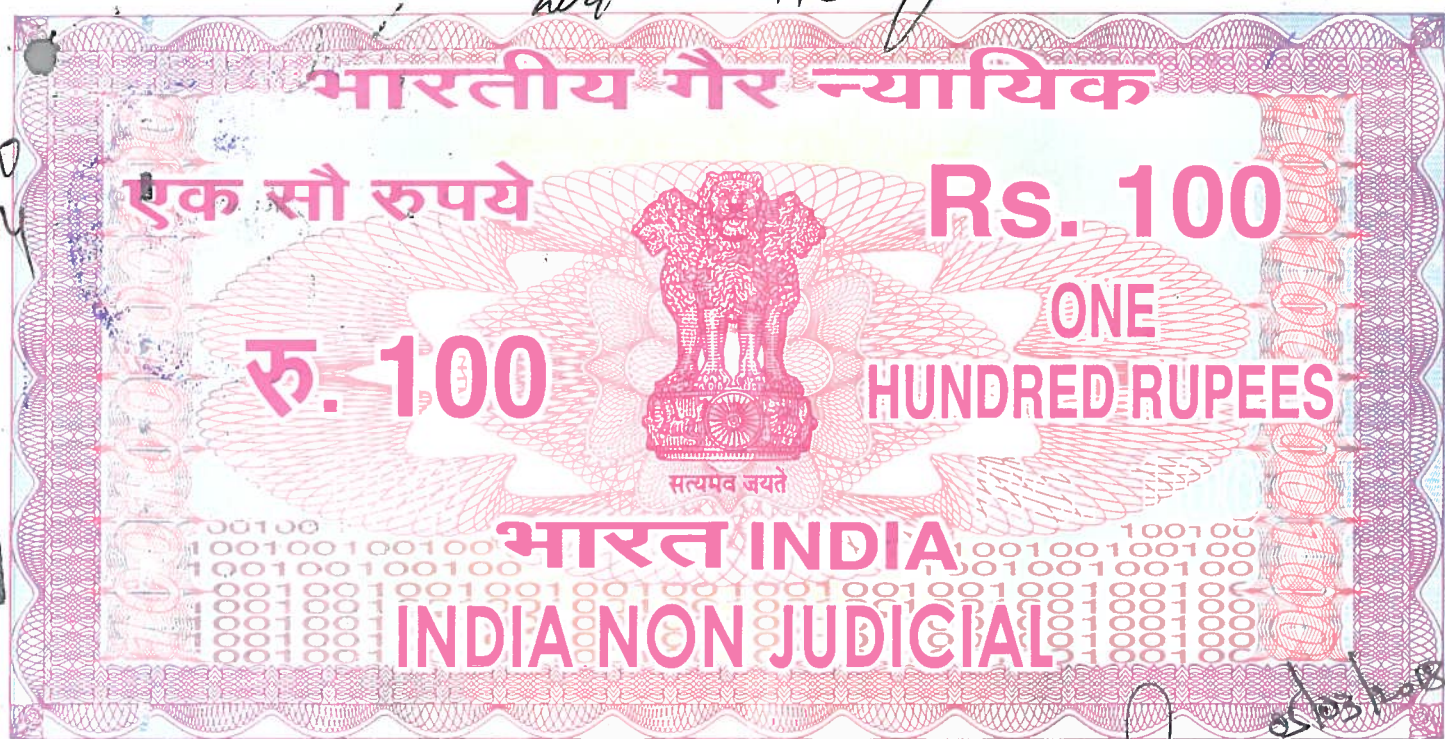


Doc No. 4198 of 2018.

