

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

3527

Saham Modi Rep Modr

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		30/10		
దస్తావేజు విలువ	1500000			Rampally	
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	1809/13				
రిజిస్ట్రేషన్ రుసుము	7500/-				
లోటు స్టాంపు (D.S.D.)	119900/-				
GHMC (T.D.)	-				
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x Ch.	43734				
	28/2				
మొత్తం	127500/-				

(అక్షరాల

By Chellan

రూపాయలు మాత్రమే)

తేది

28/2

వాపసు తేది

WDA

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

1809 of 2013



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 933061

S.No. 1561 Dt.30-10-2012 Rs.100/-
Sold to : Sri. Ramesh S/o Narsing Rao, R/o Hyd.
For Whom: Modi & Modi Construction, Hyd

K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No, 16-02-08/2010
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

SALE DEED

This Deed is made and executed on this the 28th day of February 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

Mr. K. P. SAI KUMAR, SON OF Mr. K. P. RAMANATHAN, aged about 30 years, Occupation: Service, residing at # Flat No. 108, Sri Sai Sadan Apartment, Opp: Kushaiguda Bus Depot, S. P. Nagar, Maula-ali, Hyderabad - 500 040., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

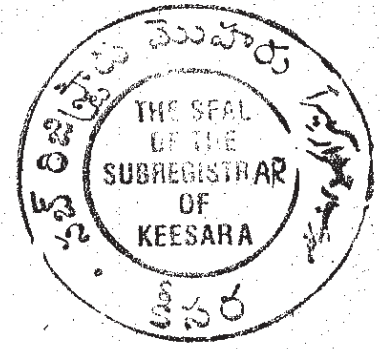
For MODI & MODI CONSTRUCTIONS

Partner



1. వ పుస్తకము 2013 వ సం. 11 పు... 1809
 2. సస్టావేజా మొత్తం కా గిత్తము సంఖ్య... 12
 3. కా గిత్తము తరహా సంఖ్య... 1

[Signature]
 సబ్-రిజిస్ట్రార్



ENDORSEMENT

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

Sl. No.	Description of fee/duty	In the form of					Total
		Stamp	DD/BG	Pay order	Stamp	DD/BG	
1	Stamp Duty	100/-	119900				120000
2	Transfer Duty						
3	Registration fee						7500
4	Other charges						100
5	Total						127600

T. Nagai
 సబ్ రిజిస్ట్రార్
 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.

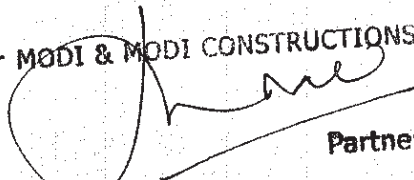
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135 & 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

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/PIg/HUDA/07 dated 16/11/2007.

For MODI & MODI CONSTRUCTIONS

Partner

ప. అర్హతము 20/3 వ సం॥పు... కే.09.....

దస్తావేజు మొత్తం కా... సంఖ్య... 12.....

కా గతము వ... సంఖ్య... 2.....

493 సం॥ ఫిబ్రవరి నెల... 28 వ తేది

1934 వ.శ.శ. చిల్ల... మాసం... 9 వ తేది

సగలు... 11 మరియు... 12 గంటల మధ్య

కీసర్ సబ్ - రిజిస్ట్రార్ ఆఫీసులో

శ్రీ/శ్రీమతి... K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

అనుసరించి నమోదించవలసిన ఫోటోగ్రాఫులు

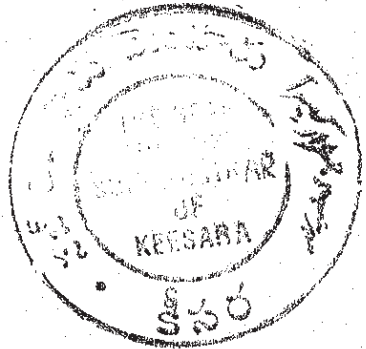
మరియు వెలిమూడలో సహ దాఖలు చేసి రుసుము

రూ॥ 7500/- లు చెల్లించినారు

వాసియిచ్చిపట్టు ఒప్పుకొన్నది

ఎడమ బొటన వెలు

Handwritten signature and stamp.



