

K.SATISH KUMAR

LICENSED STAMP VENDOR LIC No.16-05-059/2012, R.No.16-05-025/2018 Plot No.227, Opp.Back Gate of City Civil Court, West Marredpally, Sec'bad. Mobile: 9849355156

S.No. 14609 Date:09-08-2018

මීපරෆෟಣ तेलंगाना TELANGANA

schoendar Sold to:

S/0\_W/0\_D/0.

For Whom:

### SALE DEED

This sale deed is made and executed on this the 13th day of August, 2018 at SRO Vikarabad by and between:

- 1. Mr. Chakali Yadaiah, S/o. Late Chakali Anantaiah, aged 50 years, Occupation: Business, R/o. 4-12-108/1, behind Gangaram Methodist Church, Gangaram, Vikarabad - 501 101 (Aadhar No.: 890844131499). Pan No. ANAPC6643A.
- 2. Mr. Chakali Narsimulu S/o. Late Chakali Anantaiah, aged 47 years, Occupation: Business, R/o. 4-12-104, Gangaram, Vikarabad – 501 101 (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 – 501 101 (Aadhar No.: 343778693060). Pan No. APAP K 2338 E.

Hereinafter jointly referred to as the Vendors and severally as Vendor no. 1, Vendor No. 2 and Vendor no. 3 respectively, which term shall mean and include their legal representatives, administrators, executors, successor-in-interest, assignees, etc.

C. H. Yordunt C. Namilu.

#### 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. 30000/- paid between the hours of \_\_\_\_\_ and \_\_\_ on the 21st day of AUG, 2018 by Sri Chakali Yadaiah

RAR Signatura/Ink Thumb Execution admitted by (Details of all Executants/Claimants under Sec 32A): Address Thumb Impression Photo SI No Code M/S MODI REALTY VIKARABAD LLP REP BY ITS DESIGNATED PATNER PALLE BAL RAM REDDY S/O. SANJEEVA REDDY 1 CL 2-2-23/1/5 SBH COLONY BAGH M/S MODI REALTY VIKA [1509-1-2018-7656] CHAKALI VIJAY KUMAR S/O. LATE CHAKALI ANANTHAIAH 4-12-104 GANGARAM VIKARABAD, VIKARABAD DIST 2 EX CHAKALI VIJAY KUM [1509-1-2018-7656] CHAKALI NARSIMULU S/O. LATE CHAKALI ANANTHAIAH 4-12-104 GANGARAM VIKARABAD, VIKARABAD DIST Sub Registrar Vikarabad 3 EX CHAKALI NARSIMUI [1509-1-2018-7656 CHAKALI YADAIAH S/O. LATE CHAKALI ANANTHAIAH Bk - 1, CS No 7656/2018 & Doct No 7080/2018. Sheet 1 of 9 1 of 9 4-12-108/1 GANGARAM VIKARABAD, 4 EX VIKARABAD DIST Sheet CHAKALI YADAIAH::21/0 [1509-1-2018-7656] Identified by Witness: Signature Name & Address Photo Thumb Impression CHAKALI KISTAMMA GANAGRAM VIKARABAD DIST 1 CHAKALI KISTA [1509-1-2018-7 **CHAKALI SRINIVAS** 2 GANAGRAM VIKARABAD DIST CHAKALI SRINIVAS :: [1509-1-2018-7656]

21st day of August,2018

Signature of Sub Registrar Vikarabad







# මීළුරු तेलंगाना TELANGANA

S.No. 14610

Date:09-08-2018

Sold to:

Makandal

S/o.W/o.D/o.

For Whom:

Malleth Vikrabad LEP

K.SATISH KUMAR

LICENSED STAMP VENDOR LIC No.16-05-059/2012 R.No.16-05-025/2018 Plot No.227, Opp.Back Gate of City Civil Court, West Marredpally, Sec'bad. Mobile: 9849355156

#### IN FAVOUR OF

M/s. Modi Realty Vikarabad LLP, a Limited Liability Firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Designated Partner 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 referred to as the Purchaser which shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.

#### WHEREAS:

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.

