

SCANNED

3499/2011

86 A/c. 86



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 47126

Dt: 21-07-2011 Rs.100/-

Name: Santosh

S/o.Shankar

For Whom: Modi & Modi Constructions

T 904008

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

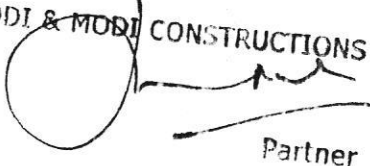
This Sale Deed is made and executed on this the 25th day of August 2011 at SRO, Keesara, Ranga Reddy District by and between:

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

Mr. SATYA NAGA SIVA RAMAKRISHNA CHITTURI, SON OF Mr. CH. KRISHNA MURTHY aged about 35 years, Occupation: Service, residing at Flat No. 101, Balaji Towers, 6th Phase, KPHB Colony, Hyderabad - 500 072, 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



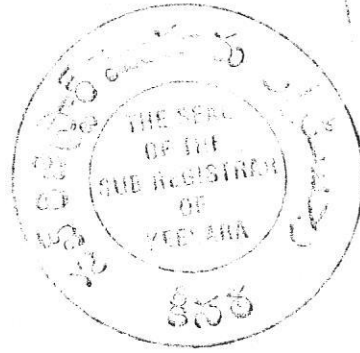
20/11/2011
 దస్తావేజు మొత్తం కాగితముల సంఖ్య.....7
 ఈ కాగితము వరుస సంఖ్య...../

[Signature]
 సహ-రేజిస్ట్రార్

ENDORSEMENT

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

Sl. No.	Description of fee/duty	In the form of					Total
		Stamp Fee	Challan nos 41 of I.S. Act	Cash	Stamp duty, u/s 16 of I.S. Act	DD/BC/ Pay order	
1	Stamp Duty	100	9260				9360
2	Transfer Duty						585
3	Registration fee						100
4	Other charges						1000
5	Total						10005



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.

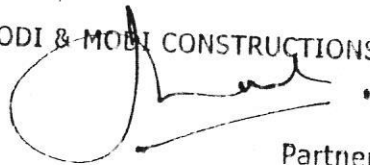
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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 pattadar 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

పుస్తకము 2011 వ సం॥ను..... 3499

వస్త్రావేజా మొత్తం కాగితముల సంఖ్య..... 7

ఈ కాగితము వరుస సంఖ్య..... 2

2011 సం॥ 6వార్షిక వేల..... 25 వ తేది

1933 వ.శ.స. 2011 వ.శ.స. 3 వ తేది

2- మరియు 3 గంటల మధ్య

కొరత - రిజిస్టరు అవసరం

శ్రీ/శ్రీమతి..... K. prabhakar reddy

రెజిస్ట్రేషన్ నెంబరు 1908లోని సెక్షన్ 32.2 ను

అనుసరించి రిమార్క్స్ చేయబడిన ఫోటోగ్రాఫులు

మరియు వేరిమోషన్లతో సహా దాఖలు చేసి రుసుము

రూ॥..... 585/- తు చెల్లించినారు

ప్రస్తుతం చెల్లించినట్లు ఒక కౌన్సెల్

చేయబడిన వేల

Prabhakar

Prabhakar



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road,
Secunderabad-53, through attested GPA/SPA for presentation
of documents, Vide GPA / SPA No.
dated _____
registerar at SRO
Ranga Reddy District.

"Address proof of the party verified with Pancard
bearing its district No. AWSP8104E Issued by Income Tax
(authority)" Department

విరూపించినది

Signature Lakshmi Kanth

Name Lakshmi Kanth

to K. Sri Ramulu Reddy

Occ. Software Engineer

Atto Paragon Venkateshwar

A' BLOCK, FLAT NO: 313

BAR KATPURA, -61, HYD

"Address proof of the party verified with Driving License
bearing its district No. DLDAPO0958908082 Issued by RTA HYD
(authority)"

Signature B. Raj Kumar

Name B. Raj Kumar

to Murali K

Occ. Teacher

Atto 13/1, M. Gollam, Sec 13

Sec 13

"Address proof of the party verified with Pancard
bearing its district No. AWPR9833L Issued by Income Tax Dept.
(authority)"

2011 సం॥ 6వార్షిక వేల..... 25 వ తేది సర్-రిజిస్టరు
1933 వ.శ.స. సం. 2011 వ.శ.స. మాసము..... 3 వ తేది కీనర

T. Nagaraj

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.

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Total Extent of Land				Ac. 6-28 Gts.

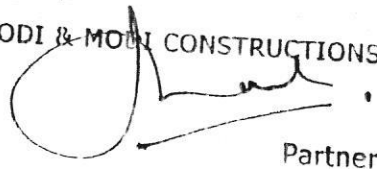
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- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
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For MODI & MODI CONSTRUCTIONS



Partner

పుస్తకము 2011 వ సం॥పు.....3498.....

వస్తావేజా మొత్తం కాగితముల సంఖ్య.....7.....