6800
4414

SCANNED



తెలంగాణ తేలంగానా TELANGANA

[Signature]
P 877712

S.No. 3670 Date: 05-03-2018

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

Sold to: Ramesh
S/o.W/o. Late Narasing Rao
For Whom: MC Modi Educational Trust
SALE DEED

This sale deed is made and executed on this the 31st day of March, 2018 at SRO Medchal by and between:

1. M/s. Touchstone Property Developers Private Limited, a Company duly incorporated under the Companies Act, 1956 having its office at Plot no. 31, (8-2-622/1/1/A3) Classic Emerald Road, No. 10, Banjara Hills, Hyderabad – 500 034, represented by its Director Shri.V. Sreekanth, S/o. Shri V. Subbaramachary, aged about 33 years.
2. Mrs. K. V. Sujatha, W/o. Karamsetty Ayodhya Ramayya, aged about 59 years, occupation: House wife, R/o. Flat no. 162, Srila Heights, East Maredpally, St. Johns Street, Secunderabad – 500 026, represented by its Agreement of Sale cum General Power of Attorney (with possession) holder M/s. Touchstone Property Developers Private Limited, Company duly incorporated under the Companies Act, 1956 having its office at Plot no. 31, (8-2-622/1/1/A3) Classic Emerald Road, No. 10, Banjara Hills, Hyderabad – 500 034, represented by its Director Shri.V. Sreekanth, S/o. Shri V. Subbaramachary, aged about 33 years (AGPA document no. 9902/17 dt. 08.12.2017 registered at SRO Medchal (R.O), Medchal Malkajgiri District).

Hereinafter jointly referred to as the Vendors and severally as Vendor no. 1 and Vendor No. 2 respectively, which term shall mean and include their legal representatives, administrators, executors, successor-in-interest, assignees, etc.

For Touchstone Property Developers (P) Ltd

Page 1 of 4

[Signature]

[Signature]
Director

For M.C. Modi Educational Trust

[Signature]
Trustee

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with required Under Section 32-A of Registration Act, 1908 and fee of Rs. 21500/- paid on the 31st day of MAR, 2018 by Sri V. Sreekanth and Execution admitted by (Details of all Executors/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature
1	CL			REP BY GAURANG MODUR TRUSTEE SOHAM MODUR LATE SATISH MODUR	
2	EX			REP BY DIR V. SREEKANTH S/O. V. SUBBARAMACHARY P.NO.31, CLASSIC EMERALD, BANJARAHILLS, HYD.	
3	EX			REP BY DIR V. SREEKANTH S/O. V. SUBBARAMACHARY P.NO.31, CLASSIC EMERALD, BANJARAHILLS, HYD.	



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Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			D RAVI KUMAR R/O. SAIDBAD HYD	
2			K. PRABHAKAR REDDY R/O. AMBERPET HYD	

Signature of Sub Registrar Medchal (R.O)

31st day of March, 2018

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IN FAVOUR OF

M/s. M.C. Modi Educational Trust, a charitable trust having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Trustee, Shri Soham Modi, son of Late Shri. Satish Modi aged about 48 years, Occupation: Business, R/o. Plot no. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034 {Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389}.

Hereinafter referred to as the Purchaser which shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.

WHEREAS:

- A. Whereas Vendor no. 1 became the owner of land admeasuring Ac. 2-00 gts., forming a part of Sy. No. 31, Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, Medchal Malkajgiri District, having purchased the same by registered Agreement of Sale Cum General Power of Attorney dated 08.12.2017, registered as document no. 9902/2017 at SRO Medchal (herein after referred to as Scheduled Land and more fully described at the foot of this document) from Mrs. K. V. Sujatha.
- B. Mrs. K. V. Sujatha, Vendor no. 2 herein, became owner of Ac. 2-30 gts., in Sy. No. 31, by way of three sale deeds details of which are given under.

