

SCANNED

DNb 6425/12



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 326068

K. GURABU

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 19th day of October 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. HAZARI VISHNU VARDHAN, SON OF Mr. HAZARI SURESH, aged about 31 years, Occupation: Service, residing at H. No. 1-7-12, Golconda 'X' Road, Musheerabad, Hyderabad - 500 080., 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 వ సంచిక.....

వస్తావేళ మొత్తం కాగితముల సంఖ్య.....

కాగితము వరుస తింఖ్య.....



ENDORSEMENT

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

Sl. No.	Description of fee/duty	Stamp	Amount	Total
1	Stamp Duty	1000	91700	91800
2	Transfer Duty			
	Registration fee			5800
	User charges			100
5	Total			98200

[Handwritten signature]



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.

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.

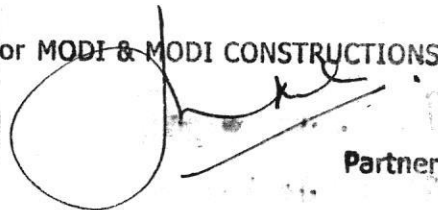
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

.. పుస్తకము 20¹¹ ఎ సె. 11/10..... 6425
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12.....
 ఈ కాగితము వరుస తంఖ్య.....

20¹¹ జూన్ 19¹⁹ నెల..... 19¹⁹ వ తేదీ
 1934 వ.శ. నెంబర్..... మాసం..... 22 వ తేదీ
 పేరు..... మరియు..... గంటల మధ్య
 కీసర్ సబ్ - రిజిస్ట్రారు అఫీసులో
 శ్రీ/శ్రీమతి..... K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా కాఖలు చేసి రుసుము
 రూ॥..... 5000..... లు చెల్లించారు
 వాసియచ్చి..... ఒప్పుకొన్నది
 ఎడమ వాటప చేతు

చక్-రిజిస్ట్రార్



Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy s/o. K. P. Reddy occ: Service
 o/o. S-11-187/3 & 4, 2nd floor, Soham mansion,
 M. & Road, SecBad, Through SPA for presentation
 of documents, vide SPA no. 12/BK/08, dt. 05.03.08
 at SRO, Keesara, R.R. District.

నిరూపించినది

①

Venkat

CH. VENKATARAMANA REDDY
 S/o. LATE ANJI REDDY
 SERVICE. R/o: # 11-187/2
 ROAD NO. 2, GREENHILLS COLONY
 SAROORNAGAR, HYDERABAD.

② Srinivas

M. Srinivas s/o. Late M. Mallesh
 R/o. 2-11-365, Warasiguda, SecBad,

20¹¹ జూన్ 19¹⁹ నెల..... 19¹⁹ వ తేదీ.....
 1934 వ.శ. నెంబర్..... మాసము..... 22 వ తేదీ.....

- D) The Vendee is desirous of purchasing a plot of land bearing no.25 admeasuring 122 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.11,60,000/-(Rupees Eleven 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:

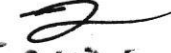
1. The Vendor do hereby convey, transfer and sell the Plot No.25 admeasuring 122 sq. yds., along with semi-finished construction having a total area of 1659 sft., forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein 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.11,60,000/-(Rupees Eleven Lakhs Sixty Thousand Only). 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.98,600/- is paid by way of challan no. 644345, dated 19.10.2012, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

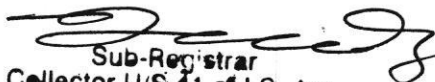


Partner

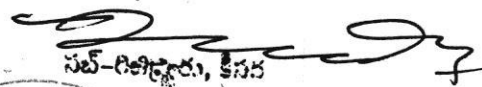
. ఎ పుస్తకము 2017 వ సం॥ను..... 0425
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 17
 ఈ కాగితము వరుస సంఖ్య..... 3


 సబ్-రిజిస్ట్రార్

Rs. 92700 towards stamp duty including T.D.
 under section 41 of the I.S. Act 1999.
 and Rs. 5000 towards Registration fee on the
 chargeable value of Rs. 1160000 were paid by
 the party through Bank. 444345 vide
 challan/DD/BC/Pay order No. 19/101 date "


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

6425 పుస్తకము 2017 సం॥ (కా.క.1934)/సం॥ను
 మంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్
 విమర్శించు గుర్తింపు సంఖ్య 1530-6425/2017
 ఇవ్వబడినది.
 20.10.2017 సం॥ 19 వ తేది.


