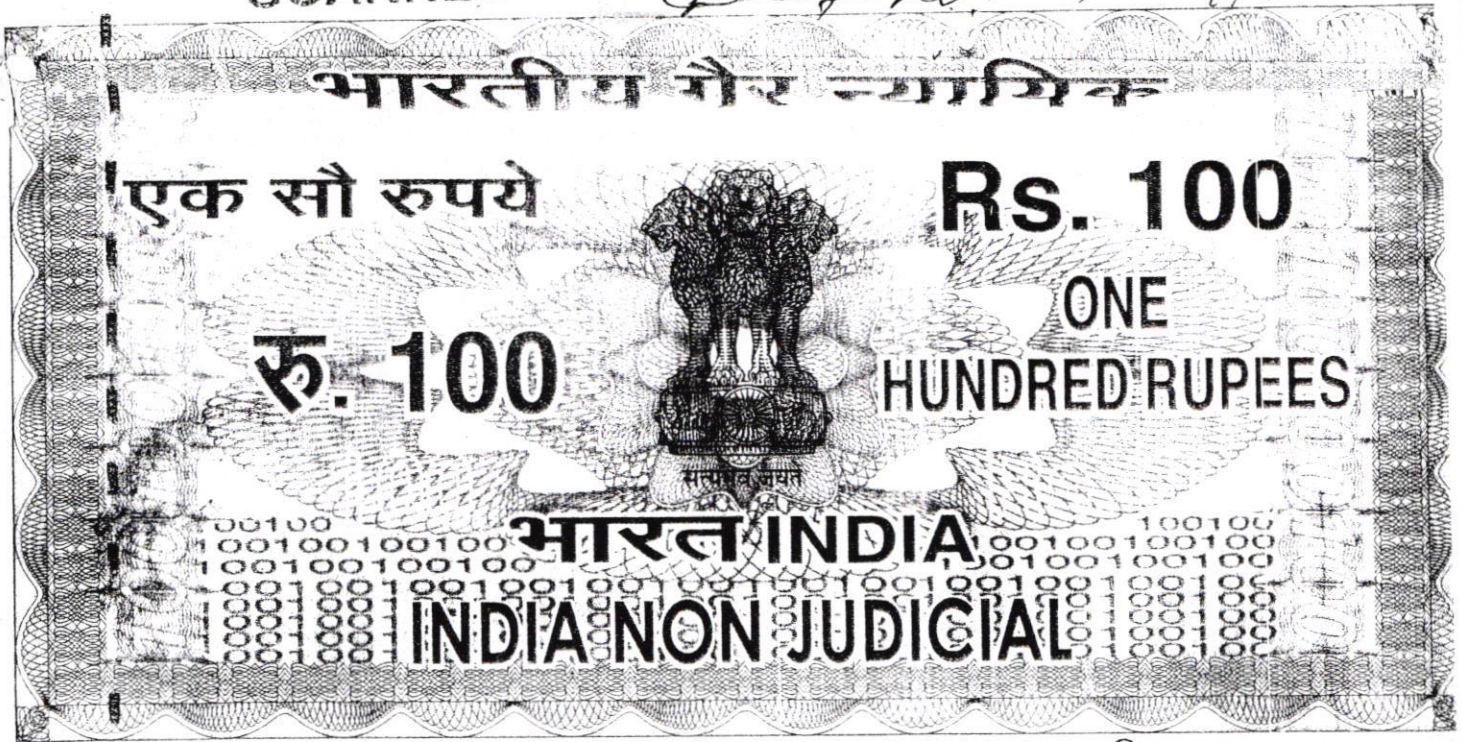


SCANNED

Post no: 7001/16



తెలంగాణ తెలంగాణ TELANGANA

S.No. 199

Date: 24-02-2016

Sold to: RAMESH

S/o.: NARSING RAO

For Whom: MODI & MODI CONSTRUCTIONS

8

A 046592

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 5th 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 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

Mr. P. Sunil Kumar Reddy Son of Mr. P. Roshi Reddy, aged about 35 years, Occupation: Service residing at H. No. 8-5/4, Ravindra Nagar Colony, St. No. 8, Habsiguda, Hyderabad - 500 007, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

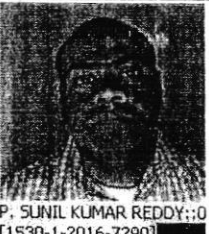
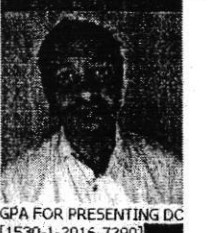
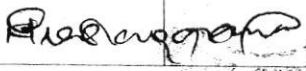
For MODI & MODI CONSTRUCTIONS,

