

SCANNED

4604/2011

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

T 904003

SI.No. 47631 Dt: 21-07-2011 Rs.100/-

Name : Santosh

S/o.Shankar

For Whom : Modi & Modi Constructions

K.SATISH KUMAR

Licenced Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

H.No.5-2-30, Premavathipet (v)

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

SALE DEED

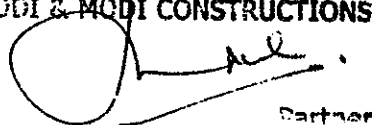
This Sale Deed is made and executed on this the 31st day of August 2011 at SRO, Keesara, Ranga Reddy District by:

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 41 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. NIKHIL SINGHAL. SON OF LATE. Dr. GHANSHYAM DAS SINGHAL, aged about 36 years, Occupation: Business
2. Mrs. URMILA SINGHAL, WIFE OF Mr. NIKHIL SINGHAL aged about 36 years, Occupation: Housewife, both are residing at 104. 1st Floor, G.B.S Enclave, Tirumalagiri Main Road. 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


Partner



వ పుట్టకముందు (1) వ సం॥ 7.604
 దస్తావేజు హాల్డు క గా గిరముల సంఖ్య... 13
 ఈ గా గిరముల హాల్డు సంఖ్య... 1

ఆ-5 (2-5)

ENDORSEMENT

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

Sl. No.	Particulars	In the form of		Total
		INR/BC/	Pay	
		OR/CR		
1		100/-	119900/-	1,20,000/-
				7500/-
				100/-
				1,27,600/-

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. No. 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

ఎ పుస్తకము 204 వ నంబరు..... 4604.....
 దస్తావేజు వెంట్రం కానికము సంఖ్య..... 13.....

2011 నంబరు..... గవర్నమెంట్ వెం..... కృష్ణ గిరిమఠం పాఠశాల సంఖ్య..... 2.....

1933 వ. సం. నం. 2011 మానం 28 వ తేది

పక్షం 12 వ రియం..... గంపల మద్య

కొత్త పేజీ - తిరిగి పేజీ అక్షయం

కృష్ణమఠం K. Prabhakar Reddy

రిజిస్ట్రేషన్ నంబరు 12030లోని 28 వ 02.02 ను

అనువది తిరిగి పేజీ అక్షయం పాఠశాల గ్రామం

మరియు వేరొకటి తిరిగి పేజీ అక్షయం పాఠశాల గ్రామం

రూ..... 7500..... అ పేజీ అక్షయం

వారియొక్క నంబరు ఒక్కొక్కటి

పతనం బాధన నేటి

సబ్-రిజిస్ట్రార్

Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy s/o. K.P Reddy
 Occupation: Scenic R/o S-4-18/1394, 2nd floor
 Soham mansion, M. G. Road, Sec'bad, Through
 G.P.A for presentation of documents, vide G.P.A
 No 12/13K/2/08, dt. 05-03-08 at SRO, Keesara
 R. R. Dist



నిరూపించినది

1. K. KRISHNA PRASAD s/o. Late K. Hanumanth Reddy
 R/o. 1-21-54/1/1, Venkateswaram, Sec'bad-13

2. CH. Venkateswaram Reddy s/o. Late Saji Reddy
 Occ. Scenic R/o 11-18/2. Road no.2
 Green Hills Colony, Saroornagar, Hyderabad.


2011 నంబరు..... గవర్నమెంట్ వెం..... 19..... వ తేది.....
 1933 వ. సం. నం. 2011 మానం 28 వ తేది 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. 49, admeasuring 240 sq. yds along with semi-finished construction having a total area of 2192 sft (built-up area 1946 sft + terrace area 133 sft + portico area 113 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs 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. 49, admeasuring 240 sq. yds. along with semi-finished construction having a total area of 2192 sft (built-up area 1946 sft + terrace area 133 sft + portico area 113 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.15,00,000/- (Rupees Fifteen Lakhs 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.

