



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 219412

Sl No. 61007 Date 14/12/2007

Sold to G. Venkatesh

S/o. D/o. W/o. G.A. Rao

For Whom M/s. modi & modi constructions

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

City Civil Court
SECUNDERABADSALE DEED

This Sale Deed is made and executed on this 21st day of April 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 Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

MR. RAJU VADLAMANI, SON OF MR. SURYANARAYANA aged about 33 years, residing at Flat No.405, Vijay Swagruha Apartment, Medhi Jung Colony, Moulali, 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

వ పుస్తకము 200: వ సం॥పు... 2008...

చస్తాచేట మొత్తం కాగితముల సంఖ్య... 7...

ఈ కాగితము వరుస సంఖ్య... 1...

సబ్-రిజిస్ట్రార్

2008 సం॥ ఏప్రిల్... వెల... 21... వ తది

1930 వ.శ.శ. టైపు... మానం... 1... వ తది

పగలు... 12... మరియు... గంటల మధ్య

క్రీస్ నవ్ - రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి... K. Phobala Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

అనుసరించి నమర్చించవలసిన ఫోటోగ్రాఫులు

మరియు వేలిముద్రలతో నహా దాఖలు చేసి రుసుము

రూ॥... రో॥... లు చెల్లించినారు.

సాక్షియిద్దినట్లు ఒప్పుకొన్నది

విధాన బాటన నేలు



క్రీసర

క్రీసర S/o. K. P. Reddy Occ. Service

(0) C-4-157/244, 2nd floor, Soham mansion,
M. G. Road, Sec Bad, through attested GPA for
Presentation of document. vide GPA Power No.
12/21/2008 at SRO, Keesara, R.R. Dist

నిరూపించినది

① Ramesh Raju

Ramesh Raju Attm S/o. Appala Raju
R/o. Plot No. 22, Darendar colony, Komally
Sec Bad.

②

Kiran S/o. Ramachader Rao Occ. Business
R/o. 10/1, Sri Sai APHS, HB colony Rushanagar
Hyderabad.

2008 సం॥ ఏప్రిల్... వెల... 21... వ తది
1930 వ.శ.శ. టైపు... మానం... 1... వ తది
సబ్-రిజిస్ట్రారు

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

2816
 పన్ను చెల్లించునట్లుగా నిర్ణయించబడినది
 ఈ కారితముల పరిమళ నంబర్

సబ్-రిజిస్ట్రారు

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

By Chaitan 206524 On 21/6/08
 S.R. & Co. basic of the m.v.
 Consolidated Stamp Rs. 15200

I. Stamp Duty

1. In the shape of stamp papers	Rs. 100
2. In the shape of stamp (Act. 1899)	Rs. 15200
3. In the shape of stamp (Act. 1899)	Rs.
4. In the shape of stamp duty	Rs.
5. In the shape of stamp (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. 850
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 16250

దీని పన్ను చెల్లింపు 2008 పం. (కా.శ 1930) పం.పు
 2816 మొదలయినది రిజిస్ట్రారు చేయబడినది. ప్యాసింగ్
 సమీక్షించి గుర్తింపు నెంబరు 11530-1 2816 /2008
 ఇవ్వబడినది.

2008 పం. విజయం వెం. 21 వ జేడి
 సబ్-రిజిస్ట్రారు, కిసరా



- 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. 68 admeasuring 170 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,70,000/- (Rupees One Lakh Seventy 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. 68 admeasuring 170 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.1,70,000/- (Rupees One Lakh Seventy 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. 16,150/- is paid by way of challan No. 766524, dated 21.04.08 drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS



Partner

1 వ్యక్తిని 173 సం. 28/6
దస్త్రమును ముద్రించి 9
ఈ కార్యమున పరిమిత పరిమిత

నవంబరు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 68 admeasuring about 170 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. 69
South	30' wide road
East	30' wide road
West	Plot No. 61

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

1 పుస్తకము 2008 రేఖా పు 2816
దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితముల వరుస సంఖ్య 4

నట-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 68, 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 PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. RAJU VADLAMANI, SON OF MR. SURYANARAYANA

REFERENCE:**AREA:**

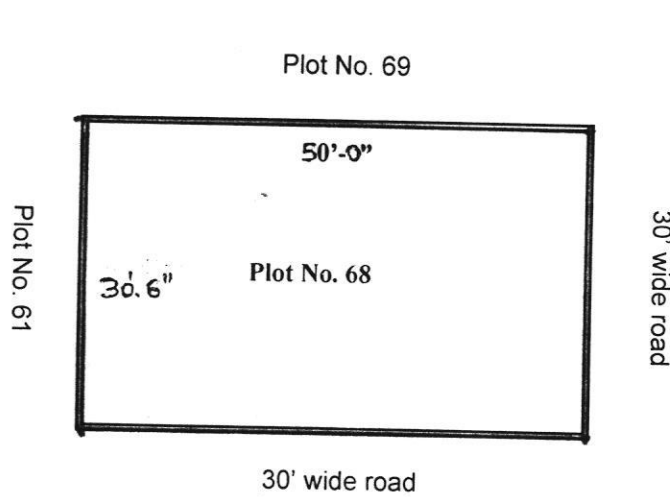
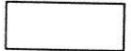
170

