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K. SATISH KUMAR

Licenced Stamp Vendor LIC.No.15-18-013/2000 REN.No.15-18-016/2009 H.No.5-2-30, Premayathipst (V).

CCF of Income privet Rajendranagar Mandal, UCF of Income Ranga Reddy District.
Ph.No.9849355156

SALE DEED

This Deed is made and executed on this the 12th day of March 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. T. B. V. J. RAMA SHARMA, SON OF Mr. T. B. C. RAMA MOHANA RAO, aged about 47 years, Occupation: Service, residing at H. No. 1-1-189/7, Balaji Enclave, Sreeram Nagar Colony, Kapra, Hyderabad - 500 062., 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 & NODI CONSTRUCTIONS

Partner

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ENDORSEMENT

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

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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. No. 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.

William of the wardings

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land
1.	6095/2005	20.09.2005	134, 135 & 136	(in Acres) 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

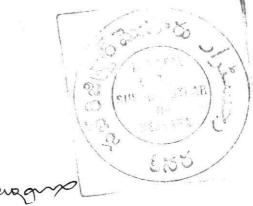
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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 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
- 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 development is styled as "NILGIRI HOMES".

For MODI & MODI CONSTRUCTIONS

Partner

2012 నెలు కుంట్ర నెల 21 వతం 1923 వ.శా.శ శ్రీత్ములు మాసం 31 వతెది పగలు 2 మరియు 2 గంటల మద్య శ్రీత్ మంత్రి 6 జిల్బారు ఆఫీసులో శ్రీత్ మంత్రి 6 జిల్లారు 1843లోని సెక్షన్ 32.ఎ ను అనుకరింతి నవుత్సించవలన్న ఫోట్(గావులు మరియు చేలిముండలతో నహా దాఖలు చేసి రువుము రాంటు కానీయుడ్నినట్లు ఒప్పుకొన్నది - BEN 5



Proformano



ఎత్తమ ఖాటన చేలు

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderahad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 12/32/08 dated 05.3.08 registerer at SRO Research

నితూపించినదీ

5)

CH. Venkat Ramana Reday

So. Late Buji Reday

Oce: Service. 40. 11-187/2

Rd No. 2, Green Hilb Colony, Hoderabad.

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B. Rojeumar Sp., movemed Raso Cca: Service. Rps. 1-51, m. Bolleram, secisad,

D) The Vendee is desirous of purchasing a plot of land bearing no. 44, admeasuring 125 sq. yds., along with semi-finished construction having a total area of 1659 sft., (built-up area 1461 sft + terrace area 56 sft + portico area 142 sft) hereinafter referred as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.10,80,000/-(Rupees Ten Lakhs Eighty Thousand 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. 44, admeasuring 125 sq. yds., along with semi-finished construction having a total area of 1659 sft., (built-up area 1461 sft + terrace area 56 sft + portico area 142 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.10,80,000/-(Rupees Ten of the said consideration.
- 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 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 the responsibility of the Vendor to clear the same.
- 7. Stamp duty and Registration amount of Rs. 91,800/- is paid by way of challan no. 101752, dated 21.3.12, drawn on State Bank of Hyderabad, Keesara Village,

For MODI & NODI CONSTRUCTIONS.

Partner.

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Rs. 86200 towards stamp duty including T.D. under section 41 of the I.S. Act 1899.

and Rs. 5400 towards Registration fee on the chargeable value of Rs. 1080000 were paid by the party through Bank. 101752 vide challan/DD/BC/Pay order No. 21 3 12 date.

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

L. RAVINDER おである。 おである。 おおな



SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 44, admeasuring about 125 sq. yds., along with semi-finished construction having a total area of 1659 sft., (built-up area 1461 sft + terrace area 56 sft + portico area 142 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. 45	
South	Park	
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.

Jack .

