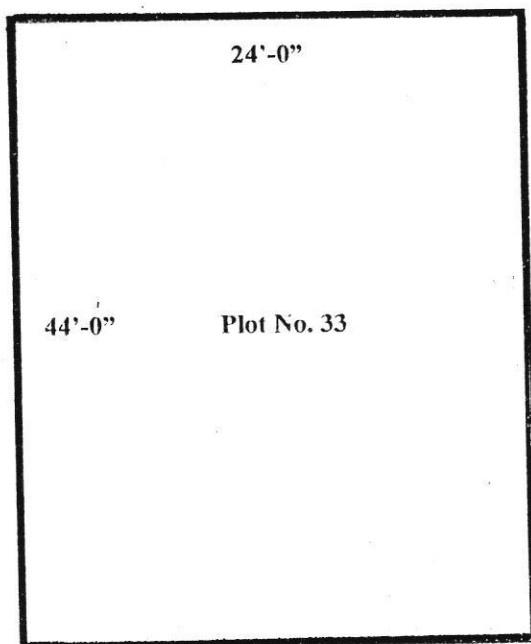
REFERENCE:
AREA:

117

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

30' wide road

Plot No. 34



Plot No. 32

30' wide road

WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

L. Naveen Kumar
SIGN. OF THE BUYER

.. వ పురుషులు 2011 క నం! 100 1705

వస్త్రాభిజ్ఞా మొత్తం క-దిగవ: 100000 5

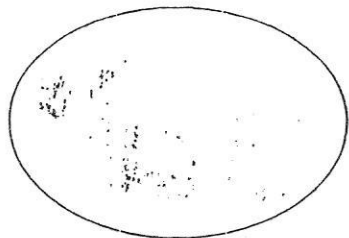
సం. క-దిగవ మొత్తం క-దిగవ 5


100-100000



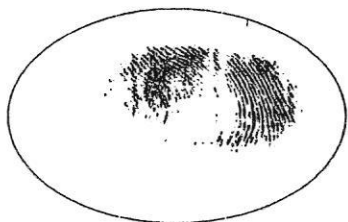
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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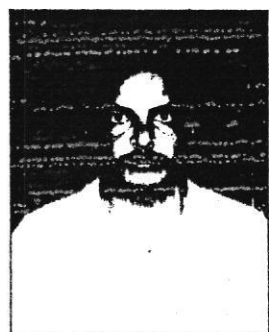
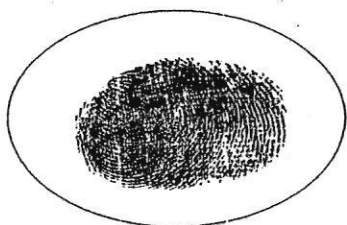
VENDOR:

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/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 L NAVEEN KUMAR
S/O. MR. L. SWARAJYAM
R/O. 21, LAXMIVIHAR
PHASE-2
NALLAGANDLA
HYDERABAD

SIGNATURE OF WITNESSES:

1.

Voggo

2.

[Signature]

I stand herewith my photograph and finger prints in the form prescribed, through my representative Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy Distr ct.

[Signature]

SIGNATURE OF THE REPRESENTATIVE

For MODI & MODI CONSTRUCTIONS

[Signature]

Partner

SIGNATURE OF THE EXECUTANTS

L. Naveen Kumar

SIGNATURE OF THE BUYER

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..... 6

[Handwritten signature]
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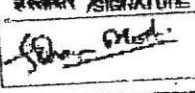


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABJMPN6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 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



10062003

Prabha Kumar Reddy K

ప పుష్పము 1/2 నంబర్ 1785
 దస్తావేజు మొత్తం కొనుగోలునా నంబర్ 8
 ఈ కొనుగోలునా వాతావరణం 7

11/10/17
 1785
 1785-1785



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. ప పుష్కరము పేరి 11 వ సం. సంఖ్య..... 1785
 దస్తావేజు పేరి 8 వ సం. సంఖ్య..... 8
 ఈ కాగితము వలెనే సంఖ్య..... 8

1785
 8-10-19

