

SCANNED

2035/2012



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 972238

S.No. 67050 Date 08/11/2011 100/-

Sold to Ramesh

S/o. C. N. Rao

For Whom Modi & Modi Constructions

SALE DEED

K. SATISH KUMAR

Licenced Stamp Vendor

LIC.No.15-1-2011-1170

REN.No.15-1-2011-1170

H.No.5-2-23, F-301, 1st floor (V),

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

This Deed is made and executed on this the 4th day of April 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. CH. NANDA KISHORE, SON OF Mr. NAGESHWAR RAO aged about 33 years, Occupation: Service, residing at 2-2-1165/E, Flat No. 301, Block No. B, Sri Durga Residency, Nallakunta, 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



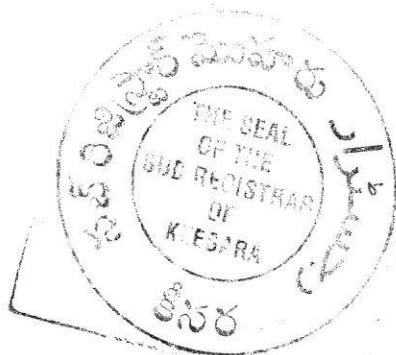
విక్రయము ను 12 వానం / 11 వై..... 2035.....
 పట్టావేజు మొత్తం కాగితముల సంఖ్య..... 12.....
 కాగితము వరుస సంఖ్య..... 1.....

సర్-రిజిస్ట్రార్

ENDORSEMENT

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

Sl. No.	Description of Levy	In the name of					Total
		Revenue	Chattis	Land	Stamp duty w/s 18 of 18	DD/BC/ Pay order	
1	Stamp Duty	100/-	152060				152160
2	Transfer Fee						
3	Registration Fee						9510
4	User charges						100
	Total						161770/-



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.

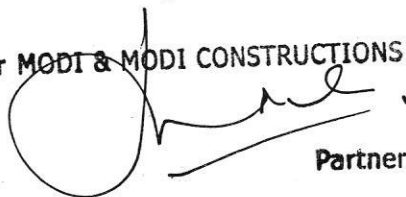
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.
- 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

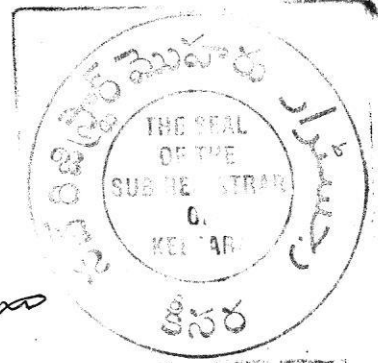


Partner

పుస్తకము 2012 వ సం॥ గు... 2035
 దస్తావేజు మొత్తం కాగితముల సంఖ్య... 12
 కాగితము వరుస సంఖ్య... 2

2012 సం॥ విద్రోహ నెల... 4 వ తేది
 1934 వ.శ.శ. చైత్ర మాసం... 15 వ తేది
 పేరు... 2 మరియు... 3 గంటల పుద్య
 కీసర్ సబ్ - రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి... K. Prabhakar Reddy
 రిజిస్ట్రేషన్ దఫ్తరులోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ॥ 9510/- లు చెల్లించినారు
 పాసియిచ్చినట్టి ఒప్పుకొన్నది
 ఎడమ బొటన వేలు

సబ్-రిజిస్ట్రార్



[Handwritten signature]



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 12/BK/08
 dated 5.3.08 registerer at SRO, Keesara
 Ranga Reddy District.

నిరూపించినది



[Handwritten signature]

D. PAVAN KUMAR

S/o. D. ANJANAYULU

Occ: SERVICE

R/o. 2-63/2, Parvatapuram, Uppal,

Hyderabad.



