

SCANNED

26/04/2011

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध्र प्रदेश ANDHRA PRADESH

T 904003

Sl.No. 47631 Dt: 21-07-2011 Rs.100/-

Name : Santosh

S/o.Shankar

For Whom : Modi & Modi Constructions

K.SATISH KUMAR

Licenced Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

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

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 31st day of August 2011 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 41 years. Occupation: Business. hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

1. Mr. NIKHIL SINGHAL, SON OF LATE. Dr. GHANSHYAM DAS SINGHAL, aged about 36 years, Occupation: Business
2. Mrs. URMILA SINGHAL, WIFE OF Mr. NIKHIL SINGHAL aged about 36 years, Occupation: Housewife, both are residing at 104, 1st Floor, G.B.S Enclave, Tirumalagiri Main Road. Secunderabad- 500 015, 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



అ పుట్టకముందు 11 వ నెల 11 వ తేదీ..... 4.60.4
 దస్తావేజు హాజరు కా గిరముల సంఖ్య..... 13
 కా గిరముల హాజరు సంఖ్య..... 1

శా. రెడ్డి-5

ENDORSEMENT

Certified that the following amounts have been paid in
 request of this check.

		In the form of	
Sl. No.	Particulars	INR/BC/ Pay Order	Total
1	100/- 119900/-		1,20,000/-
			7500/-
			100/-
			1,27,600/-

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:

- 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.

For MODI & MODI CONSTRUCTIONS


Partner

ఎ.పు.క.సం. 204 వ సం. 11 నెం. 4604

దస్తావేజు వెంటర్లం కాగితముల సంఖ్య 13

2011 నెం. 1937 వ.సం. 28

1937 వ.సం. 28

పత్రం 12

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కేసు నం. - 12

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కేసు నం. - 12

సర్-03

Prabha Reddy

Prabha Reddy

K. Prabha Reddy S/o. K.P. Reddy
Occupation: Service R/o S-4-18/134, 2nd floor
Soham Mangion, M. G. Road, Sec 13, Throug
GPA for presentation of documents, vide GPA
No 12/13K2/08, dt. 05-03-08 at SRO, Keesara
R. R. Dist



నిరూపించినది

1. K. K. Reddy S/o. Late K. K. Reddy
Service. 1-21-54/1, Venkateswara Temple, 13

2. Ch. Venkateswara Reddy S/o. Late Ch. Reddy
Occ. Service R/o 11-18/2, Road No. 2
Green Hills Colony, Surongar, Hyderabad.

2011 నెం. 1937 వ.సం. 28

- 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.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 49, admeasuring 240 sq. yds along with semi-finished construction having a total area of 2192 sft (built-up area 1946 sft + terrace area 133 sft + portico area 113 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.15,00,000/- (Rupees Fifteen 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. 49, admeasuring 240 sq. yds. along with semi-finished construction having a total area of 2192 sft (built-up area 1946 sft + terrace area 133 sft + portico area 113 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.15,00,000/-(Rupees Fifteen 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.

For: MODI & MODI CONSTRUCTIONS



Partner

சுத-0810-5

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

L. RAVINDER
నల్గొండ-రెవెన్యూ, కిసర

6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this Sale Deed. If any claim is made in this respect by any department / authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 1,27,500/- is paid by way of challan No. 800683, dated 19.11.11, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 49, admeasuring about 240 sq. yds, along with semi-finished construction having a total area of 2192 sft (built-up area 1946 sft + terrace area 133 sft + portico area 113 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. 50
South	Plot No. 48
East	Plot No. 56
West	30' wide road

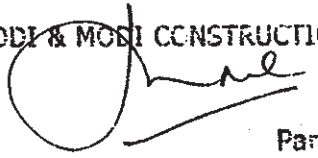
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

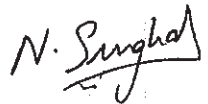
1. 

2. 

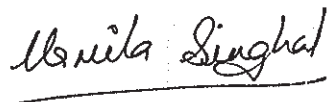
For MODI & MODI CONSTRUCTIONS


Partner

(Soham Modi)
VENDOR

1. 

VENDEE

2. 

..... 4604
నస్తాహేజ మొత్తం కాగితముల సంఖ్య... 13
ఇది కాగితముల తరగతి సంఖ్య... 4

సర్జ-రిజిస్ట్రార్

ANNEXTURE - 1 - A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 49, 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 : 240 sq. yds.
4. Built up area Particulars:
- a) Portico & Terrance Area : 246 sft
- b) In the Ground Floor : 973 sft
- c) In the First Floor : 973 sft
- d) In the Second Floor : —
- Total Built up Area :** 2192 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 15,00,000/-

Date: 31.08.2011

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: 31.08.2011

For MODI & MODI CONSTRUCTIONS



Partner

Signature of the Executants

1. N. Singhal

2. Anila Singhal

.. ఎ పుస్తకమును 11 వ సంపుట..... 4604.....
దస్త్రమును 13 సంపుట.....
ఈ కాగితము 5 సంపుట.....