Page 2 of 5

SI No	Aadhaar Details	E-KYC Details as received from UIDAI: Address:	Photo
1	Aadhaar No: XXXXXXXX6830 Name: Chakali Kistamma	W/O Chakali Narsimulu, Vicarabad, Vicarabad, K.v. Rangareddy, Telangana, 501101	W
2	Aadhaar No: XXXXXXXXX2718  Name: Srinivas Chakali	Telangana, 501101	2018
3	Aadhaar No: XXXXXXXX8080 Name: Chakali Narisimulu	S/O Ananthaiah, Vicarabad, Vicarabad, K.v. Rangareddy, Telangana, 501101	0
4	Aadhaar No: XXXXXXXX4287 Name: Palle Balaram Reddy	S/O P Sanjeeva Reddy, LBNagar, Rangareddi, Andhra Pradesh, 500068	8

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

Description

Of Stamp Challan

Cash US 16 of IS act Bay Order

Description	In the Form of							
of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total	
Stamp Duty	100	0	239900	0	0	. 0	240000	
Transfer Duty	NA	0	90000	0	0	0	90000	
Reg. Fee	NA	0	30000	0	0	0	30000	
User Charges	NA	0	100	0	0	0	100	
Total	100	0	360000	0	0	0	360100	

Rs. 329900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 30000/- towards Registration Fees on the chargeable value of Rs. 6000000/- was paid by the party through E-Challan/BC/Pay Order No ,516I5U210818 dated ,21-AUG-18 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 360000/-, DATE: 21-AUG-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1419638624223,PAYMENT MODE:CASH-1000200,ATRN:1419638624223,REMITTER NAME: MODI REALTY VIKARABAD LLP,EXECUTANT NAME: CHAKALI YADAIAH AND OTHERS,CLAIMANT NAME: MODI REALTY VIKARABAD LLP).

Date:

Signature of Registering Officer Vikarabad

21st day of August,2018

#### **Certificate of Registration**

Registered as document no. 7080 of 2018 of Book-1 and assigned the identification number 1 - 1509 - 7080 - 2018 for Scanning on 21-AUG-18.

Registering Officer

Vikarabad

(P P Rangaraju)





- B. Whereas Late Chakali Swamy, S/o. Chakali Balaiah was the original occupant of land admeasuring Ac. 4-20 gts., being Sy. No. 83 of Gangaram Village, Vikarabad Mandal, Vikarabad District, Telangana. His name is appropriately reflected in the pahanis. After his death the land devolved to his four sons namely Chakali Anantaiah, Chakali Swamy & Chakali Yellaiah. Their names were mutated in the revenue records.
- C. Accordingly, Late Chakali Antaiah, S/o. Chakali Balaiah became owner of Ac. 1-05 gts., being Sy. No. 83 forming a part of Gangaram Village, Vikarabad Mandal, Vikarabad District, Telangana. 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	D. 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

- E. The Purchaser has agreed to purchase a part of the said land from the Vendors admeasuring Ac. 0-39 gts., forming a part of Sy. No. 33 forming a part of Gangaram Village, Vikarabad Manda!, Vikarabad Disdtrict, Telangana, (hereinafter referred to as the Scheduled Land) for a total consideration of Rs. 60,00,000/- (Rupees Sixty Lakhs only), calculated and the Vendors have agreed to sell the Scheduled Land to the Purchasers as per the terms and conditions given herein.
- F. The parties hereto are desirous of reducing the terms and conditions of sale into writing.

C. H. Yordmal. C. Naerihn.

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## NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Purchaser has paid the total consideration of Rs. 60,00,000/- (Rs. Sixty Lakhs only) as per the details given below and the receipt of which is hereby admitted and acknowledged by the Vendors.