[Handwritten signature]

శ్రీ. Ramesh Kumar S/o. Anuradha Rao

Occ: Service - R/o. 1-5/1, M. Kollaram,

Sec'bad,

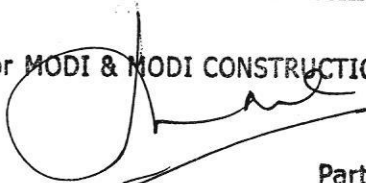
2012 సం॥ పు... విద్రోహ నెల... 4 వ తేది
 1934 వ.శ.శ. చైత్ర మాసము... 15 వ తేది కీసర

- D) The Vendee is desirous of purchasing a plot of land bearing no. 69, admeasuring 170 sq. yds., along with semi-finished construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.19,02,000/-(Rupees Nineteen Lakhs Two 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. 69, admeasuring 170 sq. yds., along with semi-finished construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 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.19,02,000/-(Rupees Nineteen Lakhs Two Thousand Only) The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a. Rs.5,75,000/-(Rupees Five Lakhs Seventy Five Thousand Only)(Part Payment) paid by way of cheque No. 395024 dated 16.03.2012, drawn on State Bank of Hyderabad.
 - b. Rs.13,27,000/- (Rupees Thirteen Lakhs Twenty Seven Thousand Only) paid by way of cheque No.964332, dated 31.03.2012 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
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.

For MODI & MODI CONSTRUCTIONS



Partner

..... 2035
 దస్తావేజు మొత్తం కొరితముల సంఖ్య..... 12
 3
 ఈ కొరితము వతున సంఖ్య.....

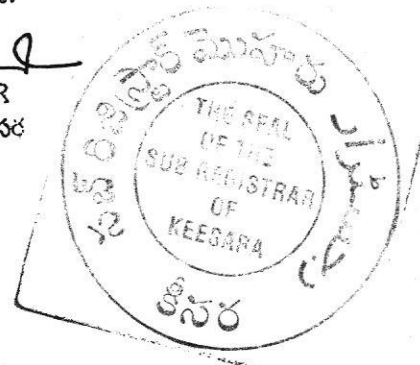
సబ్-రిజిస్ట్రార్

Rs. 152060 towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 9510 towards Registration fee on the
 chargeable value of Rs. 1902000 were paid by
 the party through Bank 131589 vide
 challan/DD/BC/Pay order No. 4/4/12 date"


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

ప్రస్తుతము 2012 సం॥ (శా.స.1932) సం॥పు
 2035 మంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 విమర్శన గుర్తింపు నెంబరు 1500-2035/2012
 ఇవ్వబడినది.
 2012... విద్రోల్ నెంబరు 04 వ తేది.


 L. RAVINDER
 సబ్-రిజిస్ట్రార్, కీసర



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. 1,61,670/- is paid by way of challan no. 131589, dated 04.04.2012, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 69 admeasuring about 170 sq. yds., along with semi-finished construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 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:

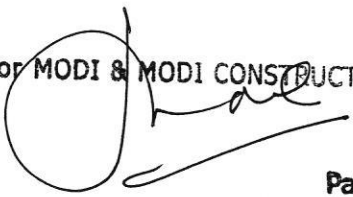
North	Plot No. 70
South	Plot No. 68
East	30' wide road
West	Plot No. 62

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:

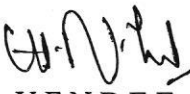
WITNESS:

1. 

2. 

For MODI & MODI CONSTRUCTIONS

Partner

(Soham Modi)
VENDOR


VENDEE

..... 2035

వస్తావేజా మొత్తం కాగితముల సంఖ్య..... 12

ఈ కాగితము పకున సంఖ్య..... 94

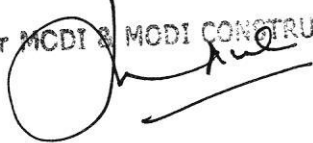
సన్-98



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 69 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 : 391 Sft
- b) In the Ground Floor : 799 Sft
- c) In the First Floor : 628 Sft
- d) Head Rm+Servant+Toilet Area : 267 Sft
- Total Built up Area :** -----
2085 Sft

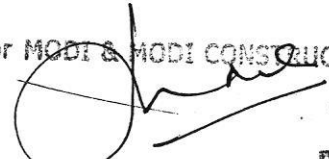
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 19,02,000/-

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants

Date: 04.04.2012

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

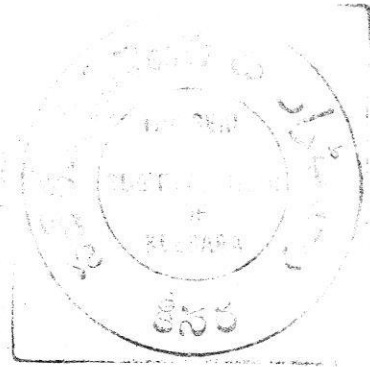
Date: 04.04.2012

వి. పుస్తకము 2012-17..... 2025.....

