

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి / శ్రీ 5607 Sham modi Rep. by K. Prabhakar
ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. Reddy

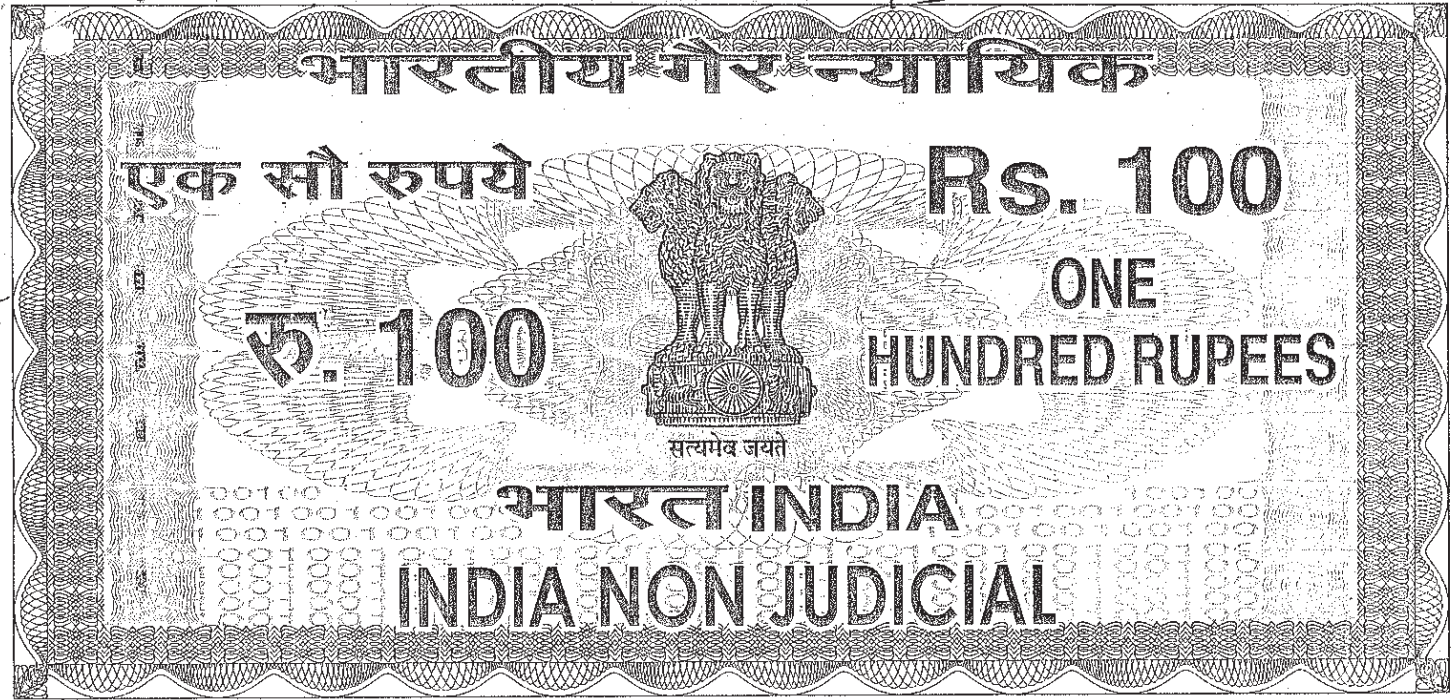
దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	3510000/-	(H)			
స్థాంపు విలువ రూ.	100			Rampally	
దస్తావేజు నెంబరు	8029/13				
రిజిస్ట్రేషన్ రుసుము	17550				
లోటు స్థాంపు(D.S.D.)	192950				
GHMC (T.D.)	100 + 10				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు					
5 x	141597				
	19/10/13				
		cash.			
మొత్తం	210600	10			

(అక్షరాల By challan
తేది 19/10/13 రూపాయలు మాత్రమే)
వాపసు తేది 19/10/13
సబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SCANNED

D.No. 8029/13



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 175323

Sl.No. 5023, Dt. 19-07-2013, Rs.100/-

Sold to Mahender

Pls Sec-5a

S/o.D/o.W/o. Mallesh

For Whom Modi A Modi Constructions, Sec-5a

I. SRINIVAS

Licensed Stamp Vendor, L.No.15-29-020/2012,
P.No.14, RTC Colony, Chengicherla (V),
Ghatkesar (M), R.R.Dist.-500039.
Ph.No.9849338280.

