



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 363771

Date : 21/08-2008 Serial No : 33,247 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBADP. Girija
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MODI & MODI CONSTRUCTIONS
SECBADSALE DEED

This Sale Deed is made and executed on this the 6 day of October 2008 at Secunderabad 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 38 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. R. VIVEKANANDA, SON OF LATE SHRI. RAJA RAM GIRIYAN aged about 39 years, residing at Flat No. 303, Bougain Villa Apartment, Dharam Karam Road, Ameerpet, Hyderabad - 500 016, 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

2008-09-10 8342
 10
 6

Handwritten signature



AMOUNTS

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

By challan No. 919325 Dt. 6/10/8

I. Stamp Duty:

1. in the shape of stamp papers
2. in the shape of challan
(u/s. 41 of I.S. Act. 1399)
3. in the shape of cash
(u/s. 41 of I.S. Act. 1399)
4. adjustment of stamp duty
(u/s. 41 of I.S. Act. 1399, if any)

Rs 1000
 Rs 15200
 Rs.
 Rs.

II. Transfer Duty:

1. in shape of challan
2. in the shape of cash

Rs.
 Rs

III. Registration fees:

1. in the shape of challan
2. in the shape of cash

Rs 800
 Rs.

IV. User Charges

1. in the shape of challan
2. in the shape of cash

Rs. 100
 Rs

Total Rs

16280

Handwritten signature
 SUB REGISTRAR
 KEESARA

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.

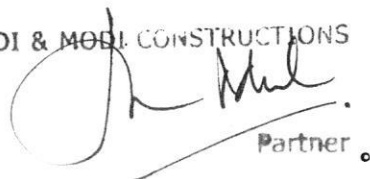
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

For MODI & MODI CONSTRUCTIONS


Partner.

పాపపుస్తకము 2008వ సం॥పు.....8342.....

చస్తావేళ మొత్తం కాగితముల సంఖ్య.....10.....

ఈ కాగితము వరుస సంఖ్య.....2.....

సబ్-రిజిస్ట్రార్

2008 మం॥పు 6వ తేది

1930 వ.శ.క.నం 14వ తేది

పనిలు 1 పరియు 2 గురితల మద్య

శివర్ సర్ - కలెక్టరు పరిమిల్

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ నంబర్ 4908లోని 2.4వ 32.వి ఉ

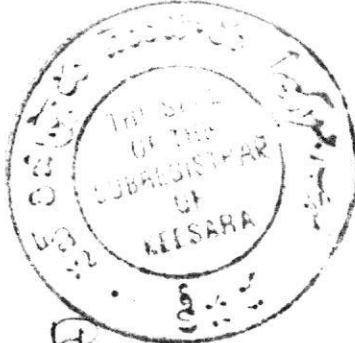
అనుసరించి పరిశీలింపబడిన భూభాగాలు

మీదనుండి రిజిస్ట్రేషన్ నంబర్ 4908లోని భూభాగాలు చేసి దునుము

దా.. కింది

ప్రాసెస్ చేయబడినట్లు దృఢీకరిస్తున్నాను

సబ్-రిజిస్ట్రార్



Handwritten signature of the Sub-Registrar.

Handwritten signature of the Sub-Registrar.



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. 12/14/08 dated 29-3-08 registerer at SRO, Keesara Ranga Reddy District.

నిరూపించినది

1. Handwritten signature of the first witness.

Witness 1: Venkata Ramesh Reddy S/o. Anji Reddy, occ. Service - S/o. 11-12/12, Green Hills Colony, Hyderabad

2. Handwritten signature of the second witness.

Witness 2: G. Pradeep Kumar S/o. G. Chandra Reddy, R/o. Bowbancha, Sec'bad.

2008 మం॥పు 6వ తేది
1930 వ.శ.క.నం 14వ తేది

- 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. 67 admeasuring 170 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,70,000/- (Rupees One Lakh Seventy 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. 67 admeasuring 170 sq. yds. forming part of Sy. No. 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.1,70,000/- (Rupees One Lakh Seventy Thousand Only) and 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. 16,150 /- is paid by way of challan No. 919325, dated 6.10.08, drawn on SBH, Keesara Branch, R. R. District.