Partner

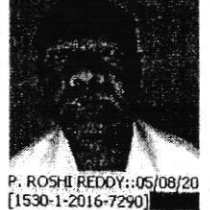
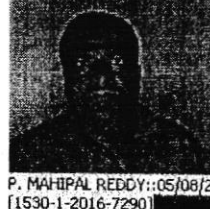
Presentation Endorsement:

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. 20000/- paid between the hours of 3 and 4 on the 05th day of AUG, 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		 P. SUNIL KUMAR REDDY::0 [1530-1-2016-7290]	P. SUNIL KUMAR REDDY S/O. P. ROSHI REDDY R/O.HNO 8-5/4 RAVINDRA NAGAR COLONY ST NO 8 HABSIGUDA,, HYD-BAD 500 007.	
2	EX		 GPA FOR PRESENTING DC [1530-1-2016-7290]	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		 P. ROSHI REDDY::05/08/20 [1530-1-2016-7290]	P. ROSHI REDDY R/O HABSIGUDA HYD	
2		 P. MAHIPAL REDDY::05/08/20 [1530-1-2016-7290]	P. MAHIPAL REDDY R/O INDRA REDDY ALLWYN COLONY MIYAPUR HYD	

05th day of August, 2016

Signature of Joint Sub Registrar
Keesara

Bk - 1, CS No 7290/2016 & Doct No

7001/2016 Sheet 1 of 9

Joint Sub Registrar 9

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	159900	0	0	0	160000
Transfer Duty	NA	0	60000	0	0	0	60000
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	100	0	240000	0	0	0	240100

Rs. 219900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 4000000/- was paid by the party through E-Challan/BC/Pay Order No ,877P26040816 dated ,05-AUG-16 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 240000/-, DATE: 05-AUG-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 002046405,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS,CLAIMANT NAME: MR. P. SUNIL KUMAR REDDY).

Date:

05th day of August,2016

Signature of Registering Officer
Keesara

Bk - 1, CS No 7290/2016 & Doct No
7001/2016 Sheet 2 of 9 Joint Sub Registrar
Keesara

I
2016 సం. (శ్రా.శ. 1937) సం.పు
7001 పెంబరగా రిజిస్టరు చేయబడినది. స్వామింగ్
నిమిత్తం గుర్తింపు నెంబ 1530 7001 2016
ఇవ్వబడినది.
2016 సం. 08/08/2016 నెం 05 వ తేది.

M.Y. RAHMAN
Sub-Registrar
Keesara

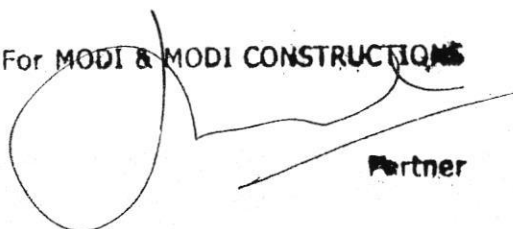


- D) The Vendee is desirous of purchasing a plot of land bearing no. 20 admeasuring 117 sq. yds, along with construction having a total area of 1659 sft (built-up area 1461sft + terrace area 56 sft + portico area 142 sft), hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs. 40,00,000/- (Rupees Forty 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. 20 admeasuring 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), 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. 40,00,000/- (Rupees Forty Lakhs Only) loan availed from Axis Bank Ltd., Hyderabad. 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.

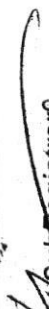
For MODI & MODI CONSTRUCTIONS



Partner



Bk - 1, CS No 7290/2016 & Doct No
7001/2016. Sheet 3 of 9

 Joint Sub Registrar
Keesara



SCHEDULED PEOPERTY

All that piece and parcel of land bearing plot no. 20 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. 21
South	Tot-Lot
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:

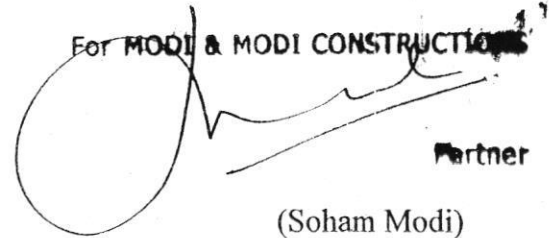
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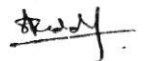
P. Mani Reddy

For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR


VENDEE



Bk - 1, CS No 7290/2016 & Doct No
7001/2016 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. 20 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 : 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 : 601 sft
- c) In the First Floor : 640 sft
- d) Head Room + Servant + Toilet Area : 220 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. 40,00,000/-

Date: 05.07.2016

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.

