

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ 7218 M. Modi & Modi Constructions, Rep. by SPA

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. G. Prabhakar Reddy

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	16,80,000				27/2/13
స్టాంపు విలువ రూ.	100				16/3/13
దస్తావేజు నెంబరు	2497/13				Rampally
రిజిస్ట్రేషన్ రుసుము					
లోటు స్టాంపు(D.S.D.)	8400				
GHMC (T.D.)	1,34,300			Challan - 90818	
యూజర్ ఛార్జీలు					
అదనపు షీట్లు	100				Dt - 15/03/13
5 x	/				
మొత్తం	16,23,000				

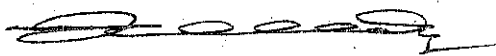
RETURN

(అక్షరాల MLL)

రూపాయలు మాత్రమే)

తేది 15/3/13

వాపసు తేది _____



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

DM62497/13



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425542

S.No. 2843 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
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 14th 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

Mr. L. SANTOSH KUMAR, SON OF Mr. L. SWARAJYAM, aged about 37 years, Occupation: Service, residing at # Plot No. 21, Laxmi Vihar Phase-II, Nallagandla, Hyderabad., 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

Soham Modi
Partner

ప పుస్తకము 2013 వ సం॥ నెం..... 2492.....

చస్తావేళా మొత్తం శా. సంఖ్య..... 13.....

శా. గ్రా. నికము న. సంఖ్య.....

2013 సం॥ మొత్తం..... నెం..... 15.....

1934 వ. శా. సం. మొత్తం..... 24.....

సంఖ్య..... 2..... పరియం..... 3..... గంటల మధ్య

కీసర్ నబ్ - రిజిస్ట్రార్ అఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

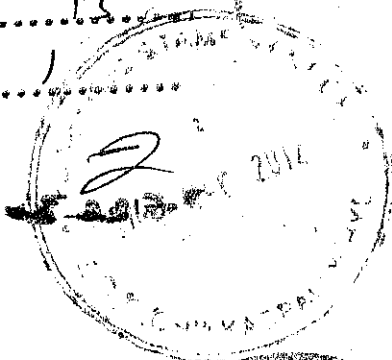
అనుసరించి సమర్పించవలసిన ఛాట్ గ్రాపులు

పరియం పరిమాణంలో సహా దాఖలు చేసి రుసుము

రూ..... 8400/- లు చెల్లించినారు

వాసియిచ్చినట్లు ఒప్పుకోవ్చుది

అడమ బొటన వెలు



Prabhakar Reddy

K. Prabhakar Reddy s/o. K. P. Reddy, occ: Service
R/o: # 5-6-189/394, 2nd floor, Soham mansion, 7.5.
Road, Sec'bad, through SRO for presentation of
Documents, vide SPA no. 10/BK/08. dt. 05.03.08
at SRO, Keesara, R.E. Dist.



సాపేచినదీ

M. Mahender s/o. Late M. Mallab occ: Service
R/o: # 28-77, Yadav Basti, Merredmet, Hyderabad.

M. Srinivas s/o. Late M. Lingaiah occ: Service
R/o: # 2-11, 365, Waraiguda, Sec'bad.

2013 సం॥ మొత్తం..... నెం..... 15..... వ తేది నబ్-రిజిస్ట్రారు

1934 వ శా. సం. మొత్తం..... 24..... వ తేది కీసర్

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.

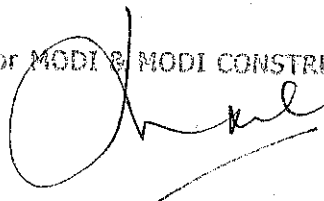
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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

పంపిన ధర 13 2497
 పన్ను మొత్తం రాబడిలకు సంఖ్య 13
 ఈ రాబడిలకు పన్ను సంఖ్య 2

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ENDORSEMENT

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

Sl. No.	Description of fee/duty	Amount	DD/BC/ Pay	Total
1	Stamp duty	100/-	134300	134400
2	Transfer fee			8400
3	Reg. fee			100
4	...			142900
5	...			

