

SCANNED

D No 4792/12

MNM-51



A
4970
B
4893

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date: 14/06/2012, 11:43 AM

Serial No: 11,191

Denomination: 100 AU 885549

Purchased By:

KPRABHAKAR REDDY
S/O K P REDDY
R/O HYD

For Whom:

MODI & MODI CONSTRUCTIONS
SEC-BAD

M. Shilpi
14/6/12
Sub Registrar
Ex. Officio Stamp Vendor
SRO: SHAMIRPET

SALE DEED

This Sale Deed is made and executed on this the 4th day of August 2012 at SRO, Keesara, Raigala 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 42 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

1. Mr. B. S. S. PRASAD, SON OF Mr. Bh. KRISHNA RAO, aged about 39 years, Occupation: Service.
2. Mrs. B. V. LAKSHMI, WIFE OF Mr. B. S. S. PRASAD, aged about 36 years, Occupation: Housewife, both are residing at # Jade- 802, 8th Floor, My Home Jewel, Madinaguda, Hyderabad - 500 049., 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

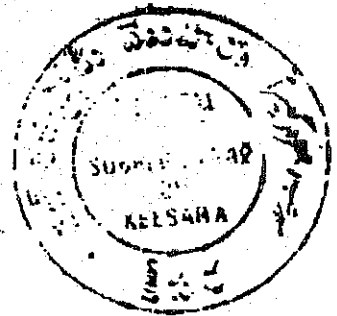
[Signature]
Partner

పన్నుకము 2012 వ సంవత్సరం..... 4297
 సర్వాధికార మొత్తం కార్యకర్తల కుంభా..... 13
 కార్యకర్తల కుంభా..... 1



శ్రీ - రవిశంకర్

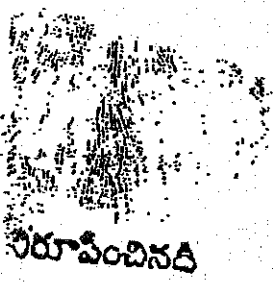
సంఖ్య..... 645/2012 నెం..... 4
 1934వ శా.క. సం. (శ్రీ) ప్రతి మానం 13 వ తేది
 పం. సం. 2 మరియు 3 గంపల మధ్య
 కే. ప్రభాకర్ - రవిశంకర్ బహిష్కరణ
 కే. ప్రభాకర్..... K. Prabhakar Reddy
 సర్వోన్నత చట్టము క్రింద సెక్షన్ 32ఎ మరియు
 కే. ప్రభాకర్ నమోదించిన నమోదించిన ఫోటోగ్రాఫులు
 పంపించు వేతిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ. 10700/- లు చెల్లించినాడు.
 సాక్షి.....
 పంపించిన తేదీ.....



Prabhakar

Prabhakar

K. Prabhakar Reddy s/o. K.P. Reddy Ucc: Servie
 o/o. S-6-187/344, 2nd floor, 80th main road, M.G. Road
 Sec'bad, through GSA for presentation of documents
 vide GSA no. M/STK/08, dt. 5-3-2008 of Sr. Officer
 R. R. Dista.



① V...
 (Signature)

CH. Venkat Ramana Reddy s/o. Late Raju Reddy
 Servie - R/o. 11-187/2, Road no. 2, Greenfield colony
 Hunderabad.

② M...
 (Signature)

M. Mahender s/o. Late M. Mallesh, Servie
 R/o. 28-77, Yadav Basti, Madhavpet, Hunderabad.

2012 సం. సం. సం. 645/2012 నెం..... 4
 1934వ శా.క. సం. (శ్రీ) ప్రతి మానం 13 వ తేది కే. ప్రతి మానం
 పంపించిన తేదీ.....

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.

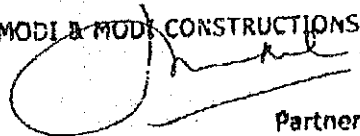
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

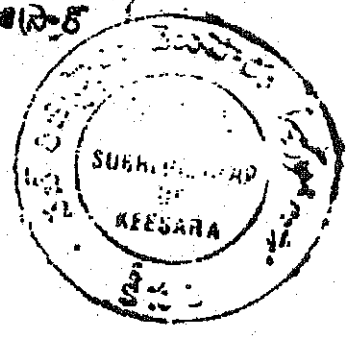
FOR MODI & MODI CONSTRUCTIONS



Partner

ప పుస్తకము 2017 వ సంవత్సరం..... 4292
 వస్త్రావేళ మొత్తం కాగితముల సంఖ్య..... 13
 ఈ కాగితము వినియోగ సంఖ్య..... 7

