

ORIGINAL

No. 13834 దస్తావేజులు మరియు రుసుముల రశీదు
 నెం. M/L Modi & Modi constructions Regy
 శ్రీమతి / శ్రీ K. Prabhakar to self
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	10/12	2
దస్తావేజు విలువ	3725000	23/12	Rampally
స్థాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	1265/12	Val - 46063/-	
రిజిస్ట్రేషన్ రుసుము	1262	1200288460	
లోటు స్థాంపు (D.S.D.)	148000		
GHMC (T.D.)	100		
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు	5 x 15871		
5 x	/		
మొత్తం	223500		

(అక్షరాల) Nil

తేది 20/3

వాపసు తేది

Sub-Registrar
 Kapra
 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 levied.

Received original documents

Maksuda Farooque
 11/04/017



తెలంగాణ తెలంగాణ TELANGANA
S.No. 19244 Date: 14-12-2016

Sold to: RAMESH

S/o. NARSING RAO

For Whom: MODI & MODI CONSTRUCTIONS

G 830770
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 27th 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

Mrs. Sajda Farooque, Wife of Late Md. Umar Farooque, aged about 60 years, residing at Flat No. E-413, Gulmohar Gardens, Mallapur, Hyderabad - 500 076 {Pan No. AAPPF7341C} hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

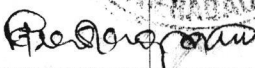
For MODI & MODI CONSTRUCTIONS

[Signature]
Partner

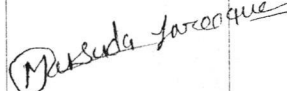
Presentation Endorsement:

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. 18625/- paid between the hours of 12 and 1 on the 30th 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		 SAJDA FAROOQUE: [1526-1-2017-1311]	SAJDA FAROOQUE W/O. LATE.MD.FAROOQUE FLATNO.E-413 GULMOHAR GARDENS, MALLAPUR HYD	
2	EX		 GPA FOR PRESENTIN [1526-1-2017-1311]	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-6, BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MAKSUDA FAROOQL [1526-1-2017-1311]	MAKSUDA FAROOQUE R/O.597,KORBA,CHHATTISGA RH.	
2		 DILLIP KUMAR R::30 [1526-1-2017-1311]	DILLIP KUMAR R R/O.1- 98/5/15,SHAIKPET,MADHAPUR, HYD	

30th 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.

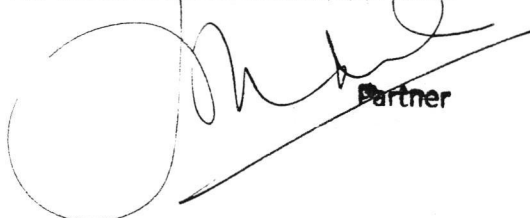
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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 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, 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	148900	0	0	0	149000
Transfer Duty	NA	0	55875	0	0	0	55875
Reg. Fee	NA	0	18625	0	0	0	18625
User Charges	NA	0	100	0	0	0	100
Total	100	0	223500	0	0	0	223600

Rs. 204775/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18625/- towards Registration Fees on the chargeable value of Rs. 3725000/- was paid by the party through E-Challan/BC/Pay Order No ,906ZGE250317 dated 28-MAR-17 of ,SBH/TULASI NAGAR HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 223500/-, DATE: 28-MAR-17, BANK NAME: SBH, BRANCH NAME: TULASI NAGAR HYDERABAD, BANK REFERENCE NO: 000497612, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS, CLAIMANT NAME: MRS. SAJDA FAROOQUE).

