

SCANNED



తెలంగాణ తెలంగాణ TELANGANA
S.No. 19243 Date: 14-12-2016

Sold to: RAMESH

S/o. NARSING RAO

For Whom: MODI & MODI CONSTRUCTIONS

G 830769
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

SALE DEED

This Sale Deed is made and executed on this the 23rd day of March 2017 at S.R.O, Kapra, 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. Mahadasyam Ravi Kiran, Son of M. P. Sudhakar, aged about 36 years {Pan No.AMCPM2829B},
2. Mrs. Mahadasyam Swetha, Wife of Mr. Mahadasyam Ravi Kiran, aged about 28 years, both are residing at Flat No. 504, Sai Priya Residency, Plot No. 79, St. No.4, M. J. Colony, Moula ali, Hyderabad – 500 040, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

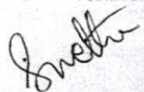
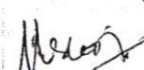
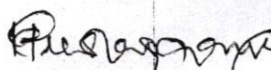
FOR MODI & MODI CONSTRUCTIONS

Partner

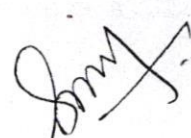
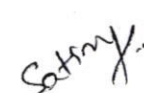
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 19875/- paid between the hours of 12 and 1 on the 24th day of MAR, 2017 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		 MAHADASYAM SWETHA [1526-1-2017-1219]	MAHADASYAM SWETHA W/O. MAHADASYAM RAVI KIRAN FLATNO.504 SAI PRIYA RESIDENCY, PLOTNO.79 STNO.4 M.J.CLY MOULA ALI HYD	
2	CL		 MAHADASYAM RAVI [1526-1-2017-1219]	MAHADASYAM RAVI KIRAN S/O. M.P.SUDHAKAR FLATNO.504 SAI PRIYA RESIDENCY, PLOTNO.79 STNO.4 M.J.CLY MOULA ALI HYD	
3	EX		 GPA FOR PRESENTIN [1526-1-2017-1219]	GPA FOR PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3-4 11 FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 D P NARAYANA SWA [1526-1-2017-1219]	D P NARAYANA SWAMY R/O.NAGARAM,KEESARA,M-M DIST	
2		 V SATISH::24/03/2017 [1526-1-2017-1219]	V SATISH R/O.BODUPPAL,HYD	

24th day of March, 2017

Signature of Sub Registrar
Kapra
Exercising the powers of
Registrars under Section 30



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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.

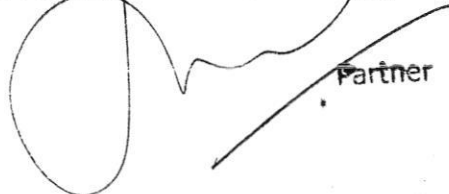
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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.

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	158900	0	0	0	159000
Transfer Duty	NA	0	59625	0	0	0	59625
Reg. Fee	NA	0	19875	0	0	0	19875
User Charges	NA	0	100	0	0	0	100
Total	100	0	238500	0	0	0	238600

Rs. 218525/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19875/- towards Registration Fees on the chargeable value of Rs. 3975000/- was paid by the party through E-Challan/BC/Pay Order No. 269YIV220317 dated 23-MAR-17 of SBH/TULASI NAGAR HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 238500/-, DATE: 23-MAR-17, BANK NAME: SBH, BRANCH NAME: TULASI NAGAR HYDERABAD. BANK REFERENCE NO: 000451283, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS, CLAIMANT NAME: MR. MAHADASYAM RAVI KIRAN AND M. SWETHA).

