

SCANNED

3299/11

34



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 47635 Dt: 21-07-2011 Rs.100/-

Name : Santosh

S/o.Shankar

For Whom : Modi & Modi Constructions

T 904007

K.SATISH KUMAR
Licenced Stamp Vendor
LIC.No.15-18-013/2000
REN.No.15-18-016/2009
H.No.5-2-30, Premavathipet (v)
Rajendranagar Mandal,
Ranga Reddy District.
Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 30th day of July 2011 at S. R. O, Keesara, Ranga Reddy District 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 41 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. L. NEELIMA, WIFE OF MR. L. NAVEEN KUMAR aged about 34 years, residing at 21, Laxmivihar, Phase-2, Nallagandla, Hyderabad., 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. అనుబంధము 11 (వ సం||పు)..... 3299..

2. సర్టిఫికేట్ మొత్తం కాగితముల సంఖ్య..... 9

3. కాగితము వరుస సంఖ్య.....


సబ్-రీజిస్ట్రార్

ENDORSEMENT

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

Sl. No.	Description of item	In the form of					Total
		Cheque	Challan No. of I.S. Act	Cash	Stamp duty, n/s 15 of I.S. Act	DD/BC/ Pay order	
1	Stamp Duty	100	9260				9360
2	Registration Duty						585
3	Registration fee						100
4	User charges						10045
5	Total						



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.

- 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 2011 వ సం॥ పు..... 3299.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9.....
 2

2011 సం॥ గోల్కొండ జిల్లా కలెక్షన్లు వరుస సంఖ్య.....
 1993 వ.శా.స. (శా) పేరి మాసం..... 15 వ తేది
 పంఖ..... 2 వరుస..... 3 గంటల మధ్య

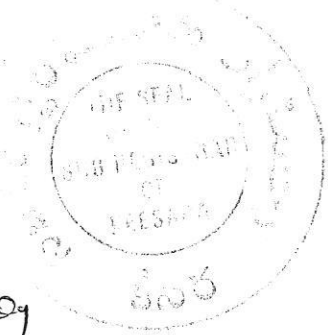
WJG
 సబ్-రిజిస్ట్రార్

కేసు నం - రిజిస్ట్రేషన్ అఫీసులో
 క్రి/క్రి.నం. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ పట్టము 1998లోని సెక్షన్ 32.ఎ ను
 అనుసరించి వమర్చించవలసిన పోలీస్ గ్రాపులు
 మరియు పోలీసులతో సహా బాధలు చేసి రుసుము
 డా..... 585 / - చెల్లించినారు
 ప్రాసియ్యర్లకు బహుకృతి
 ఎడమ బొటన నలు

Prabhakar

Prabhakar

Signature _____
 Name K. Prabhakar Reddy
K. Prabhakar Reddy
 No Service
 R/o 5-4-187/3 & 4, 2nd Road, Goham



Mentioned in documents, vide doc. no. 12/08/08, dt. 03-08-08, at SPO, Keeser
 Presentation of documents, vide doc. no. 12/08/08, dt. 03-08-08, at SPO, Keeser
 Address proof of the party verified with Pan Card R. No. 1018
AINSP810NE
 ng its district No. _____ Issued by Income Tax Dept
 (authority)"

కొపిందివడి

① *V. Venkata Ramana Reddy*

CH. VENKAT RAMANA REDDY
 S/o. LATE ANGI REDDY, OCC. SERVICE
 R/A. 11-18712, ROAD NO. 2, GREENHILLS COLONY
 H Y D E R A B A D.

② *K. Prashna Prashna*

K. PRASHNA PRASHNA, OCC. SERVICE
 S/o. Late K. Hanumanth Rao
 1-21.54/1/1, VENKATAPURAM
 SEENGERABAD - 15

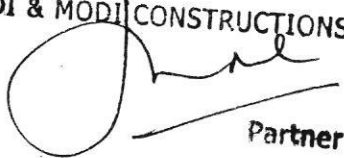
2011 సం॥ పు..... గోల్కొండ జిల్లా కలెక్షన్లు వరుస సంఖ్య..... 6 వ తేది *T. Nagaraj*
 1993 వ.శా.స. (శా) పేరి మాసము..... 15 వ తేది కేసు

- D) The Vendee is desirous of purchasing a plot of land bearing no. 34, 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:

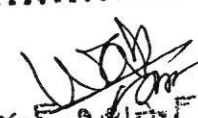
1. The Vendor do hereby convey, transfer and sell the Plot No. 34, admeasuring 117 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.1,17,000/- (Rupees One Lakh Seventeen 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. 9,945/- is paid by way of challan No. 224719, dated 06.08.2011, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