Sl.	Cheque /	Date	Amount	Drawn on	In favour of
No.	payorder no.			Diawii on	in ravour or
1.	069632	14.04.2018	10,00,000	YES Bank	Chakali Yadaiah
2.	069633	14.04.2018		YES Bank	Chakali Narsimulu
3.	069631	14.04.2018	10,00,000	YES Bank	Chakali Vijay Kumar
4.	663781	10.08.2018	10,00,000	YES Bank	Chakali Yadaiah
5.	663782	10.08.2018	10,00,000	YES Bank	Chakali Narsimulu
6.	663783	10.08.2018	10,00,000	YES Bank	Chakali Vijay Kumar

- 2. For the total sale consideration as mentioned above the Vendors do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-39 gts., forming part of Sy. No. 83, situated at Gangaram Village, Vikarabad Mandal, Vikarabad Disdtrict, Telangana, which is hereinafter referred to as the Scheduled Land and more particularly described in the schedule given herein, unto and in favour of the Purchaser by way of absolute sale.
- 3. The Vendors hereby covenant that the Scheduled Land was the absolute property belonging to them and they are the absolute owners of the same and no other person other than the Vendors have any right, title or interest in respect of the Scheduled Land or any portion thereof. There are no protected tenants in respect of the Scheduled Land and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Land by the Purchasers herein above mentioned.
- 4. The Vendors hereby declare and covenant that they are the true and lawful Owners of the Scheduled Land. The Vendors hereby covenant that no other person(s) other than the Vendors has any right, title or interest in respect of the Scheduled Land or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Land by the Purchaser.
- 5. The Vendors further covenant that Scheduled Land is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby give warranty of title. The Vendors hereby declare that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Land. If any claim is made by and person either claiming through the Vendors or otherwise in respect of Scheduled Land it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Purchaser is put to any loss on account of defective title or on account of any claims on the Scheduled Land, the Vendors shall indemnify the Purchaser fully for such losses.

C. H. Fordinals C. Naeville.

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- 6. The Vendors have on this day delivered vacant peaceful possession of the Scheduled Land to the Purchaser and the Purchaser shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
- 7. The Vendors hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Land unto and in favour of the Purchaser in the concerned departments.
- 8. The Vendors hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Land.
- 9. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Land payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendors to clear the same.

### SCHEDULE LAND

All that part and parcel of land admeasuring Ac. 0-39 gts., (4,719 sq yds) forming part of Sy. No. 83, situated at Gangaram Village, Vikarabad Mandal, Vikarabad District, Telangana marked in red and bounded by:

North	Neigbours Land in Sy. No. 77
South	Neighbours Land in Sy. No. 84
East	Open land
West	Land belonging to Vendor and neighbors land in Sy. No. 81 & 82

IN WITNESSES WHEREOF this sale deed is made and executed on this the 13th day of August, 2018 at Vikarabad by the parties hereto in presence of the witnesses mentioned below:

STAMP DUTY RS. 360000/- CH.NO SIGISUS 10818: S.B.T VIKARABAD

Vendor No. 1 Chakali Yadaiah

C. H. Yardinat

Vendor No. 2 Chakali Narsimulu

Vendor No. 3 Chakali Vijay/Kuma

M/s. Modi Realty Vikarabad LLP

P. Bal Ram Reddy Designated Partner

Purchaser.

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IN SURVEY NOS.	83	SITUATED I
	GANGARAM VILLAGE, VIKARABAD	MANDAL, VIKARABAD. DIS
VENDORs:	CHAKALI YADAIAH, NARSIMULU, VIJAY KUMAR ALI	L SONS OF LATE CHAKALI ANANTA
VENDEE:	M/S. MODI REALTY VIKARABAD LLP, A LIMITED REPRESENTED BY ITS DESIGNATED PARTNER	LIABILITY SHRI. BAL RAM REDDY
REFERENCE: AREA:	SCALE: INCL: SQ. YDS. 4,719 SQ. MTRS.	EXCL:
	LAND BELONGING TO VENDOR AND NEIGHBOURS LAND IN SY,NO.81 & 82	N
NEIGHBOURS LAND NEIGHBOURS LAND N SY.NO.84	322'-5" 39.0 Guntas	DAOON ADDIN "0,09 IN SY.NO.77
L	280'-0"	
	OPEN LAND	1 / - Jours
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5 600	·a	SIG. OF THE PURCHASE

