

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

సం.

7379

Modi Constructions Reply Soham Modi
Reply K. Prabhakar Reddy

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

(CIPA holder)

దస్తావేజు స్వభావము	Sale			Rampally
దస్తావేజు విలువ	372200			(H)
స్థాంపు విలువ రూ.	100			Votry 55000
దస్తావేజు నెంబరు	18/2015			no. 349974
రిజిస్ట్రేషన్ రుసుము	18610			21/6/14
లోటు స్థాంపు (D.S.D.)	204610			
GHMC (T.D.)	100			
యాజర్ ఛార్జీలు	/			
అదనపు షీట్లు	/			
5 x	/			
మొత్తం	223320			

RETURN

058627
3/01/15

(అక్షరాల NIC)

రూపాయలు మాత్రమే)

తేది 8/01/15

వాచసు తేది

సబ్ రిజిస్ట్రార్
జిప్ 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

Doc no: 18/15



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BE 030095

S.No. 3196 Date: 01-05-2014

G. Sudhakar

Sold to: Rameth

T.SUDHAKAR
LICENSED STAMP VENDOR
LIC.No.15-01-007/2007
REN.No.15-01-022/2013,
LIG-60, A.P.H.B.Colony,
Chevella, R.R.District.

S/o.W/o D/o: Narsinga Rao

For Whom: Modi & Modi Constructions

SALE DEED

This Sale deed is made and executed on this the 31st day of December 2014 at SRO, Keesara, Ranga Reddy District by and between:

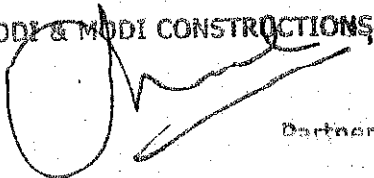
M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 45 years, Occupation: Business, Plot No. 280, Road No.25, Jubilee Hills, Hyderabad., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

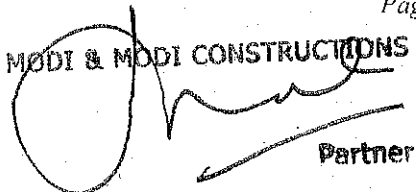
Mr. Sirikonda Radhakrishna Naveen Karan, Son of Mr. S. Radhakrishna, aged about 32 years, Occupation: Service, residing at H. No. 2-20/4/28/A, Sairam Nagar Colony, Chilaka Nagar Road, Uppal, Hyderabad - 500 039, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Page- 1 -

For MODI & MODI CONSTRUCTIONS


Partner

For MODI & MODI CONSTRUCTIONS





Partner




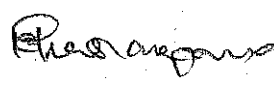
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18610/- paid between the hours of 12 and 1 on the 03rd day of JAN, 2015 by Sri Soham Modi



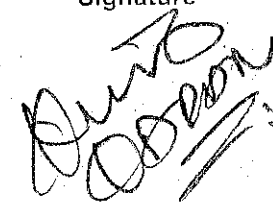


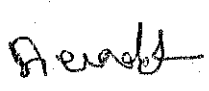
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No Code Thumb Impression Photo Address Signature/Ink Thumb Impression


1 CL   S. RADHA
KRISHNA[R]SIRIKONDA
RADHAKRISHNA NAVEEN
KARAN
. S. RADHAKRISHNA
R/O. H.NO 2-20/4/28/A
SAIRAM NAGAR COLONY,
CHILAKA NAGAR ROAD,
UPPAL 500 039. 

2 EX   S. RADHA KRISHNA [R]
[1530-1-2015-19] 
REPBY GPA FOR PRESENTING
DOCTS K.PRABHAKAR
REDDY[R]M/S. MODI & MODI
CONSTRUCTIONS REP BY
SOHAM MODI
. SATISH MODI
O/O. 5-4-187/3&4 II FLOOR,
SHOMA MANSION,
M.G.ROAD, SEC-BAD. 500
003. 

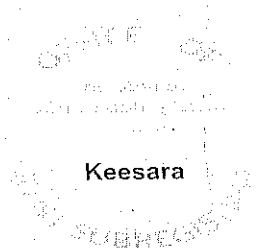
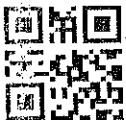
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			S.R.HARISH KARAN R/O 2-20-4/28/A SAIRAM NAGAR COLONY UPPAL HYD	
2			D. DEVENDER R/O 2-20-10/4/P SAIRAM NAGAR COLONY UPPAL HYD	

03rd day of January, 2015


Signature of Joint SubRegistrar9
Keesara

Bk - 1, CS No 19/2015 & Doct No 18
Sheet 1 of 11
2015
Joint SubRegistrar9
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, 132-136 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.

