

ORIGINAL

19/07, 16/9

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ 2690 Model 4 model construction

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

Soham model

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	15,60,000			Rampalay	
స్టాంపు విలువ రూ.	100			(H)	
దస్తావేజు నెంబరు	7551/13				
రిజిస్ట్రేషన్ రుసుము	7800				
లోటు స్టాంపు(D.S.D.)	62300				
GHMC (T.D.) PPT	23400				
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x					
CH. NO.	41265				
	16/9/13				
మొత్తం	93600				

RETURN

(అక్షరాల) By Challan

రూపాయలు మాత్రమే)

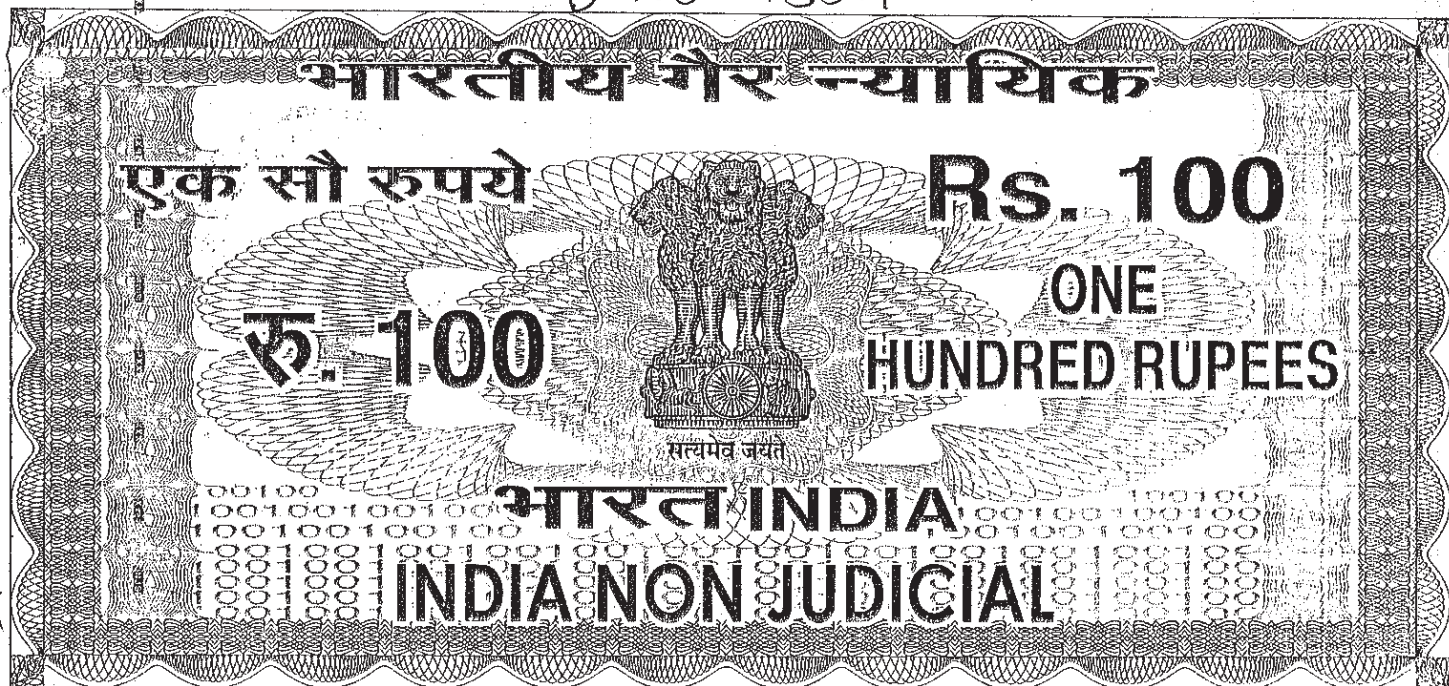
తేది

వాపసు తేది

For B. R. Reddy
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.

D.No. 7551/2013.



