

SCANNED

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2018



తెలంగాణ తెలంగాణ TELANGANA

5225 21/8/2018 100/-
P. Bal Ram Reddy S/o Sanjeev Reddy
Hyderabad
Self

P/45929
B RAGHUNANDAN REDD
LICENCED STAMP VENDOR
LIC. NO: 15-09-010/2006
REN. NO: 15-09-009/2018
R.NO. 415 RD, APHS COLONY,
VIKARABAD, VIKARABAD DIST., T.S
Cell: 9849653285

EXCHANGE DEED

THIS DEED OF EXCHANGE is made and executed on this the 21st day of August, 2018 at S.R.O. Vikarabad, Vikarabad District, T.S. (Telangana State), India., by;

1. Mr. Chakali Yadaiah, S/o. Late Chakali Anantaiah, aged 50 years, Occupation: Business, R/o. 4-12-108/1, behind Gangaram Methodist Church, Vikarabad Municipality, Vikarabad District-501101, T.S. (Aadhar No.: 890844131499).
2. Mr. Chakali Narsimulu S/o. Late Chakali Anantaiah, aged 47 years, Occupation: Business, R/o. 4-12-104, Gangaram, Vikarabad Municipality, Vikarabad District-501101, T.S. (Aadhar No.: 846037038080).
3. Mr. Chakali Vijay Kumar, S/o. Late Chakali Anantaiah, aged 37 years, Occupation: Working for Indian Army, R/o. 4-12-104, Gangaram, Vikarabad Municipality, Vikarabad District-501101, T.S. (Aadhar No.: 343778693060).

(Hereinafter called the 'FIRST PARTY').

AND

Shri. Palle Bal Ram Reddy, S/o. Sanjeev Reddy, aged about 37 years, Occupation: Business, resident of 2-2-23/1/5, SBH Colony, Bagh Amberpet, Hyderabad (PAN: AJSPR0601D, Aadhar No.: 757858124287).

(Hereinafter jointly referred to as the 'SECOND PARTY').

The terms 'THE FIRST PARTY' and 'THE SECOND PARTY' herein used shall wherever the context so admit shall mean and include their respective heirs, executors, administrators, legal representatives, successors in interest, assignees, etc., as the parties themselves.


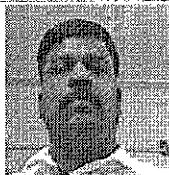






C. H. Yadaiah C. Narsimulu
Bal Ram

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vikarabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3530/- paid between the hours of 9 and 5 on the 21st day of AUG, 2018 by Sri Chakali Yadaiah





OFFICE OF THE SUB REGISTRAR
VIKARABAD

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

| Sl No | Code | Thumb Impression | Photo | Address | Signature/Ink Thumb Impression |
|-------|------|--|---|---|---|
| 1 | FP |  |  CHAKALI VIJAY KUMAR [1509-1-2018-7657] | CHAKALI VIJAY KUMAR S/O. LATE CHAKALI ANANANTHAIAH 4-12-104 GANGARAM VIKARABAD, VIKARABAD DIST | <i>[Signature]</i> VIKARABAD, TELANGANA STATE |
| 2 | FP |  |  CHAKALI NARSIMULU [1509-1-2018-7657] | CHAKALI NARSIMULU S/O. LATE CHAKALI ANANANTHAIAH 4-12-104 GANGARAM VIKARABAD, VIKARABAD DIST | <i>[Signature]</i> |
| 3 | FP |  |  CHAKALI YADIAH [1509-1-2018-7657] | CHAKALI YADIAH S/O. LATE CHAKALI ANANANTHAIAH 4-12-108/1 GANGARAM VIKARABAD, VIKARABAD DIST | <i>[Signature]</i> |
| 4 | SP |  |  PALLE BAL RAM REDDY [1509-1-2018-7657] | PALLE BAL RAM REDDY S/O. SANJEEV REDDY 2-2-23/1/5 SBH COLONY BAGH BAMBERPET, HYD | <i>[Signature]</i> |

Bk-1, CS No 7657/2018 & Doct No 7148/2018 Sub Registrar Vikarabad Sheet 1 of 9

Identified by Witness:

| Sl No | Thumb Impression | Photo | Name & Address | Signature |
|-------|---|---|---|--------------------|
| 1 |  |  CHAKALI KISTAMMA [1509-1-2018-7657] | CHAKALI KISTAMMA GANAGRAM VIKARABAD DIST | <i>[Signature]</i> |
| 2 |  |  CHAKALI SRINIVAS [1509-1-2018-7657] | CHAKALI SRINIVAS GANAGRAM VIKARABAD DIST | <i>[Signature]</i> |

