

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

8233

శ్రీ Soham Meele

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale			
దస్తావేజు విలువ	184000			Rampala
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	4029/13			
రిజిస్ట్రేషన్ రుసుము	9200			
లోటు స్టాంపు (D.S.D.)				
GHMC (T.D.)	101100			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x	170672			
	24/4/13			
మొత్తం	110400			

RETURN

(అక్షరాల) By Challa

రూపాయలు మాత్రమే

తేది 24/4/13

వాసను 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

4029/13



4/
x901

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

(Signature)

AM 972232

Sold to *Ramesh*
S/o. *C.N. Rao*
For whom *Modi & Modi Constructions*

K. SATISH KUMAR
Licenced Stamp Vendor
LIC.No.11-13-113/2000
REN.No.15-10-016/2009
H.No.5-2-09, Premavathipet (V),
Rajendranagar Mandal,
Ranga Reddy District,
Ph.No.9849355156

SALE DEED

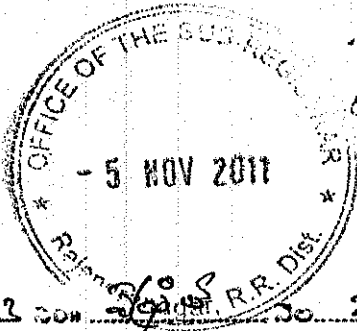
This Deed is made and executed on this the 24th day of April 2013 at SRO, Keesara, Ranga Reddy District by:

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. MADDAALA SRINIVAS RAO, SON OF Mr. M. V. N. APPA RAO, aged about 56 years, Occupation: Private Service.
2. Mrs. GEETHA VINODHINI SRINIVAS, WIFE OF Mr. MADDAALA SRINIVAS RAO, aged about 50 years; Occupation: Self Employed, both are residing at # Flat No.503, Livewell Apartments, Officers Colony, A. S. Rao Nagar, Hyderabad - 500 062., 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

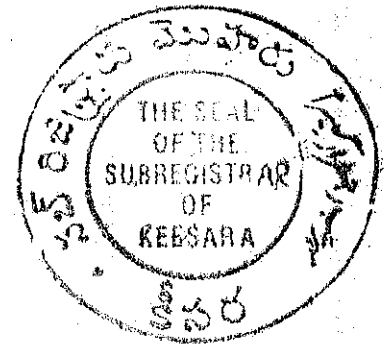


ప పుస్తకము 2013 వ సం॥నంబు..... 4029
 దస్తావేజు మొత్తం కాపీలకల సంఖ్య..... 12
 ఈ కాగితము వరుస తంఖ్య..... 1

[Handwritten signature]

2013 సం॥ నెంబు 24 వ తు
 1934 వ శా.న. సం॥ నెంబు 4 వ తు
 పగలు 2 వ రియం 3 గంటల మధ్య

కీసర నల్ - రిజిస్ట్రేషన్ ఆఫీసులో
 శ్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ కార్యము 1934వ శా.న. సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ॥ 920/- లు చెల్లించినాడు
 వారణాసినిట్లు ఒప్పుకొన్నది
 ఎడమ బొటన వేలు



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కాపీంచినది

K. Prabhakar Reddy s/o. K. P. Reddy
 occ: Service. s/o: # 18/18/3 & 4, 2nd floor
 Saham mansion, M. G. Road, Secbad, through
 SPA for presentation of documents, vide sps
 No. D/BK-12/08. dt. 05-03-2008 at SRO,
 Keesara, R.R. Dist.

[Handwritten signature]

K.S.S. SAINIVASA RAO s/o KLV MURTHY
 occ: Service; F-404, Pragathi Srinivasam ADM,
 Sainath Pyramm Dr AS Rao Nagar, Secunderabad

[Handwritten signature]

M. Mahender s/o. Late M. Mallesh
 occ: Service. R/O: # 28-73, Yadav Basti
 Heredmet, Andhrabad

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2013 సం॥ నెంబు 24 వ తు సర్-రిజిస్ట్రేషన్
 1934 వ శా.న. సం॥ నెంబు 4 వ తు కీసర

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.
Total Extent of Land				Ac. 6-28 Gts.

