

SCANNED

B-44

17/27/2012

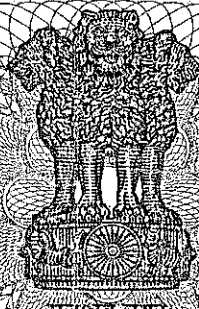
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



भारत INDIA

INDIA NON JUDICIAL

17/27/2012

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

AM 972228

S.No. 6700

K. SATISH KUMAR

Sold to Ramesh

Licensed Stamp Vendor

S/o. C.N. Rao

LIC.No.15-18-013/2000

For Whom Modi & Modi Constructions

REN.No.15-18-016/2009

H.No.5-2-30, Premavathipet (V),

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

SALE DEED

This Deed is made and executed on this the 12th day of March 2012 at SRO, Keesara, Ranga Reddy District by:

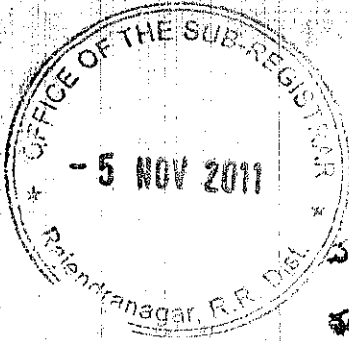
M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 42 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

Mr. T. B. V. J. RAMA SHARMA, SON OF Mr. T. B. C. RAMA MOHANA RAO, aged about 47 years, Occupation: Service, residing at H. No. 1-1-189/7, Balaji Enclave, Sreeram Nagar Colony, Kapra, Hyderabad - 500 062., 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



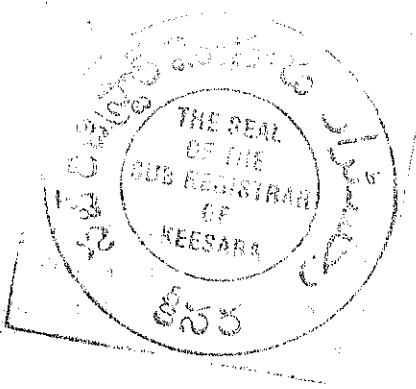
పుస్తకము 2012 నంబర్ 1727
 పన్నుదాతల హక్కుల కొరతముల పన్ను.....12
 ఈ కొరతను తీయునకు పన్ను.....

(Handwritten signature)

ENDORSEMENT

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

Sl. No.	Description of fee/duty	In the form of				Total
		Cash	Stamp duty. U/s 15 of I.S. Act	DD/BC/ Pay order		
1	Stamp Duty	100	86300			86400
2	Transfer Fee					5400
3	Reg. Fee					100
4	User charges					
5	Total					91900



(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.

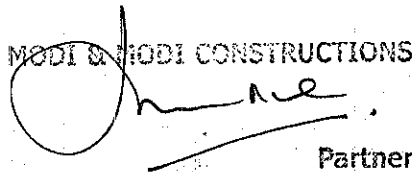
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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. The Proposed project of development is styled as "NILGIRI HOMES".

For MODI & MODI CONSTRUCTIONS

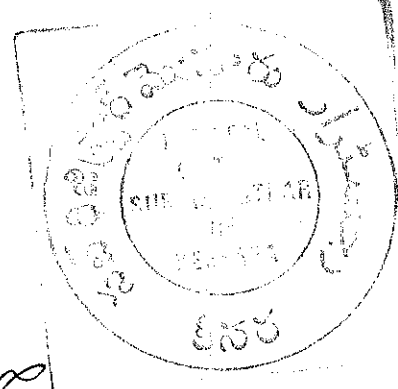


Partner

పుస్తకము 2012 వ సం. గ్రా..... 1727
 వస్త్రావేజా వెలక్షం తాపితముల సంఖ్య..... 12
 గా గా గితము కరుణ సంఖ్య..... 2

2012 సం॥ ముంబై నెల..... 21 వ తేది
 1922 వ.శ.శ పాల్నా మాసం..... 31 వ తేది
 పగలు..... 2 మరియు..... 3 గంటల మధ్య
 కీశరేశవ - రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి..... క. Prabhakar Reddy
 రిజిస్ట్రేషన్ కట్టడము 12000 లోని సెక్షన్ 32.ఎ ను
 అనుబంధించి నమోదించవలసిన ఫోటోగ్రాఫులు
 మరియు చేతిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ॥..... 5400/- లు చెల్లించివారు
 వాసియంట్రినట్ట ఒప్పుకొన్నది
 ఎత్తుకు పోతన వెలు

ప్రతినిధి



Prabhakar Reddy

Prabhakar Reddy



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 05.3.08 registerer at SRO, Keesara
 Ranga Reddy District.

