

2356/08 B-56

SCANNED

56

ACK  
527  
2356  
2395

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 219411

Sl. No. 61406 Date 14/12/2007

K. Minivas

Sold to C. Venkatesh

SVL No.26/98, R.No.11/2007

S/o. D. A. Rao

City Civil Court  
SECUNDERABAD

For Whom M/s. Modi &amp; Modi Constructions

SALE DEED

This Sale Deed is made and executed on this the 29<sup>th</sup> day of March 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 Vender (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

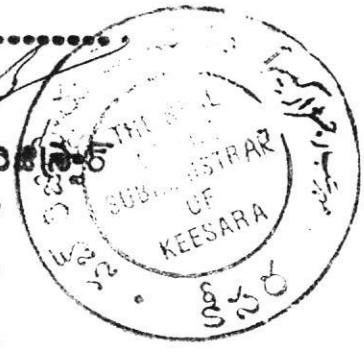
IN FAVOUR OF

MR. PRAMOD GAJBE, SON OF MR. KRISHNA GAJBE aged about 33 years, residing at Flat No. 02, Krupa Deep Apartments, Kamala Nagar, ECIL Post, 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 &amp; MODI CONSTRUCTIONS

Partner

..... 2008 వ సం॥ నెల 2.3.56.....  
 వేజు మొత్తం కాగితముల సంఖ్య 8.....  
 ఈ కాగితము వరుస సంఖ్య.....



..... సబ్-రిజిస్ట్రార్  
 1980 వ. క. ర. సం. 2356 మాసం 9 వ తేది  
 జిల్లా: గుంటూరు జిల్లా గంటల మధ్య  
 కింద సబ్ రిజిస్ట్రారు అఫీసులో  
 శ్రీ/శ్రీమతి. Soham Modi  
 కింద సబ్ రిజిస్ట్రారు అఫీసులో 1980 వ. క. ర. సం. 2356 మాసం 9 వ తేది  
 అనుసరించి సబ్ రిజిస్ట్రారు అఫీసులో ఫోటోగ్రాఫులు మరియు  
 కేలివము (డబ్బు) సబ్ రిజిస్ట్రారు అఫీసులో రుసుము  
 పా... 12.00... లు చెల్లించినారు  
 పోస్టియన్ ద్వారా పంపిణీ చేయబడినది  
 బిజినెస్ టైపున ప్రేలు

John Muel

John Muel

S/o. Satish modi  
 R/o 5-6-187/3 & 4, 2nd  
 floor, Soham Mansion, M. G. Road,  
 Sec Bad.



**నిరూపించినది**

- ① K. R. Reddy S/o K. R. Reddy occ: Service  
 2-3-64/10/24, Amberpet, Hyderabad
- ② Kiran S/o Rameshchandraiah occ: Business  
 40-1-1058, H3 colony, Nowheri, Hyderabad.

John Muel

2008 వ సం॥ నెల 2.3.56 వ తేది సబ్-రిజిస్ట్రారు  
 1980 వ. క. ర. సం. 2356 మాసం 9 వ తేది తీసుకొని

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.

For MODI & MODI CONSTRUCTIONS

  
Partner

1. పన్నుముది పత్రము పై.....2356.....  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య.....8.....  
 ఈ కాగితము వరుస సంఖ్య.....2.....

నబ్-రిజిస్ట్రారు

ENDORSEMENT

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

By challan No. 2356... D.D. 15/11/2008  
 I. Stamp Duty: S.B.H. Keesara

1. in the shape of stamp papers Rs. 100
2. in the shape of challan  
 (u/s.42 of I.S.Act.1899) Rs. 21500
3. in the shape of cash  
 (u/s.41 of I.S.Act.1899) Rs.
4. adjustment of stamp duty  
 u/s.16 of I.S. Act.1899, if any Rs.

II. Transfer Duty:

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

III. Registration fees:

1. in the shape of challan Rs. 1200
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. 22900

SUB REGISTRAR  
 KEESARA

...సంఖ్య (కా.క.1920) సంఖ్య పై  
 2356...సంఖ్యగా రిజిస్టరు చేయబడినది. స్కానింగ్  
 నిమిత్తం గుర్తింపు సంఖ్య 1520-I...2356...2008  
 అనుబంధించి  
 2008 సంఖ్య...నెల...29...వతేది

నబ్-రిజిస్ట్రారు అధికారి

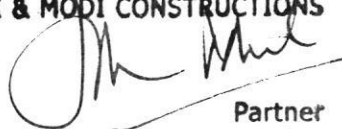


- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 56 admeasuring 240 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty 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. 56 admeasuring 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 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.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) issued by LIC Housing Finance Ltd 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.