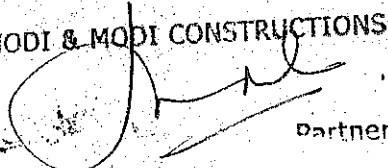
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

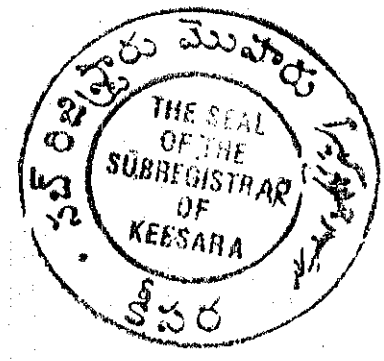
5

వ పుస్తకము 2013 వ సంవత్సరము 4029

చట్టపేజీ మొత్తం కాగితముల సంఖ్య 12

ఈ కాగితము చదువ సంఖ్య 2

[Handwritten Signature]



ENDORSEMENT

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

Sl. No.	Description of item	Amount	DD/RC/ Pay order	Total
1	Stamp duty	100/-		101200
2	Transfer			
3	Registration	9200		9200
4	User charges	100		100
5	Total	100 110400/-		110500

[Handwritten Signature]

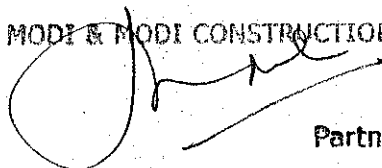
సబ్ రిజిస్ట్రార్
కేసర

- D) The Vendee is desirous of purchasing a plot of land bearing no.65 admeasuring 170 sq. yds. along with construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.18,40,000/-(Rupees Eighteen 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.65 admeasuring 170 sq. yds., along with 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 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.18,40,000/-(Rupees Eighteen 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.1,10,400/- is paid by way of challan no. 170672, dated 24.04.2013, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS




Partner

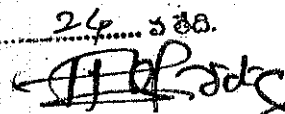
అ పుస్తకము నంబరు/3 4025
 వస్తావేటి మొత్తం కొడితముల సంఖ్య..... 12
 ఈ కొడితము వరుస సంఖ్య..... 3

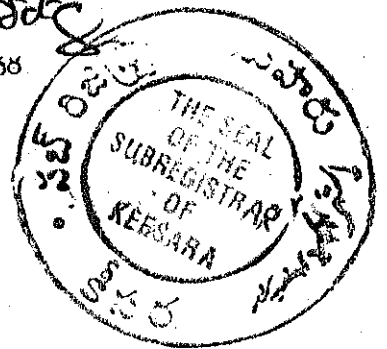

 24/4/13

Rs. 101100 / towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 92000 / towards Registration fee on the
 chargeable value of Rs. 1740000 / were paid by
 the party through Bank No. 170672 vide
 challan/DD/BG/Pay order No. 24/4/13 date


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

పుస్తకము 20 కొనం (హ.స.1982) నంబరు
 40259 నంబరుగా రిజిస్టరు చేయబడినది. ప్యాసింగ్
 నిమిత్తం గుర్తింపు నంబరు 1530-4027/2013
 ఇవ్వబడినది.
 20/నంబరు 24 వ తేది.


