

SCANNED

DN 7522/12

1805

7692



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 121724 DI 23/11/12 1001

AU 326076

Sold to. Bayan Shwarsup Rao, Hsp

K. GIRI ABU
LICENCED STAMP VENDOR
LIC.No.16-02-20/1298
REN.No.16-02-08/2010
Sub-Bapunagar, Amberpet, HYD-13.
Cell.No.9989259839

For Whom. Modi & modi constructions, Hsp

SALE DEED

This Deed is made and executed on this the 30th 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

Mr. A. RAJI REDDY, SON OF Mr. A. JANARDHAN REDDY, aged about 43 years, Occupation: Service, residing at # Plot No. 210, C, Saihasini R R Nest Apartments, Flat No. 402, Addagutta Society, JNTU, Kukatpally, Hyderabad - 500 082, 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

వ పుస్తకము 2012వ సం॥

దస్తావేజు మొత్తం కాగితముల సంఖ్య

ఈ కాగితము వరుస సంఖ్య



2
సం-రిజిస్ట్రే



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 papers	Chalan w/s 41 of I.S. act	Cash	Stamp duty w/s 16 of I.S. act	DD/BC/ Pay order	
1	Stamp duty	100	743900				144000
2	Transfer duty						9000
3	Registration fee						100
4	User charges						153100
5	Total						

[Signature]

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:

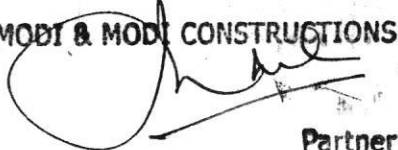
- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, 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 pattadar 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 పుస్తకము 2012వ సం॥పు.. 7522

దస్తావేజు మొత్తం కాగితముల సంఖ్య... 13

401400 నవరబత్ నల... కృత్రిమము వరుస సంఖ్య...

1934వ.స. ఆగ్రామీ హీనం 9 వ తది

పగలు 2 ఫరియ 3 గటల మద్య

కిసర్ సబ్ - రిజిస్ట్రార్ ఆఫీసులో

శ్రీ/శ్రీమతి... K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

అనుసరించి సమర్పించవలసిన ఛాట్ గ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము

రూ॥ 9000/- చ చెల్లించినారు

వాసియిచ్చినట్లు ఒప్పుకొన్నట్టి

ఆదమ బొటన వేలు

సబ్-రిజిస్ట్రార్



Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy S/o. K.P Reddy, Occ: Service
o/o: # 5-6-181/344, 2nd floor Roham mansion,
M.G. Road, Secbad, through SPA for presentation
of documents vide SPA no. 12/BKE/08, dt. 5.3.08
at SRO, Keesara, R.E. Dist

నిరూపించినది

①

Handwritten signature/initials.

M. Srinivas S/o Late M. Lingaiah, Service
H/o: # 2-11-365, Warasiguda, Secbad

②

M. Mahender S/o. Late M. Mallesh. Service,
H/o: # 28-7 Yadar Basti, Neredmet, Hyderabad

2012 సం॥ పు... నవరబత్ నల... 30 వ తది సబ్-రిజిస్ట్రార్

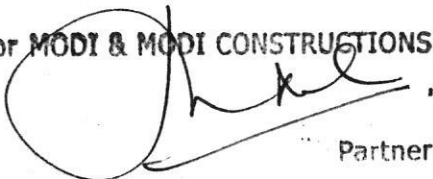
1934 వ శా.స. ఆగ్రామీ హీనము... 9 వ తది కీసర

- D) The Vendee is desirous of purchasing a plot of land bearing no. 63 admeasuring 170 sq. yds., along with semi-finished construction having a total area of 1971 sft., hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.18,00,000/- (Rupees Eighteen 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. 63, admeasuring 170 sq. yds., along with semi-finished construction having a total area of 1971 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.18,00,000/- (Rupees Eighteen Lakhs Only) issued by IDBI Bank Ltd., Chapel Road, Hyderabad. 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.1,53,000/- is paid by way of challan no. 892055, dated 30.11.2012, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

శుద్ధము 2012 న సరిదిద్దు... 7522.....
 సర్వాధికార మొత్తం కాగితముల సంఖ్య... 13.....
 ఈ కాగితము వరుస సంఖ్య... 3.....

