SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

K 510938

S.No. 16330 Date:06-07-2017

Sold to: Ramesh

S/o.W/o.D/o. Late Narasimha Rao

For Whom: Modi & Modi Constructions

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

# SALE DEED

This Sale Deed is made and executed on this the 30th day of October 2017 at S.R.O, Keesara, Medchal-Malkajgiri District by and between:

M/s. MODI & MODI CONSTRUCTIONS {Pan No.AAKFM7214N} 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 Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, 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. S. Naresh Kumar, Son of Mr. S. Narasimha Chary, aged about 33 years, Occupation: Service residing at B-8, F-2, Behind St. Anns Girls High School, Vijayanagar Colony, Hyderabad - 500 032{Pan No. BJWPS7881M, Aadhar No. 2119 0850 9557}, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

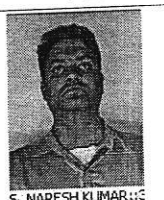
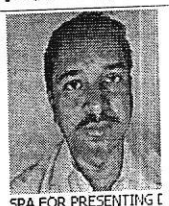
For MODI & MODI CONSTRUCTIONS

Partner

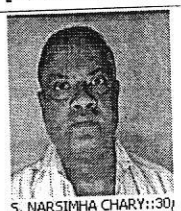
**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 19000/- paid between the hours of 12 and 2 on the 30th day of OCT, 2017 by Sri Soham Modi

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

| Sl No | Code | Thumb Impression | Photo | Address | Signature/Ink Thumb Impression |
|---|---|---|---|---|---|
| 1 | CL | |  S. NARESH KUMAR::S [1530-1-2017-8933] | S. NARESH KUMAR<br>S/O. S. NARASIMHA CHARY<br>R/O.H.NO B-8 F-2 BEHIND ST ANNS GIRLS HIGH SCHOOL, VIJAYANAGAR COLONY, HYD-BAD. 500 032, | |
| 2 | EX | |  SPA FOR PRESENTING D [1530-1-2017-8933] | SPA FOR PRESENTING DOCUMENTS<br>K. PRABHAKAR REDDY[R]MODI AND MODI CONSTRUCTIONS REP BY SOHAM MODI<br>. LATE. SATISH MODI<br>R/O. 5-4-187/3 & 4, M.G. ROAD,. SECUNDERABAD-03 | |

**Identified by Witness:**

| Sl No | Thumb Impression | Photo | Name & Address | Signature |
|---|---|---|---|---|
| 1 | | S. RAJITHA::30/10/2 [1530-1-2017-8933] | S. RAJITHA<br>R/O LBNAGAR | |
| 2 | |  S. NARSIMHA CHARY::30/ [1530-1-2017-8933] | S. NARSIMHA CHARY<br>R/O VIJAYA NAGAR COLONY HYD | |

30th day of October,2017

Signature of Sub Registrar
Keesara

**E-KYC Details as received from UIDAI:**

| Sl No | Aadhaar Details | Address: | Photo |
|---|---|---|---|
| 1 | **Aadhaar No: XXXXXXXX9204**<br>Name: Kandi Prabhakar Reddy | ,<br>Amberpet, Amberpet, Hyderabad, Telangana, 500013 | |
| 2 | **Aadhaar No: XXXXXXXX9557**<br>Name: S Naresh Kumar | S/O S Narsimha Chary,<br>Asifnagar, Hyderabad, Andhra Pradesh, 500057 | |

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***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:

a. Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
b. Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
c. Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
d. Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
e. Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
f. Shri M. Pranavanadham, S/o. Hanumath Rao
g. 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

**Endorsement:** Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

| Description of Fee/Duty | In the Form of | | | | | | |
|---|---|---|---|---|---|---|---|
| | Stamp Papers | Challan u/S 41of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | Total |
| Stamp Duty | 100 | 0 | 151900 | 0 | 0 | 0 | 152000 |
| Transfer Duty | NA | 0 | 57000 | 0 | 0 | 0 | 57000 |
| Reg. Fee | NA | 0 | 19000 | 0 | 0 | 0 | 19000 |
| User Charges | NA | 0 | 100 | 0 | 0 | 0 | 100 |
| Total | 100 | 0 | 228000 | 0 | 0 | 0 | **228100** |

Rs. 208900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19000/- towards Registration Fees on the chargeable value of Rs. 3800000/- was paid by the party through E-Challan/BC/Pay Order No ,887SUD261017 dated ,26-OCT-17 of ,SBH/SBH INB

**E-Challan Details Received from Bank :**

(1). AMOUNT PAID: Rs. 228000/-, DATE: 26-OCT-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 052693964,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS,CLAIMANT NAME: MR. S. NARESH KUMAR) .

