

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

8233

Sho' Soham Mooli

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు వ్యభావము	<u>Sale</u>				
దస్తావేజు విలువ	<u>184000</u>				<u>Rampur</u>
స్టాంపు విలువ రూ.	<u>100</u>				
దస్తావేజు నెంబరు	<u>4029/13</u>				
రిజిస్ట్రేషన్ రుసుము	<u>9200</u>				
లోటు స్టాంపు(D.S.D.)					
GHMC (T.D.)	<u>101100</u>				
యూజర్ ఛార్జీలు	<u>100</u>				
అదనపు షీట్లు					
5 x	<u>170672</u>				
	<u>24/4/13</u>				
మొత్తం	<u>110400</u>				

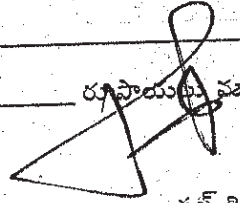
RETURN

(అక్షరాల By Challa)

తేది 24/4/13

వాపసు తేది _____

రూపాయలు మాత్రమే)



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

4029/13



4/
x901

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 972232

6/4/13 08/11/2013 1001

Sold to Ramesh

S/o. C.N. Rao

For Modi & Modi Constructions

K. SATISH KUMAR

Licensed Stamp Vendor

LIC.No.13-13-113/2000

REN.No.13-13-016/2009

H.No.3-2-09, Premavahipet (V),

Rajendranagar Mandal,

Ranga Reddy District,

Ph.No.9849355156

SALE DEED

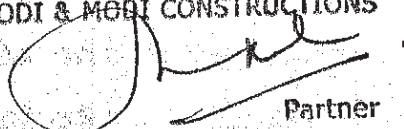
This Deed is made and executed on this the 24th day of April 2013 at SRO, Keesara, Ranga Reddy District by:

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 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. Mr. MADDAALA SRINIVAS RAO, SON OF Mr. M. V. N. APPA RAO, aged about 56 years, Occupation: Private Service.
2. Mrs. GEETHA VINODHINI SRINIVAS, WIFE OF Mr. MADDAALA SRINIVAS RAO, aged about 50 years, Occupation: Self Employed, both are residing at # Flat No.503, Livewell Apartments, Officers Colony, A. S. Rao Nagar, Hyderabad - 500 062., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

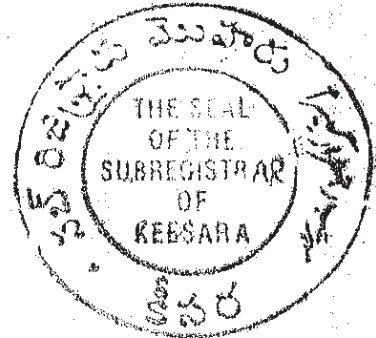
For MODI & MODI CONSTRUCTIONS


Partner



ప పుస్తకము 2012 వ సం॥ నెంబర్.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య.....
 కాగితము వరుస సంఖ్య.....

[Signature]



243 సం॥ పుస్తకము నెంబర్ 24 వ తేది
 1934 వ.శా.స. నెంబర్ 4 వ తేది
 పగలు 2 వ రోజు 3 గంటల మధ్య

కీసర సబ్ - రిజిస్ట్రార్ అఫీసులో
 శ్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ నెంబర్ 1934 వ.శా.స. నెంబర్ 32.ఎ నెంబర్
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ॥ 920/- లు చెల్లించినాడు
 వారియిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన వేలు

[Signature]

[Signature]

K. Prabhakar Reddy S/o. K. P. Reddy
 occ: Service. R/o: # 13/4, 2nd floor
 Saham mansion, M. G. Road, Secbad, through
 SPA for presentation of documents, vide SPA
 No. D/BK-16/08, dt. 05-03-2008 at SRO,
 Keesara, R.R. Dist.

