

874

D. No. 850/2017

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

G 823151

S.No. 5296 Date: 21-02-2017

Sold to: RAMESH

S/o.: Late NARASING RAO

For Whom: NILGIRI ESTATES

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 3rd day of March 2017 at S.R.O, Kapra, Ranga Reddy 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, Son of Late Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.
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, Son of Late Satish Modi Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.

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

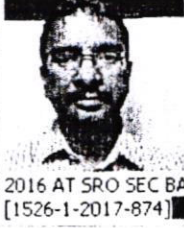
For Nilgiri Estates &
 Modi & Modi Constructions

Authorised Rep. SOHAM MODI

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. 16250/- paid between the hours of 1 and 2 on the 03rd day of MAR, 2017 by Sri Soham Modi

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

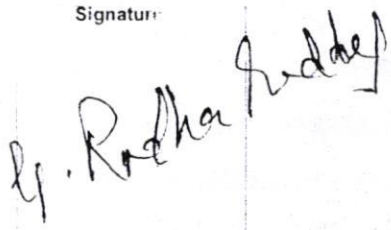
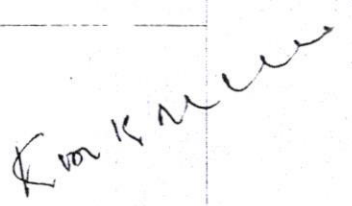
Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Add ress
1	CL		 NIDDODI JAGADISH RAO [1526-1-2017-874]	NIDDODI JAGADISH RAO S/O. LATE.N.KRISHNA RAO FLAT NO.201 NIVEDITA HOMES, STN O.8 HABSIGUDA HYD
2	CL		 VIJAYA LAKSHMI RAI [1526-1-2017-874]	VIJAYA LAKSHMI RAMAKRISHNA BALLAL W/O . NIDDODI JAGADISH RAO FLAT NO.201 NIVEDITA HOMES, STN O.8 HABSIGUDA HYD
3	EX		 2016 AT SRO SEC BA [1526-1-2017-874]	REP BY GPA K.PRA BHAKAR REDDY VIDE NO.59/2016 DT 21-07-2016 AT SRO SEC BAD S/O. K.PADMA REDDY 5-4- 187/3 & 4 SOHAM MANSON M.G. ROAD, SEC BAD



Bk-1, CS No 874/2017 & Doct No 85D / 2017. Sheet 1 of 13 Sub Registrar Kapra

Identified by Witness:

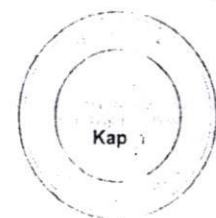
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 G RADHA REDDY::03 [1526-1-2017-874]	G RADHA REDDY R/O.JUBILEE HILLS, HYD	
2		 K MALLIKARJUNA REDDY [1526-1-2017-874]	K MALLIKARJUNA REDDY R/O.SAINIK PURI, HYD	

03rd day of March, 2017

Signature of Sub Registrar Kapra
Exercising the powers of Registrars under Section 30



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IN FAVOUR OF

1. Mrs. Vijaya Lakshmi Ramakrishna Ballal, Wife of Mr. Niddodi Jagadish Rao, aged about 55 years, {AAUPB0122A} and
2. Mr. Niddodi Jagadish Rao Son of Late N. Krishna Rao, aged about 58 years, both are residing at Flat No. 201, Nivedita Homes, St. No. 8, Opp: Canara Bank, Habsiguda, Hyderabad - 500 007, 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 Panchamdas 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 intum 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 Registrar's 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. 2 112/06 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

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges 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/ Pay C/ ler	
Stamp Duty	100	0	129900	0	0	0	130000
Transfer Duty	NA	0	48750	0	0	0	48750
Reg. Fee	NA	0	16250	0	0	0	16250
User Charges	NA	0	100	0	0	0	100
Total	100	0	195000	0	0	0	195100

Rs. 178650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16250/- towards Registration Fees on the chargeable value of Rs. 3250000/- was paid by the party through E-Challan/BC/Pay Order No. 387-V020317 dated 02-MAR-17 of SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 195000/-, DATE: 02-MAR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001563793, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: NILGIRI ESTATES AND MOD: MODI CONSTRUCT, CLAIMANT NAME: MRS. VIJAY LAKSHMI RAMAK SHNA BALLAL).

Date:

03rd day of March, 2017

Signature of Registering Officer
Kapra

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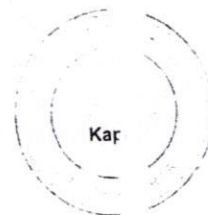
1 వ పుస్తకము 2017 సం./పా.నె.1938
ప. 850 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ నిమిత్తము పేజీ నెంబరు 1526.
1. 850 / 2017 గా యివ్వడమైనది
2017 సం. మార్చి 3 వ తేది



చే-రిజిస్ట్రార్
మొదటి, ముఖ్యము



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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.

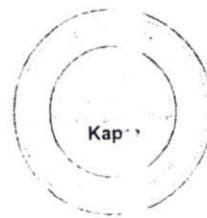
For Nilgiri Estates &
Modi & Modi Constructions.

Authorised Rep. SOHAM MODI

Bk-1, CS No 874/2017 & Doct No
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Kapra



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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.

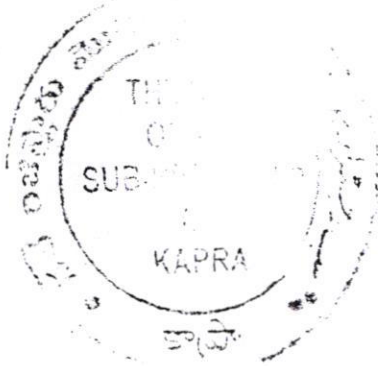
S. No	Document type	Document no.	Document Date	Area Ac.-Gts	Vendor	Purchaser
1.	Agr. of sale cum GPA	4762/08	03.07.08	2-05	Cheera Ramachandraiah & others	Modi & Modi Constructions
2.	Agr. of sale cum GPA	3595/08	24.07.08	1-00	Cheera Ramachandraiah & others	Modi & Modi Constructions
3.	Agr. of sale cum 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.

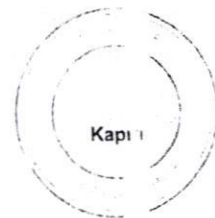
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- N) Whereas Late Shri Pirangi Balaiah, Late Shri Pirangi Venkataiah, Late Shri Pirangi Kistaiah and Late Shri Pirangi Yadaiah, all sons of Late Pirangi Laxmipathi, were the owners and pattedars of land admeasuring about Ac. 18-22 Gts., in Sy. Nos. 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. 3 745 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. Yadiah 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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- 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. 51 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. 32,50,000/- (Rupees Thirty Two Lakhs Fifty 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:

- i. The Vendor do hereby convey, transfer and sells in favour of the Vendee plot of land bearing no. 51 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, Leesara 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. 32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
 - i. Rs.7,72,000/- (Rupees Seven Lakhs Seventy Two Thousand Only) paid by way of D. D. No.419576, dated 12.04.2016 issued by Vijaya Bank, Habsiguda Branch, Hyderabad.
 - ii. Rs.7,70,000/- (Rupees Seven Lakhs Seventy Thousand Only) paid by way of D. D. No.49621, dated 30.05.2016 issued by Vijaya Bank, Habsiguda Branch, Hyderabad.
 - iii. Rs.5,89,000/- (Rupees Five Lakhs Eighty Nine Thousand Only) paid by way of D. D. No.49621, dated 30.05.2016 issued by Vijaya Bank, Habsiguda Branch, Hyderabad.
 - iv. Rs.4,54,000/- (Rupees Four Lakhs Fifty Four Thousand Only) paid by way of D. D. No.49507, dated 04.03.2016 issued by Vijaya Bank, Habsiguda Branch, Hyderabad.

For Nilgiri Estates &
Modi & Modi Constructions

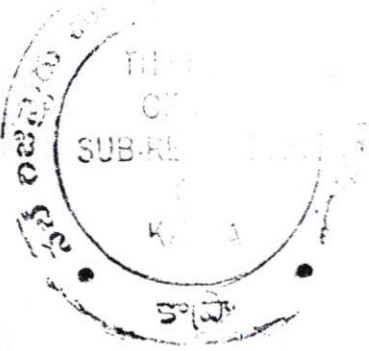
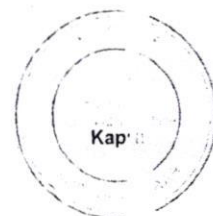
Authorised Signatory