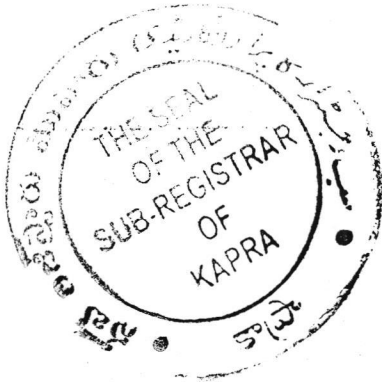
Date:

30th day of March, 2017

Signature of Registering Officer
Kapra

Bk-1, CS.No 1311/2017 & Doct No 1065-2017- Sheet 2 of 9
Sub Registrar Kapra

2) ప పుస్తకము 2017 వం./శా.శ. 1928
పు.....1265 నెంబరుగా రిజిస్టరు చేయబడి
స్థానిక నిమిత్తం రిజిస్ట్రేషన్ నెంబరు 1126
1265/2017 గా యివ్వడమైనది
2017 నంబరు.....నెంబరు 30 వ తేది



సబ్-రిజిస్ట్రార్
కాపరా
మేడ్చల్ మల్కాజ్గిరి



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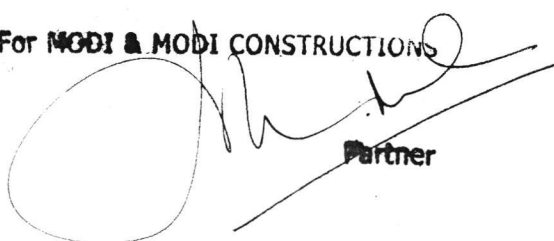


- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007. The proposed project of development is styled as 'NILGIRI HOMES'.
- D) The Vendee is desirous of purchasing a plot of land bearing no.76, 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. 37,25,000/- (Rupees Thirty Seven Lakhs Twenty 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 villa on plot no.76 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. 37,25,000/- (Rupees Thirty Seven Lakhs Twenty Five Thousand Only). 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

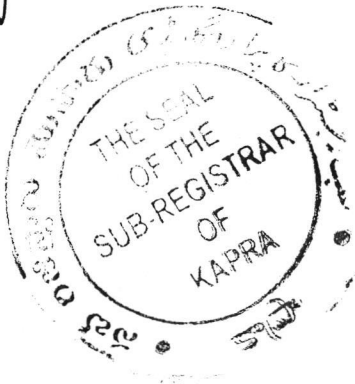


Partner

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SCHEDULE OF THE PEOPERTY

All that piece and parcel of villa on plot no.76 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. 77
South	Plot No. 75
East	Plot No. 84
West	30' wide Road

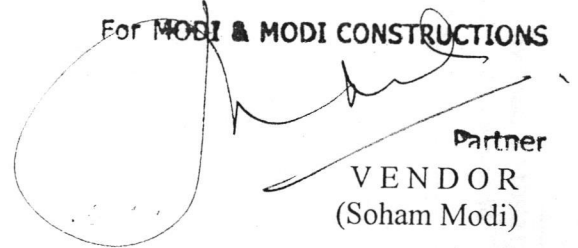
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For **MODI & MODI CONSTRUCTIONS**


Partner
VENDOR
(Soham Modi)


VENDEE

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ANNEXTURE-1-A

- | | |
|---|--|
| 1. Description of the Building | :All that piece and parcel of villa along with construction on plot no. 76 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. <u>Built up area Particulars:</u> | |
| 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. 37,25,000/- |
- For **MODI & MODI CONSTRUCTIONS**

Date: 27.03.2017

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: 27.03.2017

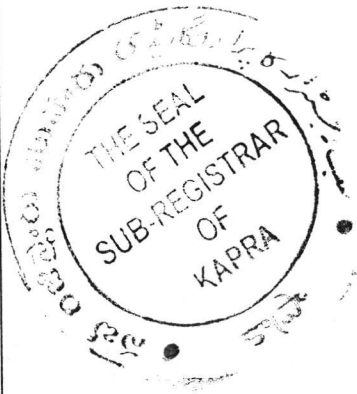
FOR MODI & MODI CONSTRUCTIONS

Partner

~~Signature of the Executants~~

Seferosofkan

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REGISTRATION PLAN SHOWING

VILLA ON PLOT NO. 76, 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:

MRS. SAJDA FAROOQUE, WIFE OF LATE MD. UMAR FAROOQUE

REFERENCE:**AREA:**

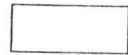
117

SCALE:

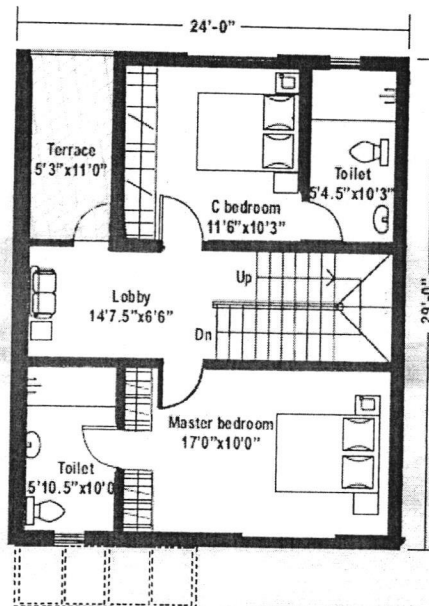
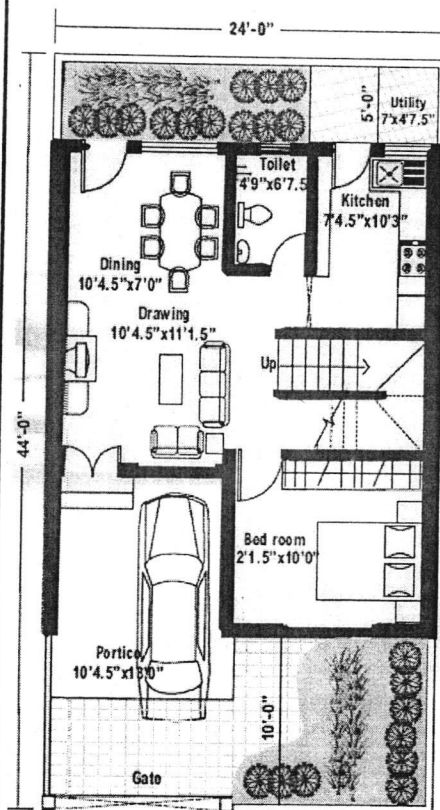
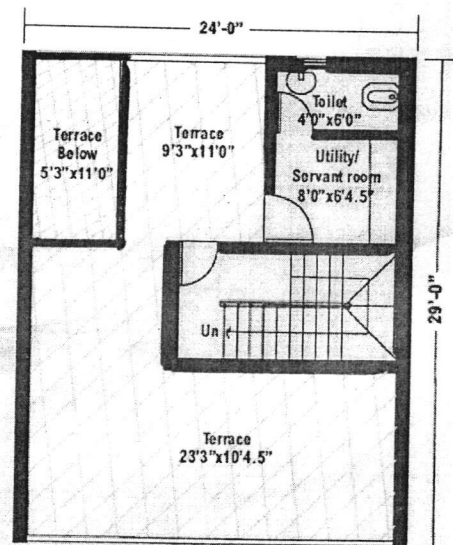
SQ. YDS.

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. *Sajda Farooque*
2. *S. Farooque*

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE VENDEE

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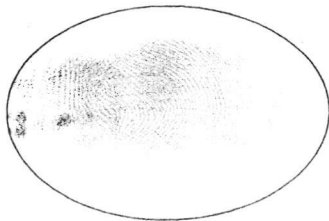




plan.doc

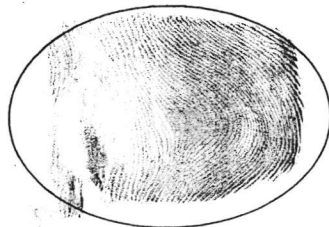
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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
II 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:

MRS. SAJDA FAROOQUE
W/O. LATE MD. UMAR FAROOQUE
R/O. FLAT NO. E-413
GULMOHAR GARDENS
MALLAPUR
HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For **MODI & MODI CONSTRUCTIONS**