Date: 05.07.2016

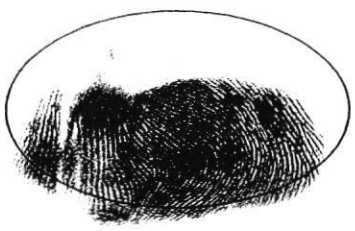
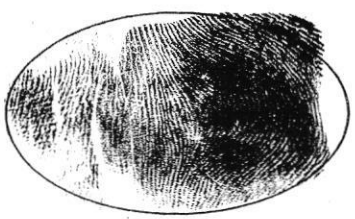
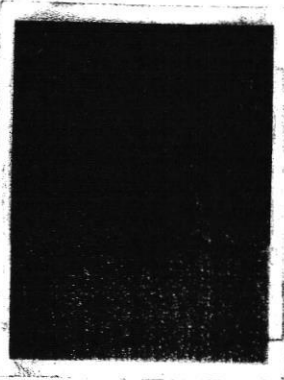
For **MODI & MODI CONSTRUCTIONS**
Partner
Signature of the Executants



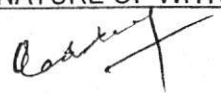
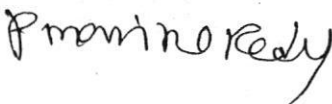
Bk-1, CS No 7290/2016 & Doct No
7001 / 2016 Sheet 6 of 9 Joint SubRegistrar
Keesara

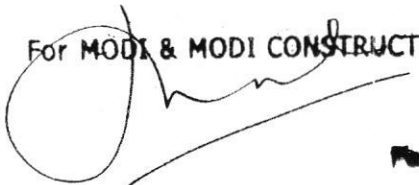
62-7290

**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 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REPRESENTED BY ITS PARTNER MR. SOHAM MODI S/O. LATE SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:</u> 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.
			<u>VENDEE:</u> MR. P. SUNIL KUMAR REDDY S/O. MR. P. ROSHI REDDY R/O. H. NO. 8-5/4 RAVINDRA NAGAR COLONY ST. NO. 8, HABSIGUDA HYDERABAD - 500 007,

SIGNATURE OF WITNESSES:

- 1. 
- 2. 

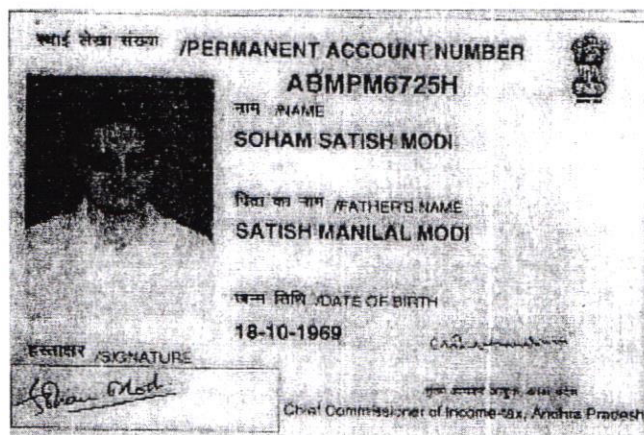
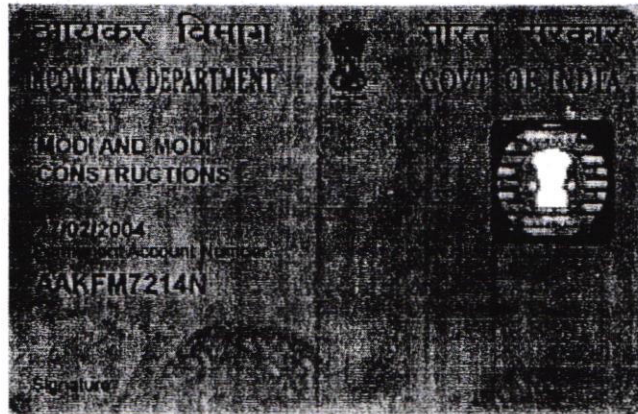
For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF THE VENDOR


SIGNATURE(S) OF THE VENDEE



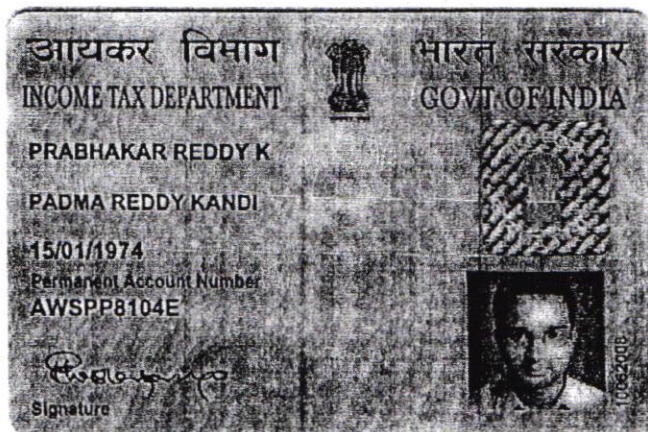
Bk - 1, CS No 7290/2016 & Doct No
7001/2016 Sheet 7 of 9
Joint Sub Registrar
Keesara

