

SCANNED

4330 of 2012



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date: 14/06/2012, 11:44 AM

Serial No: 11,193

Denomination: 100 AU 885551

Purchased By:

K PRABHAKAR 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 Deed is made and executed on this the 25th day of July 2012 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 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

Mr. Kesiraju Satya Sundara Srinivasa Rao, Son of Mr. K. Lakshmi Narasimha Murthy, aged about 57 years, Occupation: Service, residing at # Flat No. 404, Pragathi Srinivasam Apartments, Near Sainathpuram Water Tank, Dr. A. S. Rao Nagar, Secunderabad., 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

. ఎ పుస్తకము 2012 వ సం. 1 నెల..... 4330

వస్తావేజు మొత్తం కాబితముల సంఖ్య..... 12

ఈ కౌగితము వత్తున సంఖ్య.....

2012 సం. 1 నెల..... 25 వ తేది

1934 వ కా. శ. సం. (శ్రీ) వేరి మానము..... 3 వ తేది

పగలు 12 మరియు..... 1 గంటల మధ్య

కింద నవ - రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి. K. Prabhakar Reddy

రిజిస్ట్రేషన్ పట్టము 1988లోని సెక్షన్ 32.ఎ ను

అనుసరించి తమర్కించవలసిన ఫోటోగ్రాఫులు

మరియు వేలముద్రంతో సహా దాఖలు చేసి దునుము

రూ॥..... 8800 / - లు చెల్లించినారు

వారియొచ్చినట్లు ఒప్పుకొన్నది

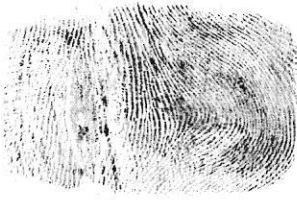
ఎడమ పొడవ వెలు

నవ - రిజిస్ట్రారు



Prabhakar Reddy

Prabhakar Reddy



రూపించినది

K. Prabhakar Reddy S/o. K.P. Reddy over service
o/o. S-4-187/3 & 4, 1st floor, Soham manglani,
M.G. Road, Sec 8, through G.P.A for Presentation
of Documents, vide G.P.A no. 12/BK 12/08, dt. 5.3.12
at SRO, Keesara, R.R. District.

① Venka

CH. VENKA RAMANA REDDY S/o. LATE ANTA REDDY
SERVICE R/o. 11-187/2, ROAD NO. 2, GREENHILLS COLONY,
SAROORNAGAR, HYDERABAD.

② Mahender

M. Mahender S/o. Late M. Mallesh, Service
R/o. # 28-77, Yataur Basti, Neredmet, Hyderabad.

2012 సం. 1 నెల..... 25 వ తేది నవ - రిజిస్ట్రారు

1934 వ కా. శ. సం. (శ్రీ) వేరి మానము..... 3 వ తేది కీసర

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.

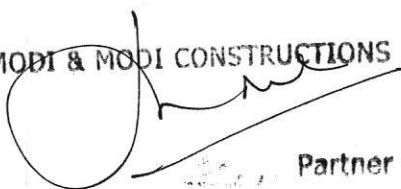
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

. ఎ పుస్తకము 20¹² వ సం॥పు..... 4330
 దస్తావేజు మొత్తం కారితముల సంఖ్య..... 12
 ఈ కారితము వలన సంఖ్య..... 2

శుభ-రిజిస్ట్రార్



ENDORSEMENT

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

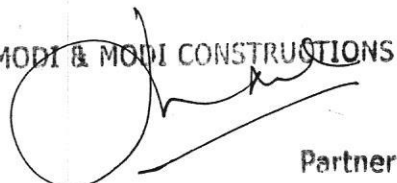
Sl. No.	Description of fee/duty	In the form of					Total
		Stamp duty	Transfer duty	Cash	Stamp duty, 16 of 15 act	DD/EC/ Pay order	
1	Stamp Duty	100	40700				140800
2	Transfer Duty						8800
3	Registration fee						100
4	User charges						149700
5	Total						149700

- D) The Vendee is desirous of purchasing a plot of land bearing no. 66, admeasuring 170 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.17,60,000/-(Rupees Seventeen Lakhs Sixty 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.66, admeasuring 170 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 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.17,60,000/-(Rupees Seventeen Lakhs Sixty 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. 1,49,600/- is paid by way of challan no. 826047, dated 25.07.2012, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS .



Partner

. ఎ పుస్తకము 20/12 సం॥ పు..... 4330
 వస్త్రదేహ మొత్తం కాగితముల సంఖ్య..... 12
 ఈ కాగితము వలన జరిగిన..... 3

సబ్-రిజిస్ట్రార్

Rs. 140700/ Towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 8800/ Towards Registration fee on the
 chargeable value of Rs. 1760000/ were paid by
 the party through Bank. 826047 vide
 challan/DD/BC/Pay order No. 25/3/12 date"

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

పుస్తకము 20/12 సం॥ (శా.వ. 1934)
 4330 మొదలుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1530-4330/2012
 ఇవ్వబడ్డది.
 20/12 సం॥ 25/3/12 నెం॥ 25

సబ్-రిజిస్ట్రార్



SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 66, admeasuring about 170 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 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. 67
South	Plot No. 65
East	Plot No. 73
West	30' wide road

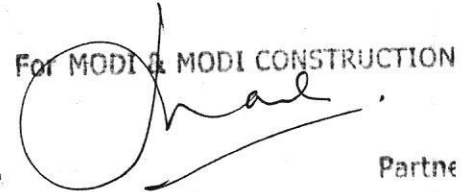
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For MODI & MODI CONSTRUCTION



Partne

(Soham Modi)
VENDOR


VENDEE

..... 4330
..... 12
..... 4

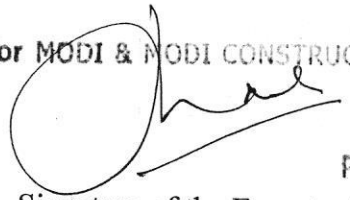
45-08/సా



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 66, 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 : 170 sq. yds.
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 218 sft
- b) In the Ground Floor : 782 sft
- c) In the First Floor : 723 sft
- d) In Head Room + Servant + Toilet Area : 248 sft: -----
- Total Built up Area :** 1971 Sft -----
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 17,60,000/-

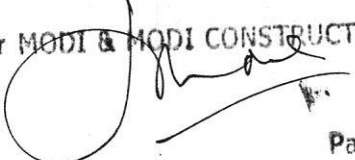
Date: 25.07.2012

For MODI & MODI CONSTRUCTIONS

Partner
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.

Date: 25.07.2012

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants



4330
ఎ పుస్తకము 12 వ సం: 12
సస్తావేజా మొత్తం కాగితముల సంఖ్య 12
ఈ కాగితము వలన సంఖ్య 5

శ్రీ
శ్రీ-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 66, FORMING A PART

IN SURVEY NOS.

