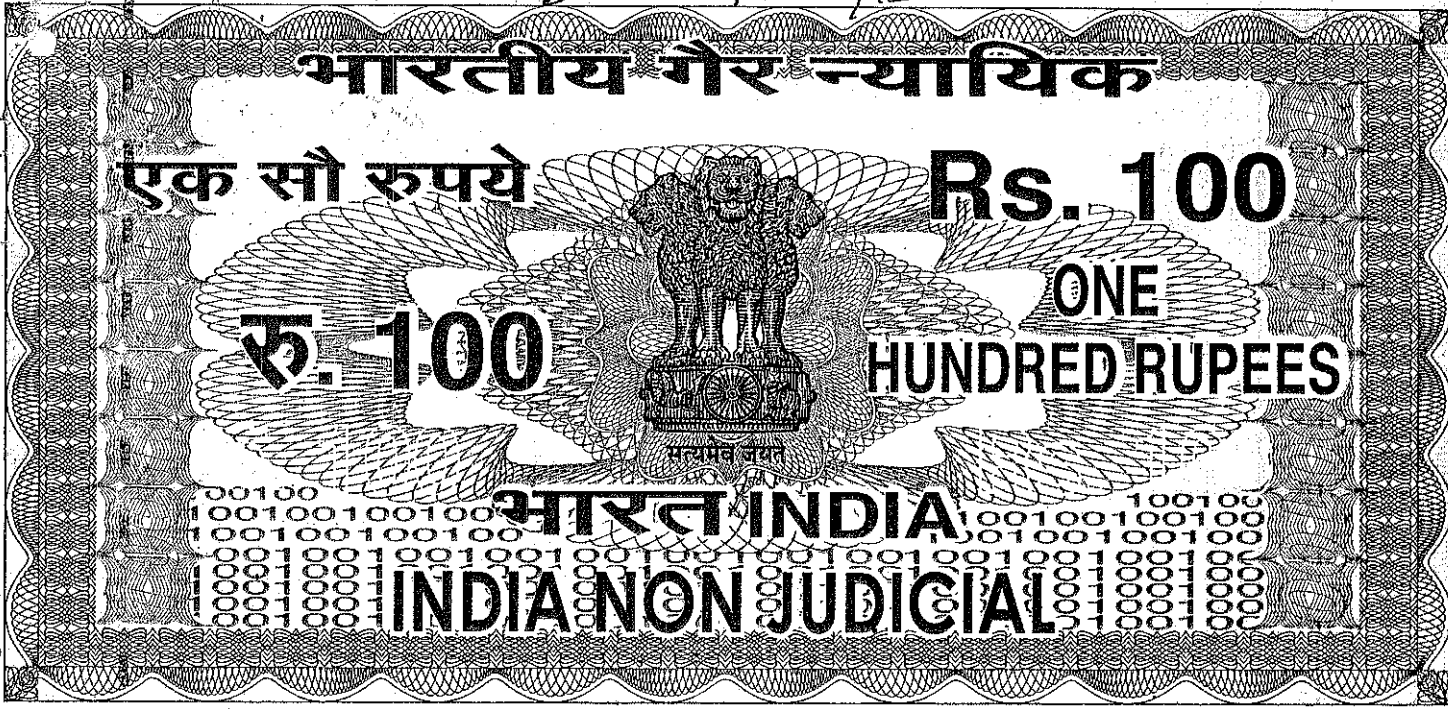


SCANNED

D. No. 7550/13

MUM - 15



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 933067

S.No. 17567 Dt.30-10-2012 Rs.100/-
Sold to : Sri. Ramesh S/o Narsing Rao, R/o Hyd.
For Whom Modi & Modi Construction, Hyd

K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No, 16-02-08/2010
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

SALE DEED

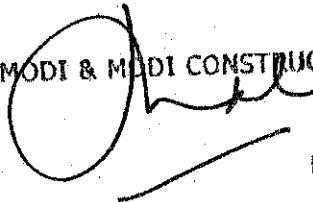
This Deed is made and executed on this the 16th day of September 2013 at SRO, Keesara, Ranga Reddy District by:

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 43 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

