

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 4738

శ్రీమతి / శ్రీ

Soham Modi

14/03

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

20/05

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	30,00,000 -			Rampally	
స్టాంపు విలువ రూ.	100 -			(H)	
దస్తావేజు నెంబరు	2135/14			VAT-Rs 48250/-	
రిజిస్ట్రేషన్ రుసుము	15000/-				
లోటు స్టాంపు(D.S.D.)	164900 -				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు	1				
అదనపు షీట్లు	1				
5 x	701171				
	20/5				
	1				
మొత్తం	1,80,000 -				

RETURN

(అక్షరాల ని)

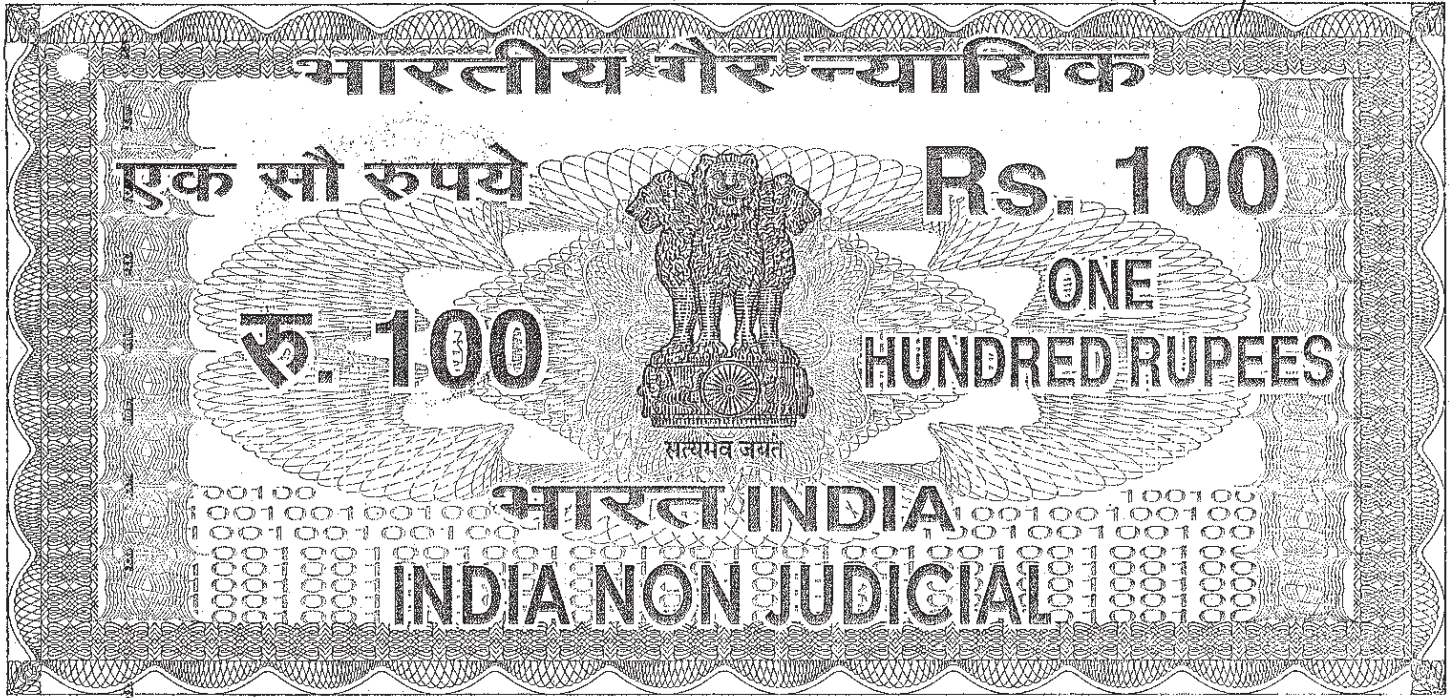
తేది 20/05/2014

వాపసు తేది

రూపాయలు మాత్రమే
పబ్లిక్ రిజిస్ట్రార్

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.

