DoctNO: 2040 /2015



HUNDRED RUPEES

REINDIA INDIA NON JUDICIAL

తెలింగాణ तेलंगाना TELANGANA

S.No. 4317 Date:28-04-2015 Mr. Saujeer Kumas

For Whom:

Modi Farm House (Hyderabord)

K.SATISH KUMAR

LICENSED STAMP VENDOR LIC No.16-05-059/2012, R.No.16-05-029/2015 Plot No.227, Opp.Back Gate of City Civil Court, West Marredpally, Sec'bad. Mobile: 9849355156

SALE DEED

This Sale deed is made and executed on this the 5th day of June 2015 at Hyderabad by and between:

- Mr. Ramesam Haridas, S/o. Mallaiah, aged about 50 years, Occupation: Agriculture, resident of H. No.1-103, Maseed Banda, Kondapur, Serlingampally, Ranga Reddy District.
- 2. Mr. Ramesham Vinod, S/o. Ramesam Haridas, aged about 26 years, Occupation: Employee, resident of H. No.1-103, Maseed Banda, Kondapur, Serlingampally, Ranga Reddy District.
- 3. Mr. Ramesham Anand, S/o. Ramesam Haridas, aged about 24 years, Occupation: Student, resident of H. No.1-103, Maseed Banda, Kondapur, Serlingampally, Ranga Reddy District.
- 4. Ms. Anusha, D/o. Ramesam Haridas, aged about 19 years, Occupation: Student, resident of H. No.1-103, Maseed Banda, Kondapur, Serlingampally, Ranga Reddy District.

Hereinafter referred to as the VENDORS and severally as Vendor No.1, Vendor No. 2, Vendor no. 3 & Vendor no. 4 respectively.

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IN FAVOUR OF

M/s. Modi Farm House (Hyderabad) LLP, an incorporated Limited Liability Partnership Firm, having its office at 5-4-187/3&4, Soham Mansion, II floor, M.G. Road, Secunderabad – 500 003, duly represented by its Managing Partner Mr. Soham Modi, S/o. Shri Satish Modi, aged about 45 years.

Hereinafter referred to as the PURCHASER.

The term VENDORS and the PURCHASER referred to above shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.

WHEREAS:

- A) Turupu Jangaiah, S/o. Late Pentaiah was the original owner of land admeasuring about Ac. 3-00 Gts., forming a part of Sy. No. 44 of Yenkapally Village, Chevella Mandal, R.R. District. His name was appropriately reflected in the pahanis for the year 1985-96 and 1994-95. Turupu Jangaiah sold Ac. 2-10 gts., forming a part of Sy. No. 44 of Yenkapally Village, Chevella Mandal, R.R. District (hereinafter referred to as the Scheduled Land and more particularly described in the schedule given hereunder) out of the land owned by him to Ramesham Chinna Mallaiah, S/o. Ramaiah vide sale deed bearing no. 1053/96 dated 03.07.1996 registered at SRO Chevella.
- B) The name of Ramesham Chinna Mallaiah was mutated in the revenue records and his name is reflected as owner of the Scheduled Land in the pahanis for the year 1999-2000, 2004-2005 & 2007-2008.
- C) Ramesham Chinna Mallaiah died on 13th August, 2002. He was survived by his only son Ramesham Haridas (Vendor no. 1 herein) who became the owner of the Scheduled Land. VENDOR NO. 2, VENDOR NO. 3 are the sons of VENDOR NO. 1 and VENDOR NO. 4 is the daughter of VENDOR NO. 1 herein and have joined this deed to fully convey perfect title to the PURCHASER.
- D) Vide proceedings of the Tahsildar Cehvella Mandal bearing no. B/689/13 dated 14.03.2013, the revenue department has mutated the Scheduled Land in favour of Ramesham Haridas, the VENDOR NO.1 herein. Patta Passbook for the Scheduled Land have been issued to the VENDOR NO.1 herein and the details of which are: Patta No. 592, Passbook no. 639535 & Title deed no. 639535.
- E) By way of the above documents, deeds and recitals the VENDORS herein has become the absolute owners and possessors of the Scheduled Land.
- F) The Purchaser has approached the VENDORS to purchase the Scheduled Land and the VENDORS has agreed to sell the Scheduled Land to the PURCHASER for a consideration of Rs. 15,75,000/- Rupees Fifteen Lakhs Seventy Five Thousand Only).

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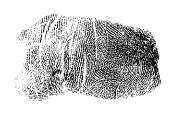
8. Anangemay

Anusha

మంత్రి మేజు నెంట్ 779 2040 సం.పు దస్తా వేజు నెంట్ 779 2040 కాగీతముల మొత్తం సంభ్యా.......... కాగీతపు వరుప సంఖ్య......2

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A. Ramesh S/D. A. Venkataich No: 5-81, Januarda village Shankerpally (m) R.D. BIH

2. 171193

m. mahender S/2 m. mallish. R/0: 28-77, Yadan Basti, Neredmat, Hng

Shankarpally.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of Rs. 15,75,000/- (Rupees Fifteen Lakhs Seventy Five Thousand Only) as per the details given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.

Date	Payorder no.	Amount	Drawn on
05.06.2015	181584	9,00,000	HDFC Bank
05.06.2015	181585	6,75,000	HDFC Bank

- 2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 2-10 Gts., forming a part of Sy. No. 44 of Yenkapally Village, Chevella Mandal, R.R. District, 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 with the PURCHASER that the disbursement/distribution of the sale consideration amongst the VENDORS is purely an internal arrangement and understanding among themselves and no individual VENDOR shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.
- 4. The VENDORS hereby covenant that the Scheduled Land was the absolute property belonging to them and 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 VENDORS herein above mentioned.
- 5. The VENDORS hereby declare and covenant that they are the true and lawful Owners of the Scheduled Land. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have 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 VENDORS and none of their heirs shall have any manner of right or title over the Scheduled Land and they shall have no objection for the sale of the Scheduled Property to the PURCHASER.

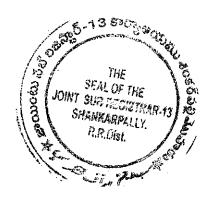
RHARIDA

Anusha

L. Winney Owner

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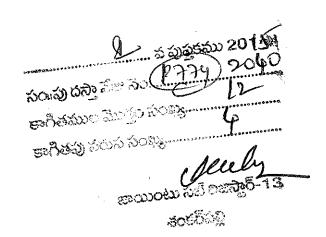
JOINT SUB-REGISTRAR-1:



- The VENDORS further covenant that Scheduled Land is free from all sorts of 6. encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. The VENDOR 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.
- The VENDORS have on this day delivered vacant peaceful possession of the Scheduled 7. Land to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
- 8. 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 Property unto and in favour of the PURCHASER in the concerned departments.
- The VENDORS hereby further covenant that there are no rights of any third party relating 9. to any easements, right of way, etc. in respect of Scheduled Land.
- The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to 10. the concerned authorities relating to the Scheduled Property 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.

R-HARIDA Anusha

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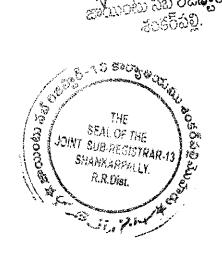


Rs. 965251 towards Stamp duty including T.D. Under Section 410f
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Rs. 1890 Were.
Paid by the party through Bank HDFC, Sec. bed Vide Chargean DD/2017 ay order No. 181583 Dated OS of pay.

Joint SUB-REGISTRAR-13 Shankarpally.

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SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 2-10 Gts., forming a part of Sy. No.44 situated at Yenkapally Village, Chevella Mandal, Ranga Reddy District, under S. R. O. Shankarpally and bounded by:

North

: Land belongs to Purchaser in Sy. No. 44

South

: Land belongs to Purchaser in Sy. No. 44

East

: Land belongs to Purchaser in Sy. No. 44

West

: Land belongs to Purchaser in Sy. No. 44

IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

Witness:

1.A.

2. MM3 _

RHARIDA

Vendor No. 1

•

Vendor No. 2

Vendor No. 3

Anusha Vendor No. 4

M/s. Modi Farm House (Hyderabad) LLP

Soham Modi

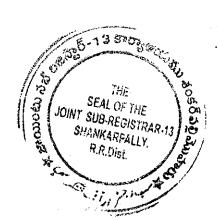
2 ప్రస్తుత్వము 201 క్షే సంపు దగ్గా ేజు సెం. (2774) 2040 కాగితముల మొత్తం సంఖ్య 12 కాగితపు పరుస సంఖ్య 5 జాయింట నవే రిజిగ్మార్-13

SEAL OF THE JOINT SUB-REGISTRAR-13 SHANKARPALLY.
R.R.Dist.

REC"STRATIO	N PLAN SHOWI	NG FOR	RMING A PART OI			
IN SURVEY NO) . 44					Situated at
	YENKAPAI	LLY VILLAGE	, CHEVELLA		N	landal, R.R. Dist.
VENDOR:			RIDAS, S/O. SHRI	MALLAIAH & OT		
PURCHASER:			SE (HYDERABAD)		S MANAGINO	PARTNER
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	NEIGHBOUR'S LAND		AND BELONGING TO PURCHASER 351' SY.No.44 Extent 02 Ac -10 G/s 293'	NEIGHBOUR'S LAND SY.NO:33	GOVERNMENT L	R. HARIDAY F. Winney Run R. Anusha
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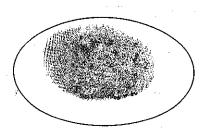
THOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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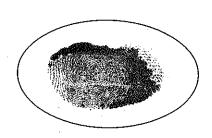
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PRESENTANT / SELLER / BUYER





VENDOR No.1:

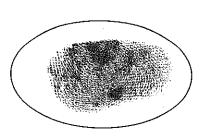
MR. RAMESAM HARIDAS S/O. MR. MALLAIAH R/O. H. NO: 1-103 MASEED BANDA,KONDAPUR SERILINGALLY RANGA REDDY DISTRICT.





VENDOR No.2:

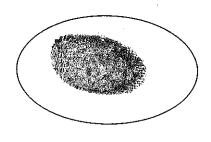
MR. RAMESAM VINOD S/O. RAMESAM HARIDAS R/O. H. NO: 1-103 MASEED BANDA,KONDAPÜR SERILINGALLY RANGA REDDY DISTRICT.





VENDOR No.3:

MR. RAMESAM ANAND S/O. RAMESAM HARIDAS R/O. H. NO: 1-103 MASEED BANDA,KONDAPUR SERILINGALLY RANGA REDDY DISTRICT.





VENDOR No.4:

MS. ANUSHA D/O. RAMESAM HARIDAS R/O. H. NO: 1-103 MASEED BANDA,KONDAPUR SERILINGALLY RANGA REDDY DISTRICT.

SIGNATURE OF WITNESSES

1. A Harh

2. MM

RiHARiDal Rohimollum Ri Desiglimag Anusha

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF DURCHASED(S)

కాగీతముల మొత్తం సంఖ్య.. **కాగి**తపు పరుస్త సంఖ్య.

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R.R.Dist.

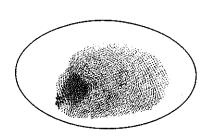
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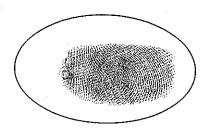
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PRESENTANT / SELLER / BUYER





PURCHASER:

M/S. MODI FARM HOUSE (HYDERABAD) LLP, HAVING ITS OFFICE AT 5-4-187/3&4, SOHAM MANSION, II FLOOR, M.G. ROAD, SECUNDERABAD – 500 003, REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI.





REPRESENTATIVE:

K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 2ND FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD.

SIGNATURE OF WITNESSES:

1. A. Rml

2. 17/102

R. HARIDAJ RYN R. Anusha Anusha

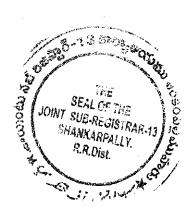
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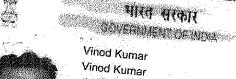


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		2.	MR. M. MAHENDER
		· _	Age - 34
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भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Haridas, MAIN ROAd Hyderabad, Rangareddi Andhra Pradesh, 500084

Address: S/O Haridas, main roaD Serilingampally, Rangareddi Andhra Pradesh, 500084



ఆధార్ - ఆధార్ – సామాన్యమానపుడి హక్కు

MENOOR

- Aam Aadmi ka Adhikar



भारत सरकार

CONTRACTOR SERVICES



Haridas Haridas పుట్టిన సం./YoB:1965 పురుషుడు Male



RHARIDA

भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE DESTRICATION AUTHORITY OF INDIA

చిరునామా: C/O Haridas, main road Hyderabad, Rangareddi Andhra Pradesh, 500084

Address:

C/O Haridas, main road Serilingampally, Rangareddi Andhra Pradesh, 500084

2439 3718 6161

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O, MAIN HYDERABAD, rANGAREDDI aNDHRA pRADESH, 500084

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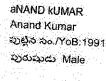
Aadhaar - Aam Aadmi ka Adhikar

S/O Haridas, main Serilingampally, Rangareddi Andhra Pradesh, 500084



भारत सरकार

GOVERNMENT OF NICH





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Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार

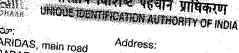
ACMINIMETERS



aNUSHA Anusha పుట్టిన సం./YoB:1996 ခဲ့ Female



Anusha



D/O hARIDAS, main road hyderabad, rangareddi aNDHRA pRADESH, 500084

Address:

भारतीय विशिष्ट पहचान प्राधिकरण

D/O Haridas, MAIN ROAD Serilingampally, Rangareddi Andhra Pradesh, 500084

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Aadhaar - Aam Aadmi ka Adhikar

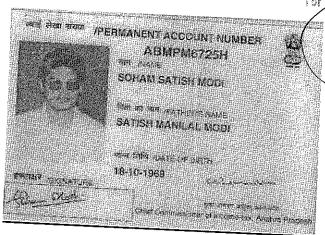
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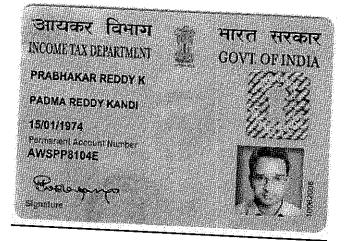
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Election Commission of India భారత ఎన్నికల సంఘము IDENTITY CARD గుర్తింపుకార్లు

AP/30/204/108105



Elector's Name ఓటరు పేరు

Appigalla Ramulu ఆప్పిగళ్ళ రాములు

Father's/Mother's/ Husband's Name

Venkatayya వెంకటయ్య

^ඡෙලී/ඡවූ/భරු ි්රහ Sex **M**

లింగము పు

Age as on 1-1-95 1-1-95 నాటికివయన్ను

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INCOME TAX DEPARTMENT
M MAHENDAR
MALLESH MANDA
20/07/1978
Permanent Account Number
AGAPM0412C

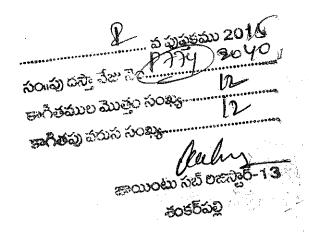
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