

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ **3922** Mr. Soham Modi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale deed				
దస్తావేజు విలువ	15,60,000 -				
స్టాంపు విలువ రూ.	100 -			Bungalow	
దస్తావేజు నెంబరు	8452/13			Rampally	
రిజిస్ట్రేషన్ రుసుము	7800 -				
లోటు స్టాంపు(D.S.D.)	85700 -				
GHMC (T.D.)	-				
యూజర్ ఛార్జీలు	100 -				
అదనపు షీట్లు	/				
5 x					
మొత్తం	93,600 -				

Manager's
Cheque
6078/18-11

(అక్షరాల) By Manager's che

రూపాయలు మాత్రమే

తేది 20/11/2013

వాపసు తేది

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. 8452/13



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 175350

Sl.No. 5050, Dt. 19-07-2013, Rs.100/-

Sold to Mahender Reddy Sengul

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

For Whom Modi & Modi Constructions, Sec-sul

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 16 day of November 2013 at S. R. O. 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 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

1. Mrs. Angadi Vijaya Lakshmi, Wife of Mr. Angadi Bhaskar, aged about 56 years, Occupation: Housewife.
2. Mr. Angadi Mahesh Kumar, Son of Mr. Angadi Bhaskar, aged about 31 years, Occupation: Service, residing at # H. No. 1-24-253/1, Plot No. 32, Sri Sai Nagar Colony, Lothkunta, Alwal, Tirmalgiri Post, 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

Book - 1 CS Number 8902 of 2013 of SRO, Keesara

Regular document number 8452 of year 2013

Sheet 4 of 11 Sheets

Signature of Joint SubRegistrar
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. 7800/- paid between the hours of 2 and 3 on the 20th day of NOV. 2013 by Sr. Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1530-1-2013-8902]JAN	ANGADI VIJAYA LAKSHMI (BUYER CUM REP TO VENDEE NO.2) R/O. H.NO 1-24-253/1 P.NO 32 SRI SAI NAGAR CLNY,, LOTHKUNTA, ALWAL, TIRMALGIRI POST, SEC-BAD 500 015.,	<i>A. Vijaya Lakshmi</i>
2	EX		 [1530-1-2013-8902]REF	REP BY GPA HOLDER K. PRABHAKAR REDDY R/O. 5-4-187/3, SOHAM MANSION,, M.G. ROAD, SECUNDERABAD.	<i>K. Prabhakar Reddy</i>

Identified By Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1530-1-2013-8902]	ANGADI BHASKAR R/O 1-24-253/1 P.NO 32 SRI SAI NAGAR CLNY ALWAL, LOTHUKUNTA, SEC-BAD.	<i>Angadi Bhaskar</i>
2		 [1530-1-2013-8902]M	M. MAHENDER R/O 26-77 YADAV BASTI NEREDMET HYD-BAD	<i>M. Mahender</i>

20th day of November ,2013

B. Reddy
Signature of Joint SubRegistrar
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.

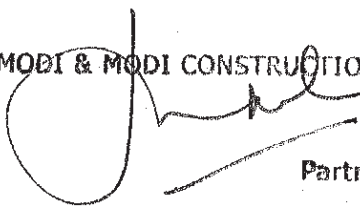
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

For MODI & MODI CONSTRUCTIONS



Partner

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Regular document number 8452 of year 2013

Sheet 2 of 11 Sheets

Signature of Joint Sub Registrar
Keesara

Endorsement:

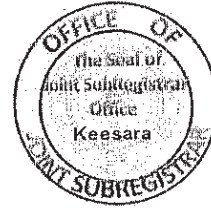
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of I.S Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		85700	85800
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		7800	7800
User Charges	NA	0	0		100	100
Total	100	0	0		93600	93700

Rs. 85700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7800/- towards Registration Fees on the chargeable value of Rs. 1560000/- was paid by the party through DD No ,6078 dated ,18-NOV-13 of ,HDFC BANK/SECUNDERABAD BRANCH

Date

20th day of November ,2013

Signature of Registering Officer
Keesara



I
8452 పుస్తకము 20 13 నంబర్ (శా.శ.1955) నంబర్
మంబరుగా రిజిస్టరు చేయబడినది. ప్లాట్ నంబర్
ప్లాట్ నంబర్ గుర్తింపు నెంబరు 1530 8452/2013
ఇవ్వబడినది.
20 నంబర్ నవంబరు 20 వ తేది.

