

2353/08

SCANNED

73



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376178

11669 29/12/2007 100/-
 S. No. 11669 Date 29/12/2007
 S. No. 11669 Date 29/12/2007
 S. No. 11669 Date 29/12/2007

K. SATISH KUMAR
 S.V.L. No:13/2000, R. No: 26/2000
 S-2-30 PREMAVATHIPET (V)
 R. NAGAR (M), R.R. DIST.

SALE DEED

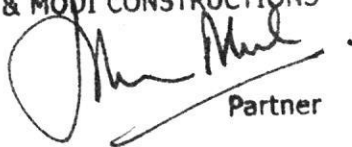
This Sale Deed is made and executed on this the 29th day of March 2008 at Secunderabad by and between:

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 Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

MRS. U. K. PADMA LATHA, WIFE OF MR. C. S. PHANI RAJA RAO aged about 34 years, residing at Flat No. 302, Kranthi's Anjali Towers, Near Flora Café, Maruthi Nagar, Moulali post, Hyderabad - 500 040, 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

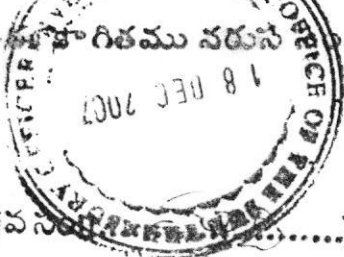

 Partner

Page- 1 -

సంఖ్య 2007 వ సం||... 2353

సే-వేజు మొత్తం కాగితముల సంఖ్య. 8

కాగితము వరుస సంఖ్య..... 1



సబ్-రిజిస్ట్రార్



007 వ సంఖ్య... నెల. 29... వ తేది

020 వ. కా. శ. సం. 2007... మాసం. 9... వ తేది

గలు. 2... మరియు 3... గంటల మధ్య

సర సబ్-రిజిస్ట్రారు జఫ్ఫీసులో

శ్రీ/శ్రీమతి. H. V. Sohani, Modi

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు మరియు రీతిముద్రలతో సహా కాబట్టబడిన రుసుమలు రూ|| 800/-... లు చెల్లించినారు

వాసియిచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన ప్రేలు



[Signature]

[Signature], S/o. Satish Modi
occ: Business - R/o. S-4-187/3 & 4, 2nd floor,
Soham mansion, M. G. Road, Sec' Bad.

యాపించినది

① *[Signature]* S/o K. P. Reddy occ: Service
R/o. 2-3-64/10/24, Amberpet, Hyderabad.

② *[Signature]* Kiran S/o Ramachandrababu occ: Business
R/o. 1-10-54, H.B. Colony, Madhav, Hyderabad

2007 వ సం||... నెల. 29... వ తేది

020 వ. కా. శ. సం. 2007... మాసం. 9... వ తేది

[Signature]
సబ్-రిజిస్ట్రారు
కీసరా

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.

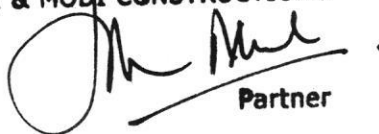
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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. మొత్తం చెల్లించినది 2353
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 8
 ఈ కాగితము వరుస సంఖ్య 2

పబ్-రిజిస్ట్రారు

ENDORSEMENT

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

By challan No. 706980 Date 11/11/2008
 S. B. H. K. K.

- I. Stamp Duty:
1. in the shape of stamp papers Rs. 100
 2. in the shape of challan (u/s. 41 of Act 1920) Rs. 15200
 3. in the shape of cash (u/s. 41 of Act 1920) Rs.
 4. adjustment of stamp duty u/s. 16 of A.S. Act 1929, 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. 850
 2. in the shape of cash Rs.
- IV. Other Charges
1. in the shape of challan Rs. 100
 2. in the shape of cash Rs.

Total Rs. 16250
 SUB REGISTRAR
 KEESARA

1వ పుస్తకము 2008 సం|| (కా.క.1920) సం|| పు
 2353 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 విమర్శం గుర్తింపు నెంబరు 1530-12.353.2008
 నమోదయినది
 2008 సం|| ముద్రా... నెం. 29... వరేది
 పబ్-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. 73 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. 73 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) 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

1. మొత్తము 2352
దస్తవేజు మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితము వరుస సంఖ్య 2

పట్-రబీంద్రులు



7. Stamp duty and Registration amount of Rs. 16,150/- is paid by way of challan No. 706980, dated 29.03.08, drawn on SBH, Keesara Br. Hyderabad, E-R-District

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 73 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	Park
South	Plot No. 72
East	30' wide road
West	Plot No. 66

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:

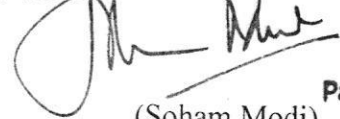
1.