సబ్-రిజిస్ట్రార్

Rs. 143900/- towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 9000/- towards Registration fee on the
 chargeable value of Rs. 1800000 were paid by
 the party through Bank. 292055 vide
 challan/DD/BC/Pay order No. 30/11/12 date"

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

I శుద్ధము 2012 కం: (కా.శ.1966) సరిదిద్దు
 7522 సంఖ్యగా రిజిస్ట్రేషన్ చేయబడినది. దీనిని
 నిమిత్తం/సంబంధించి సంఖ్య 1550-7522/2012
 ఇవ్వబడినది.
 20.11.2012 నవంబర్ 20... 30... వ తేది.

[Signature]
 సబ్-రిజిస్ట్రార్, కీసర



SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.63 admeasuring about 170 sq. yds., along with semi-finished construction having a total area of 1971 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. 64
South	Plot No. 62
East	Plot No. 70
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:

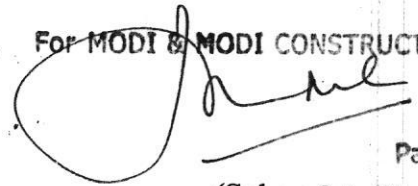
1.



2.



For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR

A. M. S. S. S.

VENDEE

. ఎ పుస్తకము 20 ప్రతి సంచిపు... 2522

దస్తావేజు మొత్తం కాగితముల సంఖ్య... 13

ఈ కాగితము వరుస సంఖ్య... 4

2
చక్-రిజిస్ట్రార్



ANNEXTURE-1-A

1. Description of the Building

:ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 63 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. 18,00,000/-

Date: 30.11.2012

For MODI & MODI CONSTRUCTIONS

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.

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants

Date: 30.11.2012

A. Anusile
x

.....7522.....
వస్తావేజు మొత్తం కాగితముల సంఖ్య...13.....
ఈ కాగితము వరుస సంఖ్య...5.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 63, 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

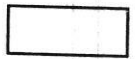
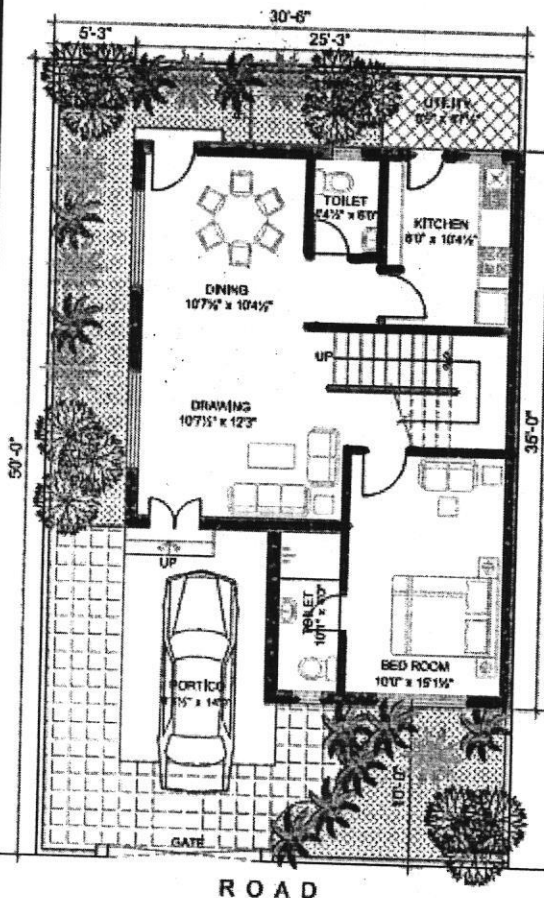
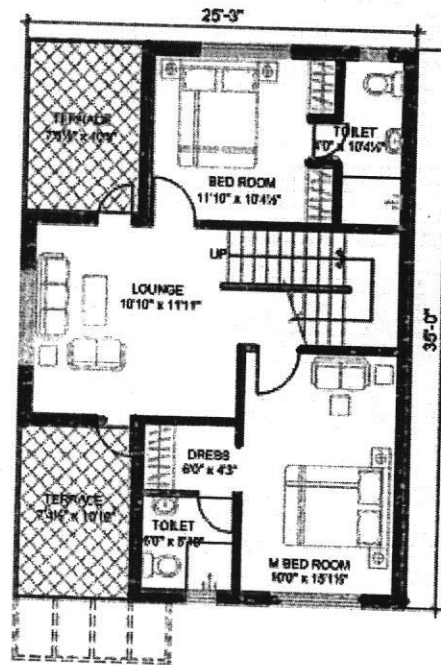
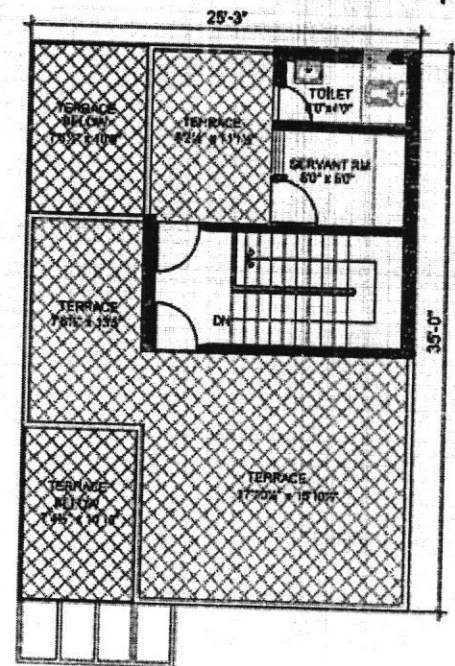
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. A. RAJI REDDY, SON OF MR. A. JANARDHAN REDDY,

