

5272/08

72



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 532091
LEELA G CHIMALGI
STAMP VENDOR6-4-76/A, Lallu Ranigummi
SECUNDERABAD-500 00SALE DEED

This Sale Deed is made and executed on this the th 16 day of July 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, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

Mrs. G. Renuka, wife of Mr. G. Parshuram aged about 37 years, residing at 104, 1st Floor, GBS Enclave, Tirumalagiri Main Road, Secunderabad - 500 015, 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

1 ఫుల్లకము 2008 సం॥ వు 5272
 వస్త్రము మొత్తము వాగితముల సంఖ్య.....
 ఈ వాగితముల వస్త్ర సంఖ్య.....

సచ-రిజిస్ట్రారు



FORSEMENT

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

Challan No. 716674 Dt. 2/7/8
 T. R. Keesara, the basis of the m.v. 1,70,000
 registration of R.R.

Stamp duty	
1. In the shape of stamp papers	Rs 100
2. In the shape of cash	Rs 15200
3. In the shape of cash	Rs
4. In the shape of cash	Rs
5. In the shape of cash	Rs
Transfer fee	
1. In the shape of cash	Rs
2. In the shape of cash	Rs
VI. Registration fee	
1. In the shape of cash	Rs 850
2. In the shape of cash	Rs
V. User Charges	
1. In the shape of challan	Rs 100
2. In the shape of cash	Rs

Total 16250

1/07/8

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, 132-136 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.

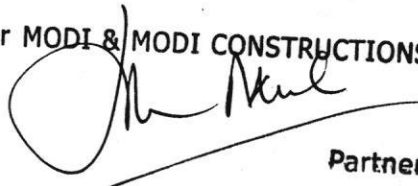
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

1 వ పుస్తకము 2008 వ సం॥ 16 5272
 రెండవ పుస్తకము మొత్తం కారితముల సంఖ్య..... 8
 ఈ కారితము వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రార్



2008 సం॥ 16 వ తేది
 1930 వ.శ.శ సం॥ 25 వ తేది
 పేరు..... 2 గంటల మధ్య
 కేసర - రిజిస్ట్రేరు ఆఫీసులో
 క్రిందపేర్ల క. ప్రభాకర్ రెడ్డి
 కిందపేర్ల క. ప్రభాకర్ రెడ్డి 1908లోని సెక్షన్ 32.ఎ ను
 ఆనుసరించి సమర్పించబడిన హాజీరా
 మరియు వెంట్రాఫర్లతో సహా దాఖలు చేసి ఉన్నాము
 రూ॥ 850/- లు చెల్లించినారు.

క్రిందపేర్ల

క్రమీలు ద్వారా బహుళాంగీకృతి
 చేయబడిన ప్రతి



నిరూపించినది

క్రిందపేర్ల
 K. Prabhakar Reddy S/o K.P. Reddy occ: Service
 01 S-H-187/244, 2nd floor, Soham mansion, M.G. Road
 Sec Bad, through attested GPA for Presentation of
 Documents, vide GPA No. 12/12/08, dt. 29.03.2008
 at SRO, Keesara, R.R. Dist

① క్రిందపేర్ల (K. Prabhakar Reddy)

K. Prabhakar S/o LAKSHMINARAYANA. SERVICE
 R/o. 101, 501 SAI APARTS, A SAI NAGAR
 X' ROADS, SEC-B AD.

② క్రిందపేర్ల

Ramareddi S/o. Venkateshwarra Rao occ: Business
 R/o. 1-51, Kothanagar, Meerpet. Hyderabad

2008 సం॥ 16 వ తేది
 1930 వ.శ.శ సం॥ 25 వ తేది

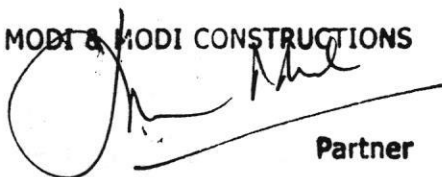
సబ్-రిజిస్ట్రార్

- .D) The Vendee is desirous of purchasing a plot of land bearing no. 72 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. 72 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. 716674, dated 02.07.08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS



Partner

శవ-విజ్రాణ

Sub-Registrar
Stramirpet

2008 మార్చి 20 నెంబర్ 16 పేజీ 530

సబ్-డివిజన్లు జరిగినవి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 72 admeasuring about 170 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 73
South	Plot No. 71
East	30' wide road
West	Plot No. 65

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 బుద్ధి కము 2008 సం॥ పు 5272
వస్త్రావేణ మొత్తము కొగితముల సంఖ్య..... 8
ఈ కొగితముల ననుసర సంఖ్య 4

అవ-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 72 FORMING A PART

SURVEY NO.