కాగితము వరుస సంఖ్య.....2.....

2011 సం॥ 25 వ తేది
1933 వ.శా.సం. 3 వ తేది
2 వ రియ 3 గంటల మధ్య

కొత్త పేజీ - రిజిస్టరు అవుతుంది
క్రి/క్రి.నం. K. prabhakar reddy
రిజిస్ట్రేషన్ ద్వారా 1908లోని సెక్షన్ 92.ఎ ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వెరిఫికేషన్ ఫోటోగ్రాఫులు చేసి రుసుము
రూ॥ 585/- తు చెల్లించినారు
ఫోటోలుచెల్లించుట జరిగిపోవుంది
చేయబడిన వేలు

Uthappa
చేసినది



Prabhakar

Prabhakar

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road,
Secunderabad-83, through attested GPA/SPA for presentation
of documents, Vide GPA / SPA No.
dated _____
registerar at SRO
Ranga Reddy District.

"Address proof of the party verified with Pancard
bearing its district No. AKISPP8104E Issued by Income Tax
(authority)" Department

రాయచిందినది

Signature Lakshmi Kanth
Name Lakshmi Kanth
Do K. Sri Ramulu Reddy
Occ Software Engineer
R/o Paragon Venkatesh Nagar
A' BLOCK, FLAT NO: 313
BAR KATPURA, -61, HYD

"Address proof of the party verified with Driving License
bearing its district No. DLDAPO0958902082 Issued by RTA HYD
(authority)"

Signature B. Raj Kumar
Name B. Raj Kumar
Do Murali Rao
Occ Senior
R/o 13/1, M. Golluram,
Sec Road.

"Address proof of the party verified with Pancard
bearing its district No. A10PR9833L Issued by Income Tax Dept.
(authority)"

2011 సం॥పు.....25..... వ తేది T. Nagaraj
1933 వ.శా.సం. 3 వ తేది కీరవరం

- 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. 86, 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. 86, 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) 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. 404648, dated 25.08.2011, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS


Partner

... పుస్తకము 20/1 వ సం॥పు.....3499.....

దస్త్రావేజు మొత్తం భారతముల సంఖ్య.....7.....

ఈ భారతము వరుస సంఖ్య.....3.....

WSD
సబ్-రిజిస్ట్రార్

ENDORSEMENT

WSD
I certify that the following amounts have been paid in respect of this document

Sl. No.	Description of fee/duty	In the form of					Total
		Stamp	Challan	Cash	Stamp duty u/s 16 of I.S. Act	DD/BC/ Pay order	
1	Stamp Duty						
2	Transfer Duty						
3	Registration fee						
4	Other charges						
5	Total						

WSD
Rs. 9260 towards stamp duty including T.D. under section 41 of the I.S. Act 1899. and Rs. 585 towards Registration fee on the chargeable value of Rs. 117000 were paid by the party through Bank 404648 vide challan/DD/BC/Pay order No. 25/8/11 date"

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

పుస్తకము 20/1 సం॥ (భ.శ. 1933)
3499 మంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1530-3499/201)
ఇవ్వడమైనది.
20/1 సం॥ 6/8/11 నెం. 25 వ తేది

T. Nagaraj
సబ్-రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 86, 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, Rangareddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 87
South	Plot No. 85
East	30' wide road
West	Plot No. 78

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. Lakshmi Karthi

For MODI & MODI CONSTRUCTIONS

[Signature]
Partner

(Soham Modi)
VENDOR

2. [Signature]

Ch. S. N. S. Ram Krishna
BUYER

.. అ పుస్తకము 201/వ సం॥పు.....34.99.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....7.....

ఈ కాగితము వరుస సంఖ్య.....7.....

W
~~5-0-1995~~



REGISTRATION PLAN SHOWING

PLOT NO. 86, FORMING A PART

IN SURVEY NOS.

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 PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. SATYA NAGA SIVA RAMAKRISHNA CHITTURI, SON OF MR. CH. KRISHNA MURTHY