BA 175322

20

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 16th day of September 2013 at SRO, Keesara, Ranga Reddy District by and between:

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. Mr. Satyanarayana S. Jogula, Son of Mr. Sriram V. Jogula, aged about 40 years, Occupation: Business;
2. Mrs. Padmaja S. Jogula, Wife of Mr. Satyanarayana S. Jogula, aged about 33 years, both are residing at # H No. 6-12-38(P), Vinayaka Nagar, Dammaiguda, Nagaram, Keesara Mandal, R. R. Dist., 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

Book - 1 CS Number 7934 of 2013 of SRO, Keesara

Regular document number 7551 of year 2013

Signature of Joint SubRegistrar

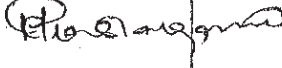
Sheet 1 of 10

07 FEB 2013

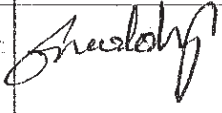
Presentation Endorsement

Presented in the Office of the Sub-Registrar, Keesara along with the Photographs and Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 7800/- paid between the hours of 11 and 12 on the 16th day of SEP 2013 by Sri Soham Mohan

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1530-1-2013-7934]	MR. SATYANARAYANA S. JOGULA R/O. # H.NO 6-12-38/P VINAYAKA NAGAR, DAMMAIGUDA,, NAGARAM, KEESARA,R.R.DIST.	
2	EX		 [1530-1-2013-7934]SPA	SPA FOR PRESENTING DOCT REP BY K.PRABHAKAR REDDY R/O. 5-4-187/3, SOHAM MANSION,, M.G. ROAD, SECUNDERABAD.	
3	CL		 [1530-1-2013-7934]	MRS. PADMAJA S. JOGULA R/O. # H.NO 6-12-38/P VINAYAKA NAGAR, DAMMAIGUDA,, NAGARAM, KEESARA,R.R.DIST.	

Identified By Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1530-1-2013-7934]	G. YADAGIRI 1-9-25, KUSHAIGUDA, HYD-62	
2		 [1530-1-2013-7934]	K. PRABHAKAR REDDY 1-10-255/130, SRI SAI NGR, KUSHAIGUDA, SEC BAD	

Signature of Joint SubRegistrar

16th day of September, 2013

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.

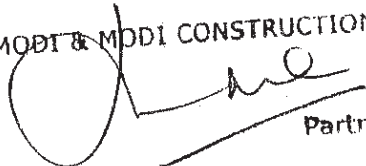
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.
- 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

Book - 1 CS Number 7934 of 2013 of SRO, Keesara

Regular document number 7551 of year 2013

Sheet 2 of 10 Sheets

Signature of Joint SubRegistrar
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	85700	0		0	85800
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	7800	0		0	7800
User Charges	NA	100	0		0	100
Total	100	93600	0		0	93700

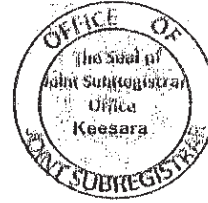
Rs. 85700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7800/- towards Registration Fees on the chargeable value of Rs. 1560000/- was paid by the party through Challan/BC/Pay Order No ,41265 dated ,16-SEP-13.

Date

16th day of September,2013

Signature of Registering Officer

Keesara



ప్రస్తుతము 2013 సం॥ (శా.స.1999) సం॥ను
7551. మంజూరుగా రిజిస్టరు చేయబడినది. స్టాంపు
నిమిత్తం గుర్తింపు నెంబరు 1590-7551/2013
ఇవ్వబడినది.
20/9/13 నెల్లూరినిర్మల 16 వ తది.

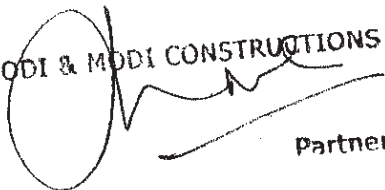
సబ్-రిజిస్ట్రారు, కీసర



- D) The Vendee is desirous of purchasing a plot of land bearing no.77, admeasuring 117 sq. yds., along with semi-finished construction having a total area of 1659 sft., (built-up area 1461 sft + terrace area 142 sft + portico area 56 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.77, admeasuring 117 sq. yds., along with semi-finished construction having a total area of 1659 sft., (built-up area 1461 sft + terrace area 142 sft + portico area 56 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 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) issued by Axis Bank Ltd., Service Branch, Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot 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 Plot.
3. The Vendor further covenant that the Schedule Plot 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 Plot 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 Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 Plot 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 Plot 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.