Page- 3 -

For MODI & MODI CONSTRUCTIONS



Partner

విస్తరణ కేసు నంబర్ 8342
 పన్ను నంబర్ 10
 ఈ క.క.ముల నిబంధన 5

సబ్-రెజిస్ట్రారు

 సబ్-రెజిస్ట్రారు

An amount of Rs. 15200 towards stamp duty
 including transfer duty and Rs. 800
 towards registration fee on the Market Value
 of Rs. 170000 was paid by the
 Party through challan Receipt No. 717325
 dated 6/1/08 at SRH, Keesara Br: Keesara

Sub-Registration
 Keesara

 Sub-Registration
 Keesara

13 వ పుస్తకము 2008 నంబర్ (స.నం 1930) నంబర్
 8342 మంజూరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 ఎమిటర్ నుండి పంపించిన నంబర్ 11530-1 8342/2008
 ఇవ్వబడినది.
 2008 నంబర్ 6 వ తేది

సబ్-రెజిస్ట్రారు అధికారి

 సబ్-రెజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 67 admeasuring about 170 sq. yds. forming part of Sy. No. 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	Tot-lot area & land scaped garden
South	Plot No. 66
East	Tot-lot area & land scaped garden
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:

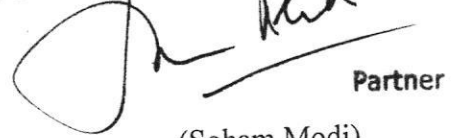
1.



2.



For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR



BUYER

8342
10
9

ದವ-ವಿಜ್ಞಾನರು



STRATION PLAN SHOWING

PLOT NO. 67, FORMING A PART

SURVEY NO.

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. R. VIVEKANANDA, SON OF LATE SHRI. RAJA RAM GIRIYAN

REFERENCE:
AREA:

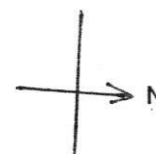
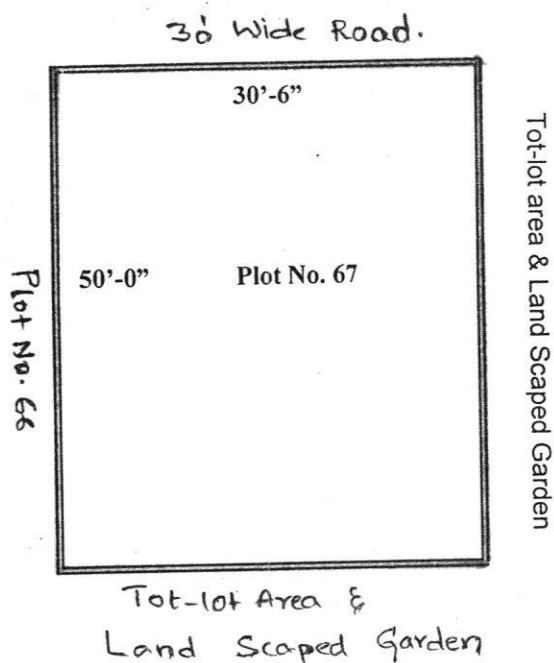
170

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

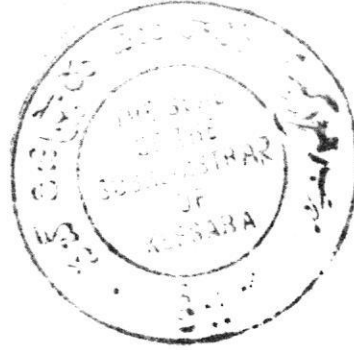
Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

ವಿವರಣೆ 2008 ರಿಂದ 8342
ವಿವರಣೆ 2008 ರಿಂದ 10
ಈ ವಿವರಣೆಯು 5

ಸಹ-ರಾಜ್ಯರು



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

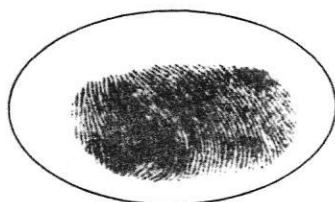
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

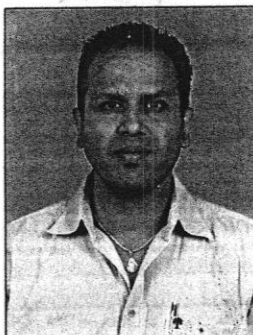
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNER

MR. SOHAM MODI
S/O. MR. SATISH MODI



GPA FOR PRESENTING DOCUMENTS:

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.