**Date:**
**30th day of October,2017**

**Signature of Registering Officer**
**Keesara**

**Bk - 1, CS No 8933/2017 & Doct No 8577/2017. Sheet 2 of 9**
**Sub Registrar Keesara**

2017 సం. (ఆ.శా. 1939) సంవత్సరము
8577 నెంబరుగా నిబంధన నమోదు చేయబడినది. నిబంధన
నమోదు రుసుము నెంబరు 1530 8577 2017
2017 సం. అక్టోబర్ 30 30 వ తేది.

M.Y. [illegible]
Sub-Registrar
Keesara

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C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007. The proposed project of development is styled as 'NILGIRI HOMES'.

D) The Vendee is desirous of purchasing a plot of land bearing no.90, admeasuring 117 sq. yds, along with 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 Property' forming part of the Scheduled Land for a consideration of Rs. 38,00,000/- (Rupees Thirty Eight Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:**

1. The Vendor do hereby convey, transfer and sell the Plot No.90, admeasuring 117 sq. yds, along with 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 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. 38,00,000/- (Rupees Thirty Eight Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:

   i. Rs.29,55,200/-(Rupees Twenty Nine Lakhs Fifty Five Thousand and Two Hundred Only) paid by way of banker cheque no.389995, dated 25.09.2017 issued by State Bank of India, P. B. B., Masab Tank, Hyderabad.

   ii. Rs.5,32,873/-(Rupees Five Lakhs Thirty Two Thousand Eight Hundred and Seventy Three Only) paid by way of banker cheque no.390044, dated 23.10.2017 issued by State Bank of India, P. B. B., Masab Tank, Hyderabad.

   iii. Rs.3,11,927/-(Rupees Three Lakhs Eleven Thousand Nine Hundred and Twenty Seven Only) already received.

2. The Vendor hereby covenant that Scheduled Proptery 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

Sub Registrar
Keesara

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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.

## SCHEDULE OF THE PEOPERTY

All that piece and parcel of villa on plot no. 90 admeasuring about 117 sq. yds along with construction having a total area of 1659 sft., (built-up area 1461 sft + terrace area 142 sft + portico area 56 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 now under Medchal-Malkajgiri District marked in red in the plan annexed hereto and bounded on:

| | |
|---|---|
| North | Plot No. 91 |
| South | Plot No. 89 |
| East | Tot-Lot area & landscaped Garden |
| 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. S.

2. S.

For MODI & MODI CONSTRUCTIONS

Partner

VENDOR
(Soham Modi)

S. Harish Kumar

VENDEE

Bk - 1, CS No 8933/2017 & Doc No 8577/2017. Sheet 4 of 9 Sub Registrar Keesara

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## ANNEXTURE-1-A

1. Description of the Building :All that piece and parcel of villa along with construction on plot no. 90 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 now under Medchal-Malkajgiri District.

   (a) Nature of the roof : R. C. C. (Ground Floor + First Floor)

   (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 Room + 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. 38,00,000/-