 సబ్-రిజిస్ట్రార్, కేసర



SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF BUNGALOW on bearing Plot No. 25 admeasuring about 122 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. 26
South	Plot No. 24
East	30' wide road
West	Neighbour's land

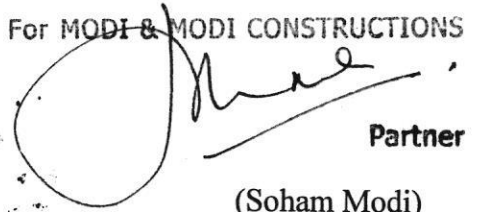
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. Barakat

2. Srinivas

For MODI & MODI CONSTRUCTIONS


Partner

(Soham Modi)
VENDOR

V. Vardhan

VENDEE

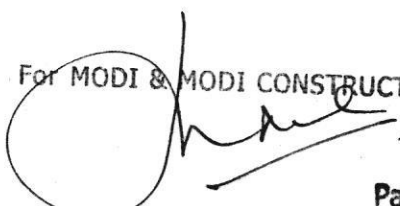
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 ఈ కాగితము వరుస సంఖ్య..... 4

చట్ట-రిజిస్ట్రార్



ANNEXTURE-1-A

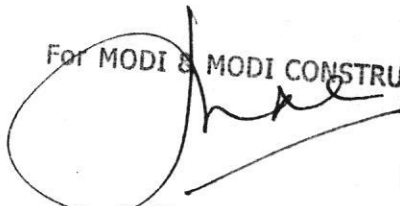
1. Description of the Building : ALL THAT PIECE AND PARCEL OF BUNGALOW along with semi-finished construction on Plot No. 25 in the project known as "NILGIRI HOMES" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District
- (a) Nature 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 : 122 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. 11,60,000/-
- Date: 19.10.2012
- 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.

Date: 19.10.2012

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants

V. Vardhan

..... 6425
.....
.....
.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 25, 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. HAZARI VISHNU VARDHAN, SON OF MR. HAZARI SURESH

REFERENCE:**AREA:**

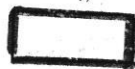
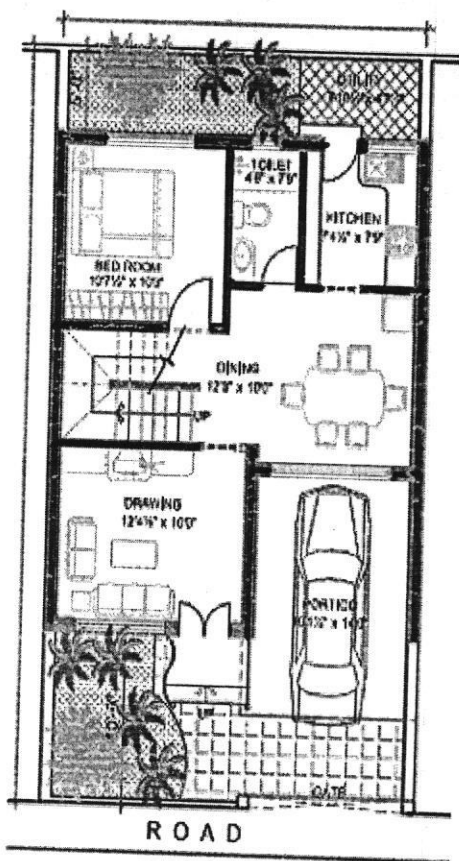
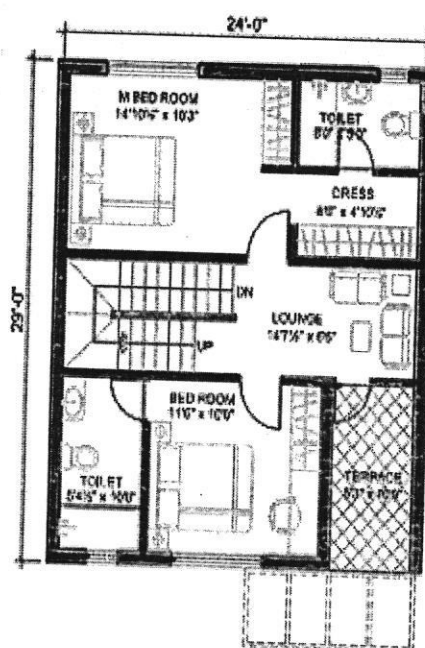
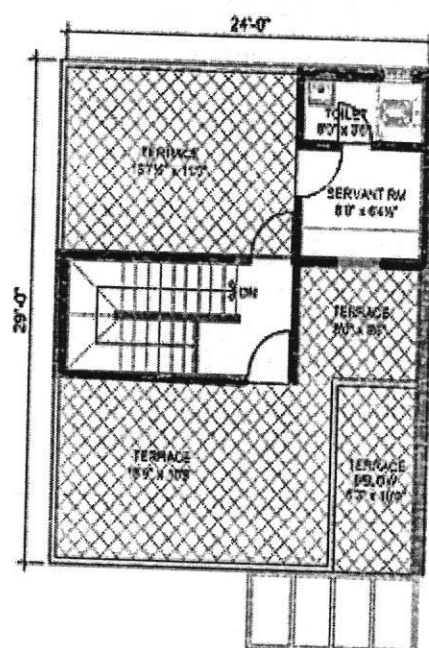
122