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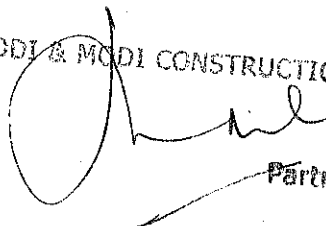
సబ్ రిజిస్ట్రార్
 కేసర

D) The Vendee is desirous of purchasing a plot of land bearing no.39 admeasuring 125 sq. yds., along with semi-finished construction having a total area of 1659 sft., hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.16,80,000/-(Rupees Sixteen Lakhs Eighty 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.39 admeasuring 125 sq. yds., along with semi-finished construction having a total area of 1659 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.16,80,000/-(Rupees Sixteen Lakhs Eighty 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.1,42,800/- is paid by way of challan no. 90 81 8 , dated 15.03.2013, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

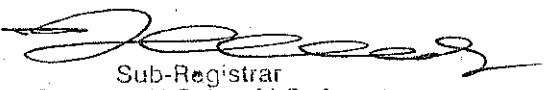
For MODI & MODI CONSTRUCTIONS


Partner

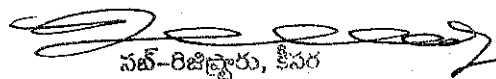
పన్ను రుసుము 13 2497
 పన్ను వేరు 13
 ఈ కలిపిన మొత్తం పన్ను 3


 సబ్-రెజిస్ట్రారు

Rs 134300/- towards stamp duty including T.D.
 under section 41 of the I.S. Act 1928.
 and Rs. 2400/- Towards Registration fee on the
 chargeable value of Rs. 1680000/- were paid by
 the party through Bank 90818 vide
 challan/DD/BC/Pay order No. 15/3/13 date"


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

I ప్రస్తుతము 2013 సం (సం 2497) నందు
2497 వింబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్వామిగి
 సంస్థకు గుర్తింపు నెంబరు 1000 2497/203
 ఇవ్వబడినది.
 2013లో మార్చి నెం 15 వ తేది.


 సబ్-రెజిస్ట్రారు, కీసర





SCHEDULED PEOPERTY

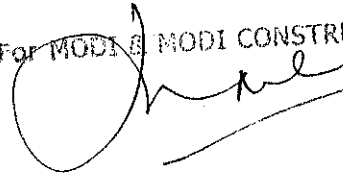
ALL THAT PIECE AND PARCEL OF BUNGALOW on bearing Plot No. 39 admeasuring about 125 sq. yds., along with semi-finished construction having a total area of 1659 sft., in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 40
South	Plot No. 38
East	30' wide Road
West	Neighbour's land

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 CONSTRUCTIONS

Partner

(Soham Modi)
VENDOR

13

2497

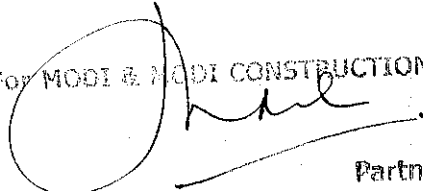
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 48-4810-5



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF BUNGALOW along with semi-finished construction on Plot No. 39 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 : 125 sq. yds.
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 198 sft
- b) In the Ground Floor : 601 sft
- c) In the First Floor : 640 sft
- d) Head Room + Servant + Toilet Area : 220 sft
-
- Total Built up Area : 1659 sft**
-
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 16,80,000/-

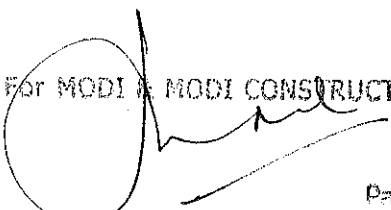
For MODI & MODI CONSTRUCTIONS

Partner

Date: 14.03.2013

Signature of the Executants

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

Date: 14.03.2013

Signature of the Executants

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REGISTRATION PLAN SHOWING

PLOT NO. 39, FORMING A PART

IN SURVEY NOS.

