

SCANNED

DNB 7522/12

7805

7692



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH
 S.No. 2134 DI 23/11/12 1001
 Sold to: Sanyal Swarnapada Rao, Hsp
 For Whom: Modi & Modi Constructions, Hsp

AU 326076
 X. GIRISHU
 LICENCED STAMP VENDOR
 LIC.No.16-02-09/1998
 REN.No.16-02-08/2010
 Sub-Bapunagar, Amberpet, Hydr-13.
 Cell.No.9989259839

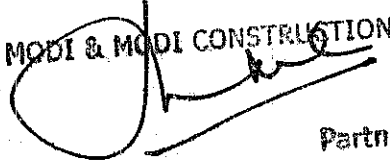
SALE DEED

This Deed is made and executed on this the 30th day of November 2012 at SRO, Keesara, Ranga Reddy District by:

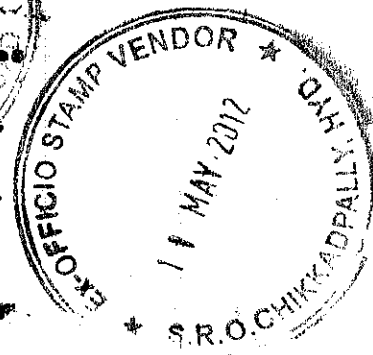
M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 42 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

Mr. A. RAJI REDDY, SON OF Mr. A. JANARDHAN REDDY, aged about 43 years, Occupation: Service, residing at # Plot No. 210, C, Saihasini R R Nest Apartments, Flat No. 402, Addagutta Society, JNTU, Kukatpally, Hyderabad - 500 082, 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 పుస్తకము 2012వ సంవత్సరము
 దస్తావేజు మొత్తం కాగితముల నింపుట
 ఈ కాగితము వరుస సంఖ్య.....



2
 పం-041(సా)



ENDORSEMENT

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

Sl. No.	Description of fee/duty	in the form of					Total
		Stamp papers	Chitren w/s 41 of I.S. act	Cash	Stamp duty w/s 16 of I.S. act	DD/RC/ Pay order	
1	Stamp duty	100	143900				144000
2	Transfer duty						9000
3	Registration fee						100
4	User charges						
5	Total						153100/-

[Signature]

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 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.
- 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.

For MODI & MODI CONSTRUCTIONS



Partner

ఎ పుస్తకము 2012వ సం॥ నెం. 2522

దస్తావేజు మొత్తం కాగితముల సంఖ్య 13

2012 సం॥ నవంబర్ నెం. 2522 వ సంఖ్య

1934 వ. సం. 8000 కి హాసం 9 వ తేది

పేజీలు 2 ఘరియు 3 గంటల మధ్య

కీసర్ పబ్ - రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రారు చట్టము 1908లోని సెక్షన్ 32.ఎ ను

అనుసరించి సమర్పించవలసిన డాక్యుమెంట్లు

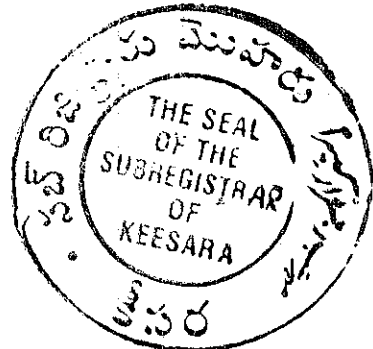
మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము

రూ॥ 9000/- చొప్పున చెల్లించినారు

వాసియిచ్చినట్లు ఒప్పుకోవచ్చు

అడమ బొటన వెలు

సబ్-రిజిస్ట్రార్



Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy s/o. K.P Reddy, Occ: Servie
o/o: # 5-6-181/344, 2nd Floor Bohamansion,
M.G Road, Secbad, through SPA for presentation
of documents. Vide SPA no. 12/BKE/08, Dt. 5-3-08
at SRO, Keesara, R.E. Dist

M. Srinivasa s/o Late M. Lingaiah, Servie
H/o: # 2-11-365, Warasiguda, Secbad

M. Mahender s/o. Late M. Mallesh. Servie,
H/o: # 28-7 Yadav Basti, Neredmet, Hyderabad



నిరూపించినది

1

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2

Handwritten signature

2012 సం॥ నెం. నవంబర్ నెం. 30 వ తేది సబ్-రిజిస్ట్రారు

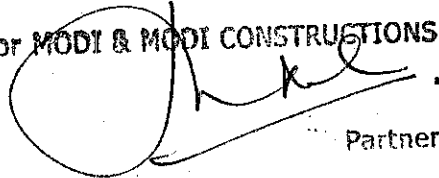
1934 వ. సం. నెం. 8000 కి హాసం 9 వ తేది కీసర్

