

SCANNED

B-01

DN No 5510/12

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ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH
 S.No. 12107 Dt. 23/9/12 Rs. 100/-
 Sold to Ramana H. Narsing Rao, Assn
 For Whom. Modis Model Constructions, Assn

AU 326065
 LICENCED STAMP VENDOR
 LIC.No. 15-02-08/010
 REN.No. 15-02-08/010
 Sub-Dapanagari
 Cell.No. 990921583

SALE DEED

This Sale Deed is made and executed on this the 6th day of September 2012 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, S/o. Sri Satish Modi, aged about 42 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

Mr. PANKAJ KANT, SON OF Shri. SHASHI KANT aged about 35 years, Occupation: Service, residing at # WZ - 236, 1st Floor, Inderpuri Main Market, New Delhi - 110 012., 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

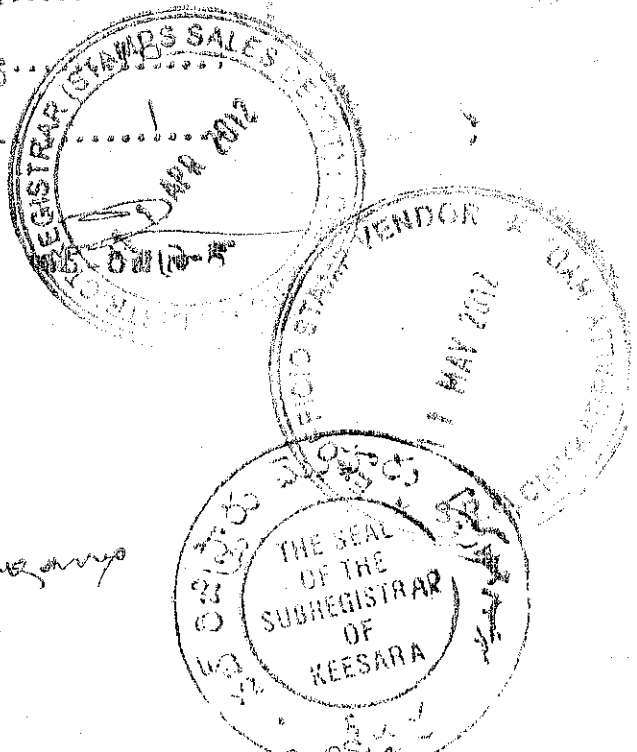
ప పుస్తకము 2012 వ సం. 5510

వస్త్రాదేశ మొత్తం కొనుగోతుల సంఖ్య

ఈ కొనుగోతుల వస్తుల సంఖ్య

2012 సం. ఏప్రిల్ 2012 వ సం. 7 వ తేదీ
 1934 వ శా.స. నెం. 20/2008 వా.సం. 16 వ తేదీ
 విలువ 2 వ రియం 3 గలవల వచ్చు

కే.పి. రెడ్డి - వస్త్రాదేశ అధికారి
 కే.పి. రెడ్డి
 ఈ కే.పి. రెడ్డి ద్వారా 1934 వ శా.స. నెం. 20/2008 వా.సం. 16 వ తేదీ ను
 అనుబంధించి సమర్పించబడిన పాత్రావులు
 వారిలో ఏదైనా ఒకటి సహజంగా లేని రుసుము
 వా. సం. 1500/- ఈ కేసులో వారు
 ప్రారంభించినట్లు అప్పుకొన్నది
 అనుబంధించబడినది

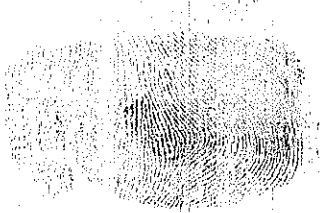


Prabhakar Reddy
Prabhakar Reddy

K. Prabhakar Reddy S/o K. P. Reddy
 Occ. Service of. 15-6-13/382 7th floor,
 Seetha manguni, M.G. Road, Seerabod, through
 SPA for presentation of documents, vide SPA
 No. 12/2010/08, Dt. as 03.08 at SRO, Keesara,
 Rangar Reddy District.

