

SCANNED

1502/2010

1525  
5/25  
5/25



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713111

S.No. 4496 Date 09/02/2010  
 Sold to Venkatesh  
 S/o. B/o-W/o. A. Rao  
 For Whom. Modi & Modi Constructors

K. SATISH KUMAR  
 SVL.No.13/2000 R.No.16/2009  
 B-2-30, Premavathipet (V),  
 Rajendranagar (M), R.R. Dist.

**SALE DEED**

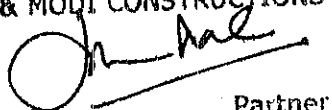
This Sale Deed is made and executed on this the 16<sup>th</sup> day of April 2010 at SRO, Keesara, Ranga Reddy District by:

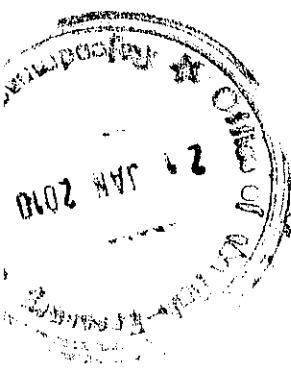
M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

1. MR. ASHISH R. SHETH, SON OF MR. RASHMIKANT SHETH aged about 36 years, Occupation: Business
2. MRS. NEHA SHETH, WIFE OF MR. ASHISH R. SHETH aged about 30 years, Occupation: Housewife, both are residing at A-101, Shantibagh Apartments, Opp. Country Club, Begumpet, Hyderabad - 500 016, 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

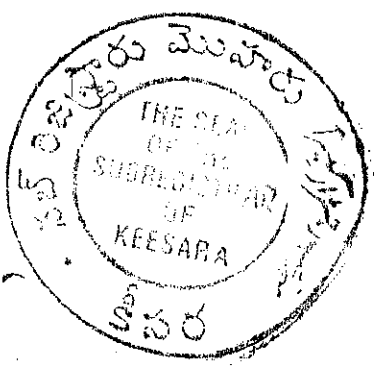
  
 Partner



కార్యము 2010 వ సంవత్సరము... 1502  
 స్వాధీన మొత్తం కాగితముల సంఖ్య... 10  
 కాగితము వరుస సంఖ్య...

సబ్-రజిస్ట్రార్

Certified that the following amounts have  
 been paid in respect of this document:  
 By Challan No. Sy.682.1. Dt. 16/4/10



**I. Stamp Duty:**

- 1. in the shape of stamp papers Rs 100/-
- 2. in the shape of ...  
(u/s. 41 of I.S. Act, 1892) Rs 98900/-
- 3. in the shape of ...  
(u/s. 42 of I.S. Act, 1892) Rs
- 4. adjustment of ...  
(u/s. 16 of I.S. Act, 1892) Rs

**II. Transfer Duty:**

- 1. in shape of challan Rs
- 2. in the shape of cash Rs

**III. Registration fees:**

- 1. in the shape of challan Rs. 8500/-
- 2. in the shape of cash Rs.

**IV. User Charges**

- 1. in the shape of challan Rs 100/-
- 2. in the shape of cash Rs

Total Rs 104600/-

  
 SUB REGISTRAR  
 KEESARA

**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.
<b>Total Extent of Land</b>				<b>Ac. 6-28 Gts.</b>


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.

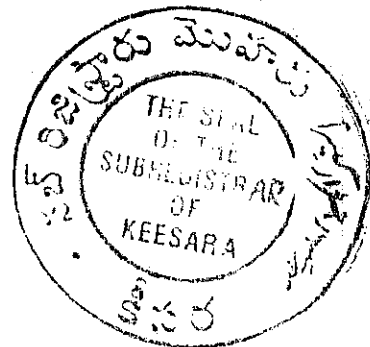
- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became 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

అంపుస్తకము నెంబి/0 వ సంఖ్య..... 1502  
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10  
 ఈ కాగితము వరుస సంఖ్య..... 2

సబ్-రజిస్ట్రార్



2010 సం॥ ఏప్రిల్ నెంబి/0 వ తేదీ  
 1932 వ శా. పం. డి.ఎల్. మాసం 26 వ తేదీ  
 పదము 2 మరియు 3 గంటల మధ్య  
 కేసర - రజిస్ట్రారు ఆఫీసులో  
 శ్రీ/శ్రీమతి K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు పేలిమిపత్రాలతో సహా దాఖలు చేసి రుసుము  
 రూ॥ S.S. 00/- లు చెల్లించినారు.  
 వ్రాసియున్నట్లు ఒప్పుకొన్నది  
 ఎడమ బొటన వ్రేలు

Prabhakar Reddy

Prabhakar Reddy

( K. Prabhakar Reddy  
 S/o. K. P. Reddy, occ: Service  
 2nd floor, Boham mansions,  
 M.G. Road, Secbad, through GFA for  
 Presentation of Documents, vide GFA No. 12/2010  
 Dt. 29.3.08 at SRO, Keesara, R.R. Dist

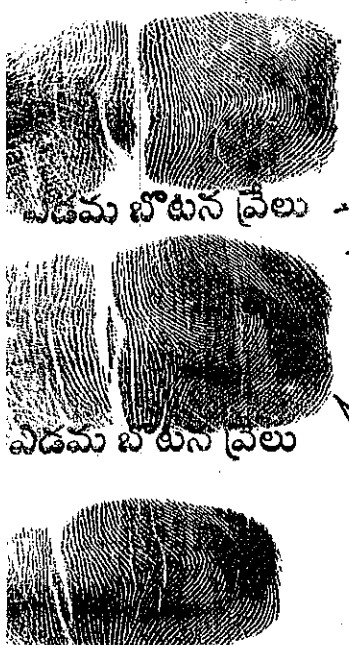
(0) K-1187/2 & 4,  
 M.G. Road,  
 Presentations of Documents,

Ashish R. Shels

Ashish R. Shels s/o. Rashmikant Shels, occ: Business  
 R/o. A-101, Shanti bagh apts, Opp: Country Club,  
 Begumpet, Hyderabad.

Neha

Neha Shels w/o. Ashish R. Shels occ: Housewife  
 R/o. A-101, Shanti bagh apts, opp: Country Club  
 Begumpet, Hyderabad.



బహుపించినది

Venkat Ramana Reddy

Venkat Ramana Reddy s/o. Anji Reddy occ: Service  
 R/o. 11-187/2, Rd No. 2, Green Hills Colony, Saroornagar  
 Hyderabad.

B. RAO KUMAR

B. RAO KUMAR s/o. ANURUNDO RAO occ: BUSINESS  
 R/o. ATWAL, SECADA.

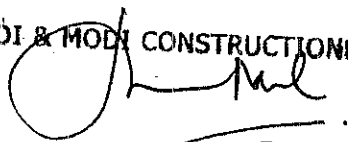
2010 సం॥ ఏప్రిల్ నెంబి/0 వ తేదీ  
 1932 వ శా. పం. డి.ఎల్. మాసం 26 వ తేదీ  
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 శ్రీ/శ్రీమతి K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు పేలిమిపత్రాలతో సహా దాఖలు చేసి రుసుము  
 రూ॥ S.S. 00/- లు చెల్లించినారు.

- D) The Vendee is desirous of purchasing a plot of land bearing no. 82 admeasuring 117 sq. yds along with semi-finished construction having a total area of 1659 sft (built-up area 1461 sft + terrace area 56 sft + portico area 142 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.11,00,000/- (Rupees Eleven Lakhs 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. 82 admeasuring 117 sq. yds. along with semi-finished construction having a total area of 1659 sft (built-up area 1461 sft + terrace area 56 sft + portico area 142 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.11,00,000/- (Rupees Eleven Lakhs Only) paid by way of Cheque No. 880470, dated 15.04.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd. 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. 1,04,500/- is paid by way of challan No. 546371, dated 16.4.10, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

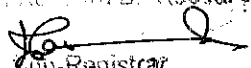
For MODI & MODI CONSTRUCTIONS



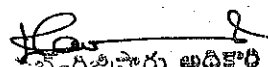
పుస్తకము 2010 వ సం॥ గు... 1502  
 దస్తావేజు మొత్తం కాగితముల సంఖ్య... 10  
 ఈ కాగితము వరుస సంఖ్య... 3

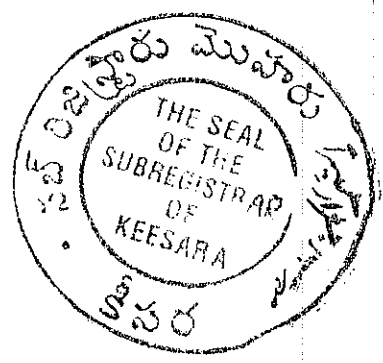
  
 సబ్-రజిస్ట్రార్

An amount of Rs. 98900/- towards stamp duty  
 including transfer duty and Rs. 5500/-  
 towards registration fee on the Market Value  
 of Rs. 11,00,000/- was paid by me  
 Party through challan Receipt No. 546821  
 dated 16/4/10 at Sr. Registrar Br. Keesara

  
 Sub-Registrar  
 Keesara

పుస్తకము 2010 సం॥ (కా.న. 1839 సం॥) గు...  
 1502... మెంబరుగా రిజిస్టరు చేయబడినది. స్టాంపు  
 విమతం గుర్తింపు సంఖ్య 1502/2010  
 ఇవ్వబడినది.  
 2010 సం॥ ఏప్రిల్ 16 వ తేది

  
 సబ్-రజిస్ట్రారు అధికారి



SCHEDULED PEOPERTY

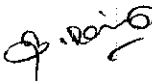
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 82 admeasuring about 117 sq. yds, along with semi-finished construction having a total area of 1659 sft (built-up area 1461 sft + terrace area 56 sft + portico area 142 sft) in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 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. 83
South	30' wide road
East	30' wide road
West	Plot No. 74

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:

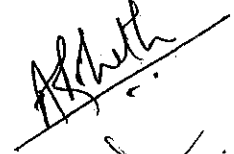
1. 

2. 

For MODI & MODI CONSTRUCTIONS



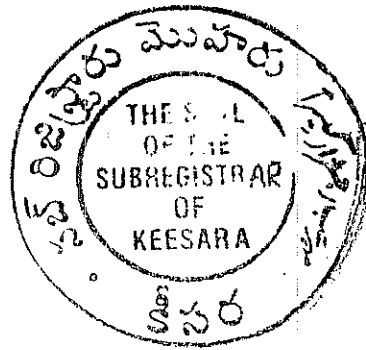
Partner  
(Soham Modi)  
VENDOR



VENDEE

..... 1502 .....  
..... 10 .....  
..... 4 .....

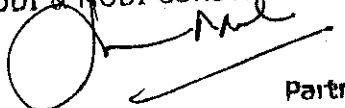
సబ్-రజిస్ట్రార్





ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 82 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 : 117 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) In the Second Floor : 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. 11,00,000/-

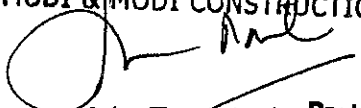
For MODI & MODI CONSTRUCTIONS  
  
Partner

Date: 16.04.2010

Signature of the Executants

C E R T I F I C A T E

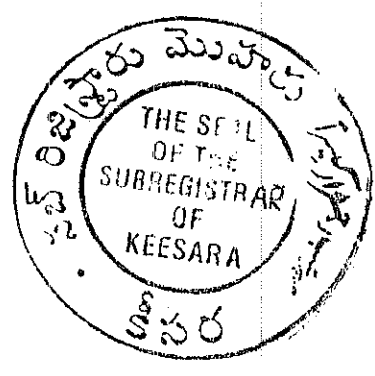
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For MODI & MODI CONSTRUCTIONS  
  
Signature of the Executants Partner

Date: 16.04.2010

1 వ పుస్తకము కింది వ సంగతు..... 1802  
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10  
ఈ కాగితము వరుస సంఖ్య..... 5

సబ్-రజిస్ట్రార్



**REGISTRATION PLAN SHOWING**

PLOT NO.82, 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:** 1. MR. ASHISH R. SHETH, SON OF MR. RASHMIKANT SHETH

2. MRS. NEHA SHETH, WIFE OF MR. ASHISH R. SHETH

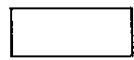
**REFERENCE:**  
**AREA:** 117

**SCALE:**  
**SQ. YDS.**

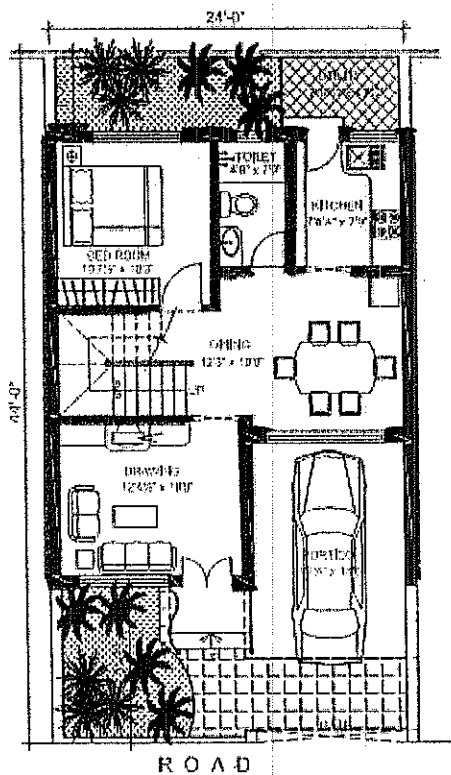
**INCL:**  
**SQ. MTRS.**



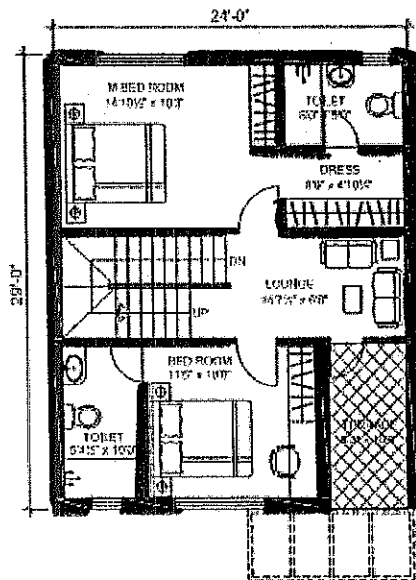
**EXCL:**



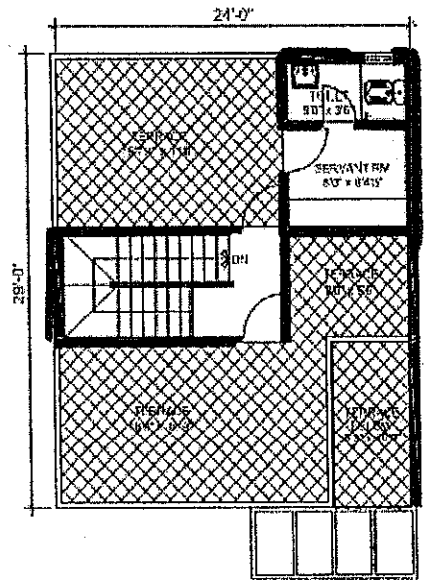
Total Built up Area : 1659 Sq.ft.



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**TERRACE FLOOR PLAN**

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

PLOT AREA - 117 SQYDS (101,960 SQM)

GROUND FLOOR AREA - 60100 SFT

FIRST FLOOR AREA - 60000 SFT

HEAD RW-SERVANT+TOILET AREA - 22900 SFT

TOTAL BUILTUP AREA - 143100 SFT

PORTICO AREA - 14100 SFT

TERRACE AREA - 8000 SFT

**WITNESSES:**

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner  
**SIG. OF THE VENDOR**

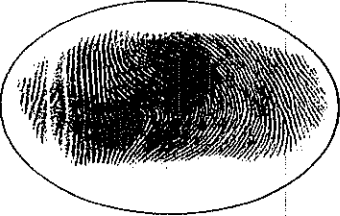





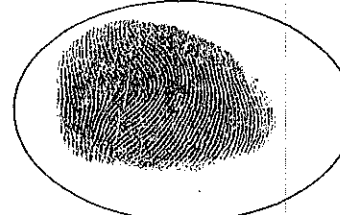
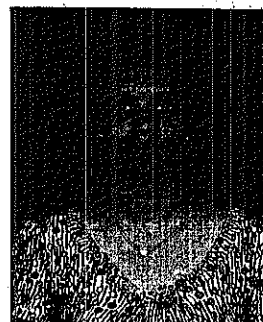
**SIGN. OF THE BUYER**

స్వకము 20/10 వ సం॥ను..... 1502.....  
దస్తావేజు మొత్తం కొరితముల సంఖ్య..... 10.....  
ఈ కొరితము పరుస సంఖ్య..... 6.....

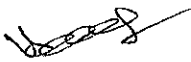
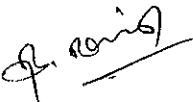
నల్-రజిస్ట్రార్




**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><b><u>VENDOR:</u></b></p> <p>M/s. MODI &amp; MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><b><u>GPA FOR PRESENTING DOCUMENTS</u></b> <b><u>VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:</u></b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3&amp;4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.</p>
			<p><b><u>BUYERS:</u></b></p> <p>1. MR. ASHISH R. SHETH S/O. MR. RASHMIKANT SHETH R/O. A-101, SHANTIBAGH APARTMENTS OPP. COUNTRY CLUB BEGUMPET HYDERABAD - 500 016</p>
			<p>2. MRS. NEHA SHETH W/O. MR. ASHISH R. SHETH. R/O. A-101, SHANTIBAGH APARTMENTS OPP. COUNTRY CLUB BEGUMPET HYDERABAD - 500 016</p>

**SIGNATURE OF WITNESSES:**

1. 
2. 

For MODI & MODI CONSTRUCTIONS

  
Partner

SIGNATURE OF EXECUTANTS

   
SIGNATURE(S) OF BUYER(S)

1. చ పుస్తకము 20/0 వ సం. గ్రంథం..... 1502  
దస్తావేజు మొత్తం కారితముల సంఖ్య..... 10  
ఈ కారితము వరుస సంఖ్య..... 7

సర్-రిజిస్ట్రార్

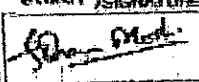


**स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER**  
**ABMPAK5725H**

**नाम / NAME**  
**SONAM SATISH MODI**

**पिता का नाम / FATHER'S NAME**  
**SATISH MANLAL MODI**

**जन्म तिथि / DATE OF BIRTH**  
**18-10-1989**

**हस्ताक्षर / SIGNATURE**  


**मुख्य आयकर अधिकारी, आंध्र प्रदेश**  
**Chief Commissioner of Income-tax, Andhra Pradesh**


**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOV. OF INDIA**

**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**

**15/01/1974**  
 Permanent Account Number  
**AWSPP8104E**

**हस्ताक्षर**  
 Signature



*Prasanna*

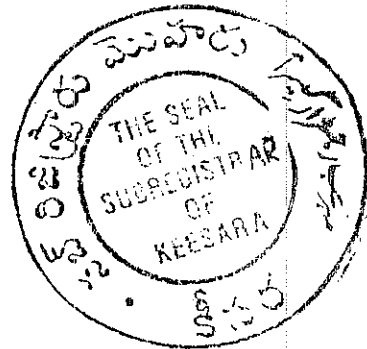
For MODI & MODI CONSTRUCTIONS

*[Signature]*

Partner


కార్యక్రమము 20/0 వ సం. గ్రంథము ..... 1502  
 దస్తావేజు మొత్తం కాగితముల సంఖ్య ..... 10  
 ఈ కాగితము వరుస సంఖ్య ..... 8

సబ్-రజిస్ట్రార్




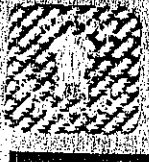


आयकर विभाग  
INCOME TAX DEPARTMENT  
NEHA A SHETH  
MAHESH KADAKIA  
08/12/1973  
Permanent Account Number  
CIRPS2962L  
Signature



*Neel*

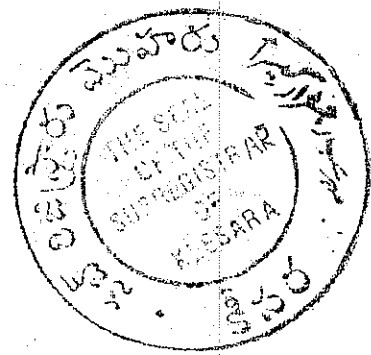
आयकर विभाग  
INCOME TAX DEPARTMENT  
ASHISH R SHETH  
RASHMIKANT BABULAL SHETH  
26/06/1973  
Permanent Account Number  
CIVPS3278K  
Signature



*Ashish*

1 వ ప్రకటనము 20/0 వ సం॥ గు..... 1502  
 వస్తావేళా మొత్తం కొనితముల సంఖ్య..... 10  
 ఈ కొనితము వరుస సంఖ్య..... 9





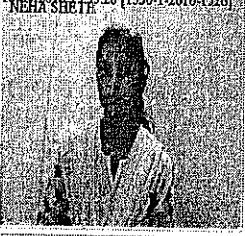

వాణిజ్య-సాక్షి-క



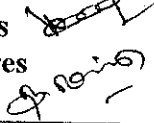
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 001526/2010 of SRO: 1530(KESARA)

16/04/2010 15:33:36

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ASHISH R. SHETH R/O. A-101, SHANTIBAGH APTS, OPP: COUNTRY CLUB, BEGUMPET, HYDERABAD-16.	
2			(CL) NEHA SHETH R/O. A-101, SHANTIBAGH APTS, OPP: COUNTRY CLUB, BEGUMPET, HYDERABAD-16.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S. MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI R/O. 5-4- 187/3 & 4, II FLOOR, SOAHMMANSION, M.G. ROAD, SECUNDERABAD-03.	

Witness  
Signatures



Operator  
Signature



Subregistrar  
Signature



అస్తకము 20% వ సుంపు.....1502  
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....10  
ఈ కాగితము వరుస సంఖ్య.....10

సబ్-రజిస్ట్రార్

