

ORIGINAL

నెం. 3691 m/s modi & modi construction pty
 శ్రీమతి / శ్రీ K. Prabhakara Reddy (SRA)
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sealed			Vat 14 70625
దస్తావేజు విలువ	2260000			150064788
స్టాంపు విలువ రూ.	100			27/10
దస్తావేజు నెంబరు	6615/15			
రిజిస్ట్రేషన్ రుసుము	11300			
లోటు స్టాంపు (D.S.D.)	124200			
GHMC (T.D.)				
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x				
మొత్తం	135600			

RETURN
 Date: _____

Rampally
 (H)

5 x
 20 x 183641
 27/10

(అక్షరాల) 01 L

రూపాయలు మాత్రమే)

తేది 28/10/15

వాపసు తేది

సబ్ రిజిస్ట్రారు
 సబ్ రిజిస్ట్రారు
 సబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 500/- will be levied for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



SCANNED

Doc no: 66/15/15



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 21011 Date: 09-10-2014

Sold to: RAMESH.

S/o. LATE NARASING RAO

For Whom: MODI & MODI CONSTRUCTIONS

BM 810180

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

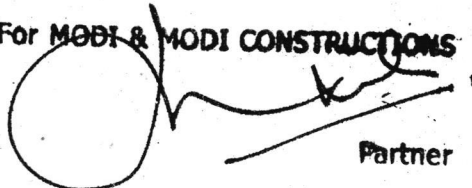
This Sale Deed is made and executed on this the 26th day of October 2015 at S.R.O, Keesara, Ranga Reddy District by and between:

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 45 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubille 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. Venshetty Bhargava, Son of Mr. Venshetty Rajeshwar, aged about 32 years, Occupation: Service, residing at H. No. 2-4-1204/8/10/60, Kuda Enclave Colony, KUC X Roads, Hanumakonda - 506 009, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

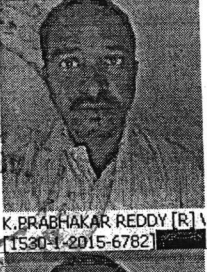
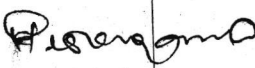
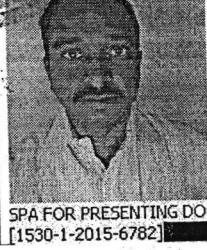
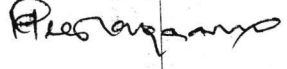
For MODI & MODI CONSTRUCTIONS


Partner

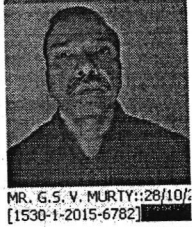
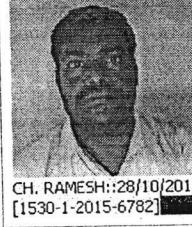
Presentation Endorsement:

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. 11300/- paid between the hours of 12 and 2 on the 28th day of OCT, 2015 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		 K. PRABHAKAR REDDY [R] [1530-1-2015-6782]	K.PRABHAKAR REDDY[R]VENSSETTY BHARGAVA . VENSSETTY RAJESHWAR O/O. 5-4-187/3 & 4 III FLOOR, SOHAM MANSION,, M.G.ROAD, SEC-BAD 500 003.	
2	EX		 SPA FOR PRESENTING DOCT [1530-1-2015-6782]	SPA FOR PRESENTING DOCT K.PRABHAKAR REDDY[R]M/S MODI & MODI CONSTRUCTIONS REPPY SOHAM MODI . SATISH MODI O/O. 5-4-487/3 & 4 III FLOOR, SOHAM MANSION,, M.G.ROAD, SEC-BAD. 500 003	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MR. G.S. V. MURTY::28/10/ [1530-1-2015-6782]	MR. G.S. V. MURTY R/O 202 SRIKALA SAGAR APT VIJAIPURI TARNKA SECBAD	
2		 CH. RAMESH::28/10/2015. [1530-1-2015-6782]	CH. RAMESH R/O 1-3-176/D/2 KAVADIGUDA HYDERABAD	

28th day of October, 2015

Signature of Joint SubRegistrar9
Keesara

Bk-1, CS No 6782/2015 & Doct No
6615/2015 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, 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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	124200	124300
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	11300	11300
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	135600	135700

Rs. 124200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11300/- towards Registration Fees on the chargeable value of Rs. 2260000/- was paid by the party through DD No ,183641 dated ,20-OCT-15 of ,HDFC BANK/SECUNDERABAD

Signature of Registering Officer
Keesara

Date
28th day of October, 2015

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6615/2015. Sheet 2 of 9
Joint Sub Registrar
Keesara

2015 నాం. (త్రా.శ. 193) నాం. 6615
6615 మెంబరుగా రిజిస్టరు చేయబడినది. స్వామింట్
నిమిత్తం గుర్తింపు నెంబర్ 1530 6615 2015
ఇవ్వబడినది.
2015 నాం. 6615 28 వ తేది.

