

SCANNED

2035/2012



2090
2012

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Signature]

AM 972238

S.No. 67050 Date 04/04/2012

K. SATISH KUMAR

Licensed Stamp Vendor

LIC.No.15-2-003/1109

REN.No.15-2-003/1109

H.No.5-2-20, Ponnurpet (V),

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849365156

Sold by *Ramesh*

S/o. *C.N. Rao*

For Whom *Modi & Modi Constructions*

SALE DEED

This Deed is made and executed on this the 4th day of April 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. CH. NANDA KISHORE, SON OF Mr. NAGESHWAR RAO aged about 33 years, Occupation: Service, residing at 2-2-1165/E, Flat No. 301, Block No. B, Sri Durga Residency, Nallakunta, Hyderabad, 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

[Signature]

Partner



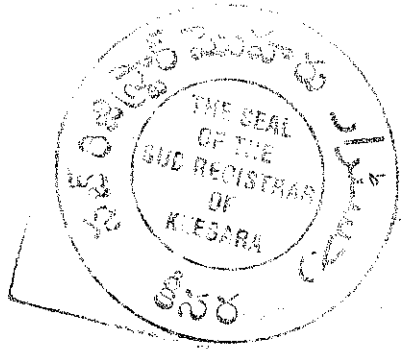
విక్రయము 12 వాసం / 150 2035
 ప్రతిపా మొత్తం కాగితముల పంఖ్య 12
 కాగితము వదుల పంఖ్య 1

[Handwritten signature]

ENDORSEMENT

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

Sl. No.	Description of liability	In the sum of					Total
		Stamp duty, Rs of P.S	DD/BC/ Pay order	Other	Charged	Received	
1	Stamp Duty	100/-	152060				152160
2	Transfer Fee						
	Registration Fee						9510
	Other charges						100
	Total						161770



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

పుస్తకము 2012 వ సం॥ నెంబర్..... 2035
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12
 కాగితము వరుస సంఖ్య..... 2

2012 సం॥ ఏప్రిల్ నెంబర్..... 4 వ తేది
 1934 వ శా.శ. చైత్ర మాసం..... 15 వ తేది
 పేజీలు..... 2 మరియు..... 3 గంటల పుద్య
 కీసర్ నబ్ - రిజిస్ట్రారు అఫీసులో
 స్త్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ తప్పింపు 1998లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఘోషగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసే రుతుము
 రూ॥..... 9510/- లు చెల్లించినారు
 వాసియార్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన వేలు

చక్-రిజిస్ట్రార్



(Handwritten signature)



నిరూపించినది

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 12/BK/08
 dated 5.3.08 registerer at SRO, Keesara
 Ranga Reddy District.

(Handwritten signature)

D. PARVATHI KUMAR
 S/o. D. ANJANAYULU
 OCC: SERVICE
 R/o. 2-63/2, Parvatapwam, Uppal,
 Hyderabad.

(Handwritten signature)

శ్రీ. Rajkumar S/o. Rajendra Rao
 Occ: Service - R/o. 1-5/1. m. Kollaram,
 Sec'bad,

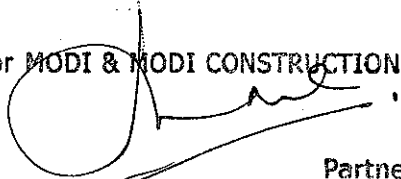
2012 సం॥ ఏప్రిల్ నెంబర్..... 4 వ తేది
 1934 వ శా.శ. చైత్ర మాసము..... 15 వ తేది
 కీసర

- D) The Vendee is desirous of purchasing a plot of land bearing no. 69, admeasuring 170 sq. yds., along with semi-finished construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.19,02,000/- (Rupees Nineteen Lakhs Two 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. 69, admeasuring 170 sq. yds., along with semi-finished construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 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.19,02,000/- (Rupees Nineteen Lakhs Two Thousand Only) The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a. Rs.5,75,000/- (Rupees Five Lakhs Seventy Five Thousand Only) (Part Payment) paid by way of cheque No. 395024 dated 16.03.2012, drawn on State Bank of Hyderabad.
 - b. Rs.13,27,000/- (Rupees Thirteen Lakhs Twenty Seven Thousand Only) paid by way of cheque No.964332, dated 31.03.2012 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
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.