Bk - 1, CS No 7656/2018 & Doct No 7080/2018. Sheet 6 of 9 Sub Registrar Vikarabad







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విజయ్ కు**మా**ర్ యస్ Vijay Kumar S





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### Unique Identification Authority of India

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

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ವಾಕರಿ ಯಾವಿಯ್ಯ Chakali Yadaiah



ವುದ್ದಿನ ಎಂಜರ್ಜ್ನರು Year of Birth 1968 ವುದುಜನತ Male

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To Chakali Yadaiah

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Address S/O. Ananthaian 4-12-104, gangaram colony viki-rabad, Vicarabad, K V Rangareddy, Vikarabad, Andhra Pradesh, 501101

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Bk - 1, CS No 7656/2018 & Doct No 7080/2018. Sheet 7 of 9 Sub Registrar Vikarabad



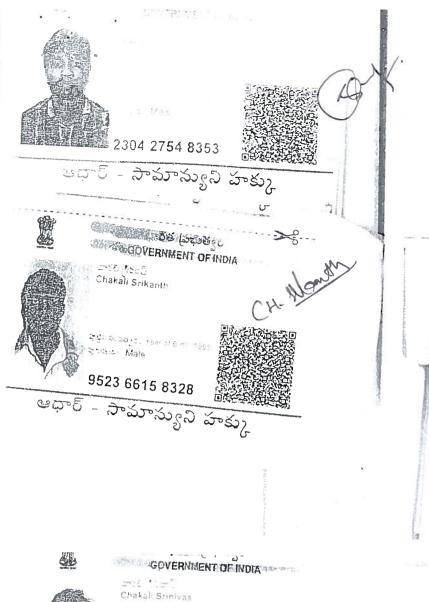


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Bk - 1, CS No 7656/2018 & Doct No 7080/2018. Sheet 8 of 9 Sub Registrar Vikarabad







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Bk - 1, CS No 7656/2018 & Doct No 7080/2018. Sheet 9 of 9 Sub Registrar Vikarabad





1. పట్టాదారు పేరు ఇంటెపేరుతో ; సిహెద్. విజయ్ కుమార్

2. తండ్రి / భర్తపేరు 3. స్ట్రీ / ఫురుఘడు

: Male

: అంతయ్య

4. చిరునామా

7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

(3)

తహశీల్డార్ సంతకం

6. ఆధార్ సంఖ్య 5. కులము

: XXXXXXXXX3060

: General : గంగారం



పాస్బుక్ నెం. : T07170270113

మండలం: వికారాబాద్ గ్రామం: గంగారం డివిజన్: వికారాబాద్

జిల్లా : వికారాబాద్



<del>ಭಾತಾ</del> ನಿಂ.: 269





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జిల్లా :వికారాబాద్ మండలం:వికారాబాద్

