

SCANNED

7456 of 2012

Page
731

9
1619



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 1216 of 23/11/12 Rs. 100/-

Sold to Ramani H. Waringu Rao & Co.
For Whom. Modi & Modi Constructors & Co.

AU 326073

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 November 2012 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 42 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. D. CHANDRASHEKAR REDDY, SON OF LATE. D. RAM REDDY, aged about 38 years, Occupation: Service.
2. Mrs. D. SWAPNA, WIFE OF Mr. D. CHANDRASHEKAR REDDY, aged about 34 years, both are residing at # Flat No. 101, Beeram Arcade Plaza, Shyamlal Building, Begumpet, Hyderabad, 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

ఎ పుస్తకము 20 1 క సంగ్రహము.....

కస్తానేజు మొత్తం కాగితముల.....

కాగితము వరుస నంబర్.....



ENDORSEMENT

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

Sl. No.	Description of fee/duty	In the form of					Total
		Stamp papers	Challan u/s 41 of I.S. act	Cash	Stamp duty u/s 16 of I.S. act	DD/BC/ Pay order	
1	Stamp duty	100	121740				121840
2	Transfer Duty						7615
3	Registration fee						100
4	User charges						129555
5	Total						129555

T. Nagaraj

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.

For MODI & MODI CONSTRUCTIONS



Partner

ఎ పుస్తకము 20 వ సం॥పు.....7456

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... $\frac{14}{2}$

కాగితము వరుస సంఖ్య.....

2012 సం॥ నవంబర్ నెల.....28

1934 వ.శ.కి రికార్డు జూపం.....7 వ తేది

పగలు.....12 మరియు.....1 గంటల మధ్య

కీసర్ సబ్ - రిజిస్ట్రార్ ఆఫీసులో

శ్రీ/శ్రీమతి.....K. prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

అనుసరించి సమర్పించవలసిన ఛాట్‌గ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము

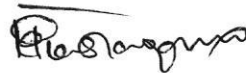
రూ॥.....7615/-లు చెల్లించినారు

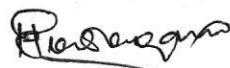
వాసియిచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వేలు


సబ్-రిజిస్ట్రార్







K. Prabhakar Reddy S/o. K. P Reddy, occ: Service
o/o. # 5-4-187/3 & 4, 2nd floor, Soham mansion
M. G. Road, Secbad, through SPA for Presentation of
Documents, vide SPA no. 12/BK/08, dt. 05.03.2008
at SRO, Keesara, R.R. District.

నిరూపించినదీ

① 

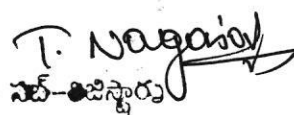
M. SRINIVAS
S/o. LATE M. LINGAIAH. R/o: # 2-11-365,
Kharasiguda, SECUNDERABAD.

② 

M. Mahender S/o. Late M. Malliah, Service.
R/o: # 28-7, Yadav Basti, Neredmet, Hyderabad.

2012 సం॥ ఫు.....నవంబర్ నెల.....28

1934 వ.శ.కి సం. రికార్డు జూపము.....7 వ తేది కీసర్

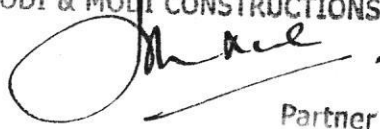

T. Nagaraj

- 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. 40 admeasuring 125 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.15,23,000/-(Rupees Fifteen Lakhs Twenty Three 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.40 admeasuring 125 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.15,23,000/-(Rupees Fifteen Lakhs Twenty Three Thousand Only) The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a) Rs.12,18,400/-(Rupees Twelve Lakhs Eighteen Thousand Four Hundred Only) paid by way of cheque no.002769, dated 24.11.2012 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
 - b) Rs.3,04,600/-(Rupees Three Lakhs Four Thousand Six Hundred Only)(Part Payment) paid by way of cheque No. 014492 dated 12.09.2012, 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.

For MODI & MODI CONSTRUCTIONS



Partner

పుస్తకము 20 / 2 నంబర్.....7456.
 వస్త్రవేజు మొత్తం కారితముల సంఖ్య.....14
 3
 ఈ కారితము వరుస సంఖ్య.....

1550
 సబ్-రిజిస్ట్రార్

Rs. 21740 / towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 7615 / towards Registration fee on the
 chargeable value of Rs. 1523000 / were paid by
 the party through Bank. 892171 vide
 challan/DD/BC/Pay order No. 28/11/12 date"

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

పుస్తకము 20 / 2 నంబర్ (సం. 41.1902) నంబర్
 7456. మంబరూ రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1530-7456. / 2012
 ఇవ్వబడినది.
 ఎంబర్ నంబర్ నంబర్ 28 వ తది.

