

SCANNED

Part no: 4117/16



తెలంగాణ తెలంగాణ TELANGANA

S.No. 185

Date: 24-02-2016

Sold to: RAMESH

S/o.: NARSING RAO

For Whom: MODI & MODI CONSTRUCTIONS

CH. SHRAVANI

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 16th day of May 2016 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, Son of Sri Satish Modi, aged about 46 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. Mrs. Haseena, Wife of Mr. Mirza Sadiq Ali Baig, aged about 46 years and
2. Mr. Mirza Sadiq Ali Baig, Son of Mr. Mirza Nadar Ali Baig, aged about 55 years, both are residing at H. No. 2-4-370/406, Ram Nagar, Hanamakonda, Warangal - 506 001, 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

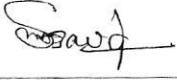
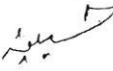
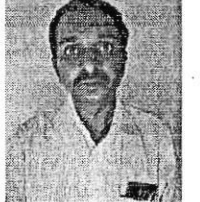
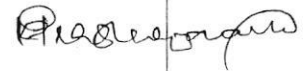
Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18750/- paid between the hours of 2 and 3 on the 16th day of MAY, 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	Photo	Address	Signature/Ink Thumb Impression
1	CL		 MIRZA SADIQ::16/05/2016. [1530-1-2016-4281]	MIRZA SADIQ ALI Baig S/O. MIRZA NADAR ALI BAIG R/O.H.NO 2-4-370/406 RAM NAGAR, HANAMAKONDA, WARANGAL 506 001.,	
2	CL		 HASEENA::16/05/2016.13: [1530-1-2016-4281]	HASEENA W/O. MIRZA SADIQ ALI BAIG R/O.H.NO 2-4-370/406 RAM NAGAR, HANAMAKONDA, WARANGAL 506 001.,	
3	EX		 K.PRABHAKAR REDDY (RE [1530-1-2016-4281]	K.PRABHAKAR REDDY (REPBY GPA FOR PRESENTING DOCUMENTS)[R]/M/S MODI AND MODI CONSTRUCTIONS REPBY SOHAM MODI . SATISH MODI O/O. 5-4-187/3&4 II FLOOR, SOHAM MANSION, M.G.ROAD,, SEC-BAD. 500 003.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 CH. RAMESH::16/05/2016 [1530-1-2016-4281]	CH. RAMESH R/O MG RAOD SECBAD	
2		 N. RAMDAS::16/05/2016. [1530-1-2016-4281]	N. RAMDAS R/O HENMAKONDA WARANGAL DIST	

16th day of May, 2016

Signature of Joint SubRegistrar
Keesara

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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.

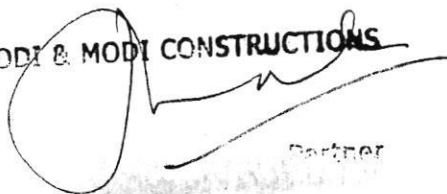
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.
- 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

Endorsement: Stamp Duty, Tranfer 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	206150	0	0	0	206250
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	18750	0	0	0	18750
User Charges	NA	0	100	0	0	0	100
Total	100	0	225000	0	0	0	225100

Rs. 206150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18750/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,676UMN140516 dated ,16-MAY-16 of ,SBH/KEESARA

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 225000/-, DATE: 16-MAY-16, BANK NAME: SBH, BRANCH NAME: KEESARA, BANK REFERENCE NO: 002730199,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS,CLAIMANT NAME: HASEENA AND MIRZA SADIQ ALI BAIG).

Date:
16th day of May,2016.

Signature of Registering Officer
Keesara

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I పుస్తకము 2016 సం॥ క్రా.శ. 1937 సం॥పు
4117 మెంబరుగా రిజిస్టరు చేయబడినది. స్వామింగి
నిమిత్తం గుర్తింపు నెంబర్ 1530 4117 2016
బహుళమై నది.
2016 సం॥ మే నెం 16 వ తేది.

