

865/09

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 09-07-2008

Serial No : 27,641

Denomination : 100

P 360587

Purchased By :

D. MANISH

S.O.D. SETHARAM

SECABAD

For Whom :

MODI & MODI CONSTRUCTION'S

SECABAD

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

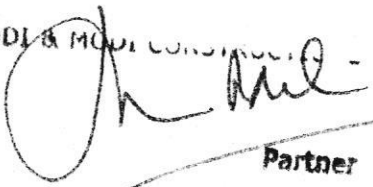
SALE DEED

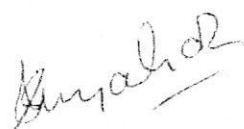
This Sale Deed is made and executed on this the 05 day of Feb. 2009 at Secunderabad by and between:

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

MRS. SHREYA MODY, WIFE OF MR. SAMIR MODY aged about 42 years, residing at Flat No. 402, Mangal Kunj, 4th Floor, A-wing, 2, Mount Pleasant Road, Mumbai-06, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.).

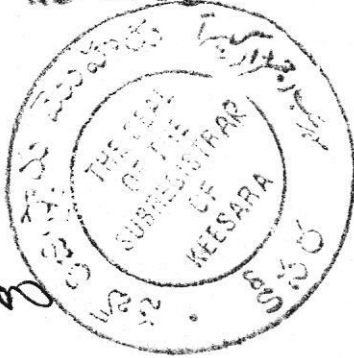
For MODI & MODI CONSTRUCTION'S

Partner





1. వస్తువుల విలువ సుమారు..... 865
 2. వస్తువుల విలువ రూపాయిల సంఖ్య..... 8
 3. ఈ రూపాయిల వరుస సంఖ్య..... 1

సబ్-రెజిస్ట్రార్



ENDORSEMENT

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

1. Stamp duty: Rs 100
 2. Registration fee: Rs 9260

- I. In the shape of stamp duty:
 - 1. In the shape of stamp duty
 - 2. In the shape of cash
 - 3. In the shape of cash
 - 4. In the shape of stamp duty
 - u/s 16 of I.S. Act 1899, if any

- II. Transfer Duty:
 - 1. In shape of challan
 - 2. In the shape of cash

- III. Registration fees:
 - 1. In the shape of challan
 - 2. In the shape of cash

- IV. User Charges:
 - 1. In the shape of challan
 - 2. In the shape of cash

Rs 100

Rs 9260

Rs

Rs

Rs

Rs

Rs. 585

Rs.

Rs 100

Rs

Total Rs

10045

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.

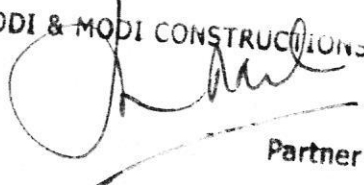
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135, 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

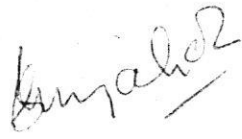
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

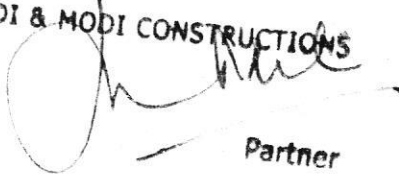


2006 సం. పై	విజ్ఞాన	పేజీ	6	చేడి	1
1930 వ.శా.సం.	మయ	మాసము	17	చేడి	సప్త-విద్యార్థులు
					తీర్థం

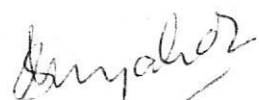
- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 94 admeasuring 117 sq. 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. 94 admeasuring 117 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. 1,17,000/- (Rupees One Lakh Seventeen 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. 9,945/- is paid by way of challan No. 916280, dated 6.2.09, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS

Partner

Page- 3 -



1 వ పుస్తకము 2001 వ సం॥ 1999 865
 దస్తావేజు మొత్తం కాగితముల సంఖ్య 8
 ఈ కాగితము వరుస సంఖ్య 3

సబ్-రజిస్ట్రార్

9260
 including transfer duty and Rs. 585
 towards registration fee on the Market Value
 of Rs. 17,100
 Paid by me
 Receipt No. 916 280
 dated 6/1/19
 at SBH, Keesara Br. Keesara
 Sub-Registrar
 Keesara

865
 9
 865
 11530-1
 2009 సం॥ 22000
 నెల 6 వ తేది

సబ్-రజిస్ట్రార్ ఆధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 94 admeasuring about 117 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	Park
South	Plot No. 93
East	30' wide road
West	Plot No. 89

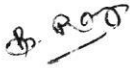
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

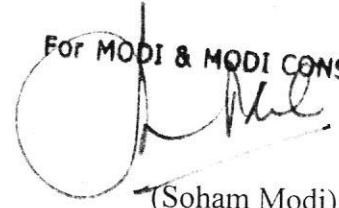
1.



