Doctroo: 2040 /2015 एक सौ रुपये Rs. 100 ফ. 100 **HUNDRED RUPEES** भारत INDIA INDIA NON JUDICIAL මිඵ්රෆංක तेलंगाना TELANGANA S.No. <u>4317</u> Date:28-04-2015 K.SATISH KUMAR LICENSED STAMP VENDOR Mr Sanjeer Rumae LIC No.16-05-059/2012, R.No.16-05-029/2015 Plot No.227, Opp.Back Gate of City Civil Court, West Marredpally, Sec'bad. Mobile: 9849355156 SALE DEED This Sale deed is made and executed on this the 5th day of June 2015 at Hyderabad by and between: Mr. Ramesam Haridas, S/o. Mallaiah, aged about 50 years, Occupation: Agriculture, resident of H. No.1-103, Maseed Banda, Kondapur, Serlingampally, Ranga Reddy District. Mr. Ramesham Vinod, S/o. Ramesam Haridas, aged about 26 years, Occupation: Employee, resident of H. No.1-103, Maseed Banda, Kondapur, Serlingampally, Ranga Reddy District. g3. Mr. Ramesham Anand, S/o. Ramesam Haridas, aged about 24 years, Occupation: Student, resident of H. No.1-103, Maseed Banda, Kondapur, Serlingampally, Ranga Reddy District. Ms. Anusha, D/o. Ramesam Haridas, aged about 19 years, Occupation: Student, resident of H. No.1-103, Maseed Banda, Kondapur, Serlingampally, Ranga Reddy District. Hereinaster referred to as the VENDORS and severally as Vendor No.1, Vendor No. 2, Vendor no. 3 & Vendor no. 4 respectively. P. Winsel amm & Dress Gung

సంపుద్ర్మికేల నెం. (2779) 2040 అగితముల మొత్తం సంఖ 12 ఆగితపు కరున సంఖ్య

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Ramesam Havidas 3/0. MELINIAS Plo. 7 1-103, Massed Banda, Kondapur, Sevilingampally, R.R. 5184,

JOINT SUB REGISTRARS



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Ramesam Vinod S/o. Ramesam Haribas Rong of 1-103, maked Bonda, kondepur Serilingampally, R. R. 1844

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Ramesam Anand s/o. Rameeam Haridas Rondapur R/o. 41-103, maseed Banda, Kondapur Levilingumpally, R.R. Dien.

July

#### IN FAVOUR OF

M/s. Modi Farm House (Hyderabad) LLP, an incorporated Limited Liability Partnership Firm, having its office at 5-4-187/3&4, Soham Mansion, II floor, M.G. Road, Secunderabad – 500 003, duly represented by its Managing Partner Mr. Soham Modi, S/o. Shri Satish Modi, aged about 45 years.

Hereinafter referred to as the PURCHASER.

The term VENDORS and the PURCHASER referred to above shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.