21st day of August, 2018

[Signature]
Signature of Sub Registrar
Vikarabad

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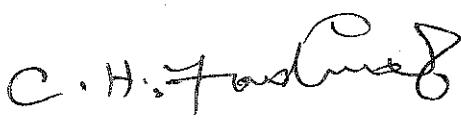

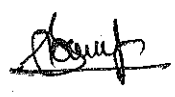
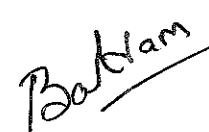
- A. Late Chakali Antaiah, S/o. Chakali Balaiah became owner of Ac. 1-05 gts., in Sy. No. 83 forming a part of Gangaram Village, Vikarabad Mandal, Vikarabad Disdtrict, Telangana, by way of the order of the Revenue Division Officer, Vikarabad Division, bearing no. D/2344/1993 dated 04.03.1993 under the Andhra Pradesh (TA) Inams Act, 1955 and was duly recorded as the occupant in respect of the said land.
- B. After his death the land devolved to his 3 sons namely Chakali Yadaiah, Chakali Narsimhulu and Chakali Vijay Kumar. Their names were mutated in the revenue records by way of proceeding bearing no. A/69/2008 dated 16-07-2008 by MRO Vikarabad Mandal. Patta passbooks and title books were issued to them as per details given below:

| Sl. No. | Owner | Patta no. | Passbook no. | Title book no | Extent of land in Sy. No. 83/4 |
|---------|----------------|-----------|--------------|---------------|--------------------------------|
| 1 | C. Yadaiah | 60 | 31786 | | Ac. 0-15 gts |
| 2 | C. Narsimhulu | 268 | 552228 | | Ac. 0-15 gts |
| 3 | C. Vijay Kumar | 269 | | 552231 | Ac. 0-15 gts |





- D. The First Party herein sold Ac.0-39 gts., to M/s. Modi Realty Vikarabad LLP by way of registered sale deed bearing document no. _____ dated _____, registered at SRO Vikarabad. Accordingly, the First Party are absolute owners of the balance land admeasuring Ac. 0-6 gts., in Sy. No. 83.
- E. Whereas the Second Party became owner of Ac. 0-03 gts., by way of sale deed bearing document no.6730/2018, dated:- 07-08-2018, registered at SRO Vikarabad.
- F. The land belonging to the First Party admeasuring Ac. 0-06 gts., i.e., 726 sq yds has been divided into 2 parts namely part A (384 sq yds) and part C (342 sq yds). The land belonging to the Second party admeasuring Ac. 0-03 gts., i.e., 363 sq yds has been divided into 2 parts namely part B (221 sq yds) and part D (142 sq yds). Each part is clearly marked in the plan attached here under and described in detail in Scheduled A, Schedule B, Schedule C & Schedule D given hereunder.
- G. Whereas the parties hereto with a view to enjoy their respective lands effectively and properly mutually agreed to exchange their lands as follows:

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of the transfer by the said Second Party herein contained the said First Party hereby grants and transfers to the Second Party all that property described in the Schedule 'C' absolutely and forever.
2. In further pursuance of the said agreement and in consideration of the transfer by the said First Party herein contained the said Second Party hereby grants and transfers to the First Party all that property described in the Schedule 'B' absolutely and forever.

C. H.  C. Narsimhulu  


E-KYC Details as received from UIDAI:

| Sl.No | Aadhaar Details | Address: | Photo |
|-------|---|---|---|
| 1 | Aadhaar No: XXXXXXXX6830 Name: Chakali Kistamma | W/O Chakali Narsimulu, Vicarabad, Vicarabad, K.v. Rangareddy, Telangana, 501101 |  |
| 2 | Aadhaar No: XXXXXXXX2718 Name: Srinivas Chakali | S/O Chakali Yadaiah, Vicarabad, Vicarabad, K.v. Rangareddy, Telangana, 501101 |  |
| 3 | Aadhaar No: XXXXXXXX4287 Name: Palle Balaram Reddy | S/O P Sanjeeva Reddy, LBNagar, Rangareddi, Andhra Pradesh, 500068 |  |
| 4 | Aadhaar No: XXXXXXXX8080 Name: Chakali Narisimulu | S/O Ananthaiah, Vicarabad, Vicarabad, K.v. Rangareddy, Telangana, 501101 |  |