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

Situated at

RAMPALLY VILLAGE,

KEESARA

Mandal, R.R. Dist.**ENDOR:**

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BY:

MRS. G. RENUKA WIFE OF MR. G. PARSHURAM

REFERENCE:**NO.:**

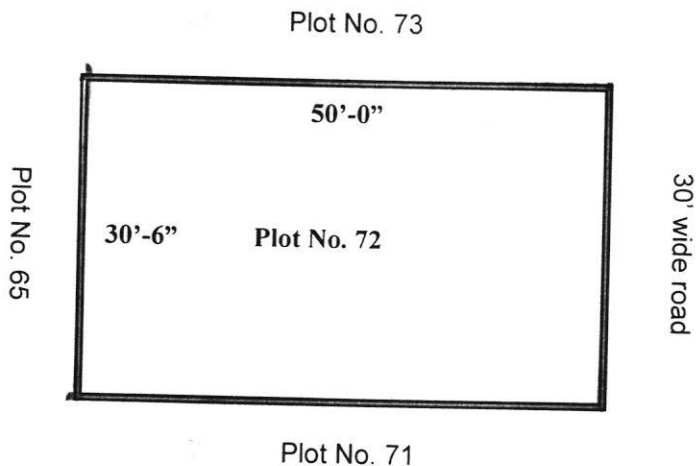
170

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

EXCL:**WITNESSES:**

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

1 వుత్తరము 2008 నంబు పు5272
వస్తావేజా మొత్తము కాగితముల సంఖ్య.....8
ఈ కాగితముల పదున సంఖ్య.....5

సహ-రిజిస్ట్రారు



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

SL. NO. FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

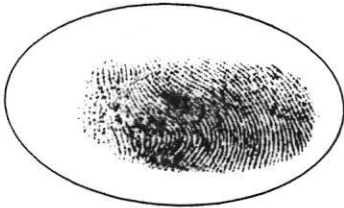
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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 MANAGING PARTNER

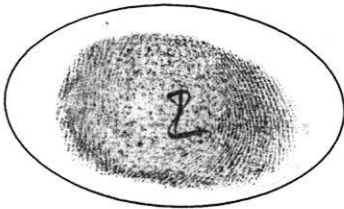
MR. SOHAM MODI
S/O. MR. SATISH MODI



SPA FOR PRESENTING DOCUMENTS:

VIDE G.P.A NO. 12/15/08, Dt. 29.03.08

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.



PURCHASER:

MRS. G. RENUKA
W/O. MR. G. PARSHURAM
R/O. 104, 1ST FLOOR
GBS ENCLAVE, TIRUMALAGIRI MAIN ROAD
SECUNDERABAD - 500 015.

REPRESENTATIVE:

MR. G. ASHOK
S/O. LATE MR. G. RAOULU
R/O. 3-1-177, S. S. STREET
R. P. ROAD,
SEC. BAD.

SIGNATURE OF WITNESSES:

[Handwritten signatures of witnesses]

For MODI & MODI CONSTRUCTIONS

[Handwritten signature of Partner]

Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
G. ASHOK as I / We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

[Handwritten signature of Representative]
SIGNATURE OF THE REPRESENTATIVE

[Handwritten signature of Buyer(s)]
SIGNATURE(S) OF BUYER(S)

1 వుత్తరము 2008 సం॥ పు 5272

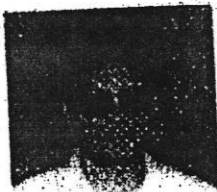
వస్త్రము మొత్తము గణితముల సంఖ్య..... 8

ఈ కాగితముల పేజీల సంఖ్య 6

శా-రిజిస్ట్రారు

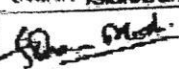


स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**
ABMPN6725H

 **नाम / NAME**
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1965

हस्ताक्षर / SIGNATURE


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

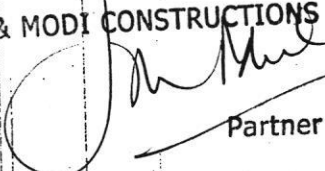
INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAPO11193622002