సర్-రిజిస్ట్రార్

REGISTRATION PLAN SHOWING

PLOT NO. 49, FORMING A PART

IN SURVEY NOS.

128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE, KEESARA

Mandal, R.R. Dist.**VENDOR:**

M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

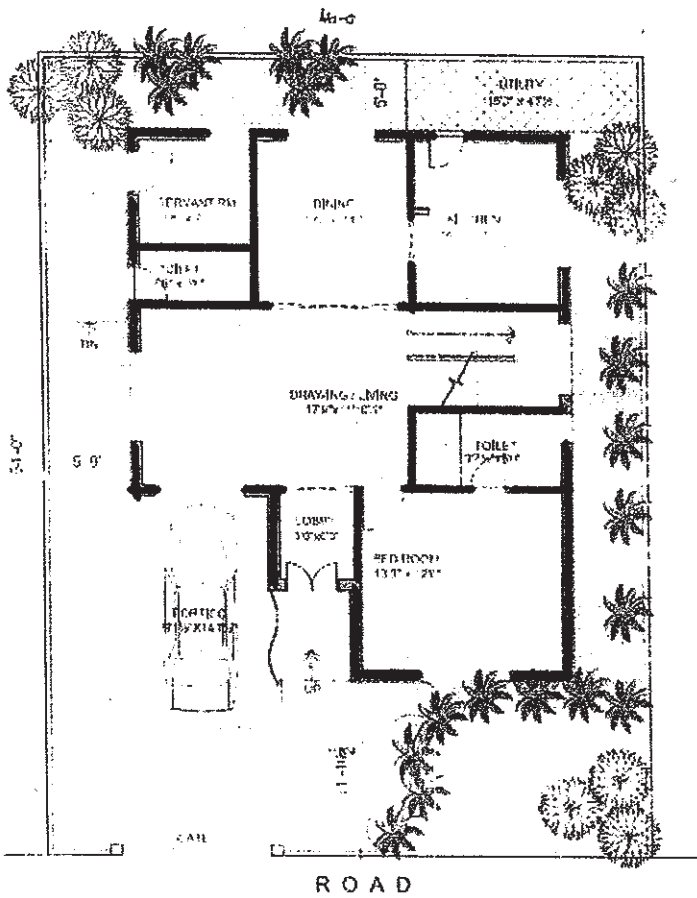
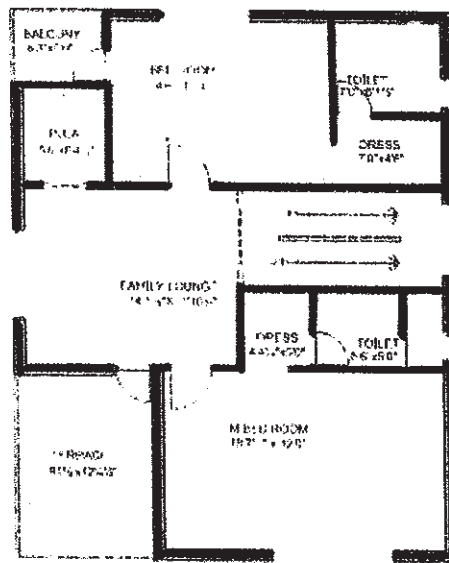
BUYER:

1. MR. NIKHIL SINGHAL, SON OF LATE. DR. GHANSHYAM DAS SINGHAL

2. MRS. URMILA SINGHAL, WIFE OF MR. NIKHIL SINGHAL

REFERENCE:
AREA:

240

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****GROUND FLOOR PLAN****FIRST FLOOR PLAN**TYPE-A (140'-0" x 54'-0")
DETACHED - HOUSE (WEST)

PLOT AREA - 2400 SQ. FT. (20' x 120' S.W.S.)

GROUND FLOOR AREA - 87300 SQ. FT.

FIRST FLOOR AREA - 87300 SQ. FT.

TOTAL BUILDUP AREA - 174600 SQ. FT.

NORTH TO AREA - 113 SQ. FT.

TOTAL AREA - 174600 SQ. FT.

Boundaries:

- North - Plot No. 50
- South - Plot No. 48
- East - Plot No. 56
- West - 30' wide road

WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

2.
SIG. OF THE BUYER

.....2011 : 4604.....

