

ORIGINAL

9045 దస్తావేజులు మరియు రుసుముల రశీదు
MP Model & model constructions key

నెం.

శ్రీమతి / శ్రీ

K. prabhakaran reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sal.		6/9		R
దస్తావేజు విలువ	4000000				Rampaly
స్థాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	4331/6		50000		val
రిజిస్ట్రేషన్ రుసుము	2000		8/9		
లోటు స్థాంపు(D.S.D.)					93481
GHMC (T.D.)	159900				47147307016
యూజర్ ఛార్జీలు	100				8/9
అదనపు షీట్లు	60000				
5 x	1				
మొత్తం	240000				

(అక్షరాల

14/

తేది

8/9

వాపసు తేది

రూపాయలు మాత్రమే)

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.

SCANNED

LM83 W. 80. H 331 / 2016



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

E 338552

S.No. 12114 Date: 06-09-2016

Sold to: Ramesh

S/o. W/o. D/o. Narsimha Rao

For Whom: Modi & Modi Constructions

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 8th day of September 2016 at SRO, Kapra, 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 & 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. Pamu Nagarjuna, Son of Mr. Pamu Venkata Narayana, aged about 23 years, Occupation: Service, residing at H. No. 1-108/2/B, Bhavani Nagar, Nacharam, Hyderabad - 500 076 {Pan No.AYRPN0731A}, 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 Joint Sub-Registrar, Kapra 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 08th day of SEP. 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

1 CL



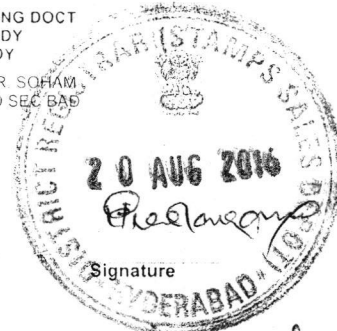
SPA TO CLAIMANT
P. SRIMANNARAYANA
S/O. P. SOMANARAYANA
HNO. 1-108/2/B BHAVANI NAGAR,
NACHARAM HYD

P. SRIMANNARAYANA

2 EX



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 BAD



Identified by Witness:

SI No Thumb Impression

Photo

Name & Address

1



SUMAN NOEL
H.NO. 12-13-
573 TARNAKA, SEC-BAD

Suman Noel

2



C. RAMESH
R/O 1-3-1-
16/D/2. KAVADICUDA HYD.

C. RAMESH

08th day of September, 2016

Signature of Joint Sub-Registrar
Kapra



Generated On: 08/09/2016 04:51:43 PM



Bk-1, CS No 4483/2016 & Doct No
4331/2016. Sheet 1 of 9
Joint Sub-Registrar
Kapra

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.

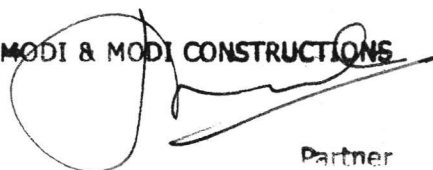
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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. The proposed project of development is styled as 'Nilgiri Homes'.

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	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				DD/BC/ Pay Order	Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act			
Stamp Duty	100	0	159900	0	0	0	0	160000
Transfer Duty	NA	0	60000	0	0	0	0	60000
Reg. Fee	NA	0	20000	0	0	0	0	20000
User Charges	NA	0	100	0	0	0	0	100
Total	100	0	240000	0	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. 4714YB070916 dated 08-SEP-16 of SBH/KUSHAIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 240000/- DATE: 08-SEP-16, BANK NAME: SBH, BRANCH NAME: KUSHAIGUDA HYDERABAD, BANK REFERENCE NO: 003572749, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS CLAIMANT NAME: MR. PAMU NAGARJUNA)

Date:

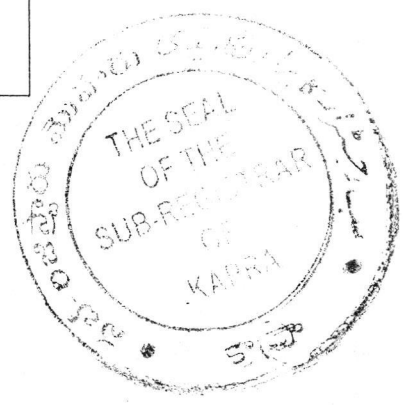
08th day of September, 2016

Signature of Registering Officer
Kapra

Bk-1, CS No 4483/2016 & Doct No 4331/2016. Sheet 2 of 9 Joint SubRegistrar Kapra

16 1938
4331
1526
4331
8

Signature of Registering Officer
Kapra



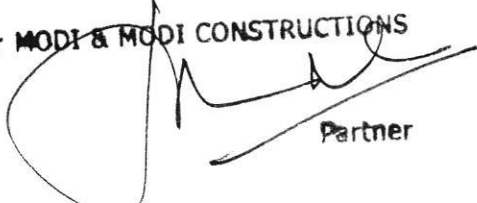
Generated On: 08/09/2016 04:51:43 PM



- D) The Vendee is desirous of purchasing a plot of land bearing no. 04 admeasuring about 117 sq. yds, along with construction having a total built up 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. 40,00,000/- (Rupees Forty Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

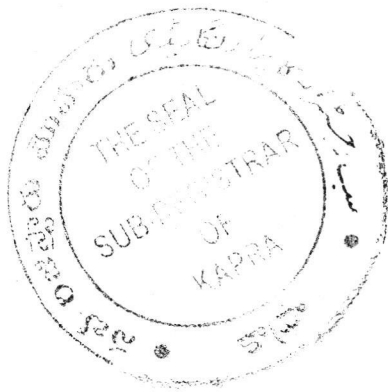
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the plot no. 04 admeasuring about 117 sq. yds., along with construction having a total built up 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 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 ICICI Bank Ltd., Hyderabad. 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



Bk - 1, CS No 4483/2016 & Doct No
331/2016. Sheet 3 of 9
Joint SubRegistrar
Kapra



Generated On: 08/09/2016 04:51:43 PM



SCHEDULED PEOPERTY

All that piece and parcel of land bearing plot no. 4 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:

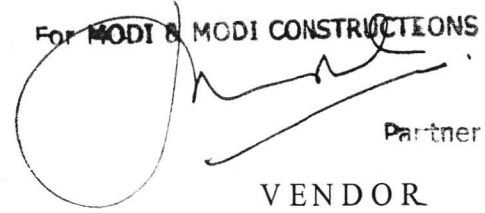
North	Plot No.5
South	Plot No.3
East	Neighbour's land
West	30' wide road

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 B. MODI CONSTRUCTIONS


Partner
VENDOR

Bk - 1, CS No 4483/2016 & Doct No
4331/2016 Sheet 4 of 9 Joint SubRegistrar
Katra



Generated On: 08/09/2016 04:51:43 PM

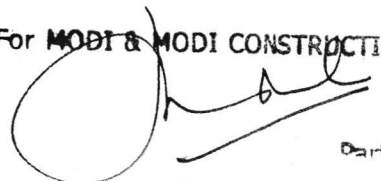


ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of land along with construction on plot no. 4 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 : New
2. Age of the Building : Under Construction
3. Total Extent of Site : 117 sq. yds.
4. **Built up area Particulars:**
- 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/-

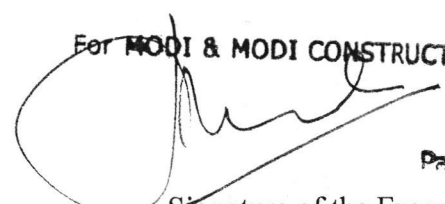
Date: 08.09.2016

For **MODI & MODI CONSTRUCTIONS**

Partner
Signature of the Executants

C E R T I F I C A T E

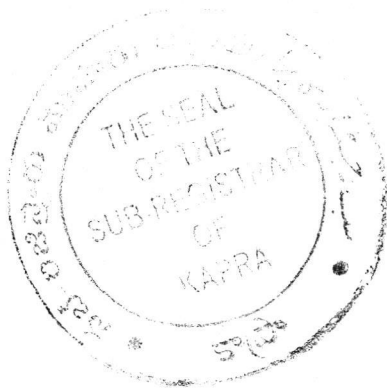
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 08.09.2016

For **MODI & MODI CONSTRUCTIONS**

Partner
Signature of the Executants



Bk-1, CS No 4483/2016 & Doct No
U331/2016. Sheet 5 of 9
Joint SubRegistrar
Kapra



Generated On: 08/09/2016 04:51:43 PM



REGISTRATION PLAN SHOWING

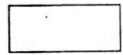
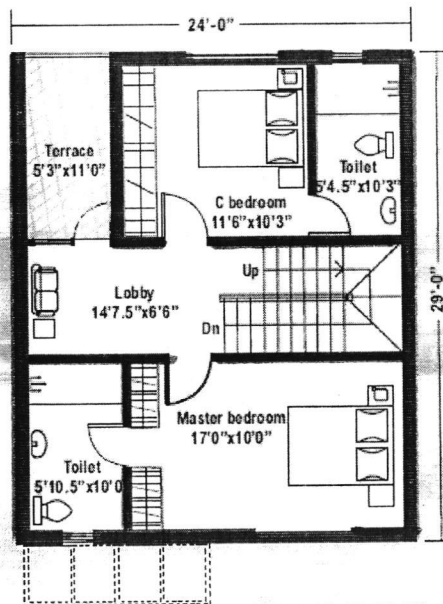
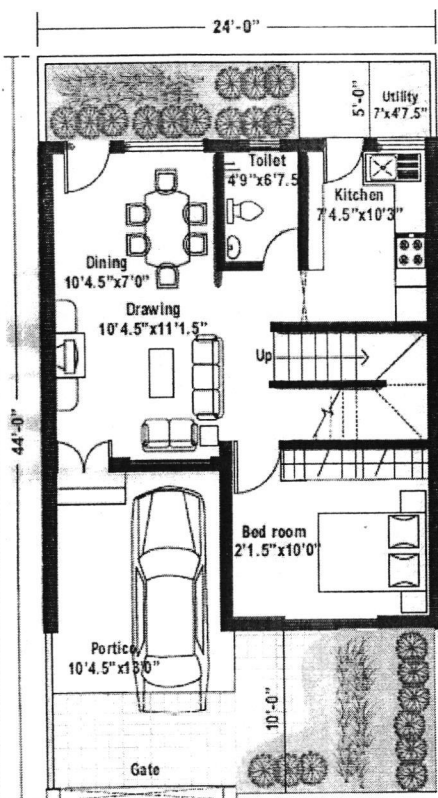
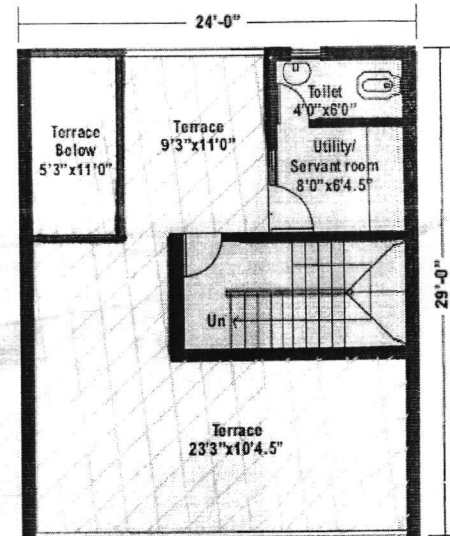
BUNGALOW ON PLOT NO. 04, FORMING A PART

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 MANAGING PARTNER

MR. SOHAM MODI, SON OF LATE SATISH MODI

VENDEE: MR. PAMU NAGARJUNA, SON OF MR. PAMU VENKATA NARAYANA,**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:

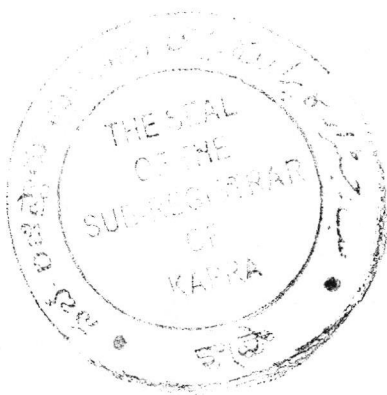
1.

2.

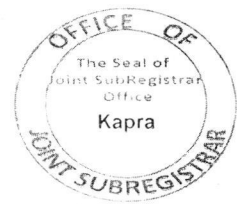
For **MODI & MODI CONSTRUCTIONS**

Partner
SIG. OF THE VENDOR

Bk-1, CS No 4483/2016 & Doct No
4331/2016 Sheet 6 of 9
Joint SubRegistrar
Kapra

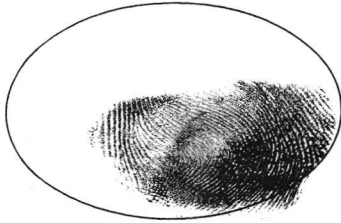


Generated On: 08/09/2016 04:51:43 PM



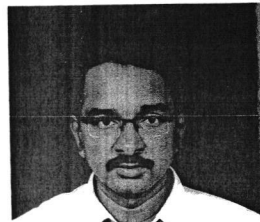
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



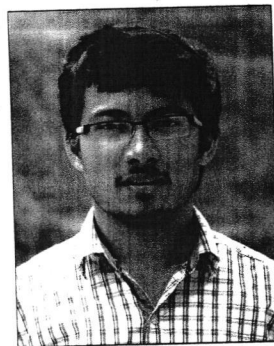
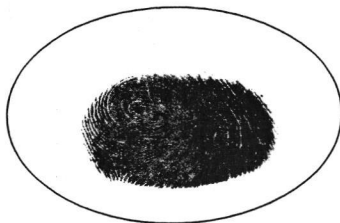
VENDOR:

M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. LATE SATISH MODI



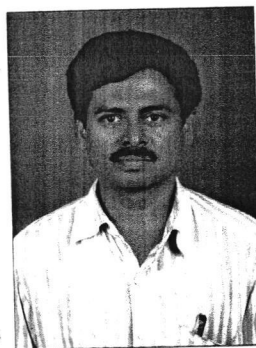
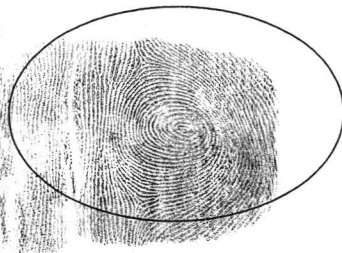
SPA FOR PRESENTING DOCUMENTS: VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008

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:

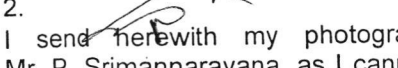
MR. PAMU NAGARJUNA
S/O. MR. PAMU VENKATA NARAYANA
R/O. H. NO. 1-108/2/B, ST.NO. 3
BHAVANI NAGAR
NACHARAM, HYDERABAD - 500076.



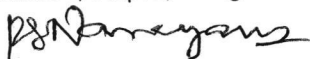
REPRESENTATIVE:

MR. P. SRIMANNARAYANA
S/O. MR. P. SOMANARAYANA
R/O. H. NO. 1-108/2/B, ST.NO. 3
BHAVANI NAGAR
NACHARAM, HYDERABAD - 500076.

SIGNATURE OF WITNESSES:

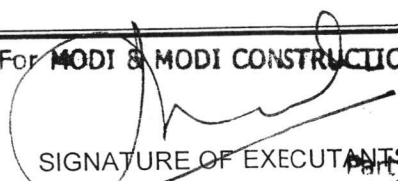
1. 
2. 

I send herewith my photograph and finger prints in the form prescribed, through my representative, Mr. P. Srimannarayana, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

For **MODI & MODI CONSTRUCTIONS**


SIGNATURE OF EXECUTANTS

x


SIGNATURE OF VENDEE

Bk - 1, CS No 4483/2016 & Doct No

4331/2016. Sheet 7 of 9

Joint SubRegistrar

Kapra

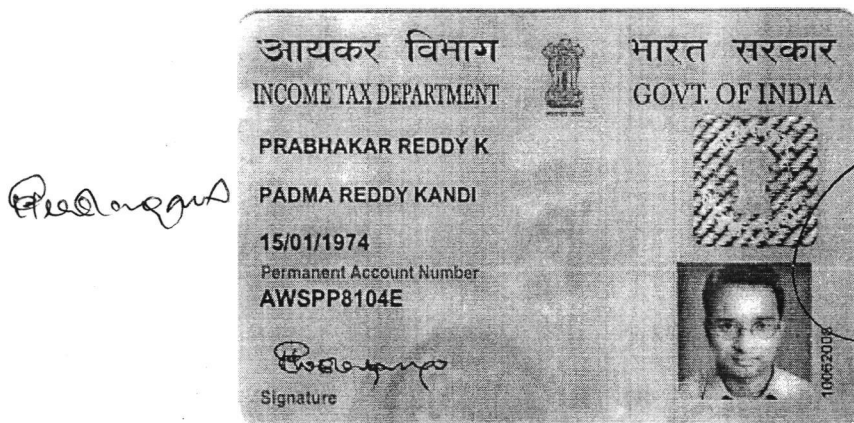
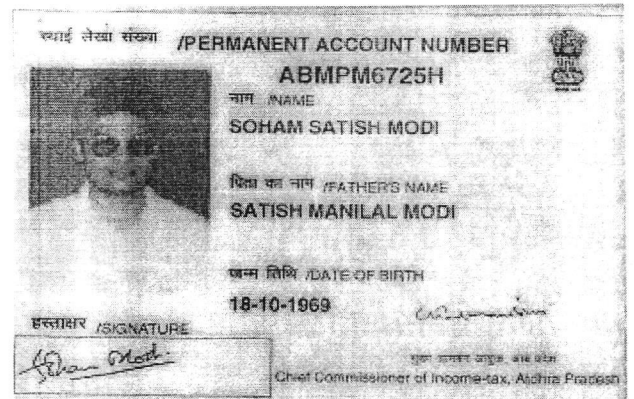
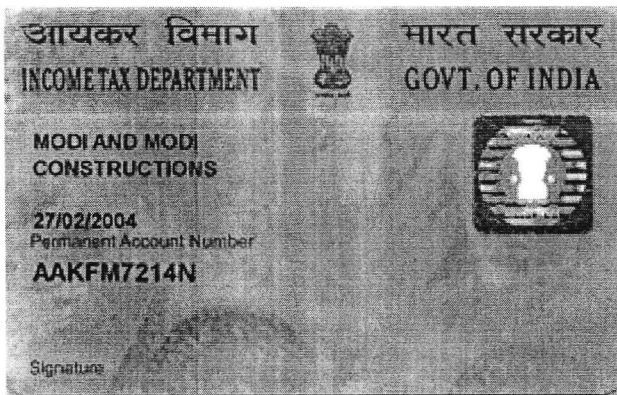


Generated On: 08/09/2016 04:51:43 PM





VENDOR:



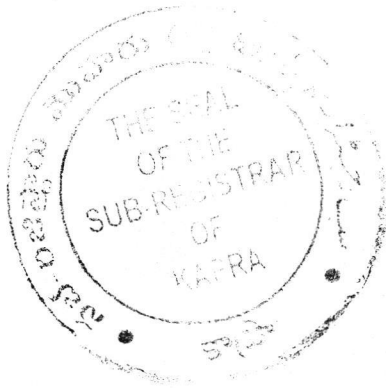
Bk - 1, CS No 4483/2016 & Doct No

4331/2016

Sheet 8 of 9

Joint SubRegistrar

Kapra



Generated On: 08/09/2016 04:51:43 PM



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
 AP02920140007477
 SRIMANNARAYANA RAMU
 SOMANARAYANA RAMU
 1-108/27
 ST NO. 12-13-573, Nagarjuna
 NACHAR
 UPPAL
 RANGA REDDY 4500076
 सत्यमेव जयते

Signature
 Issued On: 10/03/2014

Licensing Authority
 RTA-HYDERABAD-CZ

Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity 02/05/2019
 Transport

Date of Validity
 Badge No.

Reference No. AP02920140007477
 Original LA. RTA-HYDERABAD-CZ
 Date of First Issue 10/03/2014
 Date of Birth 03/05/1969
 Blood Group

GOVERNMENT OF TELANGANA
 DEPARTMENT OF SCHOOL EDUCATION
IDENTITY CARD

PAO Employee Code: 2565782
 Emp. Code No: 1.10031E+11

Name : SUMAN NOEL
 S/o. D/o. W/o : EBENEZER CHRISTIE
 Designation : S.A (PHY SCI)
 School Add : Govt. High School, Addagutta
 (M.P. Bagh) Marredpally,
 Sec-bad-26

Sign of D.E.O

S. Saradevi
 Sign of H.M

Date of Birth : 21-05-1972
 Date of first Appointment: 20-11-2007
 Blood Group : B+ve
 Aadhar Card : 930621003401
 Resi. Address : H. No. 12-13-573, Nagarjuna
 Nagar, St. No.20 Tarnaka
 Secunderabad-17
 Mobile No. : 9949409830

Note: 1. This Card is Issued for only Govt. Servant
 2. Anybody found this card please post or inform on above address or phone.

आयकर विभाग
INCOME TAX DEPARTMENT
C RAMESH
NARSING RAO CHANDRAGIRI
21/07/1979
 Permanent Account Number
AKRPR1896C

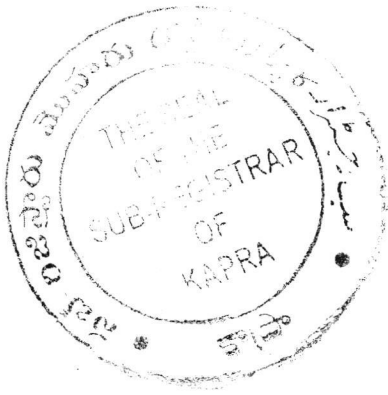
भारत सरकार
GOVT OF INDIA

भारत सरकार

Signature

1-3-176/D/2
 Karadiguda,
 Hyderabad

Bk-1, CS No 4483/2016 & Doct No
4331/2016 Sheet 9 of 9 Joint SubRegistrar
Kapra



Generated On: 08/09/2016 04:51:43 PM





TS00BB13287600

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

App No : 692853

MeeSeva App No : ECM021603779037

Date : 17-Sep-16

Statement No : 17675061

Sri/Smt.: P NAGARJUNA : 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 : ,128,129,132,133,134,135,136, Plot No : ,4, East: NEIGHBOURS
LAND West: 30 WIDE ROAD.South: PLOTNO.3 North: PLOTNO.5**

A search is made in the records of SRO(s) of KEESARA relating there to for 9 years from 01-10-2007 To 16-09-2016 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 Pres.Date	Exe.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: 128 129 132 133 134 135 136 PLOT: 4 EXTENT: 117SQ.Yds BUILT: 1659SQ. FT Boundries: [N]: PLOTNO.5 [S] PLOTNO.3 [E]: NEIGHBOURS LAND [W]: 30' WIDE ROAD	(R) 08-09-2016 (E) 08-09-2016 (P) 08-09-2016		0101 (Sale Deed) Mkt.Value:Rs. 1191420 Cons.Value:Rs. 4000000	1 .1.(CL)PAMU NAGARJUNA 2.(EX)M/S.MODI & MODI CONSTRUCTIONS REP BY MP SOHAM MODI 3.(EX)GPA FOR PRESENTING DOCT K.PRABHAKAR REDDY 4.(CL)SPA TO CLAIMANT P.SRIMANNARAYANA	0/0 4331/ 2016 [1] of SROKAPRA
1	This document Link Doct,Link Doct,Link Doct 1526, 6095/2005 of SRO 1516;7972/2004 of SRO 1516;8657/2004 of SRO 1516;/ 2004					

Certified By

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