M.Y. RAHMAN
Sub-Registrar
Keesara

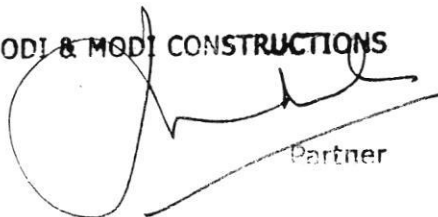


- D) The Vendee is desirous of purchasing a plot of land bearing no. 35 admeasuring 117 sq. yds, along with construction having a total area of 1659 sft (built-up area 1467 sft + terrace area 50 sft + portico area 142 sft), hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs. 37,50,000/- (Rupees Thirty Seven Lakhs Fifty 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. 35 admeasuring 117 sq. yds, along with construction having a total area of 1659 sft (built-up area 1467 sft + terrace area 50 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. 37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand Only) loan availed from Axis Bank Ltd. The Vendor hereby admits and acknowledges 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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Joint SubRegistrar
Keesara



SCHEDULED PEOPERTY

All that piece and parcel of land bearing Plot No. 35 admeasuring about 117 sq. yds., along with construction having a total area of 1659 sft., (built-up area 1467 sft + terrace area 50 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	30' wide road
South	30' wide road
East	Plot No. 34
West	Park

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:

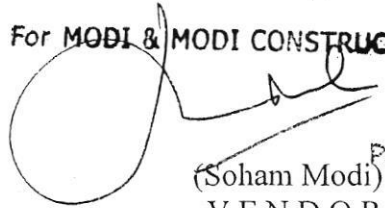
WITNESS:

1.

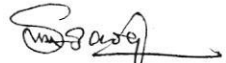
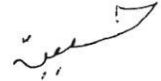


2. 

For MODI & MODI CONSTRUCTION



(Soham Modi) Partne
VENDOR



VENDEE



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4/17/2016. Sheet 4 of 9

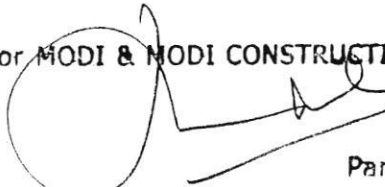
Joint SubRegistrar
Keesara



ANNEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of land along with construction on Plot No. 35 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 + 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 : 192 sft
- b) In the Ground Floor : 601 sft
- c) In the First Floor : 647 sft
- d) Head Room + Servant + Toilet Area : 219 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. 37,50,000/-

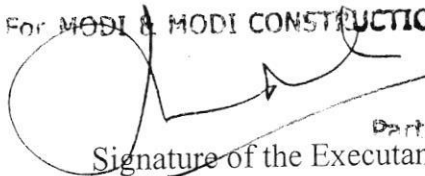
Date: 16.05.2016

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: 16.05.2016

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants



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Joint SubRegistrar
Keesara



REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO. 35, FORMING A PART

IN SURVEY NOS. 128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE,

KEESARA

Mandal, R.R. Dist.

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

VENDEE: 1. MRS. HASEENA, WIFE OF MR. MIRZA SADIQ ALI BAIG,

2. MR. MIRZA SADIQ ALI BAIG, SON OF MR. MIRZA NADAR ALI BAIG

REFERENCE:
AREA:

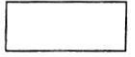
117

SCALE:
SQ. YDS.

