

5774/16

Doc No: 5413 of 2016



తెలంగాణ తేలంగానా TELANGANA

S.No. 15268 Date: 21-10-2016

Sold to: RAMESH

S/o. NARSING RAO

For Whom: MODI & MODI CONSTRUCTIONS.

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

F 953146

SALE DEED

This Sale Deed is made and executed on this the 25th day of November 2016 at SRO, Valabnagar Medchal-Ranga Reddy District by and between:

M/s. MODI & MODI CONSTRUCTIONS {Pan No.AAKFM7214N} a registered partnership firm having its office at 5-4-187/3 and 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 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee 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

1. Mr. P. Sasi Bhushan, Son of Mr. Padmanabhan, aged about 37 years, Occupation: Service {Pan No. ANCPP8491P} and
2. Mrs. S. Deepti Iyer, Wife of Mr. P. Sasi Bhushan, aged about 32 years, both are residing at Flat No. 201, SSA Residency, R. R. Nagar, HAL Colony, Old Bowenpally, Secunderabad - 500 011 {Pan No. ABGPI5398N}, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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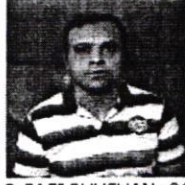
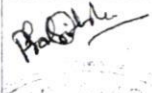
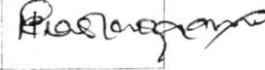
For MODI & MODI CONSTRUCTIONS

Partner

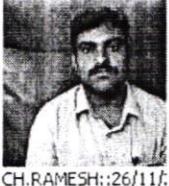
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18500/- paid between the hours of 11 and 12 on the 26th day of NOV, 2016 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VENDEE NO.2 REP BY [1508-1-2016-5774]	VENDEE NO.2 REP BY P.SASI BHUSHAN S/O. PADMANABHAN F.NO.201, SSA RESIDENCY, R.R.NAGAR, HAL COLONY, OLD BOWENPALLY, SEC-BAD-500 011	
2	CL		 P.SASI BHUSHAN::26 [1508-1-2016-5774]	P.SASI BHUSHAN S/O. PADMANABHAN F.NO.201, SSA RESIDENCY, R.R.NAGAR, HAL COLONY, OLD BOWENPALLY, SEC-BAD-500 011	
3	EX		 REP BY SPA K.PRABH- [1508-1-2016-5774]	REP BY SPA K.PRABHAKAR REDDY VIDE D.NO.12/IV/2008 DT.05/03/2008 AT SRO KEESARA S/O. K.PADMA REDDY 5-4-187/3 & 4, III FLOOR, SOHAM MANSION, M.G.ROAD, SEC- BAD-500 003	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 CH.RAMESH::26/11/ [1508-1-2016-5774]	CH.RAMESH H.NO.1-3- 176/D/2,KAVADIGIDA,HYD	
2		 GAUTAM KUMAR::26 [1508-1-2016-5774]	GAUTAM KUMAR 203,BOPPANA HEAVENS,WHITE FIELDS,KOTHAGUDA,MADHAP UR,R.R.DIST	

26th day of November, 2016

Signature of Sub Registrar
Vallabh Nagar
Exercising the powers of
Registrars under Section 30



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Sub Registrar
Vallabh Nagar

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 pattadar 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.

For MODI & MODI CONSTRUCTIONS

Partner

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

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	147900	0	0	0	148000
Transfer Duty	NA	0	55500	0	0	0	55500
Reg. Fee	NA	0	18500	0	0	0	18500
User Charges	NA	0	100	0	0	0	100
Total	100	0	222000	0	0	0	222100

Rs. 203400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18500/- towards Registration Fees on the chargeable value of Rs. 3700000/- was paid by the party through E-Challan/BC/Pay Order No ,4615AC241116 dated ,25-NOV-16 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 222000/-, DATE: 25-NOV-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 002216850, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS, CLAIMANT NAME: MR. P. SASI BHUSHAN AND S. DEEPTI IYER).

Date:

26th day of November, 2016

Signature of Registering Officer
Vallabh Nagar

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Vallabh Nagar

1వ పుస్తకము 2016 సం./ శాశ 1998 సం|| పు

5713 నెంబరుగా రిజిస్టరు చేయబడినది. స్వామింగ్

నిమిత్తం గుర్తింపు నెంబరు 1503- 1.5713.....2016.

తేదీ. 26/11/16.

Signature of Sub Registrar
నవ్ రిజిస్ట్రారు
వల్లభనగర్



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- 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/Plg/HUDA/07 dated 16/11/2007. The proposed project of development is styled as 'NILGIRI HOMES'.
- D) The Vendee is desirous of purchasing a plot of land bearing no.75, admeasuring 117 sq. yds, along with construction having a total area of 1659 sft, (built-up area 1461 sft + terrace area 142 sft + portico area 56 sft) hereinafter referred to as the 'Scheduled Property' forming part of the Scheduled Land for a consideration of Rs. 37,00,000/- (Rupees Thirty Seven Lakhs 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.75 admeasuring 117 sq. yds, along with construction having a total area of 1659 sft, (built-up area 1461 sft + terrace area 142 sft + portico area 56 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.37,00,000/- (Rupees Thirty Seven Lakhs Only) loan availed from ICICI Bank Limited, Hyderabad. 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.

For MODI & MODI CONSTRUCTIONS

Partner



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Vallabh Nagar



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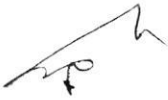
SCHEDULED PEOPERTY

All that piece and parcel of villa on plot no. 75 admeasuring about 117 sq. yds, along with construction having a total area of 1659 sft., (built-up area 1461 sft + terrace area 142 sft + portico area 56 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 (Now under Medchal-Malkajgiri District), marked in red in the plan annexed hereto and bounded on:

North	Plot No. 76
South	Plot No. 74
East	Plot No. 83
West	30' wide road

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

VENDOR
(Soham Modi)



VENDEE



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Vallabhnagar

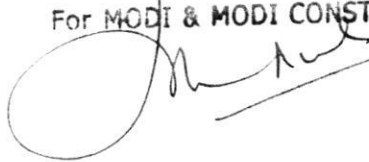


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ANNEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of villa along with construction on plot no. 75 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 (Now under Medchal-Malkajgiri District).
- (a) Nature of the roof : R. C. C. (Ground Floor + First Floor)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 117 sq. yds.
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 198 sft
- b) In the Ground Floor : 599 sft
- c) In the First Floor : 639 sft
- d) Head Room + Servant + Toilet Area : 223 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. 37,00,000/-

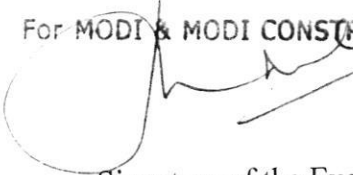
For MODI & MODI CONSTRUCTIONS

Partner

Signature of the Executants

Date: 25.11.2016

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: 25.11.2016





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REGISTRATION PLAN SHOWING

VILLA ON PLOT NO. 75, FORMING A PART

IN SURVEY NOS.

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

SITUATED AT

RAMPALLY VILLAGE,

KEESARA

MANDAL, R.R. DIST.

(NOW UNDER MEDCHAL-MALKAJGIRI DISTRICT)

VENDOR:

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

MR. SOHAM MODI, SON OF LATE SATISH MODI

VENDEE:

1. MR. P. SASI BHUSHAN, SON OF MR. PADMANABHAN

2. MRS. S. DEEPTI IYER, WIFE OF MR. P. SASI BHUSHAN

REFERENCE:

AREA: 117

SCALE:

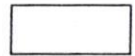
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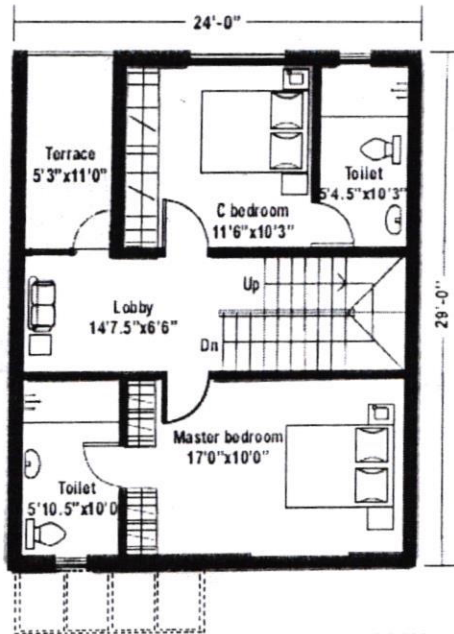
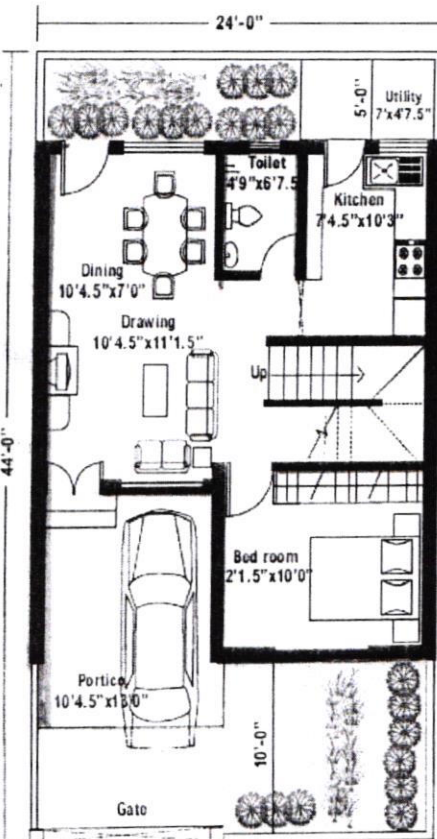
SQ. MTRS.



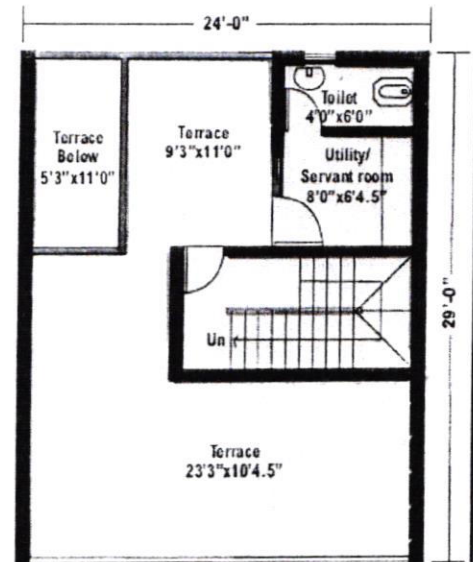
EXCL:



Built up Area: 1659 Sft



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

GROUND FLOOR AREA	599.00 SFT
FIRST FLOOR AREA	639.00 SFT
HEAD RM+SERVANT+TOILET AREA	223.00 SFT
TOTAL BUILT-UP AREA	1461.00 SFT

TERRACE AREA
PORTICO AREA

142.SFT
56.SFT

For MODI & MODI CONSTRUCTIONS

WITNESSES:

1.

2.

Partner

SIG. OF THE VENDOR

SIG. OF THE VENDEE

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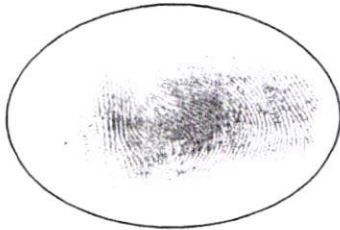
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SL.NO.

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(LEFT THUMB)

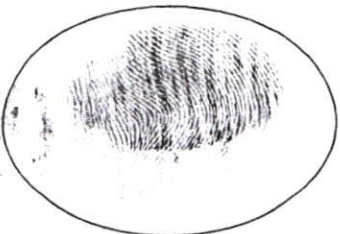
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

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. LATE SATISH MODI



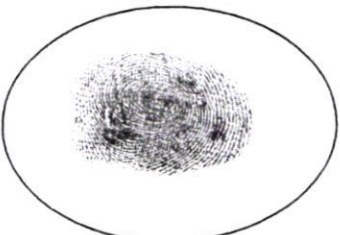
SPA FOR PRESENTING DOCUMENTS:
VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008
.. AT SRO, KEESARA.

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.



VENDEE: COM REPRESENTATIVE:

1. MR. P. SASI BHUSHAN
S/O. MR. PADMANABHAN
R/O. FLAT NO. 201, SSA RESIDENCY
R. R. NAGAR, HAL COLONY
OLD BOWENPALLY
SECUNDERABAD - 500 011.



2. MRS. S. DEEPTI IYER
W/O. MR. P. SASI BHUSHAN
R/O. FLAT NO. 201, SSA RESIDENCY
R. R. NAGAR, HAL COLONY
OLD BOWENPALLY
SECUNDERABAD - 500 011.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

SIGNATURE OF VENDOR

Partner

We send herewith our photograph and finger prints in the form prescribed, through our representative, Mr. P. SASI Bhushan, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Medchal-Malkajgiri District.

SIGNATURE OF VENDEE

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Sub Registrar
Vallabh Nagar



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEEPTI SASIBHUSHAN IYER
/ISHWANATHAN SAMBAMURTHY ANGARA

28/06/1984

Permanent Account Number
ABGPI5398N

Signature

Iyer

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

P SASI BHUSHAN
MAHADEVA PADMANABHAN IYER

20/05/1979

Permanent Account Number
ANCPP8491P

Signature



P. Sasi Bhushan

VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS

27/02/2004
Permanent Account Number
AAKFM7214N

Signature



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)

Soham Modi

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

Prabha



10062008

For MODI & MODI CONSTRUCTIONS.

Partner

Prabha



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5773/2016. Sheet 8 of 9 Sub Registrar
Vallabhnagar



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

C RAMESH

NARSING RAO CHANDRAGIRI

21/07/1979

Permanent Account Number
AKRPR1896C

Signature



04042007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAUTAM KUMAR
JANARDAN PRASAD

09/04/1987
Permanent Account Number

ASVPG0222B

Signature



Gautam



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5713 / 2016. Sheet 9 of 9 Sub Registrar
Vallabh Nagar



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3256 దస్తావేజులు మరియు రుసుముల రశీదు

21/10, 25/11

నెం.

Sohan modi

శ్రీమతి / శ్రీ Repy SATHISH K. Panthulas Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

H

దస్తావేజు స్వభావము	Sale		Rampally (V) A (GP)
దస్తావేజు విలువ	3700,000		SRO 100,000
స్టాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	5713/16		
రిజిస్ట్రేషన్ రుసుము	18500		ch no
లోటు స్టాంపు (D.S.D.)	147900		4615 AC 2411116
GHMC (T.D.)	55500		dt 25/11/16
యూజర్ ఛార్జీలు	100		VNTD 462502
అదనపు షీట్లు			23184 dt 25/11/16
5 x	RETURNED 30/11/16		
మొత్తం	222000		

(అక్షరాల) Two Lakhs twenty two thousand onlyతేది 26/11/16

వాపసు తేది _____

(Signature)
 రుసుముల మరియు
 పన్నుల విభాగం
 హైదరాబాద్

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.