15-08-2018



ENDORSEMENT

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

Sl No	Description of Liability	in the name of					Total
		Stamp papers	Challan nos 41 & 15	Cast	Stamp duty 10% of A.S	De/Adv Pay order	
1	Stamp duty	100/-	1211.00				1311.00
2	Transfer duty						
3	Registration fee						100.00
4	Notar charges						100
5	Total						1511.00

[Handwritten Signature]

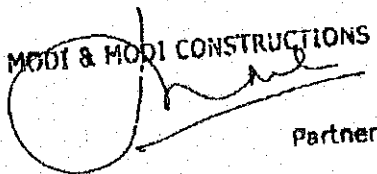
వర రిజిస్ట్రార్
 కేసర

- D) The Vendee is desirous of purchasing a plot of land bearing no. 51, 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.21,40,000/- (Rupees Twenty One Lakhs Forty 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:

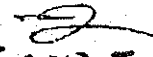
1. The Vendor do hereby convey, transfer and sell the Plot No.51, admeasuring 240 sq. yds., along with semi-finished construction having a total area of 2192 sft., (built-up area 1946 sft + terrace area 113 sft + portico area 133 sft) forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated 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.21,40,000/- (Rupees Twenty One Lakhs Forty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Property 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. 1,81,900/- is paid by way of challan no. 82657, dated 04.08.2012, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

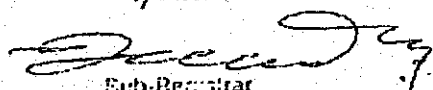


Partner

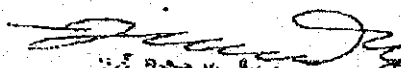
~ అనుబంధము 2(1) పే సెల్లు..... 479 ✓
 వస్త్రవేణ మొత్తం కాగితముల సంఖ్య..... 13.
 స. కాగితము మొత్తం సంఖ్య..... 3

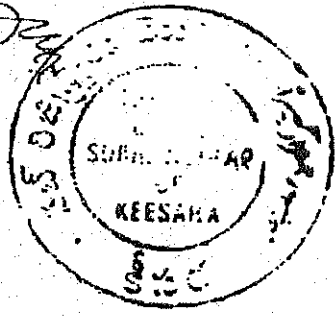

 45-04/సా-5

Rs. 171100 towards stamp duty including T.D.
 under section 41 of the I.S. Act 1999
 and Rs. 10700 towards Registration fee on the
 chargeable amount of Rs. 2140000 were paid by
 the party through Demand Draft vide
 challan/DD/BC/Pay order no. 4/8/12 date


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

అనుబంధము 20(1) పే సెల్లు (సా 1932) సంఖ్య
 479 ✓ మొత్తం కాగితముల సంఖ్యను పేర్కొనడం వల్ల
 నిమిషం గుర్తింపు పత్రము 1330-4/8/2012
 నవ్వబడుచున్నది.
 20 సంఖ్య 479 ✓ పే సెల్లు 4 వ తేదీ


 సబ్-రెజిస్ట్రారు, కేసర



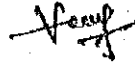

SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 51, admeasuring about 240 sq. yds., along with semi-finished construction having a total area of 2192 sq. ft., (built-up area 1946 sq. ft + terrace area 113 sq. ft + portico area 133 sq. ft) 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:

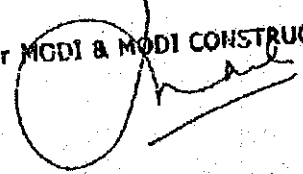
North	Plot No. 52
South	Plot No. 50
East	Plot No. 58
West	30' wide road

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:

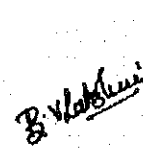
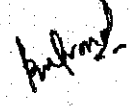
1. 
2. 