 సబ్-రిజిస్ట్రారు, కేసర



SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 65 admeasuring about 170 sq. yds., along with construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 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. 66
South	Plot No. 64
East	Plot Nop.72
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. Laxmi

2. M.M.M.

For MODI & MODI CONSTRUCTIONS

Soham Modi

Partner

(Soham Modi)
VENDOR

M. Sivakumar

S. Geetha Vinsodhi

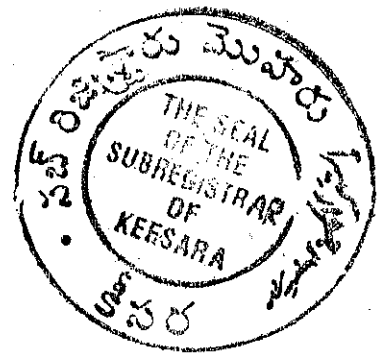
VENDEE

అ పుస్తకము సంఖ్య 4029

దస్తావేజు మొత్తము కాగితముల సంఖ్య 12

ఈ కాగితము వరుస సంఖ్య 4


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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. 65 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. <u>Built up area Particulars:</u>	
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

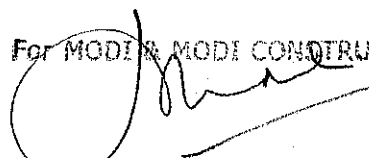
Total Built up Area :	1971 Sft

5. Annual Rental Value	:
6. Municipal Taxes per Annum	:
7. Executant's Estimate of the MV of the Building	: Rs. 18,40,000/-
	For MODI & MODI CONSTRUCTIONS
	
	Partner
	Signature of the Executants
Date: 24.04.2013	

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.

Date: 24.04.2013

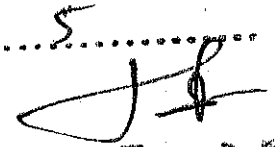
For MODI & MODI CONSTRUCTIONS

Partner

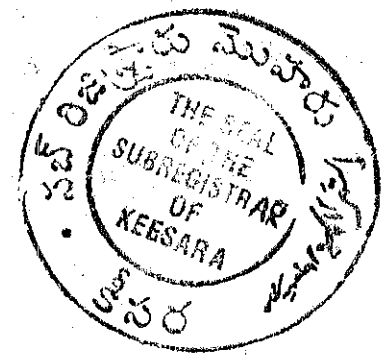
Signature of the Executants

M. Chiranjeev
S. Geetha Vasudhara

5

వ పుస్తకము నిలిపివేయు సంఖ్య..... 4029.....
 వస్తావేటి మొత్తం కాకినాడ సంఖ్య..... 101.....
 ఈ కాగితము వరుస సంఖ్య..... 5.....


 జి.వి.సి.



REGISTRATION PLAN SHOWING

PLOT NO. 65, FORMING A PART

IN SURVEY NOS. 128, 129, 132, 133, 134, 135 & 136

Situated at

Mandal, R.R. Dist.

RAMPALLY VILLAGE, KEESARA

VENDOR:

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. MADDAALA SRINIVAS RAO, SON OF MR. M. V. N. APPA RAO,

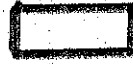
MRS. GEETHA VINODHINI SRINIVAS, WIFE OF MR. MADDAALA. SRINIVAS RAO

REFERENCE:
AREA:

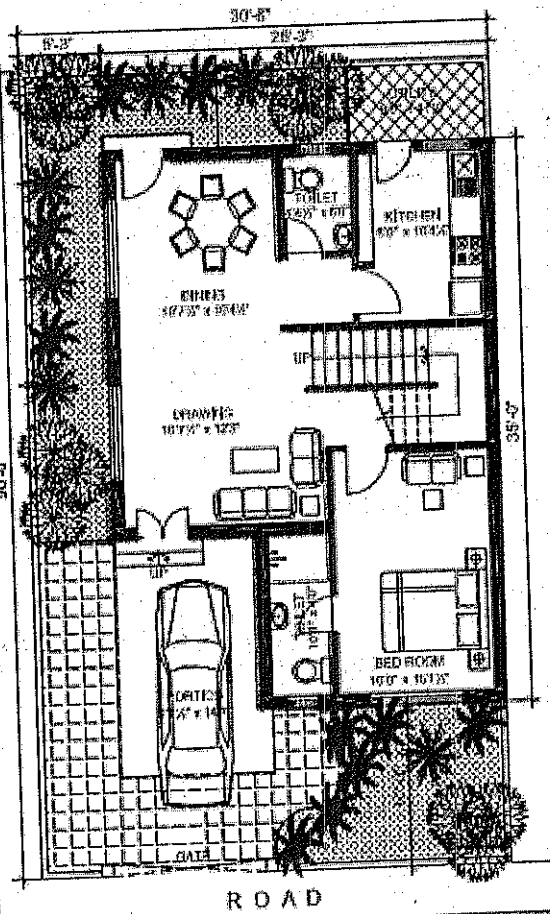
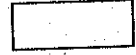
170

