

ORIGINAL

2566

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

K. Prabhakar Reddy

ఈ రిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		Lat N.	
దస్తావేజు విలువ	3900000		48750	/
స్థాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	6781/16		0/Dech no.	
రిజిస్ట్రేషన్ రుసుము	19500		77450 + 29/7/16	
టోటు స్థాంపు (D.S.D.)	155900			
GHMC (T.D.)	58500			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు	38408523046			
5 x	0 + 30/7/16			
మొత్తం	234000	/		

(అక్షరాల)

By E. Ch

రూపాయలు మాత్రమే)

తేది

30/7/16

వాపసు తేది

సబ్ రిజిస్ట్రారు

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 charged.

SCANNED

24/7/16 6781/16



తెలంగాణ తెలంగాణ TELANGANA

S.No. 197

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

A 046590

SALE DEED

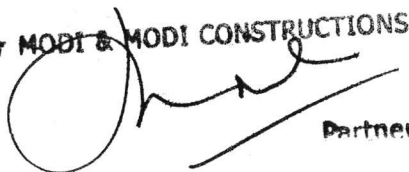
This Deed is made and executed on this the 29th day of July 2016 at SRO, Keesara, Ranga Reddy District by:

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 Late 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

Mr. Anugrah Shukla, Son of Mr. R. N. Shukla, aged about 39 years, Occupation: Service, residing at Block AB-2, Flat No. 302, Sanskruthi Township, Pocharam, Hyderabad.- 500 088, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

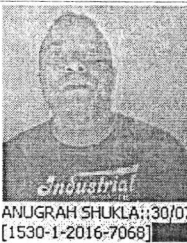
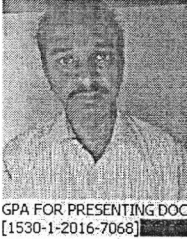
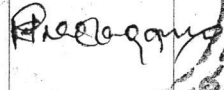
For MODI & MODI CONSTRUCTIONS


Partner

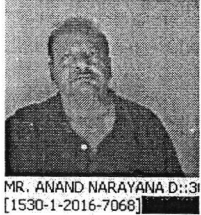
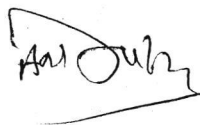
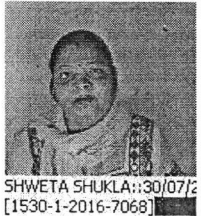
Presentation Endorsement:

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. 19500/- paid between the hours of 2 and 3 on the 30th day of JUL, 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		 ANUGRAH SHUKLA::30/07 [1530-1-2016-7068]	ANUGRAH SHUKLA S/O. R.N. SHUKLA R/O.BLOCK AB-2 F.NO 302 SANSKRUTHI TOWNSHIP, POCHARAM,, HYD-BAD 500 088.	
2	EX		 GPA FOR PRESENTING DOC [1530-1-2016-7068]	GPA FOR PRESENTING DOCUMENT K.PRABHAKAR REDDY[R]/M/S. MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI . SATISH MODI O/O. 5-4-187/3&4 II FLOOR, SOHAM MANSION,, M.G.ROAD, SEC-BAD.	

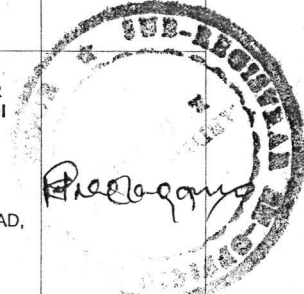
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MR. ANAND NARAYANA D::30 [1530-1-2016-7068]	MR. ANAND NARAYAN D SANSKRUTHI TOWNSHIP POCHARAM HYD	
2		 SHWETA SHUKLA::30/07/2 [1530-1-2016-7068]	SHWETA SHUKLA SANSKRUTHI TOWNSHIP POCHARAM HYD	

30th day of July, 2016

Signature of Joint SubRegistrar
Keesara

24 FEB 2016



Bk - 1 CS No 7068/2016 & Doct No
6781/2016. Sheet 1 of 9
Joint SubRegistrar
Keesara



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 layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.