K. Prabhakar Reddy S/o. K.P. Reddy,
Occ. Service. o/a S.H. 18/3 & 4, 1st floor,
Soham mansion, M. G. Road, Sec 8, through
GPA for presentation of documents, vide GPA no.
12/RK IX/08. Dt. 05-03-08 at SRO, Keesara,
R.L. Dist.

08/03/08

Handwritten signature.

K. P. Ramanathan S/o R. Raman Kuttu Nair
Flat. No. 108. Sri Sai Sadan Apartment. S.P. Nagar
Moulali Hy. bad.

Handwritten signature.

P. KUMARI O/o Kumaran Nair
Flat No. 108, Sri Sai Sadan Apartment,
S.P. Nagar, Moulali Ali, Hyderabad.

20/3 సం॥ ఫిబ్రవరి నెల... 28 వ తేది T. Nagaraj

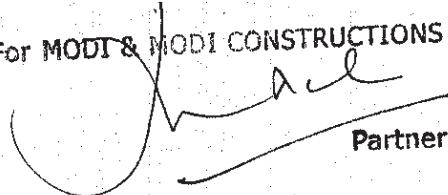
493 వ.శ.శ. సం. చిల్ల... మాసము... 9 వ తేది కీసర్

- D) The Vendee is desirous of purchasing a plot of land bearing no. 74, admeasuring 117 sq. yds. along with semi-finished construction having a total area of 1659 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.74, admeasuring 117 sq. yds., along with semi-finished construction having a total area of 1659 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 in the following manner:
 - a. Rs. 12,00,000/- (Rupees Twelve Lakhs Only) paid by way of cheque No.013054, dated 31.01.2013, drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
 - b. Rs.3,00,000/- (Rupees Three Lakhs Only) (Part Payment) paid by way of pay order no. 023349, dated 11.02.2013 drawn on ICICI Bank
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

పుస్తకము 2013 నం. 1809.....
 సబ్-రెజిస్ట్రార్ కార్యాలయముల సంఖ్య 12.....
 ఈ కార్యము తరచు పుస్తకము 3.....

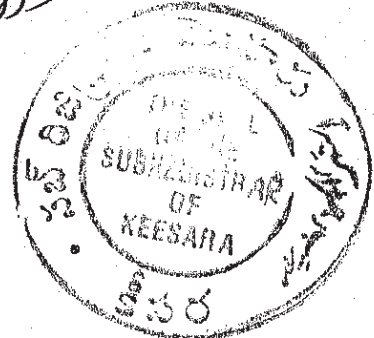
[Signature]
 సబ్-రెజిస్ట్రార్

Rs. 119900/- towards stamp duty including T.D
 under section 41 of the I.S. Act 1809.
 and Rs. 7500/- towards Registration fee on the
 chargeable value of Rs. 1500000/- were paid by
 the party through Bank. 43734 vide
 challan/DD/BC/Pay order No. 28/2/13 date

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

I పుస్తకము 2013 నం. (కా.స.1809) నంబరు
 1809, మంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్
 విమర్శన/సర్టిఫై చేయబడు 15.01.2013 నం. 1809.../2013
 ఇవ్వబడినది.
 20/01/2013... ఇ.గౌ.నం. 28... వ తేది.

T. Nagaraj
 సబ్-రెజిస్ట్రార్, కేసర



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. 43734, dated 28.02.2013, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

SCHEDULED PEOPERTY

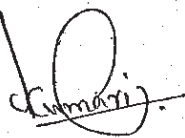
ALL THAT PIECE AND PARCEL OF BUNGALOW ON Plot No. 74 admeasuring about 117 sq. yds., along with semi-finished construction having a total area of 1659 sft., in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

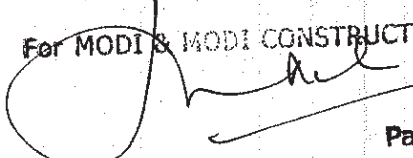
North	Plot No. 75
South	30' wide road
East	Plot No. 82
West	30' wide road

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:

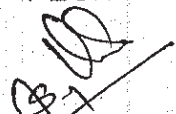
WITNESS:

1. 