For MODI & MODI CONSTRUCTIONS



Partner

.. ప్రస్తుతము 2012 వ సం/పు..... 2035

దస్తావేజు మొత్తం కారితముల సంఖ్య..... 12

ఈ కారితము వతున సంఖ్య..... 3

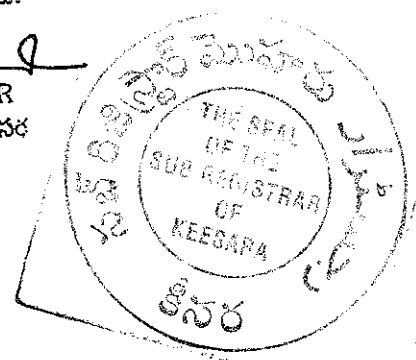
సబ్-రిజిస్ట్రార్

Rs. 152060 towards stamp duty including T.D. under section 41 of the I.S. Act 1899. and Rs. 9510 towards Registration fee on the chargeable value of Rs. 1902000 were paid by the party through Bank 131589 vide challan/DD/BC/Pay order No. 4/4/12 date"

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

ప్రస్తుతము 2012 సం|| (శా.స.1932) సం/పు
2035 మంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
వినియోగం గుర్తింపు సెంటరు 1500-2035/2012
ఇవ్వడమైనది.
20 పాగా... ఎన్.ఎల్. నెంబర్..... 04 వ తది.

L. Ravinder
L. RAVINDER
సబ్-రిజిస్ట్రార్, కీసర



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. 1,61,670/- is paid by way of challan no. 131589, dated 04.04.2012, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

SCHEDULED PEOPERTY

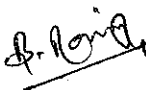
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 69 admeasuring about 170 sq. yds., along with semi-finished construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 sft) in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

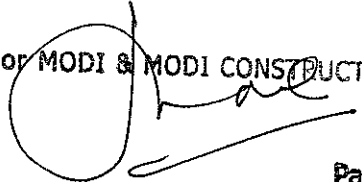
North	Plot No. 70
South	Plot No. 68
East	30' wide road
West	Plot No. 62

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:

1. 

2. 

FOR MODI & MODI CONSTRUCTIONS

 Partner

(Soham Modi)
 VENDOR


 VENDEE

..... 2035

వస్తావేళ వెంట్లం కాగితముల సంఖ్య..... 12


ఈ కాగితము చతుస సంఖ్య..... 04

5-00A ✓



ANNEXTURE-1-A

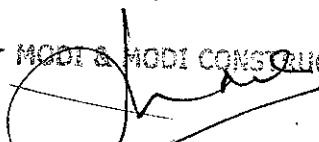
1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 69 in the project known as "NILGIRI HOMES" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District
- (a) Nature of 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 : 391 Sft
- b) In the Ground Floor : 799 Sft
- c) In the First Floor : 628 Sft
- d) Head Rm+Servant+Toilet Area : 267 Sft
-
- Total Built up Area :** **2085 Sft**
-
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 19,02,000/-

For MCDI & MCDI CONSTRUCTIONS

Partner
Signature of the Executants

Date: 04.04.2012

C E R T I F I C A T E

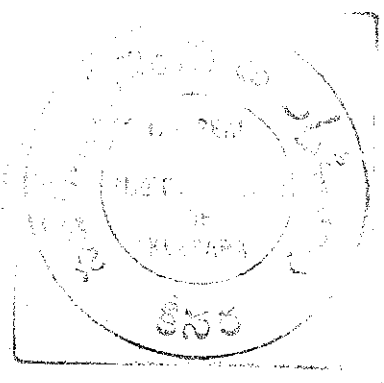
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For MCDI & MCDI CONSTRUCTIONS

Partner
Signature of the Executants

Date: 04.04.2012

విద్యార్థకము 2012-13.....2025.....
వస్తావేళ మొత్తం కాగితముల సంఖ్య.....12.....
ఈ కాగితము వకున సంఖ్య.....5.....

సహ-02(సా)



REGISTRATION PLAN SHOWING

PLOT NO. 69, FORMING A PART

IN SURVEY NOS.

128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE, KEESARA

Mandal, R.R. Dist.

BUILDER:

M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

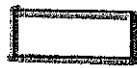
BUYER:

MR. CH. NANDA KISHORE, SON OF MR. NAGESHWAR RAO

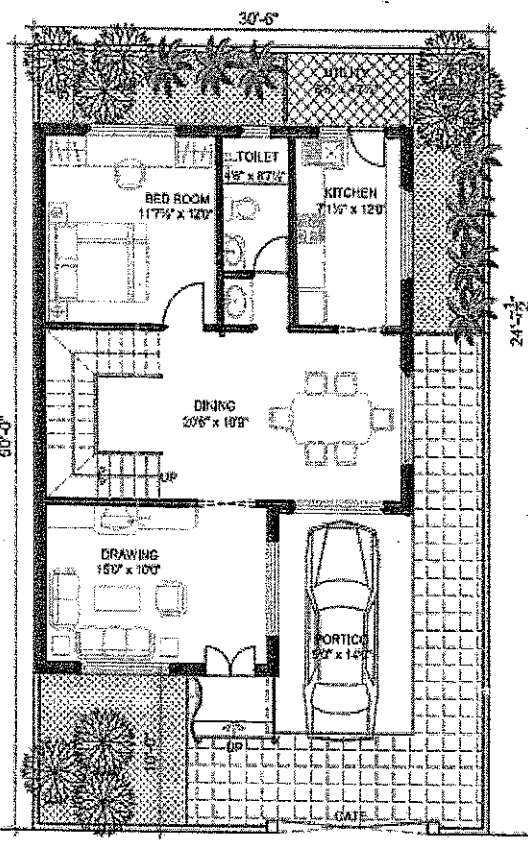
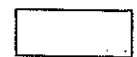
REFERENCE: AREA: 170

SCALE: SQ. YDS.

INCL: SQ. MTRS.

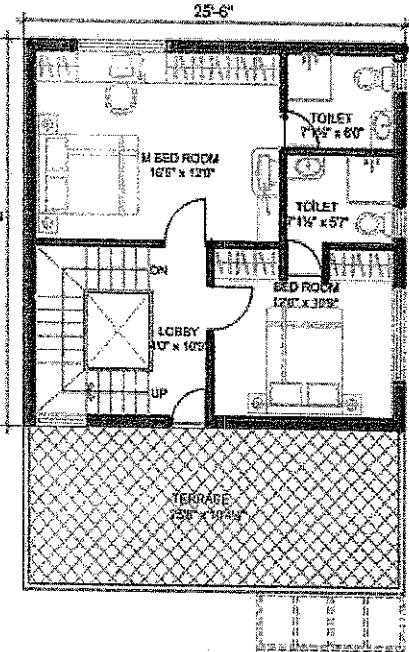


EXCL:

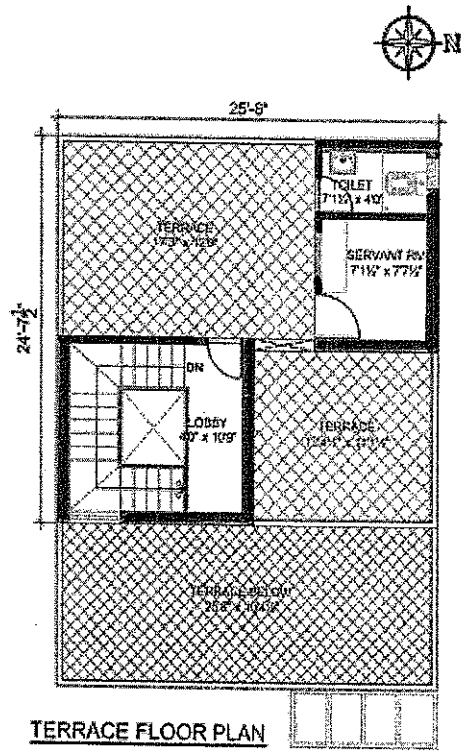


ROAD

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

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

PLOT AREA - 170 SYDS (OR) 141.30 SQ.MT

GROUND FLOOR AREA - 129.00 SFT
FIRST FLOOR AREA - 828.00 SFT
HEAD RM+SERVANT+TOILET - 267.00 SFT
TOTAL BUILTUP AREA - 1624.00 SFT
PORTICO AREA - 127.00 SFT
TERRACE AREA - 255.00 SFT

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

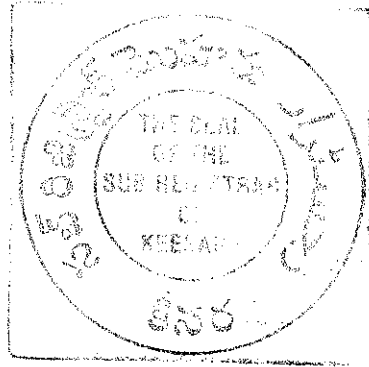
Partner

SIG. OF THE BUILDER

SIG. OF THE BUYER

- పుస్తకముల సంఖ్య 2035
పస్తావతి డివిజన్ కాగితముల సంఖ్య 12
కాగితము వరుస సంఖ్య 6

సబ్-రిజిస్ట్రార్



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

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



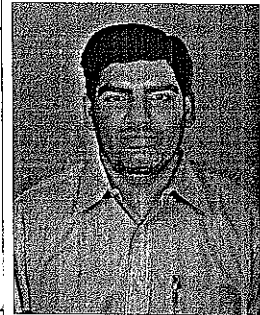
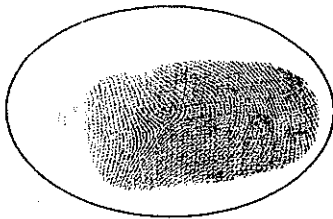
VENDOR:

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/BK - 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.



BUYER:

MR. CH. NANDA KISHORE
S/O. MR. NAGESHWAR RAO
R/O. 2-2-1165/E, FLAT NO. 301
BLOCK NO. B, SRI DURGA RESIDENCY
NALLAKUNTA
HYDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

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

పట్టణము పరిశోధనా సంఘము..... 2035
 వస్త్రావేజు మొత్తం కాగితముల సంఖ్య..... 12
 ఈ కాగితము వరుస సంఖ్య..... 7

సెక్-రిజిస్ట్రార్ 




PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE



Chief Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSPB104E

Signature




Prabhaakar

For MODI & MODI CONSTRUCTIONS

[Signature]

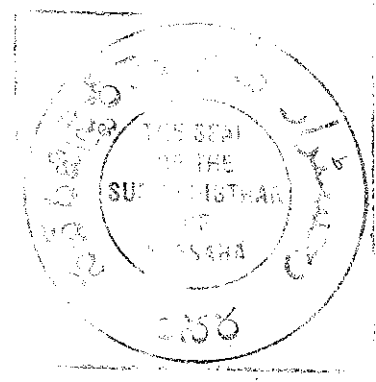
Partner

పుస్తకము 12 సం॥లు..... 2035

వస్తావేళ మొత్తం కాగితముల సంఖ్య..... 12

కాగితము వరుస సంఖ్య..... 8

సర్-జిజ్ఞాస




आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA


NANDA KISHORE CHITTAREDDY
NAGESWARA RAO

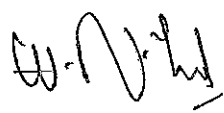
03/02/1979

Permanent Account Number
AIFPC6680D


Signature

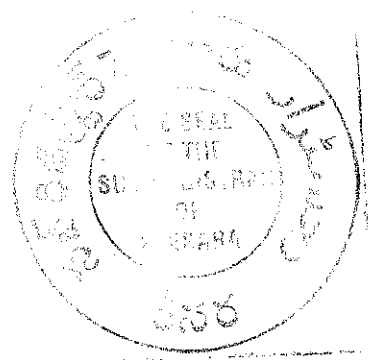






పుస్తకము 2012 వ సం॥ ప్ర..... 2035.....
 కస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12.....
 ఈ కాగితము వరుస సంఖ్య..... 9.....

