

Doc. No. 56/2021.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

S.No. 13908 Date: 27-07-2019

Sold to: RAMESH

S/o. Late NARSING RAO

For: KADAKIA & MODI HOUSING

K.SATISH KUMAR

LICENSED STAMP ACTOR

LIC No 15 05 0542012 R.T.N. No. 15 05 0542012

Plot No 227 Opp Bank Gate of City Road and

West Marredpally District, Medchal-Malkajgiri

SALE DEED

This Sale Deed is made and executed on this the 4th day of January 2021 at S.R.O. Shamirpet Medchal-Malkajgiri District by and between:

M/s. KADAKIA & MODI HOUSING [Pan No. AAHFK8714A], 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 Partner M/s. Modi Properties Pvt. Ltd. (Formerly known as M/s. Modi Properties & Investments Pvt. Ltd) a company incorporated under the Companies Act, 1956 and having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad represented by its Managing Director, Mr. Soham Modi, S/o. Late Satish Modi, aged about 50 years, Occupation Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Vendor.

"IN FAVOUR OF"

Mr. Ganga Reddy Sangepu, Son of Mr. Malla Reddy Sangepu, aged about 50 years, Occupation Service-Information Technology, residing at Flat No. J-306, Aparna Cyber Commune, Nallagandla, Hyderabad - 500 019, hereinafter referred to as the 'Purchaser'

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

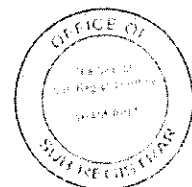
For KADAKIA & MODI HOUSING

Partner

Bk - 1, CS No 47/2021 & Doct No
56/2021. Sheet 12 of 15 Sub Registrar
Shamirpet



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Wherever the Vendor/ Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Purchaser shall be read and construed as 'She, Her, Herself or They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1 The Vendor is the absolute owner and possessor of the land admeasuring about 25,250 sq. yds. forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) hereinafter referred to as the Scheduled Land and by virtue of various registered sale deeds as given hereunder.

S. no.	Sale Deed no.	Dated	Sy. No.	Extent of Land (in Sq. yds.)
1.	12499/2006	30.08.2006	1139	5050 Sq. yds.
2.	8096/2006	30.05.2006	1139	5050 Sq. yds.
3.	8097/2006	30.05.2006	1139	5050 Sq. yds.
4.	8098/2006	30.05.2006	1139	5050 Sq. yds.
5.	11482/2006	10.08.2006	1139	5050 Sq. yds.
Total Extent of Land				25,250 Sq. yds.

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District), and are executed by the following owners:

- Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
- Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
- Shri. Immanni Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- Smt. Immanni Seetha Mahalaxmi W/o. Shri. P. Ranjit

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners

- 1.2. The Former Owners purchased the land from the pattedars of the land vide Sale Deed bearing No. 2674/89 dated 18.04.1989. Vide proceeding of the Mandal Revenue Officer bearing no. R 2190/1989 dated 02.06.1989 the names of the Former Owners were mutated in the revenue records and patta passbooks/title books were issued to them.
- 1.3. By virtue of the above referred documents, recitals and records, the Former Owners became the absolute owners and possessors of about 25,250 Sq.yds. forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District)

2. DETAILS OF PERMITS:

- 2.1 A portion of the Scheduled Land has been encroached and the Vendor has obtained permission from HUDA vide Permit No. 660/MP2/Plg/HUDA/07 dated 12/05/2008 for developing the balance portion of Scheduled Land into a housing complex consisting of 72 villas (independent houses) along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

Doc. No. 56/2021.

SCANNER

भारतीय गैर न्यायिक

एक सौ रुपये

Rs.

रु. 100



HUNDRED

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

S.No. 13908 Date: 27-07-2019

Sold to: RAMESH

S/o. Late NARSING RAO

For: KADAKIA & MODI HOUSING

K.SATISH KUMAR

DEED NO. 13908 OF 2019, DATED 27.07.2019, IN FAVOR OF RAMESH S/O. LATE NARSING RAO, FOR KADAKIA & MODI HOUSING, WEST AMARAPETA, SOUTH AMARAPETA, NALGONDA DISTRICT.

