

SCANNED

2087/2011



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 702354

A. RAGHUNATH

LICENSED STAMP VENDOR

Licence No.16-05-15 of 1988

R.L.No.16-05-10 of 2011

Shed No.2-12-85, Marredpally, Sec'bad.

Mobile No:9346384533

SALE DEED

This Sale Deed is made and executed on this the 23rd day of May 2011 at S. R. O. Keesara, Ranga Reddy District by:

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. C. H. VENUGOPALA KRISHNA, SON OF MR. RAMAIAH aged about 27 years, Occupation: Service, residing at H. No. 7-11-66, 4th lane, 1st cross, Kakumanuvāra Thota, Guntur, Andhra Pradesh., 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

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.

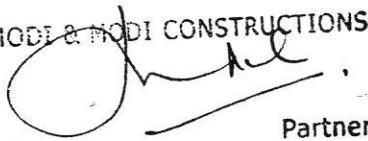
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

For MODI & MODI CONSTRUCTIONS



Partner

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. 47, admeasuring 125 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,25,000/- (Rupees One Lakh Twenty Five 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. 47, admeasuring 125 sq. yds. forming part of Sy. No. 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.1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) issued by Axis Bank, Service Branch, Hyderabad. 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. 10,625/- is paid by way of challan No. 814525, dated 03.06.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 47, admeasuring about 125 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

South	Tot-Lot area & Land Scaped Garden
East	Plot No. 46
West	30' wide road
South	Neighbour's land

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. 
(CH. VENKA RAMANA REDDY)

2. 
(B. M. RAJ KUMAR)

For MODI & MODI CONSTRUCTIONS

Partner

(Soham Modi)
VENDOR


VENDEE

REGISTRATION PLAN SHOWING

PLOT NO. 47, FORMING A PART

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. C. H. VENUGOPALA KRISHNA, SON OF MR. RAMAIAH**REFERENCE:**
AREA:

125

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

Tot-Lot area & Landscaped Garden

N



Neighbors Land

24'-0"

Plot No. 47

30' wide road

Plot No. 46

WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

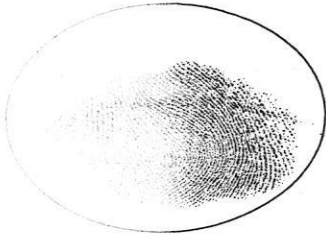
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
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(LEFT THUMB)

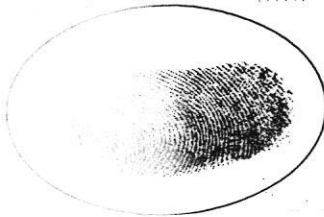
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

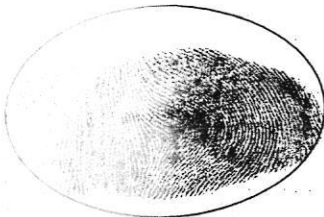
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



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.



BUYERS:

MR. C. H. VENUGOPALA KRISHNA
S/O. MR. RAMAIAH
R/O.H. NO. 7-11-66
4TH LANE, 1ST CROSS
KAKUMANUVARA THOTA
GUNTUR
ANDHRA PRADESH.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

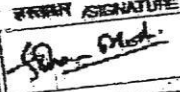
SIGNATURE OF THE BUYER

PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम NAME
SONAM SATISH 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

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E

हस्ताक्षर
 Signature



10062008

Prabhakkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VENUGOPALAKRISHNA CH

RAMAIAH CHIRUKURI

19/06/1986

Department Account Number
AFPPV3936G

Ch. Venugopal Krishna
Signature



09082007

Ch. Venugopal Krishna

SCANNED

3645/2011

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

Sl.No. 54689 Dt: 29-08-2011 Rs.100/-

Name: Ramesh

S/o.Narsing Rao

For Whom: M/s. Modi & Modi Constructions

T 880977

K.SATISH KUMAR

Licensed 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

RECTIFICATION DEED

This Deed of Rectification is made and executed on this 2nd day of September 2011 at SRO, Keesara, Ranga Reddy District by:

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

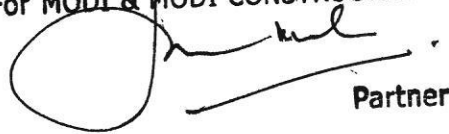
MR. C. H. VENUGOPALA KRISHNA, SON OF MR. RAMAIAH aged about 27 years, Occupation: Service, residing at H. No. 7-11-66, 4th lane, 1st cross, Kakumanuvara Thota, Guntur, Andhra Pradesh., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

Partner

- A. WHEREAS by a Deed of Sale dated 23rd May 2011 executed between the same parties, who are the parties to this Deed of Rectification, which was registered as Document No. 2087 of 2011, registered in the office of the Sub-Registrar, Keesara, R. R. Dist. (hereinafter referred to as the said Principal Deed), the Vendor sold and the Purchaser purchased the Plot No. 47, admeasuring about 125 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, for a consideration of Rs. 1,25,000/- (Rupees One Lakhs Twenty Five Thousand Only).
- B. Whereas in the said Principal Deed, on page no. 4 a clerical error occurred inadvertently, wherein, in the boundaries specified under the scheduled plot, the words north, south, east and west have been erroneously mentioned as south, east, west and south respectively. Whereas, the boundaries shown in the attached plan are correct.
- C. Whereas the Purchaser detected the said clerical errors and requested the Vendor to rectify the same.
- D. That the vendor herein is rectifying the said errors by way of this deed and hereafter, the words south, east, west and south contained in the schedule given on page 4 shall be substituted by the words north, south, east and west respectively, so as to ensure that the boundaries mentioned in the plan coincide with the boundaries given in the schedule and to ensure perfect legal title to the purchaser.
- E. Now therefore this Deed of Rectification is executed to effect the above mentioned correction wherever necessary.
- F. Except the above said correction there is no change in the Principal Deed, especially with regard to Plot Number, Area, Total Extent, Survey No., Village, etc. Therefore, this document is hereby executed without consideration.
- G. This Deed of Rectification shall be read along with the Principal Deed and shall be deemed to have come into force from this date.

For MODI & MODI CONSTRUCTIONS



Partner

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 47, admeasuring about 125 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Tot-Lot area & Land Scaped Garden
South	Plot No. 46
East	30' wide road
West	Neighbour's land

IN WITNESSES WHEREOF this Deed of Rectification is made and executed on date mentioned above by parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.



2.



For MODI & MODI CONSTRUCTIONS



Partner

SIGN. OF THE VENDOR

REGISTRATION PLAN SHOWING

PLOT NO. 47, 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

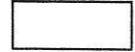
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. C. H. VENUGOPALA KRISHNA, SON OF MR. RAMAIAH

REFERENCE:**AREA:**

125

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

Tot-Lot area & Landscaped Garden

N



Neighbors Land

47'-0"

24'-0"

Plot No. 47

30' wide road

Plot No. 46

WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

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

SL.NO.

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(LEFT THUMB)

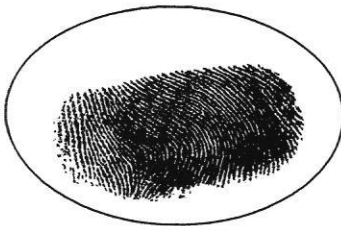
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

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
REP. 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.

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

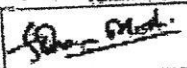
SIGNATURE OF EXECUTANTS

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम / NAME
SOHAN SATESH MODI

पिता का नाम / FATHER'S NAME
SATESH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSP8104E


 Signature



10062008

Prabha

WITNESSES NO. 1

Customer Relations Division



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:
5-4-187/3&4, 1st Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

www.modiproperties.com

Resi.Add.:

11-187/2, Road No.2,

Green Hills Colony,

Saroor Nagar,

Hyderabad.

Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

B M RAJ KUMAR

MUKUND RAO

03/01/1978

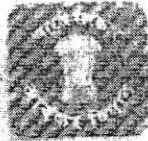
Permanent Account Number

AIOPR9833L

Signature



भारत सरकार
GOVT. OF INDIA



22022006

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटावें :
आयकर पैन सेवा यूनिट, एन एस डी एल
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

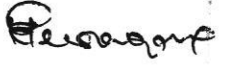
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 3715/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

This report prints the Photos and FPs taken on 03/09/2011
12:38:49

Report Date: 03/09/2011 12:44:21

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
3			(EX) REP BY SPA HOLDER K. PRABHAKAR REDDY O/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

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

47

నెం.

1398

K. Prabhakar Reddy

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

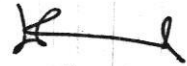
దస్తావేజు స్వభావము	Rectification deed.				
దస్తావేజు విలువ	125000 -				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	364510				
రిజిస్ట్రేషన్ రుసుము	100				
లోటు స్టాంపు (D.S.D.)	100				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు	1				
అదనపు షీట్లు					
5 x					
		Cash			
మొత్తం	200				

(అక్షరాల Two hundred only)

రూపాయలు మాత్రమే)

తేది 3/9/11

వాపసు తేది



సబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.