DM 5050/13



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5/0. P/or Whom. M. J. J. R. Mosty. Grylyuefor

AM 972235

## K. SATISH KUMAR

Licenced Stamp Vendor
LIC.No.15-18-013/2000
REN.No.15-18-016/2009
H.No.5-2-30, Premovathipet (V),
Rajendranagor Mandal,
Ranga Reddy District.
Ph.No.9849355156

#### SALE DEED

This Deed is made and executed on this the 3 day of June 2013 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 43 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. MADAVARAPU VIKRAM RAO, SON OF Mr. MADAVARAPU LAXMAN RAO, aged about 38 years, residing at # H. No. 3-18/46P, Pragathi Nagar, Ramanthapur, Hyderabad - 500 013., 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 MODIA MODI CONSTRUCTIONS

Partner

a magam 20 a hona .... 5054.... దస్తావేజు మొక్కం కాగితముం సంఖ్య.......... 13/06. THE SURE 30 30 S 2 00 45-8412°F (50 \_ 1 WOV 2000 \_ 200 ... KONE MAKE కే నట్ - రిజి⊝ైడు ఆఫీసులు in Posibhatan rede 02 (325 2000 1800 185 32.3 అనునరించి నమర్పించవఅన్న **ఫోటో(గాపుడు** మరియు చేలిముద్రలతో సత్కాదాఖలు చేస్తి రుష్టుత్తు Ricorague ம் " 21750/ வ ஆல்ல**ுக்** వా**సియిచ్చినట్ల** ఒప్ప**ిస్పెప్తి ప** ెడను బౌటన చేలు Olof 5-4-187/384. Il de floor, Soham mansion, M-G. Road. Secred, through Spa for fragenterties of Documents, Vide Spanio. 12/BK-12/08, Et. 5.03.06 at SRO, Keescra, R.R. Bistrict. **హుపించిన**దీ M. Soee Rame, Storf. Satyanarayana, Address: - 3-4-106., Rakeni Nagar, Ramanthapur Hyderatad - 500 013. B. Pajeshud feed S/o B. Ramchandet Roca 4.40 3-18-46/B Playatri noy ? Pamantapul Hydelabod 013

Per Apple & ROM CORNER ADOR 1988

#### **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.

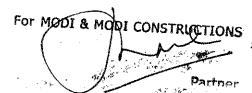
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135 & 136	Ac. 2-08 Gt.
2.43	7972/2004	10.08.2004	128, 129, 132, 133,136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
			Total Extent of Land	Ac. 6-28 Gts.

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

- a. Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- b. Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- c. Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- d. Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- e. Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- f. Shri M. Pranavanadham, S/o. Hanumath Rao
- g. 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.
- 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.



Rs. 919150 Towards stamp duty including T.D. under section 41 of the I.S. Act 1899. and Rs. 21750 Towards Registration fee on the chargeable value of Rs. 4350000 Twere paid by the party through Bank 94262 vide.

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

సబ్-రిజిణ్యారు, కినర

SUBARA NAME OF SUBARA S

D) The Vendee is desirous of purchasing a plot of land bearing no.52 admeasuring 240 sq. yds. along with semi-finished construction having a total area of 2192 sft., (built-up area 1946 sft + terrace area 113 sft + portico area 133 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.43,50,000/-(Rupees Forty Three Lakhs Fifty Thousnad Only) and the Vendor is desirous of selling the same on the following terms and conditions:

### NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No.52 admeasuring 240 sq. yds., along with semi-finished construction having a total area of 2192 sft., (built-up area 1946 sft + terrace area 113 sft + portico area 133 sft) 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 Property 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.43,50,000/-(Rupees Forty Three Lakhs Fifty Thousnad Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that Scheduled Proptery 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 Property.
- 3. The Vendor further covenant that the Schedule Property 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 Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property 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 Property 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 Property 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.2,61,000/- is paid by way of challan no. 9422, dated 03.06.2013, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

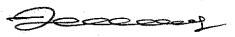
Partner

-5-**-**01∂-F

# ENDORSEMENT

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

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2	Transfer	2 - An approximate the second of the second					21750
3	Registration 108		=				700
4	User charges	and make the second of				<del> </del>	0646
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#### **SCHEDULED PEOPERTY**

ALL THAT PIECE AND PARCEL OF BUNGALOW on bearing Plot No.52 admeasuring about 240 sq. yds., along with semi-finished construction having a total area of 2192 sft., (built-up area 1946 sft + terrace area 113 sft + portico area 133 sft) in the project known as "NILGIRI HOMES" 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	Plot No. 53		, i
South	Plot No. 51		
East	Plot No. 59		
West	30' wide road	· .	

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:

For MODI & MODI CONSTRUCTIONS

Partner

(Soham Modi) 2V E N D O R

2.



#### ANNEXTURE-1-A

1. Description of the Building

:All that piece and parcel of bungalow along with semi-finished construction on Plot No. 52 in the project known as "NILGIRI HOMES" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District

(a) Nature of the roof

: R. C. C.