For MODI & MODI CONSTRUCTIONS

Partner

Signature of the Vendor

Date: 30.10.2017

## CERTIFICATE

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 Vendor

Date: 30.10.2017

S. Naresh Kumar

Signature of the Vendee

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**REGISTRATION PLAN SHOWING** VILLA ON PLOT NO. 90, FORMING A PART

**IN SURVEY NOs.** 128, 129, 132, 133, 134, 135 & 136 **SITUATED AT**

RAMPALLY VILLAGE, KEESARA **MANDAL, R.R. DIST.**

NOW UNDER MEDCHAL-MALKAJGIRI DISTRICT

**VENDOR:** M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS MANAGING PARTNER

MR. SOHAM MODI, SON OF LATE SATISH MODI

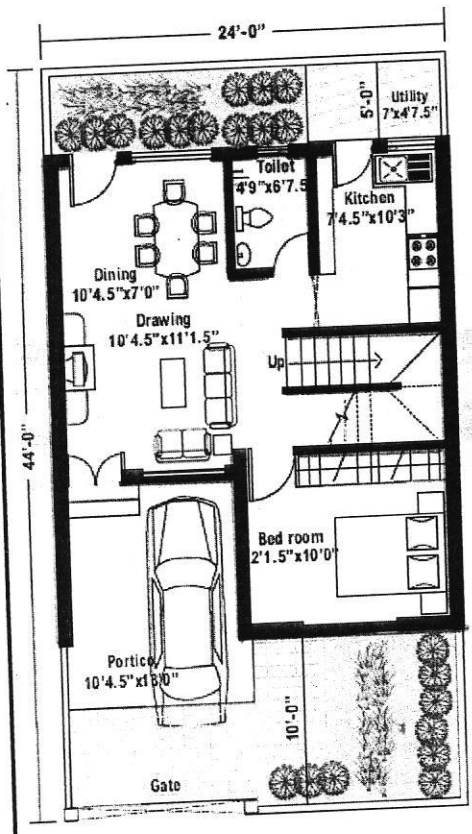
**VENDEE:** MR. S. NARESH KUMAR, SON OF MR. S. NARASIMHA CHARY

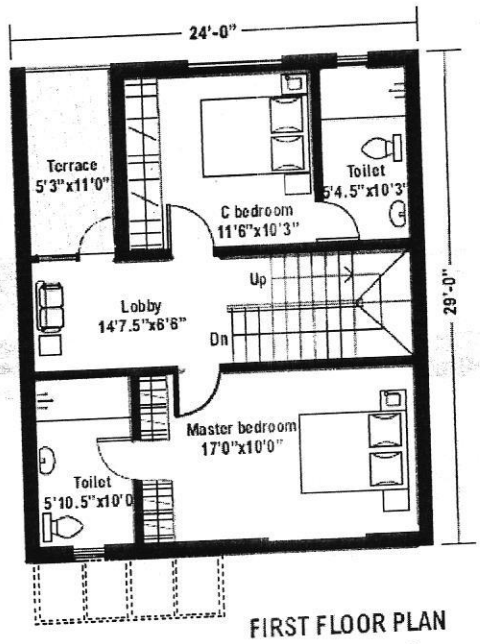
**REFERENCE:** **SCALE:** **INCL:** **EXCL:**

**AREA:** 117 **SQ. YDS.** **SQ. MTRS.**

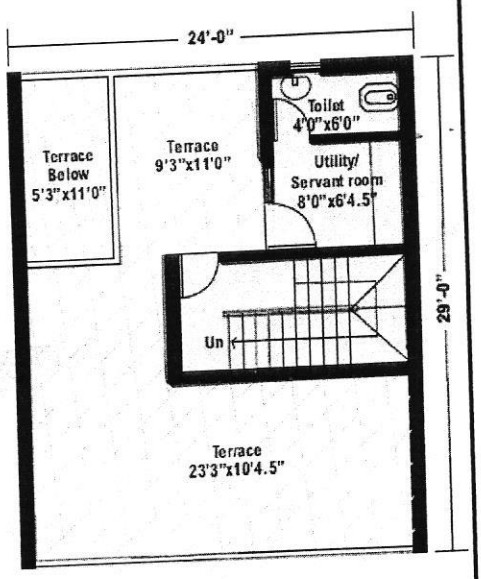
**Built up Area: 1659 Sft**

N




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| | |
|---|---|
| GROUND FLOOR AREA | 599.00 SFT |
| FIRST FLOOR AREA | 639.00 SFT |
| HEAD RM+SERVANT+TOILET AREA | 223.00 SFT |
| TOTAL BUILT-UP AREA | 1461.00 SFT |
| TERRACE AREA | 142.SFT |
| PORTICO AREA | 56.SFT |

For MODI & MODI CONSTRUCTIONS

Partner

**SIG. OF THE VENDOR**

**SIG. OF THE VENDEE**

**WITNESSES:**

1.

2.