దస్తావేజుల సంఖ్యం కాగితముల సంఖ్య 13.....

ఈ కాగితముల మొత్తం సంఖ్య..... 6.....

చట్ట-02(స)-7



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

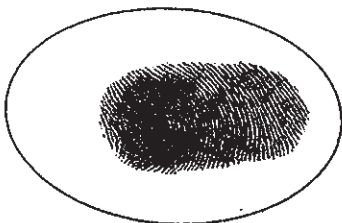
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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



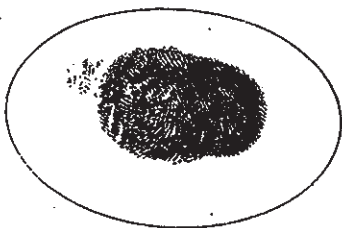
SPA FOR PRESENTING DOCUMENTS:
VIDE DOC.NO. 12/IV/2008, Dt. 05.03.2008

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:

1. MR. NIKHIL SINGHAL
S/O. LATE. DR. GHANSHYAM DAS SINGHAL
R/O. 104, 1ST FLOOR
G.B.S ENCLAVE
TIRUMALAGIRI MAIN ROAD
SECUNDERABAD- 500 015



2. MRS. URMILA SINGHAL
W/O. MR. NIKHIL SINGHAL
R/O. 104, 1ST FLOOR
G.B.S ENCLAVE
TIRUMALAGIRI MAIN ROAD
SECUNDERABAD- 500 015

SIGNATURE OF WITNESSES:

1.
2.

I stand herewith 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

DI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS

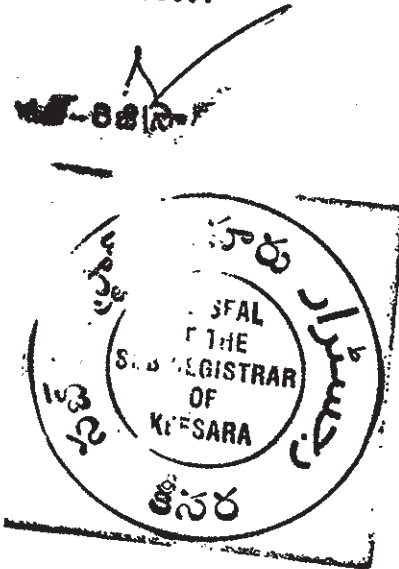
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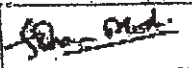
2.

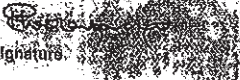
SIGNATURE OF BUYER

D. NO. 4651

. వి. పుస్తకము 20 || వి. స. 11 పు. 604
దస్తవీజుల వెలుగు. కా. గి. 11 ము. సంఖ్య. 13
ఈ కా. గి. 11 ము. సంఖ్య. 7



स्थायी लेखा संख्या	PERMANENT ACCOUNT NUMBER	
	ABMPN6725H	
नाम NAME	SONAM SATISH MODI	
पिता का नाम FATHER'S NAME	SATISH MANLAL MODI	
जन्म तिथि DATE OF BIRTH	18-10-1989	
हस्ताक्षर SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number		
AWSPB104E		
Signature		

Pranav

..... 4604
వస్తావేటా చెయ్యాలి కాగితముల సంఖ్య 13
ఈ కాగితము పేరును సంఖ్య 8

సజ్జ-రిజిస్ట్రార్

REPUBLIC OF INDIA

File No. 89350

SH. CH. V. R. N. S.