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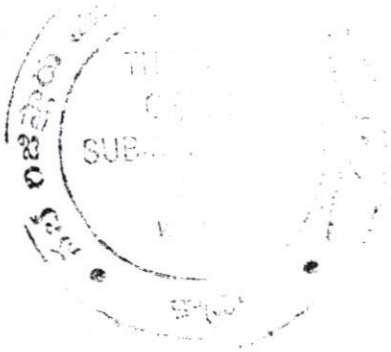


- v. Rs.4,00,000/-(Rupees Four Lakhs Only) paid by way of D. D. No.420274, dated 01.03.2017 issued by Vijaya Bank, Habsiguda Branch, Hyderabad.
- vi. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of D. D. No.419458, dated 01.02.2016 issued by Vijaya Bank, Habsiguda Branch, Hyderabad.
- vii. Rs.65,000/-(Rupees Sixty Five Thousand Only) paid by way of wire transfer.
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.
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.

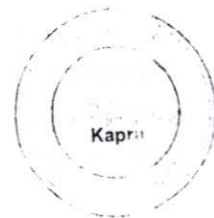
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Modi & Modi Constructions

Authorised Rep. SOHAM MODI

Bk - 1, CS No 874/2017 & Doct No
850 2017. Sheet 7 of 13 Sub Registrar
Kapra



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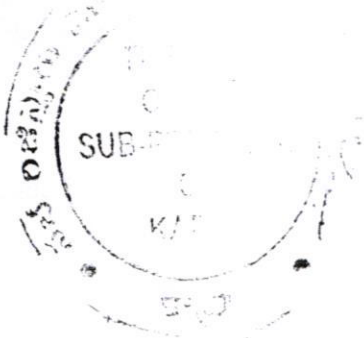


- ii. That the Vendee has examined the title deeds, plans, extent of the villa, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
- iii. That the Vendee shall become a member of the Nilgiri Estate Owners Association 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.
- 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.

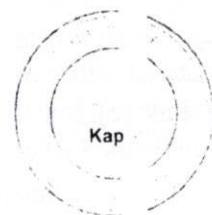
For Nilgiri Estates &
Modi & Modi Constructions

Authorised Representative

BK - 1, CS No 874/2017 & Doct No
874/2017. Sheet 8 of 13 Sub Registrar
Kapra



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SCHEDULED PROPERTY

All that piece and parcel of deluxe villa on bearing plot no. 51 admeasuring about 175 sq. yds, along with construction having a total 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. 50
South	Park
East	Plot No. 24
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. *G. Radha Reddy*
2. *R. K. ...*

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

For Nilgiri Estates &
Modi & Modi Constructions
[Signature]
Authorised Rep. SOHAM MODI

VENDEE

[Signature]

VENDEE

[Signature]

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Sub Registrar
Kapra



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ANEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of deluxe villa on bearing plot no. 51 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 Ground 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. 32,50,000/-

Date: 03.03.2017

For Nilgiri Estates &
Modi & Modi Constructions

Authorised 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.

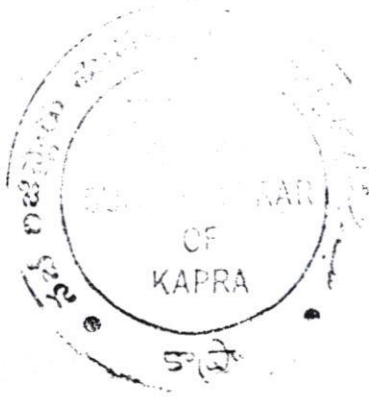
For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI
Signature of the Executants

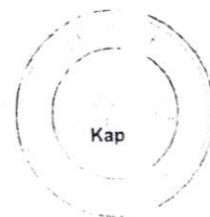
Date: 03.03.2017

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874 / 2017. Sheet 10 of 13 Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING

VILLA ON PLOT NO. 51, FORMING A PART

IN SURVEY NOS.

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

Situated at

RAMPALLY VILLAGE,

KEESARA

Mandal, R.R. Dist.