వస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12.....

ఈ కాగితము వరుస సంఖ్య..... 5.....

స.క. - 2012-17



REGISTRATION PLAN SHOWING

PLOT NO. 69, FORMING A PART

IN SURVEY NOS.

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

Situated at

RAMPALLY VILLAGE,

KEESARA

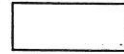
Mandal, R.R. Dist.**BUILDER:**

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

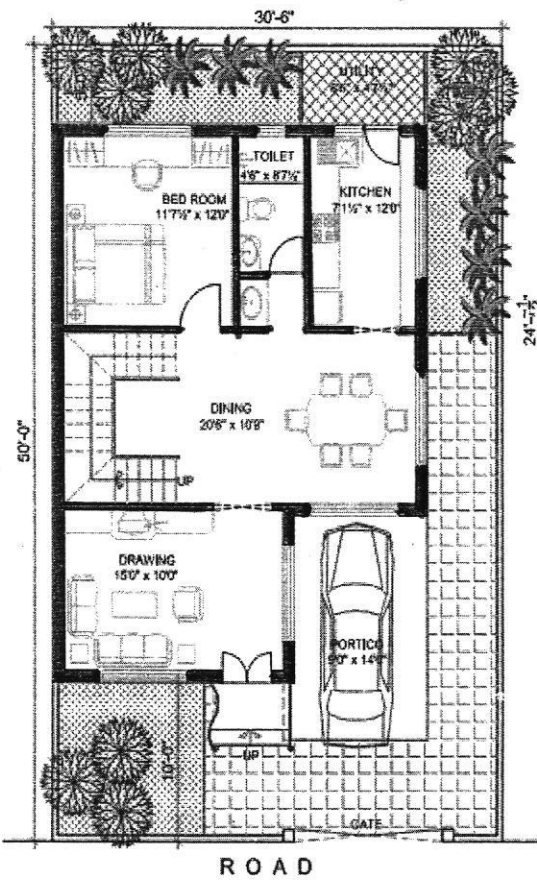
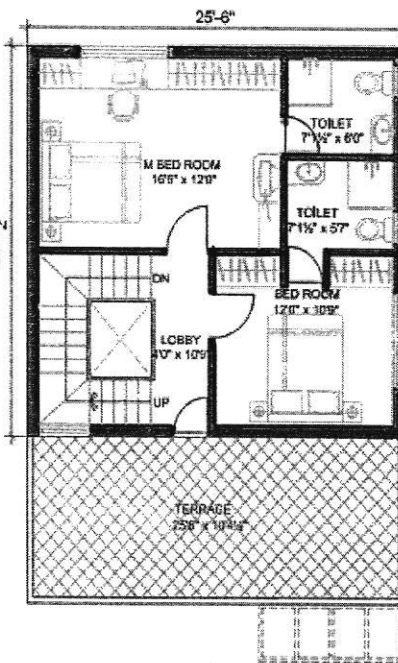
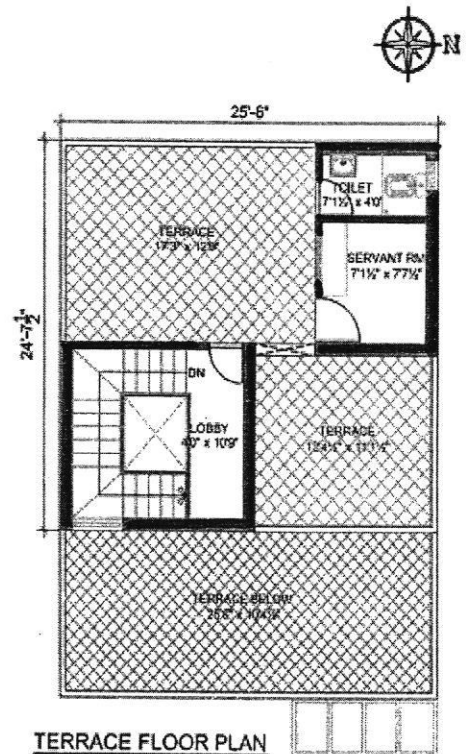
MR. CH. NANDA KISHORE, SON OF MR. NAGESHWAR RAO