VENDOR:



For MODI & MODI CONSTRUCTIONS

Partner



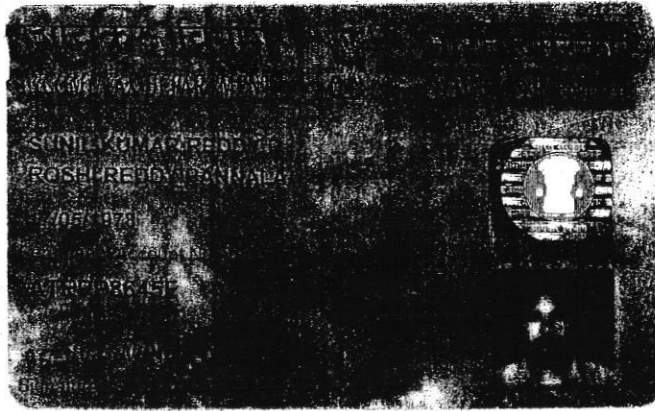
Prabha Reddy K



Bk - 1, CS No 7290/2016 & Doct No
7001/2016. Sheet 8 of 9

Joint SubRegistrar
Keesara

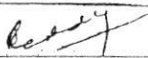




Reddy



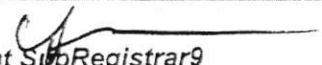
Pannala Reddy

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
ABPPP3667E		
	नाम /NAME	
	ROSHI REDDY PANNALA	
	पिता का नाम /FATHER'S NAME	
	ASHI REDDY PANNALA	
	जन्म तिथि /DATE OF BIRTH	
	12-02-1944	
हस्ताक्षर /SIGNATURE		
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

Reddy

Bk - 1, CS No 7290/2016 & Doct No

~~7001/2016~~. Sheet 9 of 9


Joint SubRegistrar
Keesara



SCANNED

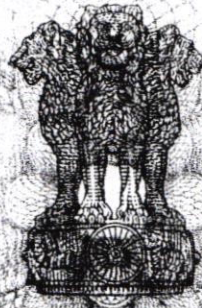
P-1 no: 7001/16

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

S.No. 99

Date: 24-02-2016

Sold to: RAMESH

S/o.: NARSING RAO

For Whom: MODI & MODI CONSTRUCTIONS

§

A 046592

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 5th 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 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

Mr. P. Sunil Kumar Reddy Son of Mr. P. Roshi Reddy, aged about 35 years, Occupation: Service residing at H. No. 8-5/4, Ravindra Nagar Colony, St. No. 8, Habsiguda, Hyderabad - 500 007, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

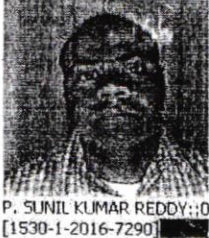
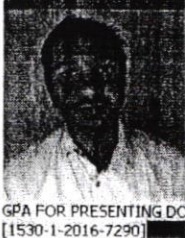
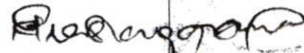
For MODI & MODI CONSTRUCTIONS

Partner

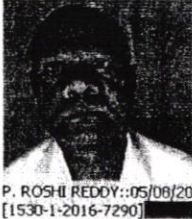
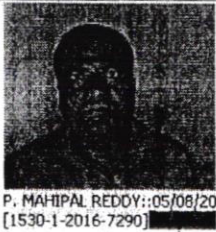
Presentation Endorsement:

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. 20000/- paid between the hours of 3 and 4 on the 05th day of AUG, 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		 P. SUNIL KUMAR REDDY::0 [1530-1-2016-7290]	P. SUNIL KUMAR REDDY S/O. P. ROSHI REDDY R/O.HNO 8-5/4 RAVINDRA NAGAR COLONY ST NO 8 HABSIGUDA,, HYD-BAD 500 007.	
2	EX		 GPA FOR PRESENTING DC [1530-1-2016-7290]	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		 P. ROSHI REDDY::05/08/20 [1530-1-2016-7290]	P. ROSHI REDDY R/O HABSIGUDA HYD	
2		 P. MAHIPAL REDDY::05/08/20 [1530-1-2016-7290]	P. MAHIPAL REDDY R/O INDRA REDDY ALLWYN COLONY MIYAPUR HYD	

05th day of August,2016

Signature of Joint Sub Registrar
Keesara

Bk - 1, CS No 7290/2016 & Doct No 7001/2016 Sheet 1 of 9 Joint Sub Registrar 9 Keesara



ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

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శ్రీమతి / శ్రీ

By Sohan modi Rep. G. Pruthi K. Chakraborty

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

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By. E. Chakraborty

రూపాయలు మాత్రమే)

తేది 05/08/16

వాపసు తేది

సర్ రిజిస్ట్రార్

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