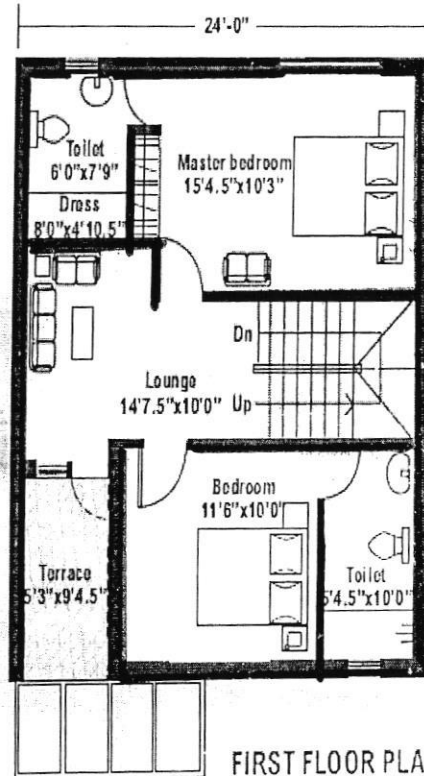
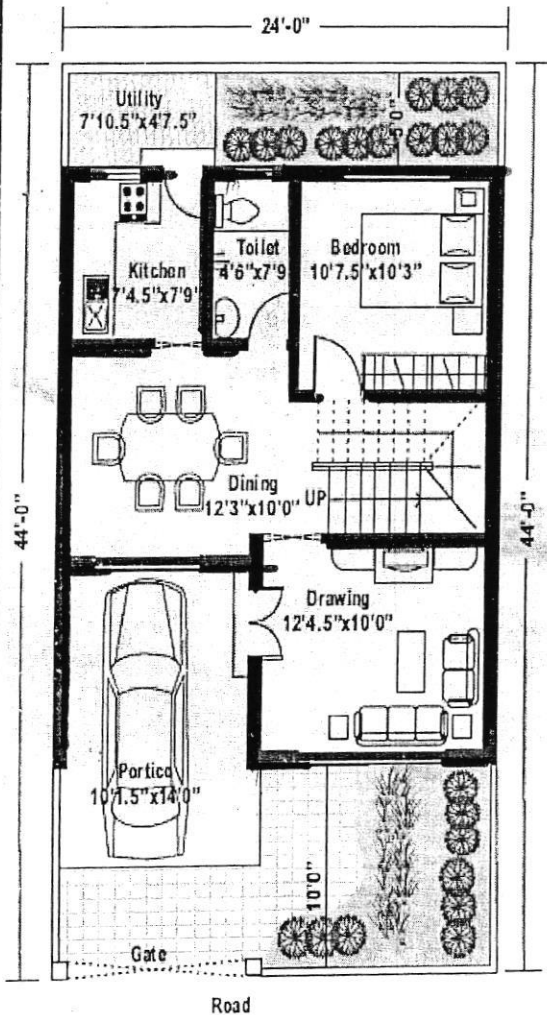
INCL:
SQ. MTRS.



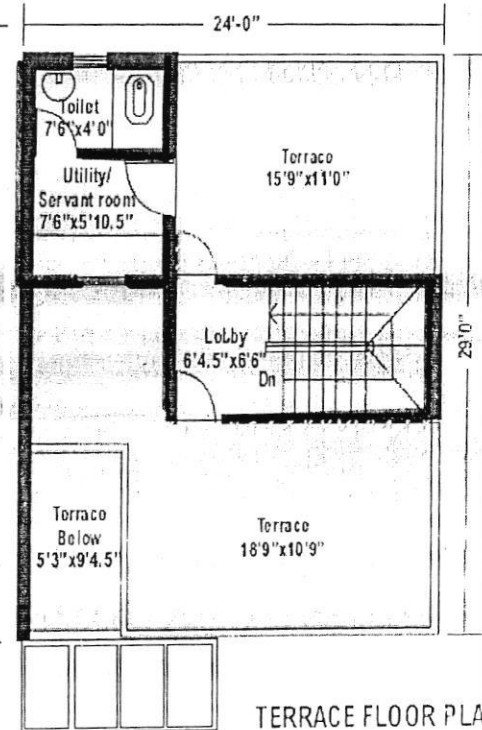
EXCL:



Built up Area: 1659 Sft



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

GROUND FLOOR AREA	601.00 SFT
FIRST FLOOR AREA	647.00 SFT
HEAD RM+SERVANT+TOILET AREA	219.00 SFT

WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE VENDEE

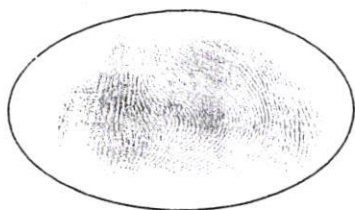


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Keesara



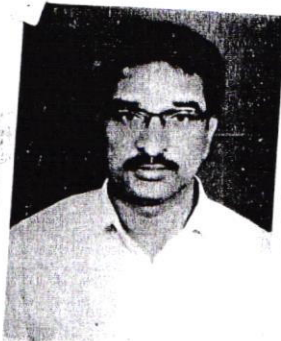
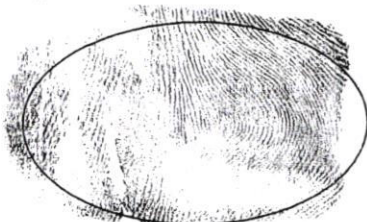
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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
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:

1. MRS. HASEENA
W/O. MR. MIRZA SADIQ ALI BAIG
H. NO. 2-4-370/406
RAM NAGAR
HANAMAKONDA
WARANGAL - 506 001



2. MR. MIRZA SADIQ ALI BAIG
S/O. MR. MIRZA NADAR ALI BAIG
R/O. H. NO. 2-4-370/406
RAM NAGAR
HANAMAKONDA
WARANGAL - 506 001

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE VENDOR

SIGNATURE(S) OF THE VENDEE

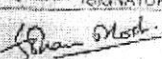


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Keesara



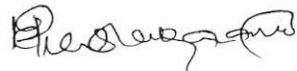
VENDOR:

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	
	
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

For MODI & MODI CONSTRUCTION
Part

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974 Permanent Account Number		
AWSPP8104E		
Signature		
		10062008





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4117/2016

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Joint SubRegistrar

Keesara





भारत सरकार
GOVERNMENT OF INDIA



भारतीय विश्व-वैधान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



హసీనా
Haseena
పుట్టిన సం./YoB: 1970
స్త్రీ Female



8368 8211 5267

చిరునామా:
W/O: మిర్జా సాదిక్ అలీ బేగ్
ఇంటి నంబర్ 2-4-370/ ఫ్లాట్
నంబర్ 406, రాంనగర్ టవర్స్
రాంనగర్ హన్మకొండ,
హన్మకొండ, హన్మకొండ,
హన్మకొండ, హన్మకొండ,

వరంగల్
ఆంధ్ర ప్రదేశ్, 506001

Address:
W/O: Mirza Sadiq Ali Baig,
House No 2-4-370/ Flat No
406, Ramnagar Towers
Ramnagar Hanmakonda,
Hanamkonda, Hanamkonda,
Warangal
Andhra Pradesh, 506001

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT

MIRZA SADIQ ALI BAIG
NADAR ALI BAIG MIRZA
02/01/1960
Permanent Account Number
AQWPM3212C

Signature



भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं: ३, सेक्टर ११, सीबीडी बेलपुर,
नवी मुंबई-४०० ६१४

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

C RAMESH
NARSING RAO CHANDRAGIRI
21/07/1979
Permanent Account Number
AKRPR1896C

Signature

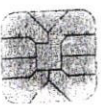


भारत सरकार
GOVT. OF INDIA



INDIAN UNION DRIVING LICENCE
TELANGANA STATE

24053/WGL/A/1985
RAM DAS N
LINGAIAH
VODITHELA
REGONDA
CHITYAL
CHITYAL
WARANGAL - 506348



Issued On: 24/08/2014

RTA WARANGAL

Non Transport

Date of Validity
Transport

Date of Validity
Badge No.
Reference No.
Original LA.
Date of First Issue
Date of Birth
Blood Group

Authorised Transport, Light Motor
Vehicle Transport, Transport Vehicle

23/08/2017 (Transport)
3221
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