2. 

For MODI & MODI CONSTRUCTIONS

Partner

(Soham Modi)
VENDOR


VENDEE

పుస్తకము 2013 వ సం॥ 1809.....

ప్రస్తావనా మొత్తం కొనుగోలుల సంఖ్య 12.....

కొనుగోలుల సంఖ్య 4.....

W
NF-02



ANNEXTURE-1-A

1. Description of the Building

ALL THAT PIECE AND PARCEL OF BUNGALOW along with semi-finished construction on Plot No. 74 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

: 117 sq. yds.

4. Built up area Particulars:

a) Portico & Terrance Area

: 198 Sft

b) In the Ground Floor

: 599 Sft

c) In the First Floor

: 639 Sft

d) Head Rm+Servant+Toilet Area

: 223 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. 15,00,000/-

For MODI & MODI CONSTRUCTIONS

Partner

Signature of the Executants

Date: 28.02.2013

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

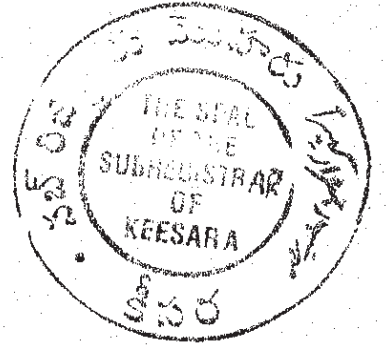
Date: 28.02.2013

... 2013 ... 1809

... 12

... 5

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REGISTRATION PLAN SHOWING

PLOT NO. 74, 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

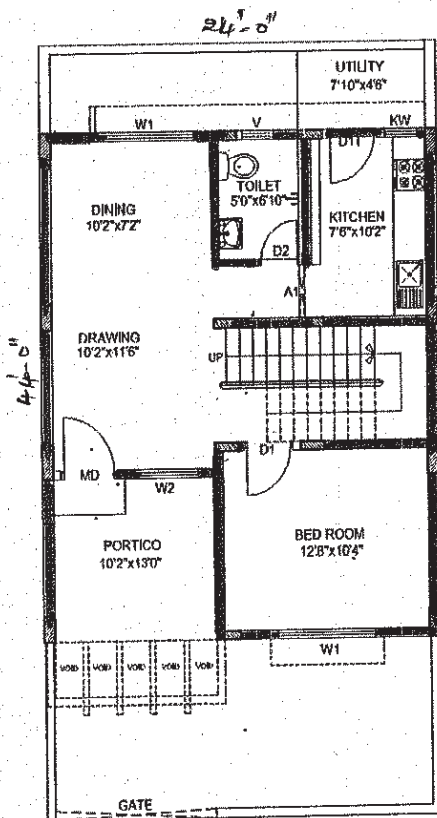
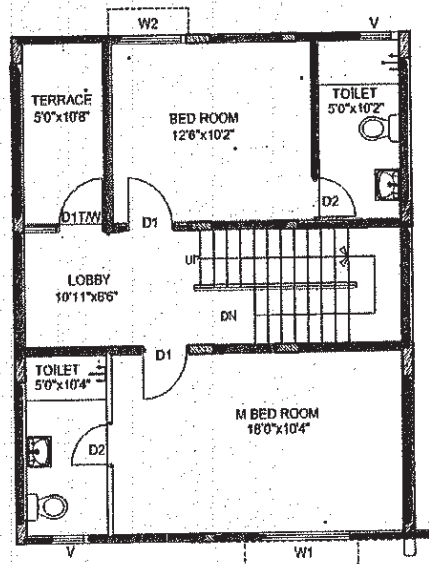
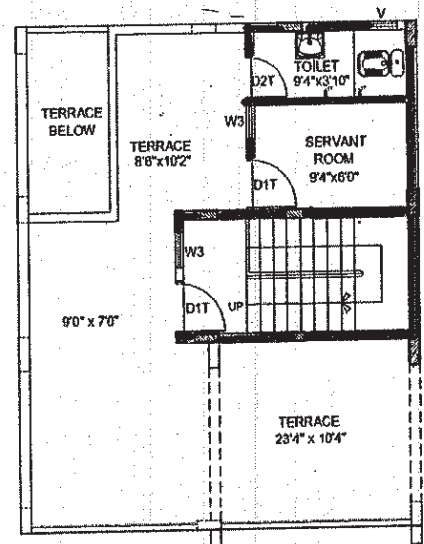
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. K. P. SAI KUMAR, SON OF MR. K. P. RAMANATHAN