పక్ష-తిరిగి



WITNESSES NO. 1

आयकर विभाग
INCOME TAX DEPARTMENT
DOKUPARTHY PAVANKUMAR
ANJANEYULU DOKUPARTHY
14/03/1990
Permanent Account Number
BCUPD8249M
Signature
भारत सरकार
GOVT. OF INDIA

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT
B M RAJ KUMAR
MUKUND RAO
03/01/1978
Permanent Account Number
AIOPR9833L
Signature
भारत सरकार
GOVT. OF INDIA

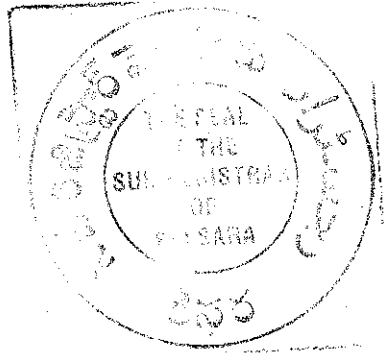
यदि आपका नाम या पता बदलना है तो आपको अपने अधिकार क्षेत्र के अधिकारी से संपर्क करना होगा।
अधिकार क्षेत्र के अधिकारी का पता इस प्रकार है -
टीकरी रोड, ट्रेड वेल्थ, ए. विंग, कान्हा निल्लि कॉम्पाउंड,
ए. डी. मार्ग, लोवर पैरल, मुंबई - 400 012

If there is any change in your name or address, you should contact the authorities in your jurisdiction.
Please inform them at
Income Tax PAN Service Unit, NSDL,
3rd Floor, Trade World, A Wing,
Kandla Mills Compound,
S. D. Marg, Lower Panel, Mumbai - 400 012

Tel: 01-22-2490 46-20, Fax: 01-22-2490 0664,
www.itservices.nsdl.com

. వ పుస్తకము 2012 వ సం॥ 11 వ 2035
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12
 ఈ కాగితము వరుస సంఖ్య..... 10

చిట్-తిని

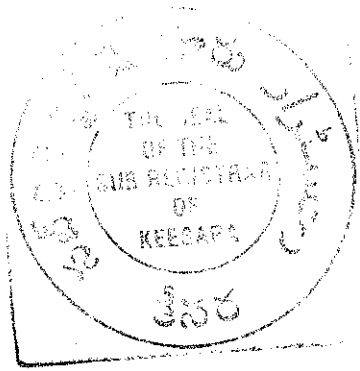




Paul

అస్తాకము కలిపి వసూలు.....2035.....
వస్తావేళ మొత్తం కాగితముల సంఖ్య.....11.....
ఈ కాగితము వరుస సంఖ్య.....11.....

సబ్-రిజిస్ట్రార్




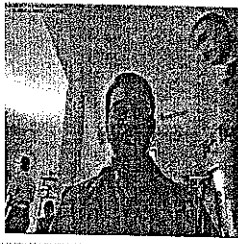
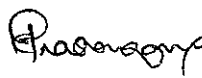
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002090/2012 of SRO: 1530(KESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 04/04/2012 15:27:51


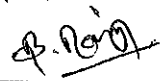
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(EX) K. PRABHAKAR REDDY (SPA HOLDER) O/O. 5-4- 187/3 & 4 II FLOOR,M.G.ROAD, SEC-BAD.	


Identified by

Witness 1

Witness 2

Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

అర్జీ పంపించిన తేదీ..... 2035

వస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12

ఈ కాగితము వరుస సంఖ్య..... 12

సర్-జిల్లా