128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE, KEESARA

Mandai, R.R. Dist.

VENDOR:

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. L. SANTOSH KUMAR, SON OF MR. L. SWARAJYAM

REFERENCE:

AREA:

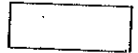
125

SCALE:
SQ. YDS.

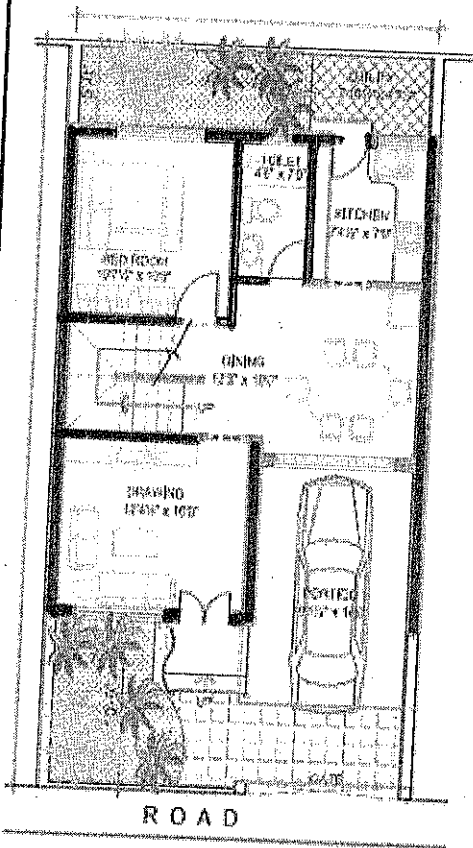
INCL:
SQ. MTRS.



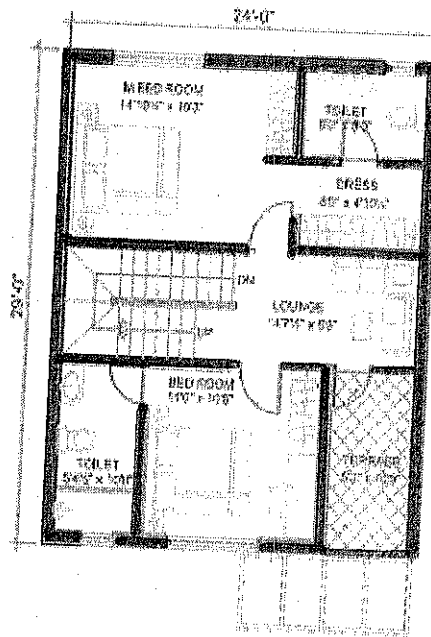
EXCL:



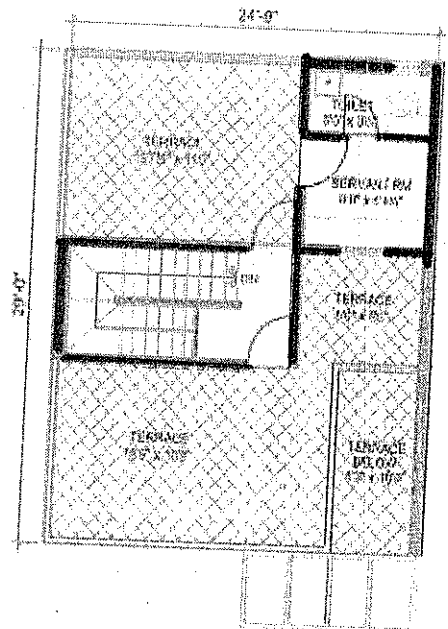
BUILT UP AREA : 1659 Sft:



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

**TYPE-C (24'-0" x 44'-0")
ROW HOUSE (EAST)**

PLOT AREA - 117.87 SQ. YDS. (10029.21 SQ. FT.)