REFERENCE:
AREA:

117

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****TOTAL BUILT UP AREA : 1659 Sft.****GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN****BOUNDARIES:**

NORTH : PLOT NO. 75
SOUTH : 30' WIDE ROAD
EAST : PLOT NO. 82
WEST : 30' WIDE ROAD

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

అ ప్రస్తుతము 2013 నుండి 1809.....
ప్రదేశ మొత్తం కింది విధమున పంపింపు 12.....
ఈ కారితము కింది విధమున పంపింపు 6.....

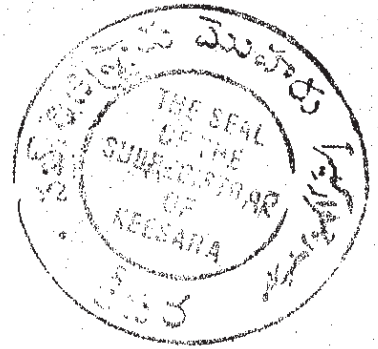
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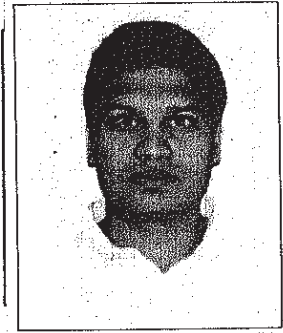
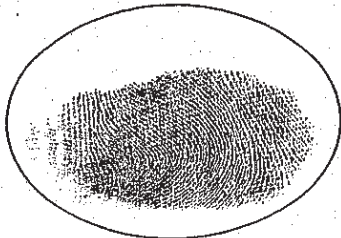
..... 2013 1809
..... 12
..... 7

WSD
16-08-13



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

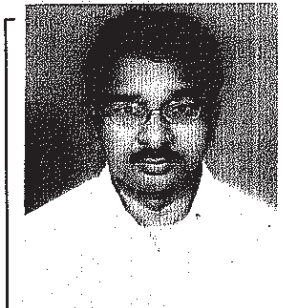
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

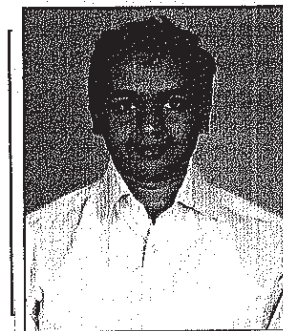
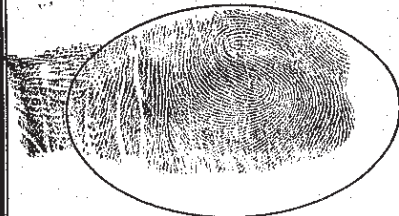
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

MR. SOHAM MODI
S/O. MR. SATISH MODI



SPA FOR PRESENTING DOCUMENTS: VIDE DOC.NO. 12/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:

MR. K. P. SAI KUMAR
S/O. MR. K. P. RAMANATHAN
R/O. # FLAT NO. 108
SRI SAI SADAN APARTMENT
OPP: KUSHAIGUDA BUS DEPOT
S. P. NAGAR, MAULA-ALI
HYDERABAD - 500 040.

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

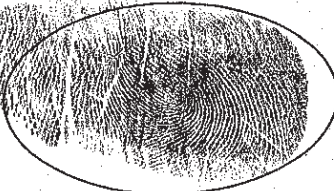
SIGNATURE OF BUYER

... అక్టోబరు 13 వ సంచిక... 1809.....
... వస్తావేళ మొత్తం కొనుగోలుల సంఖ్య... 12.....
... కొనుగోలుల వర్తింపు సంఖ్య... 8.....