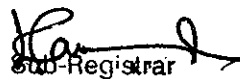
For: MODI & MODI CONSTRUCTIONS


Partner

2011 నవంబరు... 4,604.....
 వస్తావేలా పన్ను... 13.....
 ఈ కాగితము తయారు చేయడం సంఖ్య... 3.....

సబ్-రిజిస్ట్రార్

Rs. 11,990/- towards stamp duty including T.L. under section 41 of the I.S. Act 1892. and Rs. 7800/- towards registration fee on the chargeable value of Rs. 15,00,000 were paid by the party through Bank. 800683 vide challan/DD/BC/Pay order No. 19/4/11, date"


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

4.6.04 నవంబరు 2011
 నిమిత్తం దిద్దిన సంఖ్య 1000-4.6.04/2011
 ఇవ్వబడింది.
 20/నంబరు 19


 L. RAVINDER
 సబ్-రిజిస్ట్రారు, తీవర

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. 1,27,500/- is paid by way of challan No. SCC 683, dated 19.11.11, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

SCHEDULED PEOPERTY

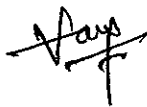
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 49, admeasuring about 240 sq. yds, along with semi-finished construction having a total area of 2192 sft (built-up area 1946 sft + terrace area 133 sft + portico area 113 sft) in the project known as "NILGIRI HOMES" forming part of Sy. Nos. 128, 129, 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. 50
South	Plot No. 48
East	Plot No. 56
West	30' wide road

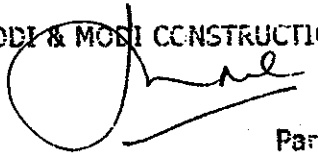
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

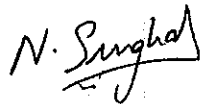
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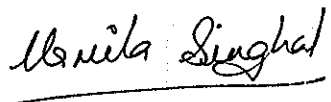
For MODI & MODI CONSTRUCTIONS


Partner

(Soham Modi)
VENDOR

1. 

VENDEE

2. 

..... 4604
వస్తావేణ మొత్తం కాగితముల సంఖ్య... 13
ఈ కాగితము తయారీ సంఖ్య..... 7

సర్-రిజిస్ట్రార్

ANNEXTURE - 1 - A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 49, 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 : 240 sq. yds.
4. Built up area Particulars:
- a) Portico & Terrance Area : 246 sft
- b) In the Ground Floor : 973 sft
- c) In the First Floor : 973 sft
- d) In the Second Floor : —
-
- Total Built up Area :** **2192 Sft**
-
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 15,00,000/-

Date: 31.08.2011

For MODI & MODI CONSTRUCTIONS



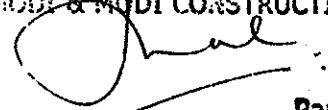
Partner
Signature of the Executants

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: 31.08.2011

For MODI & MODI CONSTRUCTIONS



Partner
Signature of the Executants

1. N. Singhal

2. Anita Singhal

.. ఎ పుస్తకములను వసూలు..... 4604.....
చట్టములను కార్యముల సంఖ్య..... 13.....
ఈ కార్యములను పరిమిత సంఖ్య..... 5.....

సర్-రిజిస్ట్రార్

REGISTRATION PLAN SHOWING

PLOT NO. 49, FORMING A PART

IN SURVEY NOS.

128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE, KEESARA

Mandal, R.R. Dist.

