

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 904018

Sl.No. 646 Dt: 21-07-2011 Rs.100/-

Name : Santosh

S/o.Shankar

For Whom : Modi & Modi Constructions.

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 2nd day of September 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

Mrs. NERLAKANTI SWAPNA, WIFE OF Mr. K. LAKSHMIKANTH, aged about 31 years, Occupation: Service, residing at H. No: - 1-8-484, Chikadpally, Hyderabad - 500 020., 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 20 | క నుంబు... 3689
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9
 ఈ కాగితము వరుస సంఖ్య..... 1

సబ్-రిజిస్ట్రార్

ENDORSEMENT

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

Sl No	Description of liability	In the form of					Total
		Cash	Stamp duty, u/s 18 of L.S. act	DD/BC/ Pay order			
1	Stamp Duty	100	9900				10000
2	Transfer duty						
3	Registration fee						625
4	Other charges						100
5	Total						10725/-



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

పుస్తకము నిలి / వ సంచిము.....3644.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....
2

2011 సం॥ సెప్టెంబర్ నెల.....2..... వ తేది

1933వ శా.స. 2012వ సం॥ 12 వ తేది

దినము.....2..... మరియు.....3..... గంటల మధ్య

కీసర్ పట్ - రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి.....K. Prabhakar Reddy.....

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

అనుసరించి నమోదించవలసిన ఫాటోగ్రాఫులు

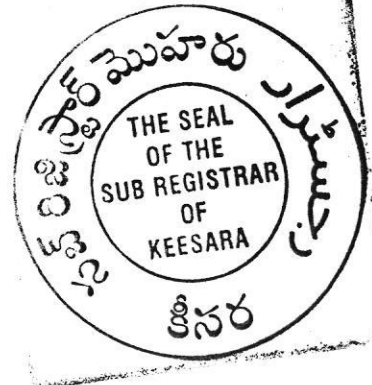
మరియు వెరిఫికేషన్లతో సహా దాఖలు చేసి రుసుము

రూ॥.....625/-.....ను చెల్లించినారు

ప్రాసియూర్లను అనుసరించి

నిజమై బాధించిన వారు

సబ్-రిజిస్ట్రార్



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Secunderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA/SPA No. 12/BK/12/2008
dated 5.3.08 registered at SRO, Keesara
Ranga Reddy District.

రూపించినది

② K. Prabhakar G. BHARATH GUDIPATI SON OF G. V. RAMANAIYAH.
SOFTWARE ENGINEER. H. No. 6-1-132/31, Padma Rao Nagar, Sec. bad.

③ Vasavi K. VASAVI KASAM SHETTY Daughter of K. SREE RAMULU SHETTY
SOFTWARE ENGINEER HNO: 6-1-132/68, padma Rao Nagar
Sec-bad-500061

2011 సం॥ సెప్టెంబర్ నెల.....2..... వ తేది సబ్-రిజిస్ట్రారు

1933వ శా.స. సం॥ 2012వ సం॥ 12 వ తేది కీసర

- 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. 45, 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. 45, admeasuring 125 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.1,25,000/-(Rupees One Lakh Twenty Five 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. 10,625/- is paid by way of challan No. 404577, dated 3.09.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS


Partner

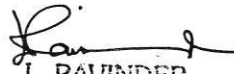
...ల పుస్తకము 20 / 1 వ పంపు.....364.4.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....
 ఈ కాగితము వరుస సంఖ్య.....3.....

సబ్-రిజిస్ట్రార్

"Rs. 9900 / towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 625 / towards Registration fee on the
 chargeable value of Rs. 125000 / were paid by
 the party through Bank. 404599 vide
 challan/DD/BC/Pay order No. 3/9/11 date"


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

పుస్తకము 20 / 1 పంపు (కా.క.1899) నంబు
364.4 మంబరుగా రీజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నంబరు 1530-364.4/20 / 1
 ఇవ్వబడినది.
 20/సంఖ్య సెప్టెంబర్ 20 సంఖ్య.....3..... వ రేది.


 L. RAVINDER
 సబ్-రిజిస్ట్రార్, కీసర



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 45, admeasuring about 125 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, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

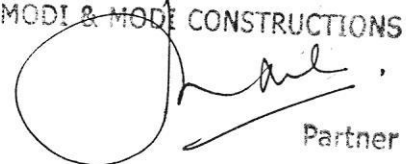
North	Plot No. 46
South	Plot No. 44
East	30' wide Road
West	Neighbour's land

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. Bharath G.
2. Nasari V

For MODI & MODI CONSTRUCTIONS


Partner
(Soham Modi)
VENDOR

X N. Swapna
VENDEE

పుస్తకము 20 1/2 నంబరు..... 3644.....
 దస్తావేజు మొత్తం శాసితముల సంఖ్య..... 9.....
 ఈ శాసితము వరుస సంఖ్య..... 4.....

చే-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 45, 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

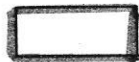
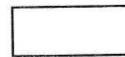
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MRS. NERLAKANTI SWAPNA, WIFE OF MR. K. LAKSHMIKANTH

REFERENCE:
AREA:

125

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

Neighbors Land

Plot No. 46

46'-0"

Plot No. 45

24'-0"

30' wide road

Plot No. 44

N

**WITNESSES:**

1.

T. S. S. S. S. S.

2.