2.

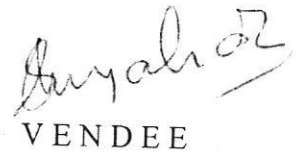


FOR MODI & MODI CONSTRUCTIONS



(Soham Modi)
VENDOR

Partner


VENDEE

వ పుస్తకము 200 గ్రా సంగ్రహ..... 265
వస్త్రాదీ లో మొత్తం కొగతముల సంఖ్య..... 8
ఈ కొగతము వరుస సంఖ్య..... 4

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 94, FORMING A PART

IN 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 MANAGING PARTNER

MR. SCHAM MODI, SON OF SRI SATISH MODI

BUYER:

MRS. SHREYA MODY WIFE OF MR. SAMIR MODY

REFERENCE:**AREA:**

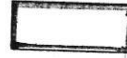
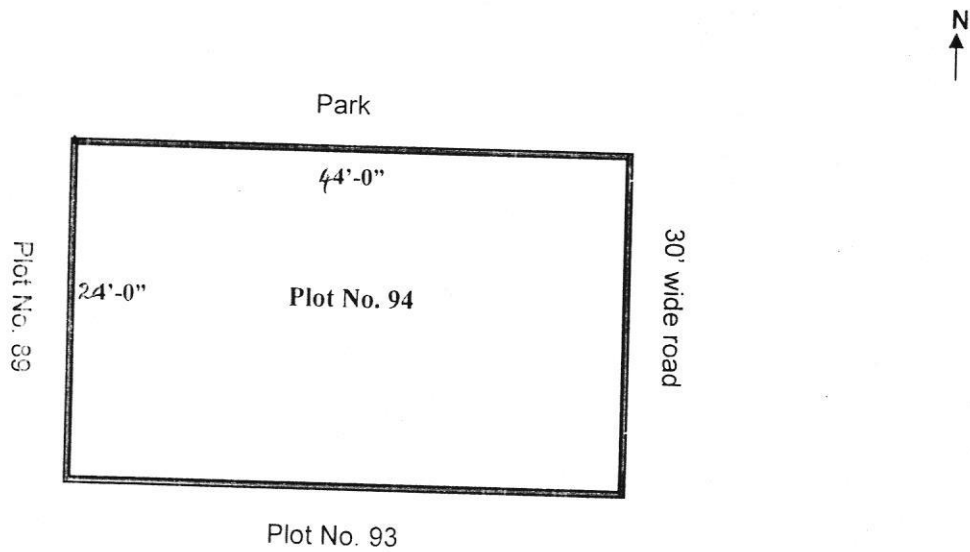
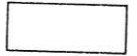
117

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

**EXCL:****WITNESSES:**

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

1వ పుస్తకము ద్వితీయ సంపుటి.....865.....
2వ పుస్తకము మొత్తం కాగితముల సంఖ్య.....8.....
ఈ కాగితము వరుస సంఖ్య.....5.....

సబ్-రిజిస్ట్రార్



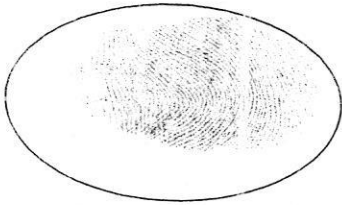
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

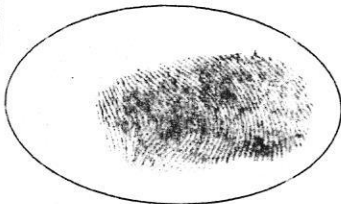
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

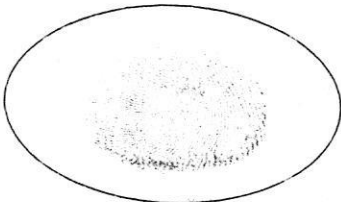
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