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 - 117.5 YDS (104) 00/00 00/11

GROUND FLOOR AREA - 201.00 SFT

FIRST FLOOR AREA - 240.00 SFT

HEAD RM + SERVANT + TOILET AREA - 228.00 SFT

TOTAL BUILT UP AREA - 441.00 SFT

PORCH AREA - 147.00 SFT

TERRACE AREA - 56.00 SFT

WITNESSES:

1. *Vansant*
2. *Srinivas*

For MODI & MODI CONSTRUCTIONS

Partner**SIG. OF THE VENDOR***V. Vardhan***SIG. OF THE BUYER**

.. పుస్తకము 20 ✓ వ సం॥ ప్ర..... 0425..
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కాగితము వరుస సంఖ్య..... 6..

సబ్-రెజిస్ట్రార్



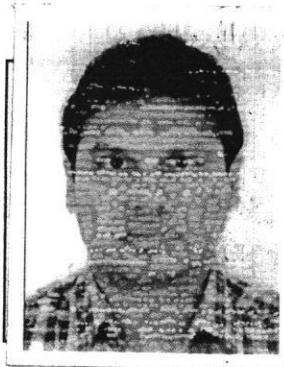
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

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(LEFT THUMB)

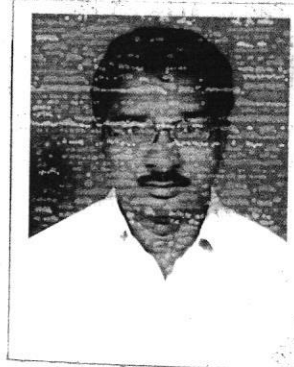
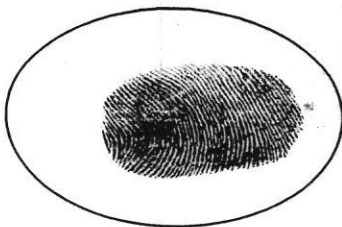
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

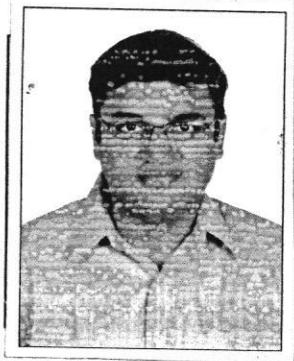
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



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)



BUYER:

MR. HAZARI VISHNU VARDHAN
S/O. MR. HAZARI SURESH
R/O. H. NO. 1-7-12
GOLCONDA 'X' ROAD
MUSHEERABAD
HYDERABAD - 500 080

SIGNATURE OF WITNESSES:

1.

[Signature]

2.

[Signature]

For MODI & MODI CONSTRUCTIONS

[Signature]

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]

SIGNATURE OF THE REPRESENTATIVE

[Signature]

SIGNATURE OF BUYER

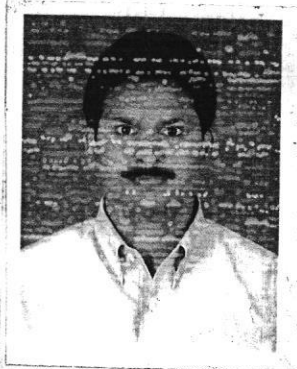
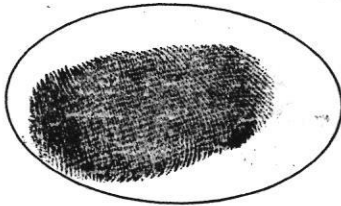
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 కాగితము పరుస సంఖ్య.....