Date:

24th day of March, 2017

Signature of Registering Officer
Kapra

BK-1, CS No 1219/2017 & Doct No 1187/2012 Sheet 2 of 9 Sub Registrar Kapra

ప పుస్తకము 2017 సం./శా.శ.1928
1187 నెంబరుగా రిజిస్టరు చేయబడి
నింగ్ నిమిత్తం దస్తవేజు నెంబరు 1526
1187/2017 గా యివ్వడమైనది
2017 సం. మార్చి నెం. 24 వ తేది



పజీ-రిజిస్ట్రార్
కాప్రా
మేడ్చల్, మల్కాజ్గిరి



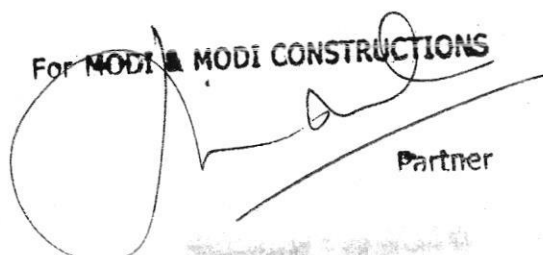
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- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007. The proposed project of development is styled as 'NILGIRI HOMES'.
- D) The Vendee is desirous of purchasing a plot of land bearing no.92, 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.39,75,000/- (Rupees Thirty Nine Lakhs Seventy Five 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.92 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. 39,75,000/- (Rupees Thirty Nine Lakhs Seventy Five Thousand Only) loan availed from HDFC 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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Sub Registrar

Kapra



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SCHEDULE OF THE PROPERTY

All that piece and parcel of villa on plot no. 92 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	Tot-lot area & Landscaped Garden
South	Plot No. 91
East	Tot-lot area & Landscaped Garden
West	30' wide road

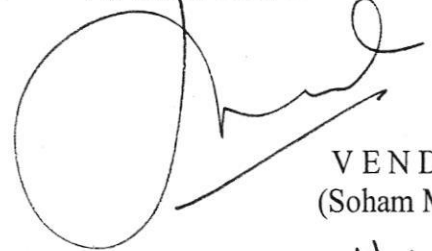
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. Satish

For **MODI & MODI CONSTRUCTIONS**



Partner

VENDOR
(Soham Modi)



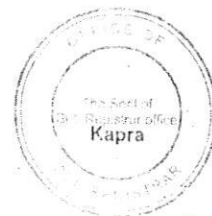
VENDEE

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Sub Registrar
Kapra



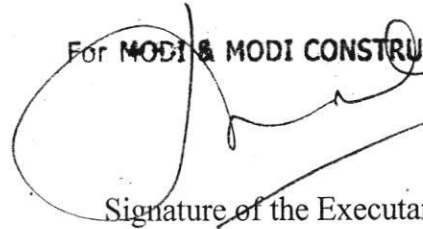
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ANNEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of villa along with construction on plot no. 92 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. 39,75,000/-

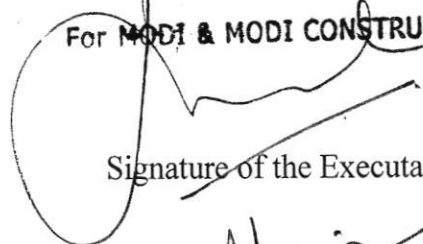
Date: 23.03.2017

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: 23.03.2017

For **MODI & MODI CONSTRUCTIONS**

Partner
Signature of the Executants



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Kapra



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REGISTRATION PLAN SHOWING

VILLA ON PLOT NO. 92, 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. MAHADASYAM RAVI KIRAN, SON OF M. P. SUDHAKAR

2. MRS. MAHADASYAM SWETHA, WIFE OF MR. MAHADASYAM RAVI KIRAN

REFERENCE:
AREA:

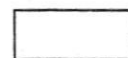
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SCALE:
SQ. YDS.