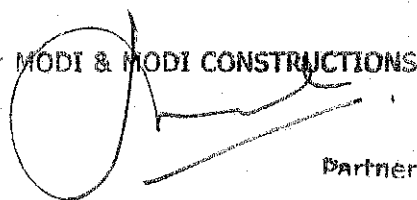
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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

Endorsement:

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of			Total
			Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	204610	0	0	0	204710
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	18610	0	0	0	18610
User Charges	NA	100	0	0	0	100
Total	100	223320	0	0	0	223420

Rs. 204610/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18610/- towards Registration Fees on the chargeable value of Rs. 3722000/- was paid by the party through Challan/BC/Pay Order No ,58627 dated ,03-JAN-15.

Date

03rd day of January,2015

Signature of Registering Officer

Keesara

Bk - 1, CS No 19/2015 & Doct No 18
 Sheet 2 of 11
 Joint Sub Registrar
 Keesara
2015

పుస్తకము 2015 సం॥ (త.శ. 1936) సం॥
18 మెంబరుగా రిజిస్టరు చేయబడినది. స్వామిగారి
 దివాళి గుర్తింపు నెంబరు 1530 18 2015
 జన్మదినము.
 2015 సం॥ 0550 నెం 3 వ తేది.

M.Y. RAHMAN
 Sub-Registrar
 Keesara

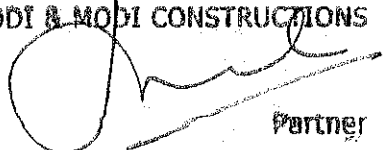


- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 62 admeasuring 170 sq. 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) hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.37,22,000/- (Rupees Thirty Seven Lakhs Twenty Two 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. 62 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, 132-136 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. 37,22,000/- (Rupees Thirty Seven Lakhs Twenty Two Thousand Only) and 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.

For MODI & MODI CONSTRUCTIONS



Partner

Bk-1, CS No 19/2015 & Doct No 18
/ 2015 Sheet 3 of 11

Joint SubRegistrar
Keesara



SCHEDULED PLOT

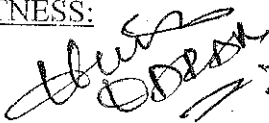
All that piece and parcel of land bearing Plot No. 62 admeasuring about 170 sq. yds. along with semi-finished construction having a total area of 1971 sft, (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 63
South	Plot No. 61
East	Plot No. 69
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



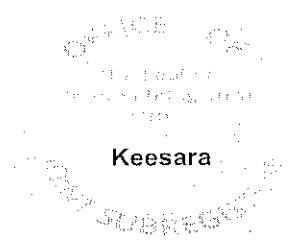
Partner

(Soham Modi)
VENDOR

Bk - 1, CS No 19/2015 & Doct No 18
2015 Sheet 4 of 11
Joint SubRegistrar
Keesara

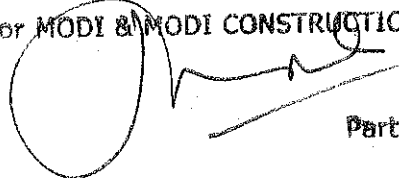


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ANNEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of land along with semi-finished construction on Plot No. 62, 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 : 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) In Head Room + Servant + Toilet Area : 248 sft
- Toilet Area -----
- 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. 37,22,000/-

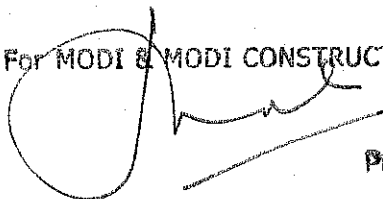
For MODI & MODI CONSTRUCTIONS

Partner

Date: 31.12.2014

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.

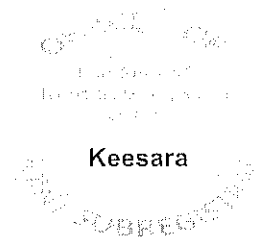
For MODI & MODI CONSTRUCTIONS

Partner

Date: 31.12.2014

Signature of the Executants

Bk - 1, CS No 19/2015 & Doct No 18
2015 Sheet 5 of 11


Joint SubRegistrar
Keesara



REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO. 62, 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

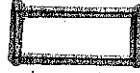
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MR. SIRIKONDA RADHAKRISHNA NAVEEN KARAN, SON OF MR. S. RADHAKRISHNA

REFERENCE:
AREA: 170

SCALE:
SQ. YDS.