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

Situated at

RAMPALLY VILLAGE,

KEESARA

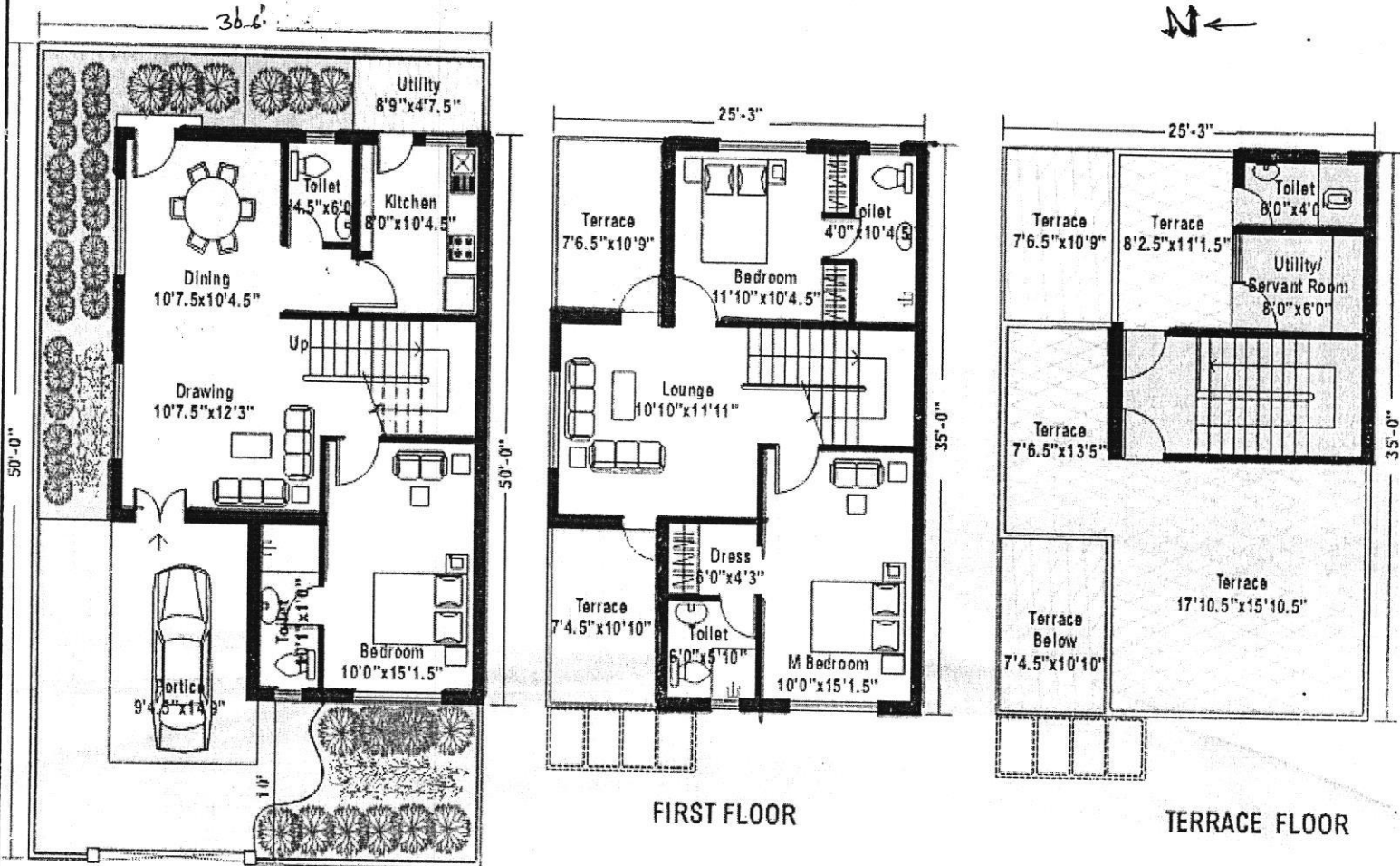
Mandal, R.R. Dist.**VENDOR:**

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. KESIRAJU SATYA SUNDARA SRINIVASA RAO, SON OF MR. K. LAKSHMI NARASIMHA MURTHY

REFERENCE:**AREA:** 170**SCALE:****SQ. YDS.****INCL:****SQ. MTRS.****EXCL:****TOTAL BUILT UP AREA : 1971 Sft.**

Road

GROUND FLOOR**BOUNDARIES:**

NORTH : PLOT NO. 67
SOUTH : PLOT NO. 65
EAST : PLOT NO. 73
WEST : 30' WIDE ROAD

WITNESSES:

1. *Vaas*
2. *mmg*

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

. ఎ పుస్తకము 2012 వ సం॥ 4330
దస్తావేజు మొత్తం కాగితముల సంఖ్య 12
ఈ కాగితము వలన సంఖ్య 6

ఉత్-రిజిస్ట్రా



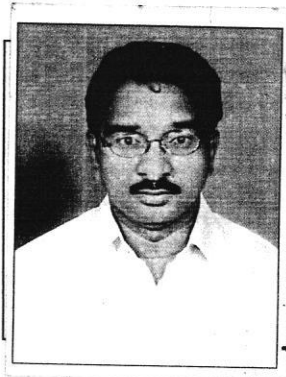
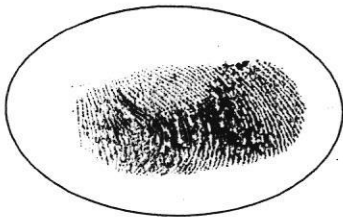
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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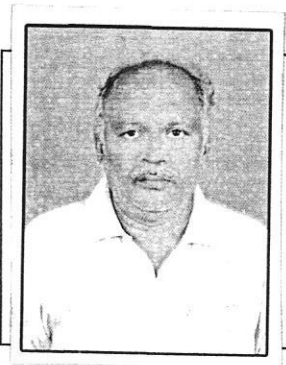
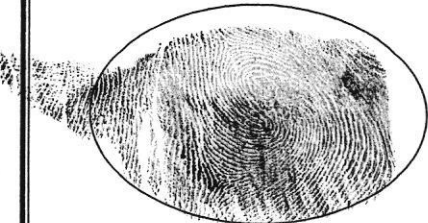
VENDOR:

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. KESIRAJU SATYA SUNDARA SRINIVASA RAO
S/O. MR. K. LAKSHMI NARASIMHA MURTHY
R/O.# FLAT NO. 404
PRAGATHI SRINIVASAM APARTMENTS
NEAR SAINATHPURAM WATER TANK
DR. A. S. RAO NAGAR
SECUNDERABAD..