For MODI & MODI CONSTRUCTIONS




Partner

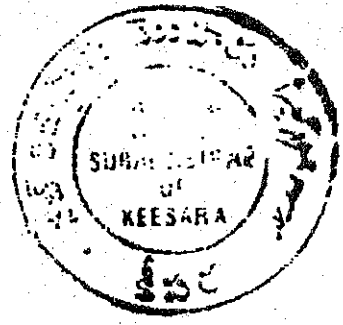
(Soham Modi)
VENDOR

VENDEE

పట్టణము 2017 వ సం. 1111..... 4222.....
 పట్టణము మొత్తం కాగితముల సంఖ్య..... 43,
 4 కాగితము వలస సంఖ్య..... 4


 క-04(సార్)



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 51, 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. (G+1)
- (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 & Terrace 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. 21,40,000/-

For MODI & MODI CONSTRUCTIONS

Partner

Signature of the Executants

Date: 04.08.2012

C E R T I F I C A T E

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: 04.08.2012

Prof. J. V. K. Srinivas

..... 4772

..... 17

..... 5

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.....-.....



REGISTRATION PLAN SHOWING

PLOT NO. 51, 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

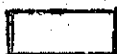
BUYER: 1. MR. B. S. S. PRASAD, SON OF MR. Bh. KRISHNA RAO

2. MRS. B. V. LAKSHMI, WIFE OF MR. B. S. S. PRASAD

REFERENCE:
AREA: 240

SCALE:
SQ. YDS.

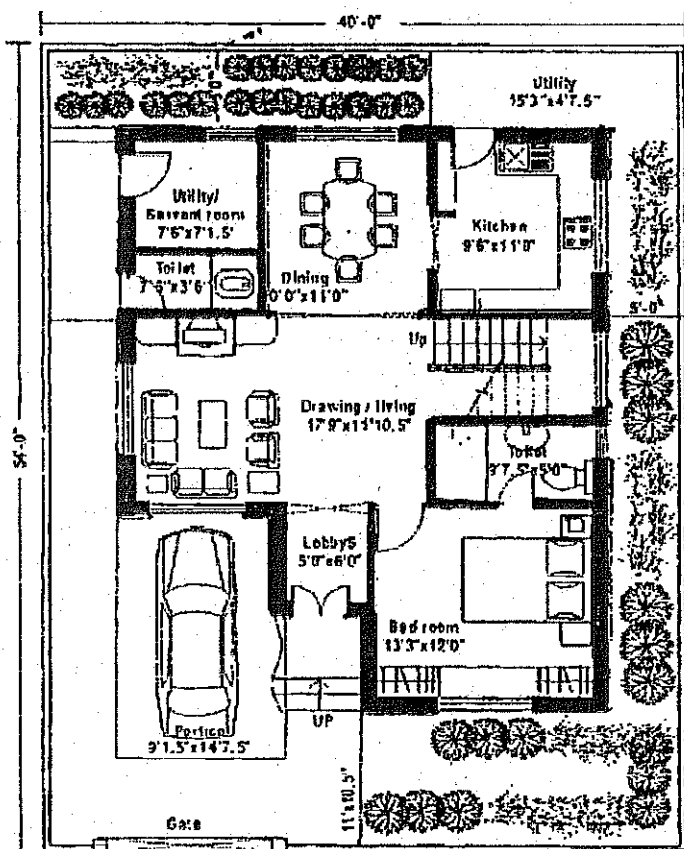
INCL:
SQ. MTRS.



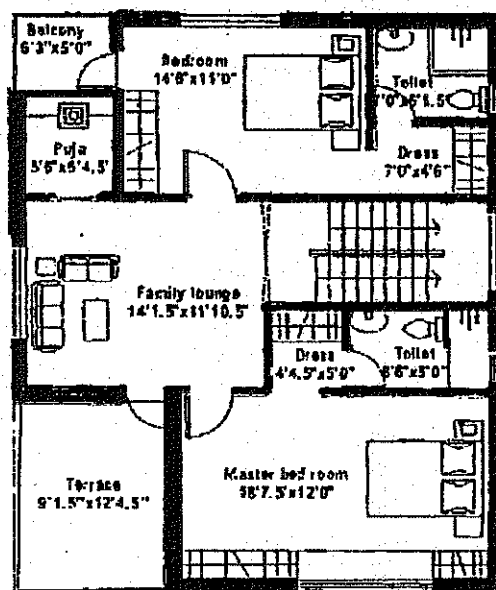
EXCL:



TOTAL BUILT UP AREA : 2192 Sft.



GROUND FLOOR



FIRST FLOOR

BOUNDARIES:

- NORTH : PLOT NO. 52
- SOUTH : PLOT NO. 50
- EAST : PLOT NO. 58
- WEST : 30' WIDE ROAD

WITNESSES:

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

For MODI & MODI CONSTRUCTIONS

[Signature]

Partner

SIG. OF THE VENDOR

[Signature]

SIG. OF THE BUYER

.....