SALE DEED

This Sale Deed is made and executed on this the 4th day of January 2021 at S.R.O. Shamirpet Medchal-Malkajgiri District by and between:

M/s. KADAKIA & MODI HOUSING [Pan No. AAHFK8714A], a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 002 represented by its Partner M/s. Modi Properties Pvt. Ltd. (Formerly known as M/s. Modi Properties & Investments Pvt. Ltd) a company incorporated under the Companies Act, 1956 and having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad represented by its Managing Director, Mr. Soham Modi, S/o. Late Satish Modi, aged about 50 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Vendor.

"IN FAVOUR OF"

Mr. Ganga Reddy Sangepu, Son of Mr. Malla Reddy Sangepu, aged about 50 years, Occupation: Service-Information Technology, residing at Flat No. J-306, Aparna Cyber Commune, Nallagandla, Hyderabad - 500 019, hereinafter referred to as the 'Purchaser'

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc

For KADAKIA & MODI HOUSING

Particular

- For Kaitiaki

1. 2. 3. 4.

4.7 The Purchaser shall be required to enter into a separate 'Agreement for Construction' with the Vendor for construction of the villa and the Purchaser shall not raise any objection for execution of such an agreement. That the possession of the Scheduled Plot along with the villa constructed thereon (hereinafter referred to as the Said Villa) shall be delivered by the Vendor to the Purchaser only upon registration of the Sale Deed. The Purchaser shall immediately thereafter handover the Scheduled Plot back to the Vendor for the purposes of carrying out construction of the villa thereon and for providing other amenities which are part and parcel of the Housing Project. The Vendor shall re-deliver the possession of the completed villa to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.

4.8 That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this Sale Deed are interdependent, mutually co-existing and inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Plot registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Said Villa as a security for obtaining housing loan for the purposes of purchase and construction of the Said Villa.

4.9 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and Agreement of Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically waived and / or differently agreed upon in writing.

5. DETAIL OF PLOT BEING SOLD:

5.1 The Vendor hereby sells to the Purchaser the Scheduled Plot in the Housing Project and details of the plot no., plot area are given in Annexure - A attached to this deed.

5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.

5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Plot permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.

5.4 The Plan of the Scheduled Plot is attached as Annexure - B herein. The Layout plan of the Housing Project is attached as Annexure - C herein.

6. SALE CONSIDERATION:

6.1 The Vendor hereby sells the Scheduled Plot and the Purchaser hereby shall become the absolute owner of the Scheduled Plot. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Plot and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure - A.

For and on behalf of the Vendor

Signature

Partner

- 6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure -A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Sale Deed. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the sale of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure - A. In case the Purchaser fails to pay such taxes or charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.4 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of enhancing the existing water supply through government /quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is enhanced by such a government /quazi government body on a pro-rata basis.

7. OWNERS ASSOCIATION:

- 7.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure - A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 7.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.
- 7.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Said Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Said Villa including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 7.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 7.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 7.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

FOR KADYTAIR

FOR HOUSING

Partner

Page 6

- 7.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

8. NOC FOR SURROUNDING DEVELOPMENT :

- 8.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.
- 8.2 That rights of further construction in and around the Schedule Plot, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.
- 8.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Plot and also the adjoining villas.
- 8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Plot and that such changes do not affect the plan or area of the Scheduled Plot. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

9. COMPLIANCE OF STATUTORY LAWS:

- 9.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:

9.1.1 The defense services or allied organizations.

9.1.2 Airports Authority of India

DEVELOPER'S SIGNATURE

Date :

Partner

- 9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issue permit for construction.
- 9.1.4 Fire department.
- 9.1.5 Electricity and water supply board.
- 9.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
- 9.1.7 Irrigation department.
- 9.1.8 Environment department and pollution control board.