For MODI & MODI CONSTRUCTIONS

Partner

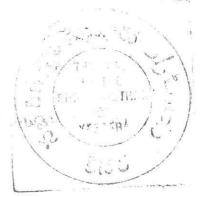
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(Soham Modi) VENDOR

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

C.S.No./Year: 001765/2012 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 21/03/2012 12:28:56

This report prints Photos and FPs of all parties

1-900-

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
3			(EX) REP BY SPA HOLDER K. PRABHAKAR REDDY O/O. 5-4- 187/3 & 4 II FLOOR,M.G.ROAD, SEC-BAD.	Preside

Identified by

Witness 1

Witness 2-

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

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ANNEXTURE-1-A

1. Description of the Building

:ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 44, 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) Head Rm+Servant+Toiltet Area

: 220 sft

c) In the Ground Floor

: 601 sft

d) In the First Floor

: 640 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. 10,80,000/-

For MODI & MOVI CONSTRU

Partner

Date: 12.03.2012

Date: 12.03.2012

Signature of the Executants

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 Executants

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REGISTRATION PLAN SHOWING 1. 1. PLOT NO. 44, FORMING A PART IN SURVEY NOS. 128, 129, 132, 133, 134, 135 & 136 Situated at RAMPALLY VILLAGE, **KEESARA** VENDOR: Mandal, R.R. Dist. M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER MR. SOHAM MODI, SON OF SRI SATISH MODI BUYER: MR. T. B. V. J. RAMASHARMA, SON OF MR. T. B. C. RAMA: MOHANA RAO REFERENCE: SCALE: AREA: INCL: , t 19 6, 4 125 SQ. YDS. EXCL: SQ. MTRS. Addiso for 24'-0" 24'-0" 24'-0" M BED ROOM 14"10% x 10"3" TERRORE 15716 a 100 ORESS 41/11 en remi HHHAH BU ASSES DIMING 123 x 100" 29.4 44.0 LOUNGE 58.6 147%" x 66" JERNACE Data no DRAWNG 12/4%* k 10/0* BED ROOM TERRANG TERRACE BELOW AST & HOT FIRST FLOOR PLAN TERRACE FLOOR PLAN ROAD TYPE-C (24'-0" x 44'-0") GROUND FLOOR PLAN ROW HOUSE (EAST) PLOT AREA - 12T'SYLIS (CH) RELIS SOM! GROUND FLOOR AND A-ENDO SET FIRST FLOOR AREA - PAGE SET NEAD RM+SERVAME+TOLLET AREA - 22200 SET TOTAL BULTUP AREA - 1461 JO SET PORTICO AREA - 142,00 SFT WITNESSES: FOR MODE & MODI CONSTRUCTIONS TERRACE AREA - BO,CO SET 1. 2. Partner SIG. OF THE VENDOR SIG. OF THE BUYER

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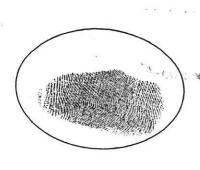
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

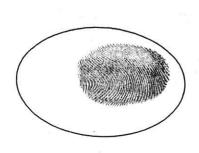
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





VENDOR:

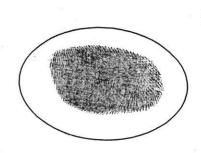
M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI





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.





BUYERS:

MR. T. B. V. J. RAMASHARMA S/O. MR. T. B. C. RAMA MOHANA RAO R/O. H. NO. 1-1-189/7 BALAJI ENCLAVE SREERAM NAGAR COLONY KAPRA HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

1.

2. Q. Laid

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

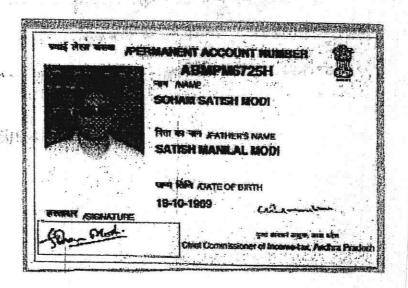
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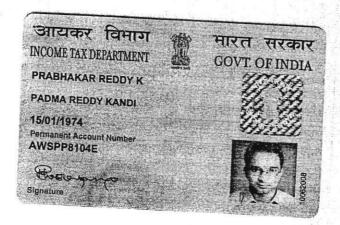
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SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

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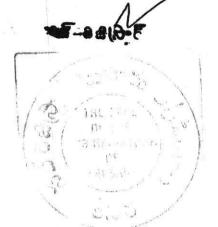


