

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

M/s 7219 Modi & Modi Constructions, Regd by SPA

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

K. Prabhakar Rao

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	26,10,000				27/2/13
స్టాంపు విలువ రూ.	100				14/3/13
దస్తావేజు వెంబరు	2498/13				Lampally
రిజిస్ట్రేషన్ రుసుము	13050				
లోటు స్టాంపు(D.S.D.)	208700				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు					
5 x					
మొత్తం	221850				

RETURN

Challan 9087
Dt - 15/3/13

(అక్షరాల)

111

రూపాయలు మాత్రమే)

తేది

15/3/13

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

DN 2498/13



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425545

S.No. 2846 Dt. 27-02-2013 Rs. 100/-
Sold to : Sri. Ramesh S/o Narsing Rao R/o Hyd
For Whom: Modi and Modi Constructions

K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No. 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

SALE DEED

This Deed is made and executed on this the 14th day of March 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.)

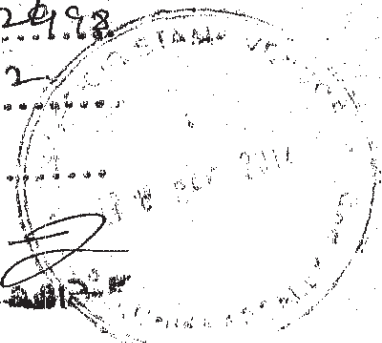
IN FAVOUR OF

1. Mr. RAVINDRA. N. VANGA, SON OF Mr. NARSAIAH, aged about 39 years, Occupation: Service.
2. Mrs. UMA DEVI R. VANGA, WIFE OF Mr. RAVINDRA. N. VANGA, aged about 32 years, both are residing at # Flat No. B-401, Simran Residency, Sector-7, Plot No. 21, Kharghar, Navi Mumbai., 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

2013 నా.పు. 20 (3వ పంక్తి)..... 24.98
 కస్తావేజు మొత్తం కా.పా.పా.పా. సంఖ్య..... 12
 క.కా.గి.ప.పా. సంఖ్య..... 1



2013 నా.పు. చుంట్ల వెల..... 15 వ రెండు
 1934 వ.శా.నె. చిట్టా మాసము..... 24 వ తేది
 పంక్తి..... 2 పరిశీలు..... 3 గంటల పాటు

కీసర నబ్ - రిజిస్ట్రార్ ఆఫీసులో

శ్రీ/శ్రీమతి..... K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

అనుసరించి సమర్పించవలసిన డాక్యుమెంట్లు

మరియు పేరిమ్యుడ్రబ్తో సహా దాఖలు చేసి రుసుము

రూ॥..... 13050/- త చెల్లించినారు

వాసియచ్చిపట్టు ఒప్పకొన్నది

అతహా జోకున వెలు



The Registrar

The Registrar



K. Prabhakar Reddy S/o. K. P. Reddy's Occ. Service
 O/o: # 5-6-187/3 & 4, 1st floor, Sohammension
 M. G. Road, Sec'bad, through SPA for presentation of
 Documents, vide SPA No. 12/BK/08. Dt. 05-03-08
 at SRO, Keesara, R.A. Circle

హాపించినది

① M

M. Srinivas S/o. Late M. Lingaiah Occ. Service
 R/o: # 2-11-365, Warasiguda, Sec'bad,

x M

M. Mahendrar S/o. M. Mallesh Occ. Service
 R/o: # 28-77, Yadav Basti, Neredmet, Hyderabad.

2013 నా.పు. చుంట్ల వెల..... 15 వ రెండు నబ్ - రిజిస్ట్రార్

1934 వ.శా.నె. చిట్టా మాసము..... 24 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.