2135/2014



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH



BE 307583

S.No. 9908 Date : 30-12-2013
 Sold to : MAHENDER
 S/o. MALLESH
 For Whom: MODI & MODI CONSTRUCTIONS

CH. SHRAVANI
 LICENSED STAMP VENDOR
 LIC.No.15-31-029/2013,
 House On P.No.21, W.S. Colony,
 Abdullapurmet (V), Hayathnagar (M)
 R.R.Dist-501512. Ph:7842562342

SALE DEED

This Deed is made and executed on this the 14th day of May 2014 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, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad., 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. Sushil Agarwal, Son of Mr. K. C. Agarwal, aged about 45 years, Occupation: Service, residing at # Espace – 290, Nirvana Country, Sector – 50, Gurgaon, Haryana – 122 018, India., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

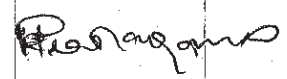
For MODI & MODI CONSTRUCTIONS

Partner

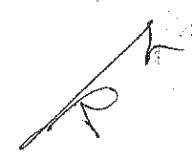
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15000/- paid between the hours of 1 and 2 on the 20th day of MAY, 2014 by Sri Soham Mohi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 K. PRABHAKAR RED [1530-1-2014-216]	K. PRABHAKAR REDDY (GPA FOR PRESENTING DOCUMENTS) AND REPRESENTATIVE OF VENDEE S/O. K. PADMA REDDY O/O. 5-4-187/3 & 4, M.G. ROAD, SECUNDERABAD-03	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 CH. RAMESH::20/ [1530-1-2014-216]	CH. RAMESH 1-3-176/D/2, KAVADIGUDA, HYD-80	
2		 MAHENDER::20 [1530-1-2014-216]	MAHENDER 28-77, YADAV BASTI, NEREDMET, HYD	

20th day of May, 2014

Signature of Joint SubRegistrar9
KeesaraBk - 1, CS No 2160/2014 & Doct No
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Keesara

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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

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	164900	0		0	165000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	15000	0		0	15000
User Charges	NA	100	0		0	100
Total	100	180000	0		0	180100

Rs. 164900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15000/- towards Registration Fees on the chargeable value of Rs. 3000000/- was paid by the party through Challan/BC/Pay Order No ,701171 dated ,20-MAY/14

Date
20th day of May,2014

Signature of Registering Officer
Keesara

Bk - 1, CS No 2160/2014 & Doct No
2135/2014. Sheet 2 of 9
Joint SubRegistrar
Keesara

2135 పన్నెండు 2014 సం॥ (శా.శ.1982) సంఖ్య
..... మంబరూ రిజిస్టరు చేయబడినది. స్కానింగ్
సిమిటర్ గుర్తింపు నంబరు 1530-2135/2014
ఇవ్వబడినది.
20.05.14 కేసరం వారి వతేది.

.....
సబ్-రిజిస్ట్రారు, కేసరం

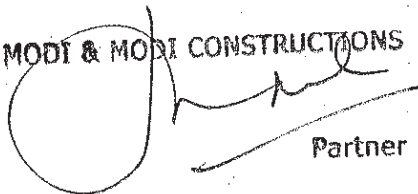


- D) The Vendee is desirous of purchasing a plot of land bearing no.37, admeasuring 122 sq. yds., along with construction having a total area of 1659 sft., (built-up area 1461sft + terrace area 56 sft + portico area 142 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.30,00,000/-(Rupees Thirty 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.37, admeasuring 122 sq. yds., along with construction having a total area of 1659 sft., (built-up area 1461sft + 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.30,00,000/-(Rupees Thirty Lakhs 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.

For MODI & MODI CONSTRUCTIONS



Partner



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21357 2014

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Keesara

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SCHEDULED PEOPERTY

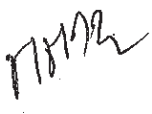
All that piece and parcel of Plot No.37, admeasuring about 122 sq. yds., along with construction having a total area of 1659 sft., (built-up area 1461sft + terrace area 56 sft + portico area 142 sft) in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 38
South	Plot No. 36
East	30' wide road
West	Neighbour's land

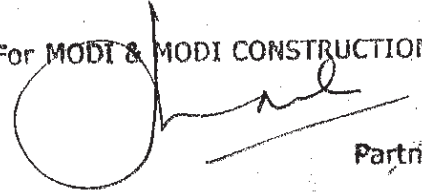
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For MODI & MODI CONSTRUCTIONS


Partner

(Soham Modi)
VENDOR



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2135/2014 Sheet 4 of 9

Joint SubRegistrar
Keesara

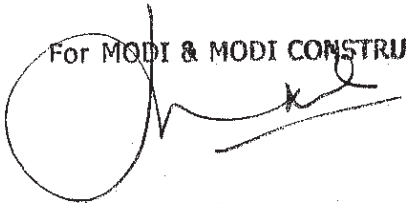
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ANNEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of bungalow along with $\times \times \times \times \times$ construction on Plot No. 37 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 : New
3. Total Extent of Site : 122 sq. yds.
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 198 sft
- b) In the Ground Floor : 601 sft
- c) In the First Floor : 640 sft
- d) Head Room + Servant + Toilet Area : 220 sft
- Total Built up Area :** 1659 sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 30,00,000/-

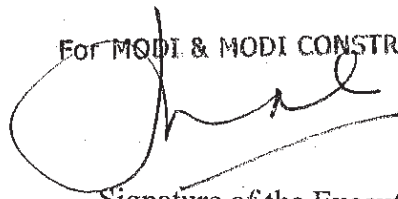
Date: 14.05.2014

For MODI & MODI CONSTRUCTIONS

Partner
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.