హాపించినది

[Signature]

K.S.S. SAINIVASA RAO S/o KLV MURTHY
 occ: Service; F-404, Pragathi Srinivasam APM,
 Sainath Puram, Dr. Ashok Reddy, Secunderabad

[Signature]

M. Mahender S/o. Late M. Malliah
 occ: Service. R/o: # 28-73, Yadav Basti
 Heredmet, Hyderabad

[Signature]

29 13 సం॥ పుస్తకము నెంబర్ 24 వ తేది సబ్-రిజిస్ట్రార్
 1934 వ.శా.స. నెంబర్ 4 వ తేది కీసర

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:

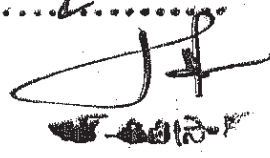
- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, 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

ఎ షుద్ధికము 2013 వ సంవత్సరము 4029
 చస్తాపేజా మొత్తం కాగితముల సంఖ్య 12
 ఈ కాగితము దరుప సంఖ్య 2




ENDORSEMENT

Certified that the following amounts have been paid in respect of this document

Sl. No.	Description of fees	Amount	DD/RC Pay order	Total
1	Stamp duty	100/- 10/100		101200
2	Transfer			
3	Registration	9200		9200
4	User charges	100		100
5	Total	100 110400/-		110500



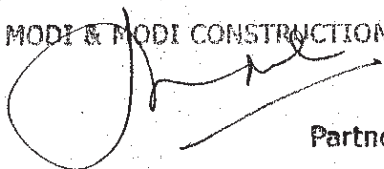
సబ్ రిజిస్ట్రార్
 కేసర

- D) The Vendee is desirous of purchasing a plot of land bearing no.65 admeasuring 170 sq. yds. along with 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 Property forming part of the Scheduled Land for a consideration of Rs.18,40,000/-(Rupees Eighteen Lakhs Forty 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.65 admeasuring 170 sq. yds., along with 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 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.18,40,000/-(Rupees Eighteen Lakhs Forty Thousand 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.
7. Stamp duty and Registration amount of Rs.1,10,400/- is paid by way of challan no. 170672, dated 24.04.2013, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

... అ పుస్తకము 20/3 ... 4029
 వస్తావేజా మొత్తం కొడితముల పంఖ్య... 12
 ఈ కొడితము వరుస పంఖ్య... 3

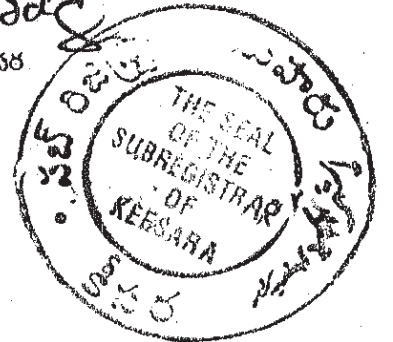
[Signature]
 24/4/13

Rs. 101100 towards stamp duty including T.D.
 under section 41 of the I.S. Act 1889.
 and Rs. 9200 towards Registration fee on the
 chargeable value of Rs. 1240000 were paid by
 the party through Bank. 170672 vide
 challan/DD/BO/Pay order No. 24/4/13 date

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

పుస్తకము 20 క్రింది (సా.న.1982) నంబరు
 4029. నంబరుగా రిజిస్టరు చేయబడినది. ఖామంగ్
 నిమిత్తం గుర్తింపు నంబరు 1520-4029/2013
 ఇవ్వబడినది.
 20/నంబరు... 24 వ తేది.

[Signature]
 సబ్-రిజిస్ట్రారు, కేసరా



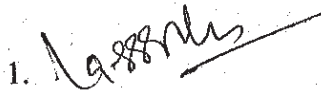
SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 65 admeasuring about 170 sq. yds., along with construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 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, bounded on:

North	Plot No. 66
South	Plot No. 64
East	Plot No. 72
West	30' wide road

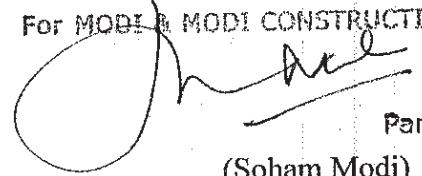
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

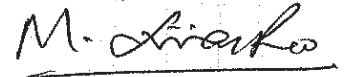
2. 