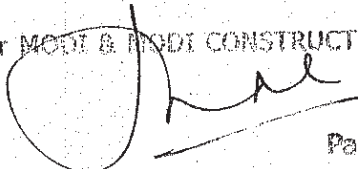
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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 MOU & HSDI CONSTRUCTIONS


Partner

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 ఈ కిందికి దిద్దడం సంఖ్య

2



ENDORSEMENT

Whereas the following amounts have been paid in
 respect of the above said

Sl No.	Description of fee/duty	in Rs.	DD/BC/ Pay Order	Total
1	Stamp Duty	100/- 208700		208800
2	Transfer Duty			
3	Registration fee			13050
4	User charges			100
5	Total			221950/-

[Signature]

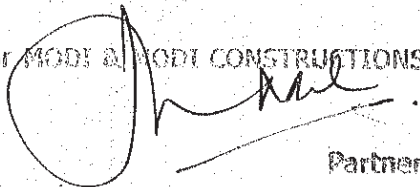
సబ్ రిజిస్ట్రార్
 కీసర

- D) The Vendee is desirous of purchasing a plot of land bearing no.70 admeasuring 170 sq. yds., along with construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.26,10,000/-(Rupees Twenty Six Lakhs and 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.70 admeasuring 170 sq. yds., along with construction having a total area of 2085 sft.,(built-up area 1694 sft + terrace area 265 sft + portico area 126 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.26,10,000/-(Rupees Twenty Six Lakhs and Ten 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.2,21,850/- is paid by way of challan no. 90817, dated 15.3.13, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

FOR MODI & MODI CONSTRUCTIONS

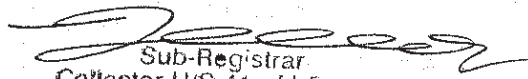


Partner

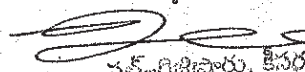
13 2498
 వస్తావేళా మొత్తం కట్టించిన సంఖ్య 12
 ఈ కారితోటా వచ్చిన రెవెన్యూ 3

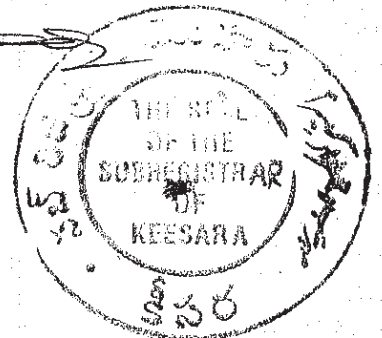
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Rs 20870/- towards stamp duty including T.D.
 under section 41 of the I.S. Act 1909.
 and Rs 13050/- towards Registration fee on the
 chargeable value of Rs 2610000/- were paid by
 the party through 908/17 vide
 challan/DD/BG dated 15/3/13 date"


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

2
 పుస్తకము 2013 సం॥ (శా.శ.1937) సం॥
 2498 మొదలుగా రిజిస్టరు చేయబడినది. స్వామింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1530 2498/203
 ఇచ్చబడినది.
 20/3 మూర్తి సబ్ రిజిస్ట్రారు, కీసర 15 వ తేది.


 సబ్-రిజిస్ట్రారు, కీసర



SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 70 admeasuring about 170 sq. yds., along with construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 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:

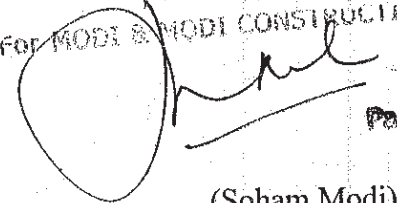
North	Plot No. 71
South	Plot No. 69
East	30' wide road
West	Plot No. 63

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. 
(M. SRINIVAS)

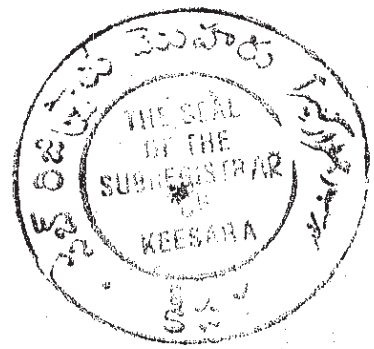
2. 
(M. MAHENDER)

FOR MODI & MODI CONSTRUCTION

Partner
(Soham Modi)
VENDOR

Flanga,
VENDEE


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 దస్తావేజు వెళ్తుంది కనుక..... 12.....
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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. 70 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 : 391 Sft
- b) In the Ground Floor : 799 Sft
- c) In the First Floor : 628 Sft
- d) Head Rm+Servant+Toilet Area : 267 Sft
- Total Built up Area :** 2085 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 26,10,000/-

FOR MODI & MODI CONSTRUCTIONS

Partner

Signature of the Executants

Date: 14.03.2013

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.