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	155900	0	0	0	156000
Transfer Duty	NA	0	58500	0	0	0	58500
Reg. Fee	NA	0	19500	0	0	0	19500
User Charges	NA	0	100	0	0	0	100
Total	100	0	234000	0	0	0	234100

Rs. 214400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19500/- towards Registration Fees on the chargeable value of Rs. 3900000/- was paid by the party through E-Challan/BC/Pay Order No ,384UA5270716 dated ,30-JUL-16 of ,SBH/KAVADIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 234000/-, DATE: 30-JUL-16, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 000930215, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS, CLAIMANT NAME: MR. ANUGRAH SHUKLA).

Date:

30th day of July, 2016

Signature of Registering Officer
Keesara

Bk-1, CS No 7068/2016 & Doct No 6781/2016. Sheet 2 of 9
Joint SubRegistrar
Keesara

I వున్నకము 2016 నాం (క్రా.న. 1937) పంపు
6781 మెంబరుగా రిజిస్టరు చేయబడినది. స్వామింగ్
నిమిత్తం గుర్తింపు నెంబర్ 1530 6781 2016
ఇవ్వడమైనది. జులై నెం 30 వ తేది.
2016 నాం

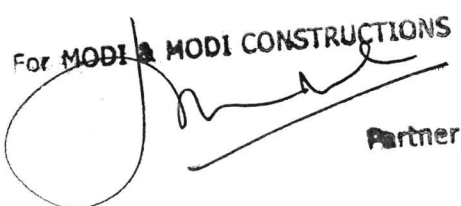
M.Y. RAHMAN
Sub-Registrar
Keesara



- D) The Vendee is desirous of purchasing a plot of land bearing no.80, 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. 39,00,000/- (Rupees Thirty Nine 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.80, 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. 39,00,000/- (Rupees Thirty Nine Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.29,00,000/- (Rupees Twenty Nine Lakhs Only) paid by way of cheque no.060284, dated 28.07.2016 drawn on Canara Bank, Vanasthalipuriam, Hyderabad, being Financed by Can Fin Homes Ltd, L. B. Nagar Branch, Hyderabad.
 - ii. Rs.5,15,000/-(Rupees Five Lakhs Fifteen Thousand Only) paid by way of wire transfer vide reference no.607197341490, dated 19.07.2016.
 - iii. Rs.2,25,000/-(Rupees Two Lakhs Twenty Five Thousand Only) paid by way of cheque no.827715, dated 05.07.2016 drawn on Axis Bank Ltd, Tarnaka Branch, Hyderabad.
 - iv. Rs.2,60,000/-(Rupees Two Lakhs Sixty Thousand Only) paid by way of cheque no. 103111, dated 29.07.2016 drawn on HDFC Bank.
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.

For MODI MODI CONSTRUCTIONS

Partner

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Keesara



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.

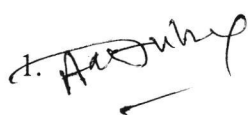
SCHEDULED PEOPERTY

All that piece and parcel of plot no.80, 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. 81
South	Plot No. 79
East	Tot-lot area & land scaped garden
West	30' wide road

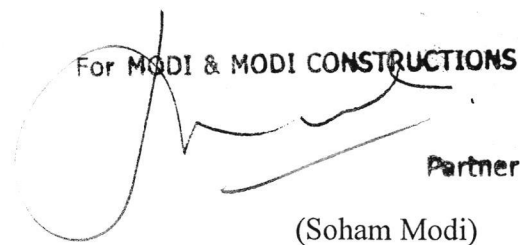
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For MODI & MODI CONSTRUCTIONS

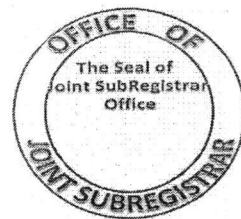

Partner
(Soham Modi)
VENDOR



V E N D E E

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6781/2016. Sheet 4 of 9

Joint SubRegistrar
Keesara



ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow along with construction on Plot No. 80 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 : 599 Sft
- c) In the First Floor : 639 Sft
- d) Head Room + Servant Room: 223 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. 39,00,000/-

Date: 29.07.2016

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.

