

මිප්රුරු तेलंगाना TELANGANA

S.No. 196

Date:24-02-2016

Sold to RAMESH

S/o.: NERSING RAO

For Whom: MODI & MODI CONSTRUCTIONS

\$ 1

A 046589

CH SHRAVANT

LICENSED STAMP VENDOR LIC.No.15-31-029/2013, R.No. 15-31-027/2016 House on P.No.21, W.S.Colony, R.R.Dist-501512. Ph:7842562342

SALE DEED

This Deed is made and executed on this the 21st day of July 2016 at SRO, Kapra, 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, Son of Late Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubliee 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. Gopi Krishna Ponnaluri, Son of Mr. Srinivas Ponnaluri, aged about 36 years, Occupation: Service residing at Flat No. 301, Vinoothna Pala Residency, HIG-63, K P H B, 6th Phase, Kukatpally, Hyderabad., hereinafter referred to as the Vendee (which term shall mean and include this / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

Presentation Endorsement: Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18710/- paid between the hours of _____ and ____ on the 21st day of JUL. 2016 by Sri Soham Mod on the 21st day of JUL. 2016 by Sri Soham Modi Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb Impression SI No Code Thumb Impression GOPI KRISHNA PONNALURI Way kills still S/O. SRINIVAS PONNALURI HIG 63 KPHB KUKATPALLY, HYD ÇL GOPI KRISHNA POI [1526-1-2016-3521 GPA FOR PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 2 EX 5-4-187/3/4 11 FLOOR, SOHAM MANSION M.G.ROAD SEC BAD GPA FOR PRESENTI [1526-1-2016-3521] Identified by Witness: SINo Photo Name & Address Signature Thumb Impression MULUGU MALLIKARJUNA HIG158 NIRMALA NILAYAM APTS KPHBCOLONY KUKATPALLY HYD No 3521/2016 & Doct No 370 Sheet P YASHODHARA MYTHILI I.Y.mythihi HIG63 FLAT NO 301 VINOOTHNA PALA RESIDENCY KPHB 6 PHASE KUKATPALLY HYD P YASHODHARA M [1526-1-2016-3521] 21st day of July,2016 int SubRegistrar8 Kapra



Generated On: 21/07/2016 03:05:53 PM

. 4.



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.
- 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/PIg/HUDA/07 dated 16/11/2007.

For MODI & MODI CONSTRUCTIONS

Partner

-2-

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

Description	In the Form of						
of Fee/Duty	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	149580	0	0	0	149680
Transfer Duty	NA	0	56130	0	0	0	56130
Reg. Fee	NA	0	18710	0	0	0	18710
User Charges	NA	0	100	0	0	0	100
Total	100	0	224520	0	0	0	224620

Rs. 205710 - towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18710/- towards Registration Fees on the chargeable value of Rs. 3742000/- was paid by the party through E-Challan/BC/Pay Order No .15412N190716 dated .20-JUL-16 of .SBH/RP ROAD SECUNDERABAD

E-Challan Details Received from Bank :

(1), AMOUNT PAID: Rs. 224520/-, DATE: 20-JUL-16, BANK NAME: SBH, BRANCH NAME: RP ROAD. SECUNDERABAD, BANK REFERENCE NO: 001308785.REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS, CLAIMANT NAME: MR. GOPI KRISHNA PONNALURI)