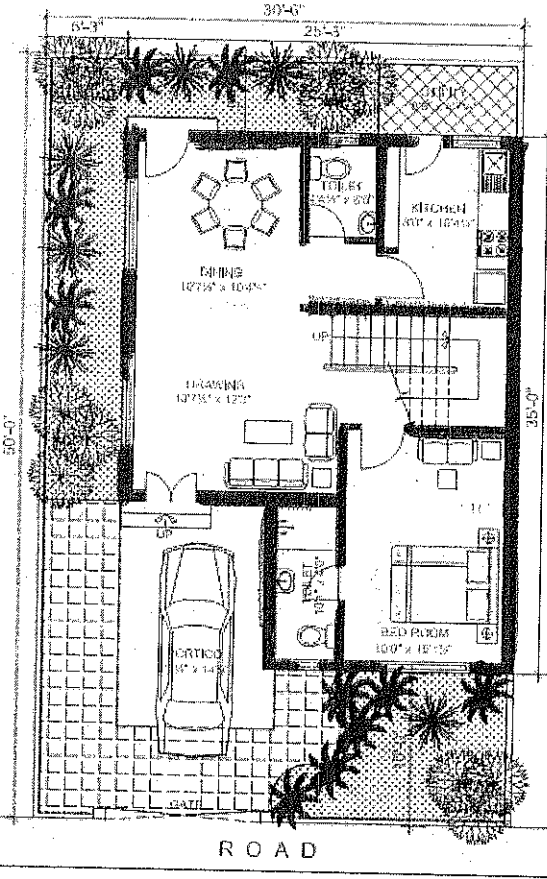
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SQ. MTRS.



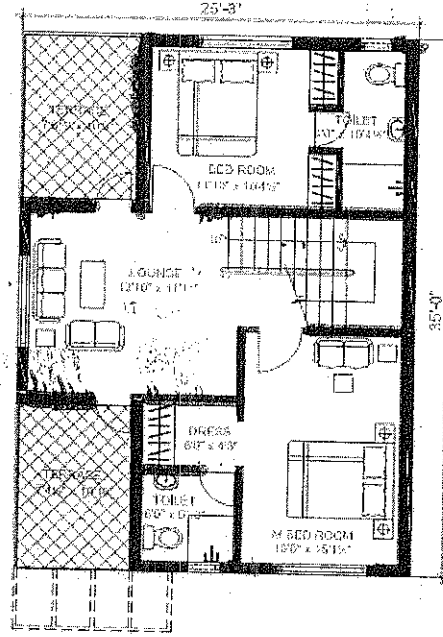
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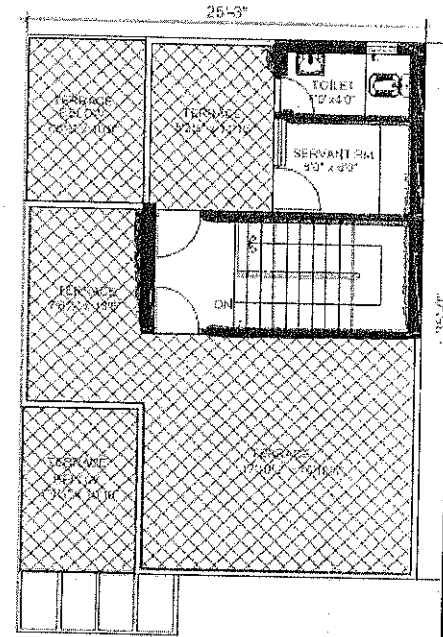
Built up Area: 1971 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

TYPE-B (30'-6" x 50'-0")
SEMI-DETACHED - HOUSE (W)
PLOT AREA - 169 SQ.FTS (169) 14.70
GROUND FLOOR AREA - 702.00 SFT
FIRST FLOOR AREA - 424.13 SFT
HEAD RM/SERVANT-TOILET AREA - 249.03 SFT
TOTAL BUILT UP AREA - 1375.16 SFT
PORCH AREA - 141.00 SFT
TERRACE AREA - 140.17 SFT

WITNESSES:

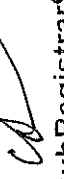
- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