Mr. Venkat Ramana Reddy S/o. Late Aji Reddy
 Occ. Service of. 11-15/12, Road no. 2, Green Hills
 Colony, Saravani Nagar, Hyderabad.

M. Sainivas S/o. Late M. Chiranjeev Reddy
 No. 48-77, Yadav Basti, Neredmet, Hyderabad



విద్యాపాలనా

① *Venkat Ramana*

② *M. Sainivas*

2012 సం. ఏప్రిల్ 2012 వ సం. 7 వ తేదీ నల్ల-రిజిస్ట్రారు
 1934 వ శా.స. నెం. 20/2008 వా.సం. 16 వ తేదీ కేసు

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.

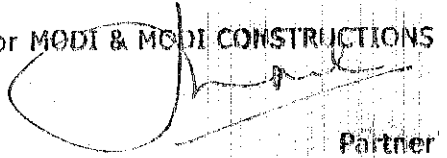
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

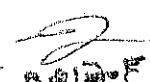
- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattadar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became 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

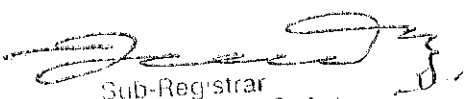


Partner

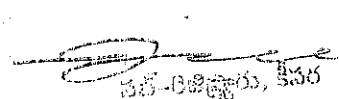
డి.ఎస్.ఆర్. కమిషన్ ఫీ..... 5510
 డి.ఎస్.ఆర్. మొత్తం కారితముల సంతకం..... 10
 డి.ఎస్.ఆర్. కమిషన్ వసూలు సంతకం.....

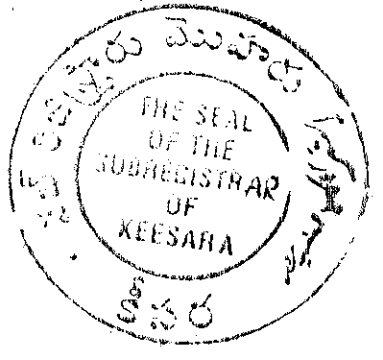

 డి.ఎస్.ఆర్. కలెక్టర్

Rs. 15900/- Towards stamp duty including T
 under section 41 of the I.S. Act 1899.
 and Rs. 1000/- Towards Registration fee on the
 chargeable value of Rs. 200000/- were paid by
 the party through Bank. 851276 vide
 challan/DD/BC/Pay order No. 7/9/12 date


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

డి.ఎస్.ఆర్. కమిషన్ ఫీ (సెక్షన్ 41) కింద
 5510. డి.ఎస్.ఆర్. మొత్తం కారితముల సంతకం
 డి.ఎస్.ఆర్. కమిషన్ వసూలు సంతకం 1000. (సెక్షన్ 41)
 డి.ఎస్.ఆర్. కమిషన్ ఫీ
 2012 సం. డి.ఎస్.ఆర్. కమిషన్ ఫీ 7 వ తేదీ.


 డి.ఎస్.ఆర్. కలెక్టర్



- 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. 01 admeasuring 140 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,00,000/-(Rupees Two 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. 01 admeasuring 140 sq. yds., 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 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.2,00,000/-(Rupees Two Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot 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 Plot.
3. The Vendor further covenant that the Schedule Plot 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 Plot 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 Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 Plot 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 Plot 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. 17,000/- is paid by way of challan no. 851273, dated 07.09.2012, drawn on SBH, Keesara Branch, Ranga Reddy District.