For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR





VENDEE

ఎ పుస్తకము సంఖ్య 4029
దస్తావేజు మొత్తం 12
ఈ దానికంటే వరుస సంఖ్య 4


అధికారి



ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow along with semi-finished construction on Plot No. 65 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 : 170 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. 18,40,000/-
- For MODI & MODI CONSTRUCTIONS
- 
Partner
- Signature of the Executants
- Date: 24.04.2013

C E R T I F I C A T E

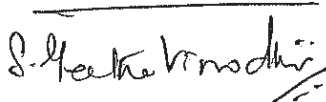
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 24.04.2013

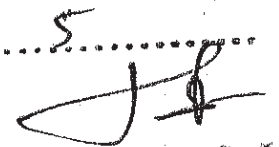
For MODI & MODI CONSTRUCTIONS

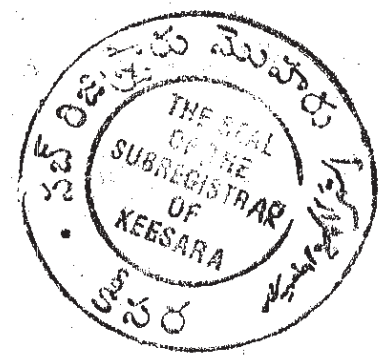

Partner

Signature of the Executants

5
... ఎ పుస్తకము నిలిపి ఉంచు..... 4029.....
... వస్తావేటి మొత్తం కామముల సంఖ్య..... 100.....
... కాగితము వరుస సంఖ్య..... 5.....


... ..



REGISTRATION PLAN SHOWING

PLOT NO. 65, FORMING A PART

IN SURVEY NOS. 128, 129, 132, 133, 134, 135 & 136

Situated at

Mandal, R.R. Dist.

RAMPALLY VILLAGE, KEESARA

VENDOR:

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. MADDAALA SRINIVAS RAO, SON OF MR. M. V. N. APPA RAO,

MRS. GEETHA VINODHINI SRINIVAS, WIFE OF MR. MADDAALA. SRINIVAS RAO

REFERENCE:
AREA:

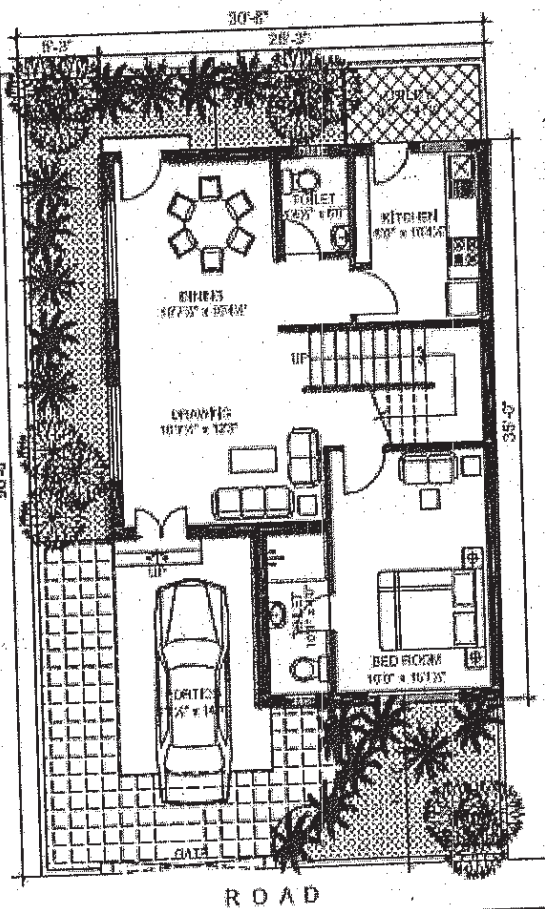
170

SCALE:
SQ. YDS.

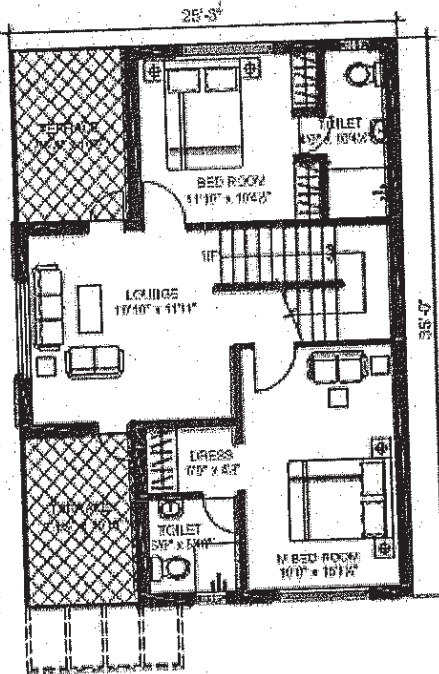
INCL:
SQ. MTRS.



