

ORIGINAL

దస్తావేజాలు మరియు రుసుముల రశీదు

నెం. శ్రీమతి / శ్రీ M/s 7219 Modi & Modi Constructions, Regd by SPA

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది. K. Prabhakar Rao

దస్తావేజ స్వభావము	<u>Sale</u>			
దస్తావేజ విలువ	<u>26,10,000</u>			<u>27/2/13</u>
స్టాంపు విలువ రూ.	<u>100</u>			<u>14/3/13</u>
దస్తావేజ వెంబరు	<u>2498/13</u>			<u>Kampally</u>
రిజిస్ట్రేషన్ రుసుము	<u>13050</u>			
లోటు స్టాంపు(D.S.D.)	<u>208700</u>			
GHMC (T.D.)	<u>100</u>			
యూజర్ ఛార్జీలు				
అదనపు షీట్లు				
5 x .....				
మొత్తం	<u>221850</u>			

**RETURN** Challan 9087  
dt - 15/3/13

(అక్షరాల) 111

\_\_\_\_\_ రూపాయలు మాత్రమే)

తేది 15/3/13

వాపసు తేది \_\_\_\_\_

[Signature]  
సబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



SCANNED


DNo 2498/13



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425545

S.No. 2846 Dt.27-02-2013 Rs.100/-  
Sold to : Sri. Ramesh S/o Narsing Rao R/o Hyd  
For Whom: Modi and Modi Constructions

  
K. GIRIBABU  
LICENCED STAMP VENDOR  
LIC.No. 16-02-30/1998  
REN. No. 16-02-009/2013  
Sub-Bapunagar, Amberpet, Hyd-13  
CELL No. 9989259839

### SALE DEED

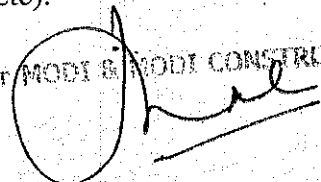
This Deed is made and executed on this the 14<sup>th</sup> day of March 2013 at SRO, Keesara, Ranga Reddy District by:

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

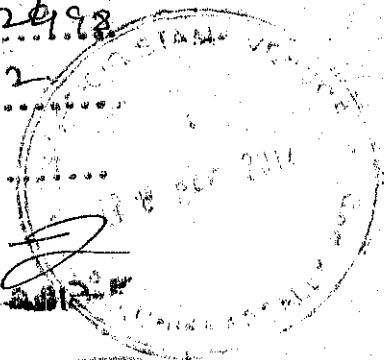
1. Mr. RAVINDRA. N. VANGA, SON OF Mr. NARSAIAH, aged about 39 years, Occupation: Service.
2. Mrs. UMA DEVI R. VANGA, WIFE OF Mr. RAVINDRA. N. VANGA, aged about 32 years, both are residing at # Flat No. B-401, Simran Residency, Sector-7, Plot No. 21, Kharghar, Navi Mumbai., hereinafter referred to as 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

పుస్తకము 20 (3వ పాఠము)..... 2019  
 ప్రస్తావనా మొత్తం కార్యముల సంఖ్య..... 12  
 కార్యముల సంఖ్య..... 1



2013 సం॥ పు. పుస్తకము..... 15 వ తేదీ  
 1934 వ.శా.సం. పుస్తకము..... 24 వ తేదీ  
 పేజీలు..... 2 పేజీలు..... 3 గంటల పాటు

కీసర్ సబ్-రిజిస్ట్రార్ ఆఫీసులో  
 శ్రీ/శ్రీమతి..... K. Prabhakar Reddy

రిజిస్ట్రేషన్ కార్యము 1934లోని సెక్షన్ 32.ఎ ను  
 అనుసరించి ప్రస్తుతించబడిన పోల్ గ్రామము  
 మరియు పేరిముద్రలతో సహా దాఖలు చేసే రుసుము  
 రూ॥..... 13050/- తప్పించినారు



*Prabhakar Reddy*

*Prabhakar Reddy*

ప్రాసియార్చివట్లు ఒప్పుకోస్తుంది  
 అతను జోకున వెలు



K. Prabhakar Reddy S/o. K. P. Reddy's Occ. Service  
 O/o: # 5-6-187/3 & 4, 1st floor, Sahammanisrao  
 M. G. Road, Secbad, through SRA for presentation of  
 Documents, vide SRA No. 12/BK/08. Dt. 05-03-08  
 at SRO, Keesara, R.R. Dist.

