



S 609733

SL. No. 90 Date: 29/1/19 Rs.100/-

R. UDAY BABU REDDY

Licensed Stamp Vendor

L.No. 15-30-052/2011, R.No.15-30-071/201

H.No. 9-8/56, M.N. Colony, S.V. Nagar, Nagaram (Keesara (M), Medchal-Malkajgiri Dist-500 083

Cell. 9866768999.

Sold to DV Rajswajeet Pattanayak

S/o, W/o D/o. Harimohan Pattanayak

For Whom: Set also odisha state.

SALE DEED

This deed of sale is made and executed on this the 29th day of January, 2019, at S.R.O Keesara, Medchal-Malkajgiri 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, Seundereabad-500 003, represented by its Partner M/s. Modi Housing Pvt Ltd, represented by its signatory, Mr Gaurang Mody, Son of Mr. Jayanthilal Mody, aged about: 49 years, Occ: Business, R/o Flat No.105, Sapphire Apatments, Chikoti Gardens, Begumpet, Hyderabad Pan No.AIZPM3748A, Aadhaar No.3594 5138 3669.

Rep. by his Agreement of Sale-cum-G.P.A. Holder:

1. Mr. TEJAS DEEPAK MEHTA S/o Mr. DEEPAK UTTAMLAL MEHTA, aged about: 41 years, Occ: Business, Pan No. AATPM6248H, Aadhaar No.4664 2679 8979.
2. Mrs. TEJAL TEJAS MEHTA W/o Mr. TEJAS DEEPAK MEHTA, aged about: 41 years, Occ: Business, Aadhaar No.4408 5137 1702.

Contd..2..

le sac. p. mehta.

T.T. mehta

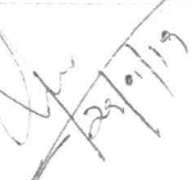
Presentation Endorsement:

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. 12750/- paid between the hours of 3 and on the 29th day of JAN, 2019 by Sri Tejas Deepak Mehta

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 BISWAJEET PATTANAYAK [1530-1-2019-1573]	BISWAJEET PATTANAYAK DR. S/O. HARMOHAN PATTANAYAK H. NO. GA-15, DEFENCE COLONY, BHUBANESWAR, ODISHA STATE, NEELADRI VIHAR	
2	EX		 TEJAL TEJAS MEHTA (A [1530-1-2019-1573]	TEJAL TEJAS MEHTA (AGPA HOLDER) W/O. TEJAS DEEPAK MEHTA H.NO. 10-3-163/1, FLA, AMSRI CENTRAL COURT APARTMENTS, HIMMATNAGAR, HYDER ABAD, TELANGANA, OLD LANCER LINES	T.T. mehta.
3	EX		 TEJAS DEEPAK MEHTA (A [1530-1-2019-1573]	TEJAS DEEPAK MEHTA (AGP HOLDER) S/O. DEEPAK UTTAMLAL MEHTA H.NO. 10-3-163/1, FNO, AMSRI CENTRAL COURT APARTMENTS, HIMMATNAGAR, SECUN DERABAD, TELANGANA, OLD LANCER LINES	Tejas D. Mehta.

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K VENKATA NAGI REDDY [1530-1-2019-1573]	K VENKATA NAGI REDDY R/O MALAKJIRI	
2		 DR PHALGU NIRANJANA::: [1530-1-2019-1573]	DR PHALGU NIRANJANA R/O BHUBANESWAR, ORISSA	

29th day of January, 2019

Signature of Sub Registrar
Keesara
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Keesara


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Both are Residing at H.No.10-3-163/1, Flat No.601-A, Amsri Central Court Apartments, Old Lancer Lines, Himmatnagar, Secunderabad-500 025.

vide Regd. Agreement Of Sale Cum General Power Of Attorney Doct. No.11750 of 2018, Dt.02-08-2018, Regd. at S.R.O. Keesara.

Hereinafter referred as "VENDOR"

IN FAVOUR OF

DR. BISWAJEET PATTANAYAK, S/o HARMOHAN PATTANAYAK, aged about: 55 years, Occ: Employee, R/o H. No.GA-15, Defence Colony, Neeladri Vihar, Bhubaneswar-21, Odisha State, Pan No.AIOPP4797M, Aadhaar No.7266 6658 7742.

Hereinafter referred as "VENDEE"

(Both the parties i.e., "VENDOR" and "VENDEE" shall mean and include all their respective heirs, executors, assignees, successors, legal representatives and administrators, etc.)