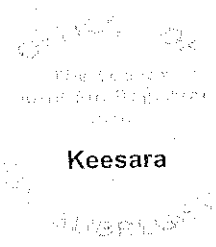
Partner

SIG. OF THE VENDOR

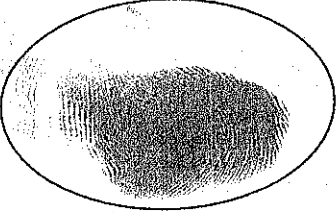
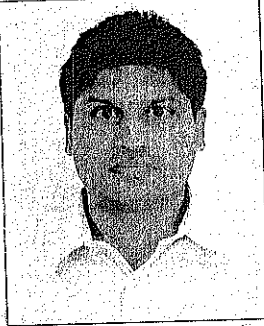


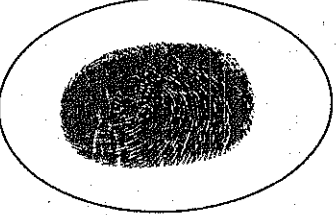
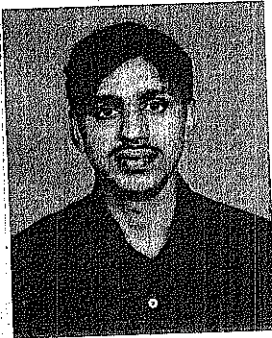
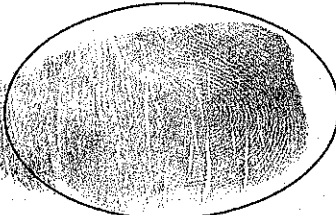

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2015 Sheet 6 of 11


Joint SubRegistrar
Keesara

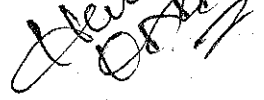
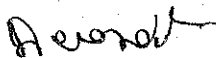


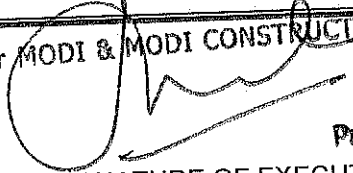

Keesara

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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. ROAD, SECUNDERABAD REP. 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:</p> <p>MR. NAVEEN KUMAR SIRIKONDA RADHA KRISHNA S/O. MR. S. RADHA KRISHNA R/O. # 349 KILEY BLVD, APT-204 SAN JOSE, CA USA – 95129.</p>
			<p>REPRESENTATIVE:</p> <p>MR. S. RADHA KRISHNA S/O. MR. ESHWARITH (LATE) R/O. H. NO: 2-20/4/28/A SAIRAM NAGAR COLONY CHILAKA NAGAR ROAD UPPAL – 500 039.</p>

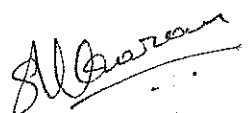
SIGNATURE OF WITNESSES:


1. 
2. 

For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS

I Send here with my photograph(s) and finger prints in the form prescribed, through my representative Mr. S. Radhakrishna, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar Assurances, Keesara, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE

x 
SIGNATURE(S) OF BUYER(S)

Bk - 1, CS No 19/2015 & Doct No 18
/ 2015 Sheet 7 of 11

Joint SubRegistrar
Keesara

19/01/2015 12:56:57 PM



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS

27/02/2004
Permanent Account Number

AAKFM7214N

Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम - NAME
SOHAM SATISH MODI

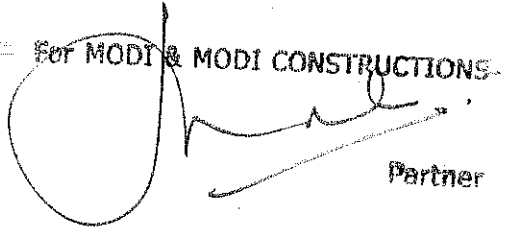
पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1959

व्यक्ति का हस्ताक्षर / SIGNATURE

आयकर विभाग, अहमदाबाद
Office Commissioner of Income Tax, Ahmedabad

For MODI & MODI CONSTRUCTIONS



Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974
Permanent Account Number

AWSP8104E

Signature



Prabhaakar Reddy K

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Sheet 8 of 11
2015
Joint SubRegistrar
Keesara




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Keesara

2015
NO 19/2015 & Doct No 18
Sheet 9 of 11


Joint SubRegistrar
Keesara



Representation



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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచార సంఖ్య / Enrollment No. : 1190/00199/04716