పాపించినది

① *M*

M. Srinivas S/o. Late M. Lingaiah Occ. Service  
 R/o: # 2-11-365, Warasiguda, Secbad,

*M*

M. Mahendrar S/o. M. Mallesh Occ. Service  
 R/o: # 28-77, Yadav Basti, Neredmet, Hyderabad.

2013 సం॥ పు. పుస్తకము..... 15 వ తేదీ సబ్-రిజిస్ట్రార్  
 1934 వ.శా.సం. పుస్తకము..... 24 వ తేదీ కీసర్

**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.
<b>Total Extent of Land</b>				<b>Ac. 6-28 Gts.</b>

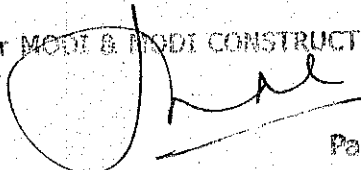
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.
- 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 MOU & INDI CONSTRUCTIONS

  
Partner

పంపు నంబర్ 13 ..... 2498  
 కర్నూలు జిల్లా కేంద్ర కార్యాలయ పంపు ..... 12  
 కే.ఎస్.ఆర్. కేంద్ర పంపు ..... 2

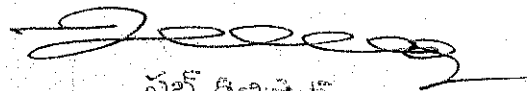
2



**ENDORSEMENT**

Whereas the following amounts have been paid in  
 payment of the amount

Sl No.	Description of fee/duty	Amount	DD/BC/ For	Total
1	Stamp Duty	100/- 208700		208800
2	Transfer Duty			
3	Registration fee			13050
4	User charges			100
5	Total			221950/-


  
 సబ్ రిజిస్ట్రార్  
 కేసర

D) The Vendee is desirous of purchasing a plot of land bearing no.70 admeasuring 170 sq. yds., along with construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.26,10,000/- (Rupees Twenty Six Lakhs and Ten 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.70 admeasuring 170 sq. yds., along with construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 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.26,10,000/- (Rupees Twenty Six Lakhs and Ten 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.2,21,850/- is paid by way of challan no. 90817, dated 15.3.17, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

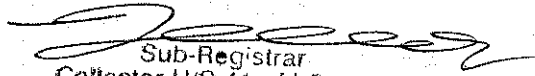
FOR MODI & MODI CONSTRUCTIONS

  
Partner

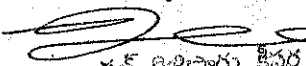
... 2498  
 వస్తావేళ మొత్తం కట్టించిన సంఖ్య 12  
 ఈ కౌన్సిలరు వారికి చెల్లించిన సంఖ్య 3

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 25-03-13

Rs 208700/- towards stamp duty including T.D.  
 under section 41 of the I.S. Act 1909.  
 and Rs 13050/- towards Registration fee on the  
 chargeable value of Rs 2610000/- were paid by  
 the party through Rs 90817/- vide  
 challan/DD/B.C. No. 15/3/13 date"

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

R  
 పుస్తకము 2013నం (కా.శ.1937) నంబరు  
 2498 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్వామింగీ  
 నిమిత్తం గుర్తింపు నెంబరు 1530 2498/203  
 ఇచ్చబడినది.  
 2013నం వూరి, తేది 15 వ తేది.

  
 సబ్-రిజిస్ట్రారు, కీసర






SCHEDULED PEOPERTY


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 70 admeasuring about 170 sq. yds., along with construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 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, bounded on:

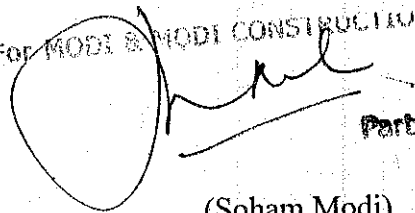
North	Plot No. 71
South	Plot No. 69
East	30' wide road
West	Plot No. 63

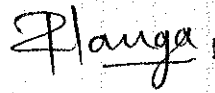

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.   
(M. SRINIVAS)

2.   
(M. MAHENDER)

FOR MODI & MODI CONSTRUCTION  
  
Partner  
(Soham Modi)  
VENDOR

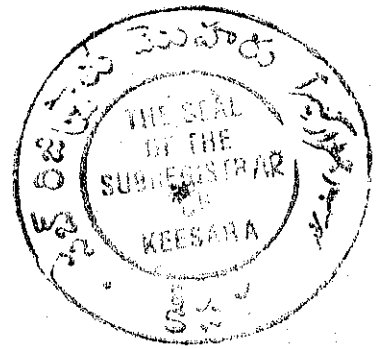
  
VENDEE  


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..... 12 .....