2.



For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)

VENDOR


VENDEE

1. ప్రస్తుతము నిలికించిన నంబరు..... 2353
2. దస్తావేజు మొత్తము కాగితముల సంఖ్య.....
3. ఈ కాగితము వరుస సంఖ్య..... 4

నబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 73, FORMING A PART

IN S'RVY NO. 128, 129, 132, 133, 134, 135 & 136**Situated at**

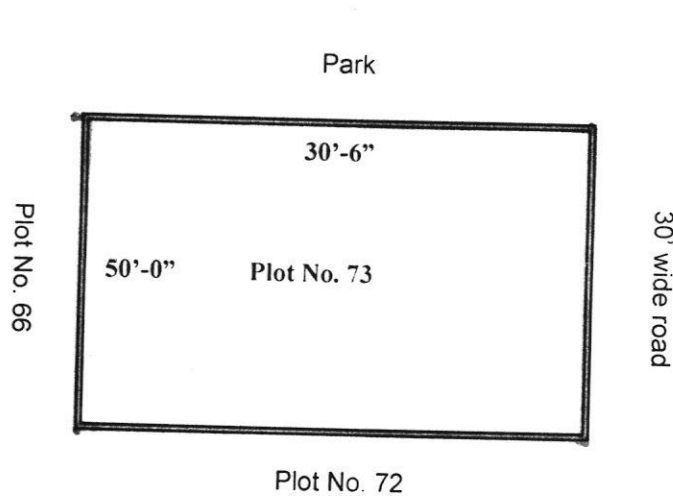
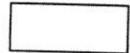
RAMPALLY VILLAGE, KEESARA

Mandal, R.R. Dist.**VENDOR:** M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MRS. U. K. PADMA LATHA, WIFE OF MR. C. S. PHANI RAJA RAO**REFERENCE:**
AREA:

170

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

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

WITNESSES:

1.

2.

SIG. OF THE BUYER

1. పేరు..... 2353

దస్త్రీయే మొత్తము కాగితముల సంఖ్య..... 8

ఈ కాగితము పరుస సంఖ్య..... 5

వత్-రిజిస్ట్రారు



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

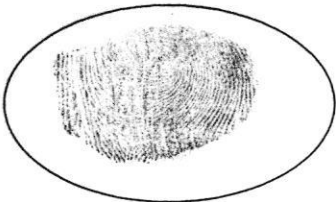
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

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



BUYER:

MRS. U. K. PADMA LATHA
W/O. MR. C. S. PHANI RAJA RAO
R/O. FLAT NO. 302
KRANTHI'S ANJALI TOWERS
NEAR FLORA CAFÉ
MARUTHI NAGAR, MOULALI POST
HYDERABAD - 500 040.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

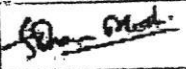
Partner

SIGNATURE OF THE EXECUTANTS

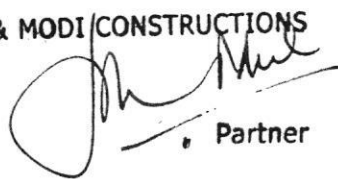
1. మొత్తం సంఖ్య 2,253
దస్తావేజు మొత్తం కాగితముల సంఖ్య 8
ఈ కాగితము వరుస సంఖ్య 6

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या	PERMANENT ACCOUNT NUMBER	
	ABMPM6725H	
नाम / NAME	SONAM SATESH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

For MODI & MODI CONSTRUCTIONS


Partner

1. ప్రస్తుతము 2008- నాటి ధృ. 8
దస్త్రానికి మొత్తము కాగితముల సంఖ్య 7

నబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAKPU9824E

नाम /NAME
PADMA LATHA UDIPIKUNJIBETTU

पिता का नाम /FATHER'S NAME
SRIPATHI UDIPIKUNJIBETTU

जन्म तिथि /DATE OF BIRTH
12-05-1973

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी का कार्यालय
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड को खो / मिला जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

1 పుస్తకము 2000 శీవ సం॥ పు.....2353

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....8

ఈ కాగితము వరుస సంఖ్య.....8

వత్-రిజిస్ట్రారు

