

SCANNED

10/4/2011

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध్ర प्रदेश ANDHRA PRADESH

U 493205

Sl.No. 2451 Dt: 17-03-2011 Rs.100/-

Name : Santosh

S/o.Shankar

For Whom : M/s.Modi & Modi Constructions, Sec-bad

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 28th day of February 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 40 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. L. B. V. PRASAD, SON OF MR. L. S. SARMA, aged about 53 years. Occupation: Service, residing at Flat No. B-702, Balaji Angan, Sector-3, Plot I-1, Kharghar, Navi Mumbai - 410 210, 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. 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.

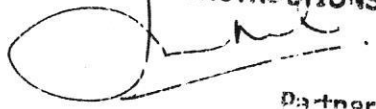
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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 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

- 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. 36 admeasuring 122 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 1,22,000/- (Rupees One Lakh Twenty Two 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. 36 admeasuring 122 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. 1,22,000/- (Rupees One Lakh Twenty Two Thousand Only). 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. 10,370/- is paid by way of challan no. 224236, dated 28.03.2011, drawr on State Bank of Hyderabad, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 36 admeasuring about 122 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto and bounded on:

North	Plot No. 37
South	30' wide road
East	30' wide road
West	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. 

2. 

For MOLI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR

REGISTRATION PLAN SHOWING

PLOT NO. 36, 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

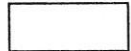
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA

REFERENCE:
AREA:

122

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

Neighbors Land

Plot No. 37

46'-0"

Plot No. 36

24'-0"

30' wide road

30' wide road

**WITNESSES:**

1.

2.

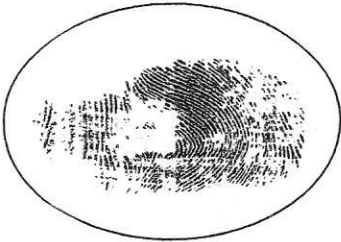
For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

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

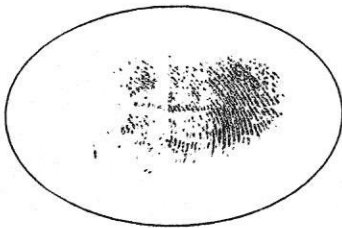
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

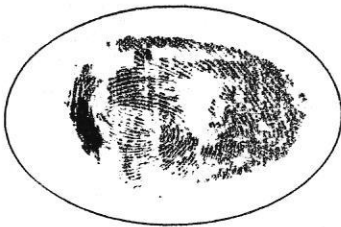
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

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



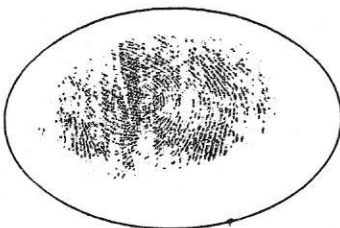
SPA FOR PRESENTING DOCUMENTS: VIDE DOC.NO. 12/IV/2008, Dt. 05.03.2008

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. L. B. V. PRASAD
MR. L. S. SARMA
R/O. FLAT NO. B - 702
BALAJI ANGAN
SECTOR - 3, PLOT I - 1
KHARGHAR
NAVI MUMBAI - 410 210



REPRESENTATIVE:

MRS. SUBBA LAXMI
MR. MR. L. B. V. PRASAD
R/O. FLAT NO. B - 702
BALAJI ANGAN
SECTOR - 3, PLOT I - 1
KHARGHAR
NAVI MUMBAI - 410 210

SIGNATURE OF WITNESSES:

- 1.
- 2.

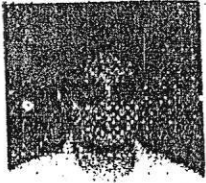
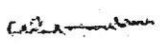
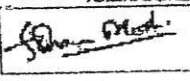
FOR MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative,

VENDOR

स्थायी लेखा संख्या	PERMANENT ACCOUNT NUMBER	
	ABINPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANLAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1989	
हस्ताक्षर / SIGNATURE		
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh		

GPA HOLDER:

आयकर विभाग
INCOME TAX DEPARTMENT



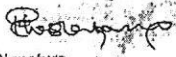
भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

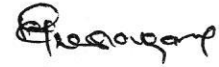
15/01/1974

Permanent Account Number
AWSPP8104E


Signature



10062008

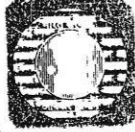


Representative:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



L S LAXMI
V S AKELLA
19/06/1964

Permanent Account Number
ACFPL0557Q

Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTI-TSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, UTI-TSL
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

TB-36

4495

నెం.

శ్రీమతి / శ్రీ

K. Prapalaka Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	sale				
దస్తావేజు విలువ	122000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	1074/11				
రిజిస్ట్రేషన్ రుసుము	610				
లోటు స్టాంపు(D.S.D.)	9660				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు	1				
5 x					
మొత్తం	103700				

(అక్షరాల)

10/04/2011 2173

రూపాయలు మాత్రమే)

తేది

21/8/11

వాససు తేది


సబ్బా లక్ష్మి లక్ష్మజలా

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.

Received Original
Registration Documents.


15/4/2011
(SUBBA LAXMI LAKSHAJALA)