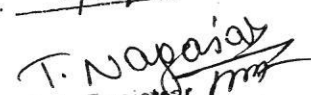
Partner

.. పుస్తకము 2011 వ సం||పు..... 3299..
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9..
 ఈ కాగితము వరుస సంఖ్య..... 3

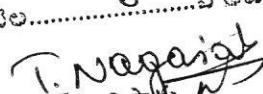

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"Rs. 9260 towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 885 towards Registration fee on the
 chargeable value of Rs. 117000 were paid by
 the party through Bank. 224719 vide
 challan/DD/BC/Pay order No. 6/8/11 date"


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

పుస్తకము 2011 సం|| (కా.శ. 1933)
 3299.. మెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం సక్రింపు నెంబరు 1630-3299/2011
 ఇవ్వడమైనది.
 2011 సం|| ఆగస్టు నెం..... 6.....వ తేది


 T. Nagaraj
 సబ్-రిజిస్ట్రార్

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 34, admeasuring about 117 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 in the project known as "NILGIRI HOMES", situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

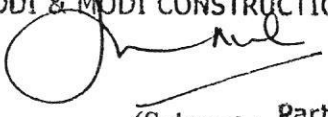
North	30' wide road
South	30' wide road
East	Plot No. 33
West	Plot No. 35

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. 
(VENKATESH REDDY)
2. 
(KRISHNA PRASAD)

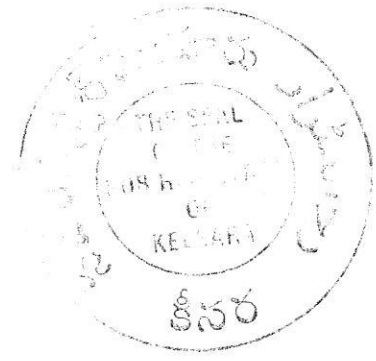
For MODI & MODI CONSTRUCTIONS


(Soham Modi) Partner
VENDOR

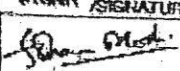

X
VENDEE

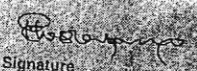
. ఎ పుస్తకము 20 1/వ సంచిక..... 3299...
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9
 ఈ కాగితము పంపిన సంఖ్య..... 6


 చుట్ట-రిజిస్ట్రార్



"Address proof of the party verified with Pan card
 bearing its district No. AD 6PN9344K Issued by Income Tax Dept.
 (authority)"

आयकर विभाग
 INCOME TAX DEPARTMENT
 PERMANENT ACCOUNT NUMBER
 ABMPM6725H
 नाम NAME
 SOHAM SATESH MODI
 पिता का नाम FATHER'S NAME
 SATISH MAHILAL MODI
 जन्म तिथि DATE OF BIRTH
 18-10-1989
 हस्ताक्षर SIGNATURE

 मुख्य आयकर अधिकारी, अहमदाबाद
 Chief Commissioner of Income-tax, Ahmedabad

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



Prabhaakar

For MODI & MODI CONSTRUCTIONS

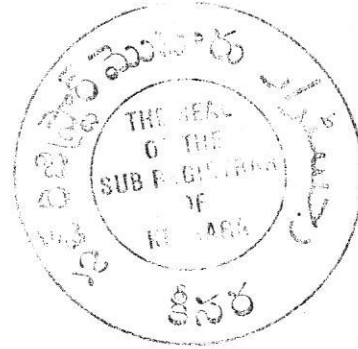
 Partner

.. ఎ పుస్తకము 20 || వ సం॥పు..... 3299

దస్తావేజు మొత్తం కౌగితముల సంఖ్య..... 9

ఈ కౌగితము వరుస సంఖ్య..... 8


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

C.S.No./Year: 3359/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

This report prints the Photos and FPs taken on 06/08/2011
16:05:16

Report Date: 06/08/2011 16:06:15

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(EX) K. PRABHAKAR REDDY (SAP FOR PRESENDING DOCUMENTS) R/O. 5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD	

Identified by
Witness 1
Witness 2



Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence



. ఎ పుస్తకము 20 | వ సం॥పు..... 3299.
 దస్తావేజు మొత్తం కారితముల సంఖ్య..... 9
 ఈ కారితము వరుస సంఖ్య..... 9

WJat
 జ.కె. - రికార్డు