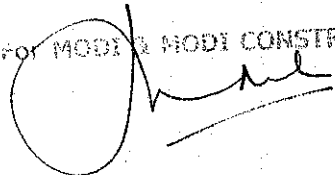
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**ANNEXTURE - 1 - A**

- |   |   |
|---|---|
| 1. Description of the Building                    | : ALL THAT PIECE AND PARCEL OF BUNGALOW along with semi-finished construction on Plot No. 70 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                           | : 170 sq. yds.  |
| 4. <b><u>Built up area Particulars:</u></b>       |   |
| a) Portico & Terrace Area                         | : 391 Sft   |
| b) In the Ground Floor                            | : 799 Sft   |
| c) In the First Floor                             | : 628 Sft   |
| d) Head Rm+Servant+Toilet Area                    | : 267 Sft   |
|   | -----   |
| <b>Total Built up Area :</b>                      | <b>2085 Sft</b>   |
|   | -----   |
| 5. Annual Rental Value                            | :   |
| 6. Municipal Taxes per Annum                      | :   |
| 7. Executant's Estimate of the MV of the Building | : Rs. 26,10,000/-   |

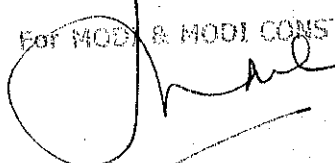
FOR MODI & MODI CONSTRUCTIONS  
  
Partner

Signature of the Executants

Date: 14.03.2013

**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: 14.03.2013

*Flanga:*  
*modi*

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**REGISTRATION PLAN SHOWING**

PLOT NO. 70, 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. RAVINDRA N. VANGA SON OF MR. NARSAIAH

