

3775/2011



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 880979

SI.No. 546a/ Dt: 29-08-2011 Rs.100/-
 Name : Ramesh
 S/o.Narsing Rao
 For Whom : M/s. 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.9849355456

SALE DEED

This Sale Deed is made and executed on this the 9th day of September 2011 at SRO, Keesara, Ranga Reddy District 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 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. BURADA VENKATA RAMANA, SON OF LATE B. CHINNARAO aged about 42 years, Occupation: Business, residing at H. No: - 3-138, Narsimha Reddy Nagar, Malkajgiri, Hyderabad - 500 047., 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



2011 వ సం॥ను
 ముద్రాపేజీ మొత్తం కారితముల సంఖ్య.....10
 కారితము వరుస సంఖ్య.....1

సబ్-రిజిస్ట్రార్

ENDORSEMENT

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

		In the form of				
Sl. no.	Description of tax/duty	Stamp duty, u/s 16 of I.S. act	Cash	Stamp duty, u/s 16 of I.S. act	DD/BC/ Pay order	Total
1	Stamp duty	100/-	13500			13600
2	Transfer fee					
3	Registration fee					850
4	Other charges					100
5	Total					14550



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

విశ్వానందము 2011 వ సం॥ 3775

వస్తావేజా మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితము వరుస సంఖ్య 2

2011 సం॥ సెప్టెంబర్ నెల 12 వ తేది

1933 వ శా.స. 2011 వ సం॥ 21 వ తేది

పేజీలు 2 మరియు 3 గంటల మధ్య

కేసర సబ్ - రిజిస్ట్రార్ ఆఫీసులో

క్రీ.పి.సి. K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ కు

అనుగుణించి సమర్పించవలసిన ఛాట్ గ్రాఫులు

మరియు వీరిముత్రాలతో సహా దాఖలు చేసి రుసుము

రూ॥ 850/-లు చెల్లించినారు

వాసియిచ్చినట్లు ఒకప్పుకోన్నది

ఎడమ బొటన ముద్ర

సబ్-రిజిస్ట్రార్



క్రీ.పి.సి.

క్రీ.పి.సి.

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/BKM/0008
dated 05.03.2011, Registerer at SRO, Keesara,
Ranga Reddy District.

హాపించినదీ

① Surendra

Suresh babu. D. S/o. D. Sambasiah

Engineer. Marketing

3-130, Nara Simha Reddy Nagar

Malakgiri - Hyd

② కి. రాజ్ కుమార్

కి. రాజ్ కుమార్ S/o. మారుంద రావు
occ. Service - R/o. 1-5/1, M. Gollaram,
Sec'bad,

2011 సం॥ సెప్టెంబర్ నెల 12 వ తేది గంటల మధ్య

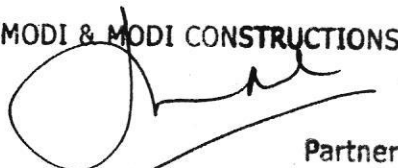
1933 వ శా.స. సం॥ 2011 వ సం॥ 21 వ తేది కేసర

- 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. 71, 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. 71, admeasuring 170 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.1,70,000/- (Rupees One Lakh Seventy 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. 14,450/- is paid by way of challan No. 404159, dated 12.09.2011, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

వస్తువుల విలువ 2011 వ సం. 3775

రెజిస్ట్రేషన్ మొత్తం కాగితముల సంఖ్య 10

కాగితము వరుస సంఖ్య 3

సబ్-రిజిస్ట్రార్

"Rs. 13500/- towards stamp duty including T.D. under section 41 of the I.S. Act 1899. and Rs. 850/- towards Registration fee on the chargeable value of Rs. 170000/- were paid by the party through Bank. 404159 vide challan/DD/BC/Pay order No. 12/9/11 date"

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

ప్రస్తుతము 2011 సం. (సా.స. 1933) సం. 3775. మొత్తం రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్ సమీక్షం గుర్తింపు నెంబరు 1530-3775/2011 ఇవ్వబడినది.
20 Nov సబ్-రిజిస్ట్రార్ నెంబరు 12 చ తది.

L. RAVINDER
సబ్-రిజిస్ట్రార్, కీసర



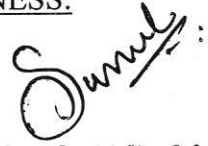
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 71, admeasuring about 170 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, bounded on:

North	Plot No. 72
South	Plot No. 70
East	30' wide road
West	Plot No. 64

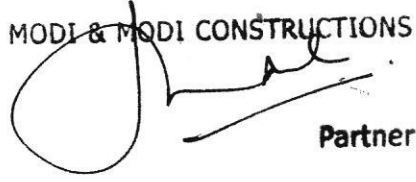
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
(D. SURESH BABU)

2. 
(B. RAJ KUMAR)

For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR



VENDEE

సంపుటము 2011 వ సంపుట.....3775.....

సర్టిఫికేట్ మొత్తం కాగితముల సంఖ్య.....10.....

