

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 4521 Mr. Saham Modi

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale deed		
దస్తావేజు విలువ	1260000/-		
స్టాంపు విలువ రూ.	100/-		
దస్తావేజు నెంబరు	1050/2014		
రిజిస్ట్రేషన్ రుసుము	8800/-	UR	0000
లోటు స్టాంపు (D.S.D.)			
GHMC (T.D.)	2000/-	DSD	008352
యూజర్ ఛార్జీలు			
అడనపు షీట్లు	26400/-	TD	20/3/14
5 x .....	100/-	UR	
	1		
మొత్తం	105600/-		

RETURN

అక్షరాల Deputy C.A. below Five  
The 9th Division రూపాయలు మాత్రమే)

తేది 21/3/14

వాపసు తేది \_\_\_\_\_

[Signature]  
 20/3/14  
 Shashank Reddy  
 Range Reedy (East)

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

Doc No. 1050 of 2014

Ack  
1071  
C/S  
1071



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 141913

S.No. 531 of 9/11/13 Rs. 100/-

Bel# to Ramesh s/o Narsingh Rao Plotted

For Whom modi & modi constructions

**K. GIRIRABU**  
 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 Sale Deed is made and executed on this the 21<sup>st</sup> day of March 2014 at SRO, Shameerpet, 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, Son of Sri Satish Modi, aged about 44 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. Madgula Krishna Sashikant, Son of Mr. M. K. Ramesh, aged about 27 years, Occupation: Service, residing at Plot No. 4, Manju Enclave, ECIL Post, Kapra, Hyderabad - 500 063, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).






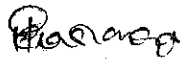
For MODI & MODI CONSTRUCTIONS

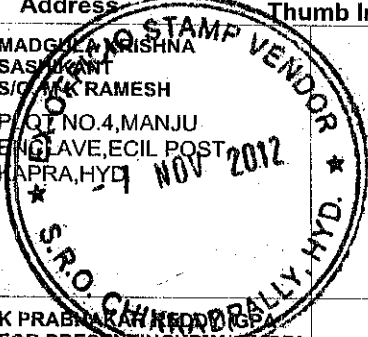
Partner

**Presentation Endorsement:**



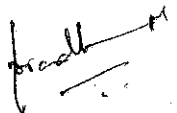


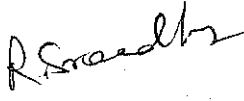
Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8800/- paid between the hours of 1 and 2 on the 21st day of MAR, 2014 by Sri K Prabhakar Reddy

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

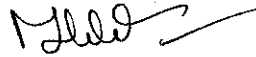
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 MADGULA KRISHNA SASIKANT [1516-1-2014-1077]	MADGULA KRISHNA SASIKANT S/O. K. RAMESH PLOT NO.4, MANJU ENCLAVE, ECIL POST, KAPRA, HYD	
2	EX		 K PRABHAKAR REDDY [1516-1-2014-1077]	K PRABHAKAR REDDY FOR PRESENTING TRIM'S MODI & MODI CONSTRUCTIONS. REP BY SOHAM MODI (MANAGING PARTNER) . SATISH MODI 5-4-187/3 & 4, II FLOOR, SOHAM MANSION, M.G. ROAD, SEC-BAD	



**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M. PRADHYUMNA::21 [1516-1-2014-1077]	M. PRADHYUMNA PLOT NO. 4, MANJU ENCLAVE, ECIL POST, KAPRA, HYDERABAD	
2		 R. SRIVIDHAR::21/03/2 [1516-1-2014-1077]	R. SRIVIDHAR 18-82/3 GOPALNAGAR, HANUMANPET, MALKAJGIRI, HYDERABAD	

21st day of March, 2014

  
Signature of Joint Sub Registrar 15  
Shamirpet

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Joint Sub Registrar 15  
Shamirpet



**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>

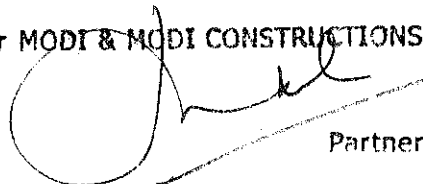
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		70300	70400
Transfer Duty	NA	0	0		26400	26400
Reg. Fee	NA	0	0		8800	8800
User Charges	NA	0	0		100	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>		<b>105600</b>	<b>105700</b>

Rs. 96700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8800/- towards Registration Fees on the chargeable value of Rs. 1760000/- was paid by the party through DD No ,8357 dated ,20-MAR-14 of ,HDFC BANK/SEC-BAD

Date: 21st day of March,2014

Signature of Registering Officer: *[Signature]*  
Shamirpet

Joint SubRegistrar15  
 Shamirpet  
 BK - 1, CS No 1077/2014 & Doct No  
 1050/2014. Sheet 2 of 11