10. OTHER TERMS:

- 10.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such act and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Plot on account of joint ownership of the common amenities by number of persons
- 10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, boardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.
- 10.3 That the Purchaser shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each villa. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the villa and the transfer of all or any rights therein shall only be subject to such conditions

DESCRIPTION OF THE SCHEDULED LAND

All that part and parcel of land admeasuring about 25.250 sq. yds. forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded by:

North By	Land belonging to Former Owners
South By	Land belonging to Former Owners
East By	Sy. No. 1078 & 1138
West By	Sy. No. 1183, 1187, 1188 & 1140

KADAPA HOUSING

Partner

VENDOR

[Signature]

PURCHASER

ANNEXURE- A

1.	Name of Purchaser:	Mr. Ganga Reddy Sangepu
2.	Purchaser's permanent residential address:	R/o. Flat No. J-306, Aparna Cyber Commune, Nallagandla, Hyderabad - 500 019
3.	Pan no. of Purchaser:	JHXP53699E
4.	Name address & registration no. of Owners Association	'Bloomdale Owners Association' having its regd. Office at Sy. No. 1139, Shamurpet, Hyderabad vide registered no. 728/2010, registered at District Registrar, Medchal-Malkajgiri District.
5.	Details of Scheduled Plot:	
	a. Plot no.:	6
	b. Plot area:	178 Sq. yds.
6.	Total sale consideration:	Rs.23,00,000/- (Rupees Twenty Three Lakhs Only)
7.	Details of payments:	

Rs. 23,00,000/- (Rupees Twenty Three Lakhs Only) paid by way of NEFT - RTGS.

8.	<u>Description of the Scheduled Plot :</u> All that piece and parcel of land bearing plot no.6, admeasuring about 178 sq. yds. in the housing project named as "Bloomdale" forming a part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded by North by: Plot No. 7 South by: Plot No. 5 East by: Neighbour's land West by: 30' wide road
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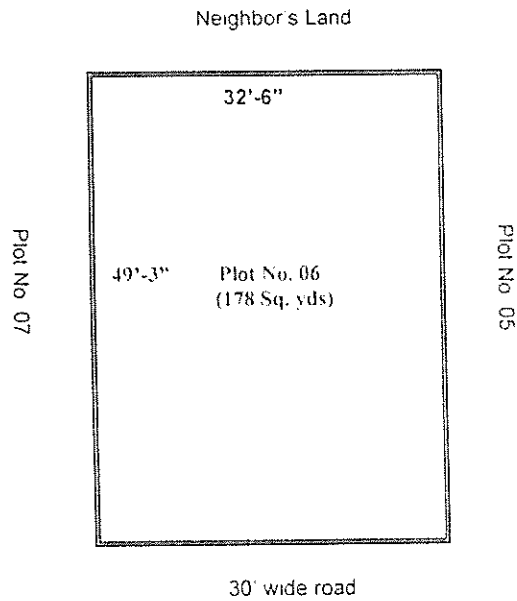
Partner

VENDOR

PURCHASE R

ANNEXURE- B

Plan of the Scheduled Plot:
(Plot No. 6 at Bloomdale, Shamirpet):



THE PADMA DISTRICT HOUSING

Partner

VENDOR

PURCHASER

KADAKIA AND MODI HOUSING

5-4-187/3 & 4, H.D. Road
Soham Mansion, M.G. Road
Secunderabad - 500 003. Ph: 9849062517

RESOLUTION

Name of Firm: Kadakia and Modi Housing

Address of Firm: 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad - 500 003.

Nature of Firm: Partnership firm

Meeting held at: Office of Firm - 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad - 500 003.

Date of meeting: 31st December, 2020.

Partners present in the meeting: Mr. Soham Modi and Mr. Sharad J. Kadakia

The following resolution was passed with the consent of the Partners present in the meeting on 31st December 2020 at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad - 500 003.