విజ్ఞాపించినది

Ch. Venkat Ramana Reddy

Ch. Venkat Ramana Reddy
 S/o. Late Anji Reddy
 Occ: Service. R/o. 11-187/2
 Rd no. 2, Green Hills Colony, Hyderabad.

Ch. Rajkumar

Ch. Rajkumar S/o. Mukund Rao
 Occ: Service. R/o. 1-17,
 M. Bollaram, Sec 6, Sec 6, Sec 6,

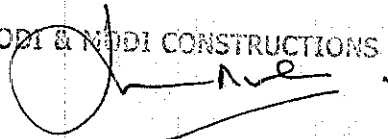
2012 సం॥ ముంబై నెల..... 21 వ తేది
 1923 వ.శ.శ పాల్నా మాసము..... 31 వ తేది

- D) The Vendee is desirous of purchasing a plot of land bearing no. 44, admeasuring 125 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.10,80,000/- (Rupees Ten Lakhs Eighty 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. 44, admeasuring 125 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.10,80,000/- (Rupees Ten Lakhs Eighty 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. 91,800/- is paid by way of challan no. 101752, dated 21.3.12, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & NIDI CONSTRUCTIONS

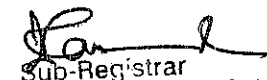


Partner


పుస్తకము 202 తనిఖీలు..... 1727
 దస్తావేజు మొత్తం తనిఖీలకు సంఖ్య..... 12
 ఈ తనిఖీలకు చెల్లించిన పరిమాణం..... 3

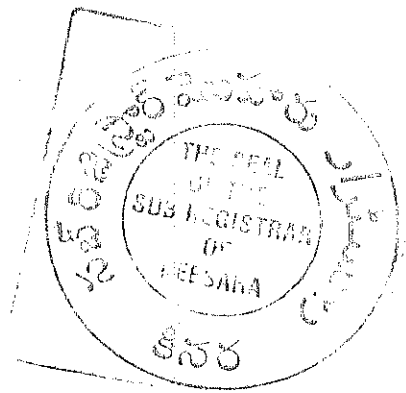

 తనిఖీదారు

Rs. 86300 - towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 5400 - Towards Registration fee on the
 chargeable value of Rs. 1080000 were paid by
 the party through Bank. 101752 vide
 challan/DD/BC/Pay order No. 21/3/12 date


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

1933
 పుస్తకము 20 12-నంబు (శా.న. 34) నంబు
 1727 మంబులకు తనిఖీలు చేయబడినది. స్టాంపు
 నివారణ గుర్తింపు సాక్షాత్తు 1727/202
 ఇవ్వడమైనది.
 20 నంబు మొత్తం నంబు 21 వ తేదీ.


 L. RAVINDER
 సబ్-రిజిస్ట్రారు, కేసర



SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 44, admeasuring about 125 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 and bounded on:

North	Plot No. 45
South	Park
East	30' wide road
West	Neighbour's land

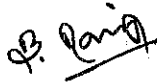
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



2.

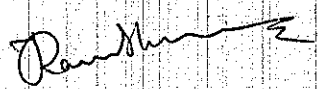


For MODI & MODI CONSTRUCTIONS



Partner

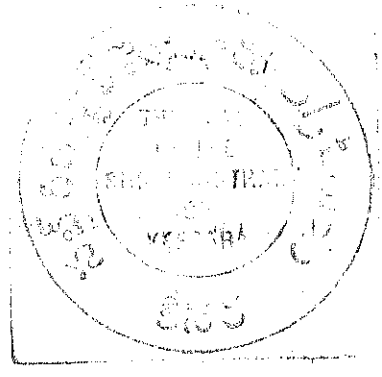
(Soham Modi)
VENDOR



VENDEE

అన్నింటిని 2012 వ సం॥ లకు.....	1727
స్తాపేజీ యొక్క వాణిజ్యముల సంఖ్య.....	12
ఈ వాణిజ్యముల వాణిజ్య సంఖ్య.....	4

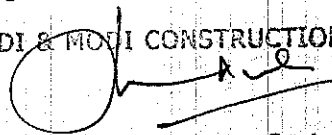
అ. వి. స. కె.