FOR MODI & MODI CONSTRUCTIONS

Partner

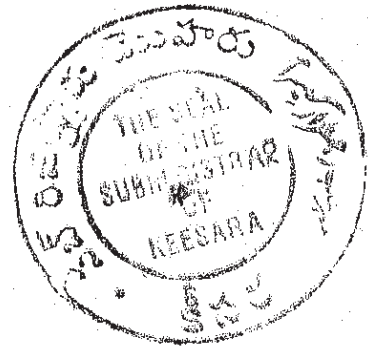
Signature of the Executants

Date: 14.03.2013

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PLOT NO. 70, FORMING A PART

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

Mandal, R.R. Dist.

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

MR. RAVINDRA N. VANGA SON OF MR. NARSAIAH

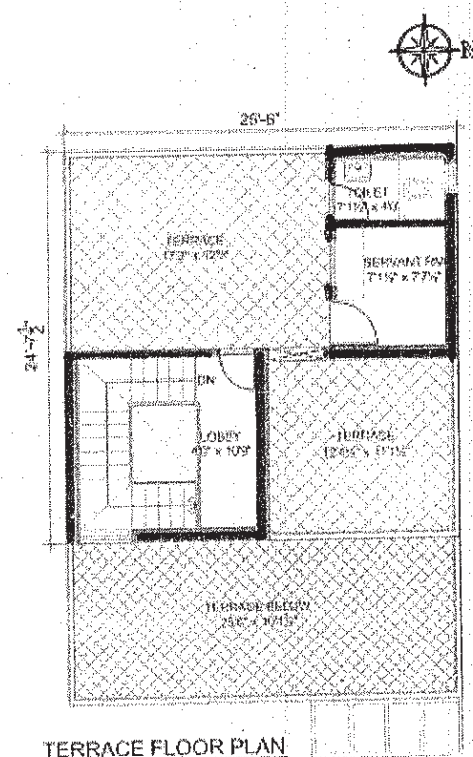
MRS. UMA DEVI R. VANGA WIFE OF MR. RAVINDRA N. VANGA

170

INCL:
SQ. MTRS.



EXCL:



TYPE-B (30'-6" x 50'-0")
SEMI-DETACHED - HOUSE (EAS)

GROUND FLOOR AREA - 799.00 SFT
FIRST FLOOR AREA - 828.00 SFT
HEAD RM + SEW/BAHT + TOILET - 257.00 SFT
TOTAL BUILDUP AREA - 1627.00 SFT
PERMICO AREA - 1214.00 SFT
TERRACE AREA - 263.00 SFT

WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

[Signature]

SIG. OF THE VENDOR

[Signature]