For MODI & MODI CONSTRUCTIONS

Partner

Signature of the Executants

Date: 29.07.2016

REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO. 80, FORMING A PART

IN SURVEY NOS.

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

Situated at

RAMPALLY VILLAGE,

KEESARA

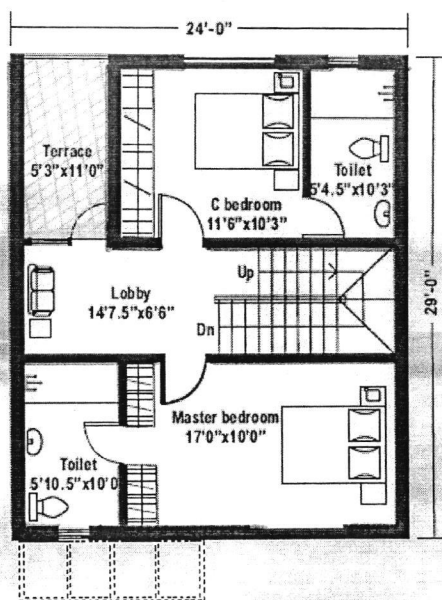
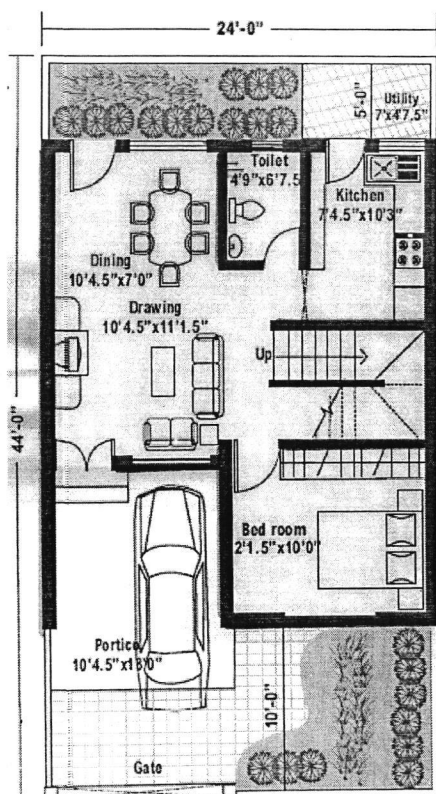
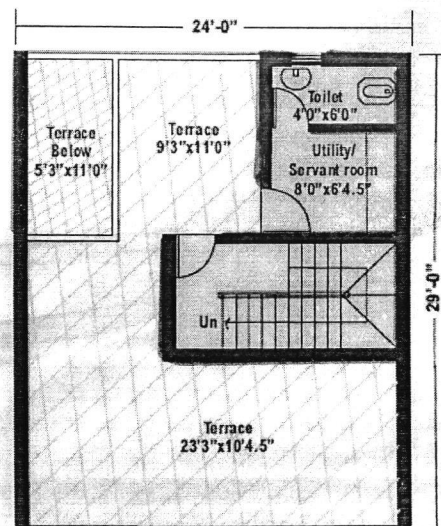
Mandal, R.R. Dist.**VENDOR:**

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. ANUGRAH SHUKLA, SON OF MR. R. N. SHUKLA

REFERENCE:**AREA:** 117**SCALE:****SQ. YDS.****INCL:****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:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner
SIG. OF THE VENDOR