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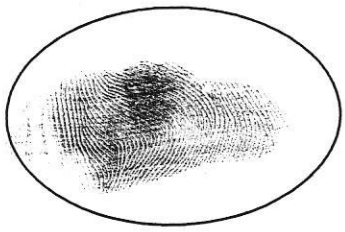
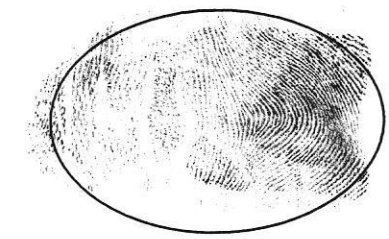
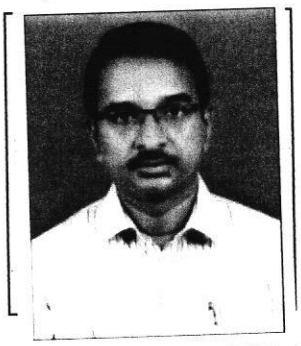
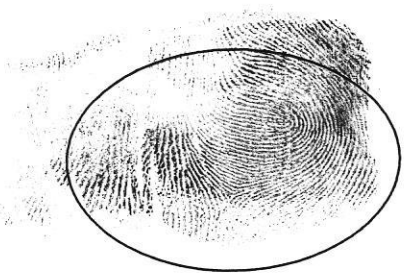
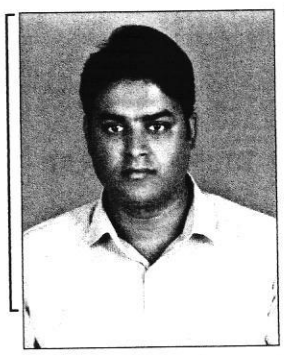
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|---|---|---|---|
| |  | | **VENDOR:**<br>M/S. MODI & MODI CONSTRUCTIONS,<br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>II FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD<br>REP. BY ITS MANAGING PARTNER<br>MR. SOHAM MODI<br>S/O. LATE SATISH MODI |
| |  |  | **SPA FOR PRESENTING DOCUMENTS:**<br>**VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008**<br>**AT SRO, KEESARA:**<br><br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>(O). 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. ROAD<br>SECUNDERABAD – 500 003. |
| |  |  | **VENDEE:**<br><br>MR. S. NARESH KUMAR<br>S/O. MR. S. NARASIMHA CHARY<br>R/O. B-8, F-2<br>BEHIND ST. ANNS GIRLS HIGH SCHOOL<br>VIJAYANAGAR COLONY<br>HYDERABAD-500 032. |

SIGNATURE OF WITNESSES:

1. S. [illegible]
2. S. [illegible]

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE VENDOR

S. Naresh Kumar

SIGNATURE OF THE VENDEE

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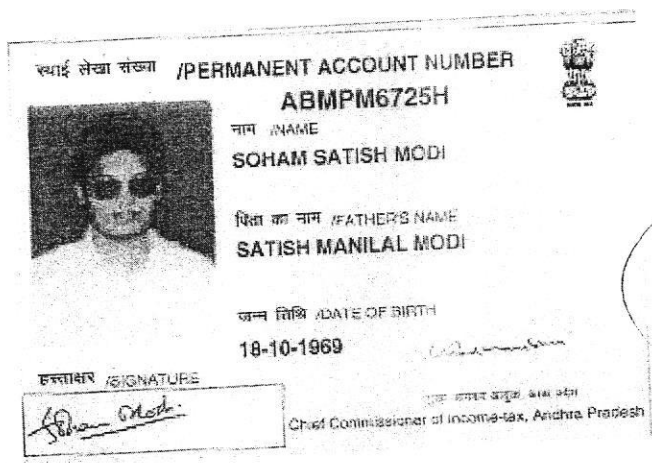
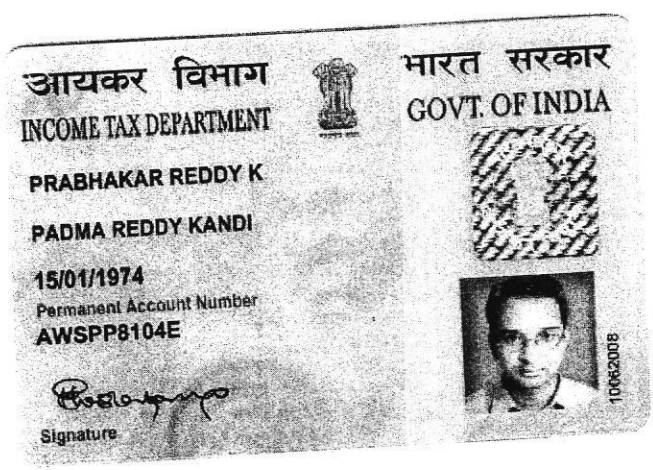
VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MODI AND MODI
CONSTRUCTIONS
27/02/2004
Permanent Account Number
AAKFM7214N
Signature