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

| Description of Fee/Duty | In the Form of | | | | | | Total |
|-------------------------|----------------|--------------------------|--------------|----------|-----------------------------|------------------|--------------|
| | Stamp Papers | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | |
| Stamp Duty | 100 | 0 | 28100 | 0 | 0 | 0 | 28200 |
| Transfer Duty | NA | 0 | 10580 | 0 | 0 | 0 | 10580 |
| Reg. Fee | NA | 0 | 3530 | 0 | 0 | 0 | 3530 |
| User Charges | NA | 0 | 100 | 0 | 0 | 0 | 100 |
| Total | 100 | 0 | 42310 | 0 | 0 | 0 | 42410 |

Rs. 38680/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3530/- towards Registration Fees on the chargeable value of Rs. 605000/- was paid by the party through E-Challan/BC/Pay Order No ,12800S210818 dated ,21-AUG-18 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 42310/-, DATE: 21-AUG-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3314296396109,PAYMENT MODE:CASH-1000200,ATRN:3314296396109,REMITTER NAME: PALLE BAL RAM REDDY,EXECUTANT NAME: CHAKALI YADAI AH AND OTHERS,CLAIMANT NAME: PALLE BAL RAM REDDY).

Date:

21st day of August,2018

Signature of Registering Officer
Vikarabad

Certificate of Registration

Registered as document No. 7148 of 2018
of Book-1 and assigned the identification
Number 7148 1509-1-2018
dated on 23/08/2018

Sub-Registrar
Vikarabad.

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3. Each of the parties hereby covenants with the other, firstly, that the property hereby transferred by them to the other is free from encumbrances and secondly, that the property so transferred by each of them shall be quietly entered upon and held and enjoyed by the other without any interruption or disturbance by the party transferring the same and thirdly, that each of the parties hereto will, at the request and cost of the other execute every such act or thing as shall reasonably be required by such other for further and more perfectly transferring such property hereby exchanged with the other.
4. Both the parties herein covenant that no further consideration shall be payable to each other for the exchange of the said properties. The original deed of Exchange is retained by the Second Party and the duplicate copy thereof is retained by the First Party. It is hereby declared that the property described in Schedule A is valued at about **Rs.1,000/- per sq yd**, and the property in Schedule B is valued at Rs.1,000/-, per sqyd and that the stamp duty is paid accordingly.
5. Hereafter, the First Party shall become the absolute owner of land described in Schedule A and Schedule B totaling to 605 sq yds and the Second Party shall become the absolute owner of land described in Schedule C and Schedule D totaling to 484 sq yds

SCHEDULE 'A'

ALL THAT THE PIECE AND PARCEL OF land admeasuring 384 sq yds forming a part of Sy.No.83 forming a part of Gangaram Village, Vikarabad Mandal and Municipality, Vikarabad District, Telangana, Under S. R. O. Vikarabad and bounded by:

| | | |
|-------|---|--|
| NORTH | : | Schedule C Land |
| SOUTH | : | Neighbours land |
| EAST | : | Land belonging to M/s. Modi Realty Vikarabad LLP |
| WEST | : | Schedule B Land |

Market Value

@ Per Sq.Yard Rs.1,000/-, Total 384 Sq.Yards Rs.3,84,000/-

SCHEDULE 'B'

(PROPERTY OF SECOND PARTY TRANSFERRED TO FIRST PARTY)

ALL THAT THE PIECE AND PARCEL OF land admeasuring 221 sq yds, forming a part of Sy.No.83 forming a part of Gangaram Village, Vikarabad Mandal and Municipality, Vikarabad District, Telangana, Under S. R. O. Vikarabad and bounded by:

| | | |
|-------|---|-----------------|
| NORTH | : | Schedule D Land |
| SOUTH | : | Neighbours land |
| EAST | : | Schedule A Land |
| WEST | : | 18ft wide road |

Market Value

@ Per Sq.Yard Rs.1,000/-, Total 221 Sq.Yards Rs.2,21,000/-

C. H. Yashwanth

C. Narasimha

[Signature]

Balkam

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Vikarabad



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SCHEDULE 'C'

(PROPERTY OF FIRST PARTY TRANSFERRED TO SECOND PARTY)

ALL THAT THE PIECE AND PARCEL OF land admeasuring 342 sq yds, forming a part of Sy.No.83 forming a part of Gangaram Village, Vikarabad Mandal and Municipality, Vikarabad District, Telangana, Under S. R. O. Vikarabad and bounded by:

NORTH : Neighbours land
SOUTH : Schedule A Land
EAST : Land belonging to M/s. Modi Realty Vikarabad LLP
WEST : Schedule D Land

Market Value

@ Per Sq.Yard Rs.1,000/-, Total 342 Sq.Yards Rs.3,42,000/-

SCHEDULE 'D'

ALL THAT THE PIECE AND PARCEL OF land admeasuring 142 sq yds, forming a part of Sy.No.83 forming a part of Gangaram Village, Vikarabad Mandal and Municipality, Vikarabad District, Telangana, Under S. R. O. Vikarabad and bounded by:

NORTH : Neighbours land
SOUTH : Schedule B Land
EAST : Schedule C Land
WEST : 18ft wide road

Market Value

@ Per Sq.Yard Rs.1,000/-, Total 142 Sq.Yards Rs.1,42,000/-

Together with all rights, liberties, easements and appurtenances attachment hereto

High Property Land Share is exemption (Schedule 'A' i.e. Rs.3,84,000/-)

Therefore 6% Stamp Duty is paid for Schedule B + Schedule C + Schedule D i.e.

Rs.2,21,000/- + Rs.3,42,000/- + Rs.1,42,000/- = Rs.7,05,000/-

C. H. Y. G. Ordinar

C. N. Venkatesh

[Signature]

Balram

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Vikarabad



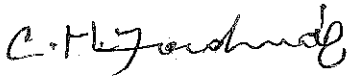
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The Deficit Stamp Duty of Rs.38,680/-, Registration Fee of Rs.3,530/- and User Charges of Rs.100/-, Total Amount of Rs.42,310/- has been paid through S.B.I. Vikarabad, Vikarabad District, T.S., on Dated:- 21-08-2018, Vide Bank Challan No. 128003210818

IN WITNESS WHEREOF the parties hereto have set their hands to this Deed of Exchange out of their own free will and consent on the date first above mentioned in the presence of the following witness:

SIG. OF THE FIRST PARTY



Chakali Yadaiah



Chakali Narsimulu

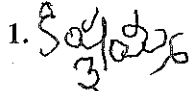
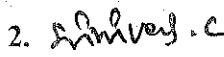





Chakali Vijay Kumar

SIG. OF THE SECOND PARTY


Palle Bal Ram Reddy

WITNESSES:

1. 
2. 
3. 
4. 
5. 

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Vikarabad



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REGISTRATION PLAN

IN SURVEY NOS. 83

SITUATED AT

GANGARAM VILLAGE, VIKARABAD

MANDAL, VIKARABAD. DIST.

FIRST PARTY: CHAKALI YADIAH, NARSIMULU, VIJAY KUMAR ALL SONS OF LATE CHAKALI ANANTAIAH

SECOND PARTY: SHRI PALLE. BAL RAM REDDY

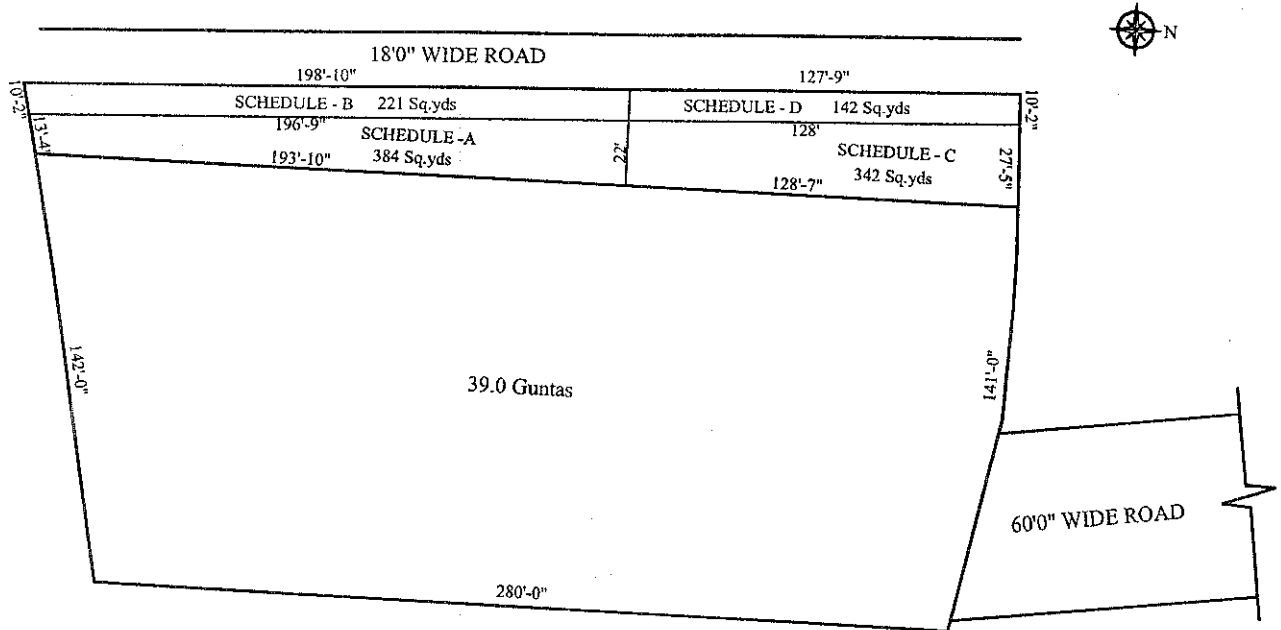
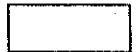
REFERENCE:
AREA:

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



C. H. Y. Handing

C. Nairin

[Signature]

SIG. OF THE FIRST PARTY

WITNESSES:

- 1. *S. Jay*
- 2. *Srinivas. c*
- 3. *[Signature]*
- 4. *CH. Subanth*
- 5. *[Signature]*

Balram

SIG. OF THE SECOND PARTY

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Sub Registrar
Vikarabad



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Government of India

విజయ్ కుమార్ యస్
Vijay Kumar S



పుట్టిన తేదీ/DOB: 04/05/1981
పురుషుడు / Male



3437 7869 3060

అధార్ - సామాన్యని హక్కు



Unique Identification Authority of India

చిరునామా: S/O: అనంతయ్య, 4-12-104
గంగారం, వికారాబాద్, వికారాబాద్
వికారాబాద్, కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 501101

Address: S/O: Ananthaiah,
4-12-104, gangaram,
vikarabad, Vicarabad,
Vikarabad, K.V.Rangareddy,
Andhra Pradesh, 501101

Handwritten signature

- 3437 7869 3060

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

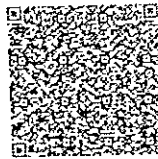


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GOVERNMENT OF INDIA

చాకలి యాదయ్య
Chakali Yadaiah



పుట్టిన తేదీ/Year of Birth: 1968
పురుషుడు - Male



8908 4413 1499

అధార్ - సామాన్యని హక్కు

Handwritten signature

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

విజయ్ కుమార్ యస్ / Enrollment No. 1094/90025/09123

To
Chakali Yadaiah
చాకలి యాదయ్య
S/O: Chakali Ananthaiah Late
4-12-108/1
Gangaram
Methadist Church Back Side
Gangaram
Vicarabad
Vikarabad, K.V Rangareddy
Andhra Pradesh - 501101
9352428236

20/01/2013



KL116760571DF

11676057



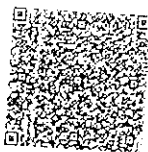
అధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



8460 3703 8080



అధార్ - సామాన్యని హక్కు

Handwritten signature



భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: అనంతయ్య, 4-12-104
గంగారం కాలనీ, చికలబాద్, వికారాబాద్
చికలబాద్, కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 501101

Address: S/O. Ananthaiah,
4-12-104, gangaram colony,
vikarabad, Vicarabad, K.V
Rangareddy, Vikarabad,
Andhra Pradesh, 501101

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

చి. అ. ప్ర. 30. 1947,
93000-30-560001

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748 / 2018 Sheet 7 of 9 Sub Registrar
Vikarabad

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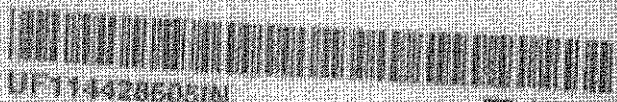


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Ministry of Information Technology of India
Government of India

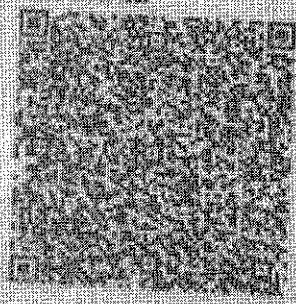
కార్డు నంబర్ / Enrollment No. : 1190/10862/03097

సంబంధించిన

To
Palle Balaram Reddy
50 బండ్ల రోడ్
S/O P. Ganeshya Reddy
plot no 158 and 159
rock tower colony
narsaorabad
L.Nagar
Rangareddy
Andhra Pradesh - 500068