VENDOR:

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

1. MR. NIKHIL SINGHAL, SON OF LATE. DR. GHANSHYAM DAS SINGHAL

2. MRS. URMILA SINGHAL, WIFE OF MR. NIKHIL SINGHAL

REFERENCE:
AREA:

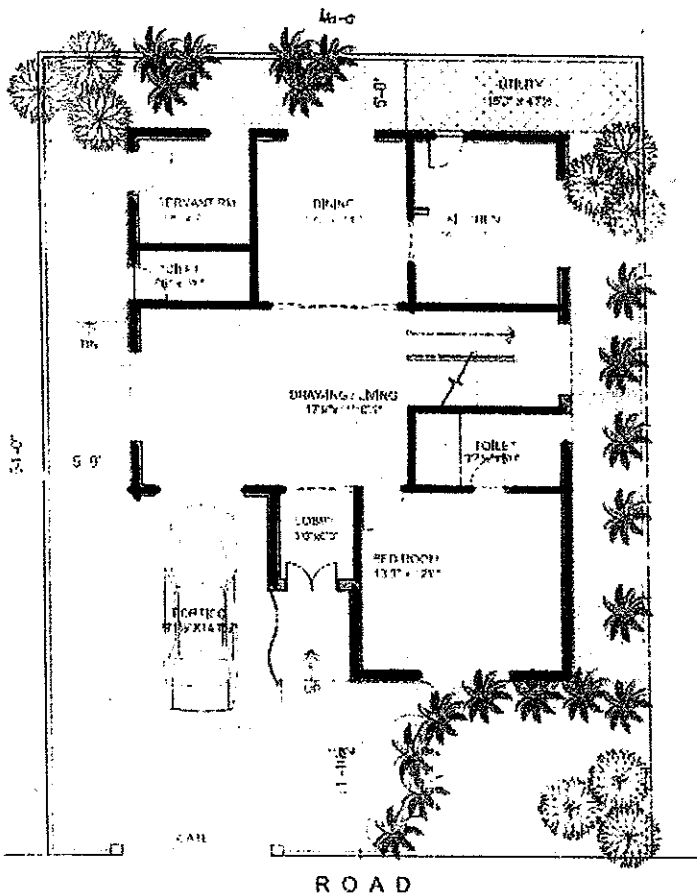
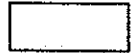
240

SCALE:
SQ. YDS.

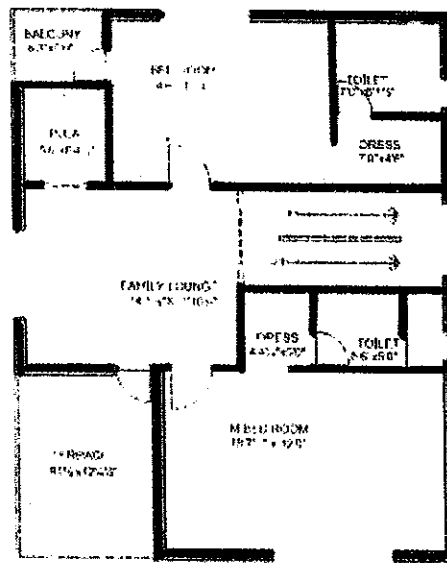
INCL:
SQ. MTRS.



EXCL:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE-A (40'-0" x 54'-0")
DETACHED - HOUSE (WEST)

PLOT AREA - 240 SQ. FT. (1071.24 SQ. YDS)

GROUND FLOOR AREA - 873.00 SQ. FT.

FIRST FLOOR AREA - 873.00 SQ. FT.

TOTAL BUILT UP AREA - 1746.00 SQ. FT.

PARTICULAR AREA - 113 SQ. FT.

TERRACE AREA - 133 SQ. FT.

Boundaries:

- North - Plot No. 50
- South - Plot No. 48
- East - Plot No. 56
- West - 30' wide road

WITNESSES:

- 1.
- 2.

1. N. Singhal

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

2.

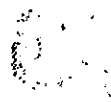
SIG. OF THE BUYER

.....2011 : 4604.....

వస్తేనేలో చెప్పటం అవసరమైన సంఖ్య 13.....

ఈ కారితమే తరహా సంఖ్య..... 6.....