To
Sirikonda Radhakrishna
సిరికొండ రాధాకృష్ణ
2-20-4/28/A
Sairam nagar Colony Chikanagar road
opp Srinivasa Hights
uppal
Hyderabad
Rangareddi
Andhra Pradesh - 500039

18/11/2011



UF640734367IN

4073436



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6539 5522 9483

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



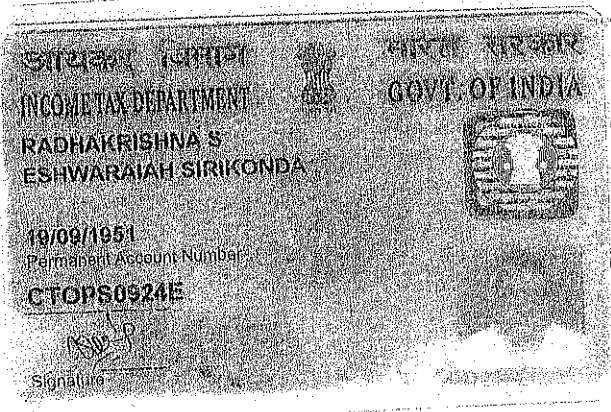
సిరికొండ రాధాకృష్ణ
Sirikonda Radhakrishna

పుట్టిన సంవత్సరం / Year of Birth : 1951
పురుషుడు / Male


6539 5522 9483



ఆధార్ - సామాన్యని హక్కు

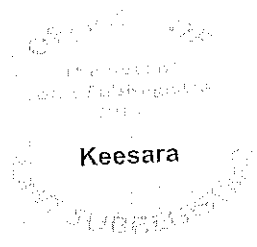


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Bk - 1, CS No 19/2015 & Doct No 18
2015 Sheet 10 of 11

Joint SubRegistrar
Keesara



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ఆధార్

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమాచిత సంఖ్య / Enrollment No. : 1190/00210/00620

To
Sirikonda. R. Harish Karan
సిరికొండ. రి. హరిష్ కారణ
2-20-4/28/A
Sai Ram Nagar Colony
Uppal
Uppal/Rangareddi
Andhra Pradesh - 500089

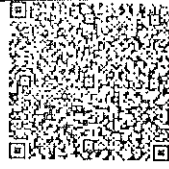
10/10/2011

WITNESSES



UF293412205IN

29341220



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6555 7562 0211

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



సిరికొండ. రి. హరిష్ కారణ
Sirikonda. R. Harish Karan



పుట్టిన సంవత్సరం / Year of Birth: 1981
పురుషుడు / Male


6555 7562 0211

ఆధార్ - సామాన్యని హక్కు

ఆదాయ విభాగం INCOME TAX DEPARTMENT
భారత ప్రభుత్వం GOVT. OF INDIA

S R HARISH KARAN
RADHAKRISHNA SIRIKONDA
22/03/1981
Permanent Account Number
BHTPS8450F

Signature



Handwritten signature

ఆధార్

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

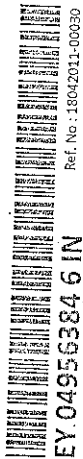
భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమాచిత క్రమసంఖ్య / Enrolment No. : 1111/15107/03225

To:
Dhanalakota Devender
(దనలకోట దేవేందర్)
S/O D Kistiah Late
29-1428/2 PLOT NO 182
KAKATIYA NAGAR
NEREDMET
MALKAJIRI
Hyderabad
Andhra Pradesh - 500056

Date: 18/04/2011



EY 04956384 6 IN

Ref. No. 10042011-00030

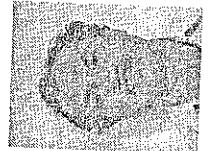
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7930 1716 1860

ఆధార్ - సామాన్యని హక్కు

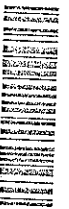


భారత ప్రభుత్వం
GOVERNMENT OF INDIA



దనలకోట దేవేందర్
Dhanalakota Devender

పుట్టిన సంవత్సరం / Year of Birth : 1970
పురుషుడు / Male




7930 1716 1860

ఆధార్ - సామాన్యని హక్కు

ఆదాయ విభాగం INCOME TAX DEPARTMENT
భారత ప్రభుత్వం GOVT. OF INDIA

D DEVENDER
KISITIAH DANALAKOTA
33/05/1970
Permanent Account Number
ANNDP2769H

Signature



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Sheet 11 of 11
2015
Joint SubRegistrar
Keesara