Sl. No.	Sale deed document no.	Sale deed registered at	Vendors	Extent of land purchased in Sy. No. 31
1	11139/2002	SRO Medchal	Mrs. Varala Kamalamma	Ac. 1-15 gts.,
2	1092/2003	SRO Medchal	Mr. B. Varada Reddy	Ac. 0-24 gts.,
3	2168/2003	SRO Medchal	Mr. B. Anthi Reddy	Ac. 0-31 gts.,

- C. Ac. 2-30 gts., in Sy. No. 31 was mutated in favour of Mrs. K.V. Sujatha by way of proceeding no. MRO/Proc No. E/1065/2004 dated 03.06.2004. The MRO Medchal issued pattadar passbook and title deed bearing no. 440131, Patta no. 155 to her.
- D. Whereas, Mrs. Varala Kamalamma and Mr. B. Varada Reddy were the pattedars of part of land in Sy. No. 31 of Muraharipally Village and the names were duly recorded in the pahanis. Mr. B. Anthi Reddy is the son of Mr. B. Varada Reddy and became owner of Ac. 1-00 gts., in Sy. No. 31 by way of gift settlement deed registered as document no. 1004/98 at SRO Medchal.
- E. The Vendors have agreed to sell Ac. 0-20 gts., out of the Scheduled Land to the Purchaser on the terms and conditions mentioned herein(herein after referred to as Scheduled Land) and more fully described at the foot of this document and marked in the plan annexed herein.
- F. The parties hereto are desirous of reducing the terms and conditions of sale into writing.

Page 2

For Touchstone Property Development

For M.C. Modi Educational Trust

Director

Trustee

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	121900	0	50000	0	172000
Transfer Duty	NA	0	64500	0	0	0	64500
Reg. Fee	NA	0	21500	0	0	0	21500
User Charges	NA	0	100	0	0	0	100
Total	100	0	208000	0	50000	0	258100

Rs. 186400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 21500/- towards Registration Fees on the chargeable value of Rs. 4300000/- was paid by the party through E-Challan/BC/Pay Order No ,322D0N280318 dated 31-MAR-18 of ,SBH/TULASI NAGAR HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 208000/-, DATE: 31-MAR-18, BANK NAME: SBH, BRANCH NAME: TULASI NAGAR HYDERABAD, BANK REFERENCE NO: 009876220, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: TOUCHSTONE PROPERTY DEVELOPERS PVT LTD, CLAIMANT NAME: M C MODI EDUCATIONAL TRUST REP SOHAM MOD).

[Signature]
Signature of Registering Officer
Medchal (R.O)

Date:
31st day of March, 2018

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4198 / 2018 Sheet 2 of 10 Sub Registrar
Medchal (R.O)

1వ పుస్తకము 2018 సం॥ 1939
సం॥పు ...4.19.8.. వెంబరుగా రిజిస్టరు
చేయబడి స్వానింగు నిమిత్తము గుర్తింపు
వెంబరు 10.4.18/4.19.8/సోమోదు చేయడమైనది
2018 సం॥ మార్చి 31 నెల 31వ తేది

[Signature]
రిజిస్టరింగ్ అధికారి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Purchaser has paid the total consideration of Rs. 43,00,000/- (Rs. Forty Three Lakhs only) and the receipt of which is hereby admitted and acknowledged by the Vendors.
2. For the total sale consideration as mentioned above the Vendors do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-20 gts., forming a part of Sy. No. 31, Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, Medchal Malkajgiri 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 they shall not 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 Purchasers herein above mentioned.
5. The Vendors hereby declare and covenant that they are the true and lawful Owners of the Scheduled Land. The Vendors hereby covenant that no other person(s) other than the Vendors has any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Land by the Purchaser.
6. The Vendors further covenant that Scheduled Land is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby give warranty of title. The Vendors 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.
7. The Vendors have on this day delivered vacant peaceful possession of the Scheduled 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 Land unto and in favour of the Purchaser in the concerned departments.

For Touchstone Property Developers (P) Ltd.

Page 3

For M.C. Modi Educational Trust

Trustee

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Medchal (R.O)



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9. The Vendors hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Land.
10. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Land 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.