1. Clause no. 8 of Partnership Deed of Kadakia and Modi Housing agreement dated 27th March 2006, it was provided that sale deed and deeds shall be executed by the Managing Partner i.e., M/s. Modi Properties Pvt. Ltd., (formerly known as M/s. Modi Properties & Investments Pvt. Ltd.) rep by its Managing Director Mr. Soham Modi.
2. M/s. Kadakia and Modi Housing rep., by the above partner has executed a sale deed and agreement for construction for sale of plot no. 6, admeasuring about 178 sq. yds. in the housing project named as "Bloomdale" forming a part of Sy. No.1139 of Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) in favour of Mr. Ganga Reddy Sangepu, Son of Mr. Malla Reddy Sangepu, aged about 50 years, Occupation: Service-Information Technology, residing at Flat No. 4-306, Aparna Cyber Community Nallagandla, Hyderabad - 500 019.
3. The Partner of the Firm is preoccupied with their day to day activities and unable to personally appear for registration of the said sale deed at the office of the SRO Shamirpet. Accordingly, the Partner have hereby nominated Mr. Prabhakar Reddy, Sr. Manager Customer Relations, Modi Properties Pvt. Ltd., to represent the Partner solely for the purpose of presenting the above referred sale deed and agreement for construction for registration at the office of the Sub-Registrar, Shamirpet.

This resolution is being attested by the Partners present in the meeting on the date and venue of the meeting as mentioned above.

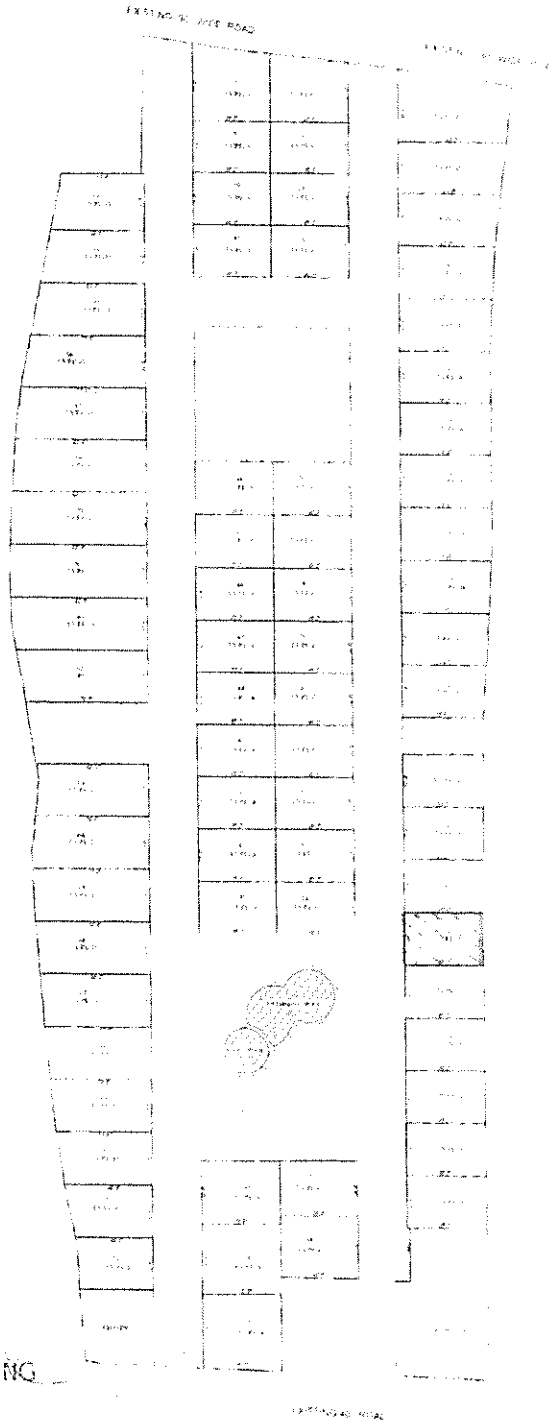
FOR KADAKIA AND MODI HOUSING

Partner

Soham Modi
(Managing Partner)

ANNEXURE- C

Layout plan of the Housing Project:
(Bloomdale, Shamirpet)



[Handwritten signature] **HOUSING**

Partner

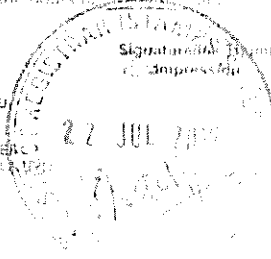
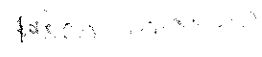
VENDOR

[Handwritten signature]
PURCHASER

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as per parent Under Section 32-A of Registration Act, 1908 and fee of Rs. 11500/- paid between the hours of 10:00 AM to 4:00 PM on the 04th day of JAN, 2021 by Sri Soham Modi.