SIG. OF THE BUYER

..... 13వ పంక్తి..... 2498

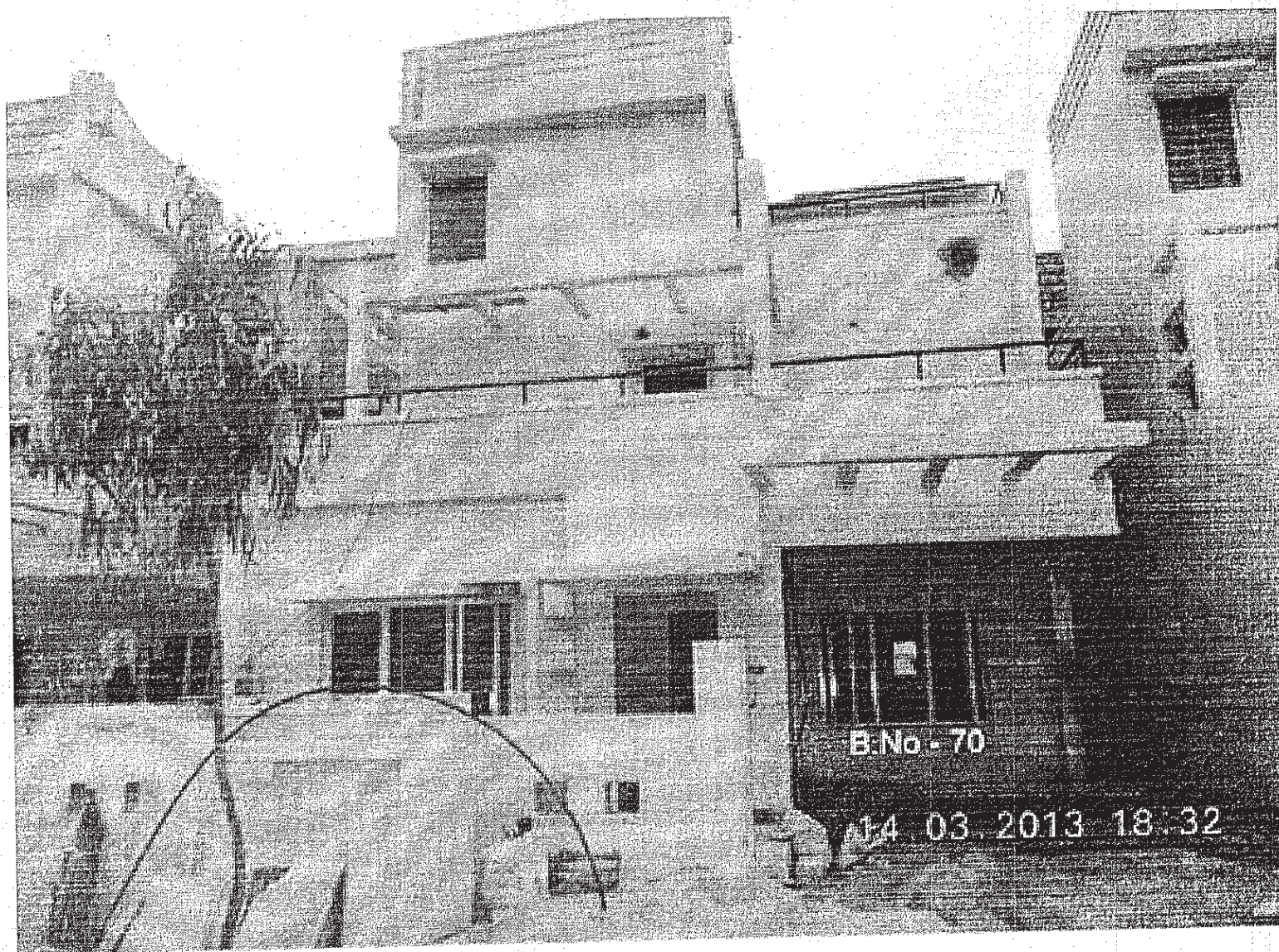
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B.No - 70

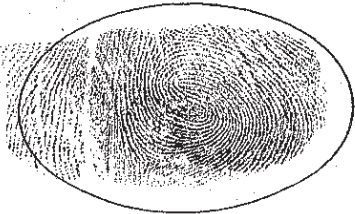
14 03 2013 18:32

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 పంపునంబు 130 నంబరు.....
 ప్రతివేళ మొత్తం కామీషనుల సంఖ్య..... 12
 ఈ కాగితము పుచ్చున సంఖ్య..... 7


 25-12-19

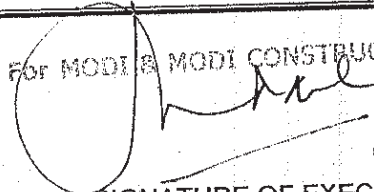


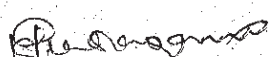
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