SIG. OF THE VENDEE

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6781/2016 Sheet 6 of 9

Joint SubRegistrar

Keesara



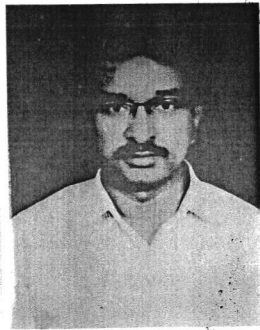
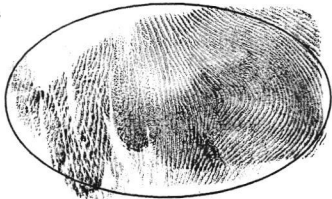
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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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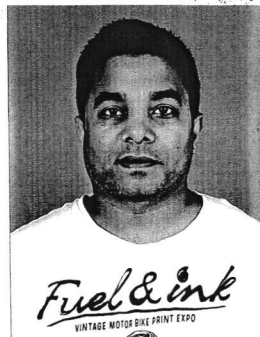
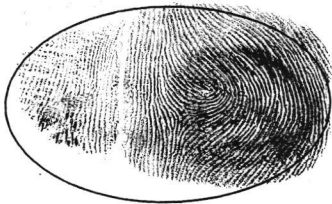
VENDOR:

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:

MR. ANUGRAH SHUKLA
S/O. MR. R. N. SHUKLA
R/O. BLOCK AB-2, FLAT NO. 302
SANSKRUTHI TOWNSHIP
POCHARAM
HYDERABAD.- 500 088

SIGNATURE OF WITNESSES:

1. *Aarohy*
2. *Shweta*

FOR MODI & MODI CONSTRUCTIONS

SIGNATURE OF THE VENDOR

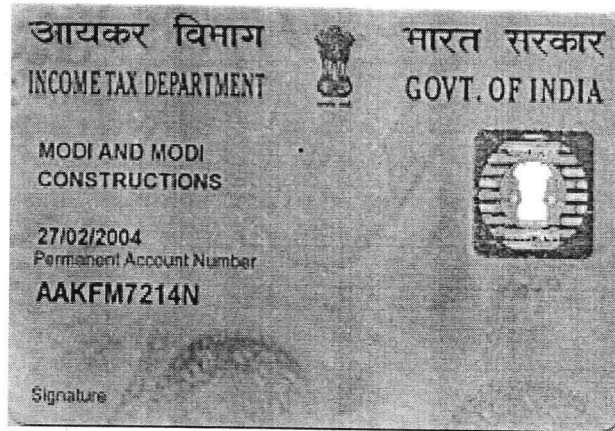
Partner

SIGNATURE(S) OF THE VENDEE

Bk - 1, CS No 7068/2016 & Doct No
6781 / 2016 Joint SubRegistrar
Keesara

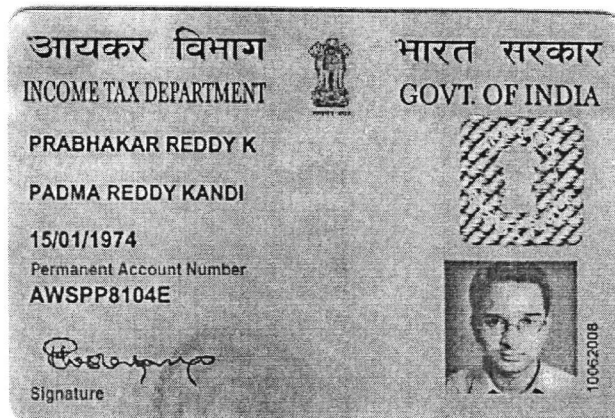


VENDOR:



For MODI & MODI CONSTRUCTIONS

Partner



Prabhakkar Reddy K



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6781 / 2016 Sheet 8 of 9 Joint SubRegistrar
Keesara



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
APUPS9650P

नाम /NAME
ANUGRAH SHUKLA

पिता का नाम /FATHER'S NAME
RAJ NARAIN SHUKLA

जन्म तिथि /DATE OF BIRTH
02-07-1977

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर सेक्टर)
Commissioner of Income-tax (Computer Operations)