Execution admitted by (Details of all Executants/Claimants under Sec 32A).

Sl No.	Code	Thumb Impression	Photo	Address	Signature
1	OL			GANGAREDDY SANGEPU S/O MALLA REDDY S F NO 2306 APARNA LYNBEC COMMUNE NALLA RANGAREDDY	
2	EX			K PRABHAKAR REDDY (SPA FOR PRESENTING DOCT(RIMS KADAKIA & MODI HOUSING REP. BY ITS PARTNER M/S MODI PROPERTIES PVT LTD. REP BY SOHAM MODI SATISH MODI M. G. REDDY S/O. (BAC)	

Identified by Witness:

Sl No.	Thumb Impression	Photo	Name & Address	Signature
1			G NAROTHAM REDDY VENULAWADA	
2			CH KRISHNA SERILINGAMPALLY	

04th day of January, 2021


Signature of Sub Registrar
Shamirpet

Sl No.	Aadhaar Details	E-KYC Details as received from UIDAI	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Address: Amberpet, Hyderabad, Telangana - 500013	
2	Aadhaar No: XXXXXXXX4841 Name: Ganga Reddy Sangepu	C/O: Malla Reddy Lingampalli, K v. Rangareddy, Telangana - 500039	

Bk - 1, CS No 47/2021 & Doct No
56/2021. Sheet 1 of 15 Sub Registrar
Shamirpet

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
JHXP3699E

नाम / Name
GANGA REDDY SANGEPU

पिता / पिता का नाम / Father's Name
MALLA REDDY SANGEPU

जन्म की तिथि / Date of Birth
15/01/1970

हस्ताक्षर / Signature

25/12/2017

यदि कार्ड के खोने/पाये पर सूचना सुविधा करें/नोट करें:
आयकर विभाग के कार्ड, या इस को खोने
5 प्रती मिलने, मुझे हस्तगत,
प्लॉट नं. 341, एन.ए. 997/8,
मॉडेल कॉलोनी, वेस्ट डीप बंगलॉव, चेन्नई,
एन.ए. 411 016.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
5th Floor, Main Building,
Plot No. 341, Survey No. 997/8,
Model Colony, West Deep Bangalore Check,
Pune - 411 016.

181 91 20 2721 8050, Fax: 01 20 2721 8051
e-mail: paninfo@nsdl.co.in

भारत सरकार
GOVERNMENT OF INDIA

गड्डम नरोत्तम रेड्डी
Gaddam Narotham Reddy

जन्म तिथि / Year of Birth: 1979
लिंग / Gender: Male

7898 4284 7924

अधार - सामान्य नागरिक

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार कार्ड

गड्डम नरोत्तम रेड्डी
Gaddam Narotham Reddy

जन्म तिथि / Year of Birth: 1979
लिंग / Gender: Male

7898 4284 7924

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

1402 RDD 2001
KRISHNA CH
CH NARSAIAH
1-54
HUSSAIN SHAWALI DARGA
SHERLINGAMPALLY
SERILINGAMPALLY
RANGA REDDY - 500050

Issued On: 25/06/2015 RTA RANGAREDDY

Non Transport

Date of Validity 10/06/2021

Transport Motor Vehicle (Motor Cycle)

Date of Validity 24/06/2018 (Transport)