M.Y. RAHMAN
Sub-Registrar
Keesara



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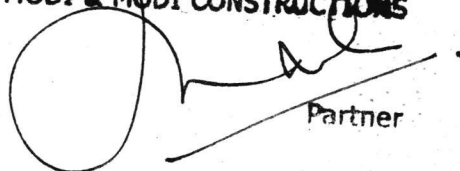


- D) The Vendee is desirous of purchasing a plot of land bearing no.48, admeasuring 240 sq. yds, along with semi-finished construction having a total area of 2192 sft., (built-up area 1946 sft + terrace area 113 sft + portico area 133 sft) hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.22,60,000/-(Rupees Twenty Two Lakhs Sixty 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.48, admeasuring 240 sq. yds, along with semi-finished construction having a total area of 2192 sft, (built-up area 1946 sft + terrace area 113 sft + portico area 133 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 Plot 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. 22,60,000/- (Rupees Twenty Two Lakhs Sixty 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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Joint SubRegistrar
Keesara



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SCHEDULED PLOT

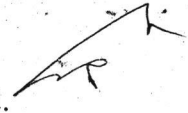
All that piece and parcel of land bearing plot no.48, admeasuring 240 sq. yds, along with semi-finished construction having a total area of 2192 sft, (built-up area 1946 sft + terrace area 113 sft + portico area 133 sft), forming a part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 in the project known as "Nilgiri Homes" situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

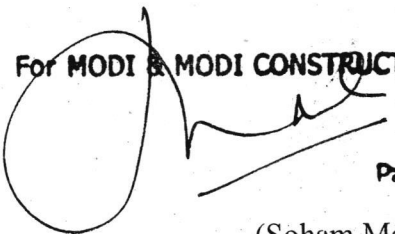
North	Plot No. 49 ✓
South	30' wide road ✓
East	Plot No. 55
West	30' wide road

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

VENDOR

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Joint SubRegistrar
Keesara



ANNEXTURE - 1 - A

1. Description of the Building

: All that piece and parcel of land along with semi-finished construction on plot no. 48 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

: 240 sq. yds.

4. Built up area Particulars:

a) Portico & Terrance Area

: 246 Sft

b) In the Ground Floor

: 973 Sft

c) In the First Floor

: 973 Sft

Total Built up Area :

2192 Sft

5. Annual Rental Value

: - - -

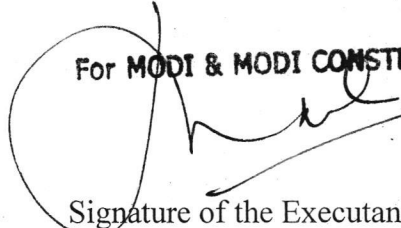
6. Municipal Taxes per Annum

: - - -

7. Executant's Estimate of the MV of the Building

: Rs. 22,60,000/-

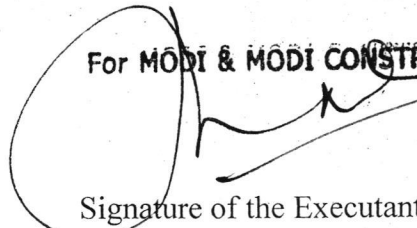
Date: 26.10.2015

For **MODI & MODI CONSTRUCTIONS**

Signature of the Executants **Partner**

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: 26.10.2015

For **MODI & MODI CONSTRUCTIONS**

Signature of the Executants **Partner**

Bk-1, CS No 6782/2015 & Doct No

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Joint SubRegistrar

Keesara



REGISTRATION PLAN SHOWING

PLOT NO. 48, 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

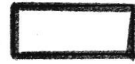
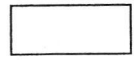
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