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS:

Partner

SIGNATURE OF EXECUTANTS

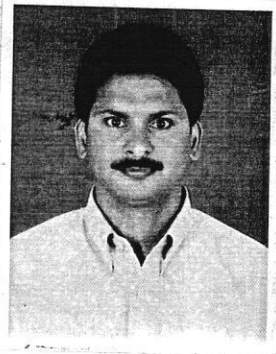
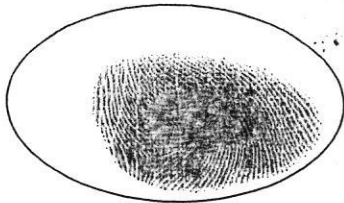
SIGNATURE OF BUYER

45-0212



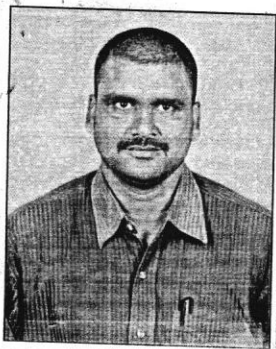
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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WITNESSESS:

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

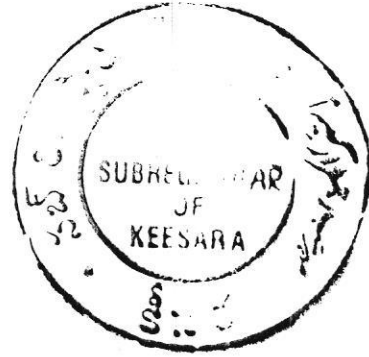
Partner

. ఎ పుస్తకము 20 12 సం॥లు..... 4330

వస్తావేళ మొత్తం కాగితముల సంఖ్య..... 12

ఈ కాగితము వతున చంబ్య..... 8

✓
45-081సా



स्थायी लेखा 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

Soham Modi

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

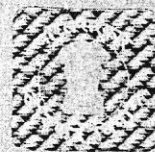
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSP8104E



10062008

Prabhaakar Reddy K.

Signature

For MODI & MODI CONSTRUCTIONS

Modi

Partner

వ పుస్తకము 2012 సం॥పు..... 430.....

వస్తావేజా మొత్తం కార్తముల సంఖ్య..... 12.....

ఈ కార్తము వకుల సంఖ్య..... 9.....


శుభ-రిజిస్ట్రార్



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ABZPK0891M



नाम /NAME

SATYASUNDARA SRINIVASA RAO
KESIRAJU

पिता का नाम /FATHER'S NAME

LAXMI NARASIMHA MURTHY
KESIRAJU

जन्म तिथि /DATE OF BIRTH

13-06-1955

[Signature]

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें

मुख्य आयकर आयुक्त,

आयकर भवन,

बशीर बाग,

हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Chief Commissioner of Income-tax,

Aayakar Bhavan,

Basheerbagh,

Hyderabad - 500 004.

[Signature]

65-0017



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

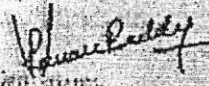
V RAMANA REDDY CHEERUKA

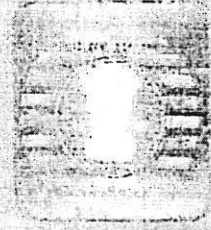
ANJI REDDY CHEERUKA

05/03/1972

Permanent Account Number

AHNPC8363Q


Signature





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

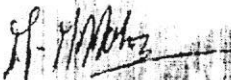
M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C