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

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

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

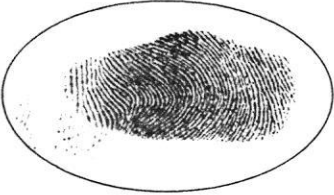
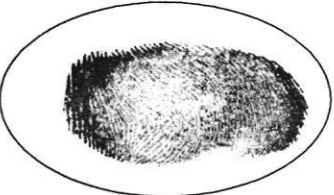
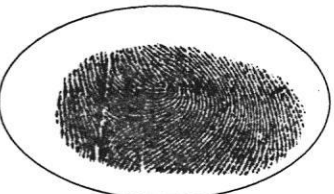
SIG. OF THE BUYER

1 పుస్తకము 2008 సం॥ పు.....2816
దస్తావేజు మొత్తము వాటికముల సంఖ్య.....9
ఈ కాగితముల పరమ సంఖ్య.....5

సబ్-రిజిస్ట్రారు



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
			<u>VENDOR:</u> M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS:</u> 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.
			<u>BUYER:</u> MR. RAJU VADLAMANI S/O. MR. SURYANARAYANA R/O. FLAT NO.405 VIJAY SWAGRUHA APARTMENT MEDHI JUNG COLONY MOULALI HYDERABAD.

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner

SIGNATURE OF THE EXECUTANTS



1 పుస్తకము 2008 నంబర్ 28/6
దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితముల వరుస సంఖ్య 6

నవ-రిజిస్ట్రారు

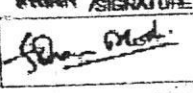


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

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
 Chief Commissioner of Income-tax, Andhra Pradesh

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

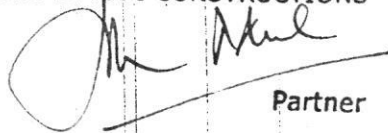
DRIVING LICENCE
OLDAP011193622002

प्रमाणित किया गया
K PANDU REDDY
2-3-04/10224
JATSIK GARDEN
AMBERPET
HYDERABAD

30/07/2002 **DUPLICATE**

लाइसेंसिंग अधिकारी
ETA-HYDERABAD-02

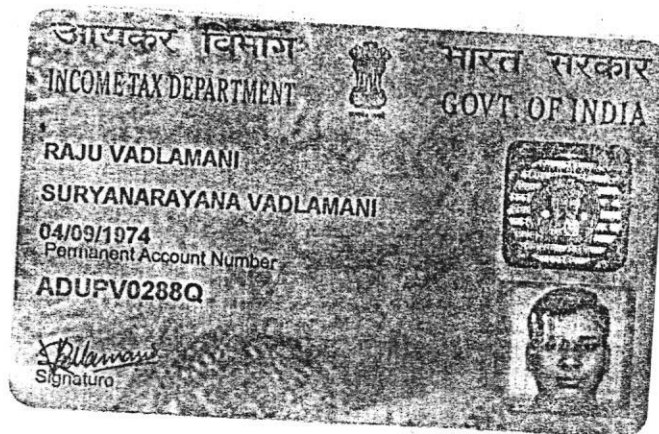
For MODI & MODI CONSTRUCTIONS


 Partner

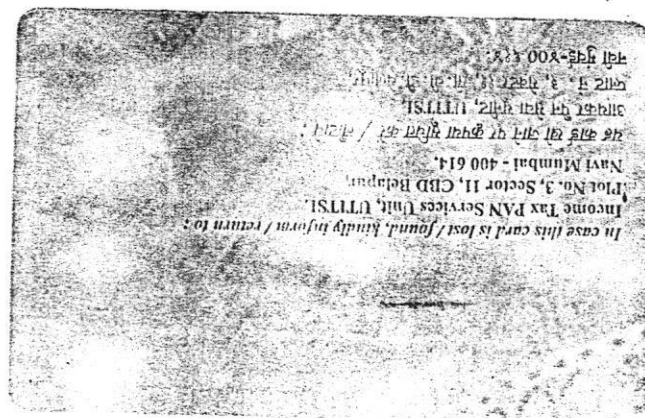
1 ఫుట్టకము 2000 గలము పు 28/6
దస్త్రవేజు నెబ్బముల రిజిస్ట్రారు సంఖ్య 97
ఈ కాగితముల వరుస సంఖ్య 97

సబ్-రిజిస్ట్రారు





S. Vadlamani



1 జులై 2008 నుంచి 28/6
దస్తావేజులు మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితముల వరుస సంఖ్య 8

నద-రిజిస్ట్రార్



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

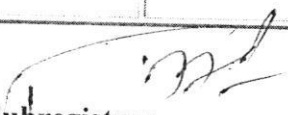
C.S.No./Year: 002871/2008 of SRO: 1530(KEESARA)

21/04/2008 12:48:41

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RAJU VADLAMANI FLAT NO 405, VIJAY SWAGRUGH APTS, MEDHIJUNG COLONY, MOULALI, HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI[R]M/S.MODI & MODI CONSTRUCTIONS R/O.H.NO.5-4-187/3&4, II ND FLOOR, MG.ROASEC- BAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S.MODI & MODI CONSTRUCTIONS MG.ROADSEC-BAD	

Witness
Signatures


Operator
Signature


Subregistrar
Signature

1) 

2) 

1 పుస్తకము సంఖ్య 2816
2 పుస్తకము యొక్క వివరములు సంఖ్య 9
3- కారితముల వరుస సంఖ్య 9

మొదటి పేజీ