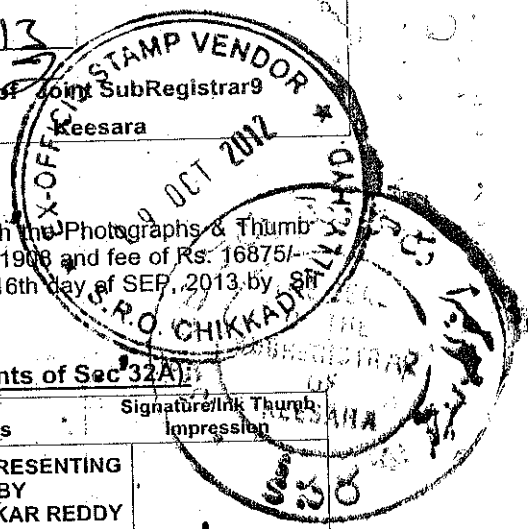
IN FAVOUR OF

Mrs. Sakina Fatima, wife of Mr. Malallah Ali Mohamed ALLawaty, aged about 28 years, residing at # H. No. 4-10-166/4, Pahadi Qayam Nagar, Rajendra Nagar, Hyderabad - 500 264, 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

Book - 1 CS Number 7933 of 2013 of SRO, Keesara
 Regular document number 2550 of year 2013
 Signature of Joint SubRegistrar
 Keesara
 Sheet 1 of 10 Sheets



Presentation Endorsement:
 Presented in the Office of the Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16875/- paid between the hours of 12 and 1 on the 16th day of SEP, 2013 by SH Soham Modi

Execution admitted by (Details of all Executants/Claimants of Sec 32A)

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 [1530-1-2013-7933]SP	SPA FOR PRESENTING DOCT REP BY K.PRABHAKAR REDDY R/O. 5-4-187/3, SOHAM MANSION,, M.G. ROAD, SECUNDERABAD.	

Identified By Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1530-1-2013-7	SATYANARAYANA S. JOGULA 6-12-38 P, DAMMAIGUDA, KEESARA MAN R.R.DIST	
2		 [1530-1-2013-7933]P	PADMSJA S. JOGULA 6-12-38 P, DAMMAIGUDA, KEESARA MAN, R.R.DIST	

Signature of Joint SubRegistrar
 Keesara

16th day of September, 2013

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of I.s Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	
Stamp Duty	100	185525	0		0	185625
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	16875	0		0	16875
User Charges	NA	100	0		0	100
Total	100	202500	0		0	202600

Rs. 185525/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16875/- towards Registration Fees on the chargeable value of Rs. 3375000/- was paid by the party through Challan/BC/Pay Order No ,41264 dated ,16-SEP-13.

Date
 16th day of September, 2013

Signature of Registering Officer
 Keesara

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.

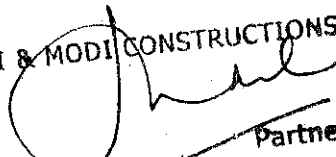
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135 & 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133,136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

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

Book - 1 CS Number 7933 of 2013 of SRO, Keesara

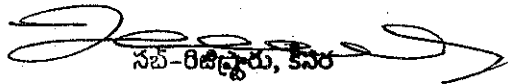
Regular document number 7550 of year 2013

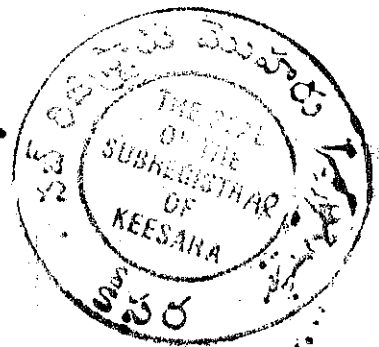
Sheet 2 of 10 Sheets

Signature of Joint SubRegistrar
Keesara



I ప్రస్తావనము 2013 సం॥ (శా.శ.1999) నాంబు
7550 మంబరులు పేరుబడినది. స్కానింగ్
నిమిత్తం గుర్తింపు నెంబర్ 1520-7550/2013
ఇవ్వబడినది.
2013లో సెప్టెంబరు 16 వ తేది.


సబ్-రిజిస్ట్రారు, కేసర

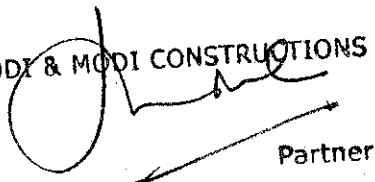


D) The Vendee is desirous of purchasing a plot of land bearing no.15, admeasuring 179 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.33,75,000/- (Rupees Thirty Three Lakhs Seventy Five Thousand 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. 15, admeasuring 179 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 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. 33,75,000/- (Rupees Thirty Three Lakhs Seventy Five Thousand 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.
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.2,02,500/- is paid by way of challan no. 41264, dated 16.09.2013, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