For MODI & MODI CONSTRUCTIONS

Partner

Book - 1 CS Number 7934 of 2013 of SRO, Keesara

Regular document number 7551 of year 2013

Signature of Joint SubRegistrar

Sheet 3 of 10 Sheets

Keesara



SCHEDULED PLOT

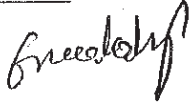
All that piece and parcel of bungalow on bearing Plot No. 77, admeasuring about 117 sq. yds. along with semi-finished construction having a total area of 1659 sft., (built-up area 1461 sft + terrace area 142 sft + portico area 56 sft) forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 in the project known as "Nilgiri Homes", situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 78
South	Plot No. 76
East	Plot No. 85
West	30' wide road

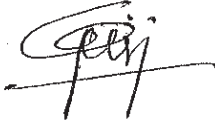
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

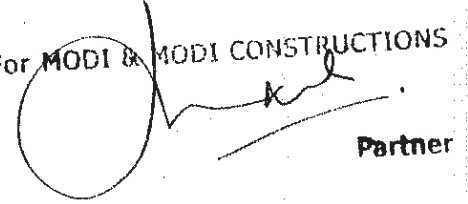
1.



2.

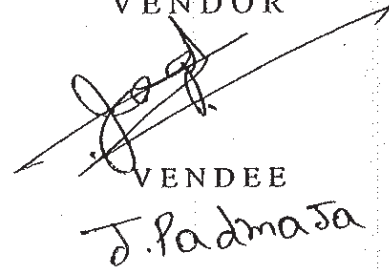


For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR



VENDEE

J. Padmasa

Book - 1 CS Number 7934 of 2013 of SRO, Keesara

Regular document number 7551 of year 2013

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Signature of Joint SubRegistrar
Keesara



ANNEXTURE-1-A

1. Description of the Building

:All that piece and parcel of bunglaow along with semi-finished construction on Plot No. 77 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. 15,60,000/-

For MODI & MODI CONSTRUCTIONS

Partner

Signature of the Executants

Date: 16.09.2013

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: 16.09.2013

J. Padmaja

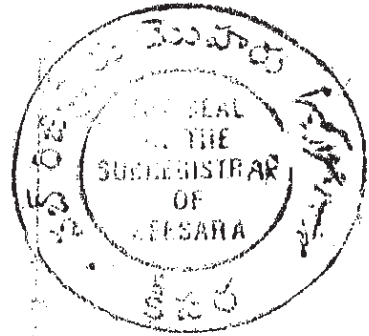
Book - 1 CS Number 7934 of 2013 of SRO, Keesara

Regular document number 7551 of year 2013

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Signature of Joint SubRegistrar

Keesara



REGISTRATION PLAN SHOWING

PLOT NO. 77, FORMING A PART

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

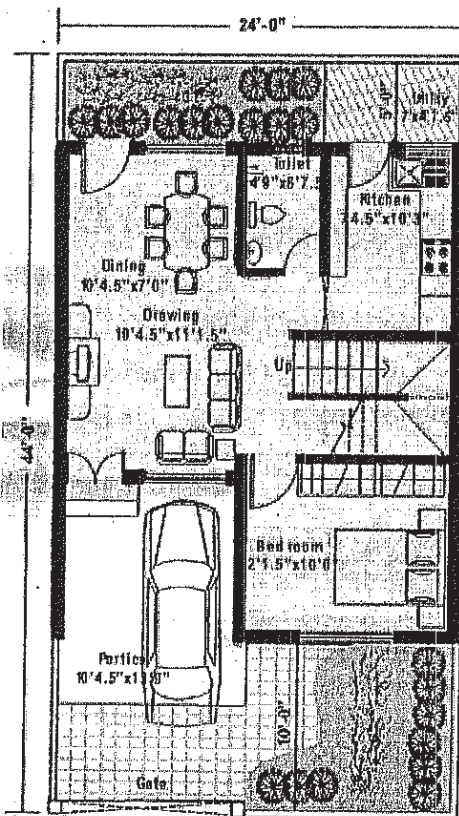
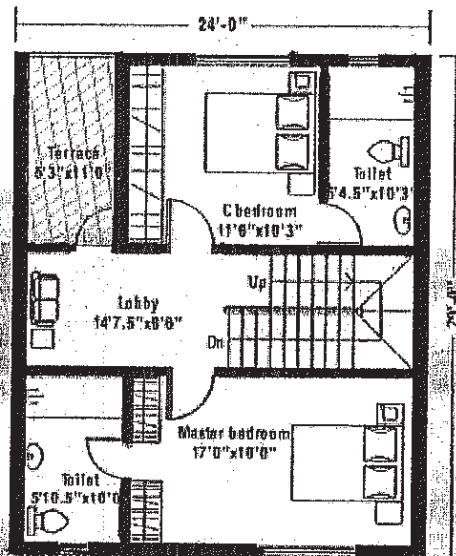
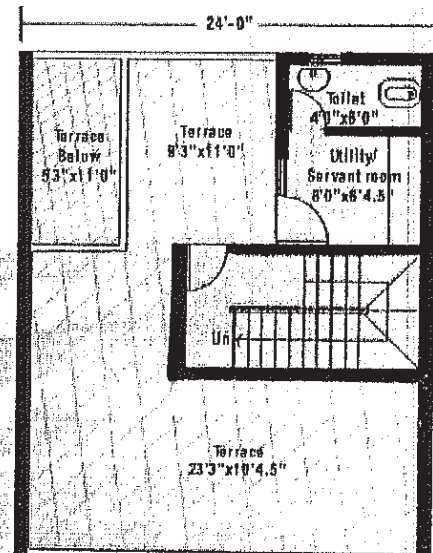
RAMPALLY VILLAGE, KEESARA