GROUND FLOOR AREA - 2078.00 SQ. FT.
FIRST FLOOR AREA - 2078.00 SQ. FT.
HEAD RM + SERVANT + TOILET AREA - 282.00 SQ. FT.

TOTAL BUILT UP AREA - 1670.00 SQ. FT.

PORCH AREA - 147.00 SQ. FT.

TERRACE AREA - 562.00 SQ. FT.

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

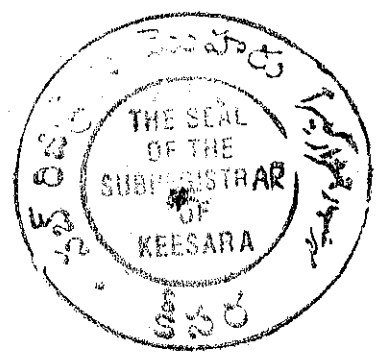
SIG. OF THE VENDOR

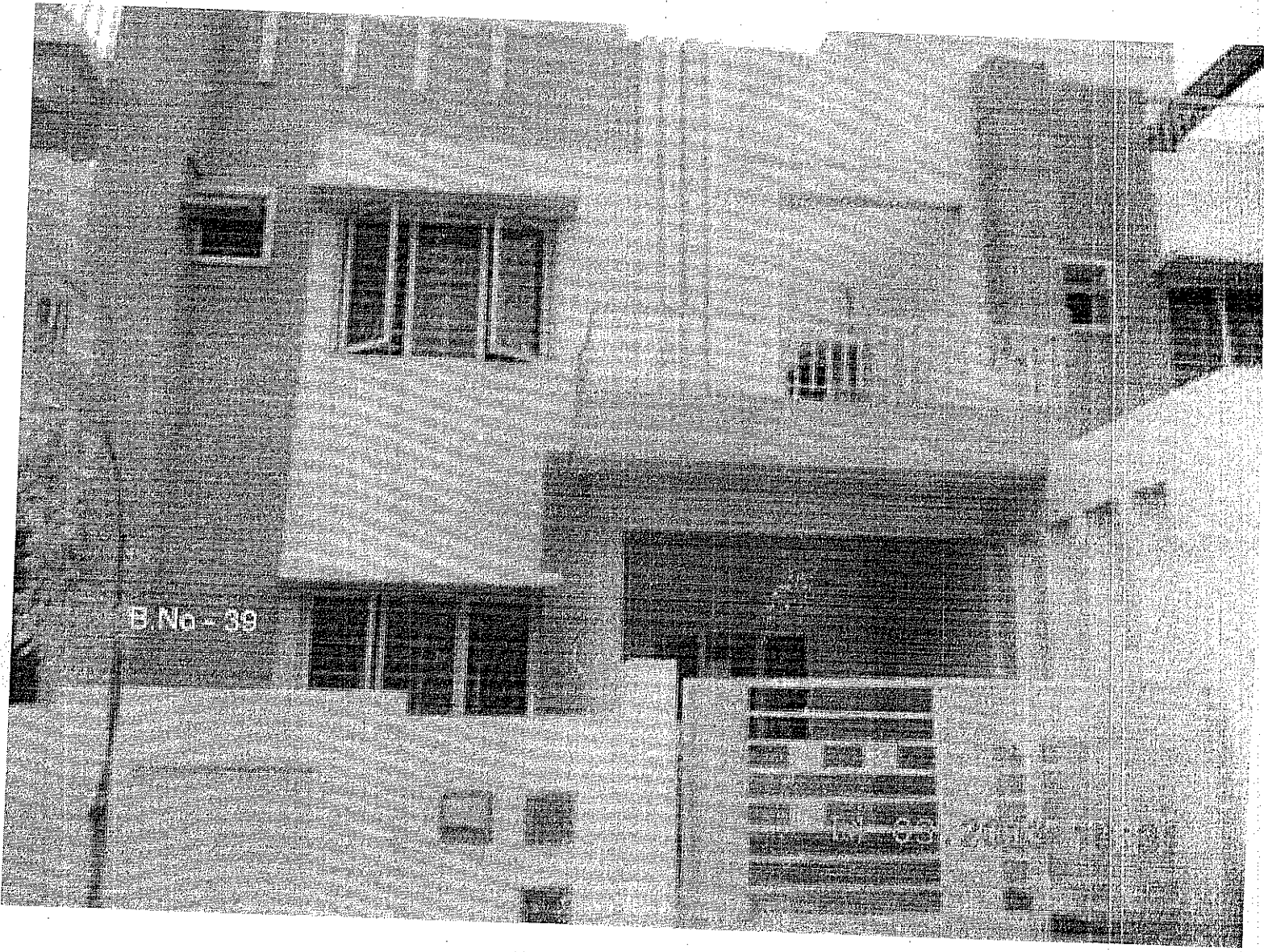
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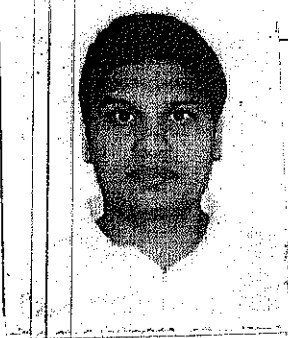