स्थाई 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

For MODI & MODI CONSTRUCTIONS

Partner


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

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भारत सरकार
GOVERNMENT OF INDIA

శ్రీరమోజ్ రజిత

Sriramoj Rajitha

పుట్టిన తేదీ/ DOB: 20/07/1984

స్త్రీ / FEMALE

7407 7944 6015

ఆధార్ -సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

W/O: శ్రీరమోజ్ నరేష్ కుమార్, 3-7-62/488 సాతి ఎండీ పార్క్, మన్సూరాబాద్, ఎల్ బి నగర్, హాయత్ నగర్, కె.వి.రంగారెడ్డి ఆంధ్ర ప్రదేశ్ - 500068

Address:

W/O: Sriramoj Naresh Kumar, 3-7-62/488 South end Park, Mansoorabad, L B Nagar, Hayathnagar, K.V.Rangareddy, Andhra Pradesh - 500068

7407 7944 6015

1947
1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560001

भारत सरकार
GOVERNMENT OF INDIA

ఎస్ నరేష్ కుమార్

S Naresh Kumar

పుట్టిన తేదీ/ DOB: 17/08/1983

పురుషుడు / MALE

2119 0850 9557

ఆధార్ -సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O ఎస్ నరసింహ చారి, 10-3-377/52/2RT, విజయ నగర్ కాలనీ, విజయ నగర్ కాలనీ, ఆసిఫ్ నగర్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500057

Address:

S/O S Narsimha Chary, 10-3-377/52/2RT, Vijaya Nagar Colony, Vijaya Nagar Colony, Asifnagar, Hyderabad, Andhra Pradesh - 500057

2119 0850 9557

1947
1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఎస్ నరసింహ చారి
S Narsimha Chary

పుట్టిన సంవత్సరం / Year of Birth : 1964
పురుషుడు / Male

6336 0372 2806

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O లేటీ వెంకటరాజయ్య
10-3-377/52/2RT, విజయ నగర్ కాలనీ
విజయ నగర్ కాలనీ, ఆసిఫ్ నగర్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500057

Address:

S/O Late Venkatrajaiah
10-3-377/52/2RT, Vijaya Nagar Colony
Vijaya Nagar Colony, Asifnagar
Hyderabad, Andhra Pradesh, 500057

Aadhaar - Saamanyuni Hakku

Bk - 1, CS No 8933/2017 & Doct No 8577/2017. Sheet 9 of 9 Sub Registrar Keesara

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OFFICE OF The Seal of Sub Registrar office SUB REGISTRAR

GS NO – 6051/2017

**Registration and Stamps Department**

# STATEMENT OF ENCUMBRANCE ON PROPERTY

**Date :06-11-2017 13:25:39** **App No :798277** **Statement No :28610221**

**Sri/Smt.:N NARESH KUMAR** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

**VILLAGE: RAMPALLE OR RAMPALLE , Plot No:,90, SURVEY NO: ,128,129,132,133,134,135,136, Bounded by NORTH :PLOT NO 91 , SOUTH :PLOT NO 89 , EAST :TOT LOT AREA & LANDSCAPED GARDEN , WEST :30 WIDE ROAD**

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. KEESARA** for years **10** from **01-10-2007 to 05-11-2017** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|---|---|---|---|---|---|
| 1/8 | VILL/COL: RAMPALLE/RAMPALLY W-B: 0-0 SURVEY: 128 129 132 133 134 135 136 PLOT: 90 EXTENT: 117SQ.Yds BUILT: 1659SQ. FT Boundires: [N]: PLOT NO 91 [S] PLOT NO 89 [E]: TOT LOT AREA AND LANDSCAPED GARDEN [W]: 30' WIDE ROAD **Link Doct:6095/2005 of SRO 1516** **Link Doct:4838/2002 of SRO 1516** **Link Doct:7972/2004 of SRO 1516** **Link Doct:8657/2004 of SRO 1516** | (R) 30-10-2017 (E) 30-10-2017 (P) 30-10-2017 | **0101** Sale Deed Mkt.Value:Rs. 1191420 Cons.Value:Rs. 3800000 | 1.(EX)MODI AND MODI CONSTRUCTIONS REP BY SOHAM MODI 2.(CL)S. NARESH KUMAR | 0/0 8577/2017 [1] of SRO KEESARA(1530) |
| 2/8 | VILL/COL: RAMPALLE/RAMPALLE W-B: 0-0 SURVEY: 134 135 136 EXTENT: 88 Guntas Boundires: [N]: ELEMELLA VAAGU [S] LAND BELONGS TO BADDAM MALLA REDDY IN SY.NO.112 [E]: NEIGHBOURS LAND IN SY.NO.111 [W]: LAND BELONGS TO PRUCHASER IN SY.NO.129, 133 & 136 | (R) 23-09-2005 (E) 20-09-2005 (P) 23-09-2005 | **0101** Sale Deed Mkt.Value:Rs. 880000 Cons.Value:Rs. 2000000 | 1.(EX)MUNIGANTI HANMANTH RAO 2.(EX)MUNIGANTI KASHINATHAM 3.(EX)MUNIGANTI VENUNADHAM 4.(EX)MUNIGANTI SRINIVASA CHARY 5.(EX)MUNIGANTI NARAYANA 6.(EX)MUNIGANTI PRANAVANADHAM 7.(EX)MUNIGANTI PRAVARAKYA 8.(CL)M/S MODI & MODI CONSTRUCTIONS 9.(CL)REP BY ITS MANAGING PARTNER SOHAM | 0/0 CD_Volume: 161 6095/2005 [@] of SRO SHAMIRPET(1516) |