Book - 1 CS Number 7933 of 2013 of SRO, Keesara

Regular document number 7550 of year 2013

Signature of Joint SubRegistrar

Sheet 3 of 10 Sheets

Keesara



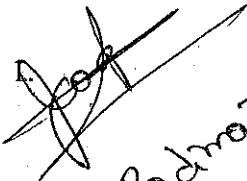
SCHEDULED PEOPERTY

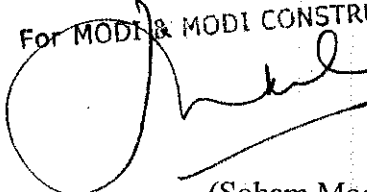
All that piece and parcel of bungalow on bearing Plot No.15, admeasuring about 179 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 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. 16
South	Plot No. 14
East	Plot No. 9
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:

2. 
J. PadmaJa

For MODI & MODI CONSTRUCTIONS

Partner
(Soham Modi)
VENDOR

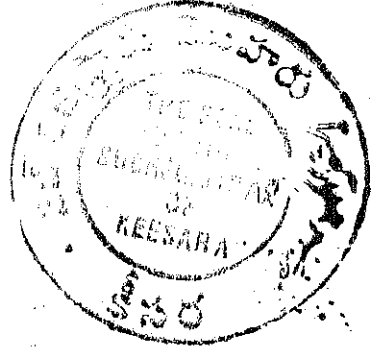
Book - 1 CS Number 7933 of 2013 of SRO, Keesara

Regular document number 7550 of year 2013

Signature of Joint SubRegistrar

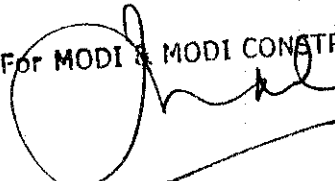
Sheet 4 of 10 Sheets

Keesara



ANNEXTURE-1-A

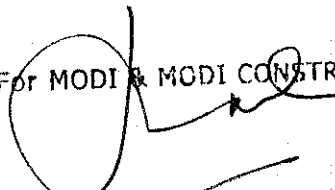
1. Description of the Building : All that piece and parcel of bungalow along with semi-finished construction on Plot No. 15 in the project known as "NILGIRI HOMES" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District
- (a) Nature of the roof : R. C. C.
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 179 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. 33,75,000/-

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants

Date: 16.09.2013

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.

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants

Date: 16.09.2013

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Regular document number 7550 of year 2013
Signature of Joint SubRegistrar
Keesara
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REGISTRATION PLAN SHOWING

PLOT NO. 15, 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:

MRS. SAKINA FATIMA, WIFE OF MR. MALALLAH ALI MOHAMED AL LAWATY

REFERENCE:
AREA: 179

SCALE:
SQ. YDS.

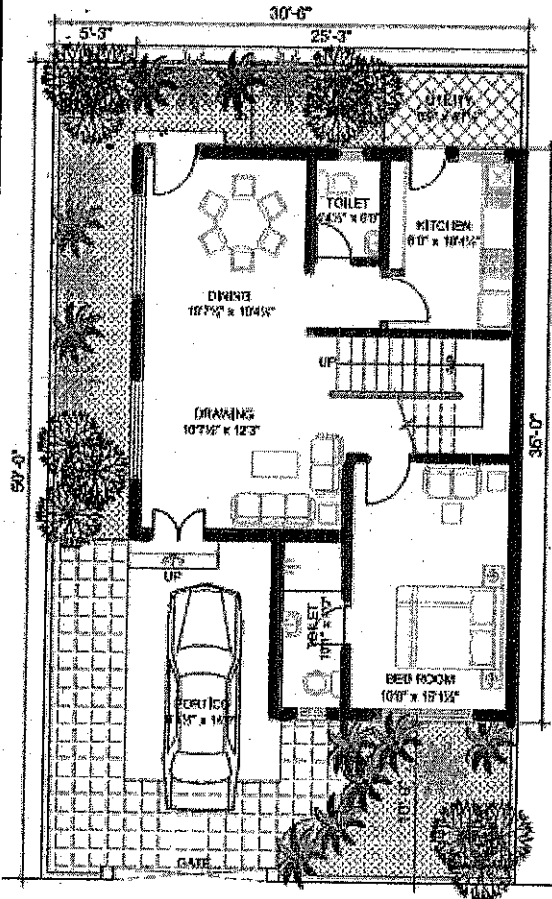
INCL:
SQ. MTRS.



