



తెలంగాణ తెలంగాణ TELANGANA
S.No. 7730 Date: 18-03-2017

Sold to: RAMESH

S/o. Late NARSING RAO

For Whom: NILGIRI ESTATES

K 785127
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 21st day of April 2017 at S.R.O, Vallabh Nagar, Medchal-Malkajgiri District by and between:

1. M/s. NILGIRI ESTATES {Pan No.AAHFN0766F}, 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 Partner, M/s. Modi Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. Shri Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 003.
2. M/s. MODI & MODI CONSTRUCTIONS {AAKFM7214M}, 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 Partner, M/s. Modi Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi S/o. Shri Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 003.

hereinafter jointly referred to as the 'Vendors' and severally as Vendor No. 1 and Vendor no. 2, respectively.

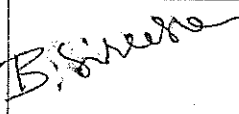
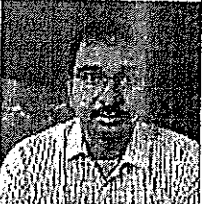
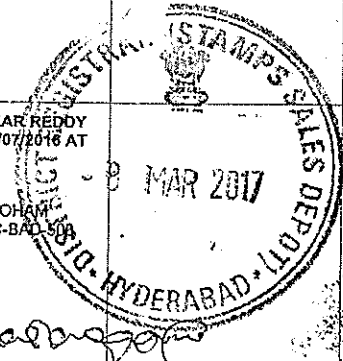
For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

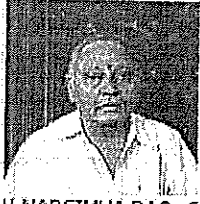
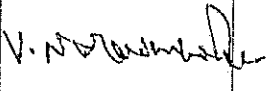
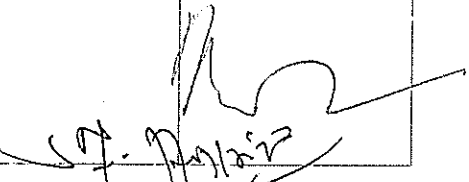
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16000/- paid between the hours of 2 and 3 on the 21st day of APR, 2017 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			BELLAMKONDA SIREESHA D/O. B.V.S.NARASIMHA CHARYULU 1-2-661/93P, SHALIVAHANA ENCLAVE, YELLAREDDY GUDA, KAPRA, HYD	
2	EX			REP BY GPA K.PRABHAKAR REDDY VIDE NO.59/IV/2016 DT.21/07/2016 AT SRO SEC-BAD S/O. K.PADMA REDDY 5-4-187/3 & 4, III FLOOR, SOHAM MANSION, MG ROAD, SEC-BAD, SRO 003 BAD:21/04/2017,13 [1508-1-2017-1427]	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			V.NARSIMHA RAO 503,PRUDENT PRANAVA APTS,BRUNDAV CLY,DR.AS.RAO NAGAR,HYD	
2			B.V.S.NARASIMHA CHARYULU H.NO.1-2-661/93P,SHALIVAHANA ENCLAVE,KAPRA,YELLAREDDYGUDA,SEC- BAD	

21st day of April, 2017

Signature of Sub Registrar
Vallabh Nagar
Exercising the powers of
Registrars under Section 30

Bk-1, CS No 1427/2017 & Doct No
1424 120/17. Sheet 1 of 15 Sub Registrar
Vallabh Nagar



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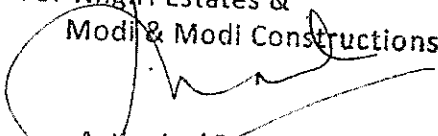
Mrs. Bellamkonda Sireesha, Daughter of Mr. B. V. S. Narasimha Charyulu, aged about 34 years, residing at H. No. 1-2-661/93P, Shalivahana Enclave, Yellareddy Guda, Kapra, Hyderabad {Pan No.AMEPB2256M}, hereinafter referred to as the 'Vendee' The term Vendor and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

WHEREAS:

- A) Shri Mangali Narsimha, S/o. Mangali Anjaiah was the original pattedar of agricultural land admeasuring about Ac. 10-01 Gts., in survey no. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District having purchased the same in a Government auction dated 21.1.1952.
- B) Shri Mangali Narsimha, S/o. Mangali Anjaiah sold the above said land to Shri Pancharnadas Mahanth, S/o. Gulabdas vide sale deed bearing document no. 1581/1978 dated 30.08.1978 registered at SRO Medchal.
- C) Shri Panchamdas Mahanth, S/o. Gulabdas inturn sold the same land to Mr. Cheera Yellaiah, Mr. Cheera Ramachandraiah and Mr. Cheera Narsimha, all sons of Mr. Cheera Pentaiah vide sale deed bearing document no. 6278/1985 dated 04.09.1985 registered at the District Registrars Office, Ranga Reddy District
- D) The names of Shri Cheera Yellaiah, Shri Cheera Ramachandraiah and Mr. Cheera Narsimha were mutated in the revenue records vide proceeding no. B/514/88 dated 18.8.1988. Patta passbooks and title books were issued in their favour by the MRO Keesara Mandal, the details of which are given below:

S. No.	Name of Pattedar	Passbook no.	Title book no.	Extent Sy. No.100/2
1.	Cheera Ramachandraiah	129986	51592	Ac. 3-14 Gts.,
2.	Cheera Yellaiah	129987	51594	Ac. 3-14 Gts.,
3.	Cheera Narsimha	129985	51599	Ac. 3-13 Gts

- E) Shri Cheera Ramachandraiah sold a portion of land owned by him admeasuring about Ac 0-09 Gts, in Sy. No. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District to Shri N. Suresh Kumar vide sale deed bearing document no. 2112/06 dated 08.02.2006 registered at SRO Shamirpet.
- F) Shri Cheera Yellaiah sold a portion of the land owned by him through his registered General Power of Attorney holder Mr. Laxmi Narayana (GPA registered as doc no. 4557 dated 21.07.2005 at SRO Shamirpet), admeasuring about Ac. 2-27 ¼ Gts., to Ms. Anuradha vide sale deed bearing document no. 9148/05 dated 19.12.2005 registered at SRO Shamirpet. Ms. Anuradha has in turn sold the Ac. 2-27 ¼ Gts, to M/s. Matrix Constructions vide sale deed bearing no. 278/06 dated 06.01.2006 registered at SRO Shamirpet. M/s. Matrix Construction a registered partnership firm (firm registration no. 2355 of 2005) sold the said land admeasuring Ac. 2-27¼ Gts, to B. B. Naidu, K. Madhusudhan Reddy, V. Satyanarayana & K. Narsimha Reddy vide sale deed bearing document no. 15475/06 dated 18.10.2006 registered at SRO Shamirpet.

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

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	127900	0	0	0	128000
Transfer Duty	NA	0	48000	0	0	0	48000
Reg. Fee	NA	0	16000	0	0	0	16000
User Charges	NA	0	110	0	0	0	110
Total	100	0	192010	0	0	0	192110

Rs. 175900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16000/- towards Registration Fees on the chargeable value of Rs. 3200000/- was paid by the party through Challan/BC/Pay Order No ,1700408880 dated, 21-APR-17 through E-Challan No ,252J6J180417 dated ,19-APR-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 192010/-, DATE: 19-APR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001422157, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: NILGIRI ESATES AND MODI MODI CONSTRUCTION, CLAIMANT NAME: MRS. BELLAMKONDA SIREESHA).

Date:

21st day of April, 2017

Signature of Registering Officer
Vallabh Nagar

Bk-1, CS No 1427/2017 & Doct No
1424/2017 Sheet 2 of 15
Sub Registrar
Vallabh Nagar

1వ పుస్తకము 20/7 సం./ వాశ 192110 నంబర్

1424 నెంబర్ గా రిజిస్ట్రేషన్ చేయబడినది. స్టాంప్

నిమిత్తం గుర్తింపు నెంబర్ 1003-1...1424...20/2

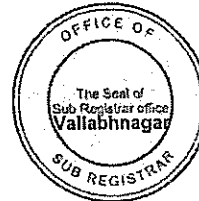
తేదీ, 21/04/17

S.M. HUSSAINI

సబ్ రిజిస్ట్రార్
వల్లభనగర్



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- G) Shri Cheera Yellaiah sold another portion of the land owned by him through his registered General Power of Attorney Holder Mr. R. Rajendra Singh (GPA registered as doc no. 4556 dated 21.07.2005 at SRO Shamirpet) admeasuring about Ac. 0-26 $\frac{3}{4}$ Gts., to Mr. L. Gridhar Rao vide sale deed bearing document no. 279/06 dated 06.01.2006 registered at SRO Shamirpet. Mr. L. Gridhar Rao has in turn sold Ac. 0-26 $\frac{3}{4}$ Gts, to B. B. Naidu, K. Madhusudhan Reddy, V. Satyanarayana & K. Narsimha Reddy vide sale deed bearing no. 15476/06 dated 18.1.2006 registered at SRO Shamirpet.
- H) As per the proceedings of the MRO bearing nos. 5016 & 5017 dated 05.01.2007 & 11.01.2007, the names of B. B. Naidu, K. Madhusudhan Reddy, V. Satyanarayana & K. Narsimha Reddy were mutated in the revenue records. Pahanis for the year 2006/07 reflect the name of B. B. Naidu, K. Madhusudhan Reddy, V. Satyanarayana & K. Narsimha Reddy as owners and possessors of land admeasuring about Ac. 3-14 Gts. in survey no. 100/2 Rampally Village, Keesara Mandal, Ranga Reddy District. Patta Passbook and title book have been issued in favour of B. B. Naidu, K. Madhusudhan Reddy, V. Satyanarayana & K. Narsimha Reddy by the Mandal Revenue Office, Keesara Mandal, R.R. District as per the details given below:

S. No.	Name of Pattedar	Patta & Passbook no.	Titlebook no.	Extent Sy. No.100/2
1.	K. Narsimha Reddy	1539 & 488553	488553	Ac. 0-34.5 Gts.,
2.	K. Madhusudhan Reddy	1537 & 48857	488557	Ac. 0-34.5Gts.
3.	V. Sathyanarayana	1536 & 48852	488552	Ac. 0-34.5Gts.
4.	B. B. Naidu	1538 & 48856	488556	Ac. 0-34.5Gts.

- I) Accordingly, C. Ramachandraiah, C. Narsimha, K. Narsimha Reddy, K. Madhusudhan Reddy, V. Satyanarayana and B. B. Naidu (herein jointly referred to as the Original Owners) became the owners and possessors of land admeasuring about Ac. 9-32 Gts, in Sy. No. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District (hereinafter referred to as the Scheduled Land and more fully described in the schedule given hereunder).
- J) K. Narsimha Reddy, K. Madhusudhan Reddy, V. Satyanarayana and B. B. Naidu had executed two Agreement of Sale cum General Power of Attorneys in favour of K. Laxminarayana and P. Kashinath Yadav for a portion of Scheduled Land admeasuring about Ac. 0-26 $\frac{3}{4}$ Gts., and Ac. 2-27 $\frac{1}{4}$ Gts., vide registered documents bearing no. 2232/08 and 2231/08 both dated 26.03.08 registered at SRO Keesara.

For Nilgiri Estates &
Modi & Modi Constructions
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Bk. 1, CS No 1427/2017 & Doct No
1424 / 20/2. Sheet 3 of 15 Sub Registrar
Vallabh Nagar



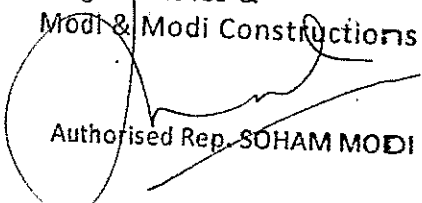
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- K) The Original Owners along with K. Laxminarayana and P. Kashinath Yadav, through several registered Agreement of Sale cum GPA with Possession and sale deeds have sold the entire Scheduled Land to Vendor no. 1 & Vendor 2 herein as per the details given below. The agreements and deeds were registered at SRO Keesara.

S. No	Document type	Document no.	Document Date	Area Ac.-Gts	Vendor	Purchaser
1.	Agr. of sale cum GPA	4762/08	03.07.08	2-05	Cheera Ramachandraiah & others	Modi & Modi Constructions
2.	Agr. of sale cum GPA	3595/08	24.07.08	1-00	Cheera Ramachandraiah & others	Modi & Modi Constructions
3.	Agr. of sale cum GPA	4763/08	05.07.08	2-13	Cheera Ramachandraiah & others	Modi & Modi Constructions
4.	Agr. of sale cum GPA	3594/08	24.07.08	1-00	Cheera Nasimha & others	Modi & Modi Constructions
5.	Sale deed	7874/08	18.09.08	1-14	B. B. Naidu & others represented by their AGPA holders K. Laxminarayana & others	Nilgiri Estates
6.	Sale deed	9605/08	06.12.08	2-00	B. B. Naidu & others represented by their AGPA holders K. Laxminarayana & others	Nilgiri Estates

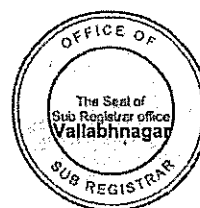
- L) Subsequently M/s. Modi & Modi Constructions as AGPA holder of C. Ramachandraiah & others, has executed a sale deed in its favour for land admeasuring Ac. 2-05 Gts., Ac. 2-13 Gts., registered as document nos. 581/10, 580/10 dated 09.02.2010 at the SRO Keesara and Ac.1-00 Gts., and Ac. 1-00 Gts., registered as document nos. 2152/15 and 2153/15 dated 29.05.2015 at the SRO Shamirpet.
- M) By way of the above referred documents, deeds, agreements, etc., the Vendors have become absolute owners and possessors of land admeasuring about Ac. 9-32 Gts, in Sy. No. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District, the Scheduled Land.

For Nilgiri Estates &
Modi & Modi Constructions

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BK-1, CS No 1427/2017 & Doct No
1424/2017. Sheet 4 of 15 Sub Registrar
Vallabh Nagar



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- N) Whereas Late Shri Pirangi Balaiah, Late Shri Pirangi Venkataiah, Late Shri Pirangi Kistaiah and Late Shri Pirangi Yadaiah, all sons of Late Pirangi Laxmipathi, were the owners and pattedars of land admeasuring about Ac. 18-22 Gts., in Sy. Nos. 75 to 79 and 92 to 99 of Rampally Village, Keesara Mandal, Ranga Reddy District. These lands were self acquired lands of the these owners.
- O) After the death of the above referred owners their respective heirs had become the owners and possessors of the said land. Vide partition deed registered as document no. 3745 of 2005 dated 15.06.2005 registered at sub registrar Shamirpet the land admeasuring about Ac. 18-22 Gts, in Sy. Nos. 75 to 79 and 92 to 99 of Rampally Village, Keesara Mandal, Ranga Reddy District was partitioned among the legal heirs of the above referred owners.
- P) By virtue of the said partition deed P. Rajaiah alias Raju, S/o. Late P. Yadaiah became the exclusive owner of about Ac. 2-28 Gts., in Sy. Nos. 75, 77, 78, 79 & 96 of Rampally Village, Keesara Mandal, Ranga Reddy District. By virtue of proceeding no. B/93/06 dated 6.10.2006 the name of P. Rajaiah was mutated in the revenue records and patta passbook and title book were issued in his favour as per the details given below.

Name of Pattedar	Patta / Passbook no.	Titlebook no.	Survey Nos.	Extent of land
Pirangi Rajaiah	414 / 129989	29853	75	Ac. 1-00 Gts.
			77	Ac. 0-04 Gts.
			78	Ac. 1-11 Gts.
			79	Ac. 0-09 Gts.
			96	Ac. 0-04 Gts.

- Q) P. Rajaiah sold a portion of land admeasuring about Ac. 0-14 Gts., forming a part of Sy. Nos. 75, 77, 78, 79 & 96 of Rampally Village, Keesara Mandal, Ranga Reddy District to Vendor No. 2 herein, vide agreement of sale cum General Power of Attorney with Possession registered as document no. 6922/08 registered at SRO Keesara and subsequently, M/s. Modi & Modi Constructions as AGPA of Mr. P. Rajaiah, executed a sale deed in its favour registered as document no. 2154/2015 dated 29.05.2015 at the SRO, Shamirpet.
- R) The Vendors thus became the owners of Ac. 10-06 gts., forming a part of Sy. Nos. 75, 77, 78, 79 & 96, 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District.
- S) Vendor no.1 & Vendor no. 2 are sister firms operating out of the same office with Shri. Soham Modi as a Managing Partner of both the firms. In an internal arrangement between the Vendors it has been decided that the Scheduled Land shall be developed by Vendor no. 1 herein and it shall be the sole recipient of any consideration received from prospective purchasers from sale of the land or constructions like flats / villas / commercial space. Further, all costs for development of the land including permits, sanctions, fees, construction cost and the like shall be entirely borne by Vendor no.1.

For Nilgiri Estates &
Modi & Modi Constructions

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Bk - 1, CS No 1427/2017 & Doct No
424/2017. Sheet 5 of 15 Sub Registrar
Vallabh Nagar



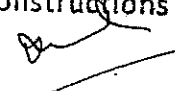
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- T) A portion of the Scheduled Land is proposed to be developed into a residential complex in parts. Accordingly, permit for construction on a portion of the Scheduled Land admeasuring Ac. 5-07½ Gts., was granted by HMDA in file no. 001839/MP2/Plg/HMDA /2013 dated 16.3.2015, permit no. 05/MP2/Plg/HMDA/2013 dated 16.03.2015. As per the said permit 79 villas and 35 flats are being developed on a portion of Scheduled Land along with amenities like roads, electric power supply, water supply, clubhouse, parks, etc.
- U) By virtue of the above documents, the Vendors have absolute rights to develop the Scheduled Land and it is absolutely entitled to sell villas along with plot of land and EWS / LIG flats.
- V) The proposed project of development on the entire Scheduled Land is styled as 'Nilgiri Estate'.
- W) The Vendors proposes to develop a portion of the Scheduled Land by constructing about 79 independent villas of similar size, elevation, colour, scheme, etc. along with certain amenities for the common enjoyment like a club house, roads, street lighting, landscaped gardens, etc. The proposed villas will be constructed strictly as per the design proposed by the Vendor and the Vendee shall not be entitled for making changes in elevation, external appearance, colour scheme, etc. Similarly, the Vendor proposes to develop 35 EWS/LIG flats in compliance with the building bye-laws.
- X) The Vendee is desirous of purchasing a plot of land bearing no.68 admeasuring 175 sq. yds., along with construction having a total built up area of 1205 sft, hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs. 32,00,000/- (Rupees Thirty Two 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:

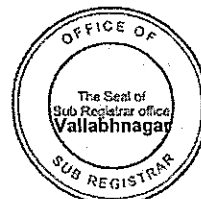
1. The Vendor do hereby convey, transfer and sells in favour of the Vendee plot of land plot of land bearing no.68 admeasuring 175 sq. yds along with construction having a total built up area of 1205 sft, at Nilgiri Estate forming a part of Sy. Nos. 75, 77, 78, 79 & 96, 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District, together with a Deluxe villa constructed thereon and which is more-fully described in the schedule given under and in the plan annexed hereto (the said plot of land and the villa to be constructed is herein after referred to as the Scheduled Property) for a total consideration of Rs.32,00,000/- (Rupees Thirty Two Lakhs Only).The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

For Nilgiri Estates &
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Bk-1, CS No 1427/2017 & Doct No
1424/2017. Sheet 6 of 15 Sub Registrar
Vallabh Nagar



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- i. Rs.7,62,000/-(Rupees Seven Lakhs Sixty Two Thousand Only) paid by way of D. D. No. 845561, dated 22.12.2015 drawn on State Bank of India, Secunderabad Branch issued by SBI RACPC, Hyderabad.
 - ii. Rs.7,62,000/-(Rupees Seven Lakhs Sixty Two Thousand Only) paid by way of D. D. No. 028692, dated 30.07.2016 drawn on State Bank of India, Secunderabad Branch issued by SBI RACPC, Hyderabad.
 - iii. Rs.4,08,000/-(Rupees Four Lakhs Eight Thousand Only) paid by way of cheque no. 464956, dated 07.01.2017 drawn on State Bank of India, Secunderabad Branch issued by SBI RACPC, Hyderabad.
 - iv. Rs.2,48,000/-(Rupees Two Lakhs Forty Eight Thousand Only) paid by way of D. D. No. 009162, dated 15.04.2017 drawn on State Bank of India, Secunderabad Branch issued by SBI RACPC, Hyderabad.
 - v. Rs.3,80,000/-(Rupees Three Lakhs Eighty Thousand Only) paid by way of cheque no. 000008, dated 15.04.2017 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad.
 - vi. Rs.3,00,000/-(Rupees Three Lakhs Only) paid by way of cheque no. 000029, dated 14.12.2005 drawn on The Karur Vysya Bank Ltd., A. S. Rao Nagar Branch, Hyderabad.
 - vii. Rs.2,50,000/-(Rupees Two Lakhs Fifty Thousand Only) paid by way of cheque no.000108, dated 21.11.2015 drawn on The Karur Vysya Bank Ltd., A. S. Rao Nagar Branch, Hyderabad.
 - viii. Rs.90,000/-(Rupees Ninety Thousand Only) (Part Payment) paid by way of cheque no.000107, dated 07.11.2015 drawn on The Karur Vysya Bank Ltd., A. S. Rao Nagar Branch, Hyderabad.
2. The Vendor hereby covenants that the Scheduled Property is the absolute property belonging to it by virtue of various registered sale deeds & agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Property.
 3. The Vendor further covenants that the Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives 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 Vendor shall indemnify the Vendee fully for such losses.
 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Property to the Vendee.
 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Property which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.

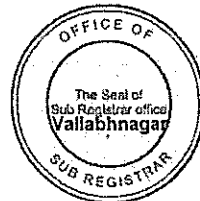
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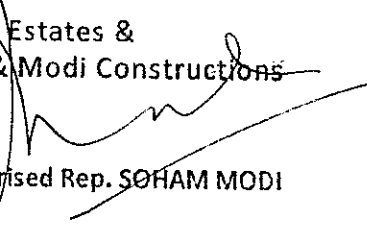
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Vallabh Nagar



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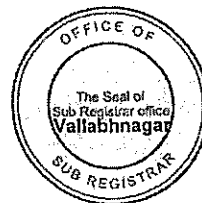
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the Vendee in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the 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.
8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax, TDS or any other similar levy that may become leviable with respect to the sale / construction of the Scheduled Property under this sale deed.
9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Nilgiri Estate as follows:-
 - i. The Vendee shall not put forth any independent or exclusive claim, right or title over the common amenities, roads etc and it is hereby specifically agreed and declared that the said common amenities shall be held, owned and possessed jointly by the owners of the respective villa in Nilgiri Estate.
 - ii. That the Vendee has examined the title deeds, plans, extent of the villa, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
 - iii. That the Vendee shall become a member of the Nilgiri Estate Owners Association that has been / shall be formed by / for the Owners of the villas in Nilgiri Estate. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his villa, the association shall be entitled to disconnect and stop providing all or any services to the schedule villa including water, electricity, etc.

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

Bk - 1, CS No 1427/2017 & Doct No
1424 / 2017 Sheet 8 of 15 Sub Registrar
Vallabh Nagar



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- iv. The common facilities and services, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services and other properties of common enjoyment in the Nilgiri Estate, shall vest jointly with the owners of the various tenements/ villas and shall be maintained, managed and administered collectively by the said owners of the various tenements/villas and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid villa(s) or the common facilities etc., or on any other account whatsoever.
- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Property from the date of delivery of its possession by the Vendor to the Vendee.
- vi. That the name of the project shall always be called NILGIRI ESTATE and shall not be changed thereof.
- vii. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Property or any part of the Scheduled villa shall he/she/they make any additions alterations in the Scheduled Property without the written permission of the Vendor or other body that may be formed for the maintenance of the villas.
- viii. That the Vendee or any person through him shall keep and maintain the villa in a decent and civilized manner and shall do his part in maintaining the living standards of the villa at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Nilgiri Estate. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the villa for any illegal, immoral, commercial & business purposes. (c) use the villa in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Nilgiri Estate (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the villas (g) install cloths drying stands or other such devices on the external side of the villas (h) store extraordinary heavy material therein.

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI

Bk - 1, CS No 1427/2017 & Doct No
1424 / 2017. Sheet 9 of 15 Sub Registrar
Vallabh Nagar



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SCHEDULED PROPERTY

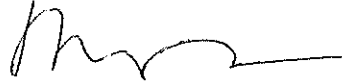
All that piece and parcel of deluxe villa on bearing plot no. 68 admeasuring about 175 sq. yds, along with construction having a total built up area of 1205 sft, in the project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District now under Medchal-Malkajgiri District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 67
South	Plot No. 69
East	Plot No. 63
West	30' wide road

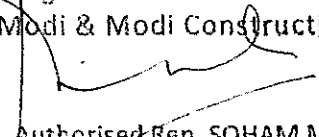
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

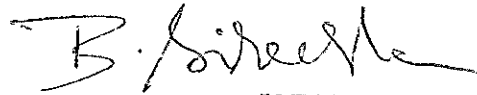
1. V. N. Venkatesh Rao

3. 

M/s. Nilgiri Estates & M/s. Modi & Modi Constructions
rep by its Partner M/s. Modi Housing Pvt Ltd., rep by

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

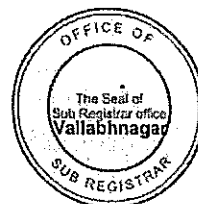
VENDOR


VENDEE

Bk - 1, CS No 1427/2017 & Doct No
1424 / 2017. Sheet 10 of 15 Sub Registrar
Vallabh Nagar



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NEXTURE-1-A

1. Description of the Building : All that piece and parcel of deluxe villa on bearing plot no. 68 in the project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District now under Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C.
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 175 sq. yds.
4. Built up area Particulars:
- a) In the First Floor : 1100 sft
- b) In the Terrace Floor : 105 sft
- Total Built up Area :** -----
1205 Sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 32,00,000/-

Date: 21.04.2017

For Nilgiri Estates &
Modi & Modi Constructions
Authorized Rep. SOHAM MODI
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: 21.04.2017

For Nilgiri Estates &
Modi & Modi Constructions
Authorized Rep. SOHAM MODI
Signature of the Executants

B. Srinivas

Bk - 1, CS No 1427/2017 & Doct No
1424 / 2017. Sheet 11 of 15 Sub Registrar
Vallabh Nagar

[Signature]



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REGISTRATION PLAN SHOWING

VILLA ON PLOT NO. 68, FORMING A PART

SE. SURVEY NOS.

75, 77, 78, 79, 96 & 100/2

Situated at

RAMPALLY VILLAGE,

KEESARA

Mandal, R.R. Dist.

NOW UNDER MEDCHAL-MALKAJGIRI DISTRICT

ENDOR:

M/S. NILGIRI ESTATES & M/S. MODI & MODI CONSTRUCTIONS, REP. BY ITS PARTNER

M/S. MODI HOUSING PVT. LTD. REPRESENTED BY AUTHORISED SIGNATORY

MR. SOHAM MODI, SON OF LATE SATISH MODI

VENDEE:

MRS. BELLAMKONDA SIREESHA, DAUGHTER OF MR. B. V. S. NARASIMHA CHARYULU

REFERENCE:

SCALE:

INCL:

EXCL:

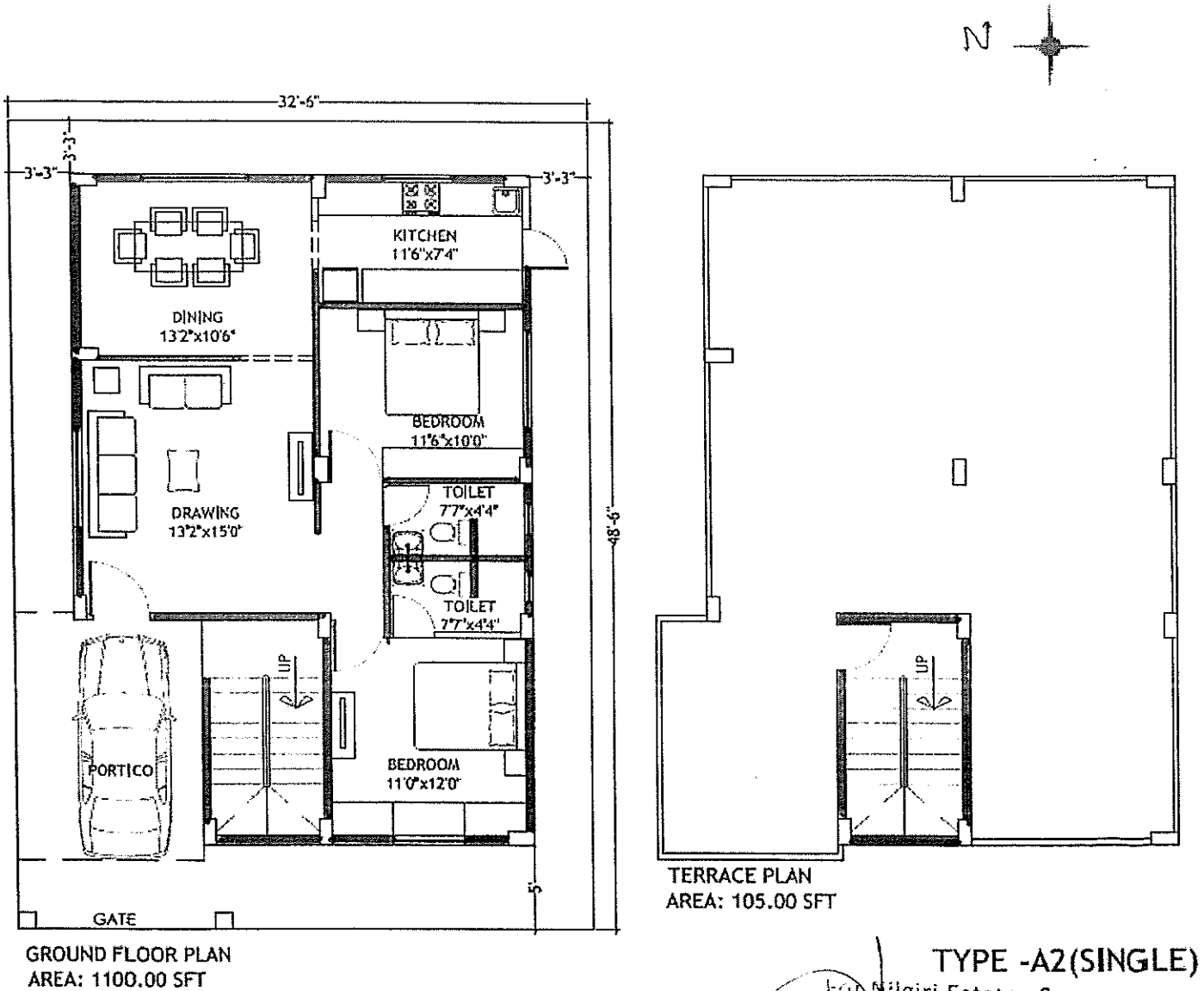
EA:

175

SQ. YDS.

SQ. MTRS.

It up Area: 1205 Sft



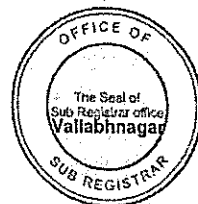
WITNESSES:
W. Narasimha Rao
[Signature]

TYPE -A2(SINGLE)
For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI
SIG. OF THE VENDOR
B. Sireesha
SIG. OF THE VENDEE

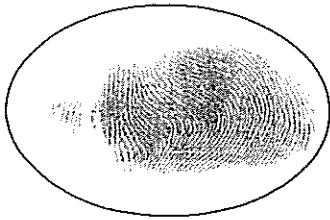
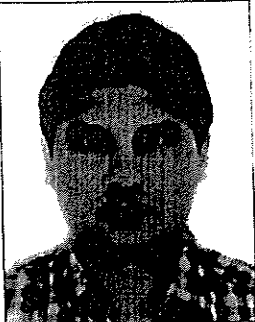
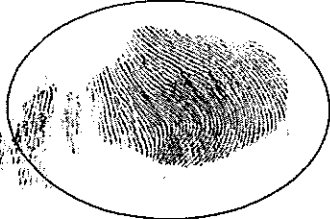
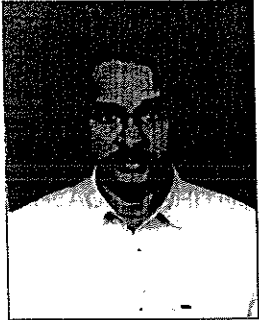
Bk - 1, CS No 1427/2017 & Doct No
1424 125/2. Sheet 12 of 15 Sub Registrar
Vallabh Nagar



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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. NILGIRI ESTATES & 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 PARTNER M/S. MODI HOUSING PVT. LTD. REP BY AUTHORISED SIGNATORY MR. SOHAM MODI S/O. LATE SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE GPA NO.59/BK-IV/2016 & SPA ATTESTED</u> <u>VIDE POWER NO. 17/2016, DATED: 21.07.2016</u> <u>AT SRO, SECUNDERABAD.</u> 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.
			<u>VENDEE:</u> MRS. BELLAMKONDA SIREESHA D/O. MR. B. V. S. NARASIMHA CHARYULU R/O. H. NO. 1-2-661/93P SHALIVAHANA ENCLAVE YELLAREDDY GUDA KAPRA HYDERABAD.

SIGNATURE OF WITNESSES:

V. Narasimha Rao

[Signature]

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI
SIGNATURE OF THE VENDOR

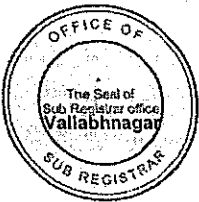
B. Sireesha
SIGNATURE OF THE VENDEE

Bk-1, CS No 1427/2017 & Doct No
1224 / 2017. Sheet 13 of 15 Sub Registrar
Vallabh Nagar

12/11/17



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILGIRI ESTATES

15/09/2008
Permanent Account Number

AAHFN0766E

12012009

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS

27/02/2004
Permanent Account Number

AAKFM7214N

Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, अंचल
Chief Commissioner of Income-tax, Anchra Pradesh

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

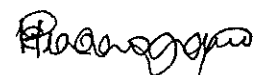
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974
Permanent Account Number

AWBPE8104E

Signature



Bk-1, CS No 1427/2017 & Doct No
1424/2017. Sheet 14 of 15 Sub Registrar
Vallabh Nagar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

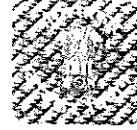
AMEPB2256M

नाम/ Name
BELLAMKONDA SIREESHA

पिता का नाम/ Father's Name
VENKATA SATYA NARASIMHA CHARYULU
BELLAMKONDA

जन्म की तारीख/ Date of Birth
06/03/1981

हस्ताक्षर/ Signature



10032017

B. Sireesha

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAVPV9805F

नाम /NAME

NARSIMHA RAO VIPPARLA

पिता का नाम /FATHER'S NAME

VENKATESHWAR RAO VIPPARLA

जन्म तिथि /DATE OF BIRTH

09-04-1953

हस्ताक्षर /SIGNATURE

V. Narasimha Rao

मुख्य आयकर आयुक्त, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh



V. Narasimha Rao

आयकर विभाग
INCOME TAX DEPARTMENT



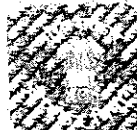
भारत सरकार
GOVT. OF INDIA

BELLAMKONDA VENKATA SATYA
NARSIMHA CHARYULU
PANAKACHARYULU BELLAMKONDA

27/04/1954
Permanent Account Number

AIBPB9384K

Signature



[Signature]



Bk-1, CS No 1427/2017 & Doct No
142-4/2017- Sheet 15 of 15 Sub Registrar
Vallabh Nagar

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Mee Seva

Application No - ECM021704337660

Registration and Stamps Department

17/04/2017

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date: 26-04-2017 13:56:17

App No: 600987

Statement No: 25865030

Gr/Sale: VIJAY KUMAR having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: RAMPALLY OR Plot No: 68, SURVEY NO: 75, 77, 78, 79, 96, 100/2,

Extent: 175 SYD, Built Up: 1205 Sft, Bounded by NORTH: PLOT NO 67, SOUTH: PLOT NO 69, EAST: PLOT NO 63, WEST: 30 WIDE ROAD

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto S.R.O. KEESARA for years 10 from 01-10-2007 to 25-04-2017 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

1/7	VILL/COL: RAMPALLE/RAMPALLY W-B: 0-0 SURVEY: 75 77 78 79 96 100/2 PLOT: 68 HOUSE: VILLA EXTENT: 175SQ.Yds BUILT: 1205SQ. FT Boundires: [N]: PLOT NO.67 [S] PLOT NO.69 [E]: PLOT NO.63 [W]: 30' WIDE ROAD Link Doct:4763/2008 of SRO 1530 Link Doct:7874/2008 of SRO 1530 Link Doct:9605/2008 of SRO 1530 Link Doct:4762/2008 of SRO 1530 Link Doct:3594/2008 of SRO 1530 Link Doct:3595/2008 of SRO 1530	(R) 21- 04-2017 (E) 21- 04-2017 (P) 21- 04-2017	Sale Deed Mkt.Value:Rs. 1193500 Cons.Value:Rs. 3200000	1.(EX)M/S NILGIRI ESTATES REP BY M/S MODI HOUSING PVT LTD REP BY SOHAM MODI 2.(EX)M/S MODI & MODI CONSTRUCTIONS REP BY M/S MODI HOUSING PVT LTD REP BY SOHAM MODI 3.(EX)REP BY GPA K.PRABHAKAR REDDY VIDE NO.59/IV/2016 DT.21/07/2016 AT SRO SEC-BAD 4.(CL)BELLAMKONDA SIREESHA	0/0 1424/2017 [1] of SRO VALLABHNAGAR(1508)

ENCUMBRANCE FORM

	VILL/COL: RAMPALLE/RAMPALLE W-B: 0-0 SURVEY: 100/2 EXTENT: 2 Acres Boundires: [N]: LAND BELONGS TO PURCHASER [S] SY NO 100/1 [E]: VILLAGE BOUNDARY OF YANAMPET VILLAGE AND SY NO 100/1 [W]: LAND BELONGING TO M/S.MODI & MODI CONSTRUCTIONS Link Doct:7874/2008 of SRO 1530 Link Doct:2231/2008 of SRO 1530 Link Doct:2232/2008 of SRO 1530	(R) 06- 12-2008 (E) 06- 12-2008 (P) 06- 12-2008	010 Sale Deed Mkt.Value:Rs. 0 Cons.Value:Rs. 9000000	1.(CL)M/S NILGIRI ESTATES REP BY SOHAM MODI 2.(EX)K LAXMINARAYANA(AGPA HOLDERS) 3.(EX)P KASHINATH YADAV(AGPA HOLDERS) 4.(EX)B B NAIDU 5.(EX)K MADHUSUDHAN REDDY 6.(EX)V SATYANARAYANA 7.(EX)K NARSIMHA REDDY	0/0 CD_Volume: 24 9605/2008 [1] of SRO KEESARA(1530)
3/7	VILL/COL: RAMPALLE/RAMPALLE W-B: 0-0 SURVEY: 100/2 EXTENT: 54 Guntas Boundires: [N]: HUDA APPROVED LAYOUT & 40 ' FT APPRAOACH ROAD [S] LAND BELONGING TO VENDORS [E]: VILLAGE BOUNDARY OF YANAMPET VILLAGE AND SY NO 100/1 [W]: LAND BELONGING TO M/S MODI & MODI CONSTRUCTIONS Link Doct:2231/2008 of SRO 1530 Link Doct:2232/2008 of SRO 1530	(R) 18- 09-2008 (E) 18- 09-2008 (P) 18- 09-2008	0101 Sale Deed Mkt.Value:Rs. 1603800 Cons.Value:Rs. 5000000	1.(EX)K LAXMINARAYANA(AGPA HOLDERS) 2.(EX)P KASHINATH YADAV(AGPA HOLDERS) 3.(EX)B B NAIDU 4.(EX)K MADHUSUDHAN REDDY 5.(EX)V SATYANARAYANA 6.(EX)K NARSIMHA REDDY 7.(CL)M/S NILGIRI ESTATES REP BY SOHAM MODI	0/0 CD_Volume: 20 7874/2008 [1] of SRO KEESARA(1530)
4/7	VILL/COL: RAMPALLE/RAMPALLE W-B: 1-1 SURVEY: 100/2 HOUSE: - EXTENT: 93 Guntas Boundires: [N]: HUDA LAYOUT [S] LAND BELONGING TO	(R) 05- 07-2008 (E) 05- 07-2008 (P) 05- 07-2008	01 AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 0 Cons.Value:Rs. 11000000	1.(EX)CHEERA NARSIMHA 2.(CL)M/S.MODI & MODI CONSTRUCTIONS 3.(EX)CHEERA RAMCHANDRAIAH 4.(EX)CHEERA SRIHARI	0/0 CD_Volume: 15 4763/2008 [1] of SRO KEESARA(1530)

	THE PURCHSR TO IN SY NO 100/2 [E]: LAND IN SY NO 100/2 BELONGING TO K.LAXMINARAYANA & OTHERS [W]: LAND BELONGING TO THE PURCHASER IN SY NO 100/2 Link Doct:1581/1978 of SRO 1504 Link Doct:6278/1985 of SRO 1510			5.(EX)CHEERA ANJANEYULU	
5/7	VILL/COL: RAMPALLE/RAMPALLE W-B: 1-1 SURVEY: 100/2 HOUSE: - EXTENT: 85 Guntas Boundires: [N]: HUDA LAYOUT [S] LAND BELONGING TO THE PURCHSR TO IN SY NO 100/2 [E]: LAND BELONGING TO THE PUCHASER IN SY NO 100/2 [W]: NEIGHBOUR'S LAND Link Doct:6278/1985 of SRO 1510	(R) 05-07-2008 (E) 05-07-2008 (P) 05-07-2008	AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 2103750 Cons.Value:Rs. 10000000	1.(EX)CHEERA RAMCHANDRAIAH @ CHEERA RAMCHANDER 2.(EX)CHEERA NARSIMHA 3.(EX)CHEERA ANJANEYULU 4.(EX)CHEERA SRIHARI 5.(CL)M/S.MODI & MODI CONSTRUCTIONS	0/0 CD_Volume: 15 4762/2008 [1] of SRO KEESARA(1530)
6/7	VILL/COL: RAMPALLE/RAMPALLE W-B: 0-0 SURVEY: 100/2 EXTENT: 1 Acres Boundires: [N]: LAND BE BELONGING TO VENDOR IN SY NO 100/2 [S] SY NO 100/1 [E]: LAND BELONGING TO CONSENTING PART NO 1 SY NO 100/2 [W]: NEIGHBOUR'S LAND Link Doct:1581/1978 of SRO 1504 Link Doct:6278/1985 of SRO 1510	(R) 24-05-2008 (E) 24-05-2008 (P) 24-05-2008	AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 990000 Cons.Value:Rs. 5500000	1.(CL)M/S.MODI & MODI CONSTRUCTIONS 2.(EX)CHEERA RAMACHANDRAIAH @ CHEERA RAMCHANDER 3.(EX)CHEERA NARSIMHA 4.(EX)CHEERA ANJANEYULU 5.(EX)CHEERA SRIHARI	0/0 CD_Volume: 12 3595/2008 [1] of SRO KEESARA(1530)
7/7	VILL/COL: RAMPALLE/RAMPALLE	(R) 24-05-2008	AGREEMENT	1.(EX)CHEERA NARSIMHA	0/0 CD_Volume: 12

ENCUMBRANCE FORM

-B: 0-0 SURVEY: 100/2 EXTENT: 1 Acres Boundires: [N]: LAND BE BELONGING TO VENDOR IV SY NO 100/2 [S] SY NO 100/1 [E]: PORTION OF SY NO 100/2 [W]: LAND BELONGING TO CONSENTING PARTY NO 1IN SY NO 100/2 Link Doct:1581/1978 of SRO 1504 Link Doct:6278/1985 of SRO 1510	(E) 24- 05-2008 (P) 24- 05-2008	OF SALE CUM GPA Mkt.Value:Rs. 990000 Cons.Value:Rs. 5500000	2.(EX)CHEERA RAMACHANDRAIAH @ CHEERA RAMCHANDER 3.(EX)CHEERA SRIHARI 4.(EX)CHEERA ANJANEYULU 5.(CL)M/S.MODI & MODI CONSTRUCTIONS	3594/2008 [1] of SRO KEESARA(1530)
---	--	--	--	---------------------------------------

1. Boundaries, Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by / *GS* Gksainath

4. Search verified and certificate examined by /

5. Result : '7 out of 8 are included in the statement.'

Received Rs. 200+20 towards EC-Fee
against Cash Receipt No.

OFFICE SEAL & DATE

Signature of Register Officer

Print back



Sub-Registrar

KEESARA

Sub Registrar Office

Keesara

ORIGINAL

1299 దస్తావేజులు మరియు రుసుముల రశీదు
 నెం. 18/3, 21/7
 శ్రీమతి / శ్రీ Alphey JRAHOLDERS COMPANY LIMITED
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		Rampally (r) & GP
దస్తావేజు విలువ	3200,000		JRD West & Co
స్థాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	1424/12		
రిజిస్ట్రేషన్ రుసుము	16000		chm
లోటు స్థాంపు (D.S.D.)	120900		250565180412
GHMC (T.D.)	4000		dt 19-4-12
యూజర్ ఛార్జీలు	100 + 10000		valy 40000
అదనపు షీట్లు			1700 408880
5 x	/		dt 21-4-12
మొత్తం	190010 + 10 = 190020		

(అక్షరాల) One lakh ninety two thousand

4 Twenty only రూపాయలు మాత్రమే)

తేది 21/4/12

వాచసు తేది _____

సీల్-రిజిస్ట్రారు
వల్లభ్ నాథ్ 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.