N. S. S. S. S.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

N. Swapna

SIG. OF THE BUYER

.. అ పుస్తకము 2011 వ సం. ప్రా..... 3644

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 5

సబ్-రీజిస్ట్రార్



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

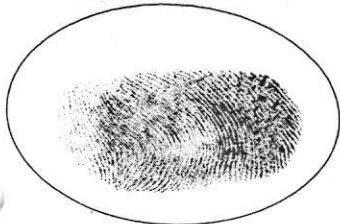
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

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:

MRS. NERLAKANTI SWAPNA
W/O. MR. K. LAKSHMIKANTH
R/O. H. NO: - 1-8-484
CHIKADPALLY
HYDERABAD - 500 020.

REPRESENTATIVE:

MR. K. LAKSHMIKANTH
S/O. MR. K. SRI RAMULU SETHY
R/O. H. NO: - 1-8-484
CHIKADPALLY
HYDERABAD - 500 020.

SIGNATURE OF WITNESSES:

T. Bharathi G.
Valani K

For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS

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

Lakshmi Kanth K

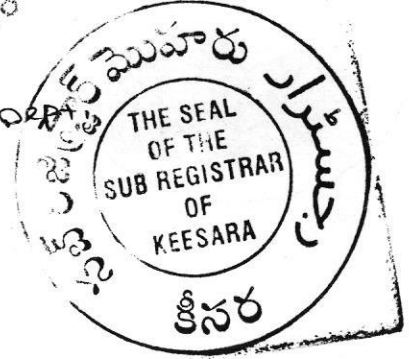
SIGNATURE OF THE REPRESENTATIVE

N. Swapna
SIGNATURE OF BUYER

పుస్తకము 20 11వ సంచిపు..... 3644
 వస్త్రావేశ మొత్తం క నితముల సంఖ్య..... 9
 ఈ క నితము వరుస సంఖ్య..... 6

పరిశీలించు

"Address proof of the party verified with Pan card
ANISPP8104E Issued by Income Tax Dept.
 bearing its district No. _____
 (authority)"



"Address proof of the party verified with Pan card
ACAPN7527R Issued by Income Tax Dept.
 bearing its district No. _____
 (authority)"

2

"Address proof of the party verified with Pan card
AIXPG7769M Issued by Income Tax Dept.
 bearing its district No. _____
 (authority)"

3

"Address proof of the party verified with Driving Licence
DLFAP0093373072002 Issued by R.A. Andruabadi
 bearing its district No. _____
 (authority)"

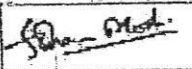
[Handwritten signature]

PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


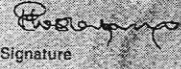
मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E

Signature




For MODI & MODI CONSTRUCTIONS



Partner

.. ఎ పుస్తకము 20 11వ సంచిక.....3644.....
చస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....
ఈ కాగితము వరుస సంఖ్య.....7.....

సబ్-రిజిస్ట్రార్



UNION OF INDIA
ANDHRA PRADESH
 DRIVING LICENCE
 02000095002002
 KASIM SULTAN CHANDRANATH
 S/O K S. SURESH REDDY
 1-8-468
 CHIKKADPALLI
 HYDERABAD
 28/03/2002
DUPLICATE

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACAPN7527R

नाम /NAME
SWAPNA NERLAKANTI

पिता का नाम /FATHER'S NAME
**NARASIMHA RAO VEERA
 NERLAKANTI**

जन्म तिथि /DATE OF BIRTH
22-08-1980

हस्ताक्षर /SIGNATURE
V. Swapna.

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

.. ఎ పుస్తకము 20 / వ సం॥పు.....3644

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....9

ఈ కాగితము వరుస సంఖ్య.....8

మహా-రిజిస్ట్రార్



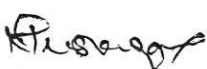
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 3713/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 03/09/2011 12:43:34

This report prints Photos and FPs of all parties

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 II FLOOR, SOHAMMANSION, M.G. ROAD, SEC- BAD.	

Identified by

Witness 1

Witness 2

Bharathi G.
Nasari K

Photos and TIs
captured by me

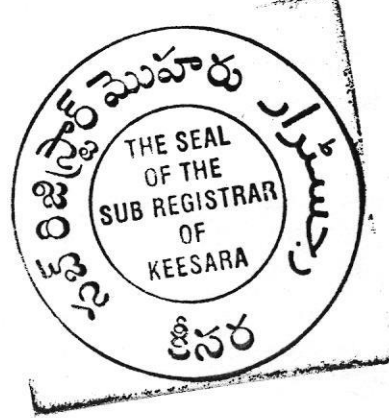

Capture of Photos and TIs
done in my presence

వి పుస్తకము 2011 వ సం॥పు.....3644.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....

ఈ కాగితము వరుస సంఖ్య.....9.....

చుట్ట-రిజిస్ట్రార్



ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

13-43

నెం.

శ్రీమతి / శ్రీ 1397 K prabhalee Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Slk				
దస్తావేజు విలువ	125000-				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	3644/11				
రిజిస్ట్రేషన్ రుసుము	625				
లోటు స్టాంపు (D.S.D.)	9900				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు	1				
అదనపు షీట్లు	1				
5 x					
మొత్తం	10625				

(అక్షరాల Row 404599 & 3/9

తేది 3/9/11 రూపాయలు మాత్రమే)

వాపసు తేది

సబ్ రిజిస్ట్రారు

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