కాగితముల సంఖ్య.....4.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 71, 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:

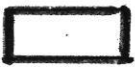
MR. BURADA VENKATA RAMANA, SON OF LATE B. CHINNARAO

REFERENCE:
AREA:

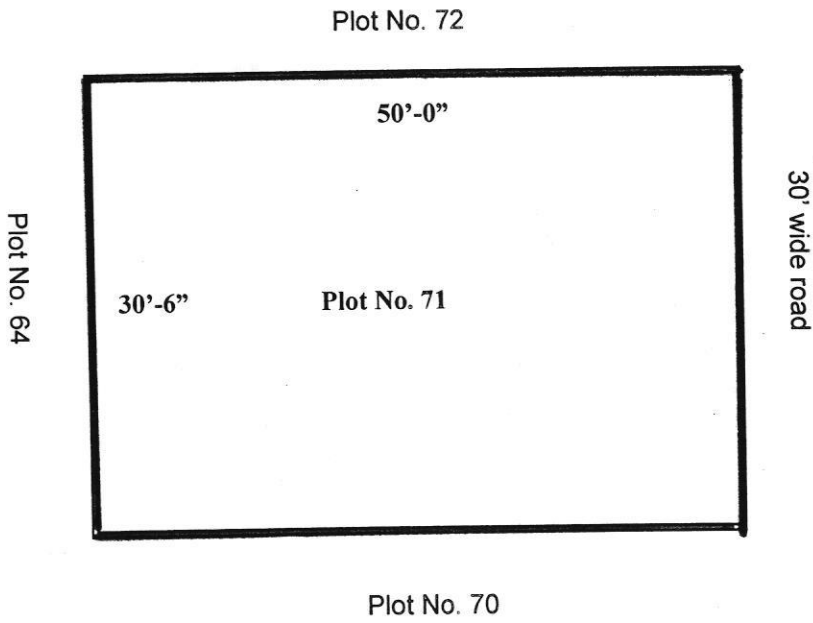
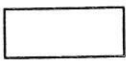
170

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1. *[Signature]*
2. *[Signature]*

For MODI & MODI CONSTRUCTIONS
[Signature]
Partner

SIG. OF THE VENDOR
[Signature]
SIG. OF THE BUYER

న పుస్తకము 2011 త గు.పు.....3775.....

వస్త్రావేశ మొత్తం కాగితముల సంఖ్య.....10.....

ఈ కాగితము వరుస సంఖ్య.....5.....

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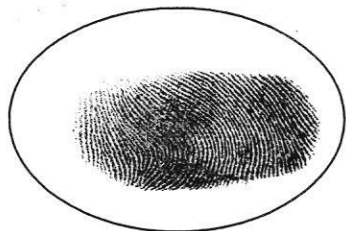
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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/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:

MR. BURADA VENKATA RAMANA
S/O. LATE B. CHINNARAO
R/O. H. NO: - 3-138
NARSIMHA REDDY NAGAR
MALKAJGIRI
HYDERABAD - 500 047

SIGNATURE OF WITNESSES:

1.

[Signature]

2.

[Signature]

For MODI & MODI CONSTRUCTIONS

[Signature]
Partner

SIGNATURE OF THE EXECUTANTS

[Signature]

SIGNATURE OF THE BUYER

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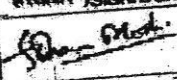


स्थायी लेखा संख्या **PERMANENT ACCOUNT NUMBER**
ABMPM6725H

नाम **NAME**
SOHAN SATISH MODI

पिता का नाम **FATHER'S NAME**
SATISH MANILAL MODI

जन्म तिथि **DATE OF BIRTH**
18-10-1989

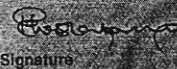
हस्ताक्षर **SIGNATURE**


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

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**


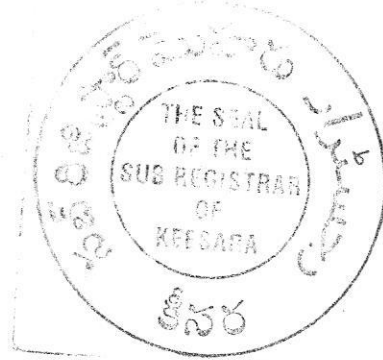


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विशेषज्ञ

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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BURADA VENKATA RAMANA

CHINNA BURADA RAO

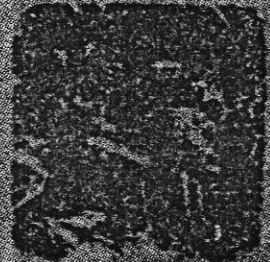
16/05/1967

Permanent Account Number

AGHPR4162P

Burada Venkata Ramana

Signature



Burada Venkata Ramana

.....వార్షికము 2011 వ సం॥ను.....3775.....

.....పన్నుదేఖ మొత్తం కాగితముల సంఖ్య.....10.....

.....కాగితము వరుస సంఖ్య.....8.....

.....సీల్-రిజిస్ట్రార్.....



11/11/2011



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

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

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

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

Suresh

ఎ పుస్తకము 2011 వ సం॥ను..... 3775.....
వస్తావేజు మొత్తం కారితముల సంఖ్య..... 10.....
ఈ కారితము వరుస సంఖ్య..... 9.....

సబ్-రిజిస్ట్రార్



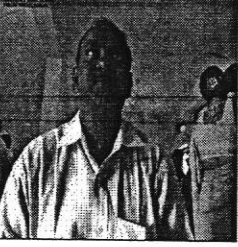
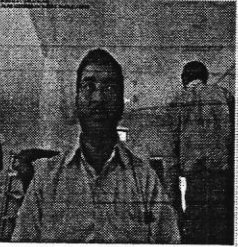
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 003863/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 12/09/2011 14:44:22

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) BURADA VENKATA RAMANA R/O. H.NO. 3-138, NARSIMHA REDDY NGR,MALKAJGIRI, HYDERABAD-47	
3			(EX) SPA FOR PRESENTING DOCUMENTS K. PRABHAKAR REDDY R/O. 5-4-187/3 & 4 II FLOOR, SOHAMMANSION, M.G. ROAD, SEC-BAD.	

Identified by

Witness 1

Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

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