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

170

SQ. YDS.

SQ. MTRS.

**GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

TYPE-B (30'-6" x 50'-0")

SEMI-DETACHED - HOUSE (EAST)

PLOT AREA - 170 SQYDS (OR) 141.30 SQMT

GROUND FLOOR AREA - 789.00 SFT

FIRST FLOOR AREA - 628.00 SFT

HEAD RM+SERVANT+TOILET - 267.00 SFT

TOTAL BUILTUP AREA - 1664.00 SFT

PORTICO AREA - 127.00 SFT

TERRACE AREA - 265.00 SFT

WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner**SIG. OF THE BUILDER**
SIG. OF THE BUYER

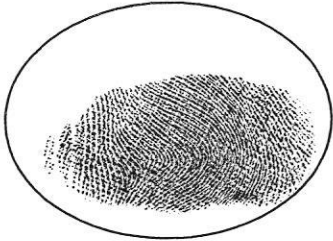
... పుస్తకము సంఖ్య 12... 2035...
... వస్తావేళ మొత్తం కాగితముల సంఖ్య... 12...
... కాగితము వరుస సంఖ్య... 6...

సబ్-రిజిస్ట్రార్ ✓



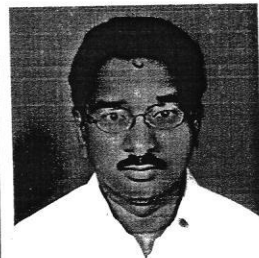
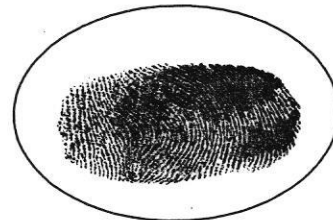
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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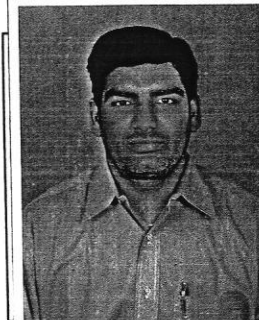
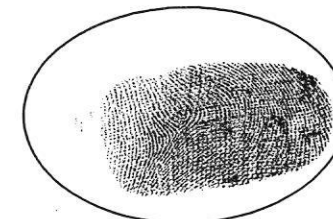
VENDOR:

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.



BUYER:

MR. CH. NANDA KISHORE
S/O. MR. NAGESHWAR RAO
R/O. 2-2-1165/E, FLAT NO. 301
BLOCK NO. B, SRI DURGA RESIDENCY
NALLAKUNTA
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

ప్రతిపక్ష నిర్మాణ సంస్థ.....2035
పస్తావేజు డివిజన్ కాగితముల సంఖ్య.....12
ఈ కాగితము వరుస సంఖ్య.....7

సహ-విభాగ

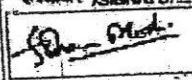


PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

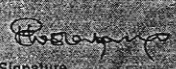
हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 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
AWSPB8104E

हस्ताक्षर / Signature




Prabhakkar

For MODI & MODI CONSTRUCTIONS

[Signature]