BUYER:

MR. R. VIVEKANANDA
SON OF LATE SHRI. RAJA RAM GIRIYAN
R/O. FLAT NO. 303
BOUGAIN VILLA APARTMENT
DHARAM KARAM ROAD
AMEERPET
HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

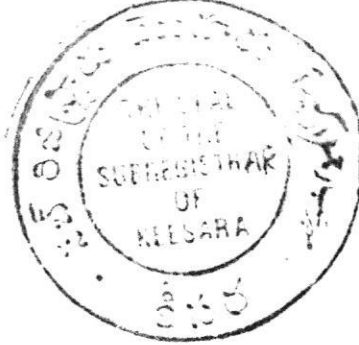
- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

SIGNATURE OF EXECUTANTS **Partner**

విద్యుత్తు 2008 నంబర్ 834
చిట్టా వేజ్ చిట్టా వేజ్ చిట్టా వేజ్
ఈ కారితముల వరుస నంబర్

నట్-రజిస్ట్రారు

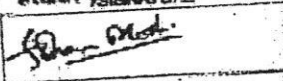


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


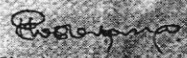
मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSPP8104E

Signature


10062008

For MODI & MODI CONSTRUCTIONS



Partner

పుస్తకము 2008 నెంబురు కె.కె.ఎస్.
విస్తారము మొత్తము కనిగిరిమల నెంబురు 19
ఈ కనిగిరిమల విస్తారము 2

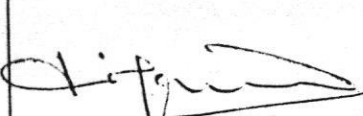
సచివశ్రీశ్రీ





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Prapulla	Wife	20/02/73	33
3	Druthina	Daughter	21/03/94	12
4	Dhruvin	Son	18/06/00	6


 కార్యవాహని సమీక్ష/పరిశీలన
 15/02/2006
 జాతీయ DPL Incharge

HOUSEHOLD CARD

Card No : PAP167773400737
 F.P Shop No : 734
 పేరు : రాజారాం వివేకానంద
 Name of Head of Household : Rajaram Vivekananda
 తండ్రి/భర్త పేరు : రాజారాం గిరియన్
 Father/ Husband name : Rajaram Giriyan
 పుట్టినతేది/Date of Birth : 05/02/1969
 వయస్సు/Age : 37
 వృత్తి /Occupation : Employee-Private
 ఇంటి.నెం./House No. : 7-1-53.53A&53B/303
 వీధి /Street : D.K.ROAD
 Colony : AMEERPET
 Ward : వార్డ్ 7
 Circle : వార్డ్ 7
 Circle VII
 జిల్లా /District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 50,000
 LPG Consumer No. (1) : 46185/(Double)
 LPG Dealer Name (1) : Adi Malik Enterprises,IOX
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :

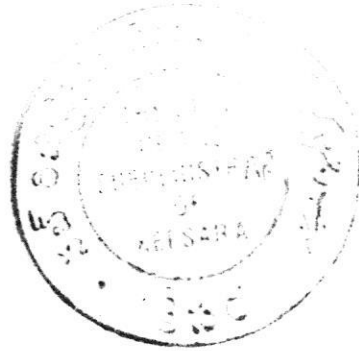


పుస్తకము 2008 నంబరు 8340

ఎస్టేబ్లిష్మెంట్ మొత్తము కలిగియున్న నంబరు..... 10

ఈ కాగితమున చేసిన పనులు 8

సర్పంచిస్టారు



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:
5-4-187/3&4, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058
www.modiproperties.com