**For MODI & MODI CONSTRUCTIONS**



Partner

Page- 3 -

1వ స్తంభము 2356

దస్తావేజు మొత్తము కాగితముల సంఖ్య 8

ఈ కాగితము వరుస సంఖ్య 3

పబ్-రిజిస్ట్రారు



7. Stamp duty and Registration amount of Rs. 22,800/- is paid by way of challan No. 706977, dated 29.03.08, drawn on SBH, Keesara Br, Hyderabad. R. R. Dist.

SCHEDULED PLOT

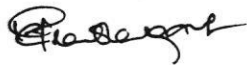
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 56 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

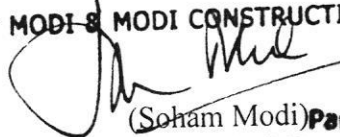
|       |               |
|-------|---------------|
| North | Plot No. 57   |
| South | Plot No. 55   |
| East  | 30' wide road |
| West  | Plot No. 49   |

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.



For MODI & MODI CONSTRUCTIONS  
  
(Soham Modi) Partner  
VENDOR

2.



  
VENDEE

సంఖ్య.....2256.....

దస్తవేజు మొత్తము రుగితిముల సంఖ్య.....8.....

ఈ రుగితిము వరుస సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

PLOT NO. 56, FORMING A PART

**IN SURVEY NO.**

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

**Situated at**

RAMPALLY VILLAGE,

KEESARA

**Mandal, R.R. Dist.****VENDOR:**

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

**BUYER:**

MR. PRAMOD GAJBE, SON OF MR. KRISHNA GAJBE

**REFERENCE:**  
**AREA:**

240

**SCALE:**  
**SQ. YDS.****INCL:**  
**SQ. MTRS.****EXCL:**

Plot No. 49

Plot No. 57

40'-0"

54'-0"

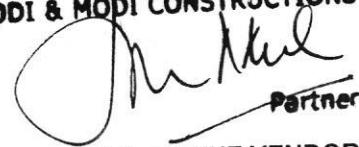
Plot No. 56

30' wide road

Plot No. 55

N  
↑

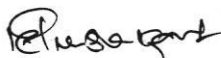
For MODI &amp; MODI CONSTRUCTIONS

  
Partner

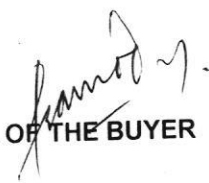
SIG. OF THE VENDOR

**WITNESSES:**

1.



2.

  
SIG. OF THE BUYER

1. మంజూరీ పత్రం సం॥ పు..... 2356.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8.....

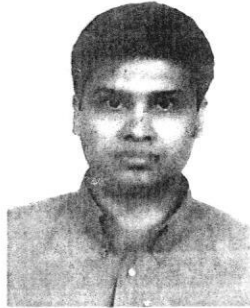
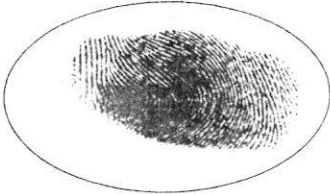
ఈ కాగితము వరుస సంఖ్య..... 5.....

పబ్-రిజిస్ట్రారు



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

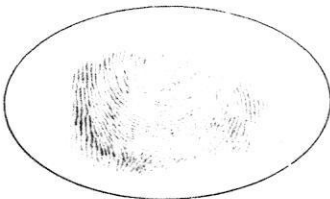
| SL. NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|---------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|---------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



## 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 PARTNER

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



## BUYER:

MR. PRAMOD GAJBE  
S/O. MR. KRISHNA GAJBE  
R/O. FLAT NO. 02  
KRUPA DEEP APARTMENTS  
KAMALA NAGAR  
ECIL POST  
HYDERABAD.

## SIGNATURE OF WITNESSES:

1.

2.