WOMAN

F

03 JUL 1973

NASIR, NAWABSHAH

24 APR 2016

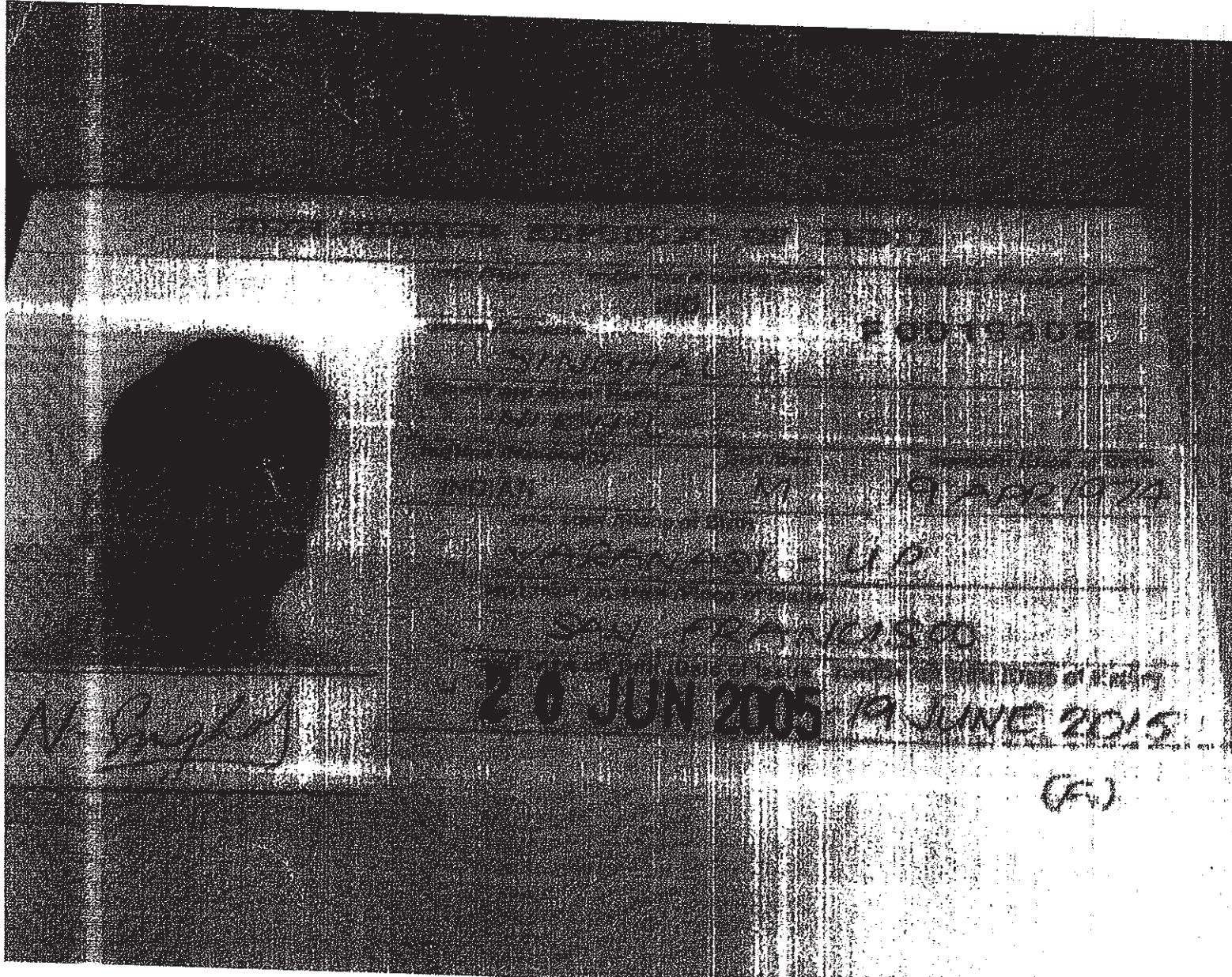
23 APR 2016

Unsub. Singhal

(FIVE)

..... 4604
వస్త్రావళి మొత్తం అంశముల సంఖ్య... 13
ఈ కాగితము పరిమిత సంఖ్య..... 9

చి-రిజి-ఫ



POST 13308

SAN FRANCISCO
CALIFORNIA

MAY 19 1974

VERMONT - U.P.

SAN FRANCISCO

26 JUN 2005 - 19 JUNE 2015

(F)

..... 4.604
..... 13
..... 1.0

SE-886

ANDHRA PRADESH

M3337079/08

Class Of Vehicle

Validity

Non-Transport
Transport

LMV

11/05/2014

Hazardous Validity

Badge No.

Original No.

Original LA.

DOB

Blood Gr.

Date of 1st Issue

DLFAP12875632008

RTA MEDCHEL

16/06/1964

23/08/2008

(Handwritten signature)

Customer Relation Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Ch. Venkat Ramana Reddy
Designation : Asst. Manager (C.R)
Valid Upto : 31-Mar-2012
Blood Group : O+ve

Emp. Signature *(Signature)* Issuing Authority *(Signature)*

5-4-187/3&4, 11nd Floor, M.G Road, Sec'bad-500003.
Ph : 040-66335551, Fax : 040-27544058
www.modiproperties.com

Res. Address :
11-13-184/1, Road, No.1,
Green Hills Colony, Saroomagar,
Hyderabad.