THE SEAL OF THE SUB REGISTRAR OF KEESARA

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| | | | | MODI | |
| 3/8 | VILL/COL: RAMPALLE/RAMPALLE W-B: 0-0 SURVEY: 128 129 133 136 EXTENT: 90 Guntas Boundires: [N]: ELEMELLA VAAGU [S] RAMPALLY TO GHATKESAR 100' WIDE ROAD IN SY.NO.128 [E]: LandbelongstoB.BalReddyinSy.No.112, 113&VendorsLandinSy.No.134, 135&136p [W]: LAND BELONGS TO PURCHASER IN SY.NO.128, 129, 132, 133 & 136 **Link Doct:4838/2002 of SRO 1516** | (R) 22-09-2004 (E) 21-09-2004 (P) 21-09-2004 | **0101** Sale Deed Mkt.Value:Rs. 385875 Cons.Value:Rs. 2250000 | 1.(EX)MUNIGANTI HANMANTH RAO 2.(EX)MUNIGANTI KASHINATHAM 3.(EX)MUNIGANTI VENU NADHAM 4.(EX)MUNIGANTI SRINIVASA CHARY 5.(EX)MUNIGANTI NARAYANA 6.(EX)MUNIGANTI PRANAVANADHAM 7.(EX)MUNIGANTI PRAVARAKYA 8.(CL)M/S MODI & MODI CONSTRUCTIONS 9.(CL)REP BY ITS MANAGING PARTNER SOHAM MODI | 0/0 CD_Volume: 151 8657/2004 [@] of SRO SHAMIRPET(1516) |
| 4/8 | VILL/COL: RAMPALLE/RAMPALLE W-B: 0-0 SURVEY: 128 129 132 133 136 EXTENT: 90 Guntas Boundires: [N]: ELEMELLA VAAGU [S] RAMPALLY TO GHATKESAR 100' WIDE ROAD IN SY.NO.128 [E]: LAND BELONG TO VENDORS IN SY.NO.128, 129, 133 AND 136 [W]: NEIGHBOURS LAND BELONGING TO CH.PRAMELA RAO IN SY.NO.128, 129, 132, 133 & 136 **Link Doct:4838/2002 of SRO 1516** | (R) 16-08-2004 (E) 10-08-2004 (P) 10-08-2004 | **0101** Sale Deed Mkt.Value:Rs. 351000 Cons.Value:Rs. 2250000 | 1.(EX)MUNIGANTI HANMANTH RAO AND OTHERS 2.(CL)M/S MODI & MODI CONSTRUCTIONS 3.(CL)REP BY ITS MANAGING PARTNER SOHAM MODI | 0/0 CD_Volume: 151 7972/2004 [@] of SRO SHAMIRPET(1516) |
| 5/8 | VILL/COL: RAMPALLE/RAMPALLE W-B: 0-0 SURVEY: 134 EXTENT: 73 Guntas Boundires: [N]: SY.NO.136 [S] B.MALLA REDDY LAND [E]: SY.NO.135 AND 111 [W]: SY.NO.133 | (R) 05-09-2002 (E) 05-09-2002 (P) 05-09-2002 | **0401** Partition Mkt.Value:Rs. 343100 Cons.Value:Rs. 0 | 1.(EX)MUNIGANTI HANMANTH RAO 2.(EX)MUNIGANTI KASHINATHAM 3.(EX)MUNIGANTI VENUNADHAM 4.(EX)MUNIGANTI SRINIVASA CHARY 5.(EX)MUNIGANTI NARAYANA 6.(CL)MUNIGANTI VASUDEVA CHARY 7.(CL)MUNIGANTI RAMAKRISHNA CHARY 8.(CL)MUNIGANTI NAGARJUNA CHARY 9.(CL)MUNIGANTI SHARADHA 10. (CL)MUNIGANTI | 0/0 CD_Volume: 109 4838/2002 [A1] of SRO SHAMIRPET(1516) |

