

ORIGINAL

దస్తావేజాలు మరియు రుసుముల రశీదు

నెం.

3922 Mr. Soham Modi

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

| | | | | |
|-----------------------|------------|--|--|----------|
| దస్తావేజ స్వభావము | Sale Deed | | | |
| దస్తావేజ విలువ | 15,60,000- | | | |
| స్టాంపు విలువ రూ. | 100- | | | Bungalow |
| దస్తావేజ నెంబరు | 8452/13 | | | Rampally |
| రిజిస్ట్రేషన్ రుసుము | 7800- | | | |
| లోటు స్టాంపు (D.S.D.) | 85700- | | | |
| GHMC (T.D.) | - | | | |
| యూజర్ ఛార్జీలు | 100- | | | |
| అదనపు షీట్లు | | | | |
| 5 x | | | | |
| మొత్తం | 93,600- | | | |

Manager's
Cheque
6078/18-11

(అక్షరాల) By Manager's che

రూపాయలు మాత్రమే

తేది 20/11/2013

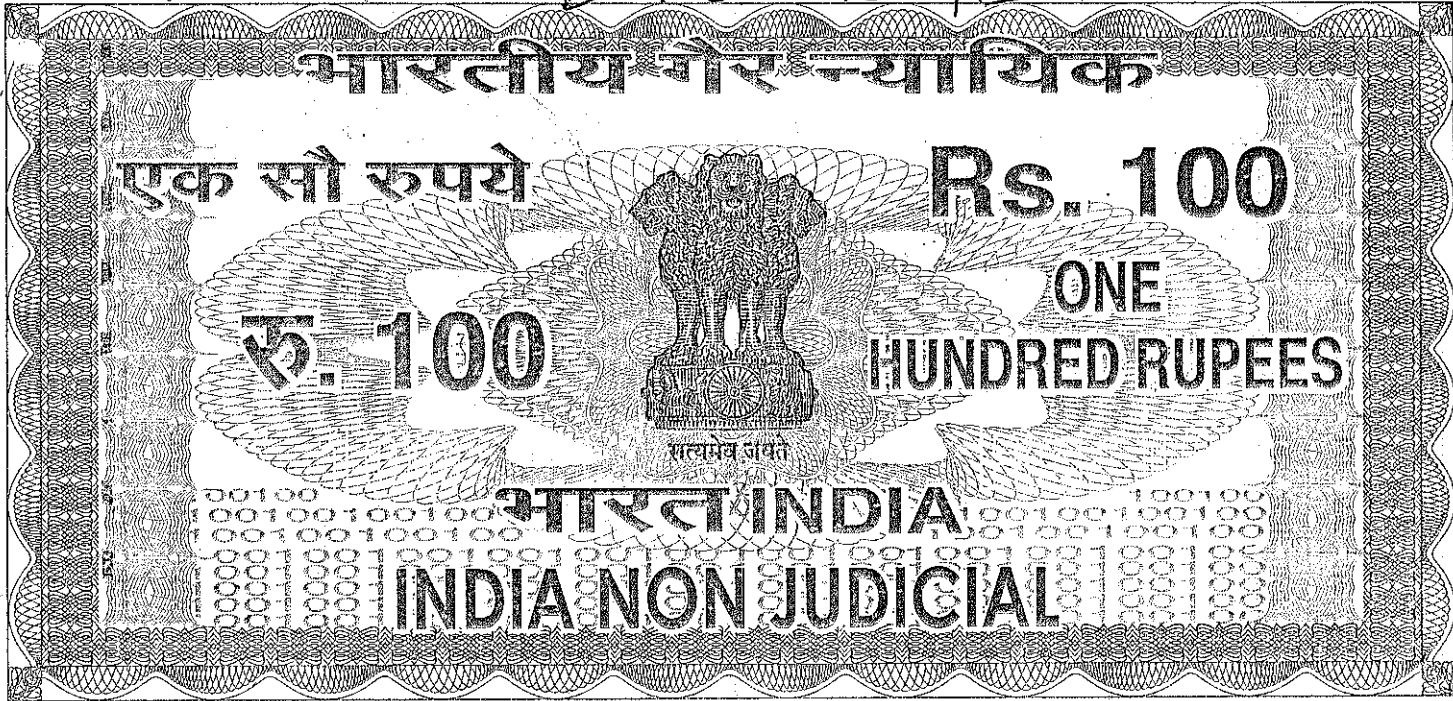
వాపసు తేది

[Signature]
కప్ 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

D. No. 8452/13



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

BA 175350

Sl.No. 5050, Dt. 19-07-2013, Rs.100/-

Sold to Mahendax

S/o.D/o.W/o: Mallegu

For Whom Modi & Modi Constructions, Secunderabad

(Signature)

I. SRINIVAS

Licensed Stamp Vendor, L.No.15-29-020/2012,
P.No.14, RTC Colony, Chengicherla (V),
Ghatkesar (M), R.R.Dist.-500039.
Ph.No.9849338280.

SALE DEED

This Sale Deed is made and executed on this the 16 day of November 2013 at S. R. O. 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, Son of 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. Mrs. Angadi Vijaya Lakshmi, Wife of Mr. Angadi Bhaskar, aged about 56 years, Occupation: Housewife.
2. Mr. Angadi Mahesh Kumar, Son of Mr. Angadi Bhaskar, aged about 31 years, Occupation: Service, residing at # H. No. 1-24-253/1, Plot No. 32, Sri Sai Nagar Colony, Lothkunta, Alwal, Tirmalgiri Post, Secunderabad - 500 015., 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)

Book - 1 CS Number 8902 of 2013 of SRO, Keesara

Regular document number 8452 of year 2013





Sheet 1 of 11 Sheets

Signature of Joint Sub Registrar
Keesara





Presentation Endorsement:

Presented at the Office of the Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7000/- paid between the hours of 2 and 3 on the 20th day of NOV. 2013 by Sr Sohan Modi

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

| SI No | Code | Thumb Impression | Photo | Address | Signature/Ink Thumb Impression |
|-------|------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1 | CL |  |  [1530-1-2013-8902]ANK | ANGADI VIJAYA LAKSHMI (BUYER CUM REP TO VENDEE NO.2) R/O. H.NO 1-24-253/1 P.NO 32 SRI SAI NAGAR CLNY,, LOTHKUNTA, ALWAL, TIRMALGIRI POST, SEC-BAD 500 015., | <i>A. Vijaya Lakshmi</i> |
| 2 | EX |  |  [1530-1-2013-8902]REF | REP BY GPA HOLDER K. PRABHAKAR REDDY R/O. 5-4-187/3, SOHAM MANSION,, M.G. ROAD, SECUNDERABAD. | <i>K. Prabhakar Reddy</i> |

Identified By Witness:

| SI No | Thumb Impression | Photo | Name & Address | Signature |
|-------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------|
| 1 |  |  [1530-1-2013-8902] | ANGADI BHASKAR R/O 1-24-253/1 P.NO 32 SRI SAI NAGAR CLNY ALWAL, LOTHUKUNTA, SEC-BAD. | <i>Angadi Bhaskar</i> |
| 2 |  |  [1530-1-2013-8902]M | M. MAHENDER R/O 26-77 YADAV BASTI NEREDMET HYD-BAD | <i>M. Mahender</i> |

20th day of November ,2013

B. Reddy
Signature of Joint Sub Registrar
Keesara

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. |

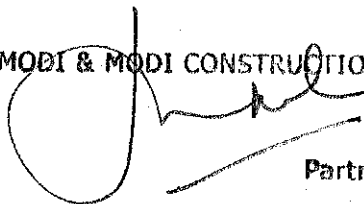
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

For MODI & MODI CONSTRUCTIONS


Partner

Book - 1 CS Number 8902 of 2013 of SRO, Keesara

Regular document number 8452 of year 2013

Signature of Joint Sub Registrar
Keesara

Sheet 2 of 11 Sheets

Endorsement:

| Description of Fee/Duty | In the Form of | | | | | |
|-------------------------|----------------|---------------------------|------|-----------------------------|------------------|-------|
| | Stamp Papers | Challan u/s 41 of I.S Act | Cash | Stamp Duty u/s 16 of I. act | DD/BC/ Pay Order | Total |
| Stamp Duty | 100 | 0 | 0 | | 85700 | 85800 |
| Transfer Duty | NA | 0 | 0 | | 0 | 0 |
| Reg. Fee | NA | 0 | 0 | | 7800 | 7800 |
| User Charges | NA | 0 | 0 | | 100 | 100 |
| Total | 100 | 0 | 0 | | 93600 | 93700 |

Rs. 85700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7800/- towards Registration Fees on the chargeable value of Rs. 1560000/- was paid by the party through DD No ,6078 dated ,18-NOV-13 of ,HDFC BANK/SECUNDERABAD BRANCH

Date

20th day of November ,2013

Signature of Registering Officer

B. Reddy
Keesara



I
8452 వున్న కేసు 2013 నా (శా.స.1954) నా
మంబరుగా రిజిస్టరు చేయబడినది. ప్లాన్ లింగ్
ఉపయోగం గుర్తింపు నెంబరు 1530/2013
ఇవ్వబడ్డది.
20 నా నవంబరు 20 వ తేది.

B. Reddy
సబ్-రిజిస్ట్రారు, కీసర



- 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.
- D) The Vendee is desirous of purchasing a plot of land bearing no.46, admeasuring 125 sq. yds., along with semi-finished construction having a total area of 1659 sft., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.15,60,000/- (Rupees Fifteen 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. 46, admeasuring 125 sq. yds. along with semi-finished construction having a total area of 1659 sft., forming part of Sy. No. 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 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.15,60,000/- (Rupees Fifteen Lakhs Sixty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.12,48,000/- (Rupees Twelve Lakhs Forty Eight Thousand Only) paid by way of cheque no.043645, dated 08.11.2013, drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
 - ii. Rs.3,12,000/- (Rupees Three Lakhs Twelve Thousand Only) (Part Payment) paid by way of cheque no.024420, dated 26.06.2013, drawn on Axis Bank, Banjara Hills Branch, Hyderabad.
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.

For MODI & MODI CONSTRUCTIONS

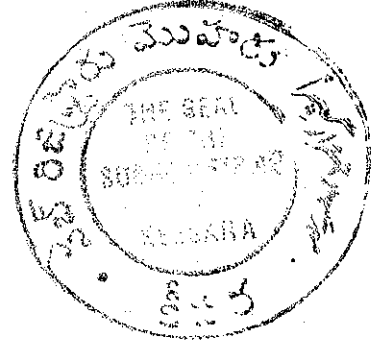
Partner

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Signature of [Signature]
Joint SubRegistrar
Keesara



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.

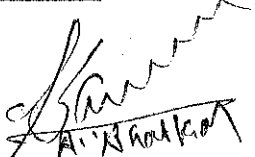

SCHEDULED PLOT

All that piece and parcel of bungalow on bearing plot No. 46, 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:

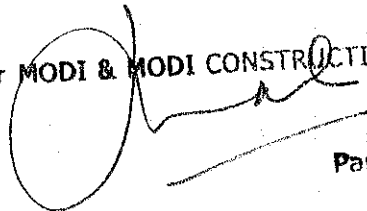
| | |
|-------|-----------------|
| North | Plot No. 47 |
| South | Plot No. 45 |
| East | 30' wide road |
| West | Neighbor's land |

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. 
A. K. Shakti
2. 

For MODI & MODI CONSTRUCTIONS


Partner

(Soham Modi)
VENDOR

1. A. Vijayalakshmi

VENDEE

2. Mahesh Kumar

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Signature of Joint SubRegistrar
Keesara

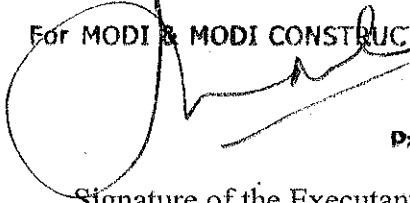


ANNEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of bungalow along with semi-finished construction on Plot No. 46 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. 15,60,000/-

Date: 16.11.2013

For MODI & MODI CONSTRUCTIONS



Partner

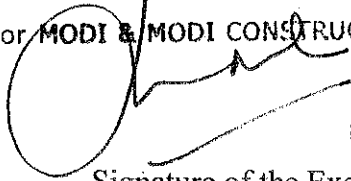
Signature of the Executants

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.

Date: 16.11.2013

For MODI & MODI CONSTRUCTIONS



Partner

Signature of the Executants

1 A. Vijaya Lakshmi

2 Mahesh Kumar

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Regular document number 8452 of year 2013

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Signature of Joint Sub Registrar
Keesara



REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO. 46, FORMING A PART

IN SUBJ. JRY 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:

1. MRS. ANGADI VIJAYA LAKSHMI, WIFE OF MR. ANGADI BHASKAR

2. MR. ANGADI MAHESH KUMAR, SON OF MR. ANGADI BHASKAR

REFERENCE:
AREA:

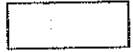
125

SCALE:
SQ. YDS.

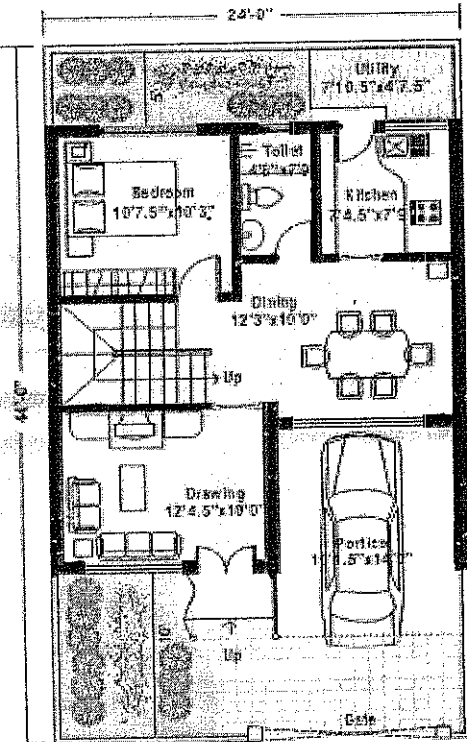
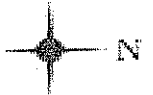
INCL:
SQ. MTRS.



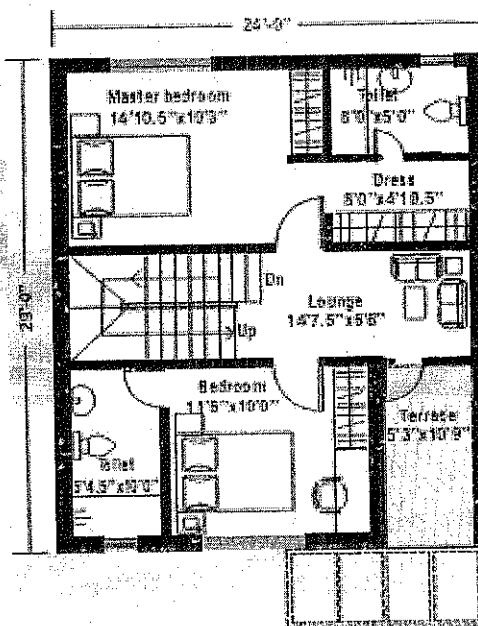
EXCL:



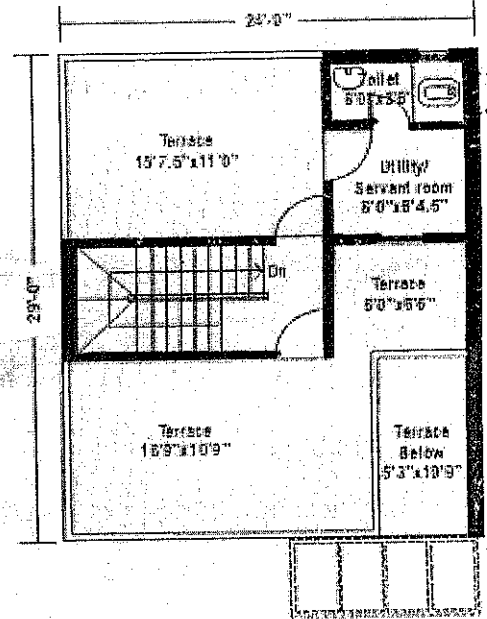
Built up Area: 1659 Sft.,



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

| | |
|-----------------------------|------------|
| GROUND FLOOR AREA | 601.00 SFT |
| FIRST FLOOR AREA | 640.00 SFT |
| HEAD RM+SERVANT+TOILET AREA | 220.00 SFT |
| PORTICO & TERRACE AREA | 198.00 SFT |

For MODI & MODI CONSTRUCTIONS

Partner

WITNESSES:

-
-

1. A. Vijaya Lakshmi

SIG. OF THE VENDOR

SIG. OF THE BUYER

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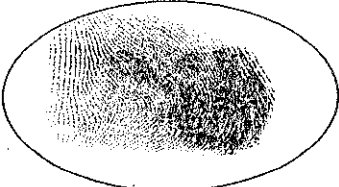

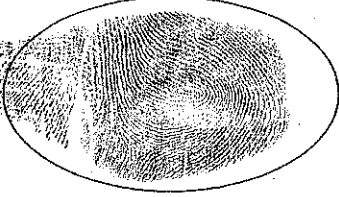
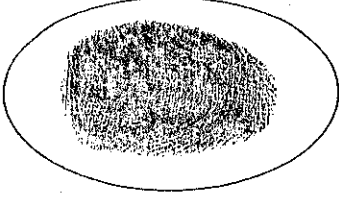
Regular document number 8452 of year 2013

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Signature of Joint Sub Registrar
Keesara



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

| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|--------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| |  | <p>VENDOR:</p> <p>M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p> |
| |  | <p>GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3&4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.</p> |
| |  | <p>BUYER CUM REPRESENTATIVE:</p> <p>MRS. ANGADI VIJAYA LAKSHMI W/O. MR. ANGADI BHASKAR R/O. # H. NO. 1-24-253/1 PLOT NO. 32, SRI SAI NAGAR COLONY LOTHKUNTA, ALWAL TIRMALGIRI POST SECUNDERABAD - 500 015. .</p> |
| |  | <p>BUYER</p> <p>MR. ANGADI MAHESH KUMAR S/O. MR. ANGADI BHASKAR R/O. # H. NO. 1-24-253/1 PLOT NO. 32, SRI SAI NAGAR COLONY LOTHKUNTA, ALWAL TIRMALGIRI POST SECUNDERABAD - 500 015.</p> |

SIGNATURE OF WITNESSES:


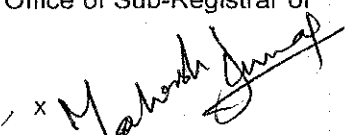
- 
A. B. Bhaskar
- 
M. Angadi Vijaya Lakshmi

For MODI & MODI CONSTRUCTIONS


SIGNATURE OF EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Angadi Vijaya Lakshmi as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE

1  x 
SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 8902 of 2013 of SRO, Keesara

Regular document number 8452 of year 2013

Signature of [Signature]
Joint Registrar
Keesara

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VENDOR:



आयकर विभाग
INCOME TAX DEPARTMENT

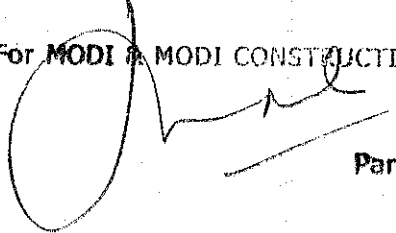
भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS

27/02/2004
Permanent Account Number
AAKFM7214N

Signature




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
18-10-1959

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी
Chief Commissioner of Income-tax, Andhra Pradesh




आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

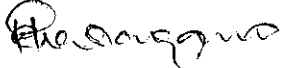
PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

Signature


15-06-2008





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Regular document number 8452 of year 2013

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Signature of [Handwritten Signature] Registrar
Keesara



आयकर विभाग
INCOME TAX DEPARTMENT
MAHESH KUMAR A V
B R A VARA
13/02/1981
Permanent Account Number
AHLPA9026A
Signature

BUMER :

If base this card is lost / found kindly inform / return to:
Income Tax PAN Services Unit, ITINS
Bldg. - 46, 2, Sector 11, CBD Beapara,
Navi Mumbai - 400 614.
यह कार्ड खो/प्राप्त हो गया सूचित करें/वापस करें
आयकर वि सेवा युनिट, ITINS
प्लॉट नं. 2, सेक्टर 11, सीडी बी बेपारा,
नवी मुंबई - 400 614.

Mahesh Kumar

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Regular document number 8452 of year 2013
Sheet 9 of 11 Sheets
Signature of Joint Sub Registrar
Keesara





WITNESS



BUYER AND REPRESENTATIVE

భారత ప్రభుత్వం

భారత ప్రభుత్వం

Government of India

సమోదు సంఖ్య / Enrollment No. : 1111/15123/03394

సమోదు క్రమసంఖ్య/Enrolment No.: 1111/15123/03395

To
Angadi Bhaskar
అంగడి భాస్కర్
S/O Late Angadi Sree Ramappa
1-24-253/1 PLOT NO 32
SRI SAI NAGAR COLONY
NEAR LAKSHMI KALA MANDIR
ALWAL LOTHUKUNTA
SECUNDERABAD
Hyderabad
Andhra Pradesh - 500015
9346352146

To:
Angadi Vijaya Lakshmi
(అంగడి విజయ లక్ష్మి)
W/O ANGADI BHASKAR
1-24-253/1 PLOT NO 32
SRI SAI NAGAR COLONY
NEAR LAKSHMI KALA MANDIR
ALWAL LOTHUKUNTA
SECUNDERABAD
Hyderabad
Andhra Pradesh - 500015

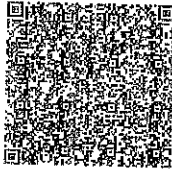
23/09/2011

Date: 24/08/2011



UF2708564131N

27085641



Ref. No : 00002403-00063177-00042490-

UA 04652923 6 IN

మీ సంఖ్య / Your Aadhaar No. :

మీ సంఖ్య / Your No. :

3962 7518 1641

9546 2111 7245

సామాన్యని హక్కు

సామాన్యని హక్కు



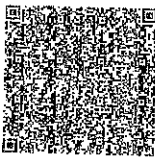
భారత ప్రభుత్వం

GOVERNMENT OF INDIA

అంగడి భాస్కర్
Angadi Bhaskar



పుట్టిన సంవత్సరం/Year of Birth: 1948
పురుషుడు / Male



3962 7518 1641

సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

అంగడి విజయ లక్ష్మి
Angadi Vijaya Lakshmi
పుట్టిన సంవత్సరం / Year of Birth : 1957
స్త్రీ / Female



9546 2111 7245



సామాన్యని హక్కు

A. Vijaya Lakshmi

Handwritten signature of Angadi Bhaskar
A. Bhaskar

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Regular document number 8452 of year 2013

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Signature of Joint Sub Registrar
Keesara



WITNESS


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

M MAHENDAR
MALLESH MANDA

20/07/1978
Permanent Account Number
AQAPM0412C

M. Mahendar
Signature



04072008

M. Mahendar

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Signature of [Signature]
Joint Sub Registrar
Keesara