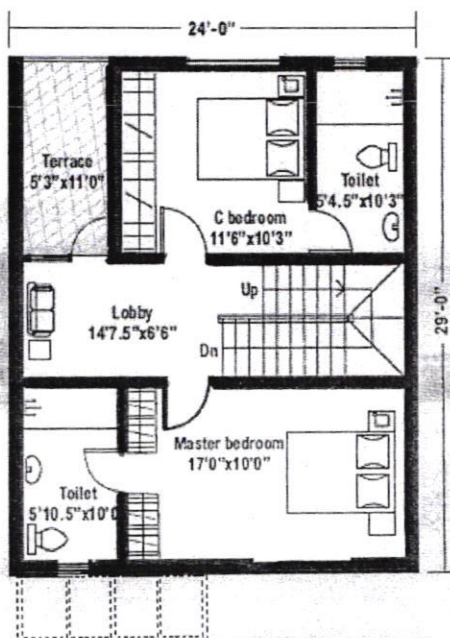
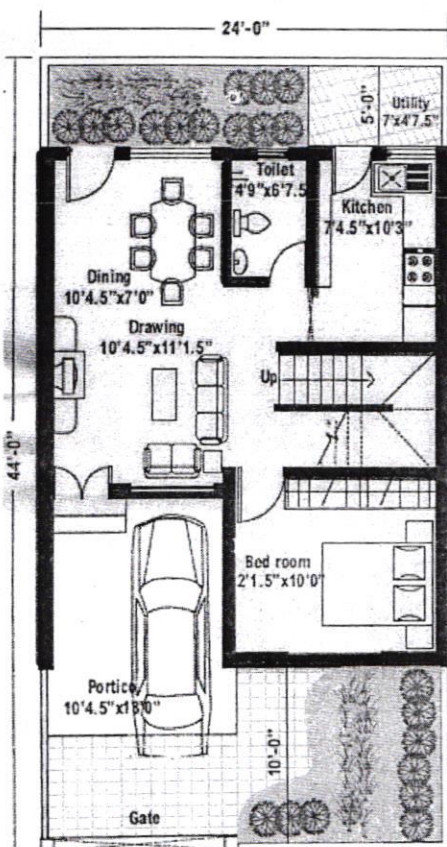
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SQ. MTRS.



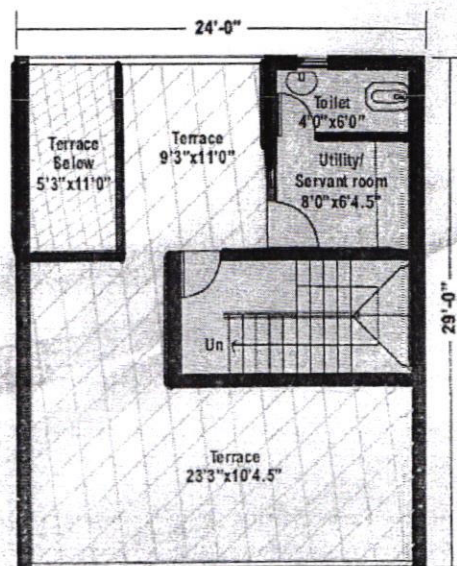
EXCL:



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	142.SFT
PORTICO AREA	56.SFT

WITNESSES:

-
-

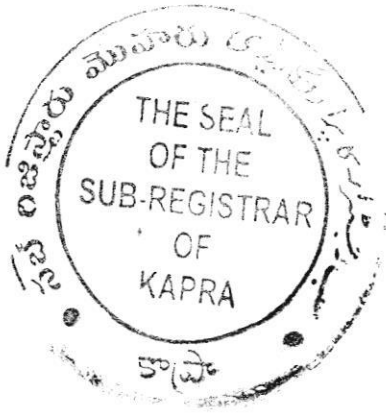
For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE VENDEE

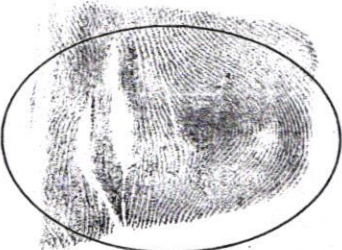
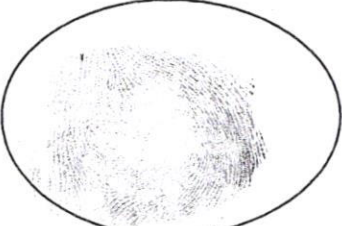
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Kapra