SCHEDULE LAND

All that part and parcel of land admeasuring Ac. 0-20 gts., forming part of Sy. No. 31, situated at Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, (Erstwhile Medhchal Mandal) Medchal –Malkajgiri District (Erstwhile Ranga Reddy District), marked in red and bounded by:

North	Neighbours Land
South	Land belonging to Vendors
East	Land belonging to Vendors
West	33 feet wide road & Land belonging to Neighbours

IN WITNESSES WHEREOF this sale deed is made and executed on this the 31st day of March, 2018 at Medchal by the parties hereto in presence of the witnesses mentioned below:

WITNESSES

1. 

2. 

For Touchstone Property Developers (P) Ltd.

Vendor No. 1



Director

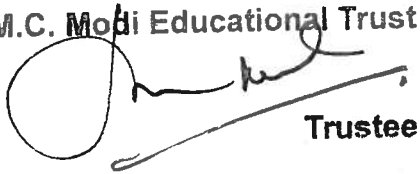
Vendor No. 2



(K. V. Sujatha Rep. by. AGPA holder
M/s. Touchstone Property Developers Private Limited,
Represented by its Director Mr. V. Sreekanth)

For M.C. Modi Educational Trust

Purchaser

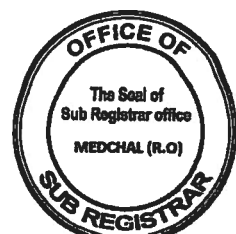


Trustee

Bk -1, CS No 4414/2018 & Doct No
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Medchal (R.O)



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REGISTRATION PLAN SHOWING LAND FORMING PART

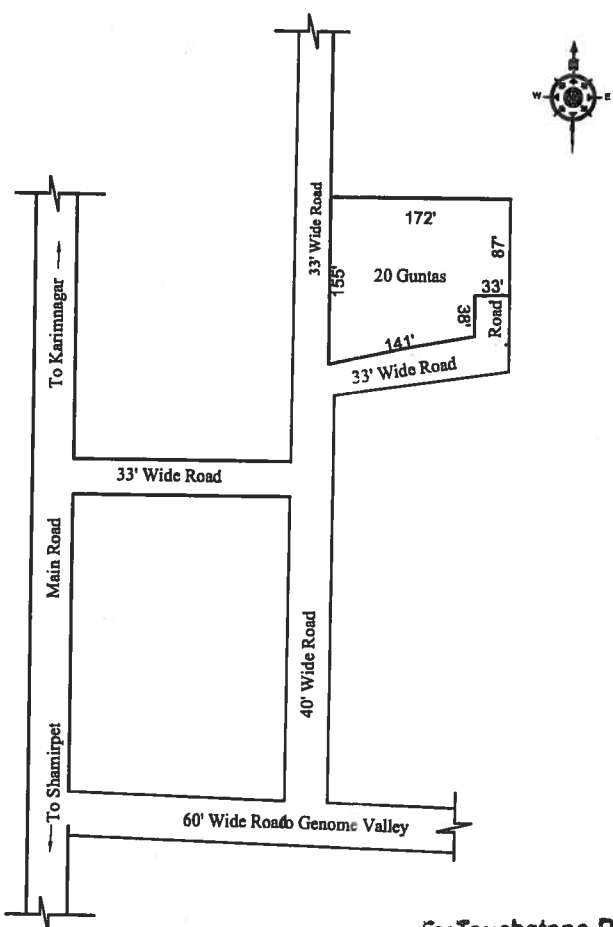
IN SURVEY NO. SY. NO. 31

SITUATED AT MURAHARIPALLY VILLAGE UNDER YADARAM GRAMPANCHAYAT, SHAMIRPET MANDAL, MEDCHAL MALKAJGIRI DISTRICT

VENDOR M/S. TOUCH STONE PROPERTY DEVELOPERS PRIVATE LIMITED, REP. BY ITS DIRECTOR SHRI.V. SREEKANTH, S/O. SHRI V. SUBBARAMACHARY & MRS. K. V. SUJATHA, W/O. KARAMSETTY AYODHYA RAMAYYA, REP. BY AGPA HOLDER M/S. TOUCH STONE PROPERTY DEVELOPERS PRIVATE LIMITED, REP. BY ITS DIRECTOR SHRI.V. SREEKANTH, S/O. SHRI V. SUBBARAMACHARY