BRidealy
సబ్-రిజిస్ట్రారు, కీసర



- 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.46, admeasuring 125 sq. yds., along with semi-finished construction having a total area of 1659 sft., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.15,60,000/-(Rupees Fifteen Lakhs Sixty 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. 46, admeasuring 125 sq. yds. along with semi-finished construction having a total area of 1659 sft., forming part of Sy. No. 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 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.15,60,000/-(Rupees Fifteen Lakhs Sixty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.12,48,000/-(Rupees Twelve Lakhs Forty Eight Thousand Only) paid by way of cheque no.043645, dated 08.11.2013, drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
 - ii. Rs.3,12,000/-(Rupees Three Lakhs Twelve Thousand Only) (Part Payment) paid by way of cheque no.024420, dated 26.06.2013, drawn on Axis Bank, Banjara Hills Branch, Hyderabad.
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.

For MODI & MODI CONSTRUCTIONS

Partner

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Signature of Joint Sub Registrar
Keesara



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.

SCHEDULED PLOT

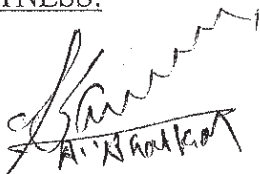
All that piece and parcel of bungalow on bearing plot No. 46, admeasuring about 125 sq. yds. along with semi-finished construction having a total area of 1659 sft., in the project known as "Nilgiri Homes", forming part of Sy. Nos.128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 47
South	Plot No. 45
East	30' wide road
West	Neighbor'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:

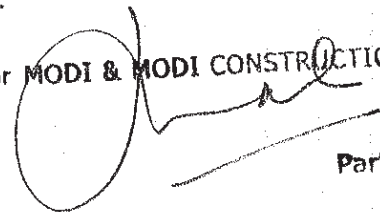
1.


A. B. Reddy

2.



For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR

1. A. Vijayalakshmi

VENDEE

2. Mahesh Kumar

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Regular document number 8452 of year 2013

Signature of Joint Sub Registrar
Keesara

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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow along with semi-finished construction on Plot No. 46 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) 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. 15,60,000/-

Date: 16.11.2013

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.

For MODI & MODI CONSTRUCTIONS

Partner

Signature of the Executants

Date: 16.11.2013

1 A. Vijaya Lakshmi

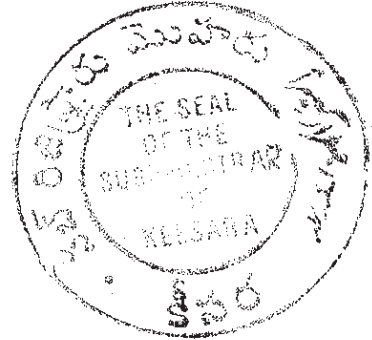
2 Mahesh Kumar

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Signature of Joint SubRegistrar
Keesara



REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO. 46, FORMING A PART

IN SUBJ. 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:

1. MRS. ANGADI VIJAYA LAKSHMI, WIFE OF MR. ANGADI BHASKAR

2. MR. ANGADI MAHESH KUMAR, SON OF MR. ANGADI BHASKAR

REFERENCE:
AREA:

125

SCALE:
SQ. YDS.