#### WHEREAS:

- A) Turupu Jangaiah, S/o. Late Pentaiah was the original owner of land admeasuring about Ac. 3-00 Gts., forming a part of Sy. No. 44 of Yenkapally Village, Chevella Mandal, R.R. District. His name was appropriately reflected in the pahanis for the year 1985-96 and 1994-95. Turupu Jangaiah sold Ac. 2-10 gts., forming a part of Sy. No. 44 of Yenkapally Village, Chevella Mandal, R.R. District (hereinafter referred to as the Scheduled Land and more particularly described in the schedule given hereunder) out of the land owned by him to Ramesham Chinna Mallaiah, S/o. Ramaiah vide sale deed bearing no. 1053/96 dated 03.07.1996 registered at SRO Chevella.
- B) The name of Ramesham Chinna Mallaiah was mutated in the revenue records and his name is reflected as owner of the Scheduled Land in the pahanis for the year 1999-2000, 2004-2005 & 2007-2008.
- C) Ramesham Chinna Mallaiah died on 13<sup>th</sup> August, 2002. He was survived by his only son Ramesham Haridas (Vendor no. 1 herein) who became the owner of the Scheduled Land. VENDOR NO. 2, VENDOR NO. 3 are the sons of VENDOR NO. 1 and VENDOR NO. 4 is the daughter of VENDOR NO. 1 herein and have joined this deed to fully convey perfect title to the PURCHASER.
- D) Vide proceedings of the Tahsildar Cehvella Mandal bearing no. B/689/13 dated 14.03.2013, the revenue department has mutated the Scheduled Land in favour of Ramesham Haridas, the VENDOR NO.1 herein. Patta Passbook for the Scheduled Land have been issued to the VENDOR NO.1 herein and the details of which are: Patta No. 592, Passbook no. 639535 & Title deed no. 639535.
- E) By way of the above documents, deeds and recitals the VENDORS herein has become the absolute owners and possessors of the Scheduled Land.
- F) The Purchaser has approached the VENDORS to purchase the Scheduled Land and the VENDORS has agreed to sell the Scheduled Land to the PURCHASER for a consideration of Rs. 15,75,000/- Rupees Fifteen Lakhs Seventy Five Thousand Only).

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Anusha O/o. Romasam Harrides R/o. 1-103, Massed Banda, Kondepunt, Serilingam pethy. R.R sist

నిర్వాహించినోది

1. A. harh

A. Ramesh S/D. A. Venkatateh

No: 5-81, Janwada village

Shankerpally (m) R.D. 814

2. 171193

m. mahender S/2 on. mallish. No: 28-7), yadan Basti, Neredmet. Hig

### NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

 The PURCHASER has paid the aforesaid total consideration of Rs. 15,75,000/- (Rupees Fifteen Lakhs Seventy Five Thousand Only) as per the details given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.

Date	Payorder no.	Amount	Drawn on
05.06.2015	181584	9,00,000	HDFC Bank
05.06.2015	181585	6,75,000	HDFC Bank

- 2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 2-10 Gts., forming a part of Sy. No. 44 of Yenkapally Village, Chevella Mandal, R.R. District, which is hereinafter referred to as the Scheduled Land and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
- 3. The VENDORS hereby covenant with the PURCHASER that the disbursement/distribution of the sale consideration amongst the VENDORS is purely an internal arrangement and understanding among themselves and no individual VENDOR shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.
- 4. The VENDORS hereby covenant that the Scheduled Land was the absolute property belonging to them and are the absolute owners of the same and no other person other than the VENDORS have any right, title or interest in respect of the Scheduled Land or any portion thereof. There are no protected tenants in respect of the Scheduled Land and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Land by the VENDORS herein above mentioned.
- 5. The VENDORS hereby declare and covenant that they are the true and lawful Owners of the Scheduled Land. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have any right, title or interest in respect of the Scheduled Land or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Land by the VENDORS and none of their heirs shall have any manner of right or title over the Scheduled Land and they shall have no objection for the sale of the Scheduled Property to the PURCHASER.

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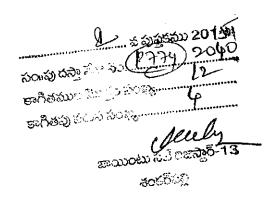
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- 6. The VENDORS further covenant that Scheduled Land is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. The VENDOR hereby declare that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Land. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of Scheduled Land it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Land, the VENDORS shall indemnify the PURCHASER fully for such losses.
- 7. The VENDORS have on this day delivered vacant peaceful possession of the Scheduled Land to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
- 8. The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the PURCHASER in the concerned departments.
- 9. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Land.
- 10. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.