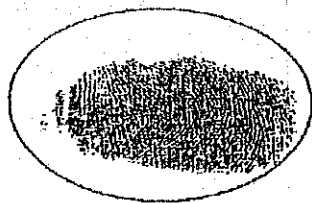

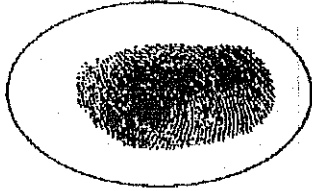

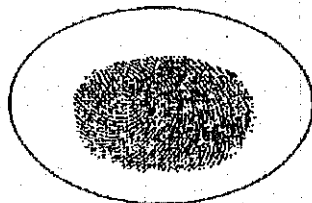

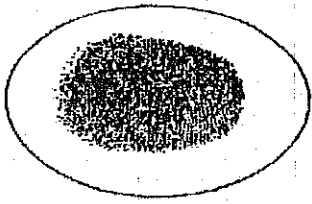

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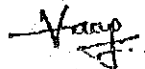

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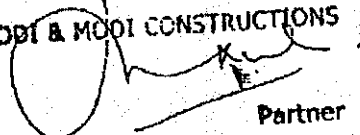
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>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</p>
			<p>SPA FOR PRESENTING DOCUMENTS: <u>VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p>BUYERS:</p> <p>1. MR. B. S. S. PRASAD S/O. MR. BH. KRISHNA RAO R/O. # JADE- 802, 8TH FLOOR MY HOME JEWEL, MADINAGUDA HYDERABAD - 500 049.</p>
			<p>2. MRS. B. V. LAKSHMI W/O.MR. B. S. S. PRASAD R/O. # JADE- 802, 8TH FLOOR MY HOME JEWEL, MADINAGUDA HYDERABAD - 500 049..</p>

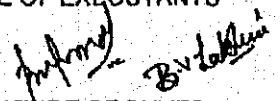
SIGNATURE OF WITNESSES:

- 
- 

For MODI & MODI CONSTRUCTIONS


Partner

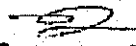
SIGNATURE OF EXECUTANTS

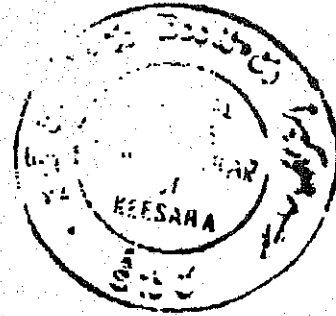

SIGNATURE OF BUYER

..... అన్నియు 2017 వ సం॥ 150 4797

..... వస్తావేలా మొత్తం కానిరముల సంఖ్య 13

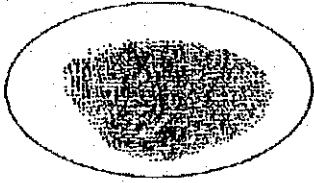
..... కానిరముల వారున తంఖ్య 2


..... రిజిస్ట్రార్



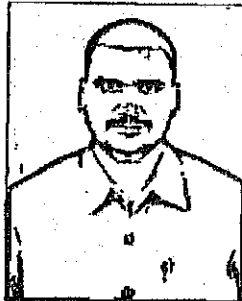
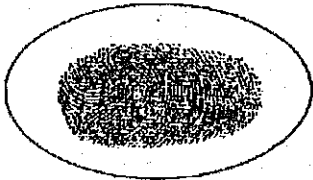
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



WITNESSES:

1. MR. CH. VENKATA RAMANA REDDY
S/O. LATE ANJI REDDY
R/O. H. NO: - 11-187/2
ROAD NO. 2. GREENHILLS COLONY
SAROORNAGAR
HYDERABAD.



2. MR. M. MAHENDER
S/O. LATE M. MALLESH
R/O. H. NO: - 28-77
YADAV BASTI
NEREDMET
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.