REFERENCE:**AREA:**

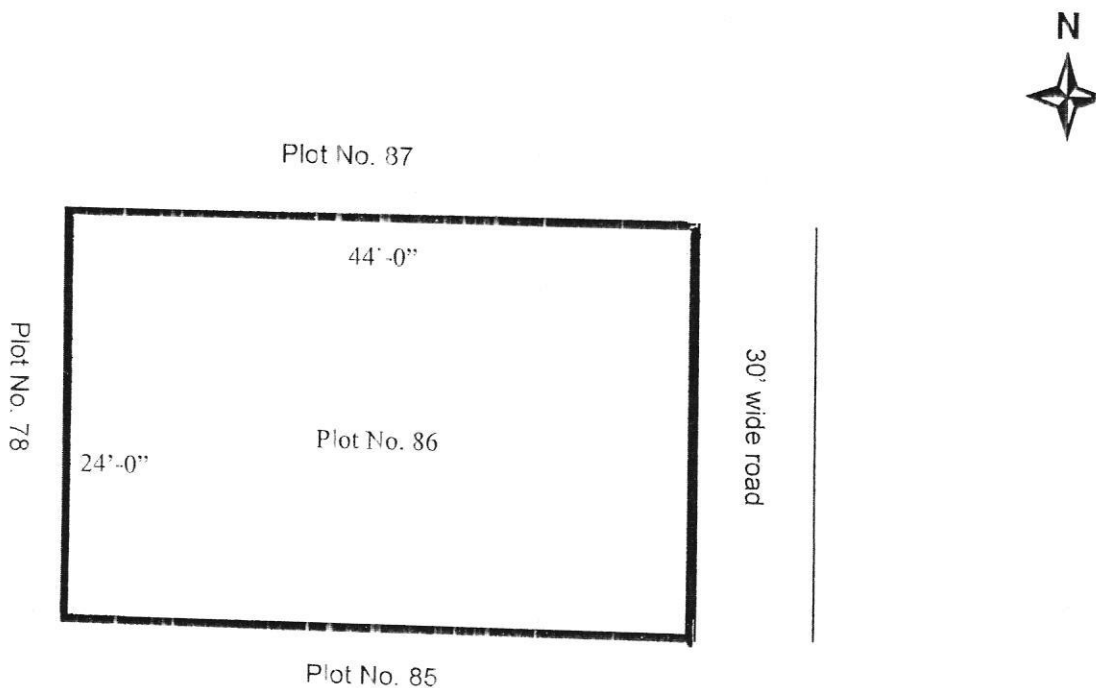
117

SCALE:

SQ. YDS.

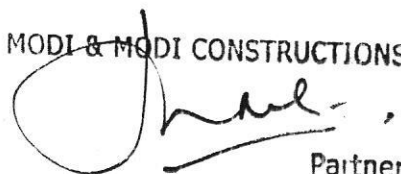
INCL:

SQ. MTRS.

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

1. *Lakshmi Karthik*
2. *B. Rangar*

For MODI & MODI CONSTRUCTIONS


Partner

SIG. OF THE VENDOR

Ch. S. N. S. Rama Krishna

SIGN. OF THE BUYER

... 3499

... 7

... 5

~~1000~~
1000
1000

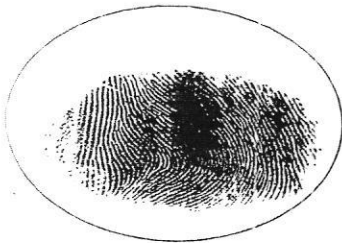
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

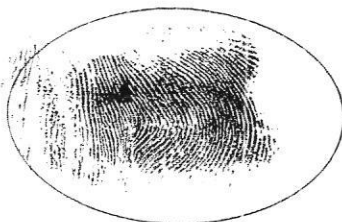
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

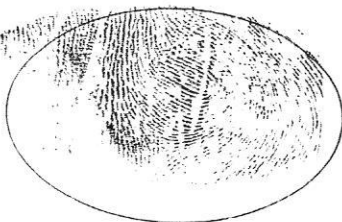
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REPRESENTED BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



SPA FOR PRESENTING DOCUMENTS:

VIDE DOC.NO. 12/BK- IV/2008, Dt, 05.03.2008

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:

MR. SATYA NAGA SIVA RAMAKRISHNA CHITTURI
S/O. MR. CH. KRISHNA MURTHY
R/O. FLAT NO. 101
BALAJI TOWERS
6TH PHASE
KPHB COLONY
HYDERABAD - 500 072

SIGNATURE OF WITNESSES:

1. *Lakshmi Karthik*
2. *G. Ravi*

For MODI & MODI CONSTRUCTIONS

[Signature]

Partner

SIGNATURE OF EXECUTANTS

Ch. S. N. S. Rama Krishna

SIGNATURE OF BUYER

వ పుస్తకము 2011 వ సం॥... 3499.....
దస్తావేజు మొత్తం కొలితలకు సంఖ్య... 7.....
ఈ కొలితలకు వరుస సంఖ్య... 6.....


2011-12-12

"Address proof of the party verified with Pan card
AHPC 8088R
bearing its district No. _____ Issued by Income Tax Department,
(authority)"

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

C.S.No./Year: 003561/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(SP)

Report Date: 25/08/2011 12:28:20

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SATYA NAGA SIVA RAMAKRISHNA CHITTURI R/O. F. NO 101 BALAJI TWERS, 6TH PHASEKPHB COLONY, HYD- BAD.	Ch.S.N.S. Ramesh Krishna
3			(EX) SPA HOLDER K. PRABHAKAR REDDY R/O. 5-4- 187/3 & 4 II FLOOR, SOHAMMANSION, M.G. ROAD, SEC- BAD.	K. Prabhakar

Identified by

Witness 1

Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

.. వి. బ్రహ్మచారి 2011 వ సం॥ పు..... 34 99

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 7

ఈ కాగితము వరుస సంఖ్య..... 7


స. రిజిస్ట్రార్