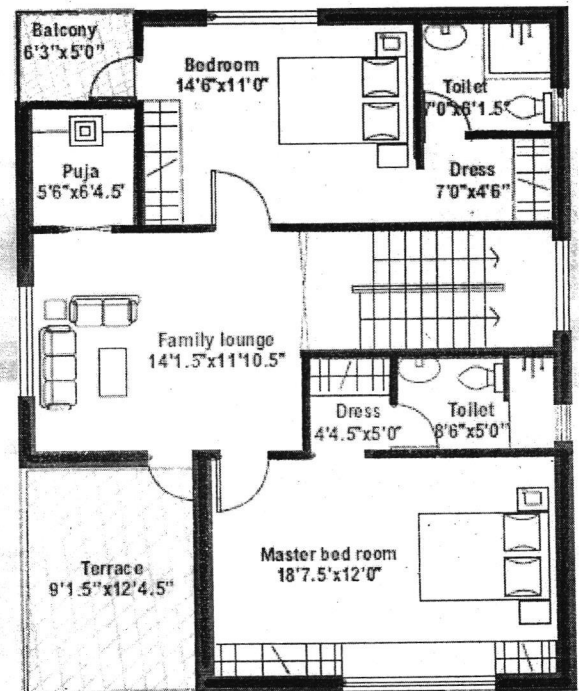
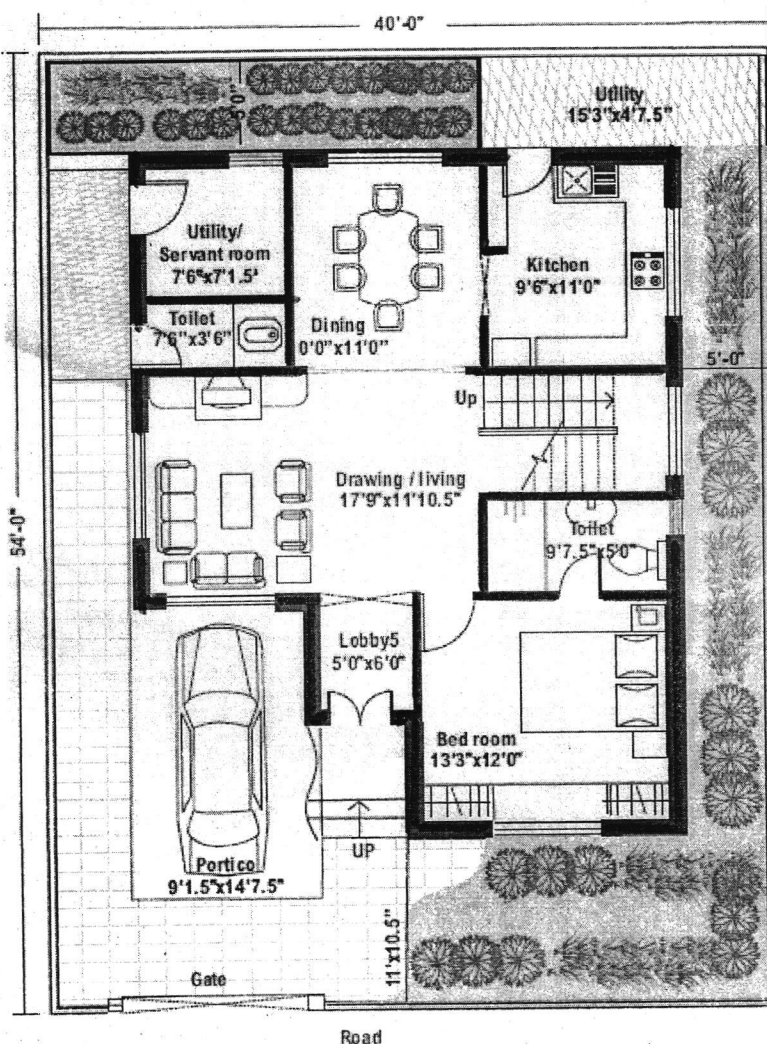
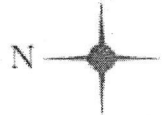
MR. VENSHETTY BHARGAVA, SON OF MR. VENSHETTY RAJESHWAR

REFERENCE:
AREA:

240

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Total Built up area: 2192 Sft

**FIRST FLOOR**

GROUND FLOOR AREA	973.00 SFT
FIRST FLOOR AREA	973.00 SFT
TOTAL BUILT-UP AREA	1946.00 SFT

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR.

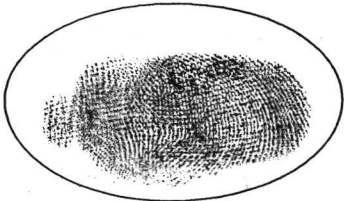
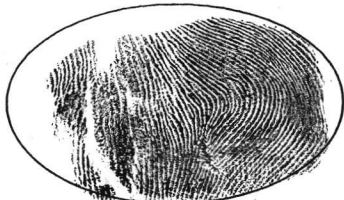
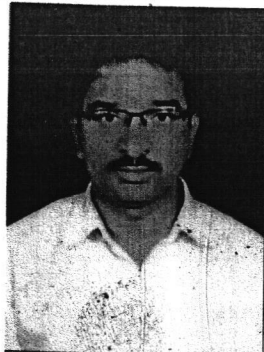
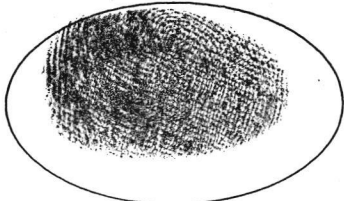
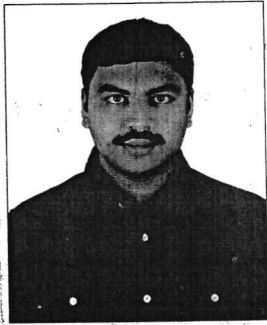
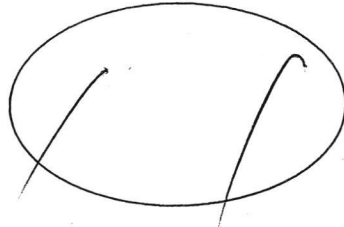
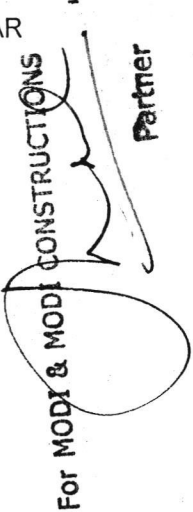
Bk: 1, CS No 6782/2015 & Doct No

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Joint SubRegistrar
Keesara

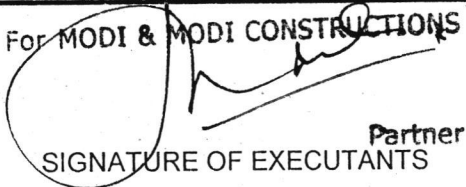


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

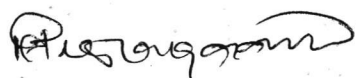
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REPRESENTED BY ITS PARTNER MR. SOHAM MODI S/O. MR. 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. <i>(& Representative to Buyer)</i>
			<u>BUYER:</u> MR. VENISHETTY BHARGAVA S/O. MR. VENISHETTY RAJESHWAR R/O. H. NO. 2-4-1204/8/10/60 KUDA ENCLAVE COLONY KUC X ROADS HANUMAKONDA - 506 009
		PHOTO BLACK & WHITE	 For MODI & MODI CONSTRUCTIONS Partner

SIGNATURE OF WITNESSES:

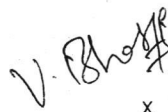
1. 
2. 

For MODI & MODI CONSTRUCTIONS

SIGNATURE OF EXECUTANTS
Partner

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE


x

SIGNATURE(S) OF BUYER(S)



Bk - 1, CS No 6782/2015 & Doct No
6615/2015 Sheet 7 of 9

Joint SubRegistrar
Keesara



BUYER

भारत सरकार
GOVERNMENT OF INDIA



వేనిశెట్టి భర్గావ

Venishetty Bhargava

పుట్టిన తేదీ/ DOB: 02/02/1984

పురుషుడు / MALE



9690 9165 5407

NOTIFICATION AUTHORITY OF INDIA

చిరునామా:

Address:

సంబంధములు: వేనిశెట్టి రాజేశ్వర్,

S/O: Venishetty Rajeshwar, H NO 2-4-
1204/8/10/60, Lashkar Singaram,
Kuda Enclave, Hanamkonda,
Warangal,
Andhra Pradesh - 506009

ఇంటి నం 2-4-1204/8/10/60,

లక్ష్మీ సోగారం, కూడ ఎంక్లవ్,

హనుమకొండ, వరంగల్,

ఆంధ్ర ప్రదేశ్ - 506009

9690 9165 5407

WITNESSES



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

20522/SDPT/2001

SAI VIVEKANDA MURTHY

SRIHARI RAO

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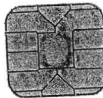
VIJAYAPURI

TARNAKA SEC BAD

SECUNDRABAD

HYDERABAD-500003

सत्यमेव जयते



Signature

Issued On: 11/01/2013

Licencing Authority
RTA-HYDERABAD-NZ

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6615/2015 Sheet 9 of 9

Joint SubRegistrar
Keesara