చట్ట-08/స-7



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

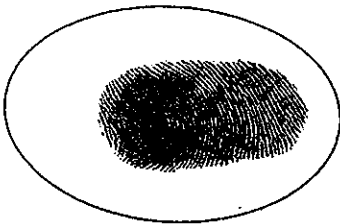
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

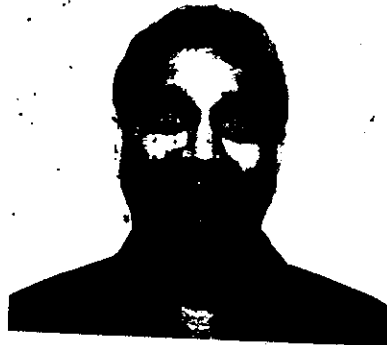
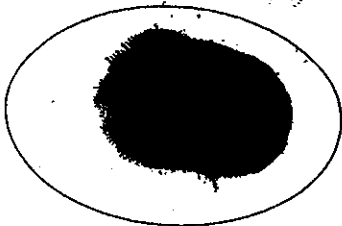
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4,
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

MR. SOHAM MODI
S/O. MR. SATISH MODI



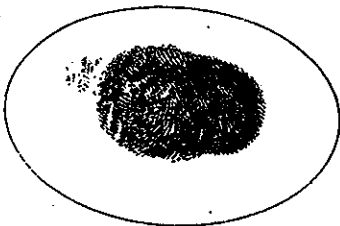
SPA FOR PRESENTING DOCUMENTS:
VIDE DOC.NO. 12/IV/2008, Dt, 05.03.2008

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. NIKHIL SINGHAL
S/O. LATE. DR. GHANSHYAM DAS SINGHAL
R/O. 104, 1ST FLOOR
G.B.S ENCLAVE
TIRUMALAGIRI MAIN ROAD
SECUNDERABAD- 500 015



2. MRS. URMILA SINGHAL
W/O. MR. NIKHIL SINGHAL
R/O. 104, 1ST FLOOR
G.B.S ENCLAVE
TIRUMALAGIRI MAIN ROAD
SECUNDERABAD- 500 015

SIGNATURE OF WITNESSES:

1.

2.

DI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

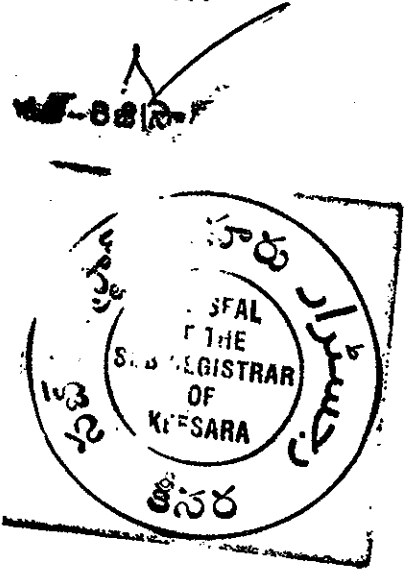
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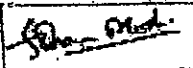
2.





SIGNATURE OF BUYER

D. NO. 46/21

వి పుస్తకము 20 || వి సల || పు..... 2/604
దస్తావేజుల వెళ్ళుట కొరతముల సంఖ్య..... 13
ఈ కొరతము వారుల సంఖ్య..... 7



<p>ध्वज लेख संख्या</p> 	<p>PERMANENT ACCOUNT NUMBER ABMPN6725H</p>
	<p>नाम NAME SONAM SATISH MODI</p>
	<p>पिता का नाम FATHER'S NAME SATISH MANLAL MODI</p>
	<p>जन्म तिथि DATE OF BIRTH 19-10-1989</p>
<p>हस्ताक्षर SIGNATURE</p> 	<p><i>Sonam Modi</i></p> <p>मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh</p>

<p>आयकर विभाग INCOME TAX DEPARTMENT</p>		<p>भारत सरकार GOVT. OF INDIA</p>
<p>PRABHAKAR REDDY K PADMA REDDY KANDI</p>		
<p>15/01/1974 Permanent Account Number AWSPB104E</p>		
<p>Signature</p> 		

Prabhakkar

..... 4604
వస్తావేళ చెబుతుంది కాగితముల సంఖ్య 13
ఈ కాగితము పేరును సంఖ్య 8

సహ-రిజిస్ట్రార్

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F. L. G. J. H. P. S.