Dr. Parvinder Sohi Behuria

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHWETA SHUKLA
ANAND DUBEY

10/01/1980
Permanent Account Number
EVHPS1347J

Signature

भारत सरकार
GOVERNMENT OF INDIA

आनन्द नारायण दुबे
Anand Narain Dubey

जन्म तिथि/ DOB: 03/03/1951

पुरुष / MALE

QR Code

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: भूदेव दुबे, 1923, गली
नं०-54 एल ब्लॉक-ई थर्ड,
नज़दीक फर्स्ट 60 फिट रोड,
मोलारबंद एक्स्टेंस.
बदरपुर, मोलार बंद, दक्षिण
दिल्ली,
दिल्ली - 110044

Address:
S/O: Bhudeo Dubey, 1923, GALI NO-
54 L BLOCK-E IIIIRD, NEAR IST 60
FEET ROAD, MOLARBAND EXTN.
BADARPUR, MOLAR BAND, South
Delhi,
Delhi - 110044

8791 0665 4971

आधार-आम आदमी का अधिकार

8791 0665 4971

Aadhaar-Aam Admi ka Adhikar



Bk - 1, CS No 7068/2016 & Doct No
6781 / 2016 Sheet 9 of 9 Joint SubRegistrar
Keesara



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TS00AA

TS00AA

**GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY**

App No : 886453

MeeSeva App No : ECM021603627159

Date : 05-Aug-16

Statement No : 16956918

Sri/Smt.: A SHUKLA : 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 : ,128,129,133,134,135,136, Plot No : ,80, East: TOT LOT AREA & LAND SCAPED GARDEN West: 30 WIDE ROAD South: PLTO NO 79 North: PLOT NO 81

A search is made in the records of SRO(s) of KEESARA relating there to for 9 years from 01-10-2007 To 03-08-2016 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Exe.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	VILL/COL: RAMPALLE/RAMPALLY W-B: 0-0 SURVEY: 128 129 133 134 135 136 PLOT: 80 EXTENT: 117SQ.Yds BUILT: 1659SQ. FT Boundires: [N]: PLOT NO 81 [S] PLTO NO 79 [E]: TOT LOT AREA AND LAND SCAPED GARDEN [W]: 30' WIDE ROAD This document Link Doct 1530, 6781/2016 of SRO 1530;/ 2016	(R) 30-07-2016 (E) 29-07-2016 (P) 30-07-2016	0208 (Deposit of Title Deeds) Mkt.Value:Rs. 1191420 Cons.Value:Rs. 3500000	1 .1.(ME)CANFIN HOMES LTD. 2.(MR)ANUGRAH SHUKLA	0/0 6782/ 2016 [1] of SROKEESARA
2	VILL/COL: RAMPALLE/RAMPALLY W-B: 0-0 SURVEY: 128 129 132 133 134 135 136 PLOT: 80 EXTENT: 117SQ.Yds BUILT: 1659SQ. FT Boundires: [N]: PLOT NO 81 [S] PLOT NO 79 [E]: TOT LOT AND LAND SCAPED GARDEN [W]: 30' WIDE ROAD This document Link Doct,Link Doct,Link Doct 1530, 6095/2005 of SRO 1516;4838/2002 of SRO 1516;7972/2004 of SRO 1516;8657/2004 of SRO 1516;/ 2004	(R) 30-07-2016 (E) 29-07-2016 (P) 30-07-2016	0101 (Sale Deed) Mkt.Value:Rs. 1191420 Cons.Value:Rs. 3900000	1 .1.(EX)M/S. MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI 2.(CL)ANUGRAH SHUKLA	0/0 6781/ 2016 [1] of SROKEESARA

Certified By

Name: M.Y.RAHMAN
Designation: SUB
REGISTRAR
SRO: KEESARA