MRS. UMA DEVI R. VANGA WIFE OF MR. RAVINDRA N. VANGA

**REFERENCE:**  
**AREA:**

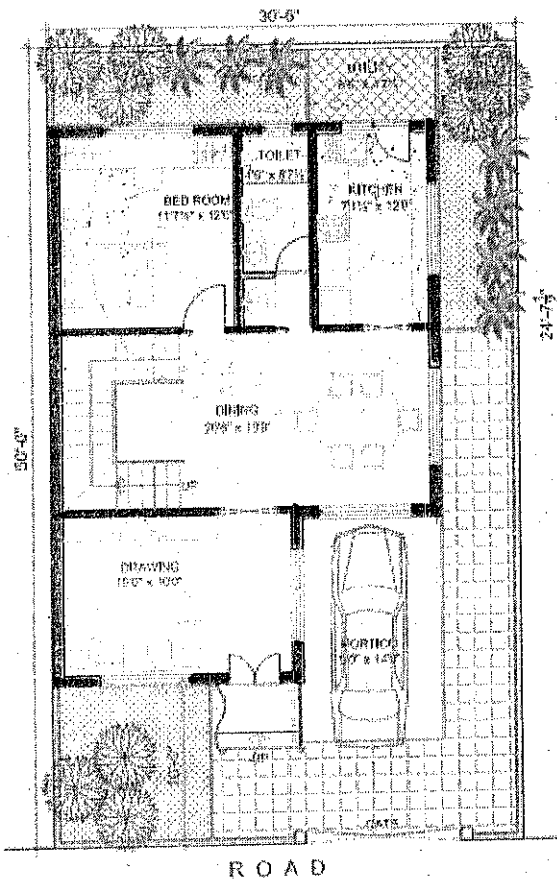
170

**SCALE:**  
**SQ. YDS.**

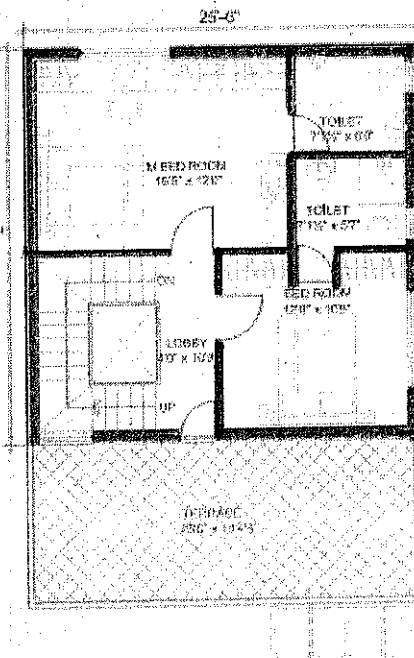
**INCL:**  
**SQ. MTRS.**



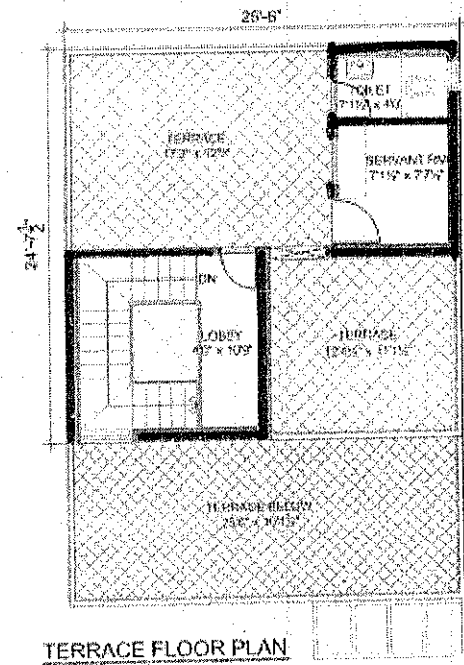
**EXCL:**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

TYPE-B (30'-6" x 50'-11")  
SEMI-DETACHED - HOUSE ( EAS  
PLOT AREA - 181 SVCS (OR) 147.30 SQ

GROUND FLOOR AREA - 799.00 SFT  
FIRST FLOOR AREA - 684.00 SFT  
HEAD ON SERVAINT-TOILET - 232.00 SFT  
TOTAL BUILT UP AREA - 1684.00 SFT  
PATIO AREA - 134.00 SFT  
TERRACE AREA - 265.00 SFT

**WITNESSES:**

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS  
  
PARTNER  
SIG. OF THE VENDOR  
  
SIG. OF THE BUYER

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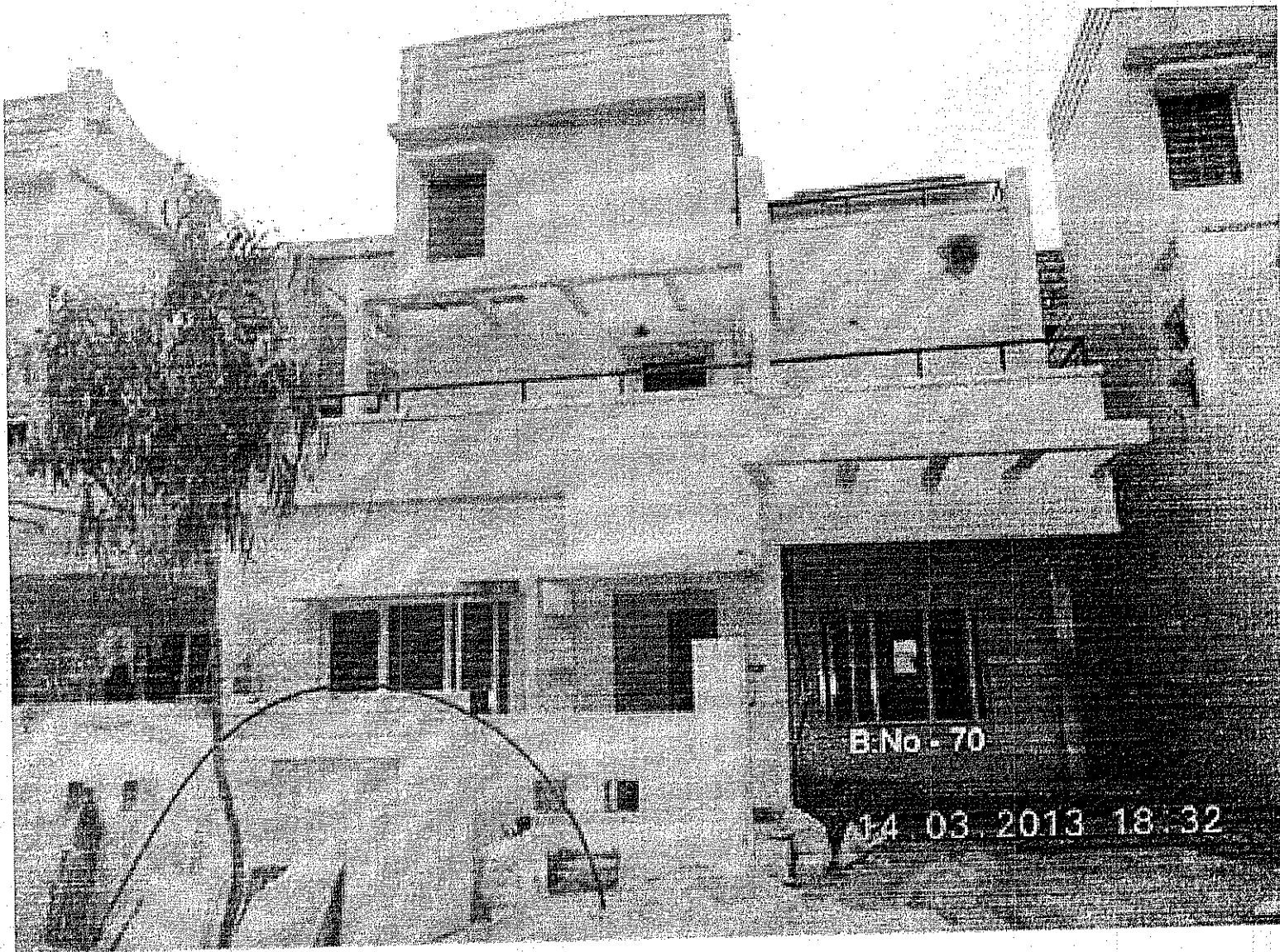
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2498