ఈ పుస్తకము 20/4 సం॥ (రా.న 1935) లకు  
 ...1050...నింజనూ రిజిస్టరు చేయబడినది న్యూ 3  
 నిమిత్తం నుజ్జీపు సంఖ్య 1510- I-...1050...-2014  
 ఇవ్వబడినది  
 2014 సం॥...*[Signature]*...నెం...21...నది  
*[Signature]*  
 జం. సబ్ రిజిస్ట్రార్  
 యం. ముచ్చలపల్లి

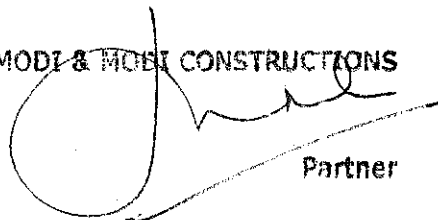


- D) The Vendee is desirous of purchasing a plot of land bearing no. 64, admeasuring 170 sq. yds., along with semi-finished construction having a total built up area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.17,60,000/- (Rupees Seventeen Lakhs Sixty 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.64, admeasuring 170 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 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 Plot/bungalow 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.17,60,000/- (Rupees Seventeen Lakhs Sixty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot/bungalow 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/bungalow 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/bungalow 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/bungalow, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot/bungalow 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/bungalow 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/bungalow 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.

For MODI & MODI CONSTRUCTIONS

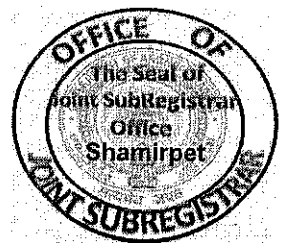


Partner

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Joint SubRegistrar  
Shamirpet



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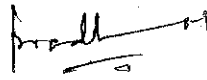
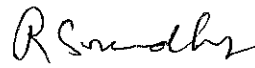
**SCHEDULED PLOT**

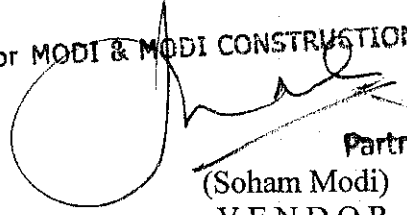
All that piece and parcel of bungalow on bearing Plot No. 64, admeasuring about 170 sq. yds. along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 in the project known as "Nilgiri Homes", situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 65
South	Plot No. 63
East	Plot No.71
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

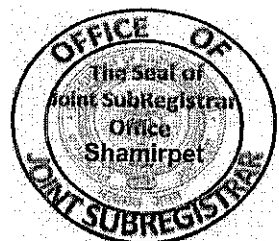
  
BUYER.

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Joint SubRegistrar  
Shamirpet

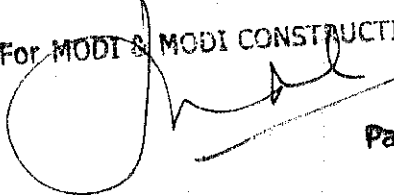


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**ANNEXTURE-1-A**

1. Description of the Building : All that piece and parcel of bungalow along with semi-finished construction on Plot No.64 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. **Built up area Particulars:**
- a) Portico & Terrance Area : 218 sft
- b) In the Ground Floor : 782 sft
- c) In the First Floor : 723 sft
- d) Head Rm+Servant+Toilet Area : 248 sft
- 
- Total Built up Area :** **1971 Sft**
- 
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 17,60,000/-

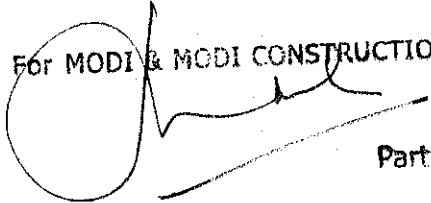
FOR MODI & MODI CONSTRUCTIONS  
  
Partner

Signature of the Executants

Date: 21.03.2014

**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

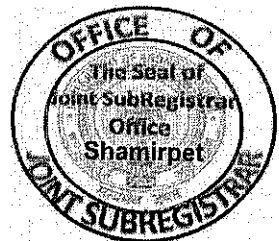
Date: 21.03.2014



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Shamirpet



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**REGISTRATION PLAN SHOWING**