SALE DEED

This Sale Deed is made and executed on this the 28th day of September 2013 at SRO, Keesara, Ranga Reddy District by and between:

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, Son of Sri Satish Modi, aged about 43 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. Anup Kumar Avasthi, Son of Mr. Rajnath Awasthi, aged about 34 years, Occupation: Service, residing at # Plot No. 292, 2nd Floor, Vasanth Nagar, Near Hyder Nagar, Kukatpally, Hyderabad, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

Partner

Book - 1 CS Number 8438 of 2013 of SRO, Keesara

Regular document number 8028 of year 2013.

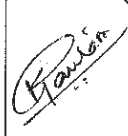
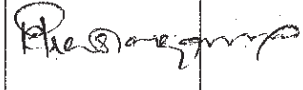
Sheet 9 of 12 Sheets

Signature of Joint Sub Registrar
Keesara

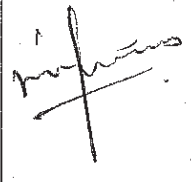
Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 17550/- paid between the hours of 1 and 2 on the 19th day of Oct, 2013 by Sri
Soham Medi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1530-1-2013-8438]	VENDEE REP BY KISHORE KUMAR GAUTAM R/O. PLOT NO 292, VASANTH NAGAR, NEAR HYDER NAGAR,, KUKATPALLY, HYDERABAD.	
2	EX		 [1530-1-2013-8438]	SPA FOR PRESENTING DOCUMENTS K. PRABHAKAR REDDY R/O. 5-4-187/3, SOHAM MANSION,, M.G. ROAD, SECUNDERABAD.	

Identified By Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1530-1-2013-8438]	Y YUGANDHAR R O PNO B-210 VERTEX PLAZA APPTS NIZAMPET ROAD KUKATPALLY HYDERABAD-072	
2		 [1530-1-2013-8438]	VIPIN SHARMA R O E-503 APARNA CYBER COMMUNE NALLAGANDLA SERI LINGAMPALLY HYDERABAD-019	

19th day of October ,2013

Signature of Joint 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. Nos.128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135 & 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

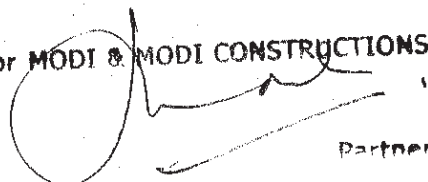
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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

Book - 1 CS Number 8438 of 2013 of SRO, Keesara

Regular document number 8028 of year 2013

Sheet 2 of 12 Sheets

Signature of Joint Sub Registrar
Keesara

Endorsement:

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of I.S Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	192950	0		0	193050
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	17550	0		0	17550
User Charges	NA	110	0		0	110
Total	100	210610	0		0	210710

Rs. 192950/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17550/- towards Registration Fees on the chargeable value of Rs. 3510000/- was paid by the party through Challan/BC/Pay Order No ,141597 dated ,19-OCT-13.

Date

19th day of October ,2013

Signature of Registering Officer
Keesara



7th Nov 2013 నాటి (సా.క.1935) నాటి
8028... మంబరుగా రిజిస్టరు చేయబడినది. స్టాంపు
నిబంధన గుర్తింపు నెంబరు 15308028.../2013 .
ఇవ్వబడినది.
2013... 19... చ తది.

Signature
సబ్-రిజిస్ట్రారు, కీసర

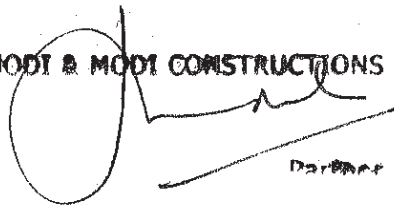


- D) The Vendee is desirous of purchasing a plot of land bearing no.17, admeasuring 179 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 35,10,000/-(Rupees Thirty Five Lakhs Ten 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.17, admeasuring 179 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 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 Plot/bungalow 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.35,10,000/-(Rupees Thirty Five Lakhs Ten Thousand Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot/bungalow 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 Plot.
3. The Vendor further covenant that the Schedule Plot/bungalow 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 Plot/bungalow 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 Plot/bungalow, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot/bungalow 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 Plot/bungalow 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 Plot/bungalow 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.

