

SCANNED

B-25

25

DNb 6425/12



1593
6552

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 1264 Dt. 22/10/12 Rs. 100

Issued to: Ravuri Srinivas Rao, Hyderabad

For Whom: Modi & Modi Constructions, Hyderabad

AU 326068

K. GURURABU
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 19th day of October 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.)

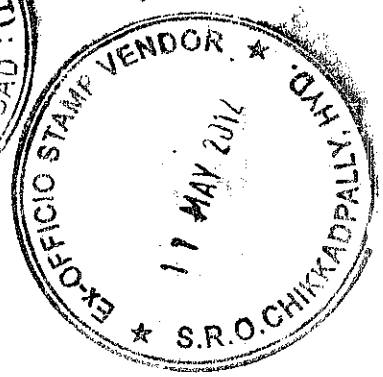
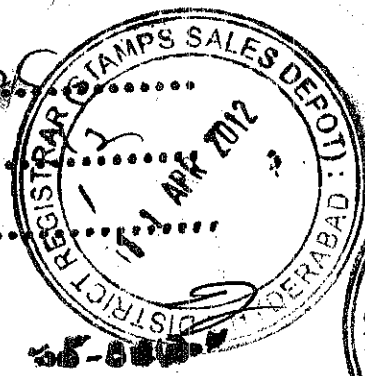
IN FAVOUR OF

Mr. HAZARI VISHNU VARDHAN, SON OF Mr. HAZARI SURESH, aged about 31 years, Occupation: Service, residing at H. No. 1-7-12, Golconda 'X' Road, Musheerabad, Hyderabad - 500 080., 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

1. ఎ పుస్తకము 20th వ సంచిక...
 2. వస్త్రము మొత్తం కాగితముల సంఖ్య...
 3. కాగితము వరుస సంఖ్య...

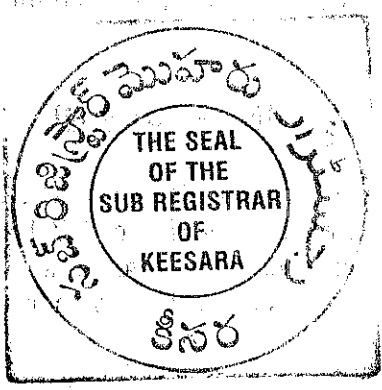


ENDORSEMENT

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

Sl. No.	Description of fee/duty	Stamp	Other	Total
1	Stamp Duty	1000	91700	92700
2	Transfer Duty			5800
	Registration fee			100
	User charges			98700
3	Total			

[Handwritten signature]



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. No. 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.

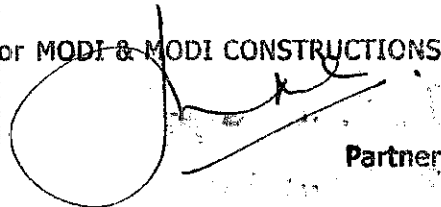
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
- 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

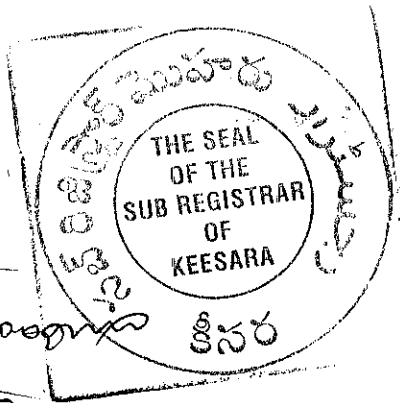


Partner

... పుస్తకము 20¹⁴ ఏ సెంటిమెంట్... 6425
 దస్తావేజు మొత్తం కాగితముల సంఖ్య... 12
 ఈ కాగితము వరుస సంఖ్య.....

