

# తెలంగాణ तेलंगाना TELANGANA

S.No. 3769

Date:07-04-2016

Sold to: RAMESH

S/o. NARASING RAO

1

For Whom: M C MODI EDUCATIONAL TRUST

& C 129568

CH.SHRAVANI
LICENSED STAMP VENDOR
LIC.No.15-31-029/2013,
R.No. 15-31-027/2016
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

# 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 (Aadhar No. 7954 6063 8479).
- 2. Mr. Sreekakulam Radha Swamy, S/o. Late Sreekakulam Venkata Subbaiah, aged about \$0 years, occupation: Retd. From Business, R/o. Flat no. 10-3-85/17, East Marredpally, Hanuman Temple Road, Teachers Colony, Hyderabad 500 026, represented by its Agreement of Sale cum General Power of Attorney (with possession) holder 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 (AGPA document no. 9903/17, 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.

Director

Trustee

# Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 31500/- paid between the hours of \_\_\_\_\_ and \_\_\_\_ on the 31st day of MAR, 2018 by Sri V.Sreekanth

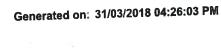
Signature/Ink Thumb Execution admitted by (Details of all Executants/Claimants under Sec 32A): Impression Address Photo Thumb Impression SI No Code REP BY GAURANG MODY[R]REP BY TRUSTEE SOHAM MODI ENW 50/9 CL P.NO.31, CLASSIC EMERALD,, BANJARAHILLS, HYD. 2 EΧ [1504-1-2018-4417]EX-999 REP BY DIR V.SREEKANTH S/O. V.SUBBARAMACHARY P.NO.31, CLASSIC EMERALD,, BANJARAHILLS, HYD. ΕX [1504-1-2018-4417]EX-9 identified by Witness: Signature Name & Address -1, CS No 4417/2018 & Doct No Thumb Impression Photo SI No Sheet 1 of 10 D RAVI KUMAR R/O. SAIDBAD HYD

K. PRABHAKAR REDDY R/O. AMBERPET HYD

31st day of March,2018

2

Signature of Sub Medchal (R.O)



[1504-1-2018-4417]WT

[1504-1-2018-4417]WI





#### 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. Vendor No. 1 became the owner of land admeasuring 318 sq yds., forming a part of Sy. No. 32, 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. 9903/2017 at SRO Medhcal (herein after referred to as Scheduled Land and more fully described at the foot of this document) from Vendor no. 2 herein.
- B. The Vendors have agreed to sell 318 sq yds 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).
- C. The parties hereto are desirous of reducing the terms and conditions of sale into writing.

#### NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1. The Purchaser has paid the total consideration of Rs. 63,00,000/- (Rs. Sixty 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 318 sq yds forming a part of Sy. No. 32, 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.

For M.C. Modi Educational Trust

Trustee

Page 2

Endorsement:	Stamp Duty respect of t	, Tranfer Duty, Regi his Instrument.	stration ree and				
			in th	e Form of			
Description of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
		0	1020	0	250880	0	25200
Stamp Duty	100	<u> </u>			0	0	9450
Transfer Duty	NA	0	94500				3150
Bar Foo	NA	0	31500	0	0	0	3150
Reg. Fee	19/4			0	0	0	10
<b>User Charges</b>	NA	0	100				37810
Total	100	0	127120	0	250880 and Rs. 31500/-	0	

Rs. 95520/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 31500/- towards Registration Fees on the chargeable value of Rs. 6300000/- was paid by the party through E-Challan/BC/Pay Order No ,958LKR300318 dated ,31-MAR-18 of ,SBH/SBI INB

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 127120/-, DATE: 31-MAR-18, BANK NAME: SBH, BRANCH NAME: SBI INB, BANK REFERENCE NO: 041415202, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: TOUCHSTONE PROPERTY DEVELOPERS PVT LTD, CLAIMANT NAME: M C MODI EDUCATIONAL TRUST REP SOHAM MOD).

Date:

31st day of March,2018

Signature of Registering Officer

Medchal (R.O)





- 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 Propety 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 Party 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.
- 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 Vendor 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.