T. Nagappa
 సబ్-రిజిస్ట్రార్, కీసర



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. 1,29,455/- is paid by way of challan no. 892171, dated 28.11.12, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 40 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. 41
South	Plot No. 39
East	30' wide road
West	Neighbour's land

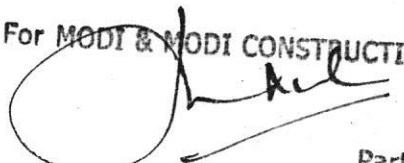
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For MODI & MODI CONSTRUCTIONS


Partner

(Soham Modi)
VENDOR



VENDEE

D. L. P.

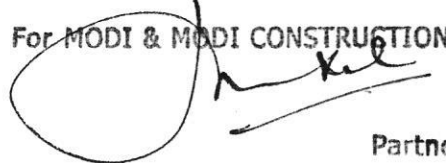
. పుస్తకము 2012 ప సంఖ్య.....7456
సప్తవేద మొత్తం కాగితముల సంఖ్య.....14
4
ఈ కాగితము వరుస సంఖ్య.....


సబ్-రజిస్ట్రార్



ANNEXTURE-1-A

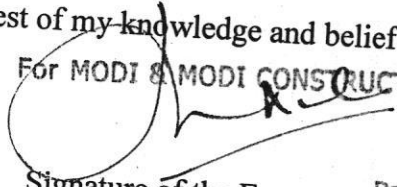
1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 40 in the project known as "NILGIRI HOMES" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District
- (a) Nature of 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. 15,23,000/- For MODI & MODI CONSTRUCTIONS
- Date: 28.11.2012
- 
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.

Date: 28.11.2012


For MODI & MODI CONSTRUCTIONS
Signature of the Executants Partner




.. అస్తకము 20 1 వ సంచిక.....7456...

ప్రస్తావనా మొత్తం కారితముల సంఖ్య.....14.....

ఈ కారితము వరుస సంఖ్య.....

[Handwritten signature]
సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 40, FORMING A PART

IN SURVEY NOS.

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

Situated at

Mandal, R.R. Dist.

VENDOR:

RAMPALLY VILLAGE, KEESARA

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

BUYER:

MR. SOHAM MODI, SON OF SRI SATISH MODI

1. MR. D. CHANDRASHEKAR REDDY, SON OF LATE. D. RAM REDDY
2. MRS. D. SWAPNA, WIFE OF MR. D. CHANDRASHEKAR REDDY

REFERENCE:
AREA:

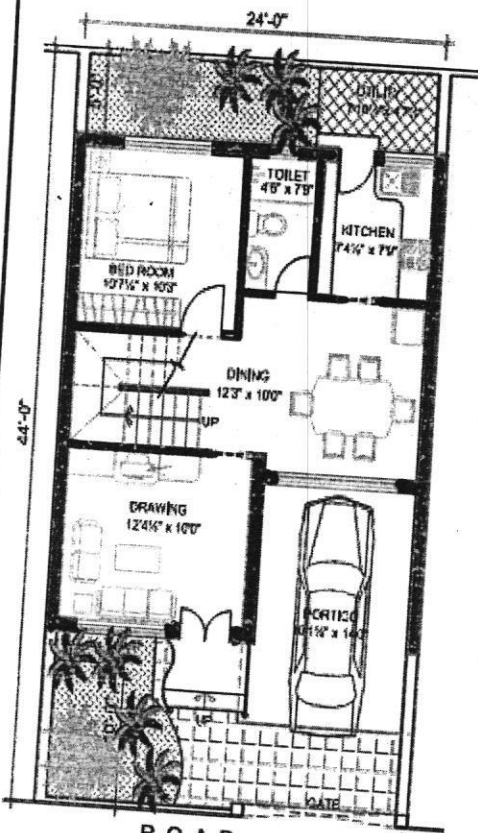
125

SCALE:
SQ. YDS.

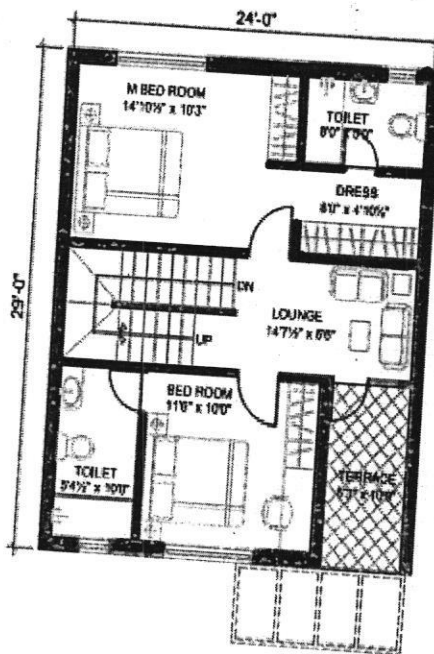
INCL:
SQ. MTRS.