2014 ఏప్రిల్ 19 వ తేదీ
 1954 వ.శ.నెం. 6425 మాసం 22 వ తేదీ
 పేరులు మరియు గంటల మధ్య
 కీసర్ సబ్ - రిజిస్ట్రారు అఫీసులో
 శ్రీ/శ్రీమతి... **K. Prabhakar Reddy**
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫ్లు
 మరియు వేలిముద్రలతో సహా కాబట్టి చేసే యసుము
 యా... **S. రవి** లు చెల్లించినారు
 వాసియిచ్చి కట్టు ఒప్పుకొన్నది
 ఎదను భావన వేలు

చిట్-రిజిస్ట్రార్



రియాపేంచినది

K. Prabhakar Reddy s/o. K. P. Reddy occ: Service
 o/o. 5-11-187/3 & 4, 2nd floor, Soham mansion,
 M. G. Road, SecBad, through SPA for presentation
 of documents, vide SPA no. 12/BK/08, dt. 05.03.08
 at SRO, Keesara, R.R. District.

① **Kanaka**

CH. VENKATAPATANA REDDY
 S/o. LATE ANJI REDDY
 SERVICE. R/o: # 11-187/2
 ROAD NO. 2, GREENHILLS COLONY
 SAROORNAGAR, HYDERABAD.

② **Srinivas**

M. Srinivas s/o. Late M. Mallesh
 R/o. 2-11-365, Warasiguda, SecBad.

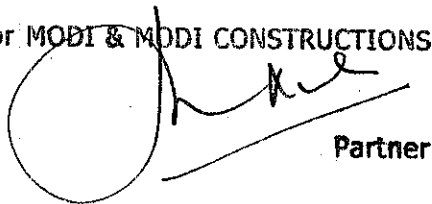
2014 ఏప్రిల్ 19 వ తేదీ
 1954 వ.శ.నెం. 6425 మాసము 22 వ తేదీ

- D) The Vendee is desirous of purchasing a plot of land bearing no.25 admeasuring 122 sq. yds., along with semi-finished construction having a total area of 1659 sft., hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.11,60,000/- (Rupees Eleven Lakhs Sixty 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.25 admeasuring 122 sq. yds., along with semi-finished construction having a total area of 1659 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.11,60,000/- (Rupees Eleven Lakhs Sixty 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.98,600/- is paid by way of challan no. 644345, dated 19.10.2012, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

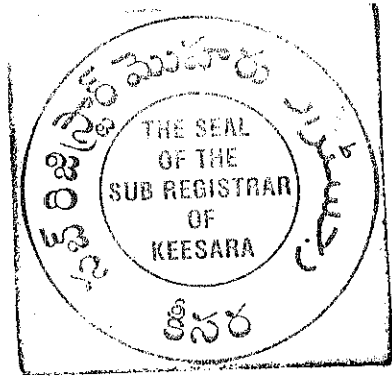
For MODI & MODI CONSTRUCTIONS



Partner

- పుస్తకములు 20 ✓ 41120..... 6425.....
 వస్త్రావేణా మొత్తం కాగితముల సంఖ్య..... 17.
 ఈ కాగితము వరుస సంఖ్య..... 4.

చట్ట-రిజిస్ట్రార్



SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF BUNGALOW on bearing Plot No. 25 admeasuring about 122 sq. yds., along with semi-finished construction having a total area of 1659 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 and bounded on:

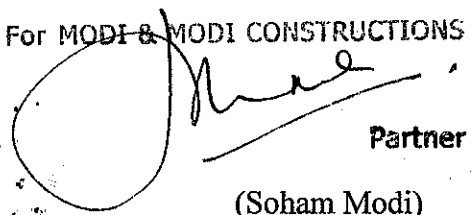
North	Plot No. 26
South	Plot No. 24
East	30' wide road
West	Neighbour's land

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:

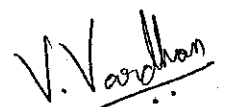
1. Harish
2. Shrinivas

For MODI & MODI CONSTRUCTIONS



Partner

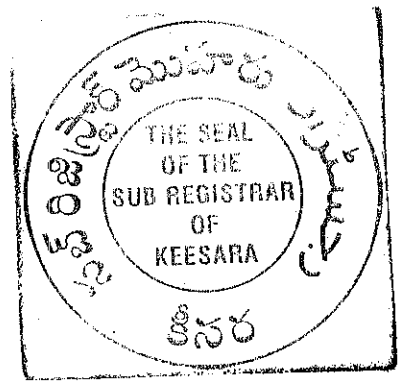
(Soham Modi)
VENDOR



VENDEE

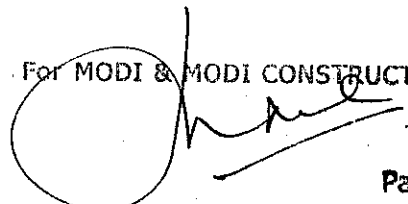
పుస్తకములు ✓ 119 6425
 వస్త్రావేళ మొత్తం కాగితముల సంఖ్య 12
 ఈ కాగితము వరుస సంఖ్య 4

చట్ట-రిజిస్ట్రార్
 కీసర



ANNEXTURE - 1 - A

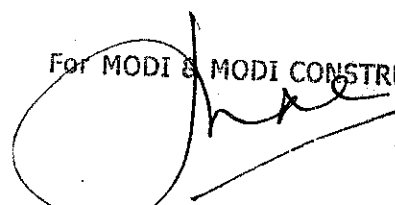
1. Description of the Building : ALL THAT PIECE AND PARCEL OF BUNGALOW along with semi-finished construction on Plot No. 25 in the project known as "NILGIRI HOMES" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District
- (a) Nature of the roof : R. C. C. (G+1)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 122 sq. yds.
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 198 sft
- b) In the Ground Floor : 601 sft
- c) In the First Floor : 640 sft
- d) Head Room + Servant + Toilet Area : 220 sft
-
- Total Built up Area : 1659 sft**
-
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 11,60,000/-

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants

Date: 19.10.2012

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.

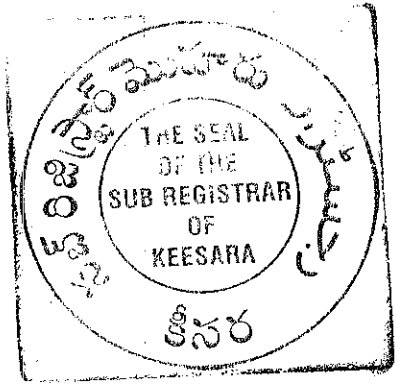
For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants

Date: 19.10.2012

V. Vardhan

.....ము 20/✓ వ స..... 6427.....
వస్తావేజా మొత్తం కాగితముల సంఖ్య.....12.....
ఈ కాగితము వరుస సంఖ్య.....5.....

సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 25, 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:

MR. HAZARI VISHNU VARDHAN, SON OF MR. HAZARI SURESH

REFERENCE:

AREA:

122

SCALE:

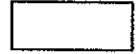
SQ. YDS.

INCL:

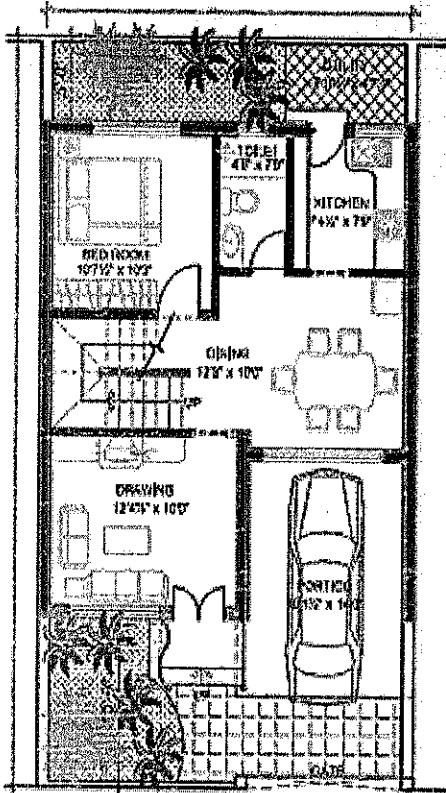
SQ. MTRS.



EXCL:

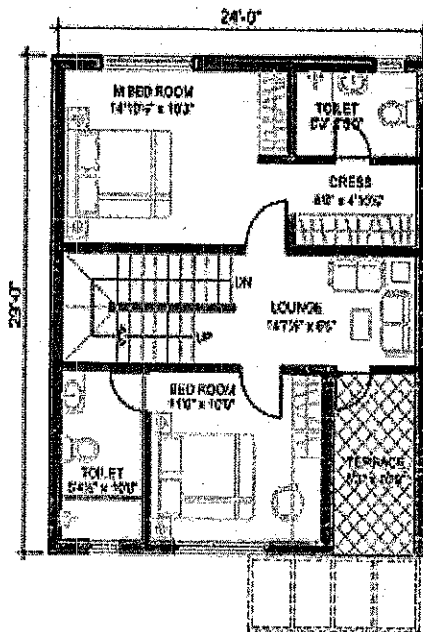


BUILT UP AREA : 1659 Sft:

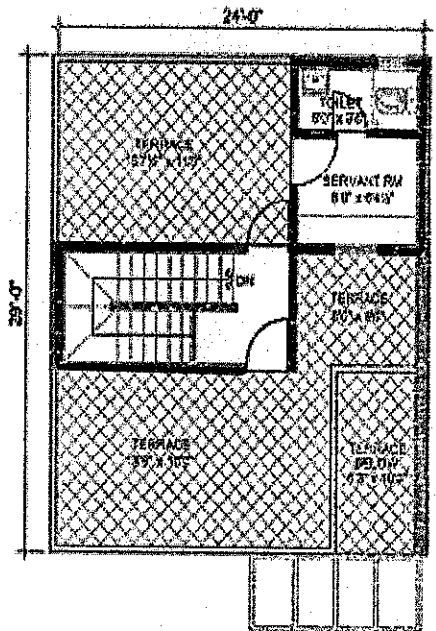


ROAD

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

**TYPE-C (24'-0" x 44'-0")
ROW HOUSE (EAST)**

PLOT AREA - 117.8118 SQ. MTRS. (27.22 AC)

GROUND FLOOR AREA - 401.00 SFT
FIRST FLOOR AREA - 845.00 SFT
HEAD RM + SERV. RM + TOILET AREA - 230.00 SFT
TOTAL BUILT UP AREA - 1476.00 SFT
PDR. AREA - 147.00 SFT
TERRACE AREA - 65.00 SFT

WITNESSES:

1. *Vardhan*
2. *Srinivas*

For MODI & MODI CONSTRUCTIONS

[Signature]

Partner

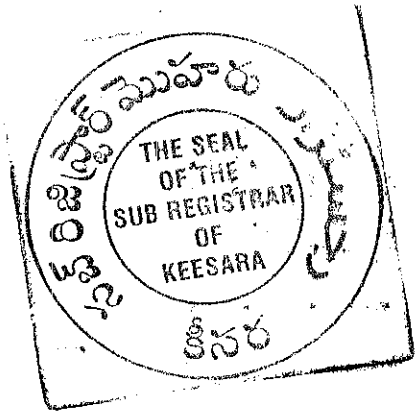
SIG. OF THE VENDOR

V. Vardhan



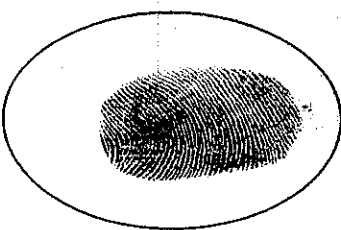
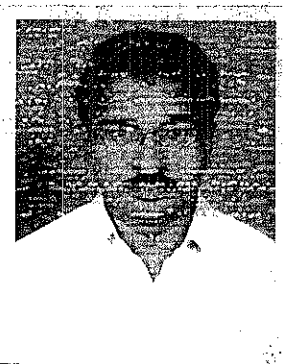


SIG. OF THE BUYER

పుస్తకము 20 ✓ వ సరిగ్గా..... 0425
దస్తావేజు మొత్తం కాగితముల పంఖ్య..... 12
కాగితము వరుస పంఖ్య..... 6