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 44, 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 : 125 sq. yds.
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 198 sft
- b) Head Rm+Servant+Toilet Area : 220 sft
- c) In the Ground Floor : 601 sft
- d) In the First Floor : 640 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. 10,80,000/-

For MODI & MODI CONSTRUCTIONS



Partner

Signature of the Executants

Date: 12.03.2012

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.

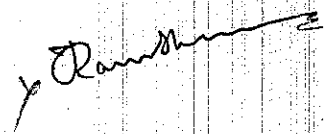
For MODI & MODI CONSTRUCTIONS



Partner

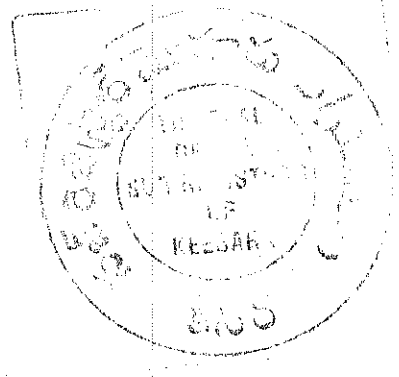
Signature of the Executants

Date: 12.03.2012



కృష్ణా నది 12వ సెగ్మెంట్..... 1727
 ఎన్.టి.ఆర్. ప్రాజెక్టు కౌన్సిలు సభ్యులు..... 12
 ఈ కౌన్సిలు కార్యకర్తల సభ్యులు..... 5

ఎ.వి.ఆర్.



REGISTRATION PLAN SHOWING

PLOT NO. 44, 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. T. B. V. J. RAMASHARMA, SON OF MR. T. B. C. RAMA MOHANA RAO

REFERENCE AREA:

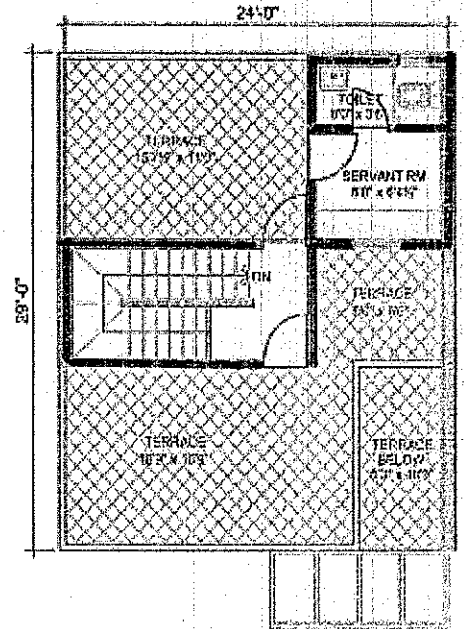
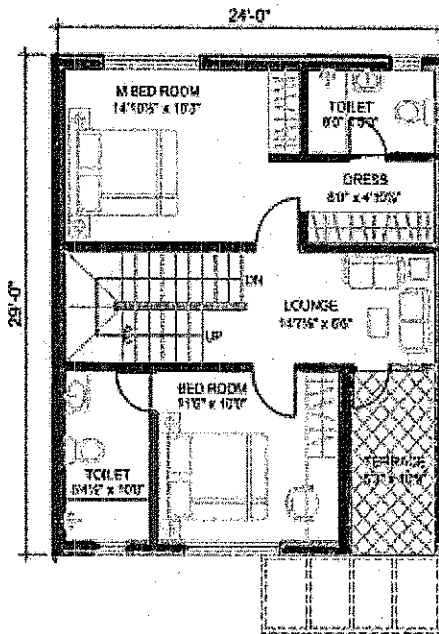
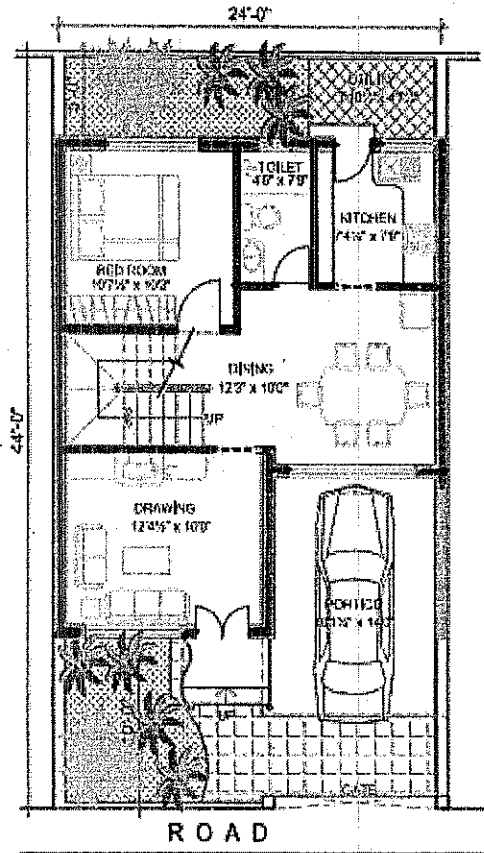
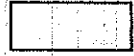
125

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



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

PILOT AREA - 1117.51 SQ. MTRS (26383.52 SQ. FT)

GROUND FLOOR AREA - 2013.00 SQ. FT

FIRST FLOOR AREA - 645.00 SQ. FT

HEAD RAISER/TOILET AREA - 222.00 SQ. FT

TOTAL BUILD UP AREA - 1361.00 SQ. FT

PORCH AREA - 142.00 SQ. FT

TERRACE AREA - 66.00 SQ. FT

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

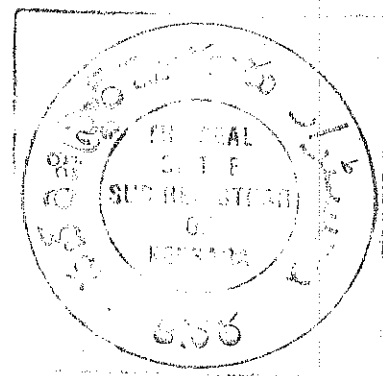
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

పుస్తకము 2012 వ సం॥ పు..... 1727
 ఎన్ట్రావేజు వెంకటేశం కాగితముల సంఖ్య..... 12
 ఈ కాగితముల వాడుక సంఖ్య..... 6

అ.వి.ఎస్.ఆర్



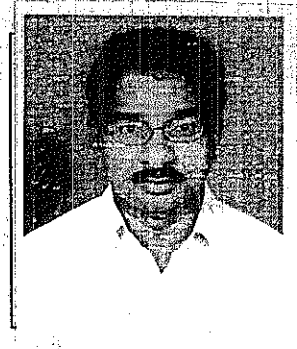
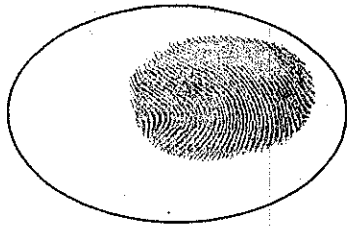
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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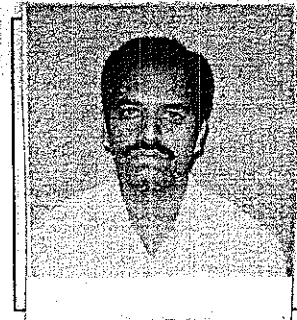
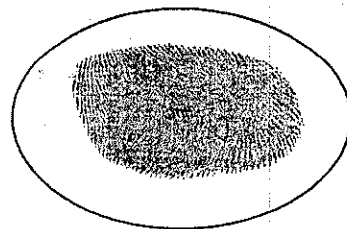
VENDOR:

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.



BUYERS:

MR. T. B. V. J. RAMSHARMA
S/O. MR. T. B. C. RAMA MOHANA RAO
R/O. H. NO. 1-1-189/7
BALAJI ENCLAVE
SREERAM NAGAR COLONY
KAPRA
HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

-
-

For MODI & MODI CONSTRUCTIONS

Partner

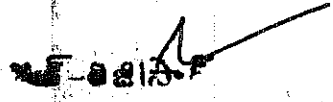
SIGNATURE OF EXECUTANTS

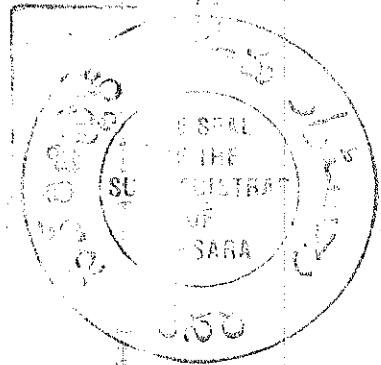
I stand herewith my photograph and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

అక్షయ కమిటీ 2012 వ సం. గు..... 1727
విస్తూ చేసిన మొత్తం కార్యక్రమాల సంఖ్య..... 12
ఈ కార్యక్రమాల వివరాల సంఖ్య..... 7



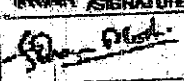


PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
19-10-1989

हस्ताक्षर / SIGNATURE



मुख्य आयकर अधिकारी, आंध्र प्रदेश
 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




Prabha Kumar

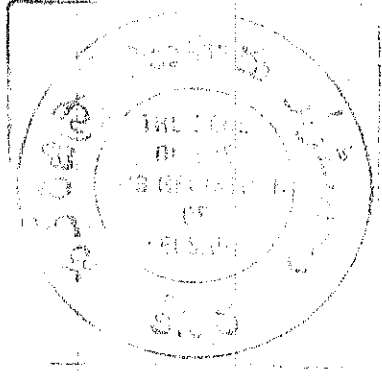
For MODI & MODI CONSTRUCTIONS

Prabha Kumar

Partner

పుస్తకము 2012 వ సం॥ను..... 1727.....
 పన్నావేణి మొత్తం కాగితముల సంఖ్య..... 12.....
 ఈ కాగితము తరలన సంఖ్య..... 8.....

డి-04/10-15



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

TANGIRALA B.V.J. RAMA SHARMA

RAMA MOHANA RAO BALA CHANDRA
TANGIRALA

23/06/1965

Permanent Account Number
AEDPR8870E

Signature



00072416

यदि कार्ड के खोने / चाने पर कृपया सूचित करें / लौटाने
आयकर पेन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, साफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411-045.

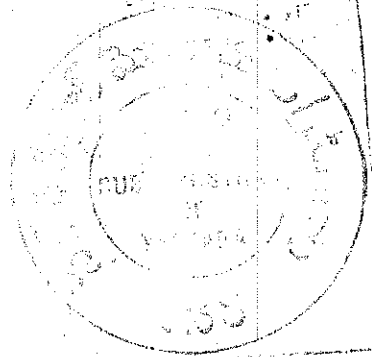
*If this card is lost / someone's lost card is found,
please inform / return to*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers
Near Bhanu Telephone Exchange,
Banar, Pune - 411 045
Tel: 91-20-2721-8630; Fax: 91-20-2721-8081
e-mail: unit3@nsdl.com

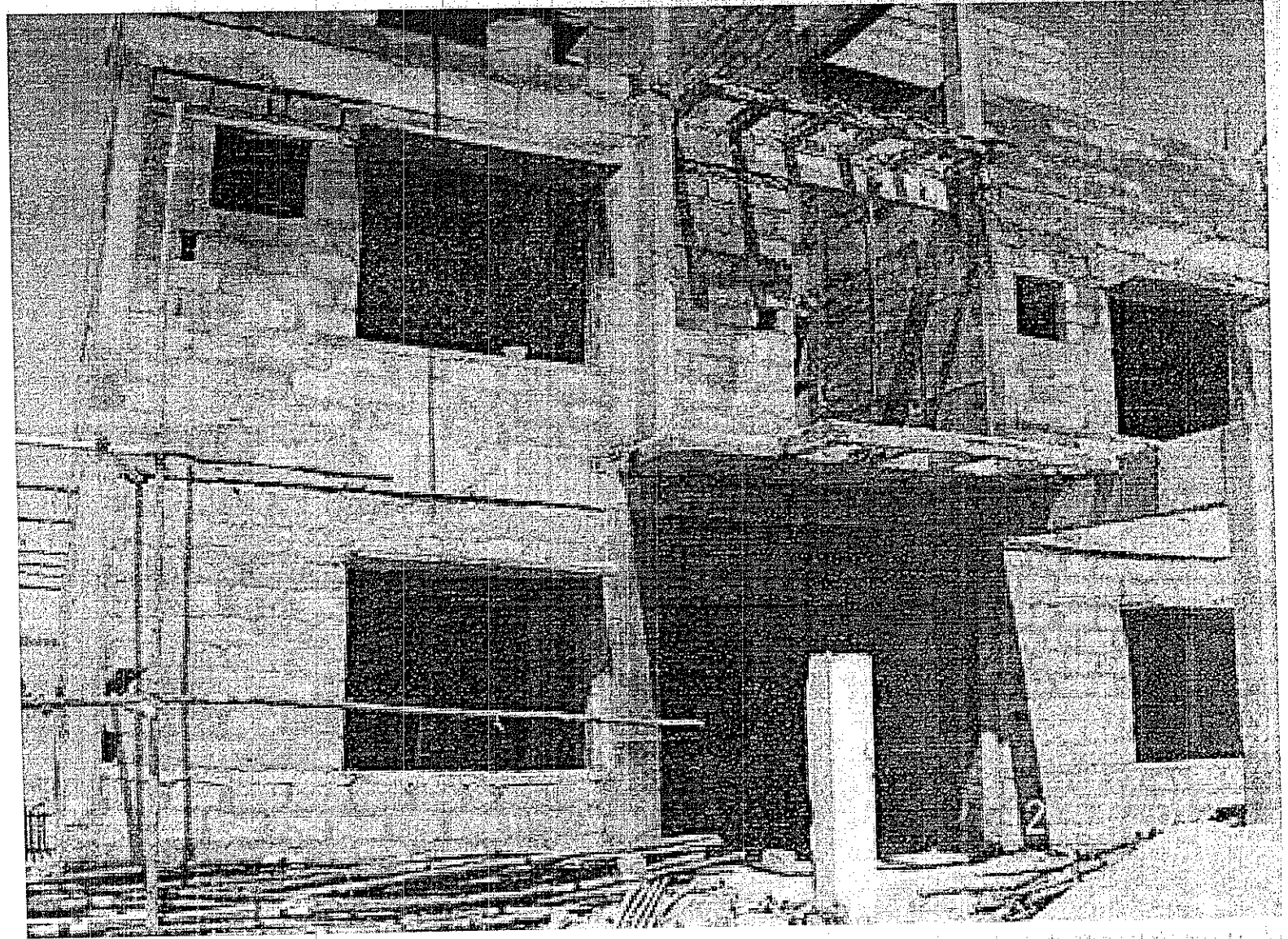
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అనూవేదా మొత్తం కాగితముల సంఖ్య..... 12

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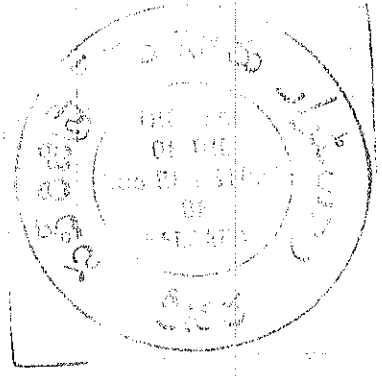
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 వస్తావేళా మొత్తం తాదితముల సంఖ్య..... 12
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ఆ-జి-సా


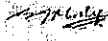


WITNESSES NO. 1

Customer Relations Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address:
5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058
www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately


WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

B.M RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L



Signature



22/02/2006

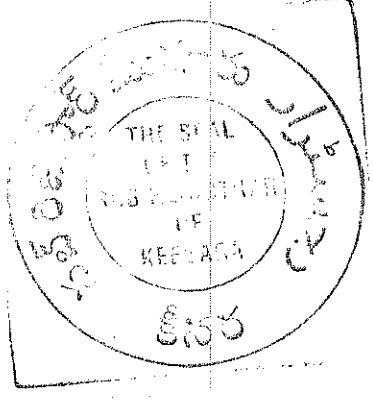
इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटायें
आयकर सेवा सेना इकाई, एन एच डी एल
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कानाला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पार्ल, मुंबई - 400 013

If this card is lost / someone's lost card is found
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

అర్జీకము 12/2/11వ..... 1722
 వేజు వెంకటం కాగితము సంఖ్య..... 12
 కాగితము వ్రాసిన సంఖ్య..... 11

1722-11/12





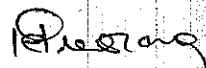
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001765/2012 of SRO: 1530(KEESARA)



Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 21/03/2012 12:28:56

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
3			(EX) REP BY SPA HOLDER K. PRABHAKAR REDDY 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



.. పుస్తకము 20² వ సం. గ్రంథం..... 1727
 వస్త్రావేణా వెంకటేశం కాగితముల సంస్థ..... 12
 ఈ కాగితము తమిళ సంస్థ..... 12

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