For Toxicheron Piron alone

ror M.C. Modi Educational Trust

Trustee

Bk - 1, CS No 4417/2018 & Doct No 1200 | 20/8 Sheet 3 of 10 Sub Registrar Medchal (R.O)





## SCHEDULE LAND

All that an open land admeasuring 318 sq yds., or equivalent to 265.889 sq mtrs (area of 409 running feet length with a width of 7 feet) in plot nos. 43 to 53 in the Grampanchayat approved layout situated in Sy. No. 32/P, in Muraharipally Village under Yadaram Grampanchayat, Shameerpet Mandal, (Erstwhile Medhchal Mandal) Medchal -Malkajgiri District (Erstwhile Ranga Reddy District) and bounded by:

North	Existing 33' wide road
South	Existing 60'wide road (Rajiv Rahadari to Kolthur Village)
East	Plot nos. 43 to 53 of approved layout
West	33 feet road

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** 

\$

Wandmas Proposo

Purchaser

Vendor No. 2 Vendor No. 2 (Sreekakula (Sreekakulam Radhaswamy, Rep. by. AGPA holder M/s. Touchstone Property Developers Private Limited, Represented by its Director Mr. V. Sreekanth)

Trustee

For M.C. Modi Educational Trust





REGISTATION PLAN	SHOWING	LAND FORMING P	ART		
IN SURVEY NO.	SY. NO. 32				
	SITUATED AT SHAMIRPET M	MURAHARIPALLY VI MANDAL, MEDCHAL M	LLAGE UNDER YA MALKAJGIRI DISTE	DARAM GRAMPA	NCHAYAT,
VENDOR	REP. BY ITS D & MR. SREEKA REP. BY AGPA	TONE PROPERTY DE DIRCTOR SHRI.V. SRE AKULAM RADHA SW/ A HOLDER M/S. TOUG BY ITS DIRCTOR SI	EEKANTH, S/O. SH AMY, S/O. LATE SR CH STONE PROPE	RI V. SUBBARAM EEKAKULAM VE RTY DEVELOPER	NKATA SUBBAIAH, RS PRIVATE
PURCHASER		DI EDUCATION TRUS MODI, SON OF LATE			
REFERENCE: AREA: 318 SQ. )	SCALE:	INCL: SQ. MTRS.		EXCL:	
VITNESSES:		To Shamirpet Main Road 33, Mide Boad	ide Roath Genome Valley	W.V.V.	Photocom (F) L
. Mondinos	-			SIGN OF TH	e VENDOR odi Educational

SIGN. OF THE PURCHASER

Proposons

2.

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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 29<sup>TH</sup> 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 318 Sq Yrds, forming part in Sy. No: 32, Muraharipally Village, Yadaram Grampanchayat, Shamirpet Mandal (Erstwhile Medchal Mandal), Medchal-Malkajgiri 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

V. Sreekanth Director

NY Devel

Hyderabad

TOUCHSTONE PROPERTY DEVELOPERS (P) LTD.

Director

Develo

Hyderabad

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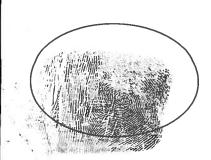
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

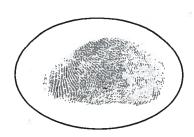
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





#### **VENDOR:**

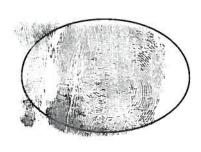
MR. SREEKAKULAM RADHA SWAMY S/O. LATE SREEKAKULAM VENKATA SUBBAIAH R/O. 10-3-85/17, EAST MAREDPALLY HANUMAN TEMPLE ROAD **TEACHERS COLONY** HYDERABAD - 500 026. REP. BY ITS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY (WITH POSSESSION) HOLDER M/S. TOUCH STONE PROPERTY DEVELOPERS PRIVATE LIMITED, HAVING ITS OFFICE AT PLOT NO. 31,(8-2-622/1/1/A3) CLASSIC EMERALD, ROAD, NO. 10, BANJARÁ HILLS, HYDERABAD REP. BY ITS DIRECTOR SHRI. V. SREEKANTH S/O. SHRI V. SUBBARAMACHARY





# **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.





REPRESENTATIVE:
SHRI GAURANG MODY,
S/O. SHRI. JAYANTILAL MODY
5-4-187/3&4, II FLOOR,
SOHAM MANSION
M. G. ROAD,
SECUNDERABAD – 500 003

Director

SIGNATURE OF WITNESSES:

1. Wandeman

2. Propons

Par Touchatone Property Davelopers (P) Ltd

SIGNATURE OF THE VENDORS

I send herewith my photograph(s) aand 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, Medhcal, Medchal-Malkajgiri District

SIGNATURE OF THE REPRESENTATIVE

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

Trustee

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आयकर विभाग

INCOME TAX DEPARTMENT

मारत सरकार **GOVT OF INDIA** 

TOUCHSTONE PROPERTY DEVELOPERS PRIVATE LIMITED

07/07/2005

Parimanant Account (lumber

AACCT2952R

103201



भारत सरकार GOVERNMENT OF INDIA



ఉర్తరాది ఫ్రేకాంత్ 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:

UOఎనామా: Address: S/O,V Subbaramachary, 6-3-పి సుబ్బరమాదారి, 6-3-564/1, 584/1, Abbasi Towers, Erramanzil, Khairatabad, అబ్బాసీ తాఎర్స్. ఎర్రమాంజీల్, మైరలాబాద్, మైరతాబాద్, ఖైరలాబాద్, ఖైరతాబాద్, స్టాదరాబాద్,

ತಿಲಂಗ್**ಣ - 50003**4

Address:

7954 6063 8479

MERA AADHAAR, MERI PEHACHAN

च्याई शेखा संस्था /PERMANENT ACCOUNT NUMBER AAATM5488Q



M.C.MODI EDUCATIONAL TRUST

निगमनः बनने की सिथि .nate to Regression/Formation 15-11-1955



\* 1002 - e dans



भवार्त लेखा गांच्या /PERMANENT ACCOUNT NUMBER



ABMPM6725H HIH NANE



SATISH MANILAL MODI

जन्म तिथि एका एक छाना म 18-10-1969

BANISH PRINTER Sho - Mod.

Chief Commissioner of Incommittae, Anchia Pradesh



भारत सरकार GOVERNMENT OF INDIA



శోహాం సతీప్ మాడి Soham Satish Modi పుట్టిన సం./YoB:1969 పురుషుడు Male



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునా**మా**: S/O: సతిప్ మాడి, ప్లాట్ నో-280, రోడ్ నో-25, పెద్దమ్మ దేవాలయం దగ్గర జుబిలీ హిల్స్, <u>ఖ</u>ైరతాబాద్, బంజారా హీల్స్, హదరాబాద్ 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

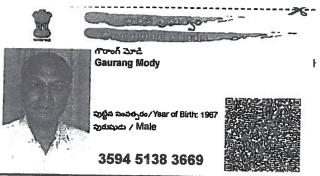
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ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

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MEDCHAL (R.O)



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

To Gaurang Mody గౌరాంగ్ మోడి

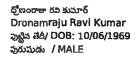
S/O: Jayanti Lal Sapphire Apts Apt-105 Chikoti Gardens Next to HDFC lane Begumpet Secunderabad Begumpet,Hyderabad Andhra Pradesh - 500018 9848042087



KL130447863FT



### భారత ప్రభుత్వం Government of India





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3851 2785 4715

నా ఆధార్, నా గుర్తింపు



#### భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India

దిరునామా: S/O ధ్రోణంరాజు శేషు, ౧౭-౧-3౯౧/౧/౭/౧౦౪, ఎస్ ఐ హెచ్ ఆఫీనర్స్ కాలసి, అయ్యప్ప మెడికల్ హాల్, సైదాబాద్, సైదాబాద్, హైదరబాద్, ఆంధ్ర ప్రదేశ్ - 500059

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

3851 2785 4715



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www

Man Timas



# భారత ప్రభుత్వం Government of India

కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1974 තුරාකාසා / Male

3287 6953 9204



కండి ప్రభాకర్ రెడ్డి 2-3-64/10/24 1FLOOR KAMALA NILAYAM

JAISWAL COLONY **Amberpet** 

Amberpet Hyderabad Andhra Pradesh - 500013

Kandi Prabhakar Reddy



ఆధార్ – సామాన్యుని హక్కు

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

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Property Jesuggers (P) Ltd.

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Bk - 1, CS No 4417/2018 & Doct No (Change of 10 Sub Registrar (200) | 20/8. Sheet 10 of 10 Sub Registrar Medichal (R.O)



Director