**REFERENCE:
AREA:**

170

**SCALE:
SQ. YDS.****INCL:
SQ. MTRS.****EXCL:****BUILT UP AREA : 1971 SFT:****GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN****TYPE-B (30'-6" x 50'-0")
SEMI-DETACHED - HOUSE (WEST)**

PLOT AREA - 5YDS (OR) 141.30 SQMT

GROUND FLOOR AREA - 782.00 SFT

FIRST FLOOR AREA - 723.00 SFT

HEAD RM - SERVANT + TOILET AREA - 246.00 SFT

TOTAL BUILTUP AREA - 1751.00 SFT

PORCH AREA - 100 SFT

TERRACE AREA - 100 SFT

North : Plot No. 64

South : Plot No. 62

East : Plot No. 70

West : 30' wide road

WITNESSES:

1.

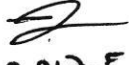
2.

For MODI & MODI CONSTRUCTIONS

Partner

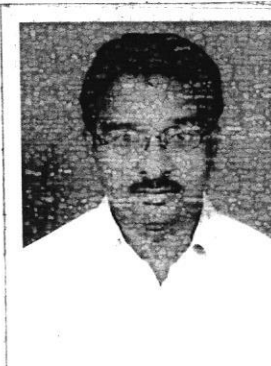
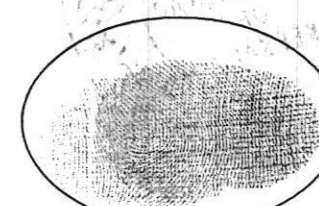
SIG. OF THE VENDOR**SIG. OF THE BUYER**

..... 20/12 వ సంచిక... 7572
వస్తావేజు మొత్తం కాగితముల సంఖ్య... 13
ఈ కాగితము వరుస సంఖ్య... 6

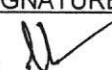

సబ్-రిజిస్ట్రార్



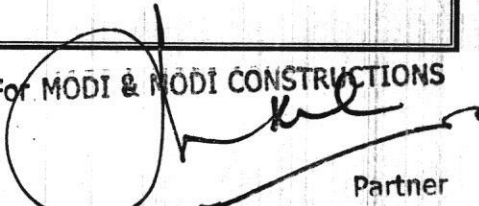
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	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. (REPRESENTATIVE TO BUYER)
			<u>BUYER:</u> MR. A. RAJI REDDY S/O. MR. A. JANARDHAN REDDY R/O. # PLOT NO. 210, C SAIHASINI R R NEST APARTMENTS FLAT NO. 402, ADDAGUTTA SOCIETY JNTU, KUKATPALLY HYDERABAD - 500 082

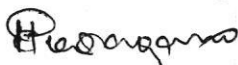
SIGNATURE OF WITNESSES:

- 
- 

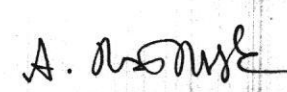
For MODI & MODI CONSTRUCTIONS


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

.. పుస్తకము 20/౬ వి సంఖ్య.....7522.....

పస్తావేజు మొత్తం కాగితముల సంఖ్య.....13.....

ఈ కాగితము వరుస సంఖ్య.....7.....