For MODI & MODI CONSTRUCTIONS



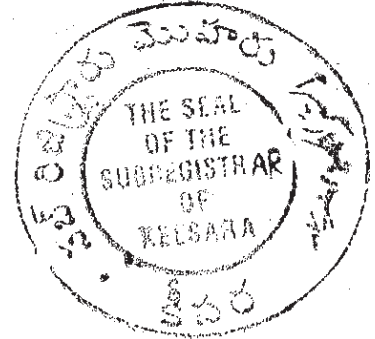
DATE

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Regular document number 8028 of year 2013.

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Signature of [Signature] Joint Sub Registrar
Keesara



SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 17, admeasuring about 179 sq. yds. along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 in the project known as "Nilgiri Homes", situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 18
South	Plot No. 16
East	Plot No. 11
West	30' wide Road

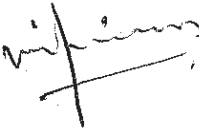
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

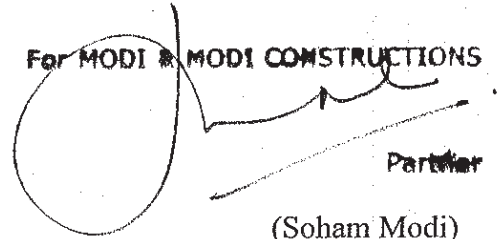
1.



2.



For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR

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Regular document number 8029 of year 2013

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Signature of Joint Sub Registrar
Keesara



ANNEXTURE-1-A

1. Description of the Building

:All that piece and parcel of bungalow along with semi-finished construction on Plot No.17 in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District

(a) Nature of the roof

: R. C. C.

(b) Type of Structure

: Framed Structure

2. Age of the Building

: Under Construction

3. Total Extent of Site

: 179 sq. yds.

4. Built up area Particulars:

a) Portico & Terrance Area

: 218 sft

b) In the Ground Floor

: 782 sft

c) In the First Floor

: 723 sft

d) Head Rm+Servant+Toilet Area

: 248 sft

Total Built up Area :

1971 Sft

5. Annual Rental Value :

6. Municipal Taxes per Annum :

7. Executant's Estimate of the MV
of the Building :

Rs. 35,10,000/-

For MODI & MODI CONSTRUCTIONS

Partner

Date: 28.09.2013

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

Date: 28.09.2013

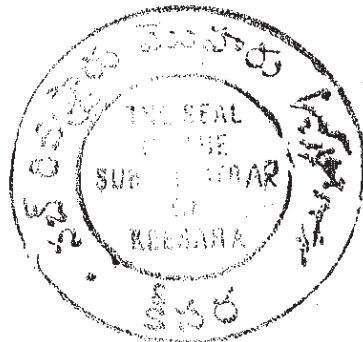
Signature of the Executants

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Regular document number 8029 of year 2013.

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Signature of Joint Sub Registrar
Keesara



REGISTRATION PLAN SHOWING

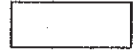
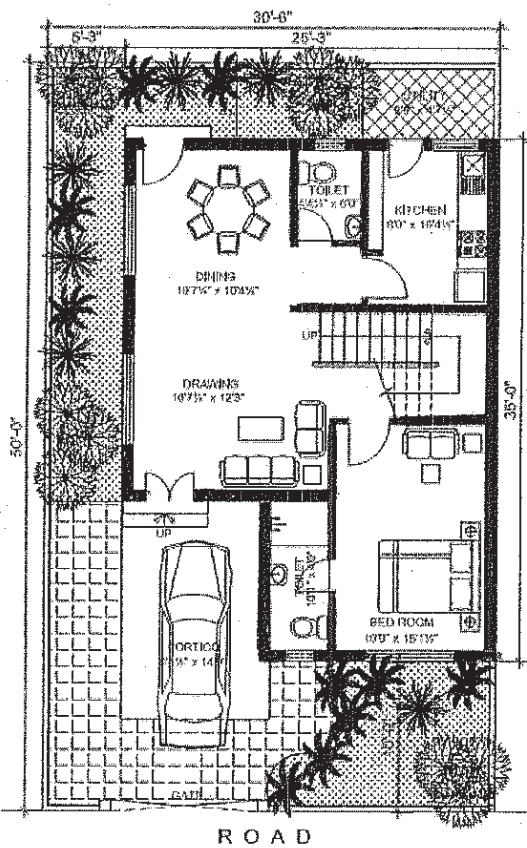
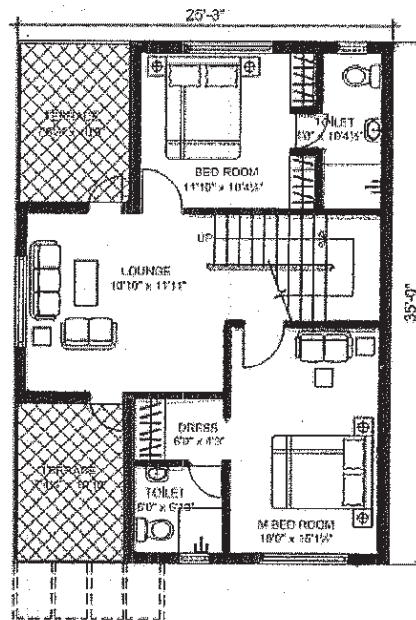
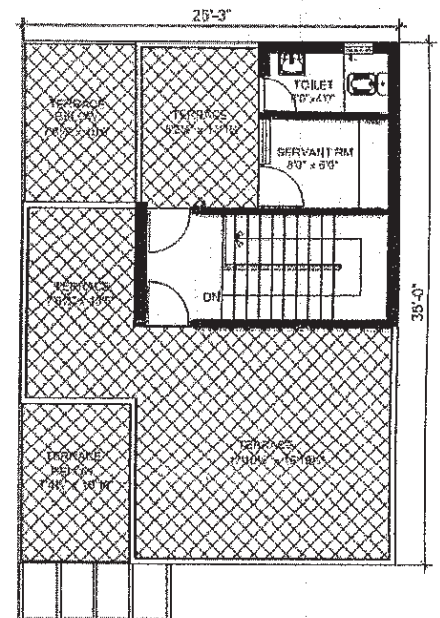
BUNGALOW ON PLOT NO. 17, FORMING A PART