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| | | | | SUSHEELA<br>11.<br>(CL)MUNIGANTI SRINIVASA CHARY<br>12.<br>(CL)MUNIGANTI SHATRUGHNA CHARY<br>13.<br>(CL)MUNIGANTI KRISHNAMA CHARY<br>14.<br>(CL)MUNIGANTI ASHOK KUMAR<br>15.<br>(CL)MUNIGANTI RAMESH<br>16.<br>(CL)MUNIGANTI SURESH<br>17.<br>(CL)MUNIGANTI SUDHAKAR<br>18.<br>(CL)MUNIGANTI MURALI<br>19.<br>(CL)MINIGANTI SUMANTH | |
| 6/8 | VILL/COL: RAMPALLE/RAMPALLE W-B: 0-0 SURVEY: 128 129 132 133 EXTENT: 237 Guntas AGRI Boundires: [N]: VAGU [S] LAND OF SY.NO.127 AND 113 [E]: LAND OF B.MALLA REDDY [W]: LAND ALLOTTED TO SECOND PARTY | (R) 05-09-2002<br>(E) 05-09-2002<br>(P) 05-09-2002 | **0401**<br>Partition<br>Mkt.Value:Rs. 740625<br>Cons.Value:Rs. 0 | 1.(EX)MUNIGANTI HANMANTH RAO<br>2.(EX)MUNIGANTI KASHINATHAM<br>3.(EX)MUNIGANTI VENUNADHAM<br>4.(EX)MUNIGANTI SRINIVASA CHARY<br>5.(EX)MUNIGANTI NARAYANA<br>6.(CL)MUNIGANTI VASUDEVA CHARY<br>7.(CL)MUNIGANTI RAMAKRISHNA CHARY<br>8.(CL)MUNIGANTI NAGARJUNA CHARY<br>9.(CL)MUNIGANTI SHARADHA<br>10.<br>(CL)MUNIGANTI SUSHEELA<br>11.<br>(CL)MUNIGANTI SRINIVASA CHARY | 0/0<br>CD_Volume: 109 4838/2002 [A] of SRO SHAMIRPET(1516) |

THE SEAL OF THE SUB REGISTRAR OF KEESARA

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| | | | | 12. (CL)MUNIGANTI SHATRUGHNA CHARY 13. (CL)MUNIGANTI KRISHNAMA CHARY 14. (CL)MUNIGANTI ASHOK KUMAR 15. (CL)MUNIGANTI RAMESH 16. (CL)MUNIGANTI SURESH 17. (CL)MUNIGANTI SUDHAKAR 18. (CL)MUNIGANTI MURALI 19. (CL)MINIGANTI SUMANTH | |
| 7/8 | VILL/COL: RAMPALLE/RAMPALLE W-B: 0-0 SURVEY: 135 136 EXTENT: 76 Guntas AGRI Boundires: [N]: SY.NO.136 [S] SY.NO.134 AND 111 [E]: VAGU [W]: SY.NO.134 | (R) 05-09-2002 (E) 05-09-2002 (P) 05-09-2002 | **0401** Partition Mkt.Value:Rs. 237500 Cons.Value:Rs. 0 | 1.(EX)MUNIGANTI HANMANTH RAO 2.(EX)MUNIGANTI KASHINATHAM 3.(EX)MUNIGANTI VENUNADHAM 4.(EX)MUNIGANTI SRINIVASA CHARY 5.(EX)MUNIGANTI NARAYANA 6.(CL)MUNIGANTI VASUDEVA CHARY 7.(CL)MUNIGANTI RAMAKRISHNA CHARY 8.(CL)MUNIGANTI NAGARJUNA CHARY 9.(CL)MUNIGANTI SHARADHA 10. (CL)MUNIGANTI SUSHEELA 11. (CL)MUNIGANTI SRINIVASA CHARY 12. (CL)MUNIGANTI SHATRUGHNA CHARY | 0/0 CD_Volume: 109 4838/2002 [A2] of SRO SHAMIRPET(1516) |