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24 APR 2016 23 APR 2016

Handwritten signature or name at the bottom left of the document.

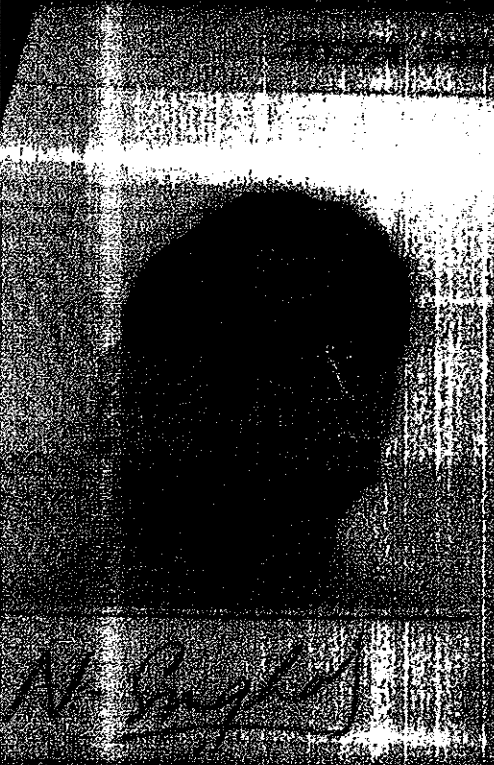
(F. L. G. J. H. P. S.)

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20 JUN 2005
 19 JUNE 2015
 U.S. AIR FORCE
 AIR FORCE
 AIR FORCE

(F)

..... 4.604
..... 13
..... 1.0

SE-886


ANDHRA PRADESH

M3337079/08	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV	16/05/2014
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	DLFAP12875632008	
<u>Original LA.</u>	RTA MEDCHEL	
<u>DOB</u>	16/06/1964	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	23/06/2008	

(Handwritten signature)

Customer Relation Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Ch. Venkat Ramana Reddy
Designation : Asst. Manager (C.R)
Valid Upto : 31-Mar-2012
Blood Group : O+ve

(Emp. Signature) *(Issuing Authority)*
Emp. Signature Issuing Authority

5-4-187/3&4, 1Ind Floor, M.G Road, Sec'bad-500003.
Ph : 040-66335551, Fax : 040-27544058
www.modiproperties.com

Res. Address :
11-13-184/1, Road, No.1,
Green Hills Colony, Saroomnagar,
Hyderabad.

In case of Emergency Call :
9246165561

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

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పస్తావేళా మొత్తం నాణ్యత సంఖ్య..... 13

ఈ కారితమూ పత్రం సంఖ్య..... 11

చే-రిజిస్ట్రార్



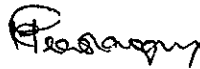
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 4688/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 19/11/2011 13:41:06


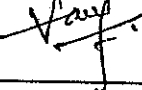
This report prints Photos and FPs of all parties


SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
4			(EX) REP BY SPA HOLDER OF VENDOR K.PRABHAKAR REDDY O/O. 5-4- 187/3 & 4 II FLOOR,M.G.ROAD, SEC-BAD.	