Whereas the VENDOR herein is the sole and absolute owner and peaceful possessor of land admeasuring area Ac.6-28 gts forming part of **Survey Nos.128, 129, 132-136**, situated at **Rampally Village**, Keesara Mandal, Medchal-Malkajgiri District, erstwhile 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 Doct No.	Dated	Sy.No.	Extent of Land (in Acres)
1.	6095 of 2005	20-09-2005	134,135,136	Ac.2-08 Gt
2.	7972 of 2004	10-08-2004	128, 129, 132, 133, 136	Ac.2-10 Gt
3.	8657 of 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 Hamumatha Rao
- Shri M. Pravarakya S/o Shri Kashinatham

The above executants of the sale deeds are hereinafter collectively referred to as Former Owners.

Contd..3..

- (S.D.C. D. Mehta), T.T. Mehta.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	900	0	101000	0	102000
Transfer Duty	NA	0	38250	0	0	0	38250
Reg. Fee	NA	0	12750	0	0	0	12750
User Charges	NA	0	100	0	0	0	100
Total	100	0	52000	0	101000	0	153100

Signature of Registering Officer
Keesara

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The former Owners are the Sons and grandsons of Late M. Chinna 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 documents No.4838 of 2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former owner at serial '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 bearing no.B/1321/2004, dated 15-06-2004, the names of the former Owner 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.

The Vendor is desirous of developing the Scheduled Land by constructing row/independent bungalow thereon and have obtained a tentative layout from HUDA Vide Permit No.6092/MP2/Pig/HUDA/07, dated 16-11-2007. The proposed project of development is styled as 'NILGIRI HOMES'.

And whereas the Vendor has appointed the attorney **SRI. TEJAS DEEPAK MEHTA S/o Mr. DEEPAK UTTAMLAL MEHTA and Others** for Villa on **Plot No.13**, admeasuring **179 Sq.yards**, along with construction having a total built up area of **1694 sft**, in the project known as "NILGIRI HOMES" forming part of **Survey Nos.128, 129, 132, 133, 134, 135 and 136**, situated at **RAMPALLY Village**, Keesara Mandal, Medchal-Malkajgiri District. erstwhile Ranga Reddy District, Vide Agreement Of Sale Cum General Power Of Attorney With Possession vide document No.11750 of 2018 dated 02-08-2018, in the office of SRO, Keesara, The Vendor authorize AGPA Holder Sri **TEJAS DEEPAK MEHTA S/o Mr. DEEPAK UTTAMLAL MEHTA** and others to sell and receive the sale consideration.

AND Whereas the VENDOR through registered AGPA holder offered to sell Villa on **Plot No.13**, admeasuring **179 Sq.yards**, along with construction having a total built up area of **1694 sft**, in the project known as "NILGIRI HOMES" forming part of **Survey Nos.128, 129, 132, 133, 134, 135 and 136**, situated at **RAMPALLY Village**, Keesara Mandal, Medchal-Malkajgiri District. erstwhile Ranga Reddy District, for a total sale consideration of **Rs.25,50,000/- (Rupees Twenty Five Lakhs Fifty Thousand Only)** and the VENDEE has agreed to purchase the same for the said consideration. The said property is more fully described in the schedule hereunder and hereinafter called and referred as schedule property.

Contd..4..

Witnessed by, T.T. Mehta

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NOW THIS DEED OF SALE WITNESSETH AS UNDER:

That in pursuance of the aforesaid Deed of sale and in consideration of the said sum of **Rs.25,50,000/- (Rupees Twenty Five Lakhs Fifty Thousand Only)** well and truly paid by the VENDEE to the Vendor/AGPA Holder as under;

- a) **Rs.10,00,000/- (Rupees Ten Lakhs Only)** through Cheque No.580898, dated 29-01-2019, Drawn on CANARA BANK, MCB Adarsh Nagar Hyderabad.
- b) **Rs.10,00,000/- (Rupees Ten Lakhs Only)** through Cheque No.580899, dated 29-01-2019, Drawn on CANARA BANK, MCB Adarsh Nagar Hyderabad.
- c) **Rs.1,00,000/- (Rupees One Lakh Only)** paid by way of RTGS Vide UTR No.UBINH19004400649, Dt:04-01-2019.
- d) **Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)** paid by way of RTGS Vide No.CNRBR52019011400694566, Dt:14-01-2019.

the receipt of which sum the VENDOR does hereby admit, accept, acknowledge and doth hereby sell, convey, alienate, transfer and assign his right, title, claim, interest and demands whatsoever over the schedule property, more clearly appearing in the schedule hereunder, in favour of the VENDEE for his possession and enjoyment absolutely forever free from all encumbrances.