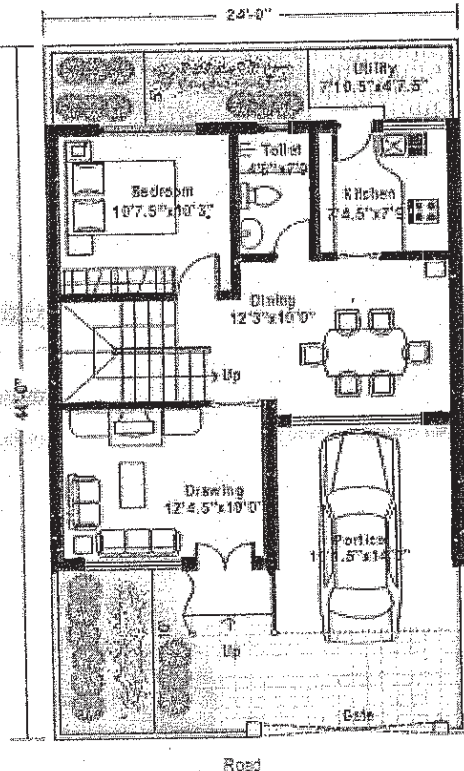
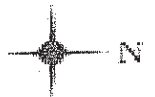
INCL:
SQ. MTRS.



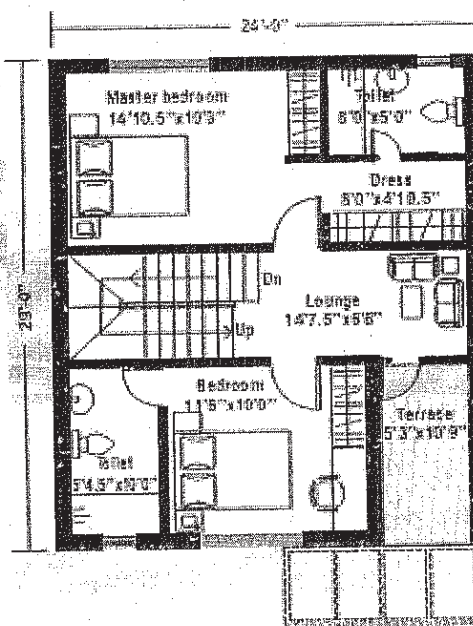
EXCL:



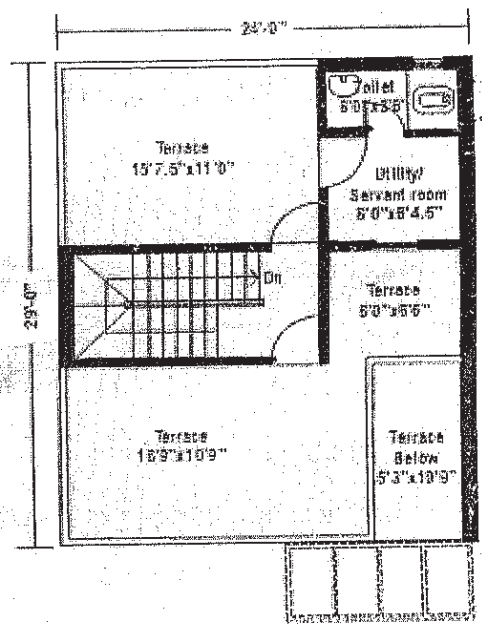
Built up Area: 1659 Sft.,



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	198.00 SFT

FOR MODI & MODI CONSTRUCTIONS

[Signature]

Partner

WITNESSES:

- [Signature]*
A. Bhaskar
- [Signature]*

SIG. OF THE VENDOR

1. A. Vijaya Lakshmi

[Signature]

SIG. OF THE BUYER

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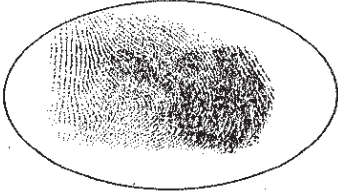
Signature of Joint SubRegistrar
Keesara



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

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)

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. RAOD, 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:

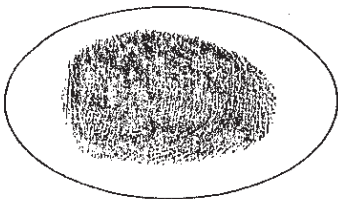
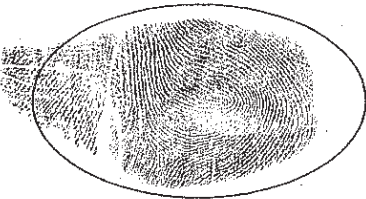
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3&4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.