**For MODI & MODI CONSTRUCTIONS**

Partner  
SIGNATURE OF THE EXECUTANTS

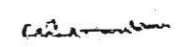
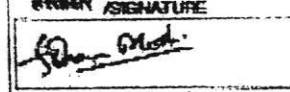
1. చుస్తకము వివిధ వ రుం|| పు... 2356

దస్తావేజు మొత్తము రాగితముం సంఖ్య... 8

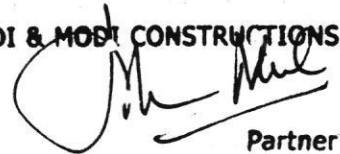
ఈ కాగితము వరుస సంఖ్య... 6

నబ్-రిజిస్ట్రారు



|                                                                                   |                                                                                    |                                                                                      |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| धर्म लेख 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<br>Chief Commissioner of Income-tax, Andhra Pradesh |

For MODI & MODI CONSTRUCTIONS

  
Partner

1. పేరు: మొగ్గల రామ కృష్ణ పు... 2. రెవెన్యూ...  
దస్తావేజు మొత్తము లాగితముల సంఖ్య... 8  
ఈ కాగితము పరుస సంఖ్య... 7

నల్-రిజిస్ట్రారు



James H.



भारत गणराज्य REPUBLIC OF INDIA

|                                        |                               |                       |
|----------------------------------------|-------------------------------|-----------------------|
| idit /Type                             | idit /Country Code            | idit m. /Passport No. |
| P                                      | IND                           | 05746909              |
| idit /Surname                          |                               |                       |
| GAJBE                                  |                               |                       |
| idit and idit /Given Names             |                               |                       |
| PRA MOD                                |                               |                       |
| idit /Nationality                      | idit /Sex                     | idit /Date of Birth   |
| INDIAN                                 | M                             | 26/05/1974            |
| idit and idit /Place of Birth          |                               |                       |
| HYDERABAD                              |                               |                       |
| idit and idit and idit /Place of Issue |                               |                       |
| HYDERABAD                              |                               |                       |
| idit and idit /Date of Issue           | idit and idit /Date of Expiry |                       |
| 17/10/2007                             | 16/10/2017                    |                       |



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात में भरोसा हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वाहक को बिना रोक-टोक, आजादी में जाने जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDERANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया  
BY ORDER OF THE PRESIDENT OF THE  
REPUBLIC OF INDIA



श्री. राज्या  
 P. RAJIAH  
 कर्ते पासपोर्ट अधिकारी  
 For Passport Officer  
 हैदराबाद/Hyderabad.

2

0574000

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### पंजीकरण

विदेशों में रहने वाले भारतीय नागरिकों को बताया दी जाती है कि वे अपने को निकटतम भारतीय मिशन, कंसुले पर रजिस्ट्रार करवा लें।

## चेलायनी

इस पासपोर्ट भारत सरकार की सम्पत्ति है। पासपोर्ट अधिकारी से इस पासपोर्ट के संदर्भ में कोई सूचना मिलने पर प्रियंका को सूचित करना शामिल है, उसका तुरन्त अनुपालन किया जाए।

यह पामफोट हल्क औरा बिनी भी देरा से बाहर न भेजा जाए। यह पामफोट धाक या उसके आरा प्रोप्रीटरी जगह के कब्जे में ही होना चाहिए। इसमें बिनी भी प्रकार के फेरबदल या विकृत नही किया जाना चाहिए।

पासपोर्ट मुद्रा जमाना होती हो जमाना या नष्ट हो जाना या उसकी शिपों तत्काल भारत में निकलना  
पासपोर्ट अप्रामाण्य हो (जबकि यदि पासपोर्ट विदेश में हो) निकलना भारतीय विमान को और  
विदेशीय युक्ति को भी जाना चाहिए। निम्नलिखित पृष्ठसूची के पत्रकारों की प्रतिभूत पासपोर्ट जारी  
दिया जाएगा।

## REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES 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 IMMEDIATELY.

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 AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY 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 SEARCH HAS BEEN MADE, A REPLACEMENT PASSPORT BE ISSUED.

**Attorney /Name of Father/Legal Guardian**

GAJBE KRISHNA

पिता का नाम /Name of Mother

GAJBE SUMAN

NAME: \_\_\_\_\_ NAME OF SPOUSE: \_\_\_\_\_

SIII BHA GAJBE

Address \_\_\_\_\_

FLAT NO 2

KRUPADEEP APTS

KAMAI A NAGAR HYDERABAD 500062

KNOWLEDGE WORKING IN THE

पुराने पासपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि / Old Passport No. with date and place of issue

B2422944

काङ्गल नं. / File No.

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నల్-రిజిస్ట్రారు