- D) The Vendee is desirous of purchasing a plot of land bearing no. 63 admeasuring 170 sq. yds., along with semi-finished construction having a total area of 1971 sft., hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.18,00,000/- (Rupees Eighteen 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. 63, admeasuring 170 sq. yds., along with semi-finished construction having a total area of 1971 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.18,00,000/- (Rupees Eighteen Lakhs Only) issued by IDBI Bank Ltd., Chapel Road, Hyderabad. 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 Scheduled 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.
7. Stamp duty and Registration amount of Rs.1,53,000/- is paid by way of challan no. 392055, dated 30.11.2012, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS




Partner

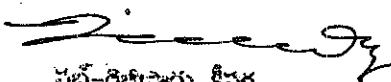
శుద్ధకము 2012 వ సం॥నం.....7522.....
 స్టాంప్ డ్యూటీ మొత్తం కాగితముల సంఖ్య.....13.....
 ఈ కాగితము వరుస సంఖ్య.....3.....

సబ్-రిజిస్ట్రారు
 కీసర

Rs. 143900/- towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 9000/- towards Registration fee on the
 chargeable value of Rs. 1800000/- were paid by
 the party through Bank. 292055 vide
 challan/DD/BC/Pay order No. 30/11/12 date"


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

శుద్ధకము 2012 సం॥ (కా.శ.1968) నంబు
 7522 మంబరంగా రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నంబరు 1500-7522/2012
 ఇవ్వబడినది.
 20 మార్చి 2012 నంబరు 30... వ తేది.


 సబ్-రిజిస్ట్రారు, కీసర



SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.63 admeasuring about 170 sq. yds., along with semi-finished construction having a total area of 1971 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, bounded on:

North	Plot No. 64
South	Plot No. 62
East	Plot No. 70
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:

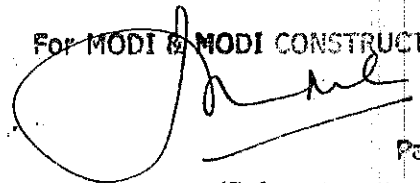
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2.

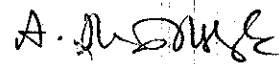


For MODI & MODI CONSTRUCTIONS



Partner

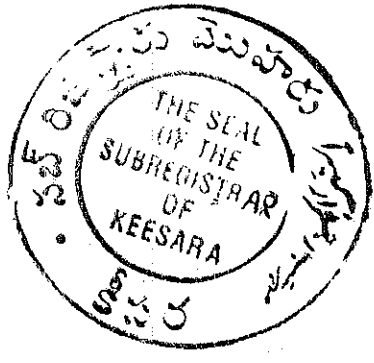
(Soham Modi)
VENDOR



VENDEE

. ఎ పుస్తకము 2020 వ సంవత్సరం... 2522
చస్తావేజా మొత్తం కాలితముల సంఖ్య... 13
ఈ కాలితము వరుస సంఖ్య... 4


2
పం-88(సా)5



ANNEXTURE - 1 - A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 63 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.
- (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) Head Rm+Servant+Toilet Area : 248 sft
-
- 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. 18,00,000/-

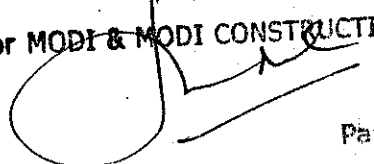
Date: 30.11.2012

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: 30.11.2012

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants

A. Anushe
x

..... 7522
..... 13
..... 5

శ్రీ-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 63, 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. A. RAJI REDDY, SON OF MR. A. JANARDHAN REDDY,

REFERENCE:
AREA: 170

SCALE:
SQ. YDS.

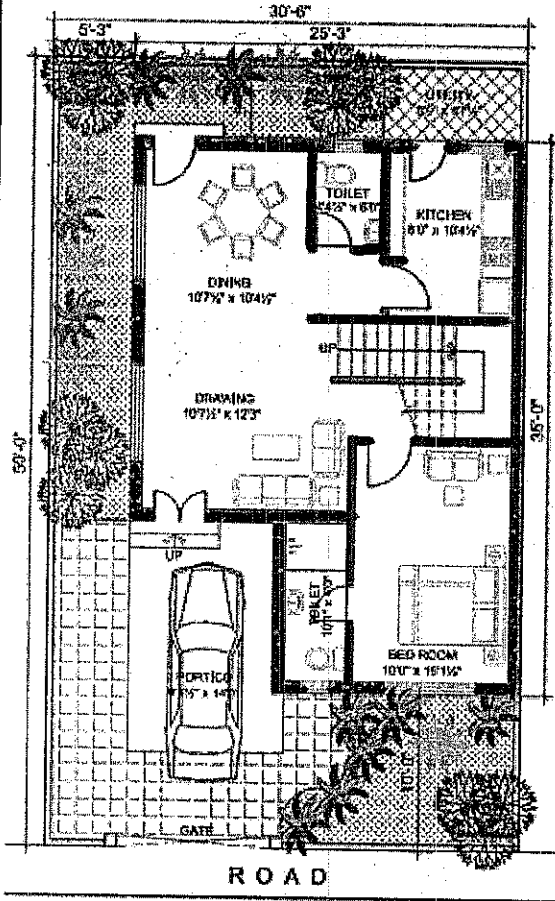
INCL:
SQ. MTRS.



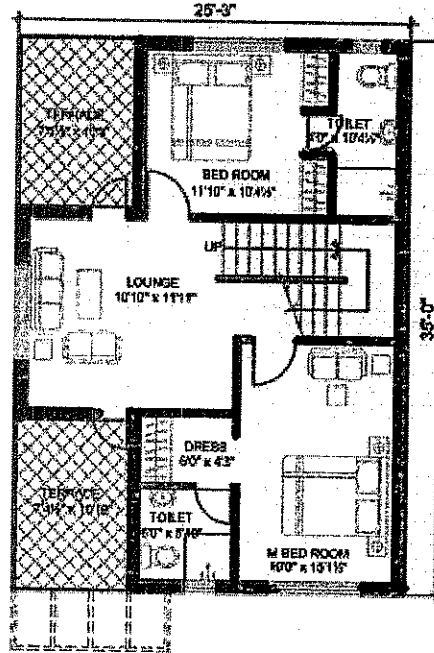
EXCL:



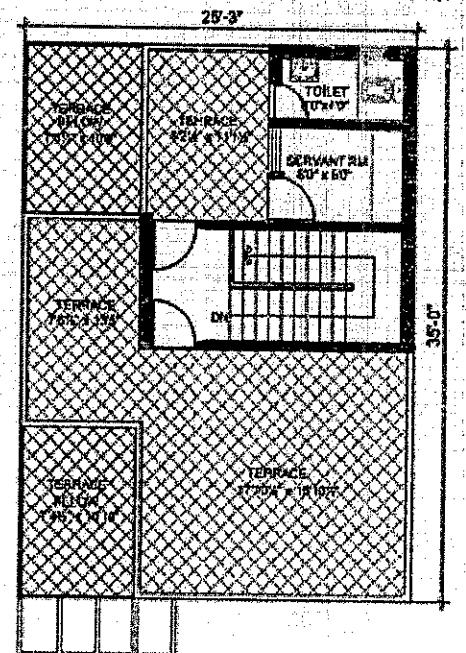
BUILT UP AREA : 1971 SFT:



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

**TYPE-B (30'-6" x 50'-0")
SEMI-DETACHED - HOUSE (WEST)**

PLOT AREA : 6195 (OR) 141.90 SQMT

GROUND FLOOR AREA - 782.00 SFT

FIRST FLOOR AREA - 723.00 SFT

HEAD RM-SERVANT+TOILET AREA - 246.00 SFT

TOTAL BUILT UP AREA - 1751.00 SFT

PORTICO AREA - 10 SFT

TERRACE AREA - 100 SFT

North : Plot No. 64
South : Plot No. 62
East : Plot No. 70
West : 30' wide road

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR




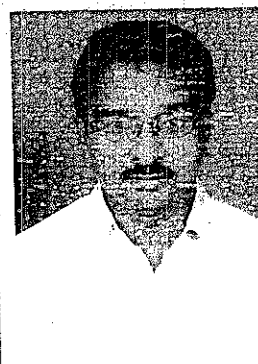
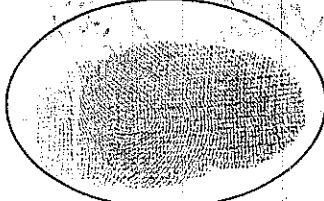
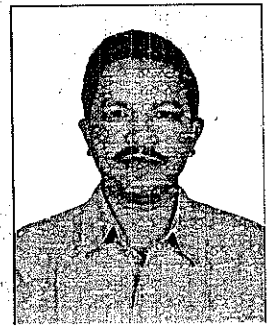
SIG. OF THE BUYER

..... 20/12 వ సంచికలు... 7572
వస్తావేజు మొత్తం కాగితముల సంఖ్య... 13
ఈ కాగితము వరుస సంఖ్య... 6


సబ్-రిజిస్ట్రార్

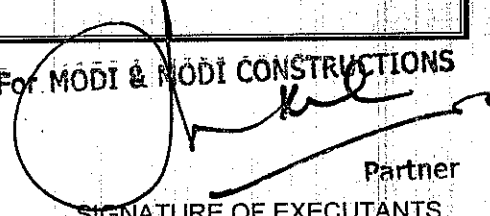


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

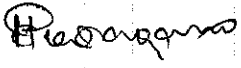
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR: M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>SPA FOR PRESENTING DOCUMENTS: VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</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. (REPRESENTATIVE TO BUYER)</p>
			<p>BUYER: MR. A. RAJI REDDY S/O. MR. A. JANARDHAN REDDY R/O. # PLOT NO. 210, C SAIHASINI R/R NEST APARTMENTS FLAT NO. 402, ADDAGUTTA SOCIETY JNTU, KUKATPALLY HYDERABAD - 500 082</p>

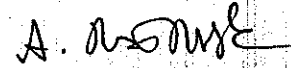
SIGNATURE OF WITNESSES:

- 
- 

For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS

I stand herewith my photograph 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 BUYER

అభ్యుత్థిము 20/11 వ సం॥పు.....7572.....
వస్త్రావేజా మొత్తం కాగితముల సంఖ్య.....13.....
ఈ కాగితము వరుస సంఖ్య.....7.....

సబ్-రిజిస్ట్రార్



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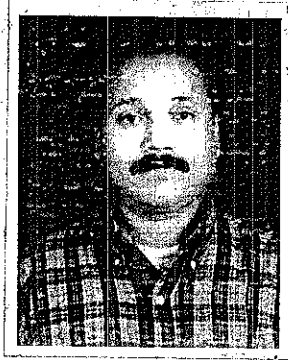
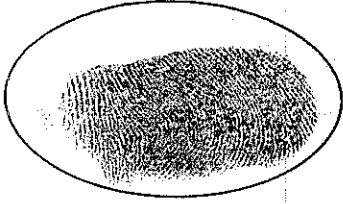
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



WITNESSES:

1. MR. M. SRINIVAS
S/O. LATE M. LINGAIAH
R/O. H. NO: - 2-11-365
WARASIGUDA
SECUNDERABAD.



2. MR. M. MAHENDER
S/O. LATE M. MALLESH
R/O. H. NO: - 28-77
YADAV BASTI
NEREDMET
HYDERABAD

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner


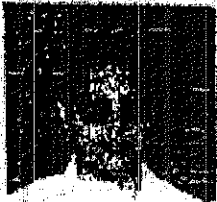

ప పుస్తకము 20 ప్రతి సంఖ్య... 7522
దస్తావేజు మొత్తం కాగితముల సంఖ్య... 13
కాగితము వరుస సంఖ్య... 8

చే-08(సా)


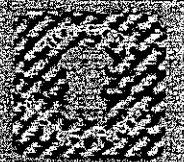




[Faint handwritten signature or scribble]

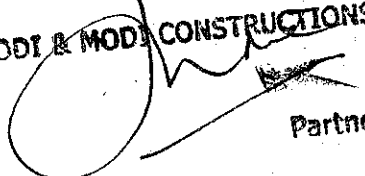
VENDOR:

भारत सरकार / PERMANENT ACCOUNT NUMBER		
	ABMPM6725H	
	नाम / NAME	
	SOHAM SATISH MODI	
	पिता का नाम / FATHER'S NAME	
	SATISH MANILAL MODI	
	जन्म तिथि / DATE OF BIRTH	
	18-10-1989	
हस्ताक्षर / SIGNATURE		
		