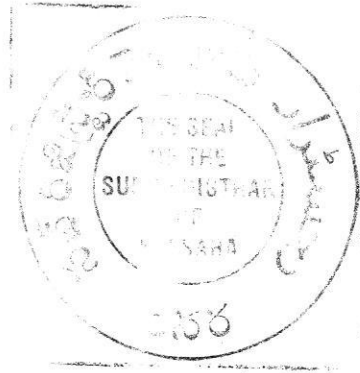
Partner

పుస్తకము లె 12 నెలలు..... 2035

వస్తావేజు మొత్తం కాగితముల సంఖ్య..... 11

కాగితము వరుస సంఖ్య..... 8

సబ్-రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NANDA KISHORE CHITTAREDDY
NAGESWARA RAO

03/02/1979

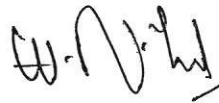
Permanent Account Number
AIFPC6680D


Signature







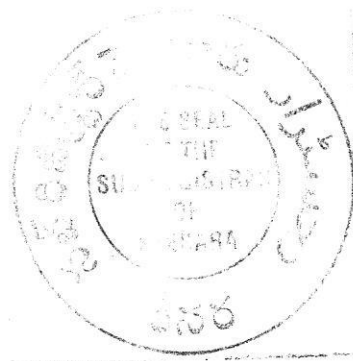


విద్యుత్తు కమిషన్ 2012 వ సం॥ 11 నెలలు..... 2035.....

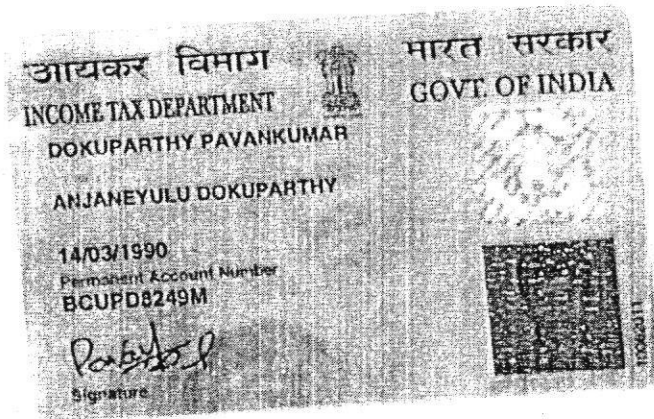
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12.....

ఈ కాగితము వరుస సంఖ్య..... 9.....

సబ్-డివిజన్



WITNESSES NO. 1



WITNESSES NO. 2



बरत कोटि के सो जाने बर / जोधा हुआ कहत गिहने पर
 रूपको समित जाने / लीलाये
 आनकर मैं किछु कहाई / एक बात की कह
 तीसरे भोजित, देह बराने / प्रसिद्ध बनाने किन्तु बलवत्तर
 एता ही बात / जोकर बराने, भाई - 100-013

If this card is lost - someone's duty card is found,
please inform - return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. K. Maig, Lower Panel, Mumbai - 400 013.

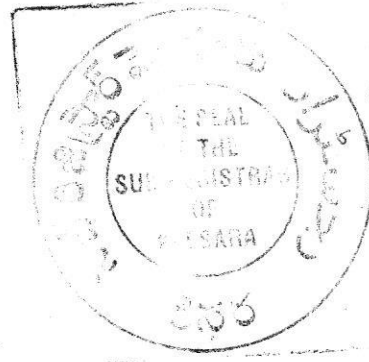
Tel: 01-22-2490 4630, Fax: 01-22-2495 0634
email: info@ocell.com

.. వ పుస్తకము 2012 వ సం॥ పు..... 2035.....

నస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12.....

ఈ కాగితము వరుస సంఖ్య..... 10.....

సబ్-రిజిస్ట్రార్ ✓





Paul

అన్వయము 2011-12 సం॥వృ.....2035.....
వస్తావేది మొత్తం కార్గితము సంఖ్య.....12.....
కార్గితము వరుస సంఖ్య.....11.....

సబ్-రిజిస్ట్రార్



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

C.S.No./Year: 002090/2012 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 04/04/2012 15:27:51

This report prints Photos and FPs of all parties

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

Identified by

Witness 1

Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

.....పుస్తకము నిలిపివేసినది.....2035

.....చస్తావేజు మొత్తం కాగితముల సంఖ్య.....12

.....కాగితము వరుస సంఖ్య.....12

సర్-జిల్లా