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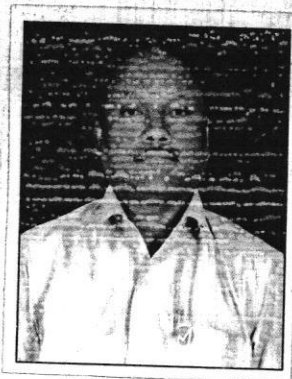
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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WITNESSES:

1. MR. CH. VENKATA RAMANA REDDY
S/O. LATE ANJI REDDY
R/O. H. NO: - 11-187/2
ROAD NO. 2, GREENHILLS COLONY
SAROORNAGAR
HYDERABAD.



2. MR. M. SRINIVAS
S/O. LATE M. LINGAIAH
R/O. H. NO: - 2-11-365
WARASIGUDA
SECUNDERABAD.

SIGNATURE OF WITNESSES:

1. Venkat
2. Srinivas

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

ప పుస్తకమును ✓ 642/.....

దస్తావేజు మొత్తం కాపీలను సంతకం..... 15

ఈ కాగితము వరుస నంబరు..... 8

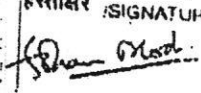
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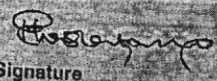
VENDOR:

For MODI & MODI CONSTRUCTIONS


Partner

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		
मुख्य आयकर अधिकारी / 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		10162008

అస్తతిము 20 ✓ ఏ సరిగ్గా..... 04.25.....

వస్తావేటా మొత్తం కాగితముల సంఖ్య..... 15.....

ఈ కాగితము వరుస సంఖ్య..... 9.....

హ్-08/సా



BUYER:

आयकर विभाग
INCOME TAX DEPARTMENT
VISHNU VARDHAN HAZARI
SURESH HAZARI
11/09/1981
Permanent Account Number
AFDPH8602R
Signature
V. Vardhan

भारत सरकार
GOVT. OF INDIA
भारत सरकार
28072010

V. Vardhan

. ఎ పుస్తకము 201 ✓ ఎ సం॥పు.....6421

వస్తావేజా మొత్తం కాగితముల సంఖ్య.....12

కాగితము వరుస సంఖ్య.....10

సహ-రిజిస్ట్రార్



WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA
ANJI REDDY CHEERUKA
05/03/1972

Permanent Account Number
AHNPC8363Q

V. Ramana Reddy
Signature



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

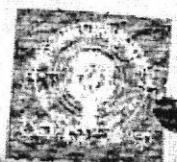
Number DLFAP010413402001
Name SRINIVAS M
S/D/W of M LINGAIAH
Address 12-11-354/6
WARSIGUDA
SECUNDERABAD

PIN
DOB 06-06-1971

[Signature]
Signature

[Signature]
Addl. Licensing Authority
Secunderabad

Di. Of Issue 09-10-2001



1. పుస్తకము 20 పేజీలు.....

2. ప్రామాణిక మొత్తం కారితముల సంఖ్య.....

3. కారితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్



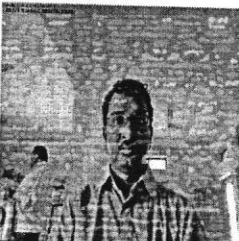
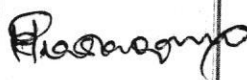
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 006552/2012 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 19/10/2012 12:04:48

This report prints the Photos and FPs taken on 19/10/2012
12:04:02

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
3			(EX) REP BY K.PRABHAKAR REDDY (SPA HOLDER) O/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

.. ఎ పుస్తకము 2017 వ సం॥.....6425.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....12

క. కాగితము వరుస సంఖ్య.....12

చట్-0812-5



ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

4110

శ్రీమతి / శ్రీ

Saham Modi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	1160000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	64257				
రిజిస్ట్రేషన్ రుసుము	5800				
లోటు స్టాంపు(D.S.D.)	92700				
GHMC (T.D.)					
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x					
Chq	444345				
	19/10/12				
మొత్తం	98600				

(అక్షరాల By Challa

తేది 19/10

రూపాయలు మాత్రమే)

వాపసు తేది


సబ్ రిజిస్ట్రార్

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.