EXCL:

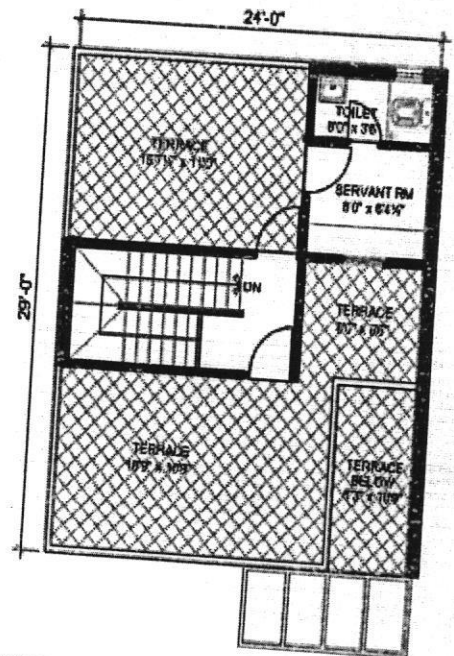
BUILT UP AREA : 1659 SFT:



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

TYPE-C (24'-0" x 44'-0")
ROW HOUSE (EAST)

PLOT AREA - 127.8 YDS (OR) 98.00 SQMT

GROUND FLOOR AREA - 401.00 SFT

FIRST FLOOR AREA - 840.50 SFT

HEAD RM + SERVANT + TOILET AREA - 220.00 SFT

TOTAL BUILT UP AREA - 1491.00 SFT

PORTICO AREA - 147.00 SFT

TERRACE AREA - 55.00 SFT

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

. ఎ పుస్తకము 20 | వ సం॥ పు.....7456...
5 స్తావేజు మొత్తం కాగితముల సంఖ్య.....14
4 కాగితము వరుస సంఖ్య.....6


పద-08-19-19



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



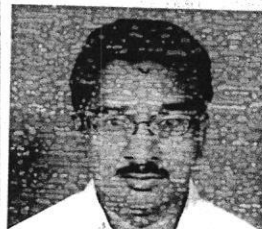
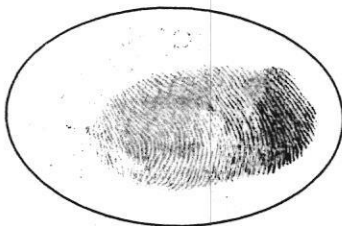
VENDOR:

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

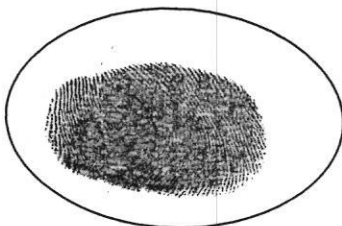
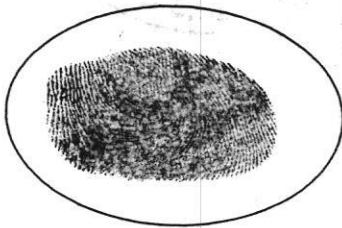
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.
(REPRESENTATIVE TO BUYER)



BUYERS:

1. MR. D. CHANDRASHEKAR REDDY
S/O. LATE. D. RAM REDDY
R/O. FLAT NO. 101
BEERAM ARCADE PLAZA
SHYAMLAL BUILDING
BEGUMPET, HYDERABAD

2. MRS. D. SWAPNA
W/O. MR. D. CHANDRASHEKAR REDDY
R/O. FLAT NO. 101
BEERAM ARCADE PLAZA
SHYAMLAL BUILDING
BEGUMPET, HYDERABAD.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

I stand herewith my photograph and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

వ పుస్తకము 20 పేజీలు..... 7456
దస్తావేజు మొత్తం కారితముల సంఖ్య..... 14
కా గితము వరుస సంఖ్య..... 7

సబ్-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



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.

.. ఎ పుస్తకము 201 వ సం॥ను.....7456.....
దశాబ్దముల కాలముల సంఖ్య.....14.....
ఈ కాలముల వయస్ సంఖ్య.....8.....

W
పద-రక్షణ



VENDOR:

श्री श्री 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
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
Prabha...

10/03/2016

For MODI & MODI CONSTRUCTIONS

Modi

Partner

చివరి పుస్తకము 201 వ సం॥పు.....7456

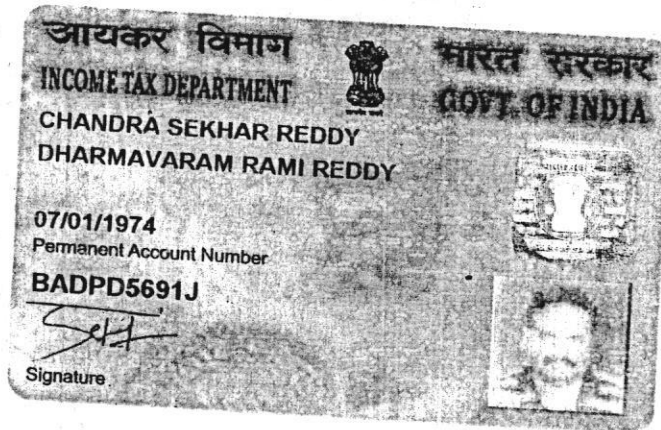
పస్తావేజు మొత్తం కాగితముల సంఖ్య.....14

ఈ కాగితము వరుస సంఖ్య.....9

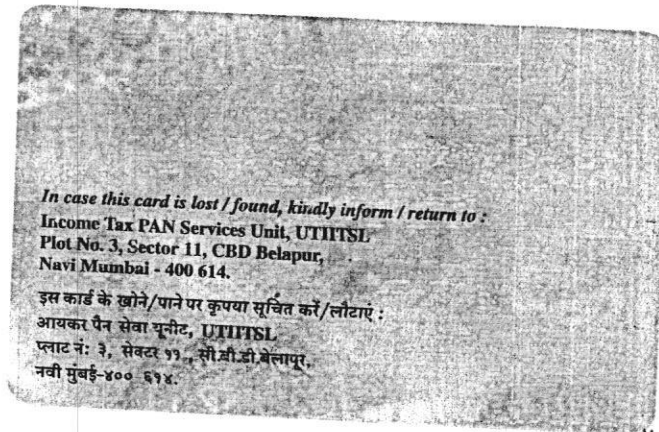

సర్కిల్ రిజిస్ట్రార్



BUYER:



Self



.. పుస్తకము 20 పేజీలు..... 7456
వస్తావేజు మొత్తం కాగితముల సంఖ్య..... 14
ఈ కాగితము వరుస సంఖ్య..... 10



BUYER:

आयकर विभाग
INCOME TAX DEPARTMENT
DHARMAVARAM SWAPNA
RAGHAVA REDDY ALLEDULA
23/08/1979
Permanent Account Number
BADPD5706Q
Signature
भारत सरकार
GOVT. OF INDIA

D. V. J.

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/स. ट. ए.
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

పుస్తకము 20 1వ సంచిక.....7456...

రస్తావేల మొత్తం కారితముల సంఖ్య.....14.....

ఈ కారితము వరుస సంఖ్య.....11.....


సబ్ రిజిస్ట్రార్



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
DOB 06-06-1971
Blood Gr.

Signature

DI. Of Issue: 09-10-2001
Addl. Licencing Authority
Secunderabad

आयकर विभाग
INCOME TAX DEPARTMENT
M. MAHENDAR



भारत सरकार
GOVT. OF INDIA

MALLESH MANDA

20/07/1978

Permanent Account Number
AQAPM0412C

Signature



04072007

అస్తకము 20¹² ఎ సె 11 అ..... 7456
రాష్ట్ర మొత్తం కార్గితముల సంఖ్య..... 14
క. కార్గితము వరుస సంఖ్య..... 12


సర్-రజిస్ట్రార్





Shah

7456

 14

 13

~~సబ్ రిజిస్ట్రార్~~



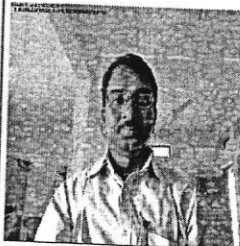
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 7619/2012 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 28/11/2012 12:14:56

This report prints the Photos and FPs taken on 28/11/2012
12:14:30

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
3			(EX) K. PRABHAKAR REDDY (SPA FOR PRESENTING DOCUMENTS) R/O. 5-4-187/3, SOHAM MANSION,M.G. ROAD, SECUNDERABAD.	

Identified by

Witness 1

Witness 2

Photos and TIs

captured by me


Capture of Photos and TIs
done in my presence

పుస్తకము 20 వ సం॥పు..... 7456.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 14.....
కాగితము వరుస సంఖ్య..... 14.....


సబ్-రెజిస్ట్రార్