సబ్-రిజిస్ట్రార్





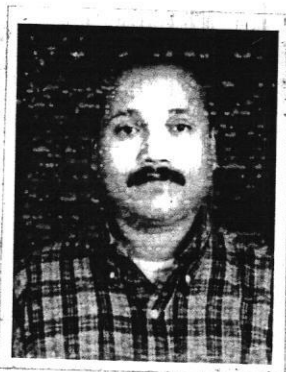
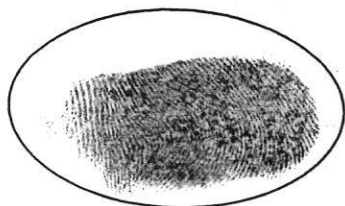
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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.

For MODI & MODI CONSTRUCTIONS

Partner

ద పుస్తకము 20 ప్రతి సం॥పు...7522.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య...13.....

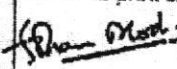
కాగితము వరుస సంఖ్య...8.....

సబ్-రెజిస్ట్రార్

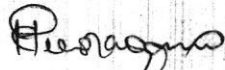


[Faint handwritten signature or scribble]

VENDOR:

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	

SPA HOLDER:-

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

For MODI & MODI CONSTRUCTIONS

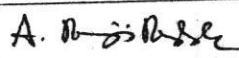
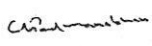
Partner

పుస్తకము 2012 ఏ సంచిక...7522.....
ఎస్టావేజు మొత్తం కాగితముల సంఖ్య...12.....
ఈ కాగితము వరుస సంఖ్య...9.....

2
పబ్-రిజిస్ట్రార్



BUYER:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADFP8149Q	
नाम /NAME	RAJI REDDY AVALA	
पिता का नाम /FATHER'S NAME	JANARDHAN REDDY AVALA	
जन्म तिथि /DATE OF BIRTH	20-04-1969	
हस्ताक्षर /SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

A. N. Srinivas

పుస్తకము పేరు స్త్రీ సహాయ... 75.22.....
 ఎస్టాబ్లిష్ మెంట్ కారితముల సంఖ్య... 13.....
 ఈ కారితము వరుస సంఖ్య... 10.....

సబ్-రిజిస్ట్రార్
 కేసరా



రిజిస్ట్రార్

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
DOB 06-06-1971
Blood Gr.

Signature

Di. Of Issue 09-10-2001 Addl. Licencing Authority
Secunderabad

आयकर विभाग
INCOME TAX DEPARTMENT

M MAHENDAR

MALLESH MANDA

20/07/1978

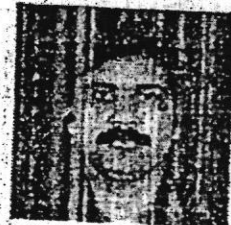
Permanent Account Number

AQAPM0412C

Signature



भारत सरकार
GOVT. OF INDIA

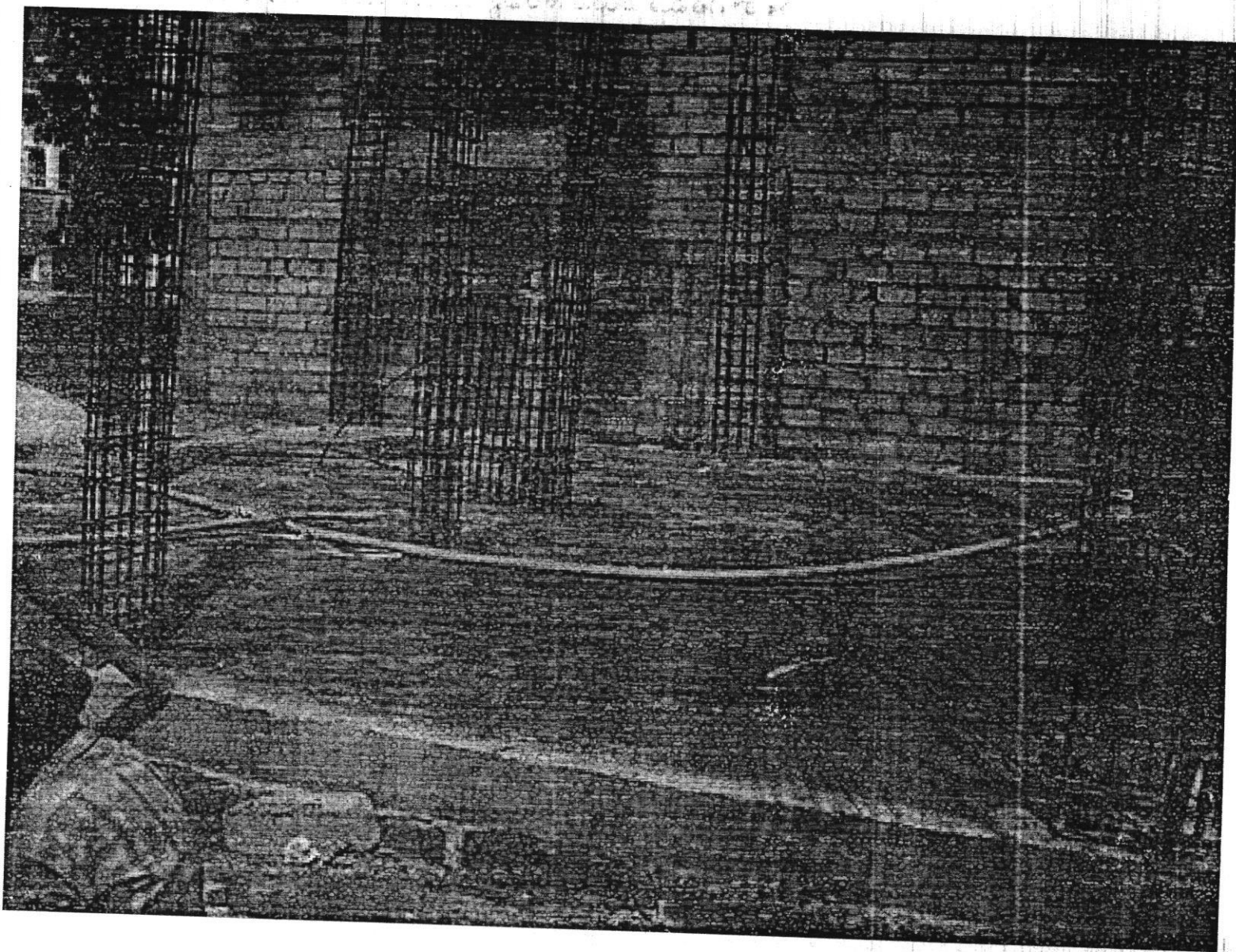


04072007

అల్పము 20/12 ఉ స... 75.22.....
సస్తావేజు మొత్తం కాగితముల సంఖ్య 13.....
ఈ కాగితము వరుస సంఖ్య 11.....

2
సబ్-రిజిస్ట్రార్





అస్తకము 20/2 చ సరిఫు... 7522.....
వస్తావేజు మొత్తం కాగితముల సంఖ్య... 13
ఈ కాగితము వరుస సంఖ్య... 12

సబ్-రిజిస్ట్రార్



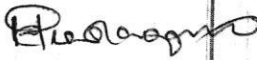
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 007692/2012 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 30/11/2012 12:44:08

This report prints the Photos and FPs taken on 30/11/2012
12:43:45

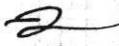
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(EX) K. PRABHAKAR REDDY (SPA FOR DOCUMENTS PRESENTING) R/O. 5-4-187/3, SOHAM MANSION,M.G. ROAD, SECUNDERABAD.	

Identified by

Witness 1

Witness 2

Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

పుస్తకము 20 గుంపు సంఖ్య... 7522.....
విస్తావేజు మొత్తం కాగితముల సంఖ్య... 13.....
ఈ కాగితము వరుస సంఖ్య... 13.....

సబ్-రిజిస్ట్రార్



ORIGINAL

B-63

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 2489
శ్రీమతి / శ్రీ M/s M001 & M002 constructions, rep by
ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. Solam model

దస్తావేజు స్వభావము	Sale Deed			
దస్తావేజు విలువ	18,00,000/-			
స్థాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	7522/12			
రిజిస్ట్రేషన్ రుసుము	9000			
లోటు స్థాంపు (D.S.D.)	143900			
GHMC (T.D.)	160			
యూజర్ ఛార్జీలు	/			
అదనపు షీట్లు				
5 x				
మొత్తం	153000/-			

(అక్షరాల) Nil

Challan

89205

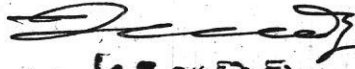
30/11/12

RETURN

రూపాయలు మాత్రమే)

తేది 30/11/12

వాపసు తేది



రిజిస్ట్రేషన్

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.