Signature



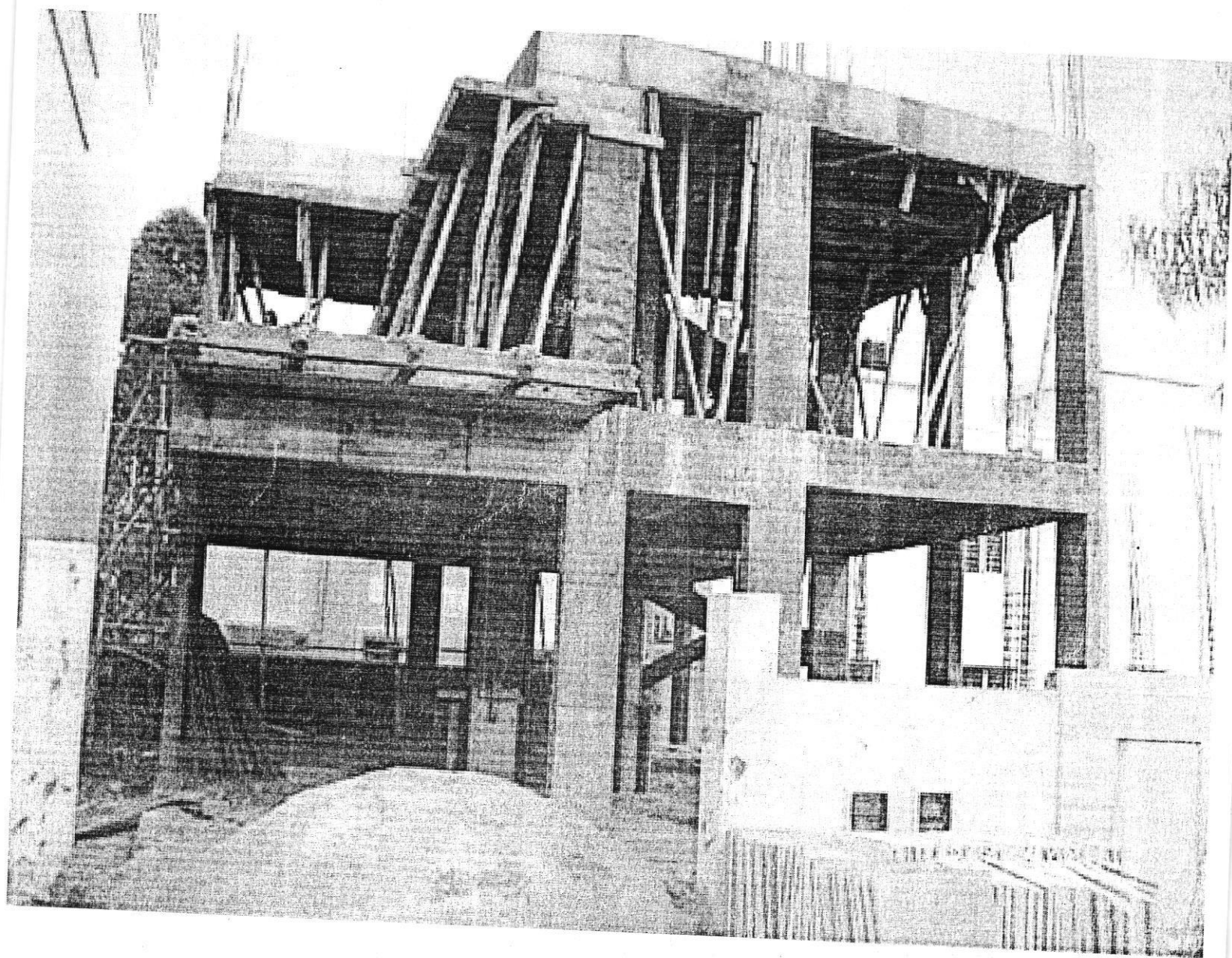
ఎ పుస్తకము 20 1/2 వ సం॥ డి... 4330

పాఠశాల మొత్తం కాగితముల సంఖ్య... 12

కాగితము వదున సంఖ్య... 11

సబ్-రిజిస్ట్రార్





4330
.. పుస్తకము 20 1/2 వ సంచిక.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12
కాగితము వలన సంఖ్య..... 12

శ్రీ-రిజిస్ట్రార్



దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ 1978 Saham nadi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	1760000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	4330/12				
రిజిస్ట్రేషన్ రుసుము	8800				
లోటు స్టాంపు(D.S.D.)	140700				
GHMC (T.D.)	—				
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x	826047				
	25/7				
మొత్తం	149600/-				

RETURN

(అక్షరాల By Chalk)

తేది 25/7

వాపసు తేది _____

రూపాయలు మాత్రమే)

9000
సబ్ రిజిస్ట్రార్

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