		Chief Commissioner of Income-tax, Andhra Pradesh

SPA HOLDER:-

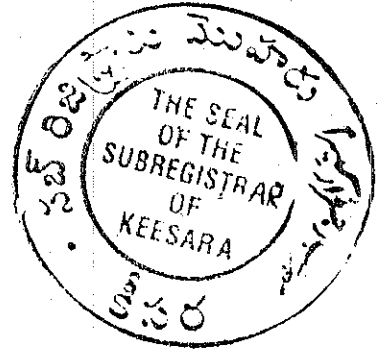
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSP8104E		
 Signature		

Prabhaakar



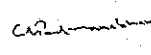
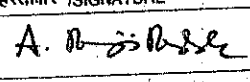
For MODI & MODI CONSTRUCTIONS

Partner

పుస్తకము 20^వ వ సం. 11వ... 7572.....
చిన్నవేళ మొత్తం కాగితముల సంఖ్య... 12.....
ఈ కాగితము వరుస సంఖ్య... 9.....

2
సబ్-రిజిస్ట్రార్




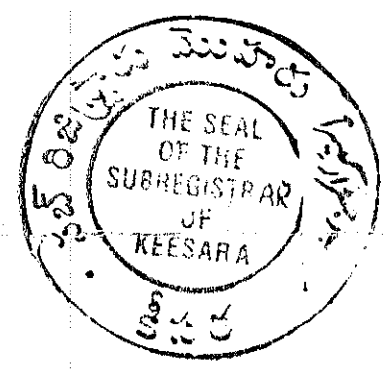
BUYER:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADFP8149Q	
	नाम /NAME RAJI REDDY AVALA	
	पिता का नाम /FATHER'S NAME JANARDHAN REDDY AVALA	
	जन्म तिथि /DATE OF BIRTH 20-04-1969	
हस्ताक्षर /SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

A. N. Mishra

ప్రస్తుతము నీటి క్రయ సర్కారు..75.22.....
విస్తారము మొత్తం కాగితముల సంఖ్య..13.....
ఈ కాగితము వరుస సంఖ్య..10.....


సబ్-రిజిస్ట్రార్




నీటి క్రయ సర్కారు

WITNESS



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

Number: DLFAP010413402001
Name: SRINIVAS M
S/D/W of: M LINGAIAH
Address: 12-11-364/6
WARSIGUDA
SECUNDERABAD

PIN:
DOB: 06-06-1971

Signature: 

Di. Of Issue: 09-10-2001
Add. Licensing Authority: Secunderabad



आयकर विभाग
INCOME TAX DEPARTMENT



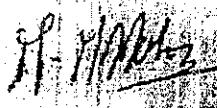
भारत सरकार
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number
AQAPM0412C

Signature: 



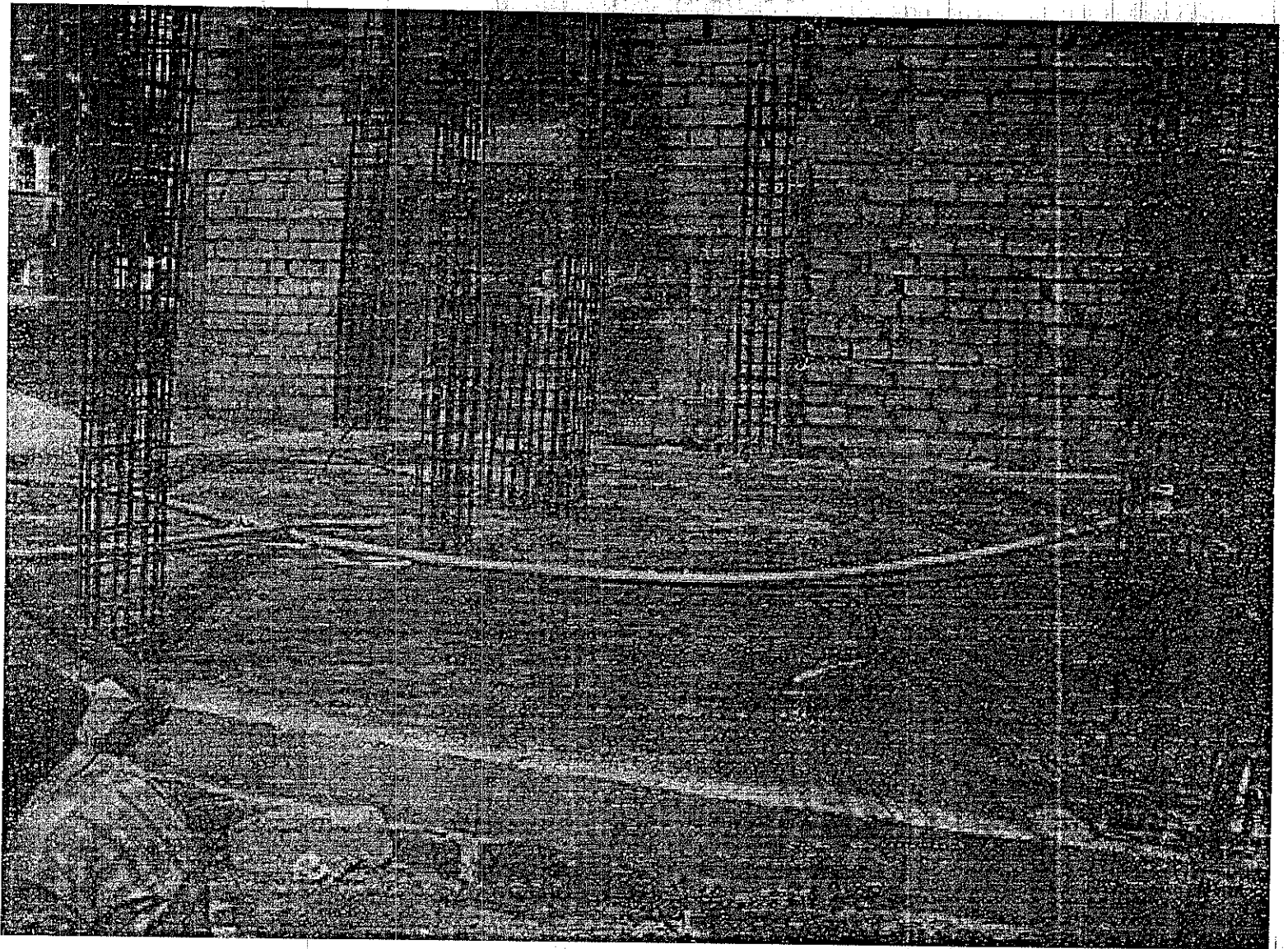
04072007



అర్జీనెంబు 20/12 వ సెషన్లు... 75.22.....
కస్తావేజు మొత్తం కాగితముల సంఖ్య 13.....
ఈ కాగితము వరుస సంఖ్య..... 11.....

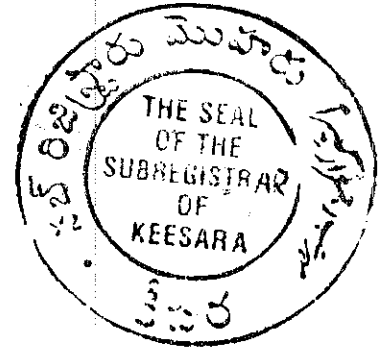
2
సబ్-రిజిస్ట్రార్





అస్తకము 20/2 ఏ సెక్షన్లు.. 7522.....
వస్తావేజు మొత్తం కాగితముల సంఖ్య.. 13.....
ఈ కాగితము వరుస సంఖ్య..... 12.....

2
సబ్-రిజిస్ట్రార్





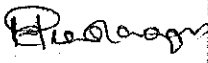
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 007692/2012 of SRO: 1530(KEESARA)

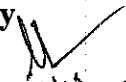
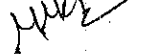
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 30/11/2012 12:44:08

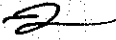
This report prints the Photos and FPs taken on 30/11/2012
12:43:45

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(EX) K. PRABHAKAR REDDY (SPA FOR DOCUMENTS PRESENTING) R/O. 5-4-187/3, SOHAM MANSION,M.G. ROAD, SECUNDERABAD.	


Identified by
Witness 1
Witness 2

Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

పుస్తకము 20 గ్రా సరిపు... 75.22
ఎస్తావేజా మొత్తం కాగితముల సంఖ్య... 13
ఈ కాగితము వరుస సంఖ్య... 13


సబ్-రిజిస్ట్రార్