BUNGALOW ON PLOT NO. 64, FORMING A PART

**IN SURVEY NO.** 128, 129, 132, 133, 134, 135 & 136

**Situated at**

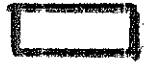

RAMPALLY VILLAGE, KEESARA

**Mandal, R.R. Dist.**

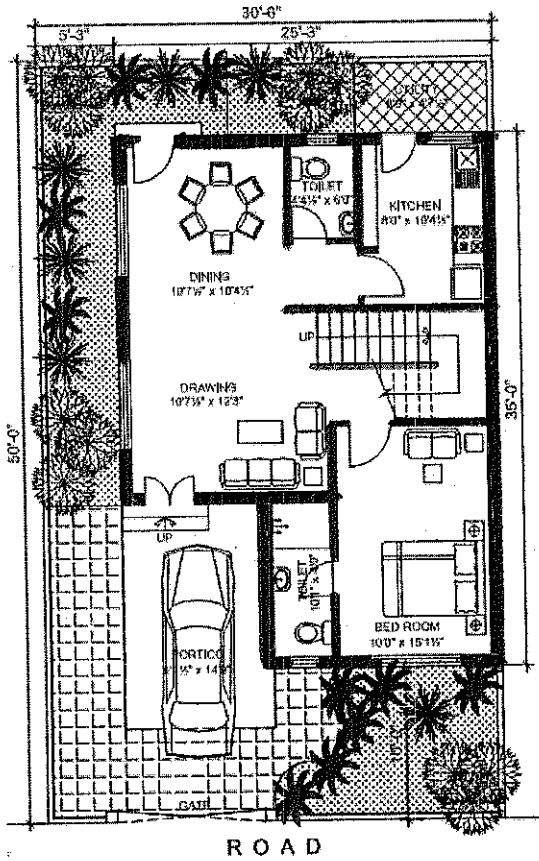
**BUILDER:** M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

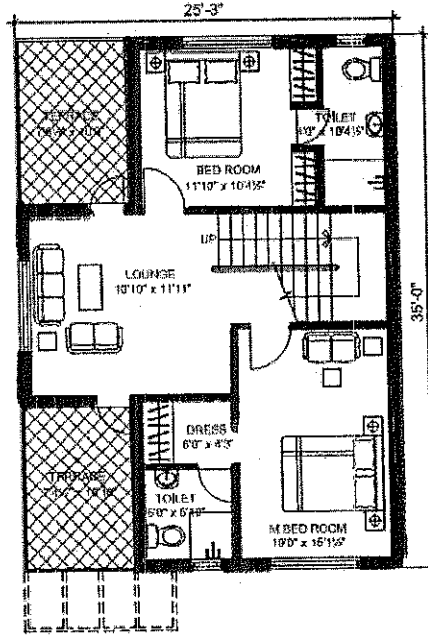
**BUYER:** MR. MADGULA KRISHNA SASHIKANT, SON OF MR. M. K. RAMESH,

<b>REFERENCE:</b>	<b>SCALE:</b>	<b>INCL:</b>		<b>EXCL:</b>	
<b>AREA:</b> 170	<b>SQ. YDS.</b>	<b>SQ. MTRS.</b>			

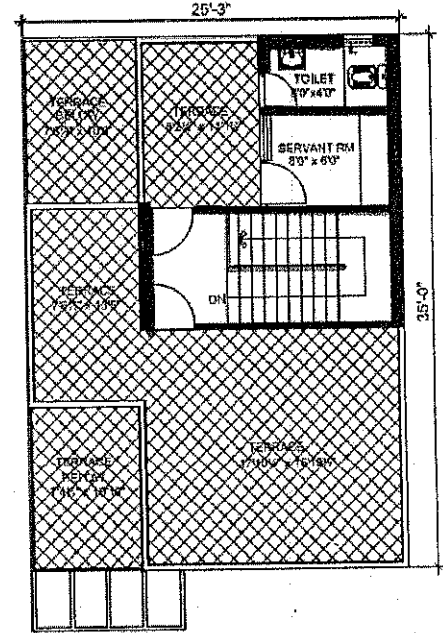
**Built up Area: 1971 Sft**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**TERRACE FLOOR PLAN**

**TYPE-B (30'-6" x 50'-0")  
SEMI-DETACHED - HOUSE (WEST)**

**PLOT AREA - 170 SYDS.**

**GROUND FLOOR AREA - 782.00 SFT**

**FIRST FLOOR AREA - 723.00 SFT**

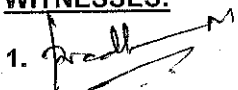

**HEAD RM + SERVANT + TOILET AREA - 248.20 SFT**

**TOTAL BUILTUP AREA - 1703.00 SFT**

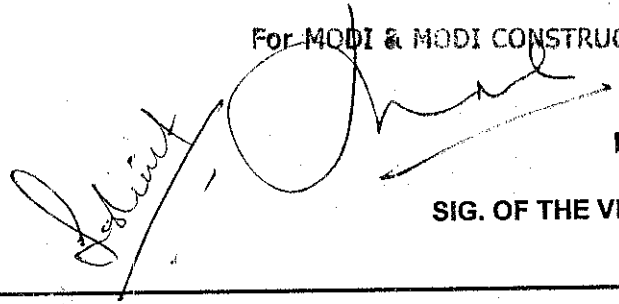
**PORTICO AREA - 138 SFT**

**TERRACE AREA - 86 SFT**

**WITNESSES:**

1. 
2. 