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



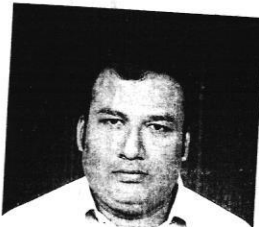
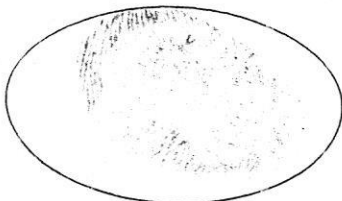
SPA FOR PRESENTING DOCUMENTS:

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:

MRS. SHREYA MODY
W/O MR. SAMIR MODY
R/O. FLAT NO. 402,
MANGAL KUNJ,
4TH FLOOR, A-WING, 2,
MOUNT PLESENT ROAD,
MUMBAI-06



REPRESENTATIVE:

MR. LAXMIKANTH
R/o. 5-4-187/3&4
M. G. ROAD
SEC - BAD

SIGNATURE OF WITNESSES:

- 1.
- 2.

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,
Mr. Laxmi Kanth, as I / We cannot appear personally before the Registering Officer in the Office of Sub-
Registrar of Assurances, Keesara, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

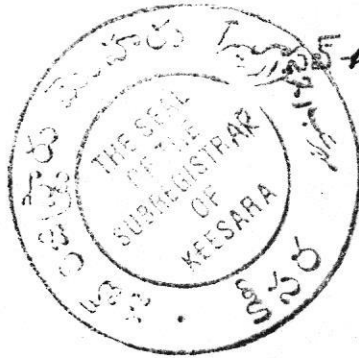
Partner

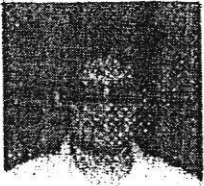
SIGNATURE OF EXECUTANTS

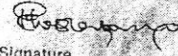
SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము పరిశీలన సంగతులు..... 861.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 3.....
 ఈ కాగితము వరుస సంఖ్య..... 6.....

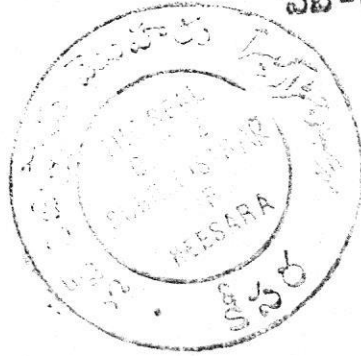


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
	नाम / NAME SOHAM SATISH MODI	
	पिता का नाम / FATHER'S NAME SATISH MANLAL MODI	
	जन्म तिथि / DATE OF BIRTH 18-10-1989	
हस्ताक्षर / SIGNATURE 	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		10062008
 Signature		

1. పుస్తకము 200 గ్రామ సంఖ్య..... 865.....
 దస్తావేజు మొత్తం కొగితముల సంఖ్య..... 8.....
 ఈ కొగితము వరుస సంఖ్య..... 7.....

పబ్లికేషన్స్



Shreya

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADNPM6365J



नाम /NAME
SHREYA SAMIR MODY

पिता का नाम /FATHER'S NAME
PRAMODCHANDRA MODY

जन्म तिथि /DATE OF BIRTH
18-05-1966

हस्ताक्षर /SIGNATURE

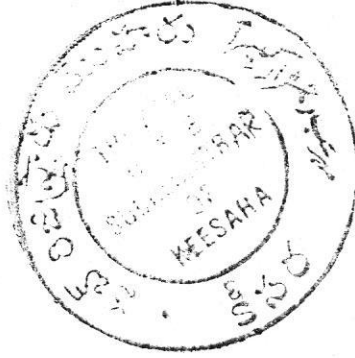
Shreya

Pr Singh

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

1 వ పుస్తకము జరిగినది 865
 2 వ పుస్తకము మొత్తం కాగితముల సంఖ్య 8
 ఈ కాగితము జరిగిన సంఖ్య 8

పబ్లికేషన్



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
 प्राधिकारी को सूचित / वापस कर दें
 आयकर आयुक्त (कम्प्यूटर केन्द्र),
 सी-13, प्रत्यक्षकर भवन,
 बांद्रा-कुर्ला कॉम्प्लेक्स,
 मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Commissioner of Income-Tax (Computer Operations),
 C-13, Pratyakshakar Bhavan,
 Bandra-Kurla Complex,
 Mumbai - 400 051.