అర్జీలు 130 నంబరు.....

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సర్టిఫైడ్ కేసుల సంఖ్య.....

7



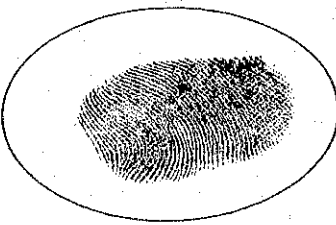

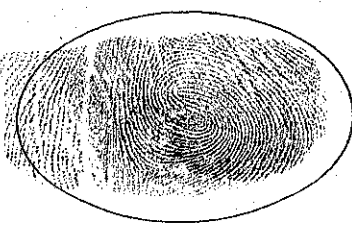



కాగితాల సంఖ్య.....

*[Handwritten Signature]*





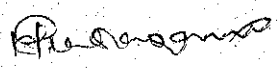


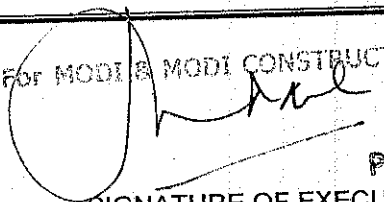
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDOR:</u></b>  M/S. MODI &amp; MODI CONSTRUCTIONS,  HAVING ITS OFFICE AT 5-4-187/3 &amp; 4  III FLOOR, SOHAM MANSION  M. G. ROAD, SECUNDERABAD  REP. BY ITS MANAGING PARTNER  MR. SOHAM MODI  S/O. MR. SATISH MODI</p>
			<p><b><u>SPA FOR PRESENTING DOCUMENTS:</u></b>  <b><u>VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</u></b>  MR. K. PRABHAKAR REDDY  S/O. MR. K. PADMA REDDY  (O). 5-4-187/3 &amp; 4  III FLOOR, SOHAM MANSION  M. G. ROAD  SECUNDERABAD -- 500 003.</p>
			<p><b><u>BUYER:</u></b></p> <p>1. MR. RAVINDRA. N. VANGA  S/O.MR. NARSAIAH  R/O. # FLAT NO. B-401  SIMRAN RESIDENCY, SECTOR-7  PLOT NO. 21, KHARGHAR  NAVI MUMBAI.</p>
			<p>2. MRS. UMA DEVI R. VANGA  W/O. MR. RAVINDRA. N. VANGA  R/O. # FLAT NO. B-401  SIMRAN RESIDENCY, SECTOR-7  PLOT NO. 21, KHARGHAR  NAVI MUMBAI..</p>

**SIGNATURE OF WITNESSES:**

1. 
2. 