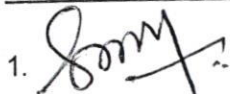
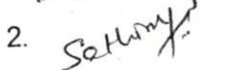
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. LATE SATISH MODI
			<u>SPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</u> <u>AT SRO, KEESARA:</u> 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.
			<u>VENDEE:</u> 1. MR. MR. MAHADASYAM RAVI KIRAN S/O. M. P. SUDHAKAR R/O. FLAT NO. 504, SAI PRIYA RESIDENCY PLOT NO. 79, ST. NO.4 M. J. COLONY MOULA ALI HYDERABAD.
			2. MRS. MAHADASYAM SWETHA W/O. MR. MAHADASYAM RAVI KIRAN R/O. FLAT NO. 504, SAI PRIYA RESIDENCY PLOT NO. 79, ST. NO.4 M. J. COLONY MOULA ALI HYDERABAD

SIGNATURE OF WITNESSES:

- 
- 

FOR MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF VENDEE

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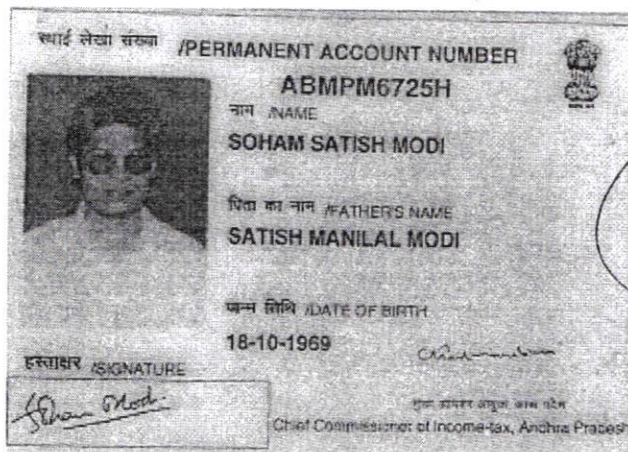
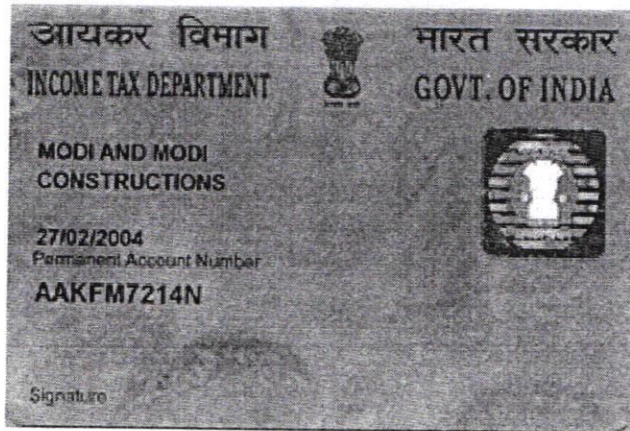
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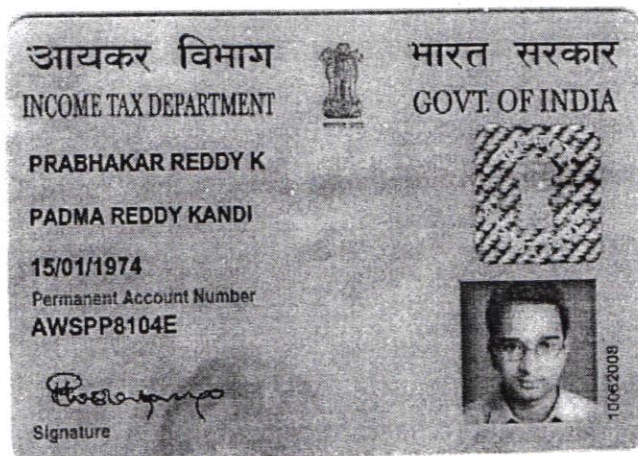