Date: 14.05.2014

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants



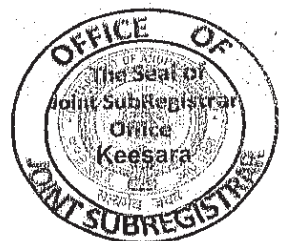
Bk -1, CS No 2160/2014 & Doct No

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Joint SubRegistrar

Keesara

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REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO. 37, FORMING A PART

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

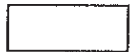
RAMPALLY VILLAGE, KEESARA

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

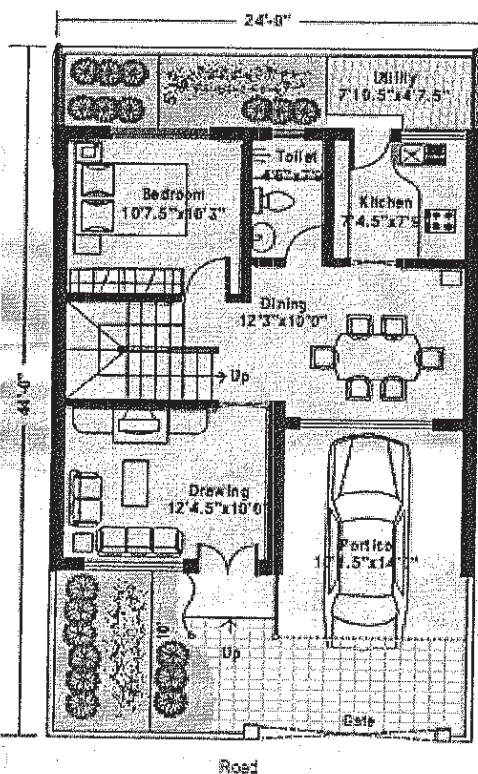
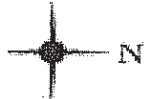
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MR. SUSHIL AGARWAL, SON OF MR. K. C. AGARWAL**REFERENCE:**
AREA:

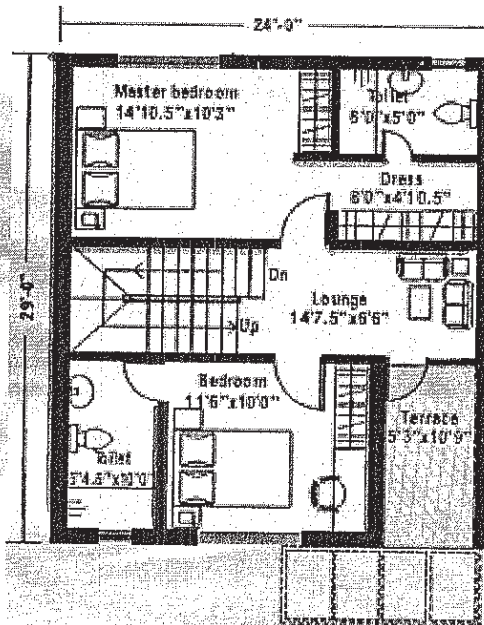
122

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

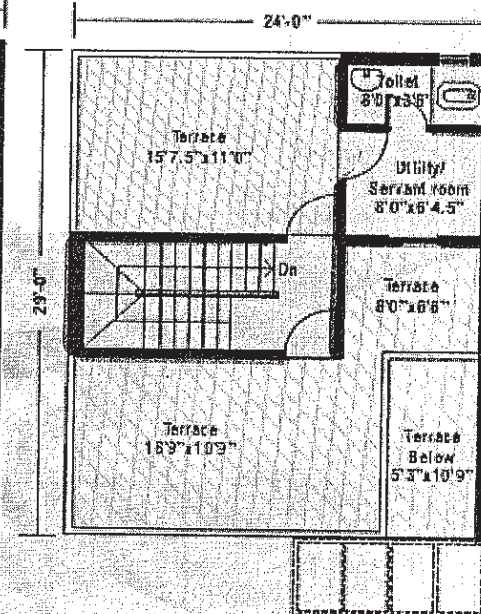
Built up Area: 1659 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

GROUND FLOOR AREA	601.00 SFT
FIRST FLOOR AREA	640.00 SFT
HEAD RM+SERVANT+TOILET AREA	220.00 SFT
PORTICO & TERRACE AREA	198. SFT

For MODI & MODI CONSTRUCTIONS

Partner**WITNESSES:**

- 1.
- 2.