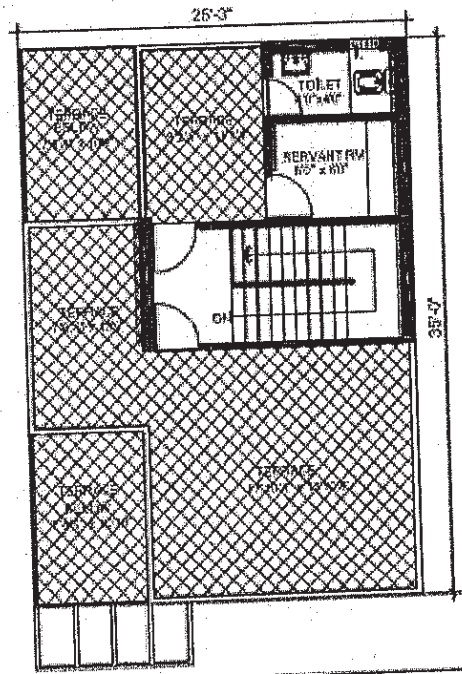
EXCL:



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

TYPE-B (20'-0" x 30'-0")
SEMI-DETACHED - HOUSE (WEST)
PLOT AREA - 100 SQYDS (4000 SQM)
GROUND FLOOR AREA - 102.00 SFT
FIRST FLOOR AREA - 723.00 SFT
HEAD RM+SERVANT+TOILET AREA - 249.00 SFT
TOTAL BUILDUP AREA - 1474.00 SFT
PORCH AREA - 191.00 SFT
TERRACE AREA - 030.00 SFT

WITNESSES:

1. *[Signature]*
2. *[Signature]*

For MODI & MODI CONSTRUCTIONS

Partner
SIG. OF THE VENDOR

[Signature]
SIG. OF THE BUYER

.. ఎ పుస్తకము 2013 వ సం॥ నెం..... 4029

దస్తావేజు మొత్తం కాగితముల సంఖ్య... 12

ఈ కాగితము వరుస సంఖ్య..... 6


జి.ఎ.ఆర్.ఎస్.





.. ప పుస్తకము 2013వ సం॥పు..... 4029..

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12.....

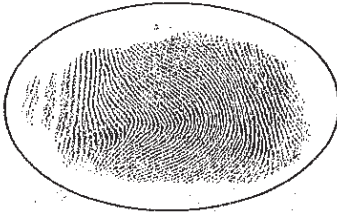
ఈ కాగితము వరుస సంఖ్య..... 7.....


క-రిజిస్ట్రార్



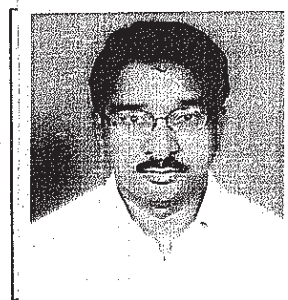
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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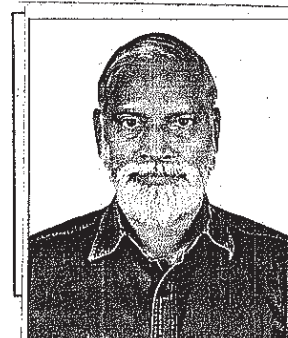
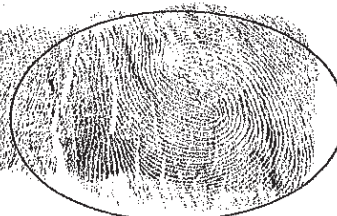
VENDOR:

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



BUYERS:

1. MR. MADDAALA SRINIVAS RAO
S/O MR. M. V. N. APPA RAO
R/O. # FLAT NO.503
LIVEWELL APARTMENTS
OFFICERS COLONY
A. S. RAO NAGAR
HYDERABAD - 500 062.