IN SURVEY NO. 128, 129, 132, 133, 134, 135 & 136**Situated at**

RAMPALLY VILLAGE, KEESARA

Mandal, R.R. Dist.**BUILDER:** M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MR. ANUP KUMAR AVASTHI, SON OF MR. RAJNATH AWASTHI**REFERENCE:**
AREA: 179**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****Built up Area: 1971 Sft****GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN****TYPE-B (30'-6" x 50'-0")
SEMI-DETACHED - HOUSE (WEST)**

PLOT AREA - 163.5 YDS (OR) 141.30 SQMT

GROUND FLOOR AREA - 782.00 SFT

FIRST FLOOR AREA - 723.00 SFT

HEAD RM + SERVANT + TOILET AREA - 249.00 SFT

TOTAL BUILT UP AREA - 1753.00 SFT

PORCH AREA 138.00 SFT

TERRACE AREA - 84.00 SFT

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS**Partner****SIG. OF THE VENDOR**

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Signature of Joint Sub Registrar
Keesara



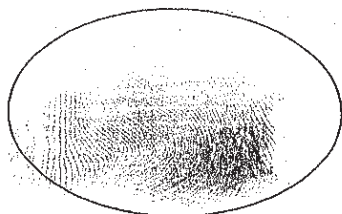
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

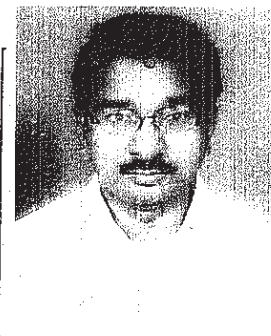
PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



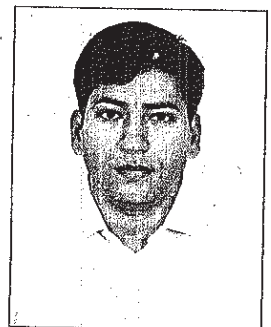
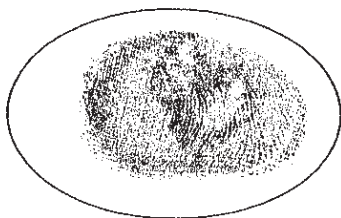
VENDOR:

M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



SPA FOR PRESENTING DOCUMENTS: VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.



BUYER:

MR. ANUP KUMAR AVASTHI
S/O. MR. RAJNATH AWASTHI
R/O. # PLOT NO. 292, 2ND FLOOR
VASANTH NAGAR
NEAR HYDER NAGAR
KUKATPALLY, HYDERABAD

REPRESENTATIVE:

MR. KISHORE KUMAR GAUTAM
S/O. MR. P. B. R. GAUTAM
R/O. PLOT NO. 292, 2ND FLOOR
VASANTH NAGAR
NEAR HYDER NAGAR
KUKATPALLY, HYDERABAD

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Kishore Kumar Gautam, 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(S) OF BUYER

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Regular document number 8028 of year 2013.