In case of Emergency Call :
9246165561

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

..... 4604
పస్తావేజా యెత్త : శాశ్వతముల సంఖ్య..... 13
సాకాగిరము పుట్టు సంఖ్య..... 11

చిట్ట-రిజిస్ట్రార్

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

C.S.No./Year: 4688/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 19/11/2011 13:41:06

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
4			(EX) REP BY SPA HOLDER OF VENDOR K.PRABHAKAR REDDY O/O. 5-4- 187/3 & 4 II FLOOR,M.G.ROAD, SEC-BAD.	

Identified by

Witness 1

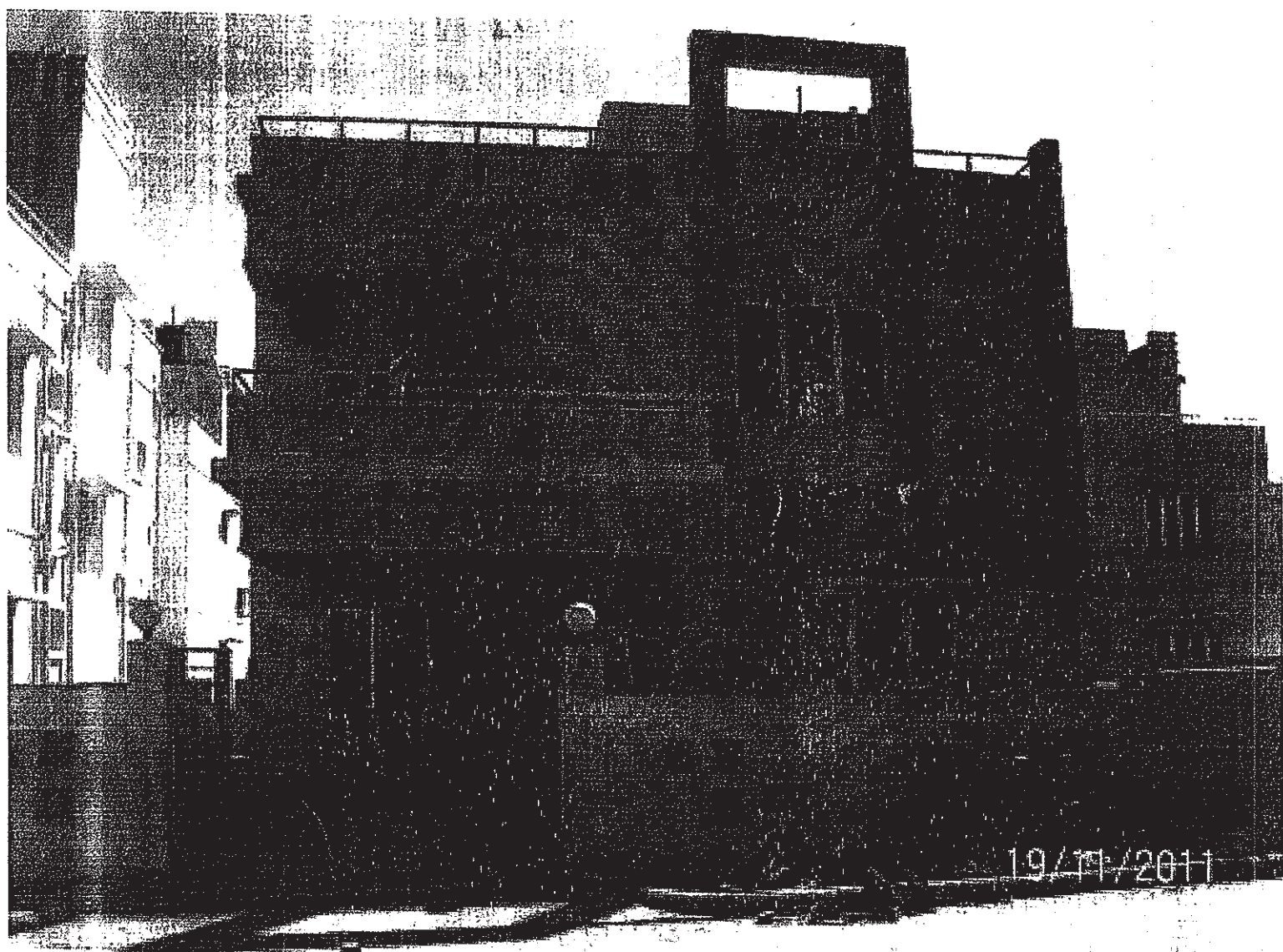
Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

..... 4604
..... 13
..... 12

సచి-రిజిస్ట్రార్



4604/2012

వి పుస్తకము 2011 వ సం॥పు.....4604.....
రస్తావేజు మొత్తం కొగిరిముల సంఖ్య.....13.....
కొగిరిముల జరుగు సంఖ్య.....13.....

ఆ-రిజిస్ట్రార్