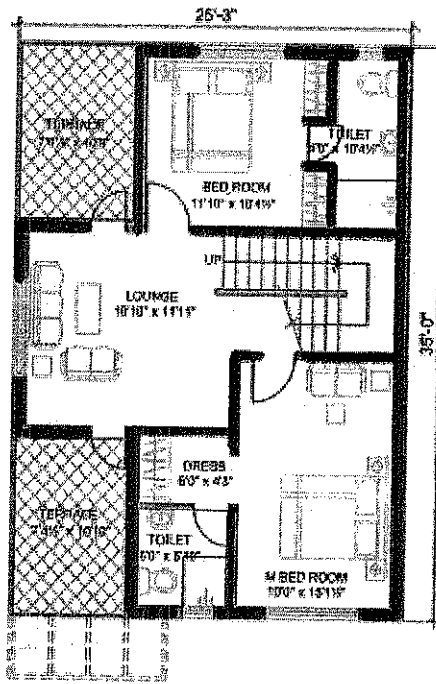
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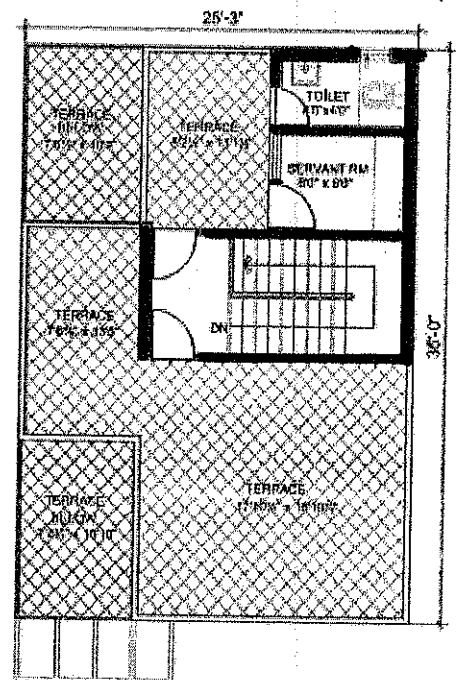
BUILT UP AREA : 1971 SFT:



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

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

FLOT AREA - 1798 SQ. (CR)
GROUND FLOOR AREA - 782.00 SFT
FIRST FLOOR AREA - 723.00 SFT
HEAD RM + SERVANT + TOILET AREA - 245.00 SFT
TOTAL BUILT UP AREA - 1750.00 SFT
PORCH AREA - 00 SFT
TERRACE AREA - 00 SFT

North : Plot No. 16
South : Plot No. 14
East : Plot No. 09
West : 30' wide road

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

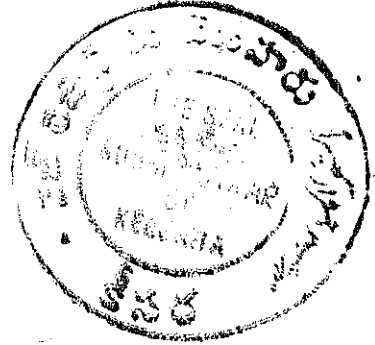
Book - 1 CS Number 7933 of 2013 of SRO, Keesara

Regular document number 7550 of year 2013

Signature of Joint SubRegistrar

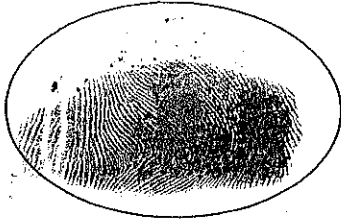
Sheet 6 of 10 Sheets

Keesara



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

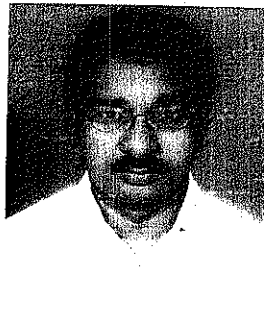
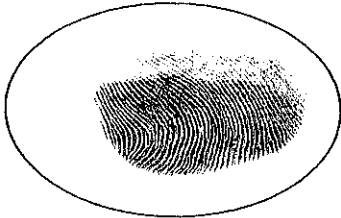
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

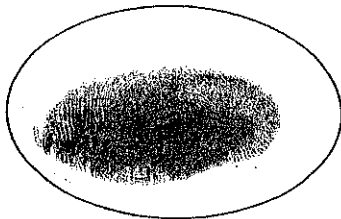
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

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.
Representative to Buyer.