For MODI & MODI CONSTRUCTIONS

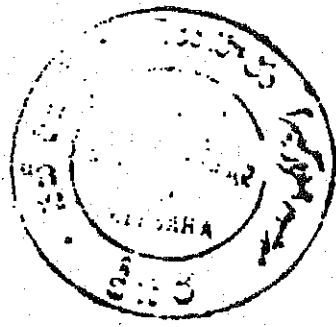
Partner

..... పుస్తకము కిరీటన సంఖ్య..... 499 ✓


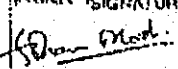
..... వస్త్రావేష మొత్తం కాగితముల సంఖ్య..... 3.

..... కాగితము వాడుక సంఖ్య..... 8.


..... రిజిస్ట్రార్



VENDOR

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता या माता के नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी / Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K

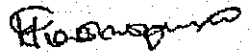
PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPP8104E


Signature








For MODI & MODI CONSTRUCTIONS



Partner


.....వ్యక్తిగతము 2014 వ సం. 4294.....
.....వస్త్రావేళ మొత్తం కాతీతముల పంఖ్య..... 13
.....కా గిరము వస్తువు..... 9


.....-రిజిస్ట్రార్



BUYER 1.


 भारत निर्वाचन आयोग
 Election Commission of India
IDENTITY CARD

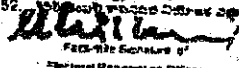
SWD1553883 

ఎన్నిక చేసే : ఎం.పి.య. ప్రాంతం
 Elector's Name : Smta Sai Preethi Bhallamuri
 తల్లి పేరు : శ్రీమతి కృష్ణ రావు బళ్లమూరి
 Father's Name : Krishna Rao Bhallamuri
 లింగం : స్త్రీ : F : M
 పుట్టిన తేదీ : Date of Birth 03/07/1972

ఓటర్-ఆర్ : SWD1553883
 3-1/4TH, P802/JADE
 3rd Floor, 2nd
 Suburban, Ranga Reddy
 500082


Address:
 3-1/4TH, P802/JADE
 My Home Jewel, Kachuguda,
 Sainthampally,
 Rangareddy, ED029

21/07/2012

ప్రధాన అధికారి
 అధికారి
 52

 Returning Officer
 52 - Sainthampally Assembly Constituency
 Ranga Reddy District
 178 / 1390


Handwritten signature

1. అక్టోబరు 2017 వ సం॥..... 4792 ✓
2. స్వామీ మొత్తం కాగితముల సంఖ్య..... 13
3. కాగితము వదిలిన సంఖ్య..... 10




అ.కె.ఆర్.కె



BUYER-2


ಭಾರತ ಚುನಾವಣಾ ಆಯುಕ್ತರು
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SWG: 553917

Electors Name : Venkat Lakshmi Bhakamudi

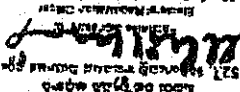
Husband's Name : Satya Sai Prasad Bhakamudi

Sex : F

Date of Birth : 1908/1975

B. Lakshmi

Date of Birth : 1908/1975


SWG: 553917

Electors Name : Venkat Lakshmi Bhakamudi

Husband's Name : Satya Sai Prasad Bhakamudi


Sex : F

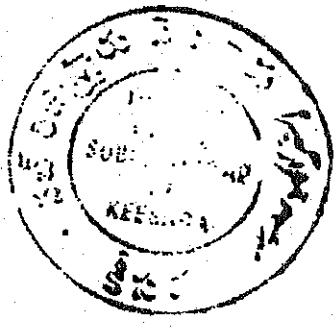
Date of Birth : 1908/1975

Address :
3-1NHJ80ZJADE
Mylapore, Madhavara
Bangalore, 560018

Date of Birth : 1908/1975

అక్షయము 2017 వ సంవత్సరం..... 4392
 వస్త్రవేణ మొత్తం కాశితముల సంఖ్య..... 13
 ఈ రాగితము మొత్తం సంఖ్య..... 11


 ఆ-04/సా-5



WITNESS. 1.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIRAMANA REDDY CHEERUKA