2. MRS. GEETHA VINODHINI SRINIVAS
W/O. MR. MADDAALA SRINIVAS RAO
R/O. # FLAT NO. 503
LIVEWELL APARTMENTS
OFFICERS COLONY
A. S. RAO NAGAR
HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

అన్నియులు సలిపిన సంతకాలు..... 4029

కస్తావేళ మొత్తం కాగితముల సంఖ్య..... 12

ఈ కాగితము వరుస సంఖ్య..... 8

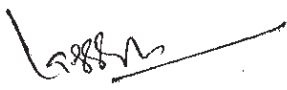
శా. రిజిస్ట్రార్



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

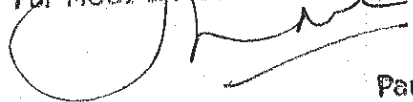
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			WITNESSESS: 1. MR. S. SRINIVASA RAO KESIRAJU S/O. MR. LAXMI NARASIMHA MURTHY R/O. FLAT NO. F-404 PRAGATHI SRINIVASAN APTS, SAINATH PURAM DY. A S RAO NAGAR SEC-BAD.
			2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD

SIGNATURE OF WITNESSES:

1. 

2. 

For MODI & MODI CONSTRUCTIONS

 Partner

SIGNATURE OF THE EXECUTANT


S. Srinivas Rao

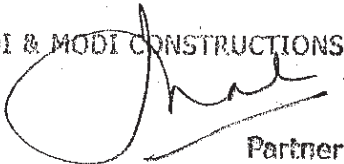
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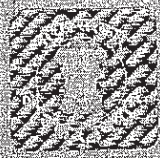
VENDOR:

For MODI & MODI CONSTRUCTIONS


Partner

पंजीकृत 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 18-10-1969	
हस्ताक्षर / SIGNATURE 	Chief Commissioner of Income-tax, Andhra Pradesh	



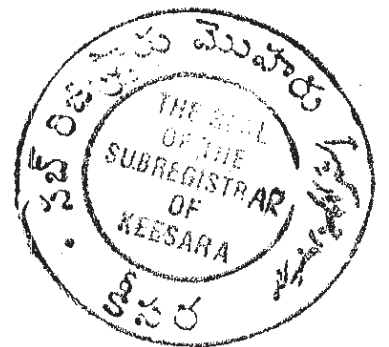
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		10062008

అభిప్రాయము 20/3 వ సంచిక..... 4029.....

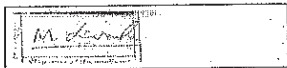
వస్త్రావేశ మొత్తం కాపీలముల సంఖ్య..... 12.....

ఈ కాపీలము వరుస నంబర్..... 10.....


అధికారి



Buyer:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADMPR9983Q	
	नाम /NAME MADDAALA SRINIVAS RAO	
	पिता का नाम /FATHER'S NAME MADDAALA VENKATANARASIMHA APPARAO	
	जन्म तिथि /DATE OF BIRTH 12-07-1956	
हस्ताक्षर /SIGNATURE		
	आयकर निदेशक (पद्धति) DIRECTOR OF INCOME TAX (SYSTEMS)	

M. Shankar

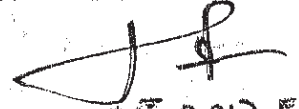
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
GEETHA VINODHINI SRINIVAS		
KRISHNASWAMY SHIVASHANKER		
07/10/1962		
Permanent Account Number AIMFV3674R		
		
Signature		63042010

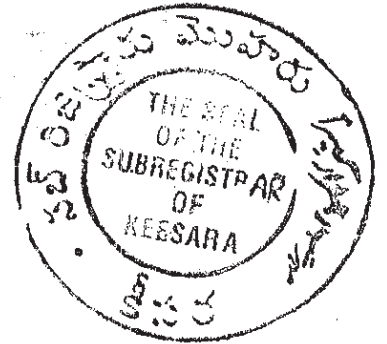
S. Geetha Vinodhini

. వ పుస్తకము 2013 సం॥పు..... 4029

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12

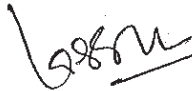
ఈ కాగితము వరుస సంఖ్య..... 11


అధికారి



WITNESSES,

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABZPK0891M	
नाम / NAME	SATYASUNDARA SRINIVASA RAO KESIRAJU	
पिता का नाम / FATHER'S NAME	LAXMI NARASIMHA MURTHY KESIRAJU	
जन्म तिथि / DATE OF BIRTH	13-03-1955	
हस्ताक्षर / SIGNATURE		
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh		



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M. MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number
AQAPM0412C


Signature





4029
, ఎ పుస్తకము 2013వ సం॥ 12
దస్తావేజు వెయ్యి 12
ఈ కాగితము వరుస సంఖ్య 12

[Signature]
క. రిజిస్ట్రార్