BUYER:

MRS. SAKINA FATIMA
W/O. MR. MALALLAH ALI MOHAMED AL LAWATY
R/O. H. NO. 4-10-166/4
PAHADI QAYAM NAGAR
RAJENDRA NAGAR
HYDERABAD - 500 264

SIGNATURE OF WITNESSES:

- 1.
2. J. Padmata

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

I stand here with 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 BUYER

Book - 1 CS Number 7933 of 2013 of SRO, Keesara

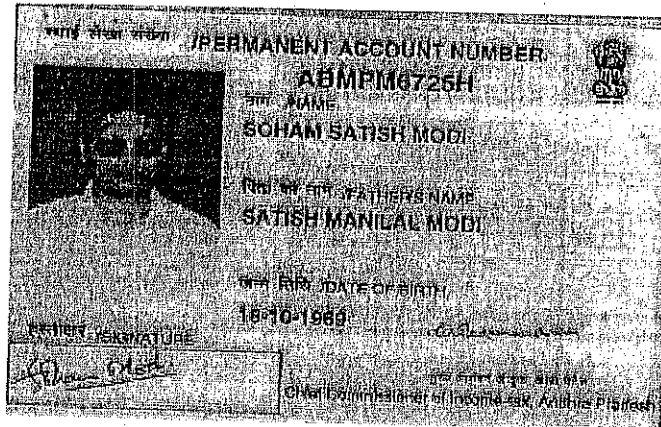
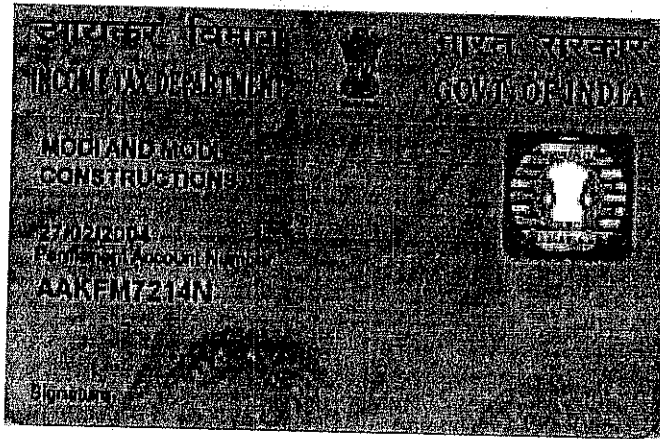
Regular document number 7550 of year 2013

Signature of Joint SubRegistrar
Keesara

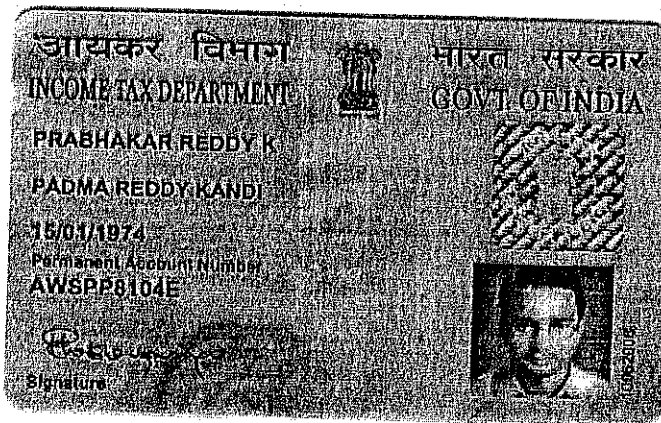
Sheet 7 of 10 Sheets



VENDOR:



For MODI & MODI CONSTRUCTIONS
[Signature]
Partner



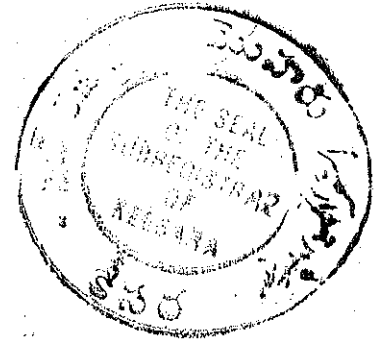
[Signature]

Book - 1 CS Number 7933 of 2013 of SRO, Keesara

Regular document number 2550 of year 2013

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Signature of Joint SubRegistrar
Keesara



Book - 1 CS Number 7933 of 2013 of SRO, Keesara
Regular document number 7550 of year 2013
Signature of Joint SubRegistrar
Keesara
Sheet 9 of 10 Sheets




WITNESS

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

SA TVANAHAYAN SHRIRAM JOGULA
SHRIRAM VENKAYYA JOGULA

31/01/1972
Permanent Account Number
AEYPU2234F

Signature




आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

JOGULA PADMAJA
VENKATESH TAVIDIVOYANA

30/12/1980
Permanent Account Number
ALWPU5173E

Signature



J. Padmaja

Book - 1 CS Number 7933 of 2013 of SRO, Keesara

Regular document number 2550 of year 2013

Sheet 10 of 10 Sheets

Signature of Joint SubRegistrar
Keesara