VENDOR:



For MODI & MODI CONSTRUCTIONS

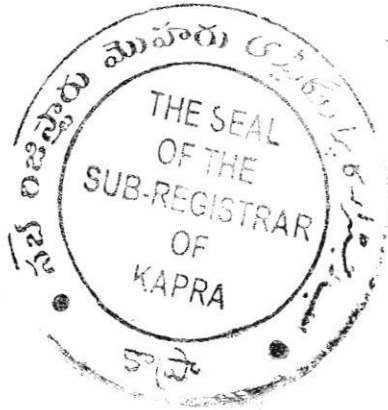
Partner



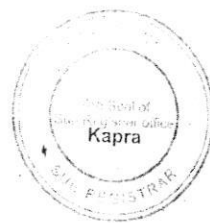
Prabhakar Reddy K

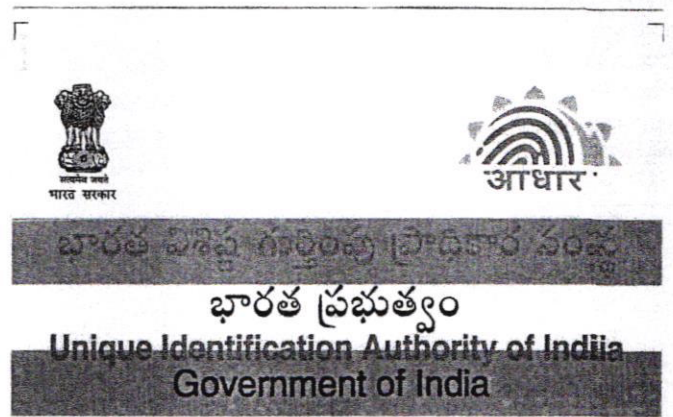
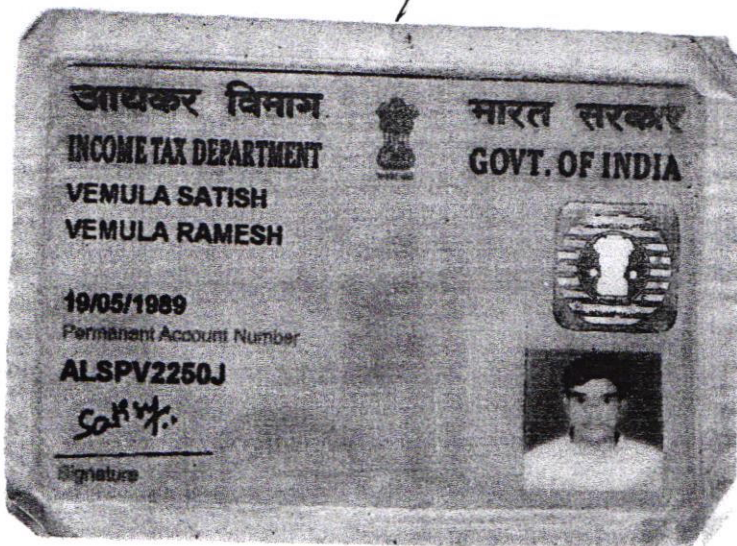
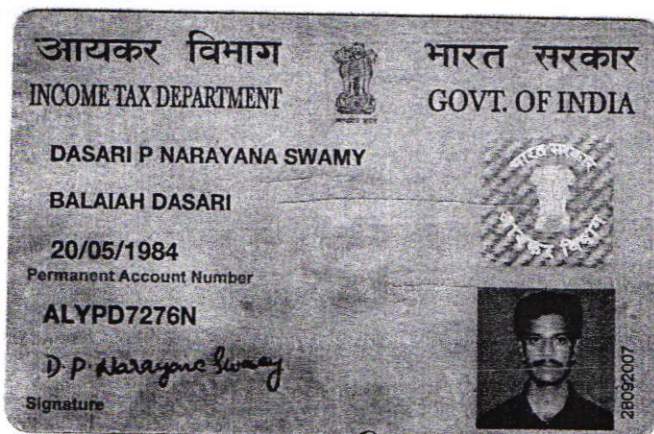
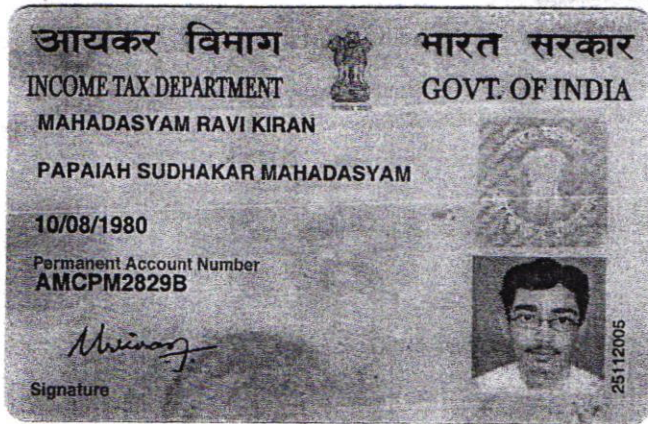
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Kapra