Badge No 343

Reference No. DLRTS007734615

Original LA RTA RANGAREDDY

Date of First Issue 11-06-2001

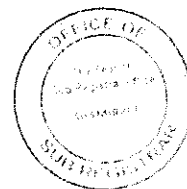
Date of Birth 01/07/1976

Blood Group

Bk - 1, CS No 47/2021 & Doct No 56/2021.
Sheet 3 of 15 Sub Registrar
Shamirpet



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
JHXPS3699E

नाम / Name
GANGA REDDY SANGEPU

पिता का नाम / Father's Name
MALLA REDDY SANGEPU

जन्म तिथि / Date of Birth
15/01/1970

हस्ताक्षर / Signature



23/11/2017

यदि आई टैक्स कार्ड खोने/पावने पर कृपया सूचित करें/नोट करें:
आयकर फैन सेवा कार्ड, एन एसडी
प्लॉट नं. 341, सर्वे नं. 997/81
मॉडल कॉलोनी, नज़्द डीप हंगलॉव चौक,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
5th Floor, Maruti Building,
Plot No. 341, Survey No. 997/81,
Model Colony, Near Deep Hanglew Chowk,
Pune - 411 016

Tel: 91120-2721-8000 Fax: 91120-2721-8031
Email: munit@nsdl.co.in

भारत सरकार
GOVERNMENT OF INDIA

गड्डम नरोत्तम रेड्डी
Gaddam Narotham Reddy

जन्म तिथि / Date of Birth: 1970
लिंग / Gender: Male

7898 4284 7924

अधारी - साक्षात्पुनः हाकु

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आयकर फैन सेवा कार्ड
Income Tax PAN Services Unit, NSDL

प्लॉट नं. 341, सर्वे नं. 997/81
मॉडल कॉलोनी, नज़्द डीप हंगलॉव चौक,
पुणे - 411 016

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

1402 RSG 200
KRISHNA CH
CH NARSIAH
1-54
HUSAIN SHAWALI DARGA
SHERLINGAMPALLY
SERLINGAMPALLY
RANGA REDDY-500050

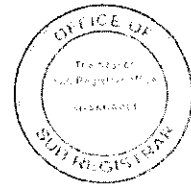
Signed On: 25/06/2015 RTA RANGAREDDY

Non Transport
Date of Validity: 10/06/2021
Transport
Date of Validity: 24/06/2018 (Transport)
Badge No: 343
Reference No: DLRT5007704615
Original LA: RTA RANGAREDDY
Date of First Issue: 11/06/2001
Date of Birth: 01/07/1976
Blood Group

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56/2021. Sheet 4 of 15 Sub Registrar
Shamirpet



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Bk - 1, CS No 47/2021 & Doct No 56/2021. Sheet 7 of 15 Sub Registrar Shamirpet



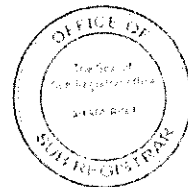
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Bk - 1, CS No 47/2021 & Doct No 56/2021
Sheet 5 of 15
Sub Registrar
Shamirpet



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Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of			Stamp Duty u/s 16 of IS act	DEBDD Pay Order	Total
			E-Challan	Cash				
Stamp Duty	100	0	91900	0		1		91901
Transfer Duty	NA	0	34500	0		0		34500
Reg. Fee	NA	0	11500	0		0		11500
User Charges	NA	1	100	0		0		100
Total	100	0	138000	0		1		138101

Rs. 125100/- towards Stamp Duty including T.D under Section 41 of IS Act, 1899 and Rs. 13630/- towards Registration Fee on the chargeable value of Rs. 2360000/- was paid by the party through E-Challan (E-Pay Order) on 04-JAN-21 of YESB.

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 140300/- DATE: 02-JAN-21, BANK NAME: YESB, BRANCH NAME: Bank of India, 7621890846322 PAYMENT MODE: NB-1001138 ATRN 7621890846322 REMITTER NAME: K. PRASAD, REDDY, EXECUTANT NAME: KADAKIA AND MODI HOUSING REP SOCIETY, ANNAI, T. NAM, 7621890846322 SANGEPUR

Date: 04th day of January, 2021

Certificate of Registration

Registered as document no. 56 of 2021 of Book-1 and assigned the identification number 138101 on 04-JAN-21