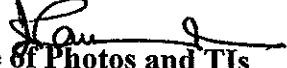
Identified by

Witness 1

Witness 2

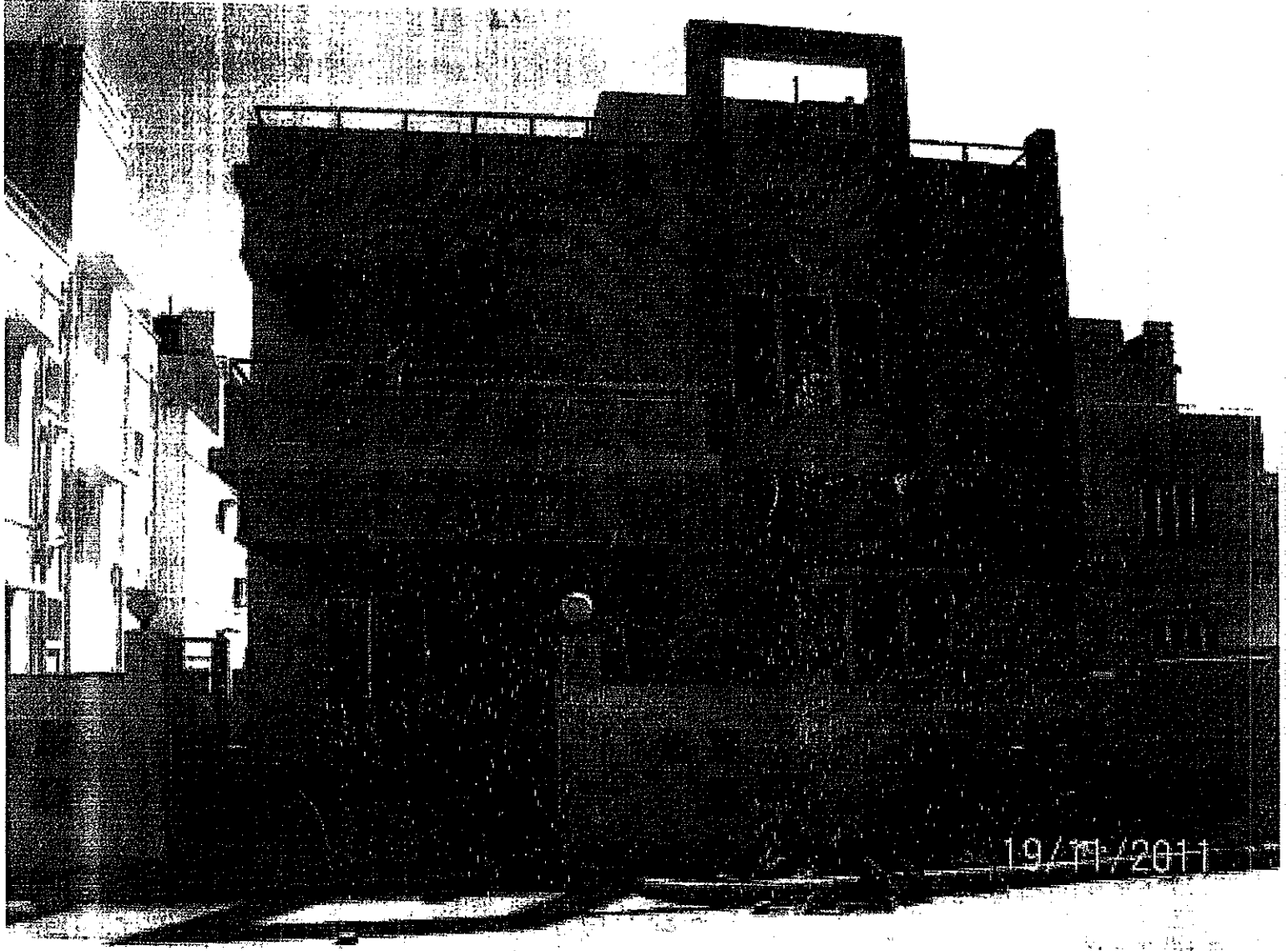




Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence

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..... 13
..... 12

సచి-రిజిస్ట్రార్



పుస్తకము 2011 వ సం॥పు..... 4604
 వస్త్రావేజు మోక్షం కాగితముల సంఖ్య..... 13
 కాగితము వరుస సంఖ్య..... 13


 ఆ-రిజిస్ట్రార్