Resi.Add.:

11-187/2, Road No.2,

Green Hills Colony,

Saroor Nagar,

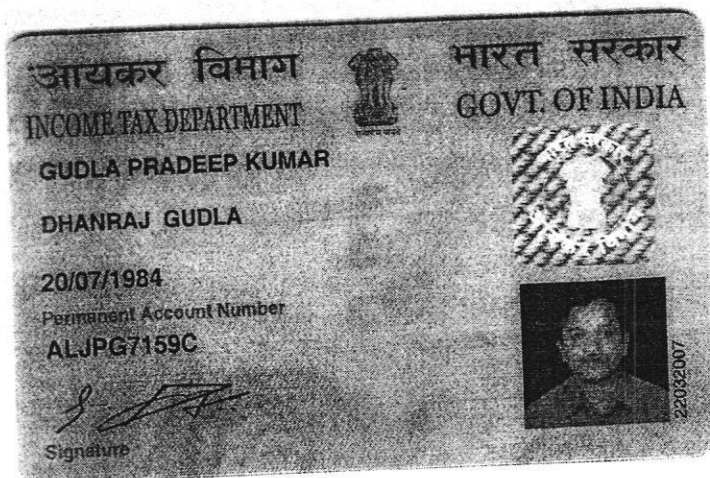
Hyderabad.

Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESSES NO. 2



इस कार्ड के खोने / पाने पर कृपया सूचित करें : लीडाए
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL

1st Floor, Times Tower,

Kamala Mills Compound,

S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664.

e-mail: tininfo@nsdl.co.in

విదేశము 2008 నంబర్ 8342
విదేశము విదేశము విదేశము నంబర్ 10
క విదేశము విదేశము నంబర్ 9

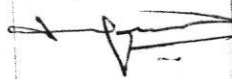
విదేశము



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

C.S.No./Year: 9287/2008 of SRO: 1530(KEESARA)

06/10/2008 13:39:15

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 06-10-2008 13:38:13 [1530-1-2008-9287] R VIVEKANANDA	(CL) R VIVEKANANDA F NO 303 BOUGAIN VILLA APTSAMEERPET HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.MODI & MODI CONSTRUCTIONS 5-4-187/3 & 4 II ND FLOORSOHAM MANSION M.G.ROAD SEC- BAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S.MODI & MODI CONSTRUCTIONS 5-4-187/3 & 4 II ND FLOORM.G.ROAD SEC-BAD	

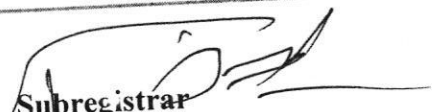
Witness
Signatures




Operator
Signature



Subregistrar
Signature



పుస్తకము 2008 సం॥ వు 834

రిస్ట్రీవేట్ యొక్క కాగితముల సంఖ్య..... 10

ఈ కాగితముల వలన సంఖ్య..... 10

సబ్ రిజిస్ట్రారు



ORIGINAL

3918

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ Soham modh - SPA. K. Ramesh Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

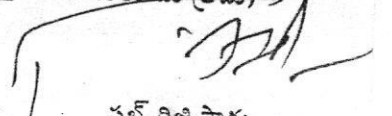
దస్తావేజు స్వభావము	Scale	Development	CA		
దస్తావేజు విలువ	170000	17,65,000	24,27,000		
స్టాంపు విలువ రూ.	100	100	100		
దస్తావేజు నెంబరు	8342/08	8343	8344		Receipt No.
రిజిస్ట్రేషన్ రుసుము	850	1000	1000	①	919325
లోటు స్టాంపు(D.S.D.)	15200	17550	24170		6/10/08
GHMC (T.D.)	100	100	100	②	919327
యాజర్ ఛార్జీలు					6/10/08
అదనపు షీట్లు				③	919324
5 x					6/10/08
మొత్తం	16150/-	18650	25270/-		

(అక్షరాల) Nil

తేది 6/10/08.

వాపసు తేది _____

రూపాయలు మాత్రమే



సబ్ రిజిస్ట్రారు

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.