21st day of July,2016

ture of Registering Officer Kapra





No 3521/2016 & Doct No

of 3 (1

Sheet



D) The Vendee is desirous of purchasing a plot of land bearing no.21, admeasuring 117 sq. yds., along with construction having a total area of 1659 sft., (built-up area 1461 sft + terrace area 56 sft + portico area 142 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs. 37,42,000/- (Rupees Thirty Seven Lakhs Forty 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 FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No.21, admeasuring 117 sq. yds., along with 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. 37,42,000/- (Rupees Thirty Seven Lakhs Forty Two Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.30,00,000/- (Rupees Thirty Lakhs Only) paid by way of banker cheque no.535042, dated 16.07.2016 issued by State Bank of India, RACPC 3, Hyderabad.
 - ii. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no.000011, dated 30.03.2016 drawn on HDFC Bank, Jubilee Hills, Hyderabad.
 - iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.000010, dated 30.03.2016 drawn on HDFC Bank, Jubilee Hills, Hyderabad.
 - iv. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.000008, dated 09.03.2016 drawn on HDFC Bank, Jubilee Hills, Hyderabad.
 - v. Rs.17,000/-(Rupees Seventeen Thousand Only) paid by way of cheque no.000012, dated 21.06.2016 drawn on HDFC Bank, Jubilee Hills, Hyderabad.
- 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 .

356B OOK Sheet 3 of 9 Jambregistrar8







- 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.
- 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.

SCHEDULED PEOPERTY

All that piece and parcel of plot no.21, admeasuring about 117 sq. yds., along with construction having a total area of 1659 sft., (built-up area 1461sft + 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. 22	
South	Plot No. 20	
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. M.M. K. Gina.
2. I. y. mythili

FOR MODI & MODI CONSTRUCTIONS

Partner

(Soham Modi) VENDOR





THE HE

The Seal of Joint SubRegistrar, Office Kapra

ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow along with construction

on Plot No. 21 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. (Ground Floor + First Floor)

(b) Type of Structure

: Framed Structure

2. Age of the Building

: New

3. Total Extent of Site

: 117 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 +

: 220 sft

Toilet Area

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. 37,42,000/-

FOR MODI & MODI CONSTRUCTIONS

Partner

Signature of the Executants

Date: 21.07.2016

CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

EOT MODI & MODI CONSTRUCTIONS

Partner

Signature of the Executants

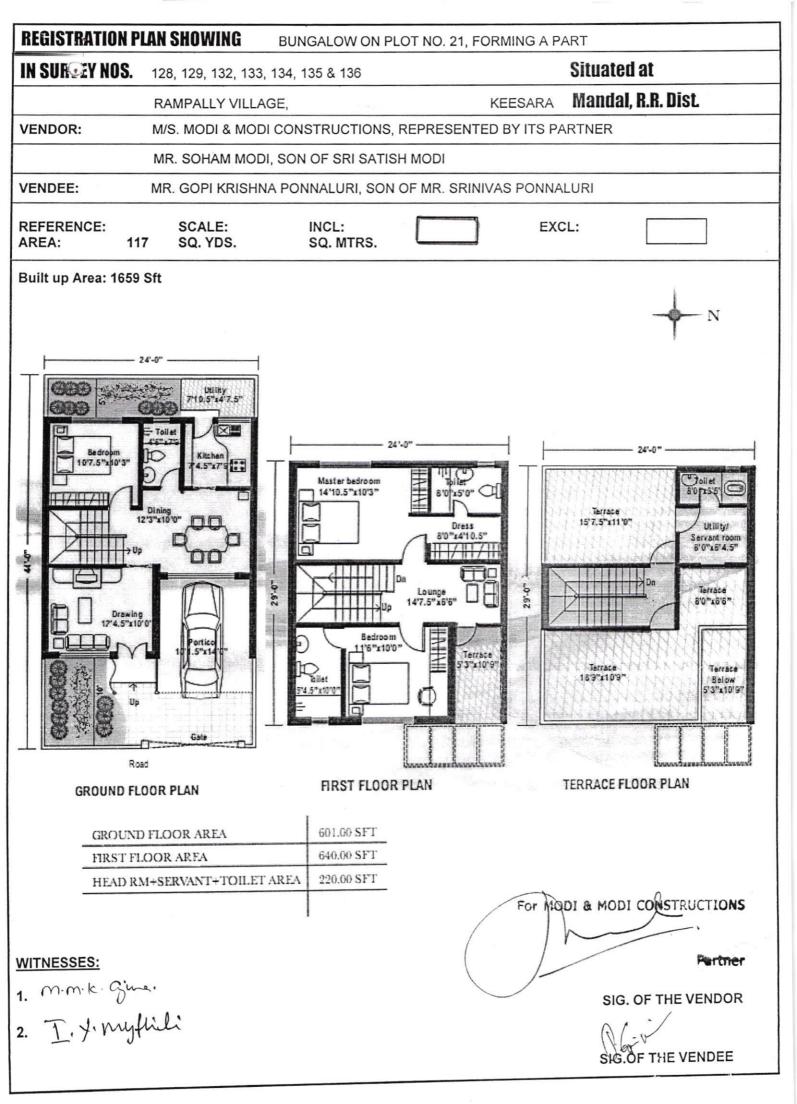
Date: 21.07.2016

Q. 60-6-

- 5 -



The Seal of Joint SubRegistran Office Kapra











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:

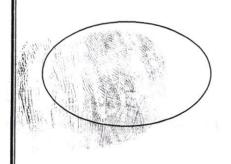
M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REPRESENTED BY ITS PARTNER MR. SOHAM MODI S/O. LATE SATISH MODI





GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3&4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.





VENDEE:

MR. GOPI KRISHNA PONNALURI S/O. MR. SRINIVAS PONNALURI R/O. FLAT NO. 301, VINOOTHNA PALA RESIDENCY HIG-63. KPHB 6TH PHASE KUKATPALLY, HYDERABAD.

SIGNATURE OF WITNESSES:

1. M·m·k·gina. 2. I.y. mythihi

FOR MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE VENDOR

SIGNATURE(S) OF THE VENDEE

368 10016. Sheet 7 of 3 John Bub Registrare

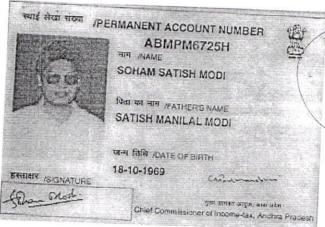






VENDOR:





आयकर विभाग भारत सरकार INCOME TAX DEPARTMENT GOVT. OF INDIA PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number AWSPP8104E

Presugarona

FOR MODI & MODI CONSTRUCTIONS

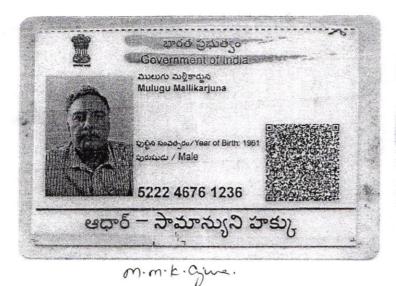
Permer

















భారత ప్రభుత్వం Unique Identification Authority of Inc

Government of India

నమోదు సంఖ్య / Enrollment No.: 0206/80110/25850

యకోధరామైతిలి ఇవటురి

Yashodharamythili Ivaturi W/O: Gopi Krishna Ponnaluri

HIG-63,Flat no-301,vinoothna pala Residency 6th

phase,KPHB colony

opp chervi super market K P H B colony

phase,K P opp chervi Kukatpally

KPHB Colony

Tirumalagiri Hyderabad

Andhra Pradesh 500072

9849860485



మీ ఆధార్ సంఖ్య / Your Aadhaar **No.** :

7917 5549 6374

నా ఆధార్, నా గుర్తింపు



Government of India ಯಳ್ಳಿದ್ದಲ್ಲಾಬಿಲಿ ಇವಟುರಿ

Yashodharamythili Ivaturi పుట్టిన తేదీ / DOB : 25/06/1979

స్త్రీ / Female



7917 5549 6374

నా ఆధార్, నా గుర్తింపు

I. y. mythili

















TS00AA 60099535

GOVERNMENT OF TELANGANA REGISTRATION AND STAMPS DEPARTMENT STATEMENT OF ENCUMBERANCE ON PROPERTY

App No: 607978

MeeSeva App No: ECM021603575705

Date: 22-Jul-16

Statement No: 16704904

Sri/Smt.: PRABHAKAR: having searched for a statement giving particulars of registered acts and encumbrances if any,

in respect of the under mentioned property

VILLAGE: RAMPALLE, Survey No: ,128,129,132,133,134,135,136, Plot No: ,21, East: 30 WIDE ROAD