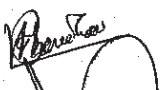
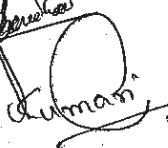
W
45-836-4



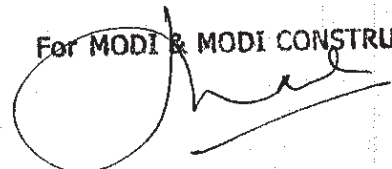
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>WITNESSES:</u> 1. MR. K.P. RAMANATHAN S/o. MR. RAMAN KUTTY NAIR R/O: # 108, SRI SAI SADAN APTS, S.P. NAGAR, MOULALI, HYDERABAD.
			2. MRS. P. KUMARI D/o. MR. KUMARAN NAIR R/O: # 108, SRI SAI SADAN APTS, S.P. NAGAR MOULALI, HYDERABAD.

SIGNATURE OF WITNESSES:

- 
- 

For MODI & MODI CONSTRUCTIONS



Partner

SIGNATURE OF THE EXECUTANT



SIGNATURE OF THE BUYER

సంఖ్య..... 2013 1809.....
సంస్థాపనా సంవత్సరం కౌన్సిలరుల సంఖ్య..... 12.....
ఈ కౌన్సిలరుల ప్రతినిధుల సంఖ్య..... 9.....


2013-08-13



VENDOR:

For MODI & MODI CONSTRUCTIONS

Partner

स्थायी 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	

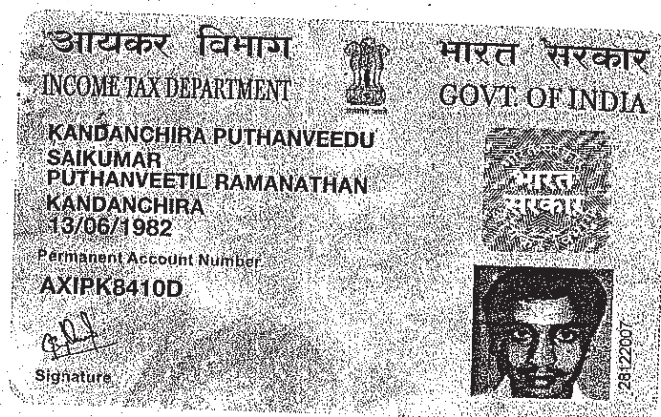
आयकर विभाग INCOME-TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number		
AWSP8104E		
		10062008
Signature		

1809
12
10

1507



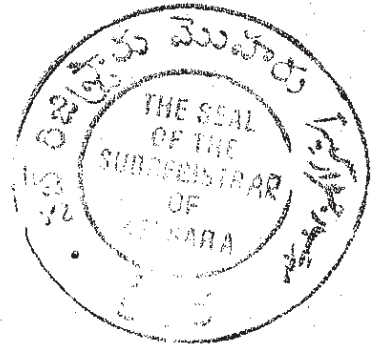
Buyer:



[Handwritten signature]

..... 9013 వ గుంటి..... 1809.....
పన్నెవేళ మొత్తం జాబితామాల సంఖ్య..... 12.....
ఈ జాబితాము వరకు సంఖ్య..... 11.....

U50A
05-04-1987



W 1770 ESS :

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	
AISP1205F	
	नाम /NAME PUTHANVETAL RAMANADHAN KANDANCHIRA
	पिता का नाम /FATHER'S NAME RAMAN KUTTY NAIR RAGAV
	जन्म तिथि /DATE OF BIRTH 12-12-1950
हस्ताक्षर /SIGNATURE	
	 मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

Puthanvetal

आयकर विभाग INCOME TAX DEPARTMENT KUMARI PAZHOOOR		भारत सरकार GOVT. OF INDIA
KUMARAN NAIR ILLATH		
15/11/1953 Permanent Account Number BGRPP0445G		
 Signature		

Kumaran

... 1809
 ... 12
 ... 12


 ...