FOR MOOI & MOON CONSTRUCTIONS

Partner

పన్ను రుసుములు 17/11/11... 5510
 దస్తావేజు మొత్తం కొరతముల సంఖ్య..... 10
 ఈ కొరతము వహించు సంఖ్య..... 3

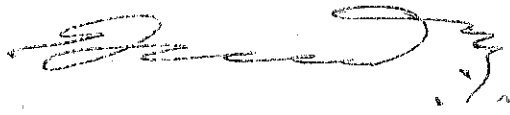

 15-08-11



ENDORSEMENT

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

Sl. No.	Description of fee/duty	Stamp duty	Capital tax	Stamp duty	Transfer duty	Registration fee	Other charges	Total
1	Stamp Duty	1000	15900					16000
2	Transfer Duty							1000
3	Registration fee							100
4	Other charges							
5	Total							17100



సబ్ రిజిస్ట్రార్
 కీసర

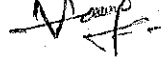
SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 01, admeasuring about 14.0sq. yds., 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. 02
South	30' wide road
East	Neighbour's land
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. 

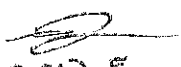
For MODI & MODI CONSTRUCTIONS


Partner

(Soham Modi)
VENDOR


VENDEE

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వస్తావేళ్ల నెయ్యం కొనితమల సంగ్రహం..... 10
ఈ కొనితము వజుస సంగ్రహం..... 4


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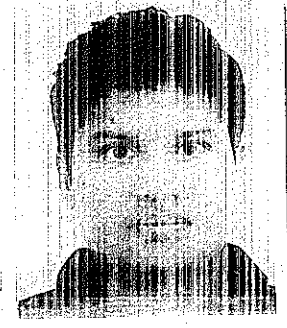


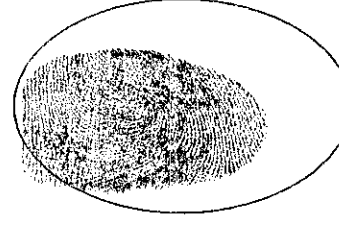

REGISTRATION PLAN SHOWING		PLOT NO. 01, FORMING A PART	
IN SURVEY NOS.	128, 129, 132, 133, 134, 135 & 136	Situated at	
	RAMPALLY VILLAGE,	KEESARA	Mandal, R.R. Dist.
VENDOR:	M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER		
	MR. SOHAM MODI, SON OF SRI SATISH MODI		
BUYER:	MR. PANKAJ KANT SON OF SHRI. SHASHI KANT		
REFERENCE:	SCALE:	INCL.:	EXCL.:
AREA: 140	SQ. YDS.	SQ. MTRS.	
WITNESSES:	For MODI & MODI CONSTRUCTIONS Partner SIG. OF THE VENDOR SIGN. OF THE BUYER		
1.			
2.			

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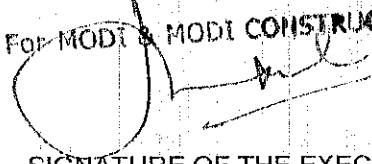


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL. NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>VENDOR:</u> 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</p>
			<p><u>SPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</u></p> <p>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.</p>
			<p><u>BUYER:</u> MR. PANKAJ KANT S/O. SHRI SHASHI KANT R/O. WZ - 236 1ST FLOOR INDERPURI MAIN MARKET NEW DELHI - 110 012.</p>

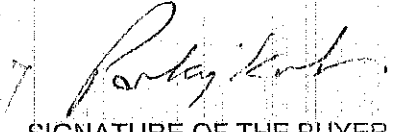
SIGNATURE OF WITNESSES:

1. 
2. 


For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF THE 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

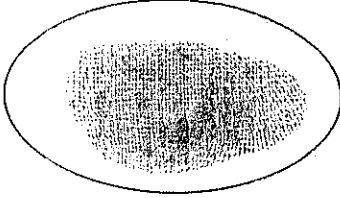

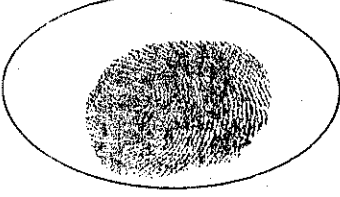


SIGNATURE OF THE BUYER

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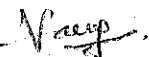


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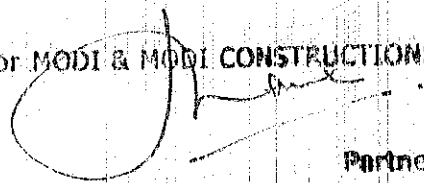
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MR. CH. VENKATA RAMANA REDDY S/O. LATE ANJI REDDY R/O. H. NO: - 11-187/2 ROAD NO. 2, GREENHILLS COLONY SAROORNAGAR HYDERABAD.</p>
			<p>2. MR. M. SRINIVAS S/O. LATE M. LINGAIAN R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD.</p>

SIGNATURE OF WITNESSES:


1. 
2. 

For MODI & MODI CONSTRUCTIONS



Partner

SIGNATURE OF THE EXECUTANT

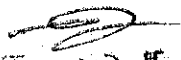


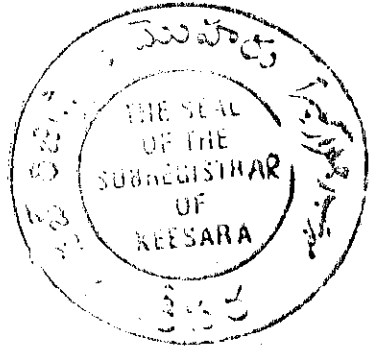
SIGNATURE OF THE BUYER

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F-0812-4



VENDOR:

FOR MODI & MODI CONSTRUCTIONS


Partner

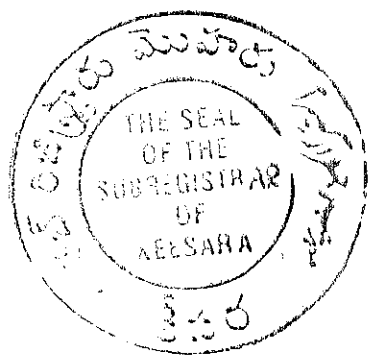
वर्नाई लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H
नाम / NAME	SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH	18-10-1969
हस्ताक्षर / SIGNATURE	
	मुख्य आयकर अधिकारी / Chief Commissioner of Income-tax, Andhra Pradesh

Prabhakar

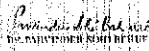

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K	
PADMA REDDY KANDI	
15/01/1974 Permanent Account Number AWSP8104E	10062008
 Signature	

వి పుస్తకములు..... 5516
పస్తావీజు వెలుక్తం కాగితముల సంఖ్య..... 6
కా కాగితము వేతనం సంఖ్య..... 8


ప-రిజిస్ట్రార్

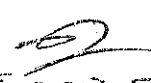


BUYER

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AHGFK9619N
नाम / NAME	PANKAJ KANT
पिता का नाम / FATHER'S NAME	SHASHI KANT
जन्म तिथि / DATE OF BIRTH	10-07-1978
हस्ताक्षर / SIGNATURE	 PANKAJ KANT
	आयकर आयुक्त (संयुक्त क्षेत्र) Commissioner of Income Tax (Composite Operations)

Pankaj Kant

అవుట్టుకముద్ర ✓ 5510.....
సర్కారులకు కేసులను పంపించు సంఖ్య..... 10.
ఈ కేసును పరిష్కరించు సంఖ్య..... 9


అధికారి



WITNESS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA

ANJI REDDY CHEERUKA

05/03/1972

REGISTRATION/ACCORDING NUMBER

AHNPC8363Q

V. Ramana Reddy
SIGNATURE

INDIAN UNION OF VOTING LICENCE
ANDHRA PRADESH

Number: DLFAD01011340001
Name: ERIKIAS M
POW of: M. LINGAIAM
Address: 12-11-354/5
WAP-SIGUDA
SECUNDERABAD

DOB: 05-06-1977

Signature: _____

Ex. Officer: _____
All Licence Authority

... అంశము 20 ✓ త సంగ్రహం 55/10
వస్తావేజు మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితము వలన సంఖ్య 10


మే-08/2018