PURCHASER M/S. M. C. MODI EDUCATIONAL TRUST REPRESENTED BY ITS TRUSTEE SHRI SOHAM MODI, SON OF LATE SHRI. SATISH MODI

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: Ac. 0-20 Gts., **SQ. MTRS.**



For Touchstone Property Developers (P) Ltd

V. Helli

Director

V. Helli

For M. C. Modi Educational Trust

SIGN. OF THE VENDORS

Soham Modi

Trustee

SIGN. OF THE PURCHASER

WITNESSES:

1. *[Signature]*

[Signature]

2.

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419812018 Sub Registrar
Medchal (R.O)



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BOARD RESOLUTION

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S. TOUCHSTONE PROPERTY DEVELOPERS PRIVATE LIMITED HELD AT RESIGERED OFFICE OF THE COMPANY ON THE 29TH MARCH 2018 AT H. NO. 8-2-622/1/1/A3, CLASSIC EMERALD, ROAD NO: 10, BANJARA HILLS, HYDERABAD – 34 TO TRANSACT THE FOLLOWING

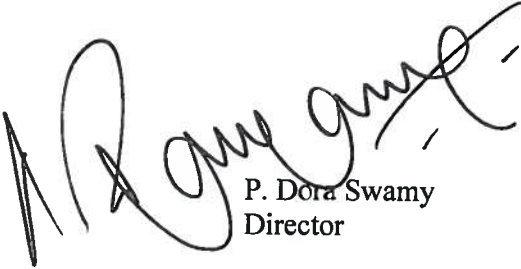
That the Board be hereby accord its consent for the sale of all that part and parcel of land admeasuring about Ac. 0-20 Gts., forming part in Sy. No: 31, Muraharipally Village, Yadaram Grampanchayat, Shamirpet Mandal (Erstwhile Medchal Mandal), Medchal-Malkajiri District (Erstwhile Ranga Reddy District), for the Company.

RESOLVED further that the Board be hereby authorize its Director **Mr. V SREEKANTH S/o Subbaramachari V** residing at Hyderabad to execute the Sale Deed/s or any other documents in favour M/s. M C Modi Educational Trust, a charitable trust having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G.Road, Secunderabad – 500 003.


//CERTIFIED TRUE COPY //

For and on behalf of the board

TOUCHSTONE PROPERTY DEVELOPERS (P) LIMITED



P. Dora Swamy
Director



V. Sreekanth
Director



TOUCHSTONE PROPERTY DEVELOPERS (P) LTD.

Plot# 31 (8-2-622/1/1/A3), Classic Emerald, Road No.10, Banjara Hills, Hyderabad 500 034
Ph +91-40-23303377 / 4477, Fax 2330 1177, email : touchstoneestates@gmail.com
web : www.touchstonedeveloper.in | CIN No.: U70102TG2005PTC046780