For MODI & MODI CONSTRUCTIONS  
  
Partner  
SIGNATURE OF EXECUTANTS

*F. Vanga*      *Madhu*

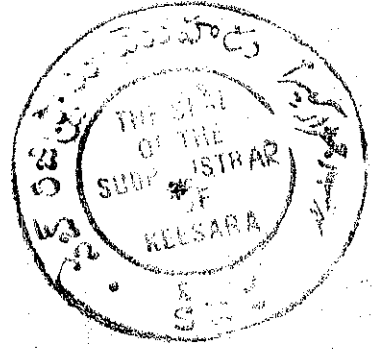
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2498

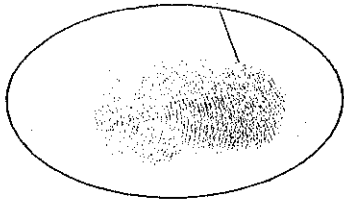

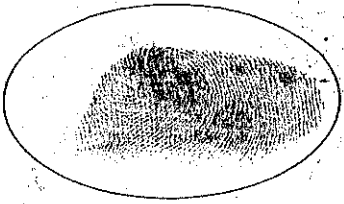

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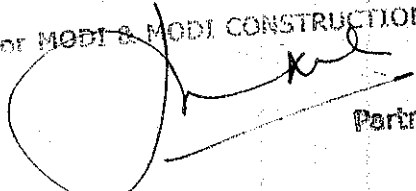
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>WITNESSES:</b></p> <p>1. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO: - 2-11-365 WARASIGUDA SECUNDERABAD.</p>
			<p>2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD</p>

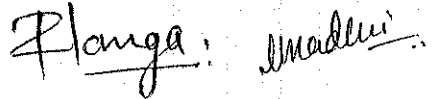
SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS

  
Partner

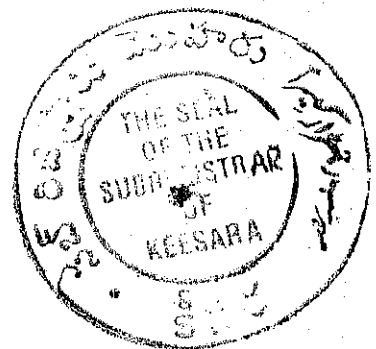
SIGNATURE OF THE EXECUTANT




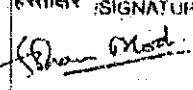
SIGNATURE OF THE BUYER

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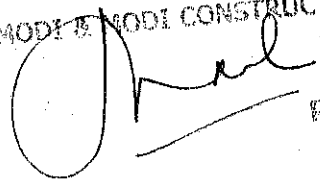
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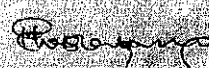

VENDOR:

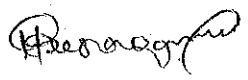
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

For MODI & MODI CONSTRUCTIONS



Partner

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		80092000



..... 20 (2) పండ్లు ..... 2498  
..... పండ్లు ..... 12  
..... పండ్లు ..... 10  
..... పండ్లు .....

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Buyer.


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAVINDRA N VANGA  
NARSAIAH VENKAI AH VANGA

01/06/1972  
Permanent Account Number  
AFRPV5038F

  
Signature




Ranga.


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

UMADEVI RAVINDRA VANGA  
VIMAKAR NARSAIYA ADEPU

23/08/1980  
Permanent Account Number  
ALHPV8113H

  
Signature



Umadevi

... అవుతుంది నెంబర్ 13వ నంబర్..... 2498 .....

దస్తావేజు మొత్తం కాపీల సంఖ్య..... 12 .....

ఈ కాపీలను మొత్తం ..... 11 .....

*[Handwritten signature]*









WITNESS:

**INDIAN UNION DRIVING LICENCE**  
**ANDHRA PRADESH**

Number: DLFAP010419402001  
Name: SRINIVAS M  
S/D/W of: M LINGAIAH  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD

PIN: 500001  
DOB: 06-06-1971

Signature:  Signed On: 

DL Of Issue: 06-10-2001

Add. Licensing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

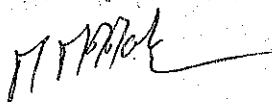
20/07/1978

Permanent Account Number

AQAPM0412C



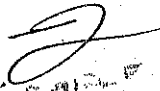
Signature





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