Mandal, R.R. Dist.**BUILDER:** M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: 1. MR. SATYANARAYANA S. JOGULA, SON OF MR. SRIRAM V. JOGULA
2. MRS. PADMAJA S. JOGULA, WIFE OF MR. SATYANARAYANA S. JOGULA**REFERENCE:**
AREA:

117

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

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

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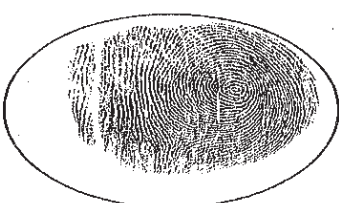
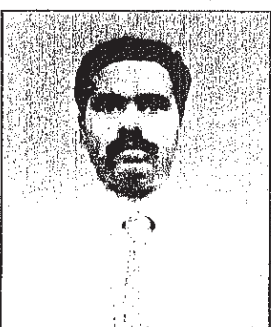
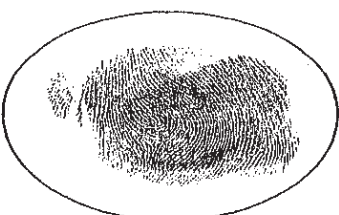
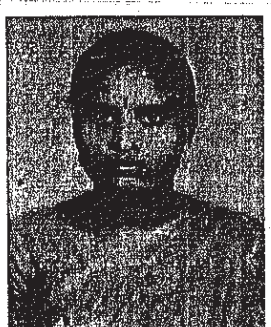
Regular document number 7551 of year 2013

Sheet 6 of 10 Sheets

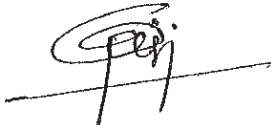
Signature of Joint SubRegistrar
Keesara

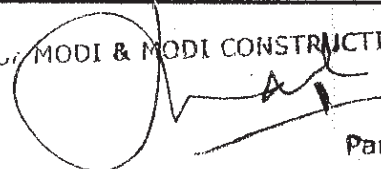


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

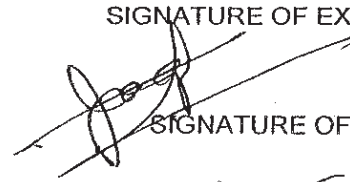
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>SPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</u> 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.
			<u>BUYERS:</u> 1. MR. SATYANARAYANA S. JOGULA S/O. MR. SRIRAM V. JOGULA, R/O. # H NO. 6-12-38(P) VINAYAKA NAGAR DAMMAIGUDA, NAGARAM KEESARA MANDAL, R. R. DIST
			2. MRS. PADMAJA S. JOGULA W/O. MR. SATYANARAYANA S. JOGULA R/O. # H NO. 6-12-38(P) VINAYAKA NAGAR DAMMAIGUDA, NAGARAM KEESARA MANDAL, R. R. DIST.

SIGNATURE OF WITNESSES:

1. 
2. 

MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS


SIGNATURE OF BUYER
J. Padmaja

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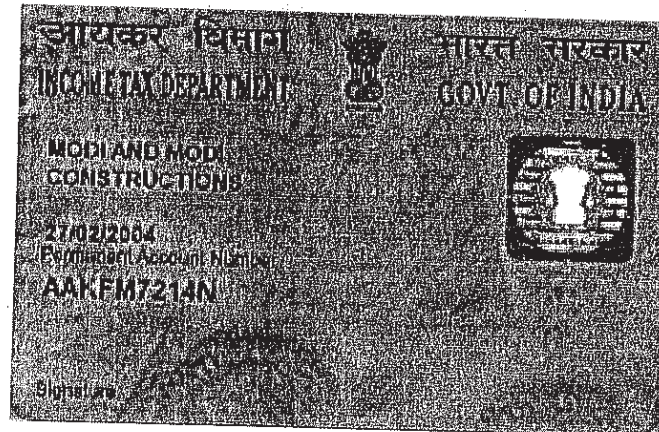
Regular document number 7551 of year 2013

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Signature of Joint SubRegistrar
Keesara

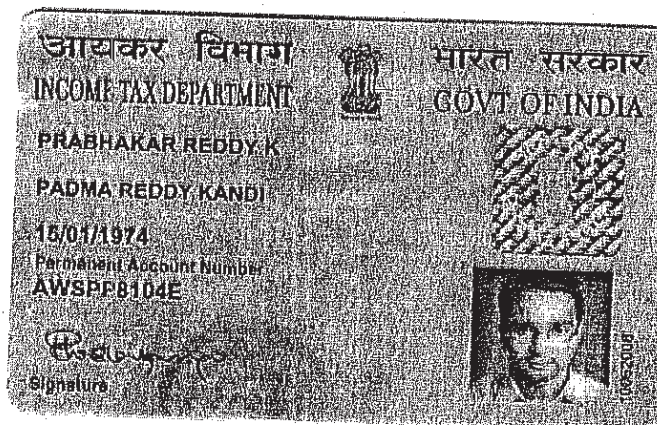


VENDOR:



For MODI & MODI CONSTRUCTIONS

Partner



Prabakaran

Book - 1 CS Number 7934 of 2013 of SRO, Keesara

Regular document number 7551 of year 2013

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Signature of Joint SubRegistrar
Keesara



Bumer?

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
SATYANARAYAN SHRIRAM JOGULA
SHRIRAM VENKAYYA JOGULA
31/01/1972
Permanent Account Number
AEYPJ2234F
Signature
14052013

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
JOGULA PADMA JA
VENKATESH TAVIDIVOGYANA
30/12/1980
Permanent Account Number
ALWPJ5173E
Signature
11052009

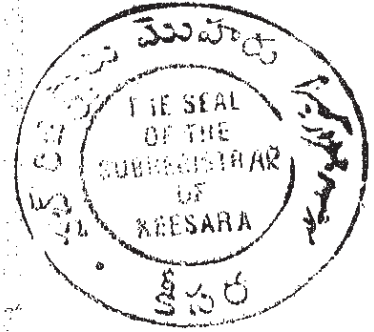
J. Padma Ja

Book - 1 CS Number 7934 of 2013 of SRO, Keesara

Regular document number 2551 of year 2013

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Signature of Joint SubRegistrar
Keesara



WITNESS


GOVERNMENT OF INDIA


కోరిమిల్ల ప్రభాకర్ రెడ్డి
Koriimilla Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth : 1972
పురుషుడు / Male

5560 3853 1530



ఆధార్ - సామాన్యని హక్కు


UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O కె బాబిరెడ్డి, 10-1-
255/130, శ్రీ, సాయి నగర్ కాలనీ
కుషాగూడ, కాప్రా ఈసీఎల్ పోస్ట్,
రంగారెడ్డి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్.
500062

Address: S/O K Babireddy, 10-1-
255/130, Sri Sai Nagar Colony
Kushaiguda, Kapra ECIL Post,
Rangareddy, Hyderabad, Andhra
Pradesh, 500062

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in
స.ఎ. బాప్త నెం. 1947, బంగళూరు-560001

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INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
12643/HC/19940D


G YADIAH
G MUSALIAH
1-9-25
KUSHAIGUDA
KEESARA
RR DIST



Signature
Signature
Issued on: 22/09/2008

Signature
Licensing Authority
RTA-RANGA REDDY(E)

M4004481/08	Class Of Vehicle	Validity
Non-Transport	LMV,MCWG	03/06/2018
Transport		
Hazardous Validity		
Badge No.		
Reference No.	DLRAP029455302008	
Original LA.	HYD , ANDHRA PRADESH	
DQB	04/06/1968	
Blood Gr.		
Date of 1st Issue	02/09/1994	

Book - 1 CS Number 7934 of 2013 of SRO, Keesara

Regular document number 7551 of year 2013

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Signature of Joint SubRegistrar
Keesara