THE SEAL OF THE SUB REGISTRAR OF KEESARA

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| | | | | 13. (CL)MUNIGANTI KRISHNAMA CHARY 14. (CL)MUNIGANTI ASHOK KUMAR 15. (CL)MUNIGANTI RAMESH 16. (CL)MUNIGANTI SURESH 17. (CL)MUNIGANTI SUDHAKAR 18. (CL)MUNIGANTI MURALI 19. (CL)MINIGANTI SUMANTH | |
| 8/8 | VILL/COL: RAMPALLE/RAMPALLE W-B: 0-0 SURVEY: 128 129 131 132 EXTENT: 185 Guntas AGRI Boundires: [N]: VAGU [S] SY.NO.124, 126 [E]: LAND ALLOTTED TO FIRST PARTY [W]: LAND OF B.RAJI REDDY | (R) 05-09-2002 (E) 05-09-2002 (P) 05-09-2002 | **0401** Partition Mkt.Value:Rs. 578125 Cons.Value:Rs. 0 | 1.(EX)MUNIGANTI HANMANTH RAO 2.(EX)MUNIGANTI KASHINATHAM 3.(EX)MUNIGANTI VENUNADHAM 4.(EX)MUNIGANTI SRINIVASA CHARY 5.(EX)MUNIGANTI NARAYANA 6.(CL)MUNIGANTI VASUDEVA CHARY 7.(CL)MUNIGANTI RAMAKRISHNA CHARY 8.(CL)MUNIGANTI NAGARJUNA CHARY 9.(CL)MUNIGANTI SHARADHA 10. (CL)MUNIGANTI SUSHEELA 11. (CL)MUNIGANTI SRINIVASA CHARY 12. (CL)MUNIGANTI SHATRUGHNA CHARY 13. (CL)MUNIGANTI KRISHNAMA CHARY 14. | 0/0 CD_Volume: 109 4838/2002 [B] of SRO SHAMIRPET(1516) |

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| | | | | (CL)MUNIGANTI ASHOK KUMAR 15. (CL)MUNIGANTI RAMESH 16. (CL)MUNIGANTI SURESH 17. (CL)MUNIGANTI SUDHAKAR 18. (CL)MUNIGANTI MURALI 19. (CL)MINIGANTI SUMANTH | |

**1. Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.**

**2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found**

**3. Search made and certificate prepared by / Gksainath**

**4. Search verified and certificate examined by /**

**5.Result : '8 out of 17 are included in the statement.'**

**Received Rs. 200+20 towards EC-Fee against Cash Receipt No.**

**OFFICE SEAL & DATE of Register Officer**

Sub Registrar
KEESARA

Print back

Sub Registrar Office
Keesara

THE SEAL OF THE SUB REGISTRAR OF KEESARA

# Government of Telangana
# Registration And Stamps Department

9577/7

**Payment Details - Citizen Copy - Generated on 30/10/2017, 12:27 PM**

SRO Name: **1530 Keesara** Receipt No: **9327** Receipt Date: **30/10/2017**

Name: **MODI AND MODI REP BY SOHAM MOD** CS No/Doct No: **8933 / 2017**

Transaction: **Sale Deed** Challan No: E-Challan No: **887SUD261017**

Chargeable Value: **3800000** DD No: DD Dt: Challan Dt: E-Challan Dt: **26-OCT-17**

Bank Name: Bank Branch:

E-Challan Bank Name: **SBH** E-Challan Bank Branch: **SBH INB**

| Account Description | Amount Paid By | | | |
|---|---|---|---|---|
| | Cash | Challan | DD | E-Challan |
| Registration Fee | | | | 19000 |
| Transfer Duty /TPT | | | | 57000 |
| Deficit Stamp Duty | | | | 151900 |
| User Charges | | | | 100 |
| Total: | | | | 228000 |

In Words: **RUPEES TWO LAKH TWENTY EIGHT THOUSAND ONLY**

RETURN
Date:

Prepared By: **GKSAINATH**

Signature by SR

Original Documents received &
also EC
7/11/2017.