Partner,
SIGNATURE OF THE VENDOR

SIGNATURE OF VENDEE

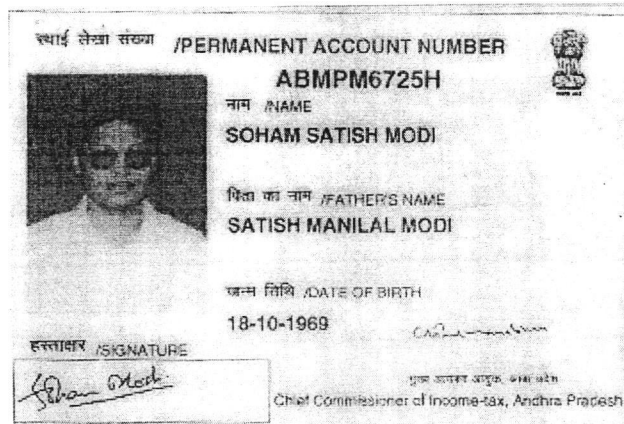
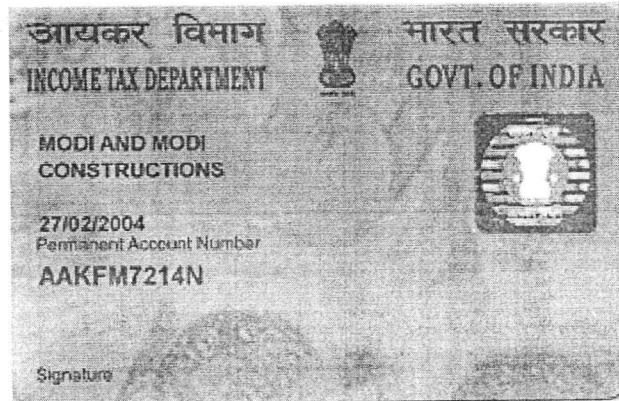
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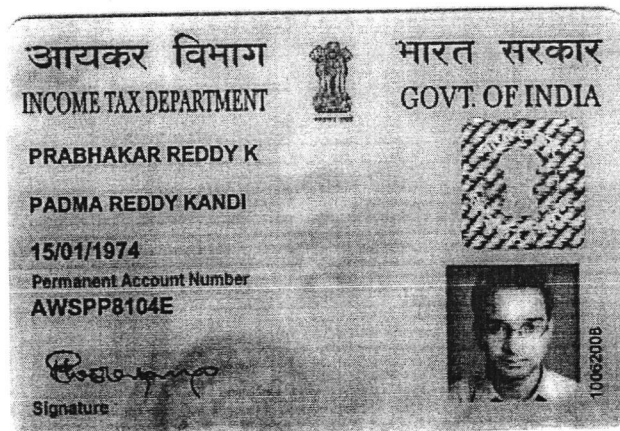


VENDOR:



For MODI & MODI CONSTRUCTIONS

Partner



Prabakar Reddy K

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Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT
SAJDA FAROOQUE

भारत सरकार
GOVT OF INDIA

MOHIBBUL HASAN

12/07/1956

Permanent Account Number

AAPPF7341C

Signature



12-09-2014

S. Farooque

S. Farooque



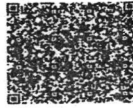
भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



मकसुदा फारूकी
Maksuda Farooque
जन्म तिथि/ DOB: 06/04/1981
महिला / FEMALE



2148 8337 9022

मेरा आधार, मेरी पहचान

पता:

D/O: एम.यू. फारूकी,
म.न.५९७, सेक्टर ३,
बालको, बार्ड न. 19,
कोरबा(म.क), कोरबा,
छत्तीसगढ़ - 495684

Address:

D/O: M.U. Farooque, H NO 597,
SECTOR 3, balco, ward no. 19,
Korba M.corp., Korba,
Chhattisgarh - 495684

2148 8337 9022

MEERA AADHAAR, MERI PEHACHAN

Maksuda Farooque

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AANPR7923C

नाम /NAME

DILLIP KUMAR ROUTRAY

पिता का नाम /FATHER'S NAME

NITYANANDA ROUTRAY

जन्म तिथि /DATE OF BIRTH

01-09-1970

हस्ताक्षर /SIGNATURE

A. K. Routray

आयकर आयुक्त, पटियाला

COMMISSIONER OF INCOME-TAX, PATIALA.

Bk. 1, CS No 1311/2017 & Doct No

Sub Registrar

Kapra

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