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For MODI & MODI CONSTRUCTIONS

Partner

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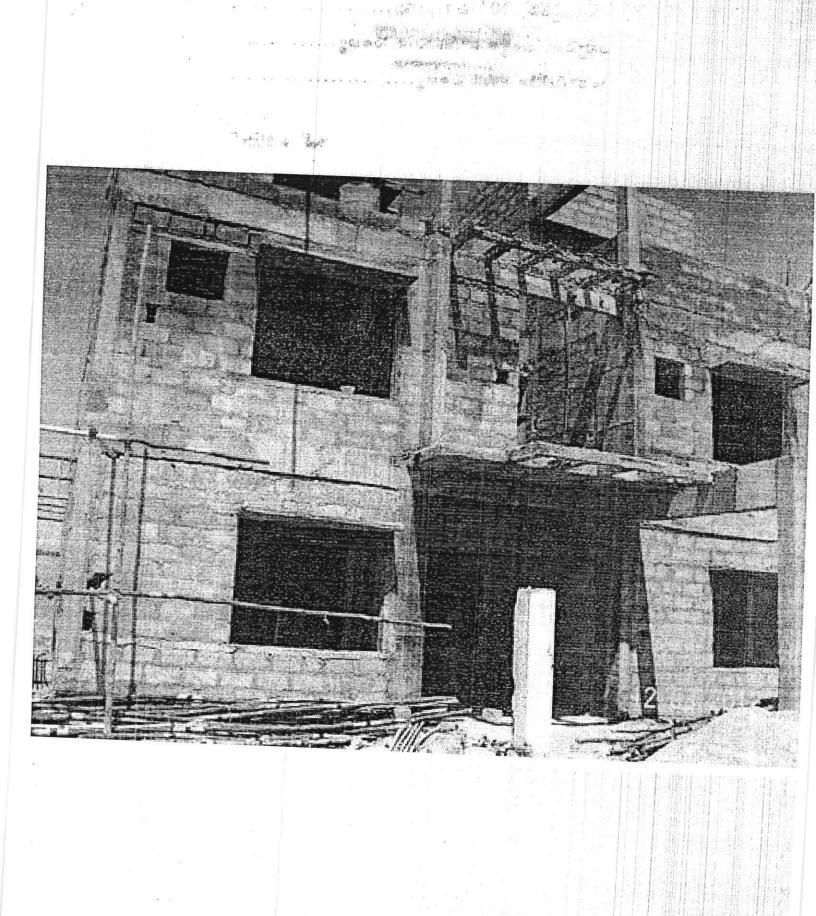
If this card is lost / someone's lost card is found, please inform / return to !
Income Tax PAN Services Unit, NSDL 3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Punc. - 411 045

Tel: 91-20-2724 3680, Fax: 91-20-2721 8081 e-mail: tininfo@nath.co.in.

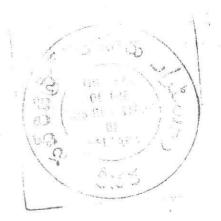
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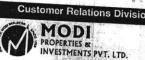




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WITNESSES NO. 1





Name : Ch. Venkata Ramana Reddy Designation: Customer Relations Executive

Signature:

Marie

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address: 5-4-187/3&4, IInd Floor, M.G Road, Secunderabad-500003. Ph:040-66335551, 040-27544058

www.modiproperties.com

AGG STATE & FRANCE Resi.Add.:

#11-187/2, Road No.2, Green Hills Colony,

Saroor Nagar,

BILLY SUL VANDAL

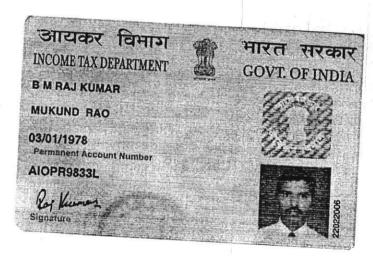
Hyderabad.