BUYER CUM REPRESENTATIVE:

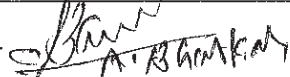
MRS. ANGADI VIJAYA LAKSHMI
W/O. MR. ANGADI BHASKAR
R/O. # H. NO. 1-24-253/1
PLOT NO. 32, SRI SAI NAGAR COLONY
LOTHKUNTA, ALWAL
TIRMALGIRI POST
SECUNDERABAD - 500 015.

BUYER

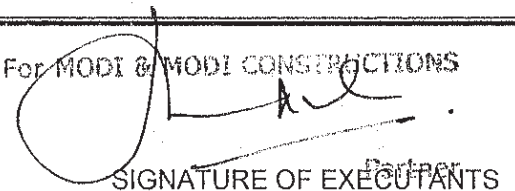
MR. ANGADI MAHESH KUMAR
S/O. MR. ANGADI BHASKAR
R/O. # H. NO. 1-24-253/1
PLOT NO. 32, SRI SAI NAGAR COLONY
LOTHKUNTA, ALWAL
TIRMALGIRI POST
SECUNDERABAD - 500 015.



SIGNATURE OF WITNESSES:

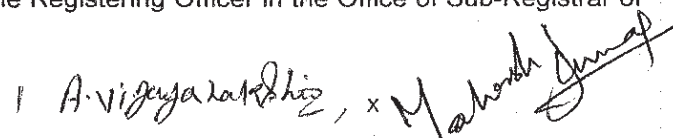
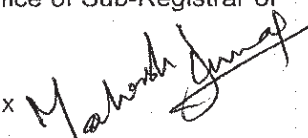
1.  A. Bhaskar
2.  M. Angadi

For MODI & MODI CONSTRUCTIONS


SIGNATURE OF EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Angadi Vijaya Lakshmi as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE

 x 
SIGNATURE(S) OF BUYER(S)

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Regular document number 8452 of year 2013

Signature of Joint Sub Registrar
Keesara

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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

आई टीएन संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1968	
हस्ताक्षर / SIGNATURE		मुख्य अधिकारी आयकर, अंगुल प्रभाग Chief Commissioner of Income-tax, Angul Pradesh

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSPP8104E		
Signature		15-06-2008

Prabha Reddy

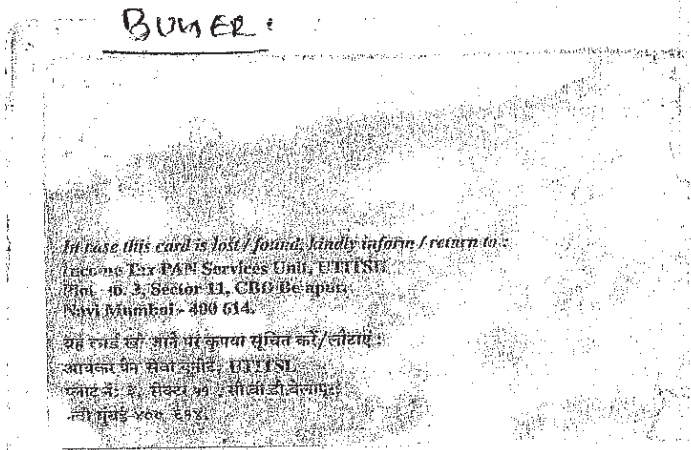
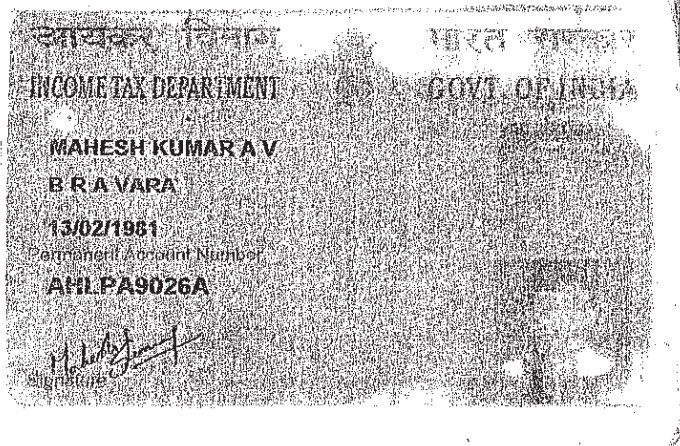
Book - 1 CS Number 8902 of 2013 of SRO, Keesara