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Signature of [Signature] Joint Registrar
Keesara



VENDOR:

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
MODI AND MODI CONSTRUCTIONS		
27/02/2004 Permanent Account Number		
AAKFM7214N		
Signature		

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	18-10-1989	
हस्ताक्षर / SIGNATURE		
मुख्य आयकर अधिकारी, अहमदाबाद Chief Commissioner of Income-tax, Ahmedabad		

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number		
AWSPP8104E		
Signature		

Prabha Reddy K

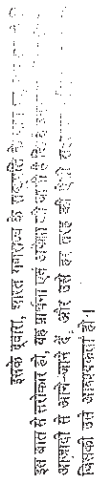
Book - 1 CS Number 8438 of 2013 of SRO, Keesara

Regular document number 804 of year 2013.

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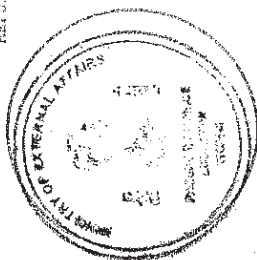
Signature of Joint SubRegistrar
Keesara





THESE ARE TO REQUEST AND REQUEST THAT THE PRESIDENT OF THE REPUBLIC OF CHINA, IN ORDER TO ALLOW THE WATER TOWER TO BE REFINISHED, HYDRANCOR, AND TO AFFECT THE PROTECTION OF WHICH HE OR SHE MAY SUBMIT.

BY ORDER OF THE SECRETARY OF THE
BUREAU OF INVESTIGATION



BUNIGR

भारत गणराज्य REPUBLIC OF INDIA



P IND

उपनाम /Surname

F 5844871

AVASTHI

दिनो जस्ये नाम / Given Names.

ABU? KUMAR

राष्ट्रीयता / Nationality

लिंग / Sex

જાન્મતિથિ /Date of Birth

INDIAN

M

09/01/1979

ଜନ୍ମ ସ୍ଥାନ /Place of Birth

MIRZAPUR

जादी करने का स्थान /Place of Issue

LUCKNOW

जारी करने की तिथि /Date of Issue समाप्ति की तिथि /Date of Expiry

30/12/2005

29/12/2015

[illegible]

F5844871<8IND7901092H1512292<<<<<<<<<<<<<<<<<

Akawatut

Book - 1 CS Number 8438 of 2013 of SRO, Keesara

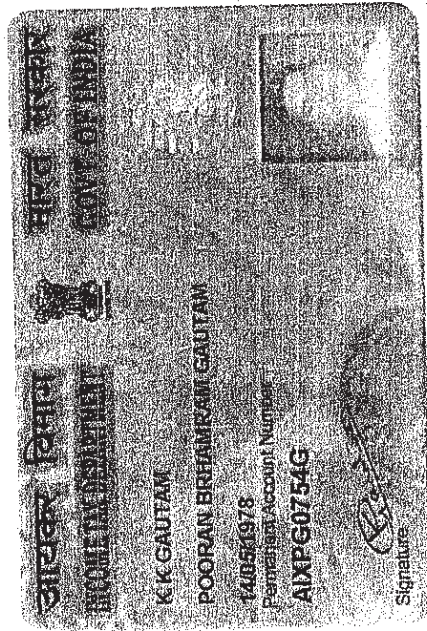
Regular document number 8028 of year 2013.

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Signature of Joint Sub Registrar
Keesara



Representative



P. Paulam

Book - 1 CS Number 8438 of 2013 of SRO, Keesara

Regular document number 8028 of year 2013

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Signature of Joint Sub Registrar
Keesara



WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VIRIN SHARMA
VIRENDRA KUMAR SHARMA

05/11/1979
Permanent Account Number
AESPV2936E

43
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SERIES

Signature



Virin Sharma

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Regular document number 8028 of year 2013.

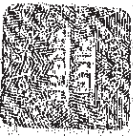
Sheet 11 of 12 Sheets

Signature of Joint Sub Registrar
Keesara



WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT
YUGANDHAR YEDDLA
NARAYANA MURTHY YEDDLA
17/07/1983
Permanent Account Number
ABEP70477H
Signature

भारत सरकार
GOVT. OF INDIA

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Signature of Joint Sub Registrar
Keesara