(b) Type of Structure

: Framed Structure

2. Age of the Building

: Under Construction

3. Total Extent of Site

: 240 sq. yds.

4. Built up area Particulars:

a) Portico & Terrance Area

: 246 Sft

b) In the Ground Floor

: 973 Sft

c) In the First Floor

: 973 Sft

Total Built up Area:

2192 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

Rs. 43,50,000/-

FOR MODI & MODI CONSTRUCTIONS

Partner

Date: 03.06.2013

Signature of the Executants

#### CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

FOR MODI & MODI CONSTRUCTIONS

Partner

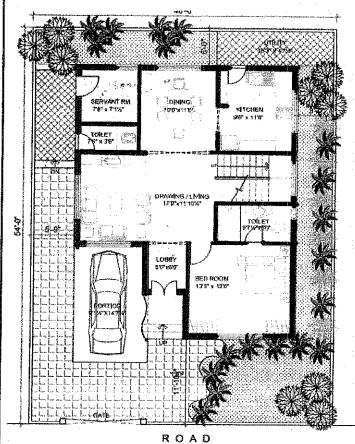
Signature of the Executants

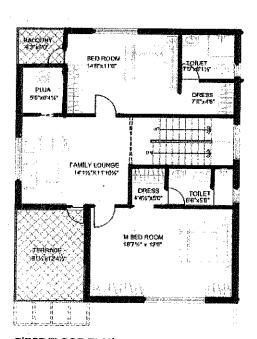
Date: 03.06.2013

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**REGISTRATION PLAN SHOWING** PLOT NO. 52, FORMING A PART IN STRAVEY NOS. 128, 129, 132, 133, 134, 135 & 136 Situated at RAMPALLY VILLAGE, KEESARA Mandal, R.R. Dist. M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER **VENDOR:** MR. SOHAM MODI, SON OF SRI SATISH MODI BUYER: MR. MADAVARAPU VIKRAM RAO, SON OF MR. MADAVARAPU LAXMAN RAO REFERENCE: SCALE: INCL: **EXCL:** 240 AREA: SQ. YDS. SQ. MTRS.





FIRST FLOOR PLAN

TYPE-A (40'-0" x 54'-0") DETACHED - HOUSE (WEST)

PLOT AREA - 2166 SET (OR) 240 SYDS

GROUND FLODR AREA - 973.00 SFT FIRST FLODR AREA - 973.00 SFT FOTAL BUILTUP AREA - 1845.00 SFT

PORTICO AREA - 14860 SET TERPOCE AREA - 17300 SET

#### GROUND FLOOR PLAN

Boundaries: North - Pl

1 - Plot No. 53 1 - Plot No. 51

South - Plot No. 5

East - Plot No. 59 West - 30' wide road

WITNESSES:

1. Breekause

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

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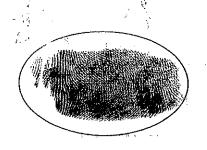
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

<u>SĽ.NO.</u>

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

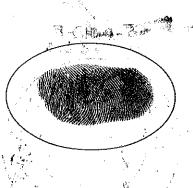
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





#### VENDOR:

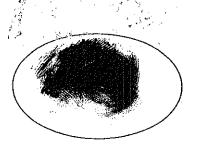
M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI





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

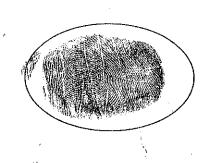
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.





#### **BUYER:**

MR. MADAVARAPU VIKRAM RAO S/O. MR. MADAVARAPU LAXMAN RAO R/O. H. NO. 3-18/46P PRAGATHI NAGAR RAMANTHAPUR HYDERABAD - 500 013





#### **REPRESENTATIVE:**

MR. MADAVARAPU LAXMAN RAO S/O. CHANDRARAO R/O. H. NO. 3-18/46P PRAGATHI NAGAR RAMANTHAPUR HYDERABAD - 500 013

SIGNATURE OF WITNESSES:

1. Mechanie

For MODI & MODI CONSTRUCTIONS

Partner SIGNATURE OF EXECUTANTS

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

SIGNATURE OF THE DEDRESENITATIVE

VIRRAM RAO

**₹**-1000 €



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

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FINGER PRINT IN BLACK (LEFT THUMB)

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







#### WITNESSES:

- 1. MR. M. SREE RAMA

  S/O. M. SATYANARAYANA

  R/O: H-NO: 3-4-106

  LAXMI NAGAR

  RAMANTHAPUR

  HYDERABAD 013.
- 2. MR. B. RAJESHWAR RAD
  S/D. MR. B. RAMCHANDER RAD
  RIO: # 3-18-46/B
  PRAGATI NAGAR
  RAMONTHAPUR
  HUDERABAO-013.

SIGNATURE OF WITNESSES:

1.