The vendor doth hereby declare and covenants as under;

1. That the Vendor has delivered vacant, peaceful and physical possession of schedule property to the VENDEE and does hereby admit and acknowledge an exclusive possession of schedule property by the VENDEE herein.
2. That the Vendor doth hereby declare and covenant that the schedule property is free from all encumbrances, mortgages, charges, liens, hypothecation, trust, dedication or attachments and the same is clean and clear.
3. That the Vendor doth hereby declare that there are no prior agreements or sales and the schedule property is not dealt with in any manner previously.

Contd..5..

(Sd/- D. M. C. 149, T. T. Mehta

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4. That there are no due upto the date of registration of any taxes. In the event of any liability arising out of non-payment of dues already intimated to the Vendor by the concerned authorities from the date of construction to the date of execution of this Sale Deed, the Vendor shall be responsible to pay the same at his own cost. Neither the schedule property nor the VENDEE in any way are liable or responsible to pay or redeem the same.
5. That the Vendor declares that he shall do all such acts as may be necessary to more fully ensure and also further assure the VENDEE with reference to the title and assist him in getting mutation of schedule property in concerned department and government records at the expense of VENDEE.
6. That the Vendor doth declare that the schedule property hereby sold in entirely self acquired property and there are no legal hindrances in this regard.
7. That the Vendor doth declares that his heirs, successors, assessors will not have any manner of right or claim over the schedule property.
8. That the Vendor is the sole and absolute owner of property sold herewith to the VENDEE without co-sharing or participation of any other person and has a good marketable title. If contrary to this anything is proved entailing any loss or dispossession of the VENDEE from the whole or any part of the schedule property hereby sold and conveyed to the VENDEE and is dragged in any litigation and incur any expenses therein, then in any or all of the eventuality, the VENDEE is entitled to recover the whole or part of the sale consideration with interest from the Vendor along with all expenses and costs that may have been incurred over or any improvement, additions or alterations or new construction in the said property.
9. That the Vendor does hereby admit and acknowledge that the VFNDFF is the absolute and exclusive owner of the schedule property and the Vendor has no subsisting right, title, ownership or possession over the schedule property hereinafter.
10. That the Vendor has delivered to the VENDEE all deeds, evidence and writing now in his possession and custody relating to the title of the Vendor of Schedule property.
11. That the schedule property is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act.9 of 1977 and it does not belong to or under mortgage to Govt. Agencies / Undertakings.
12. That the Vendor doth hereby declare that the recitals aforementioned are true and no materials have been concealed there from and nothing is false therein.

Contd..6..

10.5.05 D. 11.4.14 T.T. Mehta



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13. That the schedule property is valued at **Rs.25,50,000/- (Rupees Twenty Five Lakhs Fifty Thousand Only)** and accordingly the Stamp duty has been paid by the VENDEE.

An aggregate stamp duty Rs.1,01,000/- for the above mentioned "Agreement of sale cum General Power Attorney" has already been paid and hence a proportionate deduction is made in the stamp duty payable on this deed under the provision to the explanation-I to Art .47A of sch. IA of Stamp Act. Proportionate stamp duty for 179 Sq. yards of Land is Rs.1,01,000/-

SCHEDULE OF PROPERTY

All that the Villa on **Plot No.13**, admeasuring **179 Sq.yards**, along with construction having a total built up area of **1694 sft**, (built-up area 799 sft, in ground Floor + 628 in First Floor & Head Room + Servant + Toilet area 267 Sft), R.C.C in the project known as "**NILGIRI HOMES**" forming part of **Survey Nos.128, 129, 132, 133, 134, 135 and 136**, situated at **RAMPALLY Village and Grampanchayat**, Keesara Mandal, Medchal-Malkajgiri District, erstwhile Ranga Reddy District and bounded by :-

NORTH	::	30' WIDE RAOD
SOUTH	::	PLOT NO.12
EAST	::	30' WIDE ROAD
WEST	::	PLOT NO.19

In WITNESS WHEREOF the VENDOR has signed this Deed of Sale with free will and consent as put his hand on the day, month and year first above mentioned in the presence of the following witnesses:

T.T. Mehta
T.T. Mehta
VENDOR
Rep. by his AGPA Holder

WITNESSES:-

1. *K.V. Narasimha*

2. *[Signature]*
25/01/17

[Signature]
VENDEE

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ANNEXURE – 1A

Description of the Building: Plot No.13, admeasuring 179 Sq.yards, along with construction having a total built up area of 1694 sft, (built-up area 799 sft, in ground Floor + 628 in First Floor & Head Room + Servant + Toilet area 267 Sft), R.C.C in the project known as "NILGIRI HOMES" forming part of Survey Nos.128, 129, 132, 133, 134, 135 and 136, situated at RAMPALLY Village and Grampanchayat, Keesara Mandal, Medchal-Malkajgiri District, erstwhile Ranga Reddy District.

- 1) Nature of roof : RCC Ground Floor + 1st Floor
- 2) Type of Structure : Framed Structure
- 3) Age of the Building : 1 Year
- 4) Total extent of site : 179 Sq.yds
- 5) Builtup area Particulars : a) in the Ground Floor Area : 799 Sft
c) in the First Floor Area : 628 Sft
d) Head Room + Servant Room: 267 Sft
+Toilet Area
Total Built up Area : **1694 sft**
- 6) Annual Rental Value : 8000/-
- 7) Executant's estimate of the MV of the Land & building : Rs.25,50,000/-
- 8) Departmental Assessed MV : Rs.25,50,000/-

I do hereby declare that the details furnished above are true and correct.

— (T. T. Mehta) 1/1/19

Date: 29/1/2019

T. T. Mehta
SIGN. OF EXECUTANT


SIGN. OF CLAIMANT.

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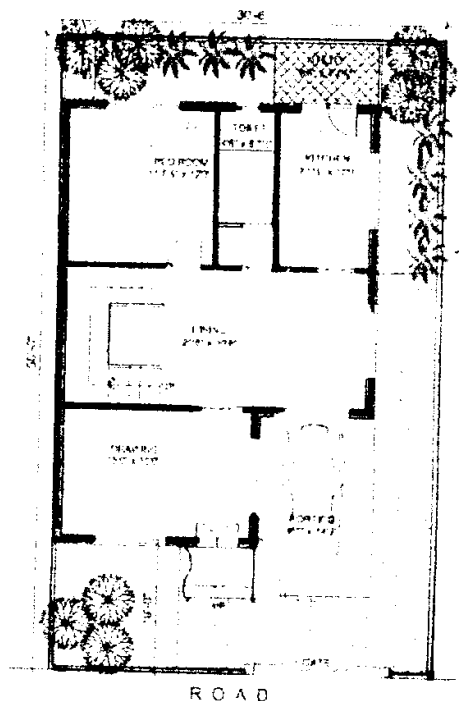


REGISTRATION PLAN SHOWING PLOT NO 13, ADMEASURING 179 SQ.YARDS ALONG WITH CONSTRUCTION HAVING A TOTAL BUILT UP AREA OF 1694 SFT. (BUILT-UP AREA 799 SFT. IN GROUND FLOOR + 628 IN FIRST FLOOR & HEAD ROOM + SERVANT + TOILET AREA 267 SFT). R.C.C IN THE PROJECT KNOWN AS "NILGIRI HOMES" FORMING PART OF SURVEY NOS 128, 129, 132, 133, 134, 135 AND 136. SITUATED AT RAMPALLY VILLAGE AND GRAMPANCHAYAT, KEESARA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, ERSTWHILE RANGA REDDY DISTRICT

VENDOR: M/s MODI & MODI CONSTRUCTIONS represented by its signatory, MR GAURANG MODY, SON OF MR. JAYANTHILAL MODY Rep. by his AGPA Holder TEJAS DEEPAK MEHTA S/o Mr. DEEPAK UTTAMLAL MEHTA AND OTHERS

VENDEE: DR. BISWAJEET PATTANAYAK, S/o HARMOHAN PATTANAYAK

INCLUDED: ☐



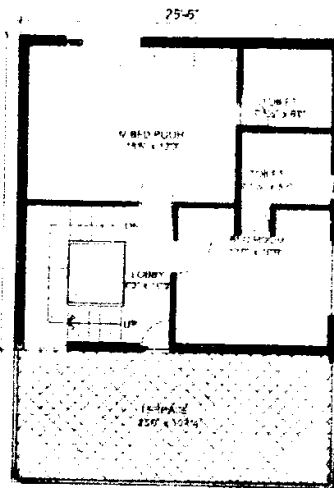
GROUND FLOOR PLAN

WITNESSES

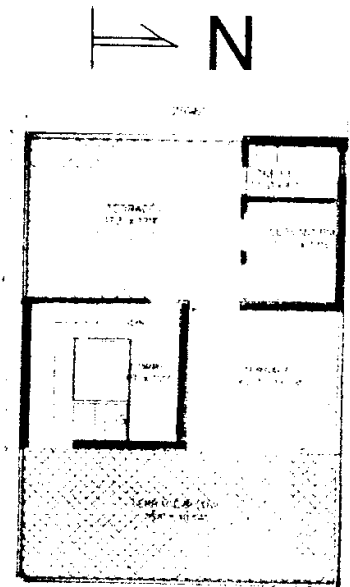
1 *[Signature]*

2

[Signature]
22/01/19



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

TEJAS DEEPAK MEHTA
S/o Mr. DEEPAK UTTAMLAL MEHTA

Tejas Deepak Mehta

T.T. Mehta.

VENDOR
Rep. by his AGPA Holder

[Signature]

VENDEE

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భారత పశ్చిమ గుర్తింపు ప్రాధికార సంస్థ
भारत पश्चिम गतिपुत्र प्रधिकार संस्था
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేపిడి: S/O Deepak Usham Lal Mehta
H No 10-3-163/L Flat No 601-A, Amari C
Old Lancer Lines
Himmat Nagar P.O, Secunderabad
Hyderabad, Andhra Pradesh, 500025

Aadhaar - Saamanyuni Hakku

భారత పశ్చిమ గుర్తింపు ప్రాధికార సంస్థ
भारत पश्चिम गतिपुत्र प्रधिकार संस्था
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేపిడి: W/O Tejas Deepak Mehta, H.No 10-3-163/L Flat No 601-A, Amari
Central Court Apartments, Old Lancer Lines, Himmat Nagar P.O, Secunderabad,
Hyderabad, Andhra Pradesh, 500025

Aadhaar - Saamanyuni Hakku

భారత పశ్చిమ గుర్తింపు ప్రాధికార సంస్థ
भारत पश्चिम गतिपुत्र प्रधिकार संस्था
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేపిడి: S/O Harimohan Pattanayak, 08, Sai Anandam Complex,
Patia Square, Union Bank,
Bhubaneswar, Khordha,
Orissa, 751024

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

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भारत पश्चिम गतिपुत्र प्रधिकार संस्था
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేపిడి: S/O Kamalapuram Hanumantha Reddy, plot no 31 h
no 27-16/29/2/1, sri krishna
nagar, near andhra bank, L B
Nagar, MALKAJIGIRI, Hyderabad,
Andhra Pradesh, 500056

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भारत पश्चिम गतिपुत्र प्रधिकार संस्था
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చేపిడి: D/O Kalyan Shankar Ray, 13, Lakshmi Vihar, Shikhar
Chandi Square, Big Bazar,
Bhubaneswar, Khordha,
Orissa, 751024

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भारत पश्चिम गतिपुत्र प्रधिकार संस्था
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేపిడి: Tejas Deepak Mehta
Year of Birth : 1976
Male
4664 2679 8979

ఆధార్ - సామాన్యని హక్కు

భారత పశ్చిమ గుర్తింపు ప్రాధికార సంస్థ
भारत पश्चिम गतिपुत्र प्रधिकार संस्था
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేపిడి: Tejal Tejas Mehta
Year of Birth : 1976
Female
4408 5137 1702

ఆధార్ - సామాన్యని హక్కు

భారత పశ్చిమ గుర్తింపు ప్రాధికార సంస్థ
भारत पश्चिम गतिपुत्र प्रधिकार संस्था
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేపిడి: Dr Biswajeet Pattanayak
Year of Birth : 1964
Male
7266 6658 7742

ఆధార్ - సామాన్యని హక్కు

భారత పశ్చిమ గుర్తింపు ప్రాధికార సంస్థ
भारत पश्चिम गतिपुत्र प्रधिकार संस्था
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేపిడి: Kamalapuram Venkate Nagi Reddy
Year of Birth : 1981
Male
7051 7844 6045

ఆధార్ - సామాన్యని హక్కు

భారత పశ్చిమ గుర్తింపు ప్రాధికార సంస్థ
भारत पश्चिम गतिपुत्र प्रधिकार संस्था
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేపిడి: Dr Phalgu Niranjana
Year of Birth : 1977
Female
7765 0008 8928

ఆధార్ - సామాన్యని హక్కు



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