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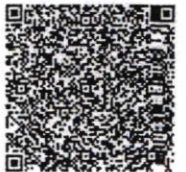
समोद संख्या/ Enrollment No. : 1190/10828/09472

To
Mahadasyam Swetha
महोदस्य स्वैत
W/O Mahadasyam Ravi Kiran
504 Sai Priya Residency Street No 4 M J Colony
Moula Ali Ranga Reddy Dist
Hyderabad
Andhra Pradesh - 500040

18/12/2011



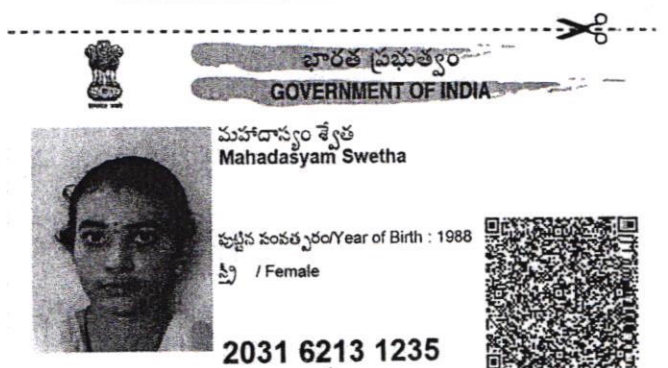
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मी अधार् संख्या / Your Aadhaar No. :

2031 6213 1235

अधार् - सामान्यनि हक्कु



अधार् - सामान्यनि हक्कु

Bk-1, CS No 1219/2017 & Doct No
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Sub Registrar
Kapra



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ORIGINAL

13610

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

M/s K. Prabhakar & Sons constructions kery
K. Prabhakar reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Cale	14/12	
దస్తావేజు విలువ	3975000		Rampully
స్థాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	1187/12		
రిజిస్ట్రేషన్ రుసుము	19875	2694112203/2	
లోటు స్థాంపు (D.S.D.)	158900	Vat-49688	
GHMC (T.D.)	100		
యూజర్ ఛార్జీలు	59625	1700260883	
అదనపు షీట్లు	1		
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మొత్తం	238500		

(అక్షరాల)

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తేది

24/3

నాపసు తేది

రూపాయలు మాత్రమే

Sub-Registrar

Kapra

సబ్ రిజిస్ట్రారు

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