West: NEIGHBOURS LAND South: PLOTNO.20 North: PLOTNO.22

A search is made in the records of SRO(s) of KEESARA relating there to for 9 years from 01-10-2007 To 21-07-2016 for acts and encumberances affecting the said property and that on such search the following acts and encumberances appear

S.No	Description of property	Reg.Date Exc.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 1	VILL/COL: RAMPALLE/RAMPALLY W-B: 0-0 SURVEY: 128 129 132 133 134 135 136 PLOT: 21 EXTENT: 117SQ.Yds BUILT: 1659SQ. FT Boundires: [N]: PLOTNO.22 [S] PLOTNO.20 [E]: 30' WIDE ROAD [W]: NEIGHBOURS LAND This document Link Doct,Link Doct,Link Doct,Link Doct 1526, 6095/2005 of SRO 1516;7972/2004 of SRO 1516;8657/2004 of SRO 1516;/2004	(R) 21-07-2016 (E) 21-07-2016 (P) 21-07-2016	O101 (Sale Deed) Mkt.Value:Rs. 1191420 Cons.Value:Rs. 3742000	1 .1.(EX)M/S.MODI & MODI CONSTRUCTIONS REP BY MP SOHAM MODI 2.(EX)GPA FOR PRESENTING DOCT K.PRABHAKAR REDDY 3.(CL)GOPI KRISHNA PONNALURI	0/0 3368/ 2016 [1] of SROKAPRA

Certified By

Name: M.Y.RAHMAN Designation: SUB

REGISTRAR SRO: KEESARA

ఎలక్ర్వానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము Declaration by the Authorized Agent for Delivering the Electronic Services

(i) . ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి పున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

(ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి
 క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

(iii) ఈ కంప్యూటర్ ముద్రణా (పతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్లో (కమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

(iv) ఈ కంప్యూటర్ ముద్రణా డ్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎల్మక్టానిక్ రీకార్డుల యధార్థతను డ్రుభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్మొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా. విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

సంతకము Signature

SRIVEN NET DEN
SDP-SRND
Opp: Amberpet Police Station
TIRUMALANAGAR
AMBERPET AMAGAI
HYDERABA \$504013

		ORIGINAL				
11811	m රූ නික්ක ප	a subamy this	ပညာပည်း (၁၈)	Practio	w D	
NO.	Assable.	alex re	doly	, , , , , , ,	~ K	epy
శ్రీమతి / శ్రీ 🔠			8 6)
ಈ ದಿಗುವ ಒವಘರಿಂದ	నిన టీస్తావేజులు మర	రియు రుసుము ష	య్చకోవడమైనది.		,	
దస్తావేజు స్వభావము	Cale		242		H	^
దస్తావేజు విలువ	3742001	<u></u>			Rank	
స్టాంపు విలువ రూ.	100 0		D			\sim
దస్తావేజు నెంబరు	3368 6	TO PUTE	46775	- Vat	-	
రిజి్బేషన్ రుసుము	18710	allo.	724	2		
లోటు స్టాంపు(D.S.D.)	149580	3				
GHMC (T.D.)			154124	119071		
యూజర్ ఛార్జీలు	100		(1219	10916		
అదనపు షీట్లు	56130			20/>	_	
5 x						
	4					
మొత్తం	22,4520					
(అక్షరాల		<u> </u>	2)			
				🗚 రూపాయలు	మాత్రమే)	
ತೆದಿ 2	1)2					
వాపసు తేది				ន័ង	రిజిష్టారు	
" 5						

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 evided.

Bal T