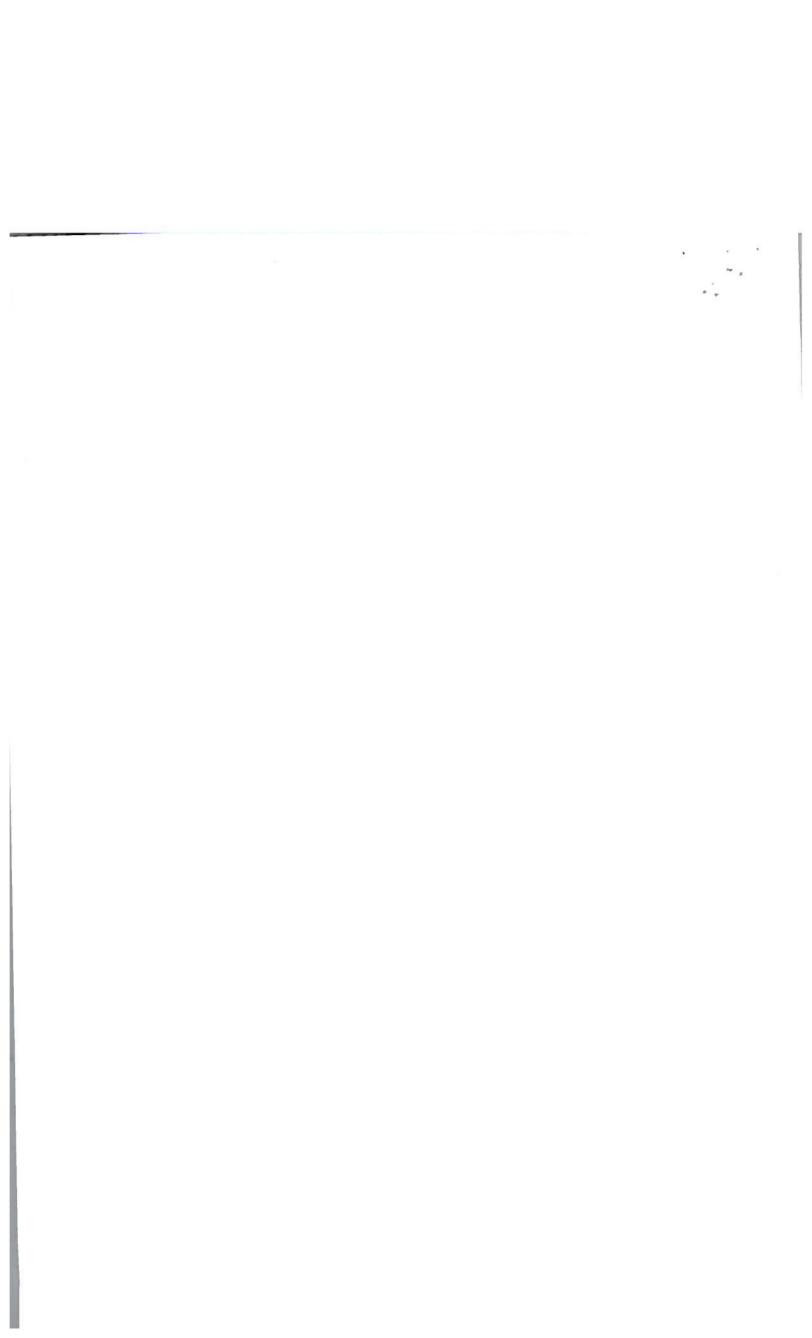
**ತಿಲ೦ಗಾಣ**್ಣ **ప్రభుత్వము** ಡಿವಿಜನ್: ವಿಕಾರಾಬಾದಿ

**గ్రామం:** గంగారం

ವೈವೆಸಾಯ ಭೂಮಿ ವಿವೆರೆಮುಲು

ම්ඨ: 14-05-2018

క్ర.సం	సర్వేనెం. / సబ్డ్ విజన్ నెం.	విస్తీర్ణము ఎ.గు.	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
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7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిము|ద

: BC-A : XXXXXXXX1499

5, కులము

4. ಬಿರುನಾಮಾ

1. ಏಟ್ಟಾದಾರು పేరు ಇಂಪೆಪೆರುಟ್ : ದ್ ಕಲಿ ಯಾದಯ್ಯ : అంతయ్య : గంగారం : Male

2. తండ్రి / భర్తపేరు

3. స్ట్ / ఫురుఘడు





ಭಾರಾ ನಂ.: 60

పాస్బుక్ నెం. :

జిల్లా : వికారాబాద్

తెలంగాణ ప్రభుత్వము పేట్లాదారు పాసు పుస్తకం భూపి యాజమాన్మి హక్కువర్తి

మండలం: వికారాబాద్

గ్రామం: గంగారం డివిజన్: వికారాబాద్

ತಿಲ೦ಗಾಣ ప్రభుత్వము

డివిజన్: వికారాబాద్

మండలం:వికారాబాద్

జిల్లా :వికారాబాద్

(92)

గ్రామం: గంగారం

		ಮುಲು	<b>ම්</b> ඨ:23-04-2018		
క్ర.సం.	సర్వేనెం. / సబ్డ్ విజన్ నెం.	విస్తీర్ణము ఎ.గు.	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1.	83/4	1.0500	Others	పట్టా	- rank
పూర్తి విస్తీరం		1.0500			