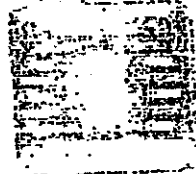
ANJI REDDY CHEERUKA

05/03/1972

Permanent Account Number

AHNPC8363Q

V. Viramana Reddy
Signature



V. Viramana Reddy

WITNESS. 2.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

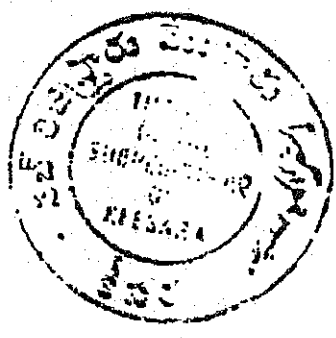
M. Mahendar
Signature

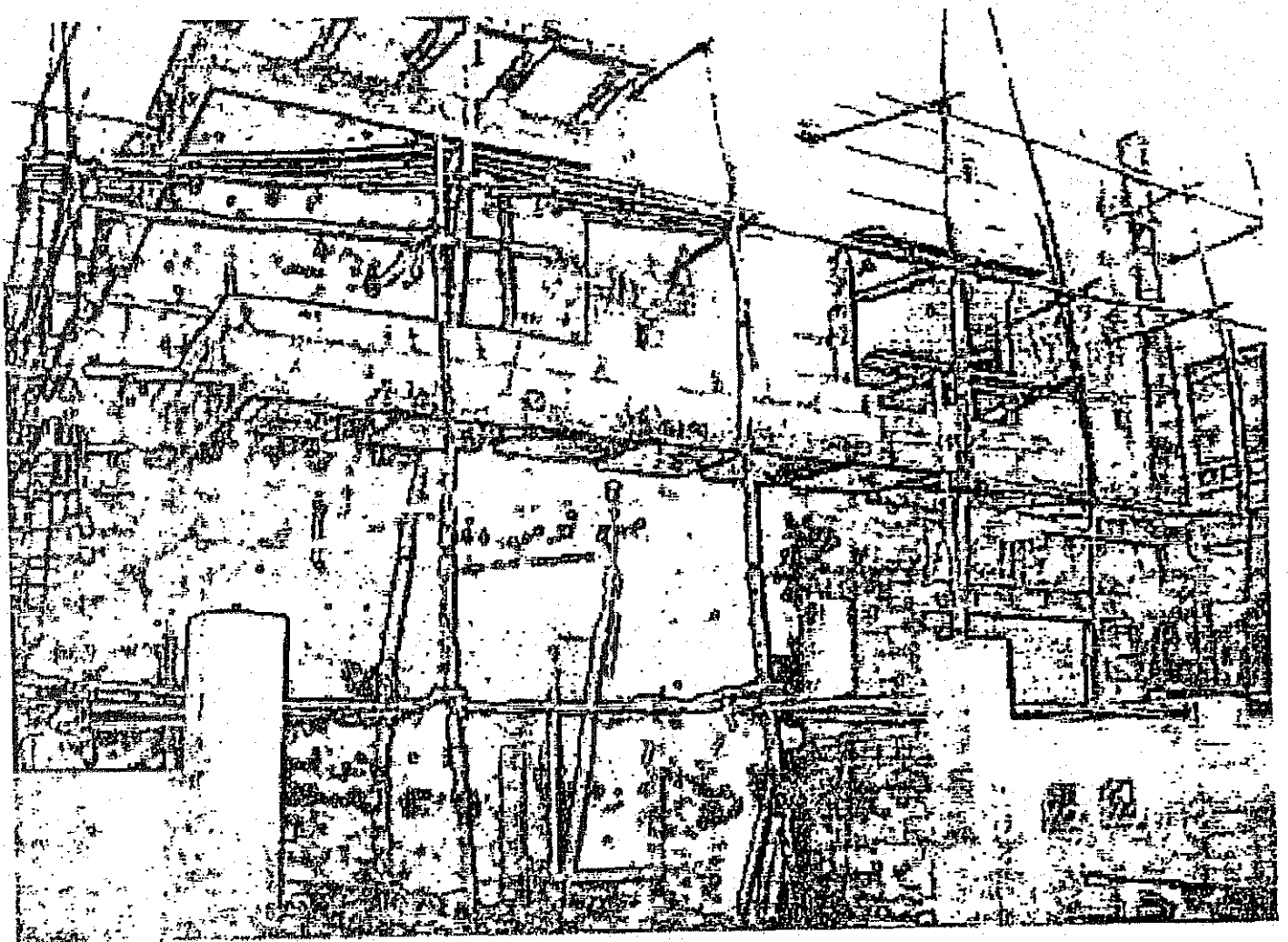


M. Mahendar

..... 4792 ✓
..... 13
..... 12

.....
.....





. వ్యవస్థాపకము 2017 వ సంవత్సరం..... 14792
 ప్రస్తావనా మొత్తం కాతికముఖ సంఖ్య..... 13
 13
 13

రిజిస్ట్రార్