SCALE:
SQ. YDS.

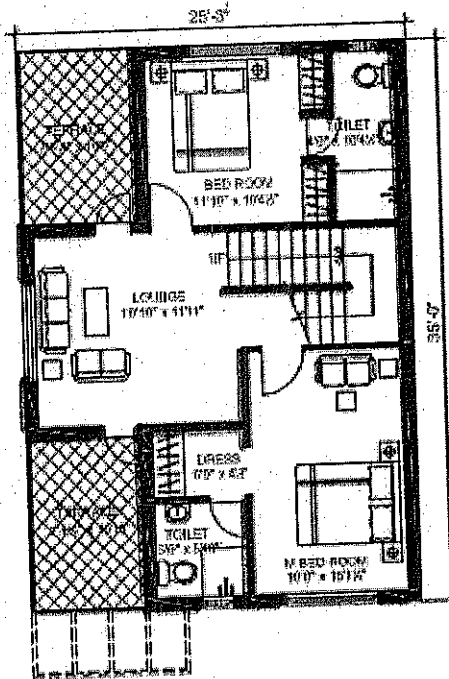
INCL:
SQ. MTRS.



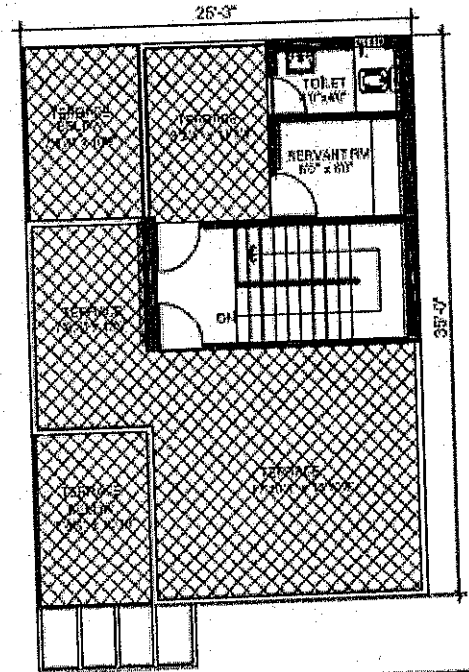
EXCL:



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

**TYPE-B (20'-4" x 30'-4")
SEMI-DETACHED - HOUSE (WEST)**

PLST AREA - 180 SQM (4200 SQFT)

GRADING FLOOR AREA - 10200 SQFT

FIRST FLOOR AREA - 72300 SQFT

HEAD RM + SERVANT + TOILET AREA - 29000 SQFT

TOTAL BUILDUP AREA - 163000 SQFT

PORCH AREA - 18000 SQFT

TERRACE AREA - 83000 SQFT

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner
SIG. OF THE VENDOR

SIG. OF THE BUYER

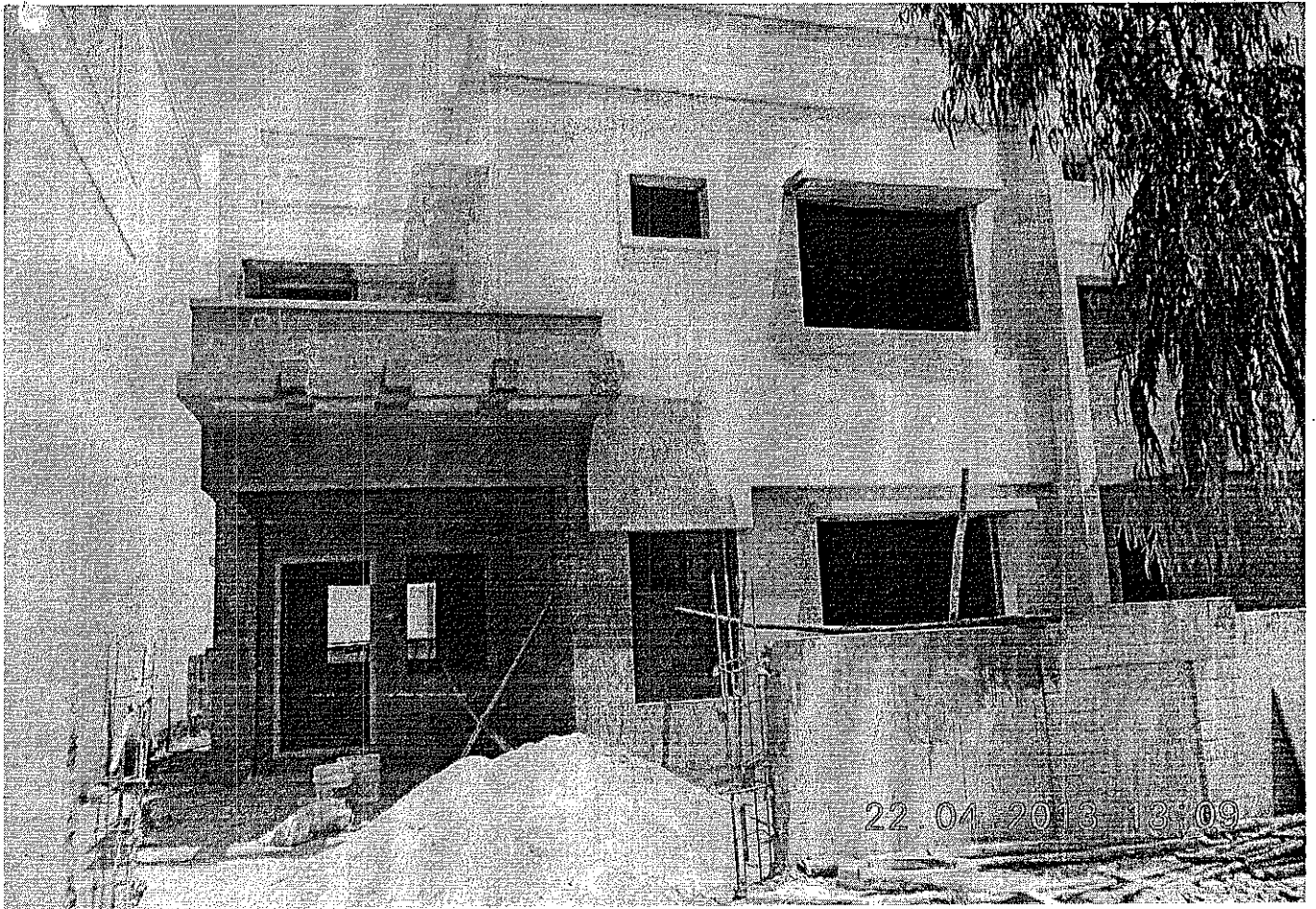
.. ఎ పుస్తకము 2013 వ సం॥నా..... 4029

చస్తావేజా మొక్కం కాడితముల సంఖ్య... 12

కం కాదితము వరుస సంఖ్య..... 6

[Handwritten Signature]
K. Srinivas





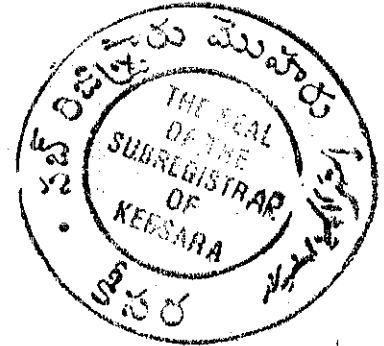
22 04 2013 13:09

ప పుస్తకము పేరు గ్రంథము..... 4029

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12

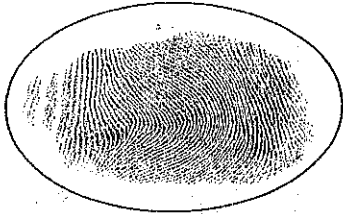
ఈ కాగితము వరుస సంఖ్య..... 7


క. శివారావు



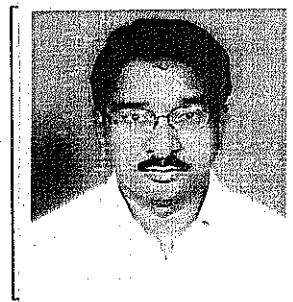
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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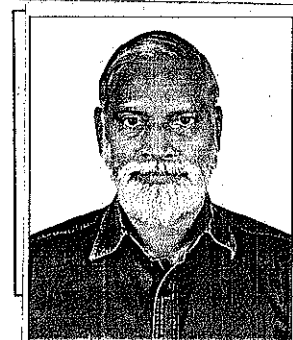
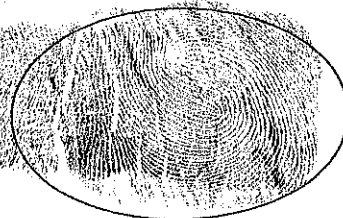
VENDOR:

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



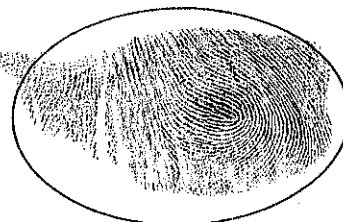
SPA FOR PRESENTING DOCUMENTS:
VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008

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





BUYERS:

1. MR. MADDAALA SRINIVAS RAO
S/O MR. M. V. N. APPA RAO
R/O. # FLAT NO.503
LIVEWELL APARTMENTS
OFFICERS COLONY
A. S. RAO NAGAR
HYDERABAD - 500 062.


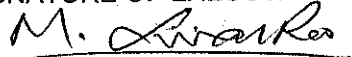
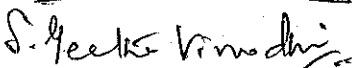


2. MRS. GEETHA VINODHINI SRINIVAS
W/O. MR. MADDAALA SRINIVAS RAO
R/O. # FLAT NO. 503
LIVEWELL APARTMENTS
OFFICERS COLONY
A. S. RAO NAGAR
HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

1. 
2. 

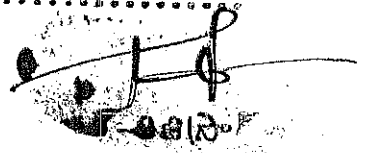
For MODI & MODI CONSTRUCTIONS


Partner
SIGNATURE OF EXECUTANTS


SIGNATURE OF BUYER

అన్నింటిని ఒకటే సరిగా..... 4029




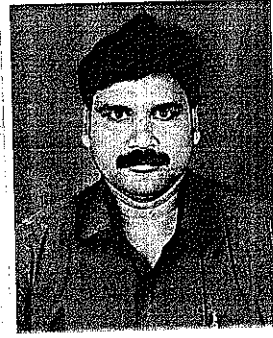
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ఈ కాగితము వరుస సంఖ్య..... 9

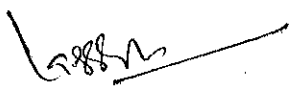
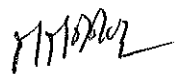

కస్తూరి



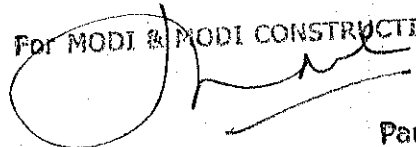
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MR. S. SRINIVASA RAO KESIRAJU S/O. MR. LAXMI NARASIMHA MURTHY R/O. FLAT NO. F-404 PRAGATHI SRINIVASAN APTS, SAMNATH PURAM DY. A S RAO NAGAR SEC-BAD.</p>
			