Ph:9393381666, 9246165561

In case of Emergency Call

- 1. Employee must display this card while on duty
- This card has to be surrendered while leaving the organization
- The loss of the card must be reported to the Admin.Div.Immediately

WITNESSES NO. 2



इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर इस कार का या कृपया सुवित करें / लौटायें : आयकर पैग सेवा इकाई, एन एस डी एल तीरारी मंजिल, ट्रेंड वर्ल्ड, ए विंग, कमला मिल्स कम्पाउंड एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this eard is lost / someone's lost eard is found, please inform / return to:

Income Tax PAN Services Unit, NSDL 3rd Floor, Trade World, A Wing, Kanala Mills Compound, S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664, email: tininfo@nsdl.co.in

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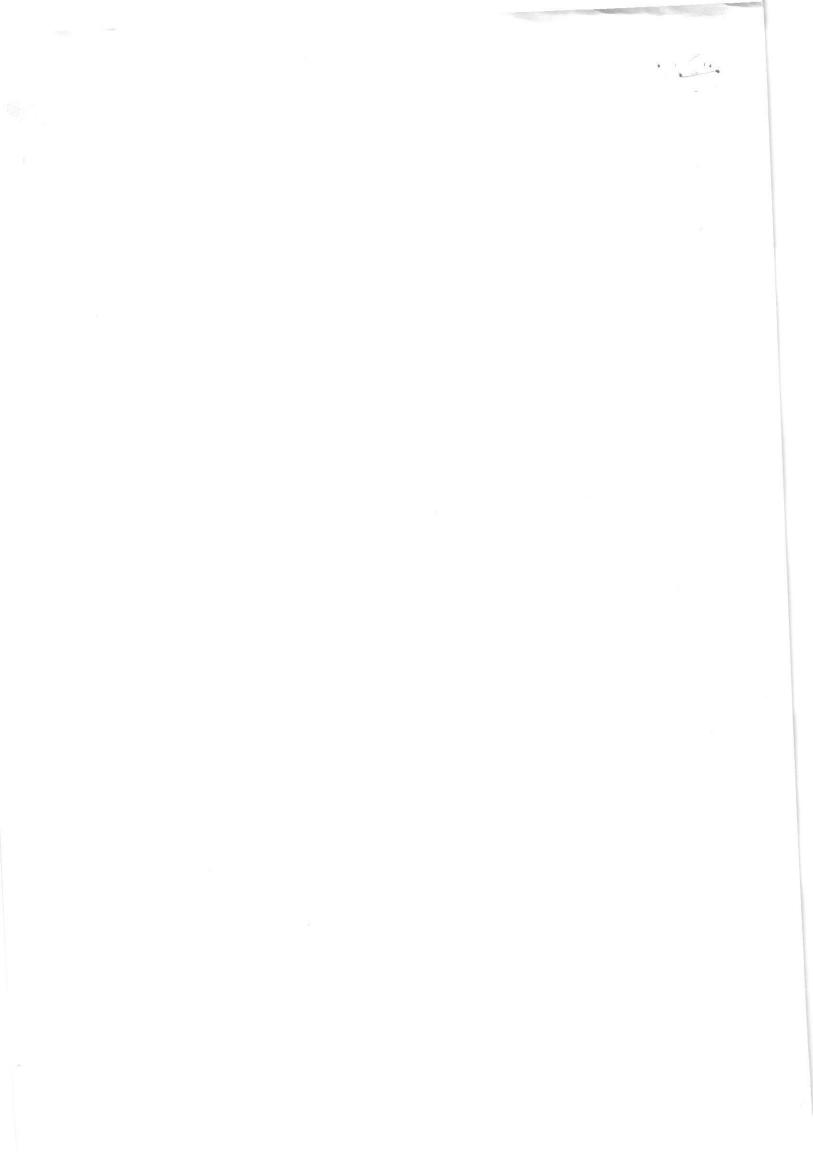


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If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.







भारत सरकार GOVT OF INDIA

TANGIRALA B.V.J. RAMA SHARMA

RAMA MOHANA RAO BALA CHANDRA TANGIRALA

23/06/1965 Permanent Account Number AEDPR8870E

Oursu-

Signature



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं : आंयकर पैन सेवा इकाई, एन एस डी एल तीसरी मंजील, सफायर चेंबर्स, बानेर टेलिफोन एक्स्चेंज के नजदीक, बानेर, पुना - 411 045.

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