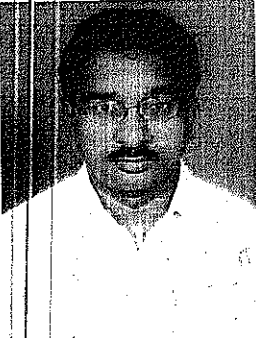


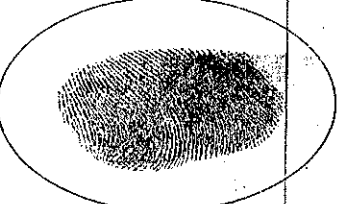

B No - 39

అమ్మదానం 13 పండ్లు..... 2497
పరిశీలనా మొత్తం 13
ఇంకా నివేదనా పండ్లు 7

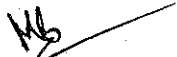

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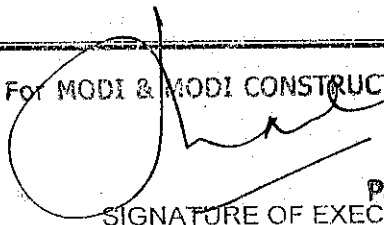
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u> 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><u>SPA FOR PRESENTING DOCUMENTS:</u> <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 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>BUYER:</u></p> <p>MR. L. SANTHOSH KUMAR S/O. MR. L. SWARAJYAM R/O. # PLOT NO. 21 LAXMI VIHAR PHASE-II NALLAGANDLA HYDERABAD.</p>
			<p><u>REPRESENTATIVE:</u></p> <p>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 ANDHRA PRADESH</p>

SIGNATURE OF WITNESSES:

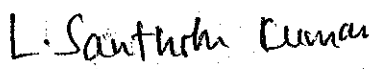
1. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner
SIGNATURE OF EXECUTANTS

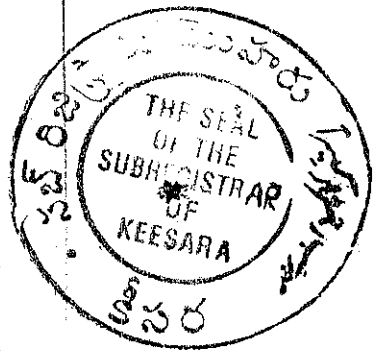
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. P. Reddy as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE

x 
SIGNATURE OF BUYER

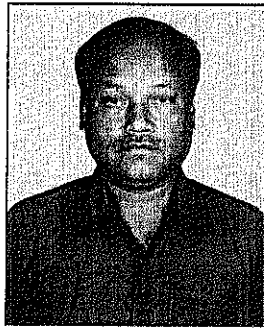
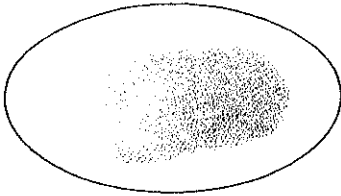
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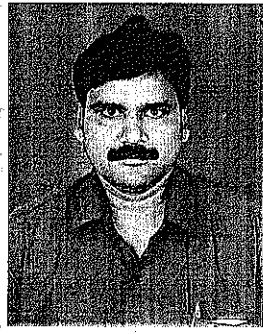
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