**For MODI & MODI CONSTRUCTIONS**



**Partner**

**SIG. OF THE VENDOR**

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Joint SubRegistrar  
Shamirpet

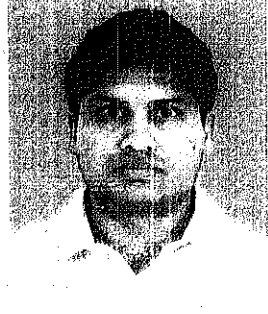
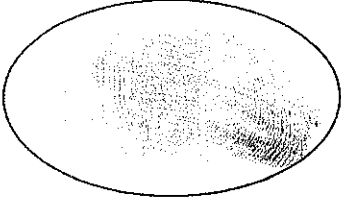


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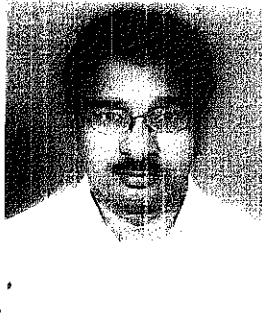


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

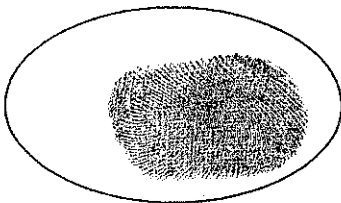
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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**VENDOR:**  
M/S. MODI & MODI CONSTRUCTIONS  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REPRESENTED BY ITS PARTNER  
MR. SOHAM MODI  
S/O. MR. SATISH MODI



**GPA FOR PRESENTING DOCUMENTS  
VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:**  
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.



**BUYER:**  
MR. MADGULA KRISHNA SASHIKANT  
S/O. MR. M. K. RAMESH  
R/O. # PLOT NO. 4  
MANJU ENCLAVE  
ECIL POST, KAPRA  
HYDERABAD - 500 063.

**SIGNATURE OF WITNESSES:**

- 
- 

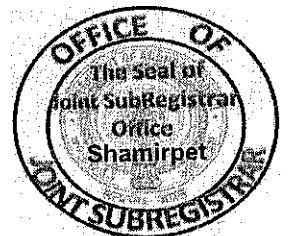
FOR MODI & MODI CONSTRUCTIONS  
  
Partner  
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

*[Handwritten Signature]*  
BK - 1, CS No 1077/2014 & Doct No  
1050 / 2014. Sheet 7 of 11 Joint SubRegistrar15  
Shamirpet



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VENDOR:

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MODI AND MODI  
CONSTRUCTIONS

27022004  
Permanent Account Number

AAKFM7214N

Signature



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  
*Soham Modi*

10062008

Chief Commissioner of Income-tax, Andhra Pradesh



For MODI & MODI CONSTRUCTIONS

*Soham Modi*

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  
*Prabha Reddy*



*Prabha Reddy*

Bk-1, CS No 1077/2014 & Doct No  
1050/2014

Sheet 8 of 11

Joint SubRegistrar  
Shamirpet

*[Handwritten Signature]*



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10SD/2014

Sheet 9 of 11

*[Signature]*  
Joint SubRegistrar  
Shamirpet



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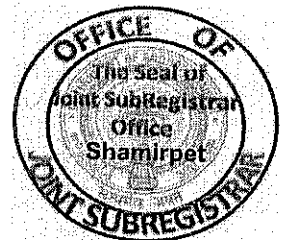




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1050/2014

Joint SubRegistrar15  
Shamirpet

*[Handwritten signature]*





భారత ప్రభుత్వం  
Unique Identification Authority of India  
భారత ప్రభుత్వం

సమోదా సంఖ్య / Enrollment No. : 1027/00096/06974

To  
Ramavajjala Sreedhar  
రామవజ్జహల శ్రీధర్  
S/O R Narayana Late  
18-82/3  
gopal nagar  
hanuman pet  
Malkajgiri  
Hanumanpet, Hyderabad,  
Andhra Pradesh - 500047

15/07/2011



UF221899797IN

22189979



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**7113 2729 5665**

ఆధార్ - సామాన్యని హక్కు



రామవజ్జహల శ్రీధర్  
Ramavajjala Sreedhar

పుట్టిన సంవత్సరం / Year of Birth: 1967  
పురుషుడు / Male

**7113 2729 5665**



ఆధార్ - సామాన్యని హక్కు

*R. Sreedhar*

Bk - 1, CS No 1077/2014 & Doct No  
1050 / 2014 Sheet 11 of 11  
Joint SubRegistrar  
Shamirpet



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