UP114428606IN
11442860



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7578 5812 4287

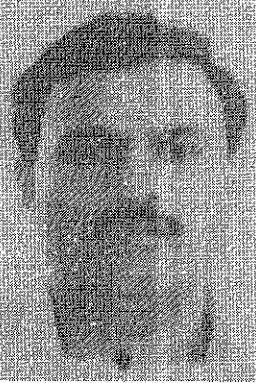
ఆధార్ - సామాన్యుల వి హక్కు



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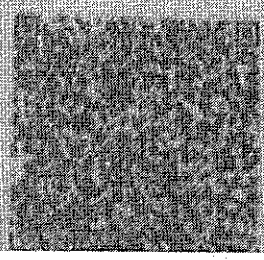
GOVERNMENT OF INDIA

50 బండ్ల రోడ్
Palle Balaram Reddy



ఆధార్ సంఖ్య / Aadhaar No. : 7578 5812 4287
పాలె బాలరమ్ రెడ్డి

7578 5812 4287



Balam

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7148/2018 Sheet 8 of 9 Sub Registrar
Vikarabad



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GOVERNMENT OF INDIA



చాకలి శ్రీనిని
Chakali Srinani

2304 2754 8353



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అధార్ - సామాన్యని హక్కు

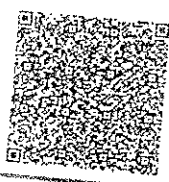
భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చాకలి శ్రీకాంత్
Chakali Srikant

జన్మ తేదీ / Year of Birth : 1985
లింగం : Male

9523 6615 8328



Handwritten signature: CH. Srikant

అధార్ - సామాన్యని హక్కు

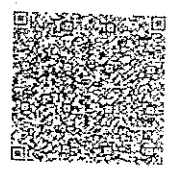
భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చాకలి శ్రీనివాస్
Chakali Srinivas

జన్మ తేదీ / Year of Birth : 1983
లింగం : Male

7975 5171 2718



Handwritten signature

అధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చాకలి కిష్కమ్మ
Chakali Kishamma

జన్మ తేదీ / DOB: 01/01/1981
లింగం : FEMALE

6316 2989 6630

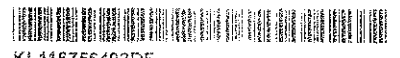
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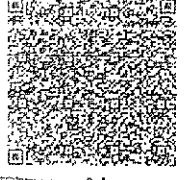
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చాకలి శ్రీనివాస్
చాకలి శ్రీనివాస్
S/O: Chakali Yadeiah
4-12-108/1
Gangaram
Methodist Church Back Side
Gangaram
Vicarabad
Vikarabad, K.V.Rangareddy
Andhra Pradesh - 501101



KL116756492DF

11675649

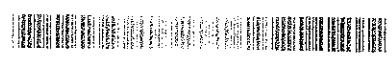


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Unique Identification Authority of India
Government of India

అధార్ నమోదు - Enrollment No. : 1094/90025/09139

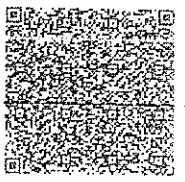
చాకలి శ్రీనివాస్
చాకలి శ్రీనివాస్
S/O: Chakali Yadeiah
4-12-108/1
Gangaram
Methodist Church Back Side
Gangaram
Vicarabad
Vikarabad, K.V.Rangareddy
Andhra Pradesh - 501101

20/01/2013
To
Chakali Srinivas
చాకలి శ్రీనివాస్
S/O: Chakali Yadeiah
4-12-108/1
Gangaram
Methodist Church Back Side
Gangaram
Vicarabad
Vikarabad, K.V.Rangareddy
Andhra Pradesh - 501101



KL116756475DF

11675647



అధార్ నమోదు - Enrollment No. :

7975 5171 2718

అధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: Address:
W/O చాకలి శ్రీనివాస్, 4-12-108/1, 501101, Gangaram, Vikarabad, K.V. Ranga
చాకలి శ్రీనివాస్, 4-12-108/1, 501101, Gangaram, Vikarabad, K.V. Ranga
వికారాబాద్.
Andhra Pradesh - 501101

6316 2989 6630

MIRA AADHAAR, MFRI BEM...

Bk - 1, CS No 7657/2018 & Doct No
7148 / 2018 Sheet 9 of 9 Sub Registrar
Vikarabad

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