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Rs. towards Stamp duty including T.D. Under Section 41 of The I.S. Act 1890 and Rs. #255. To wards Registration fee on the Chargeable Value of Rs. 1500 to 1800 to 180



#### SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 2-10 Gts., forming a part of Sy. No.44 situated at Yenkapally Village, Chevella Mandal, Ranga Reddy District, under S. R. O. Shankarpally and bounded by:

North

: Land belongs to Purchaser in Sy. No. 44

South

: Land belongs to Purchaser in Sy. No. 44

East

: Land belongs to Purchaser in Sy. No. 44

West

: Land belongs to Purchaser in Sy. No. 44

IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

Witness:

1. A. Lous

2. T/11/2\_

RHARIDAS

Vendor No. 1

K-Wimsel Duner

Vendor No. 2

Vendor No. 3

Anusha Vendor No. 4

M/s. Modi Farm House (Hyderabad) LLP

Soham Modi



REGISTRATIO	IN PLAN SH	OWING	FORMING A PART (	OF .	
IN SURVEY NO	<b>)</b> . 44				Situated at
	YENK	APALLY VILL	AGE, CHEVELLA		Mandal, R.B. Dist.
VENDOR:	SHRI.	RAMESHAM	HARIDAS, S/O. SHR	I MALLAIAH & OTHERS	
PURCHASER:			·/····	) LLP, REP. BY ITS MAN	IAGING PARTNER
	SRI SOF	IAM MODI, S/	o. SHRI SATISH MOD		
REFERENCE: AREA:	2-10	SCALE: ACRES.	INCL: SQ. MTRS.		EXCL:
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		1117 J	LAND BELONGING TO PURCHASER  351	NEIGHBOUR'S LAND SY.NO:33  GOVE	RNMENT LAND
	NEIGHBOUR'S LAND	552	SY.No.44 & ST.No.44 & ST.No.44 & ST.No.44 & ST.No.44 & ST.No.40 (C)	139	R. HARIDAY  R. Winned Runs  R. Sheafter
		7,56	3/2 4	O 10	Anusha
Mila Mila MM	1	770	MORNING	SIGN. For Modifia	OF THE VENDOR
1111/2				SI	GN. OF THE PURCHASER Designated Partner

మ ప్రస్తుక్రము 2013 సం.పు రస్తా నేజు నెం. (1777) 2040 కాగితముల నెంక్తం సంఖ్య 12 కాగితపు పరున సంస్థి టిట్ని జాాంపు సబీ రిజాస్టార్-13 తంకర్పల్లి

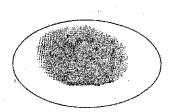
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# THOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

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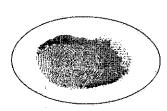
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





#### VENDOR No.1:

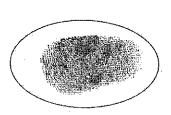
MR. RAMESAM HARIDAS S/O. MR. MALLAIAH R/O. H. NO: 1-103 MASEED BANDA,KONDAPUR SERILINGALLY RANGA REDDY DISTRICT.





#### **VENDOR No.2:**

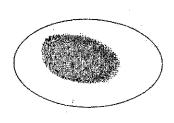
MR. RAMESÁM VINOD S/O. RAMESÁM HARIDAS R/O. H. NO: 1-103 MASEED BANDA, KONDAPÜR SERILINGALLY RANGA REDDY DISTRICT.





#### VENDOR No.3:

MR. RAMESAM ANAND S/O. RAMESAM HARIDAS R/O. H. NO: 1-103 MASEED BANDA, KONDAPUR SERILINGALLY RANGA REDDY DISTRICT.





#### VENDOR No.4:

MS. ANUSHA D/O. RAMESAM HARIDAS R/O. H. NO: 1-103 MASEED BANDA,KONDAPUR SERILINGALLY RANGA REDDY DISTRICT.

SIGNATURE OF WITNESSES:

R. HARIDAS Rushadlemar R. Drangermap Anusha

SIGNATURE OF EXECUTABLES

SIGNATURE(S) OF PURCHASER(S)



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

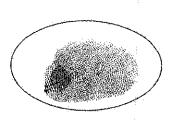
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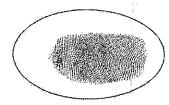
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





#### PURCHASER:

M/S. MODI FARM HOUSE (HYDERABAD) LLP, HAVING ITS OFFICE AT 5-4-187/3&4, SOHAM MANSION, II FLOOR, M.G. ROAD, SECUNDERABAD — 500 003, REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI.