WITNESSES:

1. MR. M. SRINIVAS
S/O. LATE M. LINGAIAH
R/O. H. NO: - 2-11-365
WARASIGUDA
SECUNDERABAD.

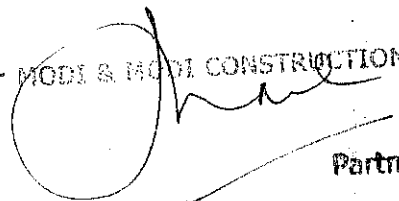


2. MR. M. MAHENDER
S/O. LATE M. MALLESH
R/O. H. NO: - 28-77
YADAV BASTI
NEREDMET
HYDERABAD

SIGNATURE OF WITNESSES:

1. 

2. 

For MODI & MODI CONSTRUCTIONS

 Partner
 SIGNATURE OF THE EXECUTANT

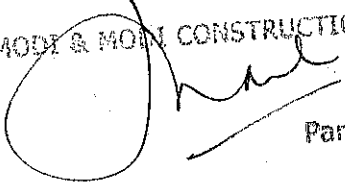
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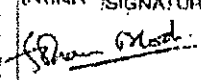


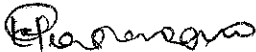
VENDOR:





For MODI & MODI CONSTRUCTIONS



Partner

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 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		10062018

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पुस्तक/पत्रिका
पुस्तक/पत्रिका
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पुस्तक/पत्रिका

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD AND APPLIED TO REGISTER THEMSELVES AT THE NEAREST INDIAN CONSULATE.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMPROMISE OR BREACH BY THE HOLDER FROM A PASSPORT AUTHORITY OF INDIA UNDER THIS PASSPORT INCLUDING DEMAND FOR ITS SURRENDER SHOULD BE COMPLIED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SPENT OUT OF ANY COUNTRY OR PORT THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON APPOINTED BY THE HOLDER. IT MUST NOT BE ALTERED OR IMPROVED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR TO THE INDIA OFFICE IN THE NEAREST INDIAN CONSULATE AND TO THE LOCAL POLICE OR A POLICE STATION. ENQUIRIES SHALL A PUBLISHED PASSPORT BE ISSUED.

पिता / पालक/ अधिभारक का नाम / Name of Father / Legal Guardian
SWARAJIAM LINGA

माता का नाम / Name of Mother
VIJAYA LAXMI LINGA

पति का नाम का नाम / Name of Spouse
SMITHA LINGA

पता / Address
QIR NO-SPL C-56, B. ZONE

RAMAKRISHNAPUR

ADILABAD, AP, INDIA

पुस्तक/पत्रिका का नं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. With Date and Place of Issue
B3312240 24/01/2001 HYDERABAD

फाइल नं. / File No.
AUSC00333710 OLD PPT. CLD. AND RETURNED

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WITNESS:

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

Number: DLFAP010413402001
Name: SRINIVAS M
S/D/W of: M LINGAIAH
Address: 12-11-364/6
WARSIGUDA
SECUNDERABAD

PIN: _____
DOB: 06-06-1971
Blood Gr: _____

Signature: _____

DL Of Issue: 09-10-2004
Add. Licencing Authority
Secunderabad

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

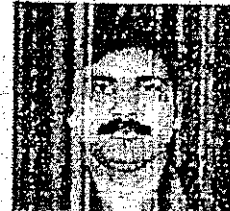
MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

Signature: _____



Signature: _____

2492

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