Regular document number 8452 of year 2013

Signature of [Signature] Sub Registrar
Keesara

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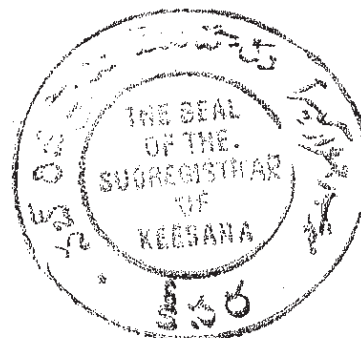
Mahesh Kumar

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Signature of Joint Sub Registrar
Keesara





WITNESS



భారత ప్రభుత్వం

నమోదు సంఖ్య / Enrollment No. : 1111/15123/03394

To
Angadi Bhaskar
అంగడి భాస్కర్
S/O Late Angadi Sree Ramappa
1-24-253/1 PLOT NO 32
SRI SAI NAGAR COLONY
NEAR LAKSHMI KALA MANDIR
ALWAL LOTHUKUNTA
SECUNDERABAD
Hyderabad
Andhra Pradesh - 500015
9346352146

23/09/2011



UF270856413IN

27085641



మీ సంఖ్య / Your Aadhaar No. :

3962 7518 1641

సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

అంగడి భాస్కర్
Angadi Bhaskar



పుట్టిన సంవత్సరం / Year of Birth: 1948
పురుషుడు / Male

3962 7518 1641



సామాన్యని హక్కు

Signature of Angadi Bhaskar
A. Bhaskar



BUYER OR
REPRESENTATIVE

భారత ప్రభుత్వం

Government of India

నమోదు క్రమసంఖ్య / Enrolment No.: 1111/15123/03395

To: Angadi Vijaya Lakshmi
(అంగడి విజయ లక్ష్మి)
W/O ANGADI BHASKAR
1-24-253/1 PLOT NO 32
SRI SAI NAGAR COLONY
NEAR LAKSHMI KALA MANDIR
ALWAL LOTHUKUNTA
SECUNDERABAD
Hyderabad
Andhra Pradesh - 500015

Date: 24/08/2011

Ref. No : 00002403-00063177-00042490-



UA 04652923 6 IN

మీ సంఖ్య / Your No. :

9546 2111 7245

సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

అంగడి విజయ లక్ష్మి
Angadi Vijaya Lakshmi
పుట్టిన సంవత్సరం / Year of Birth : 1957
స్త్రీ / Female



9546 2111 7245



సామాన్యని హక్కు

Signature of Angadi Vijaya Lakshmi
A. Vijaya Lakshmi

Book - 1 CS Number 8902 of 2013 of SRO, Keesara

Regular document number 3452 of year 2013

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Signature of Joint Sub Registrar
Keesara



WITNESS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

M. MAHENDAR
MALLES H MANDA

20/07/1978
Permanent Account Number
AQAPM0412C

M. Mahendar
Signature

भारत सरकार
GOVT OF INDIA

04072007

M. Mahendar

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Regular document number 8452 of year 2013

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Signature of Joint Sub Registrar
Keesara