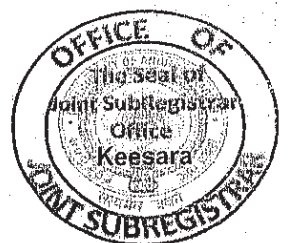
SIG. OF THE VENDOR



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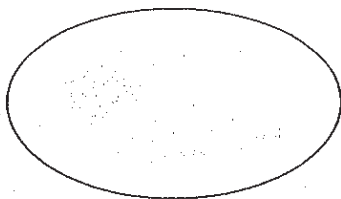
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Keesara

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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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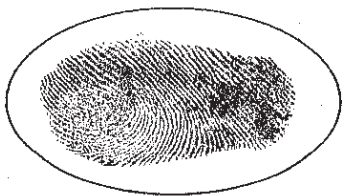
VENDOR:

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



GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:

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



BUYER:

MR. SUSHIL AGARWAL
S/O. MR. K. C. AGARWAL
R/O.# ESPACE - 290
NIRVANA COUNTRY
SECTOR - 50
GURGAON
HARYANA - 122 018.

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. 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(S) OF BUYER(S)



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Joint SubRegistrar

Keesara

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Buyer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUSHIL AGARWAL
KAILASH CHANDRA AGARWAL
16/08/1969
Permanent Account Number
AGVPA8353P

Sushil Agarwal
Signature



for - property
Registration
Sushil Agarwal
37

WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

C RAMESH
NARSING RAO CHANDRAGIRI
21/07/1979
Permanent Account Number
AKRPR1896C

C Ramesh
Signature



CR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

M MAHENDAR
MALLES MANDA
20/07/1978
Permanent Account Number
AQAPM0412C

M Mahendar
Signature



MM



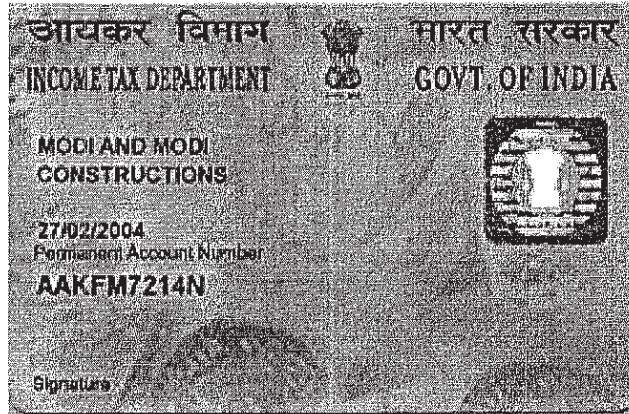
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2135/2014 Sheet 9 of 9

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Keesara

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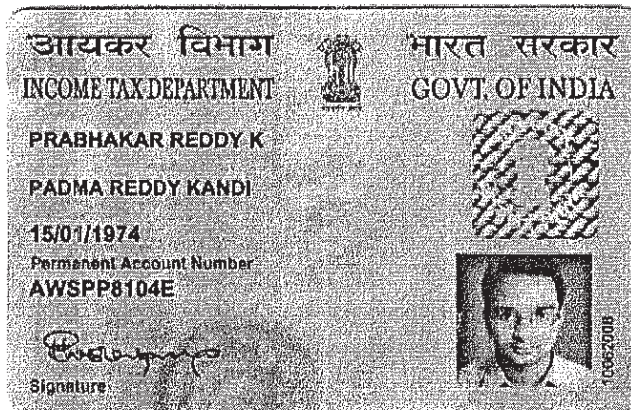
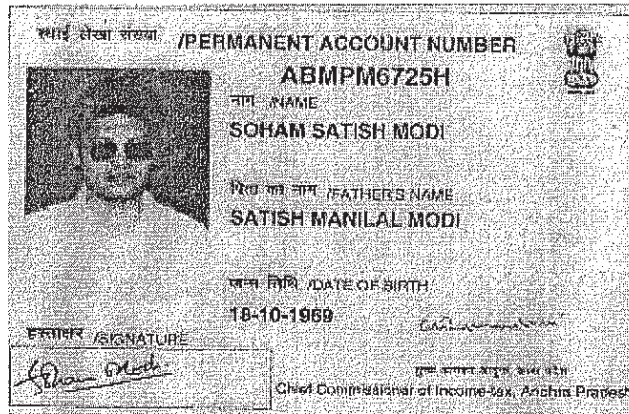


VENDOR:



For MODI & MODI CONSTRUCTIONS

Partner



Prabha...

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2135 / 2014 Sheet 8 of 9

Joint SubRegistrar
Keesara



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