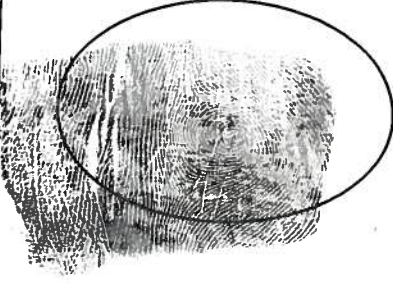

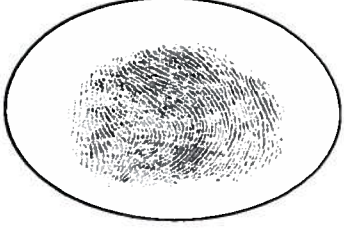

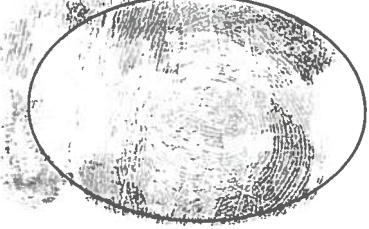

Bk - 1, CS No 4414/2018 & Doct No
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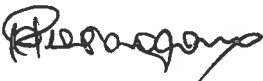
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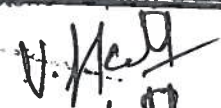
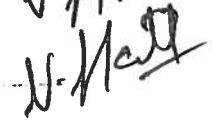
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR: MRS. K. V. SUJATHA W/O. KARAMSETTY AYODHYA RAMAYYA R/O. FLAT NO. 162, SRILA HEIGHTS EAST MAREDPALLY, ST. JOHNS STREET, SECUNDERABAD - 500 026, REP. BY ITS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY (WITH POSSESSION) HOLDER M/S. TOUCH STONE PROPERTY DEVELOPERS PRIVATE LIMITED, HAVING ITS OFFICE AT PLOT NO. 31,(8-2-622/1/1/A3) CLASSIC EMERALD ROAD, NO. 10, BANJARA HILLS, HYDERABAD REP. BY ITS DIRECTOR SHRI. V. SREEKANTH S/O. SHRI V. SUBBARAMACHARY</p>
			<p>PURCHASER: M/S. M. C. MODI EDUCATIONAL TRUST A CHARITABLE TRUST HAVING ITS OFFICE AT 5-4-187/3&4, II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003 REP. BY ITS TRUSTEE SHRI SOHAM MODI S/O. LATE SHRI. SATISH MODI.</p>
			<p>REPRESENTATIVE: SHRI GAURANG MODY, S/O. SHRI. JAYANTILAL MODY 5-4-187/3&4, II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003</p>

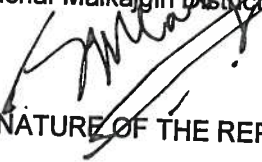
SIGNATURE OF WITNESSES:

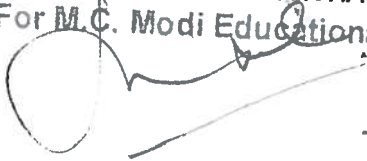
- 
- 

For Touchstone Property Developers (P) Ltd


 Director

I send herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Gaurang Mody, as I cannot appear personally before the Registering Officer in the Office of District Registrar, Medchal, Medchal-Malkajiri District


SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF THE VENDORS
SIGNATURE OF THE PURCHASER
For M.C. Modi Educational Trust

Trustee

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आयकर विभाग
INCOME TAX DEPARTMENT

TOUCHSTONE PROPERTY
DEVELOPERS PRIVATE LIMITED

07/07/2005

Permanent Account Number

AACCT2952R

भारत सरकार
GOVT OF INDIA

31032011

आयकर विभाग
INCOME TAX DEPARTMENT

VUTHARADI SREEKANTH

SUBBARAMACHARI VUTHARADI

05/06/1985

Permanent Account Number

AKGPV6323D

Signature

भारत सरकार
GOVT OF INDIA



भारत सरकार
GOVERNMENT OF INDIA

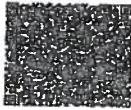


ఉత్తరాది శ్రీకాంత్

Vutharadi Sreekanth

పుట్టిన తేదీ / DOB: 05/06/1985

పురుషుడు / MALE



7954 6063 8479

నా ఆధార్ - నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

వి సుబ్బారామచారి, 6-3-564/1,

అబ్బాసి టౌవర్స్, ఎర్రమాంజిల్,

ఖైరతాబాద్, ఖైరతాబాద్,

హైదరాబాద్,

తెలంగాణ - 500034

Address:

S/O,V Subbaramachary, 6-3-

564/1, Abbasi Towers,

Erramanzil, Khairatabad,

Khairatabad, Hyderabad,

Telangana - 500034

V. Sreekanth

7954 6063 8479

MERA AADHAAR, MERI PEHACHAN

स्थायी लेखा संख्या /

PERMANENT ACCOUNT NUMBER

AAATM5488Q



नाम / NAME

M.C.MODI EDUCATIONAL TRUST

निगमन/अनने की तिथि / DATE OF INCORPORATION/FORMATION

15-11-1955

Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी 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

सहचारी / SIGNATURE

Soham Modi

Chief Commissioner of Income-tax, Andhra Pradesh

Soham Modi



भारत सरकार
GOVERNMENT OF INDIA

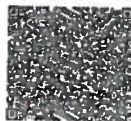


శోహం సతీష్ మోడి

Soham Satish Modi

పుట్టిన సం./YoB:1969

పురుషుడు Male



3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: సతీష్ మోడి, ప్లాట్ నెం-

280, రోడ్ నెం-25, పెద్దమ్మ

దేవాలయం దగ్గర జబిల్ హిల్స్,

ఖైరతాబాద్, బంజారా హిల్స్,

హైదరాబాద్

ఆంధ్ర ప్రదేశ్, 500034

Address:

S/O: Satish Modi, plot no-280,

road no-25, near peddamma

temple jubilee hills,

Khairatabad, Banjara Hills,

Hyderabad

Andhra Pradesh, 500034


Aadhaar - Aam Aadmi ka Adhikar

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419812018 Sheet 8 of 10 Sub Registrar
Medchal (R.O)




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గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం/Year of Birth: 1987
 పురుషుడు / Male

3594 5138 3669



నమోదు సంఖ్య / Enrollment No. : 1118/60013/00401


To
Gaurang Mody
 గౌరంగ్ మోడి
 S/O: Jayanti Lal
 Sapphire Apts Apt-105
 Chikoti Gardens
 Next to HDFC lane
 Begumpet
 Secunderabad
 Begumpet, Hyderabad
 Andhra Pradesh - 500016
 9848042067

20/09/2013




ఆధార్ - సామాన్యని హక్కు

Gaurang Mody



భారత ప్రభుత్వం
Government of India

ద్రోణరాజు రవి కుమార్
Dronamraju Ravi Kumar
 పుట్టిన తేదీ/ DOB: 10/06/1969
 పురుషుడు / MALE

3851 2785 4715





నా ఆధార్, నా గుర్తింపు


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India


చిరునామా:
 S/O ద్రోణరాజు శేషు, 02-0-
 3F 01/02/004, ఎన్ బి హిల్ ఆఫీసర్స్
 కాలనీ, అయ్యప్ప మెడికల్ హాల్, సైదాబాద్,
 సైదాబాద్, హైదరాబాద్,
 ఆంధ్ర ప్రదేశ్ - 500059

Address:
 S/O Dronamraju Seshu, 17-1-
 391/1/7/104, S B H Officers
 Colony, Ayyappa Medical Hall,
 Saidabad, Saidabad,
 Hyderabad,
 Andhra Pradesh - 500059

3851 2785 4715

1947  help@uidai.gov.in  www.uidai.gov.in


Dronamraju Ravi Kumar


భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
 పురుషుడు / Male

3287 6953 9204



నమోదు సంఖ్య / Enrollment No. : 1027/28203/00b49

To
Kandi Prabhakar Reddy
 కండి ప్రభాకర్ రెడ్డి
 2-3-64/10/24 1FLOOR KAMALA NILAYAM
 JAISWAL COLONY
 Amberpet
 Amberpet, Hyderabad
 Andhra Pradesh - 500013

10/07/2013

ఆధార్ - సామాన్యని హక్కు

Kandi Prabhakar Reddy



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Medical (R.O)

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4198/2018 Sheet 10 of 10

Sub Registrar

Medchal (R.O)



For Stone Property [unclear] (P) Ltd.

V. Kant

Director

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