2. G

For MoDI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

10 - 10 A



रणाई संख्या गांचया

PERMANENT ACCOUNT NUMBER





ABMPM6725H HIT JAME SOHAM SATISH MODI

MAIL OF THE PEATMENS NAME SATISH MANILAL MODI

जम सिथि उन्हर्य का एक है।

18-10-1969

PTTHEFT SIGNATURE

ं देशः कत्रकः स्तीकः कशास्त्राः .

Chief Commissioner of Incimental, Andhra Pradesh

आयकर विभाग अ भारत सरकार
INCOMBTAX DEPARTMENT GOVT OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Parmareht Account Number
AWSPP8104E

Rugarano

FOR MODI & MODI CONSTRUCTIONS

**Partner** 

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ELECTION COMMUSSION OF INDIA

IDENTITY CARD

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Elector's Name://Vikram Rao Madhavarapu

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Father's Name Laxman Rao M

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Address

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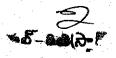
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జావిశాలో చేయ్పలకై మరియు అదే సంజయంలో కార్డు. పౌరధుతకై CONCOR INCOM AL TO STORID TODOSTAN.

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ELECTION COMMISSION OF INDIA IDENTITY CARD

YZK2047686





కేటరు పేరు : లక్ష్మణ రావ మాధవరపు

Elector's Name : Laxman Rao Madhavarapu

తండ్రి పేరు : చంద్ర రావ మాధవరపు

Father's Name :Chandra Rao Madhavarapu

ರಿಂಗಮು / Sex : పు / M

ವುಲ್ಲಿನ ತೆದಿ / Date of Birth 21/03/1947

YZK2047686

పేరునామా : 3-18-46/B

ప్రగతి నగర్ , రామంథపూర ,

ఉపల,500013

3-18-46/B Pragathi Nagar , Ramanthapur , Uppal,500013

ఓటరు రిజెస్ట్రేవన్ ఆధికారి 47... ఉప్పల్ శాసనసభ నియోజక వర్గం

> Facsimile Signature of Electoral Registration Officer 47. - Uppai Assembly Constituency

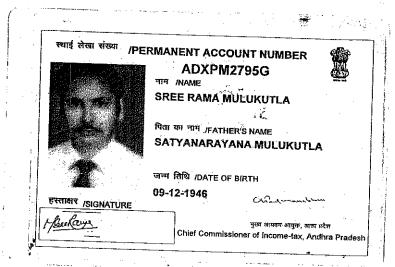
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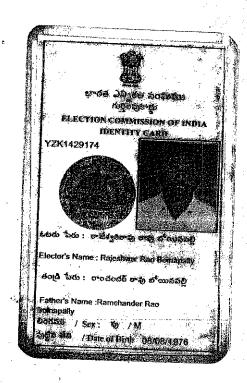
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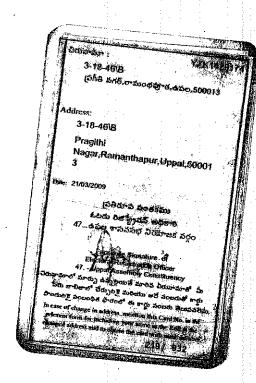
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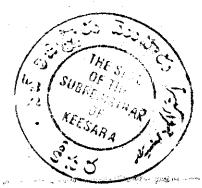
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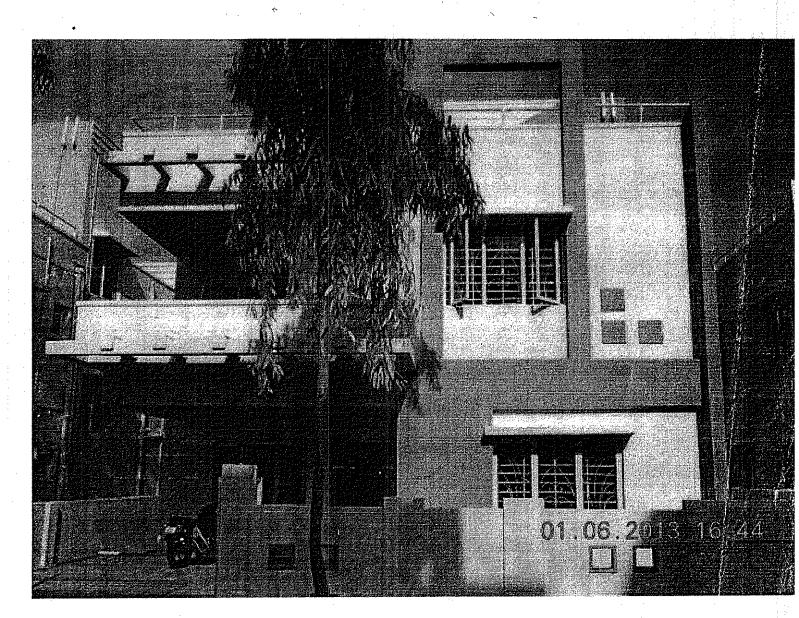






J. 5-20/2-5





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