 **प्रमाणित किया कि**
K PAVAN KUMAR
2-3-1974
JAISUM GARDEN
HYDERABAD

30-07-2002 **DUPLICATE** **Licensing Authority**
RTA-HYDERABAD-2

For MODI & MODI CONSTRUCTIONS


Partner

1 వుస్తకము 2003 సం॥ వు 5222

వస్త్రావేజు యొక్క ను కాగితముల సంఖ్య..... 8

ఈ కాగితముల వచన సంఖ్య 7

సబ్ రిజిస్టరు



भारत गणराज्य REPUBLIC OF INDIA



Renuka

टाइप /Type IND राष्ट्रीय कोड /Country Code
 उपासना /Surname SIOHADHA
 दिये जाये नाम /Given Names RENUKA
 राष्ट्रियता /Nationality INDIAN लिंग /Sex FEMALE जन्मतिथि /Date of Birth 12-12-1970
 जन्म स्थान /Place of Birth HYDERABAD - AP
 जारी करने का स्थान /Place of Issue P.O. HYDERABAD
 जारी करने की तिथि /Date of Issue 31-8-2001 समाप्ति की तिथि /Date of Expiry 30-8-2011

पिता का नाम/कानूनी अभिरक्षक /Name of Father/Legal Guardian

SIOHADHA GOVINDAIAH GOUD

माता का नाम /Name of Mother

SIOHADHA BALAMMA

पति या पत्नी का नाम /Name of Spouse

GADAMEEI PARUSHARAM - GOUD

पता /Address

4-4-930/2

KANDASWAMY LANE

Subhan Bazar HYDERABAD

पुराने पासपोर्ट का नं. जो दृश्य जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of Issue (AP)

फाइल नं. /File No.

295528/01

Renuka

1వ దఫా 2003 సం॥ పు 52.72
వస్త్రాదేవి మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితముల పదున సంఖ్య 8

సబ్-రిజిస్ట్రారు



भारत गणराज्य REPUBLIC OF INDIA



Renuka

टाइप /Type

राष्ट्रीय कोड /Country Code

पासपोर्ट नं. /Passport No.

IND

B 5938905

उपनाम /Surname

SIOHADHA

दिये जाये नाम /Given Names

RENUKA

राष्ट्रीयता /Nationality

लिंग /Sex

जन्मतिथि /Date of Birth

INDIAN

FEMALE

12-12-1970

जन्म स्थान /Place of Birth

HYDERABAD - AP

जारी करने का स्थान /Place of Issue

P.O. HYDERABAD

जारी करने की तिथि /Date of Issue

समाप्त की तिथि /Date of Expiry

31-8-2001

30-8-2011

पिता का नाम/कानूनी अभिरक्षक /Name of Father/Legal Guardian

SIOHADHA GOVINDAIAH GOUD

माता का नाम /Name of Mother

SIOHADHA BALAMMA

पति या पत्नी का नाम /Name of Spouse

GADAMEEJI PARUSHARAM - GOUD

पता /Address

4-4-930/2

KANDASWAMY LANE

SUBHAN BAZAR HYDERABAD

पुराने पासपोर्ट का नं. और इससे जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of Issue

फाइल नं. /File No.

295578101

Renuka

1 వుత్తరము 2008 సం॥ వు 5273 7
చస్తానేనా మొత్తము లాగితముల సంఖ్య 7
ఈ లాగితముల పేరు సంఖ్య 7

సవ-02 స్థారు



ORIGINAL

నెం.

4896

దస్తావేజులు మరియు రుసుముల రశీదు

ప్రమతి / శ్రీ

Soham modi - KPA - K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	D.A	CA		
దస్తావేజు విలువ	170000	16,30,000	20,33,000		21/07/08
స్టాంపు విలువ రూ.	100	100	100		16/07/08
దస్తావేజు నెంబరు	5272/08	5273/08	5274/08		
రిజిస్ట్రేషన్ రుసుము	₹30	1000	1000	①	716674
లోటు స్టాంపు	15200	16200	20230	②	716625
యాజర్ చార్జీలు	100	100	100	③	716623
అధనపు షీట్లు	/	/	/		2/07/08
5 x.....	/	/	/		
మొత్తం	16150/-	17300/-	21330/-		

అక్షరాల

Nil

తేది

16/07/08

రూపాయలు మాత్రమే)

వాపసు తేది

సా. 4 గంటలకు

సబ్ రిజిస్ట్రారు

Note : Document will be returned at 3.30 p.m. to 5.00 p.m.

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.