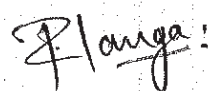
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			SPA FOR PRESENTING DOCUMENTS: VIDE DOC.NO. 12/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: 1. MR. RAVINDRA. N. VANGA S/O.MR. NARSAIAH R/O. # FLAT NO. B-401 SIMRAN RESIDENCY, SECTOR-7 PLOT NO. 21, KHARGHAR NAVI MUMBAI.
			2. MRS. UMA DEVI R. VANGA W/O. MR. RAVINDRA. N. VANGA R/O. # FLAT NO. B-401 SIMRAN RESIDENCY, SECTOR-7 PLOT NO. 21, KHARGHAR NAVI MUMBAI..

SIGNATURE OF WITNESSES:

- 
- 

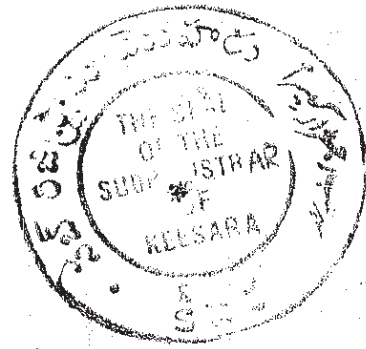
FOR MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS



 : 

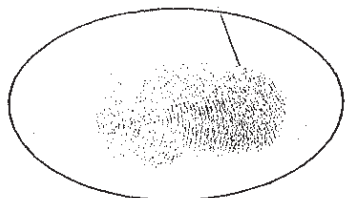
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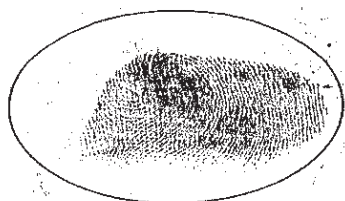
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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WITNESSES:

1. MR. M. SRINIVAS
S/O. LATE M. LINGAIAH
R/O. H. NO: - 2-11-365
WARASIGUDA
SECUNDERABAD.



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

SIGNATURE OF THE BUYER

..... 2498
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..... 9

2
.....



VENDOR:

For MODI & MODI CONSTRUCTIONS

हस्ताक्षर 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
Soham Modi

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

..... 2498
..... 12
..... 10
.....

2
10-10-10



Buyer.

आयकर विभाग
INCOME TAX DEPARTMENT
RAVINDRA N VANGA
NARSAIAH VENKAIAH VANGA
01/06/1972
Permanent Account Number
AFRPV5038F
Signature
भारत सरकार
GOVT. OF INDIA
15032091

Flanga.

आयकर विभाग
INCOME TAX DEPARTMENT
UMADEVI RAVINDRA VANGA
VIMAKAR NARSAIYA ADEPU
23/08/1980
Permanent Account Number
ALHPV8113H
Signature
भारत सरकार
GOVT. OF INDIA
15032091

Umadevi

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దస్తావేజు మొత్తం కాగితాల సంఖ్య.....12.....

ఈ కాగితం ... సంఖ్య11.....


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WITNESS:

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

Number: DLFAP010413402001
Name: SRINIVAS M
S/D/W of: M LINGAIAH
Address: 12-11-364/6
WARSIGUDA
SECUNDERABAD
PIN: 500001
DOB: 06-06-1971

Signature: _____
Blood Gr: _____

DL Of issue: 09-10-2001
Addl. Licensing Authority
Secunderabad

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

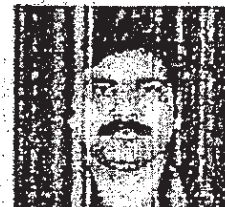
MALLESH MANDA

20/07/1978

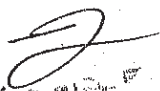
Permanent Account Number

AQAPM0412C

Signature: _____



2498...
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