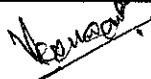
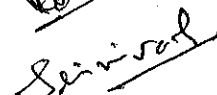
సబ్-రెజిస్ట్రార్



**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><u>VENDOR:</u></p> <p>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</p>
			<p><u>SPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</u></p> <p>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)</p>
			<p><u>BUYER:</u></p> <p>MR. HAZARI VISHNU VARDHAN S/O. MR. HAZARI SURESH R/O. H. NO. 1-7-12 GOLCONDA 'X' ROAD MUSHEERABAD HYDERABAD - 500 080</p>

SIGNATURE OF WITNESSES:

- 
- 

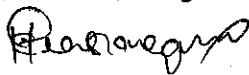
For MODI & MODI CONSTRUCTIONS



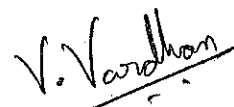
Partner

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

... పుస్తకము 20 వ సంఖ్య..... *Barth*.....

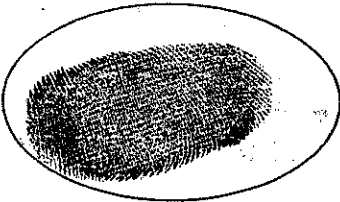
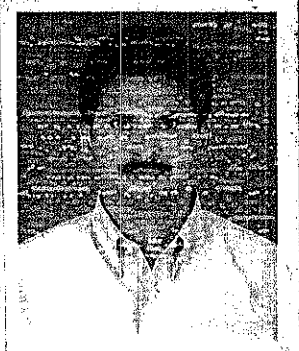

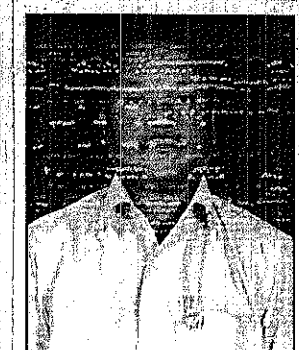
... ప్రస్తావన మొత్తం కాగితముల సంఖ్య..... *12*.....

... కాగితము పలుకు సంఖ్య..... *2*.....


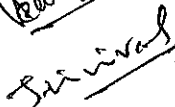
[Signature]
పం-081సా-5



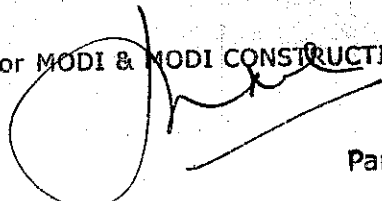
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REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MR. CH. VENKATA RAMANA REDDY S/O. LATE ANJI REDDY R/O. H. NO: - 11-187/2 ROAD NO. 2, GREENHILLS COLONY SAROORNAGAR HYDERABAD.</p>
			<p>2. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO: - 2-11-365 WARASIGUDA SECUNDERABAD.</p>

SIGNATURE OF WITNESSES:

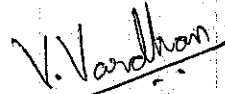
1. 
2. 

For MODI & MODI CONSTRUCTIONS



Partner

SIGNATURE OF THE EXECUTANT



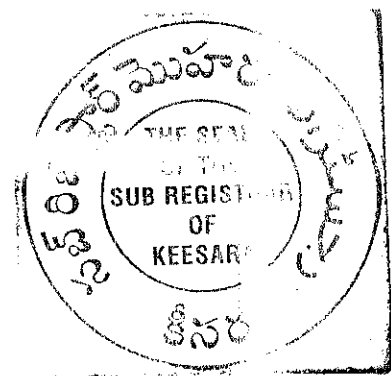
SIGNATURE OF THE BUYER

పుస్తకమును *N* 6425.....

వస్త్రావేణ మొత్తం కొనుగోలుముల సంఖ్య..... 15


ఈ కొనుగోలు వరుస సంఖ్య..... 8


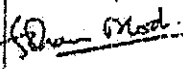
[Signature]
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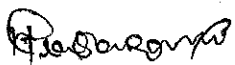



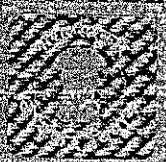


VENDOR:

For MODI & MODI CONSTRUCTIONS



Partner

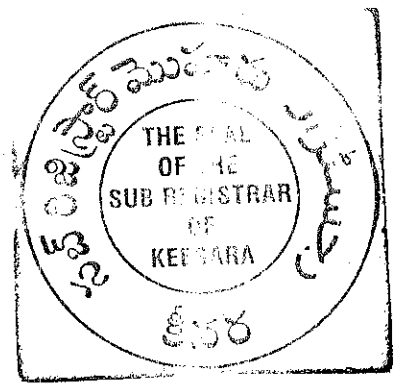
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		
Chief Commissioner of Income-tax, Andhra Pradesh		



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSP8104E		
 Signature		10002008

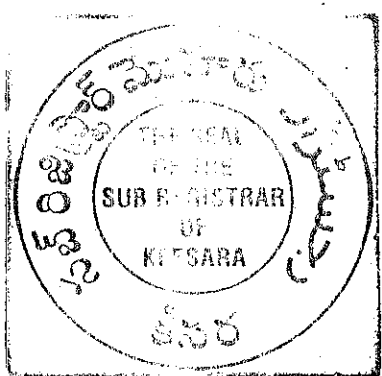
అస్తామి 20 ✓ వ సం / 1999 2005
దస్తావేజు మొత్తం కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య 9


చక్-08/సా



. ఎ పుస్తకము 2011 ✓ ఎ సంఖ్య..... 6425
 వస్త్రావేళ మొత్తం కాగితముల సంఖ్య..... 12
 కాగితము పరుస కంఖ్య..... 10

సబ్-రిజిస్ట్రార్



WITNESS:


आसकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA
ANJI REDDY CHEERUKA
05/03/1972

Permanent Account Number
AHNRC8363Q

V. Ramana Reddy
Signature



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

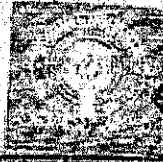

Number: DLFAP010413402001
Name: SRINIVAS M
S/D/W of: M LINGAIAH
Address: 12-11-3646
WARSIGUDA
SECUNDERABAD

PIN
DCS: 06-06-1971

Signature: *[Signature]*

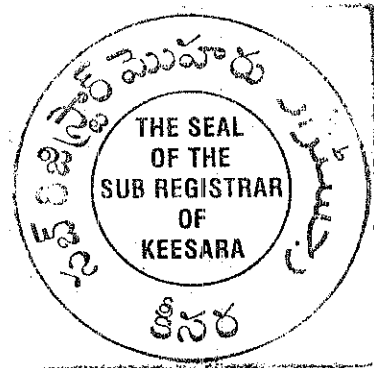
Di. Of Issue: 09-10-2001

Adm. Licensing Authority
Secunderabad



1. పుస్తకము 20 వ సంపుటము..... 625
2. వస్త్రవేళ మొత్తం కారితముల సంఖ్య..... 12
3. కారితము వరుస సంఖ్య..... 11

సబ్-రిజిస్ట్రార్





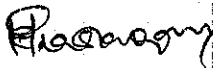
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: **006552/2012** of SRO: **1530(KEESARA)**

Presentant Name(Capacity): **SOHAM MODI(EX)**

Report Date: **19/10/2012 12:04:48**

This report prints the Photos and FPs taken on 19/10/2012
12:04:02

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
3			(EX) REP BY K.PRABHAKAR REDDY (SPA HOLDER) O/O. 5- 4-187/3, SOHAM MANSION,M.G. ROAD, SECUNDERABAD.	

Identified by

Witness 1

Witness 2

[Handwritten signatures of witnesses]

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

[Handwritten signature]

ప పుస్తకము 2017 వ సం॥నా..... 6425.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12

ఈ కాగితము వరుస సంఖ్య..... 12

చట్-0812-5