SIGNATURE OF WITNESSES:

- 
- 

FOR MODI & MODI CONSTRUCTIONS


Partner

SIGNATURE OF THE EXECUTANT

M. Srinivas
S. Srinivas

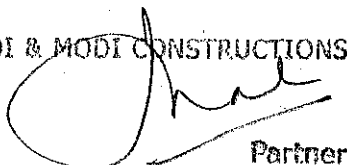
..... 13 4029
వస్తావేజా మొత్తం 12
ఈ కారితము వరుస తంఖ్య 9



[Handwritten Signature]
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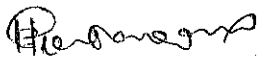



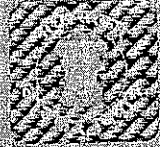


VENDOR:

For MODI & MODI CONSTRUCTIONS


Partner

पनाई 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		
		Chief Commissioner of Income-tax, Andhra Pradesh



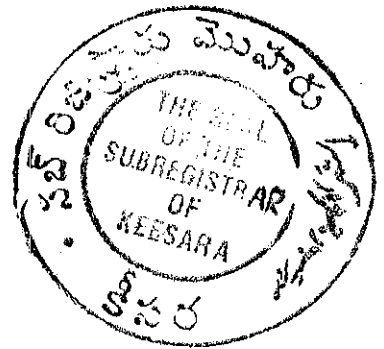
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSPP8104E		
 Signature		10062008

..... అవుపుకము 20/3 వ నంబరు..... 4029.....




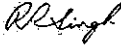
..... వస్తావేజు మొత్తం కాపీకముల సంఖ్య..... 12.....

..... ఈ రాగిలము వరుస నంబరు..... 10.....



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.....



Buyer:


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADMPR9983Q	
	नाम /NAME MADDAALA SRINIVAS RAO	
	पिता का नाम /FATHER'S NAME MADDAALA VENKATANARASIMHA APPARAO	
	जन्म तिथि /DATE OF BIRTH 12-07-1956	
हस्ताक्षर /SIGNATURE		
	आयकर निदेशक (पद्धति) DIRECTOR OF INCOME TAX (SYSTEMS)	

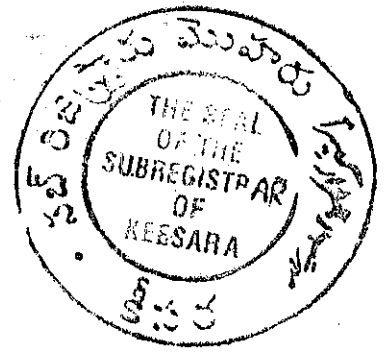
M. Shankar

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
GEETHA VINODHINI SRINIVAS		
KRISHNASWAMY SHIVASHANKER		
07/10/1962 Permanent Account Number AIMPV3674R		
		
Signature		65042910


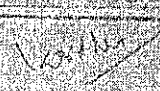

S. Geetha Vinodhini

.. ఎ పుస్తకము లకు క్రి లిఖించు..... 4029 ..
వస్తావేజు మొత్తం లా గిత్తుల సంఖ్య..... 12 ..
ఈ లా గిత్తు ము వరుస సంఖ్య..... 11 ..


అధికారి



WITNESS.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABZPK0891M	
नाम / NAME	SATYASUNDARA SRINIVASA RAO KESIRAJU	
पिता का नाम / FATHER'S NAME	LAXMI NARASIMHA MURTHY KESIRAJU	
जन्म तिथि / DATE OF BIRTH	13-06-1955	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

बसु

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

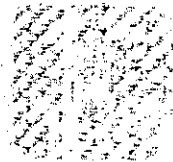
M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number
AQXPM0412C


Signature



M. Mahendar

4029
.....
..... 12
..... 12

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F-Sub-Reg