#### REPRESENTATIVE:

K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 2<sup>ND</sup> FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD.

SIGNATURE OF WITNESSES

1 A. Rm

2. 17/102

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R. Angital Rin

SIGNATURE OF EXECUTANTS
FOR MODIFICATION (NYDER) LLP

SIGNATURE(S) OF PENDMASERICATE

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### भारता विकरण पहुंचान प्राधिकरण имости имости имости от пола



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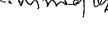


చిరునామా: S/O Haridas, MAIN ROAd Hyderabad, Rangareddi Andhra Pradesh, 500084

Address: S/O Haridas, main roaD Serilingampally, Rangareddi Andhra Pradesh, 500084

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## नारक अस्ति कार्यान प्राधिकरण

చిరునామా: C/O Haridas, main road Hyderabad, Rangareddi Andhra Pradesh, 500084

చిరునామా: S/O, MAIN hYDERABAD,

aNDHRA pRADESH, 500084

rANGAREDDI

Address: C/O Haridas, main road Serilingampally, Rangareddi Andhra Pradesh, 500084

Aadhaar - Aam Aadmi ka Adhikar

भारतक केरिक पहुंचान प्राधिकरण инистрительной инистрителя

S/O Haridas, main

Serilingampally, Rangareddi

Andhra Pradesh, 500084

Address:



## भारत सरकार



aNAND kUMAR Anand Kumar పుట్టన సం./YoB:1991 పురుషుడు Male



R. Dusking.

Aadhaar - Aam Aadmi ka Adhikar

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## THE TRUET



aNUSHA Anusha పుట్లిన సం./YoB:1996 స్త్రీ Female



Anusha

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#### प्रतिकरण धनारक कार्याकारण कर Hodia

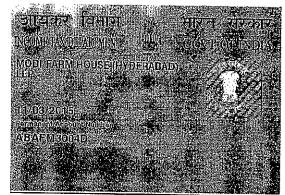
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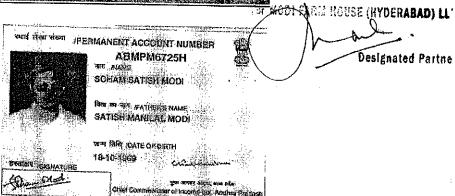
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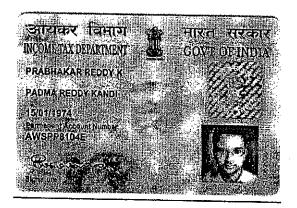
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### **PURCHASER**





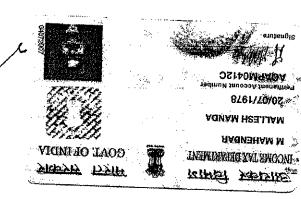


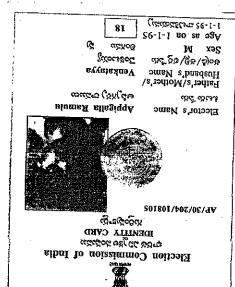
Amazon

మే పుప్రక్రము 2016 సంగత్స్తు రాష్ట్రా నేలు సెం. సిన్మాలు కాంగీతముల ముక్కం సంఖ్య 12 కాంగీతపు వరుస్ స్ట్రామ్లు కాంగీతపు వరుస్ స్ట్రామ్లు కాంగీతపు వరుస్ స్ట్రామ్లు కాంగీతపు వరుస్ స్ట్రామ్లు సబ్ లజాస్ట్రెస్ సబ్ లజాస్కెర్-13 సబకర్స్లు



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వ పుప్తకము 2016 సం.పు దస్తే నేజు ెల్లాన్స్ 90 40 కాగితముల మొత్తం సంఖ్య 12 కాగితపు చరుస సంఖ్య 12 జాయింటు సబ్ లజాస్కెర్-13 శంకర్పల్లి



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