Signature of Registering Officer
Shampurpet

Registering Officer
Shampurpet
04/01/2021

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Sub Registrar
Sheet 2 of 15
Shampurpet

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Bk - 1 CS No 47/2021 & Doct No
56/2021 Sheet 6 of 15 Sub Registrar
Shamirpet



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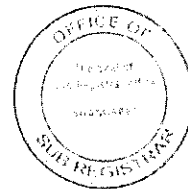


BK-1, CS No 47/2021 & Doct No 56/2021, Sub Registrar
Sheet 9 of 15 Shamirpet

Bk - 1, CS No 47/2021 & Doct No
56/2021. Sheet 8 of 15 Sub Registrar
Shamirpet



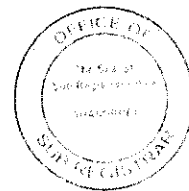
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Bk - 1, CS No 47/2021 & Doct No
56/2021, Sheet 11 of 15 Sub Registrar
Shamirpet



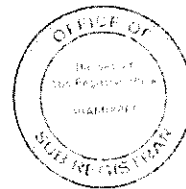
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Bk - 1, CS No 47/2021 & Doct No
56/2021. Sheet 10 of 15 Sub Registrar
Shamirpet



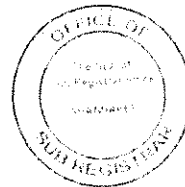
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Bk - 1, CS No 47/2021 & Doct No
56/2021. Sheet 13 of 15 Sub Registrar
Shamirpet



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भारत सरकार
GOVERNMENT OF INDIA



సాహు సతేశ్ మోడి
Saham Sateshi Modi
పుట్టిన సం./YOB: 1969
పురుషుడు / Male



3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పేరు/పేరా
S/O సాహు సతేశ్ మోడి
280, రోడ్ నెం. 25, పల్లెటూరు
తాండూరు రెవెన్యూ లాటిట్, హైదరాబాద్
భారత ప్రభుత్వం / Government of India
హైదరాబాద్
పిన్ కోడ్: 500034

Address
S/O Saham Modi gate no: 280
road no: 25, near padamanna
temple palase hills
Khanlatabad, Panjara Hills,
Hyderabad
Andhra Pradesh - 500034

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
Government of India



కాండ్ ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204



సమాధి సంఖ్య / Enrollment No 102128203/00049

To
Kandi Prabhakar Reddy
కాండ్ ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet Hyderabad
Andhra Pradesh - 500013

10/07/2013

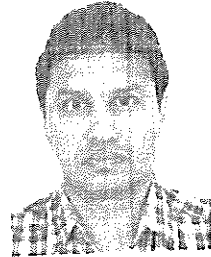
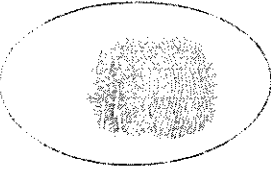
ఆధార్ - సామాన్యని హక్కు

10/07/2013

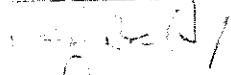
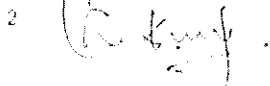
10/07/2013

Partner

**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
			<u>VENDOR:</u> M/S KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 2 ND FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD. REP BY ITS PARTNERS M/S. MODI PROPERTIES PVT. LTD. (FORMERLY KNOWN AS MODI PROPERTIES & INVESTMENTS PVT. LTD. REP BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. LATE SATISH MODI
			<u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE SPA NO. 65/BK-IV/2019, Dt: 22.06.2019,</u> <u>REGD. AT SRO, SECUNDERABAD:</u> MR. K. PRADHAKAR REDDY S/O MR. K. PADMA REDDY R/O 5-4-187/3 & 4 2 ND FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD
			<u>PURCHASER:</u> MR. GANGA REDDY SANGEPU S/O MR. MALLA REDDY SANGEPU R/O FLAT NO. J-306 APARNA CYBER COMMUNE NALLAGANDLA HYDERABAD - 500 019

SIGNATURE OF WITNESSES

1. 
2. 

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER