

S254/09



File
507
5447

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. Dinesh

U 501718

No. 5087 05/10/2009 100/-

Sold To... Anil Kumar

W/o. D/o... Nag Simha

for Whom... Modi & Modi Constructions

A. DINESH
STAMP VENDOR
S.V.L.No. 411007,

Shankar Nagar, Post: Guduguda
GHATKHERU, R.R. Dist

SALE DEED

This Sale Deed is made and executed on this the 15th day of October 2009 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 39 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

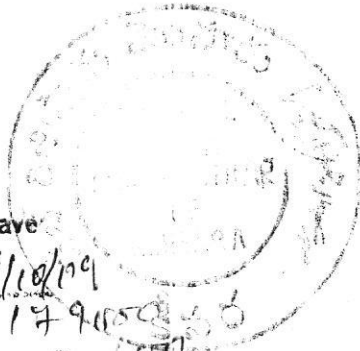
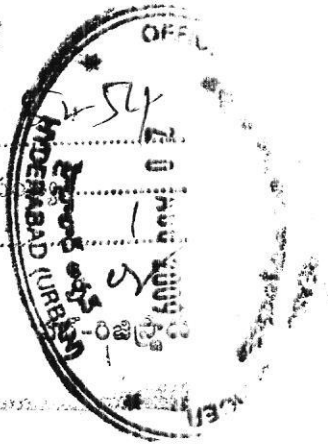
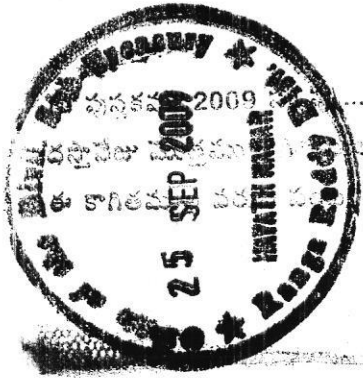
IN FAVOUR OF

MR. ADITYA JAISWAL, SON OF MR. ASHOK KUMAR JAISWAL aged about 28 years, Occupation: Service, residing at H. No. 3-5-1037, 1st Floor, Narayanguda, Hyderabad - 500 029, 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

[Signature]

Partner



ENDORSEMENT

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

By challan No. 1744474 Dt. 16/10/09

I. Stamp Duty:

- 1. in the shape of stamp papers Rs 100
- 2. in the shape of stamp paper (u/s 26 of I.C. Act 1899) Rs 16010
- 3. in the shape of cash (u/s 26 of I.C. Act 1899) Rs
- 4. in the shape of stamp duty (u/s 26 of I.C. Act 1899) if any Rs

II. Transfer Duty:

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

III. Registration fees:

- 1. in the shape of challan Rs 895
- 2. in the shape of cash Rs

IV. User Charges

- 1. in the shape of challan Rs 100
- 2. in the shape of cash Rs

Total Rs

17105


**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. 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. |

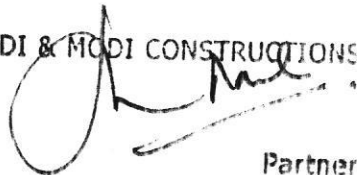
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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.

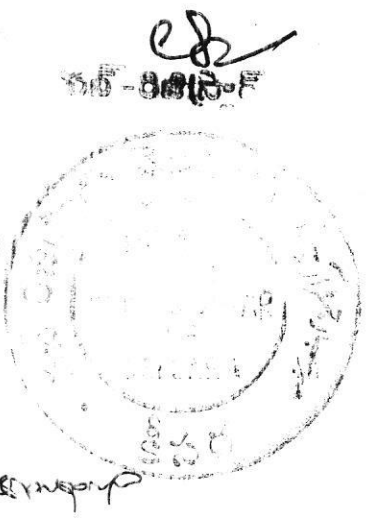
For MODI & MODI CONSTRUCTIONS



Partner

అస్తకము 2009 వ సం॥ నంబు..... 52-54
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 1
 ఈ కాగితము వరుస సంఖ్య..... 2

2009 సం॥ ఆక్టోబర్ నెల 22 వ తేదీ
 1930 వ.కా.శ. సంఖ్య 30 వ తేదీ
 పేరు..... పురియం..... గంటల మధ్య
 పేర్ల పేర్లు - రిజిస్ట్రారు అఫీసులో
 పేర్లు..... K. Prabhakar Reddy
 రిజిస్ట్రారు చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి నమోదుచేయవలసిన ఫోటోగ్రాఫులు
 పురియం కేసును ప్రతి తన హా దాఖలు చేసి రుసుము
 ఖా॥..... లు చెల్లించినారు
 ప్రాసియ్యునట్టు ఒప్పుకొన్నది
 ఎవరు బాటన వేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupants of
 (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. 12/35/2008
 dated 23.03.08 registerer at SRO, Ranga Reddy District.

విరూపాక్షుని

1) Reg s/o Koteswar Rao s/o 32 Old Business R/o Nagar
 Keesam (M) RR Dist

2) Venkatarang Reddy s/o. Anji Reddy occ. Service
 R/o. 11-15/2, Saroornagar, Green Hills Colony,
 Hyderabad.

2009 సం॥ ఫిబ్రవరి నెల 22 వ తేదీ
 1931 వ.కా.శ. సంఖ్య 30 వ తేదీ
 పేర్లు..... రిజిస్ట్రారు అఫీసులో
 పేర్లు.....

- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent houses 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. 12 admeasuring 179 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,79,000/- (Rupees One Lakh Seventy Nine 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. 12 admeasuring 179 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.1,79,000/- (Rupees One Lakh Seventy Nine 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. 17,005/- is paid by way of challan No. 174474, dated 16.10.2009, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTION



Partner

1వ పుస్తకము 2009 నంబర్ 254
 దస్తావేజు మొత్తము గానితముల సంఖ్య 1
 ఈ గానితముల వరుస సంఖ్య 3

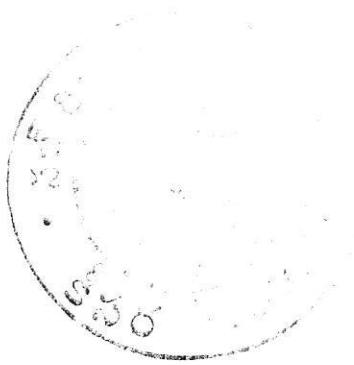
[Signature]
 సబ్-రిజిస్ట్రారు

An amount of Rs. 16010 towards stamp duty
 including Transfer Tax and Rs. 895
 towards registration fee on the Market Value
 of Rs. 1,79,000 was paid by me
 Party through bank No. 174474
 Dated 16/10/09 at SH Keesara Br Keesara

[Signature]
 Sub-Registrar
 Keesara

1వ పుస్తకము 2009 నంబర్ (శా.శ. 1931) నంబర్
 254 మొత్తముగా రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 సర్టిఫికేట్ నెంబరు 1530- 254/2009
 జారీ చేయబడినది.
 2009 నంబర్ 22 వ తేదీ

[Signature]
 సబ్-రిజిస్ట్రారు అధికారి





SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 12 admeasuring about 179 sq. yds. in 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, bounded on:


| | |
|-------|---------------|
| North | Plot no. 13 |
| South | Plot no. 11 |
| East | 30' wide Road |
| West | Plot no. 18 |

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

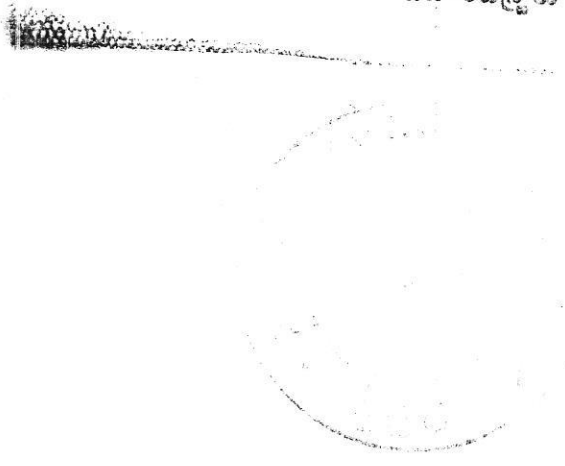

VENDEE
(GPA HOLDER)

1వ పుస్తకము 2000 ముద్ర 5254

దస్తావేజు పుస్తకము కనిగోయం సంఖ్య 11

ఈ కాగితముం దయిన పుస్తకము 4


పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO.12, FORMING A PART

IN SL. NO. & SURVEY NOS. 128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE,

KEESARA

Mandal, R.R. Dist.

BUILDER:

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

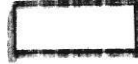
BUYER:

MR. ADITYA JAISWAL, SON OF ASHOK KUMAR JAISWAL

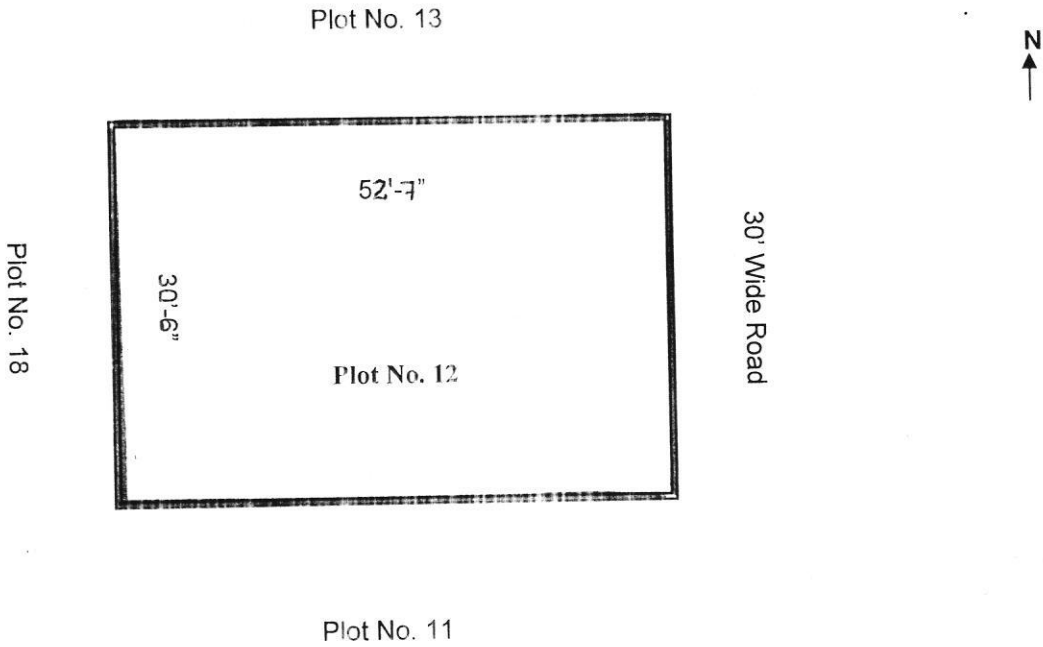
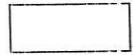
REFERENCE:
AREA: 179

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1. *[Signature]*
2. *[Signature]*

For MODI & MODI CONSTRUCTIONS

[Signature]

Partner

SIG. OF THE BUILDER

Ranjana
(GPA HOLDER)
SIGN. OF THE BUYER

13 వ్యవసాయ సంఘం కేసు నెంబర్ 52-54

రెవెన్యూ డివిజన్ కేసు నెంబర్ 4

ఈ కేసుకు సంబంధించిన సంఖ్య 5

(Handwritten Signature)

వల్-రిజిస్ట్రారు



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

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

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

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

GPA FOR PRESENTING DOCUMENTS
VIDE DOC NO. 12/BK/IV/2008 DT. 29.03.2008

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.

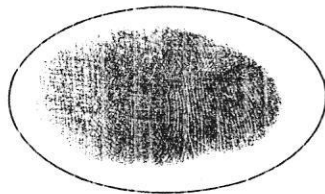
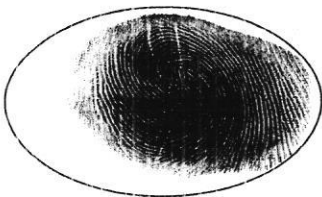


BUYER:

MR. ADITYA JAISWAL
S/O. MR. ASHOK JAISWAL
R/O. H. NO. 3-5-1037, 1ST FLOOR,
NARAYANGUDA,
HYDERABAD – 500 029.

REPRESENTATIVE:

MRS. RANJANA JAISWAL
W/O. MR. ASHOK JAISWAL
R/O. H. NO. 3-5-1037, 1ST FLOOR,
NARAYANGUDA,
HYDERABAD – 500 029.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

SIGNATURE OF EXECUTANTS ^{Partner}

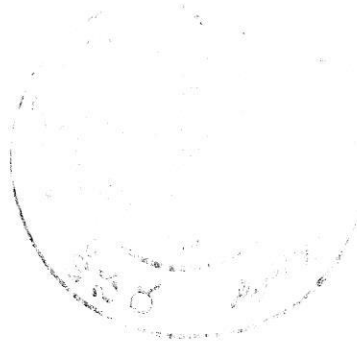
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Ranjana Jaiswal as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

1వ భుజ్జము 2009 నంబ్ర 5274
దస్త్రావేజి మొత్తము కొగితమల నంబ్ర 6
ఈ కొగితమల దరున నంబ్ర


పబ్-లిజిస్ట్రారు

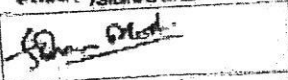


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
A13MPN16725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MAHAJAL MODI

जन्म तिथि / DATE OF BIRTH
16-10-1989

हस्ताक्षर / SIGNATURE


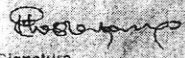
आयकर अधिकारी / Joint Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E


 Signature

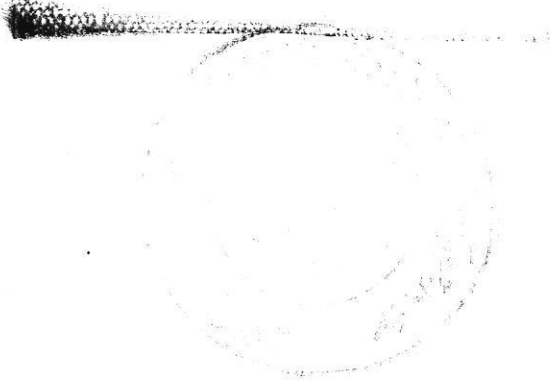


10062008

Prabhaakar Reddy K

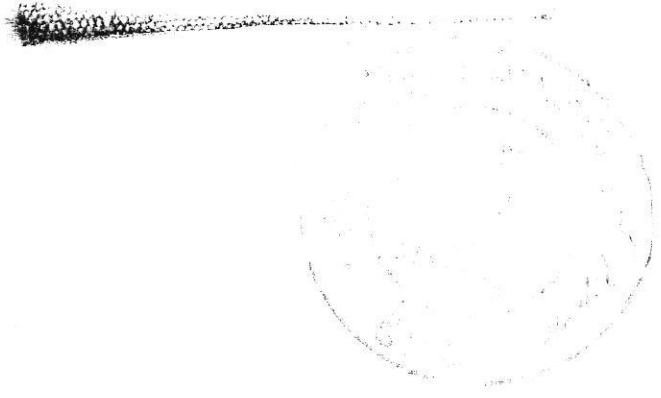
1వ పుస్తకము 20000 మా పు 52-024
దస్తావేజు మొత్తము కాగితముల సంఖ్య 4
ఈ కాగితముల పరుస సంఖ్య


పబ్-రజిస్ట్రారు



ఆ వస్తుకము బయ్యల నుంపు 52-54
దస్త్రబీజా మొత్తము కాగితముల సంఖ్య 1
ఈ కాగితముల చదువ సంఖ్య 8


వట్-రిజిస్ట్రారు



ASHOK KUMAR JAISWAL
RANJANA JAISWAL
3-5-1037 UPSTAIRS
NARAYANBUDA HYDERABAD 029
5753264 13/09/1994 HYDERABAD
HYDE02982103

THE REGISTRAR
REGISTRATION
HYDERABAD

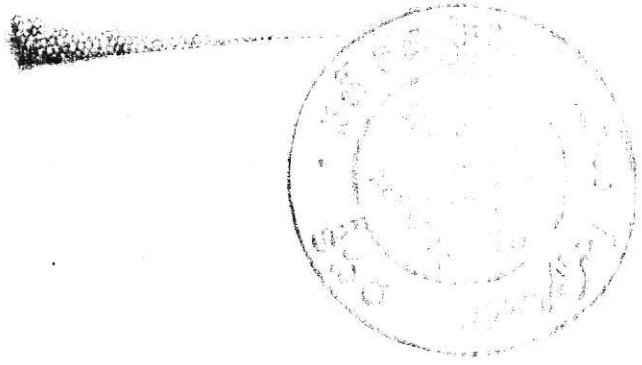
.....

Subscriber and Section
My presence by Anirudh Sankar
The 16 of May 2011 in the County of Deccan
State of Andhra Pradesh
Subscribed by Anirudh Sankar
The 16 of May 2011 in the County of Deccan
State of Andhra Pradesh

5254

1వ వుస్తకము 2000 స॥ పు
ఉద్దేశము మొత్తము కాగితముల సంఖ్య 11
ఈ కాగితముల విలువ సంఖ్య 9


సహ-కార్యదర్శి

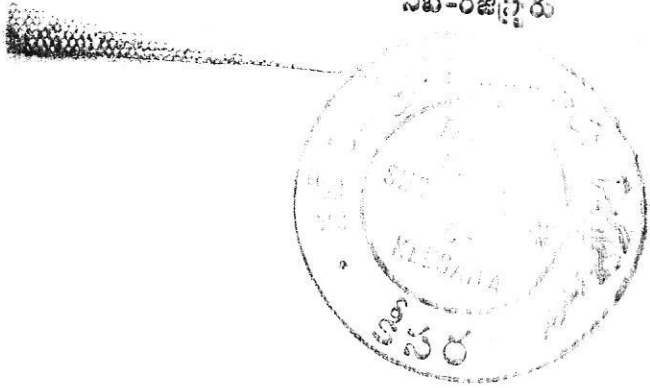


1వ వుస్తకము 2009 న॥ పు 5154

దస్తావేజు మొత్తము కాగితముల సంఖ్య 11

ఈ కాగితముల వరుస సంఖ్య 10

సబ్-రిజిస్ట్రారు



दिखायी में रखी जाती भारतीय नागरिकों को सतर्क हो जानी है कि वे अपने को निरक्षरता भारतीय
विषय / कार्यों पर ध्यान देना चाहिए ।

ध्यान देना

एक भारतीय नागरिक सतर्क हो जाना चाहिए । भारतीय अधिकारी से या भारतीय के संबंध में कोई
कुछ भी बातें पर विचार करना चाहिए है, उनका ध्यान अनुमान नहीं है ।
या भारतीय एक बात किसी भी देश से बाहर न भेजा जाए । यह भारतीय एक या उसके
द्वारा प्रेषित किया के संबंध में ही होता चाहिए । अपने किसी भी प्रकार के परिवार या मित्र को
विषय जाना चाहिए ।

किसी भी बात, जो न तो भारत में या न तो भारत पर उनका कोई प्रभाव भारत में निरक्षरता
भारतीय अधिकारी को (यदि वह भारत में न हो) निरक्षरता भारतीय विचार को भी
भारतीय अधिकारी को (यदि वह भारत में न हो) निरक्षरता भारतीय विचार को भी
भारतीय अधिकारी को (यदि वह भारत में न हो) निरक्षरता भारतीय विचार को भी
भारतीय अधिकारी को (यदि वह भारत में न हो) निरक्षरता भारतीय विचार को भी

REGISTRATION
INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGIS-
TER IMMEDIATELY AT THE NEAREST INDIAN MISSION/POST.
CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF
INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE
PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING
DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IM-
MEDIATELY.
PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST.
IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF
A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTE-
RED OR MUTILATED IN ANY WAY.
LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDI-
ATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN
INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN
MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE
ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का नाम/कानूनी अभिभावक /Name of Father/Legal Guardian
PADAM PRASAD JAISWAL

माता का नाम /Name of Mother
URMILA JAISWAL

पति या पत्नी का नाम /Name of Spouse
ASHOK KUMAR JAISWAL

पता /Address
H.NO. 3-5-1037 UPSTAIRS
NARAYANGUDA
HYDERABAD AP

पुराने पासपोर्ट का नं. और इसके जारी होने का समय एवं दिनांक /Old Passport No. with date and Place of issue
S753234 13/09/1994 HYDERABAD

फाइल नं. /File No.
HYDE00970404

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ఈ కాగితముల వరుస సంఖ్య 11


సహ-రిజిస్ట్రారు