NOW UNDER MEDCHAL-MALKAJGIRI DISTRICT

VENDOR:

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

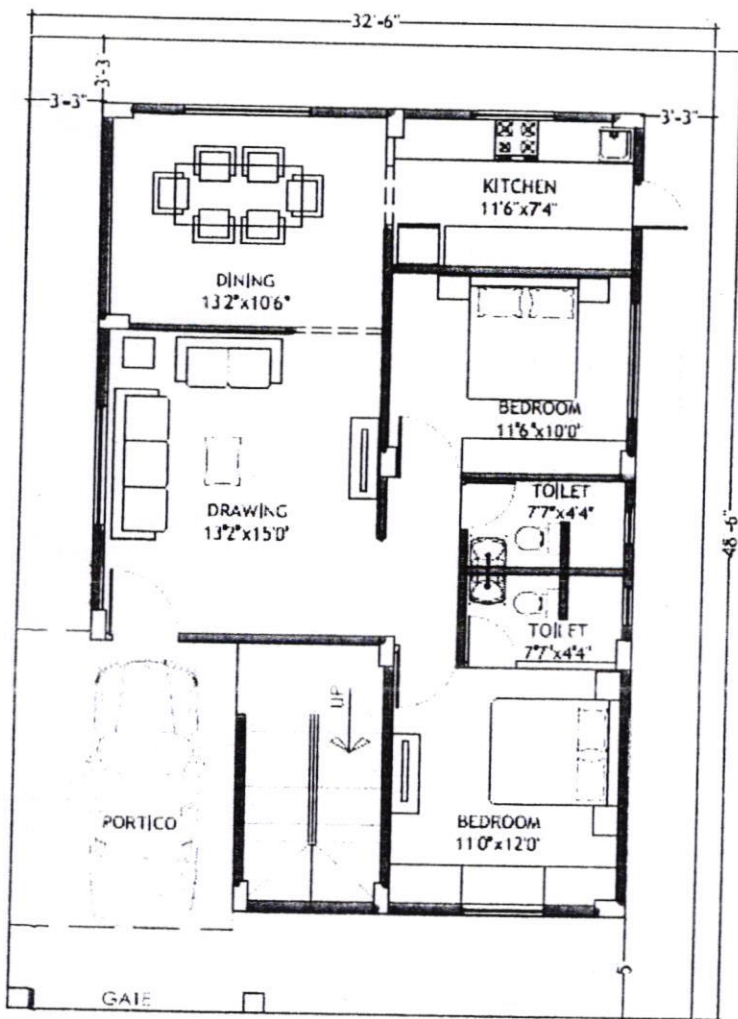
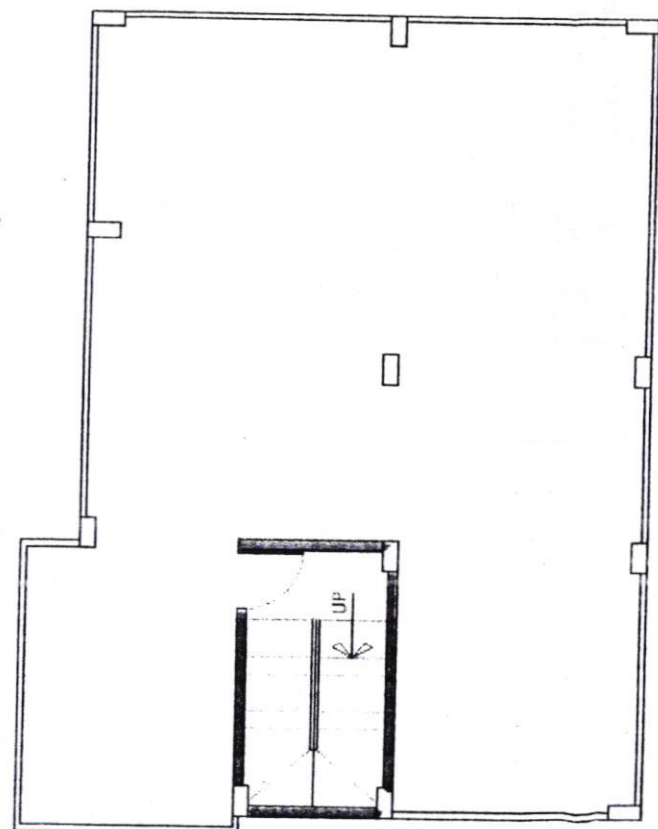
M/S. MODI HOUSING PVT. LTD. REPRESENTED BY AUTHORISED SIGNATORY
MR. SOHAM MODI, SON OF LATE SATISH MODI**ADDRESSEE:**

1. MRS. VIJAYA LAKSHMI RAMAKRISHNA BALLAL, WIFE OF MR. NIDDODI JAGADISH RAO

2. MR. NIDDODI JAGADISH RAO SON OF LATE N. KRISHNA RAO

REFERENCE:**AREA:** 175 **SCALE:** **SQ. YDS.** **INCL:** **SQ. MTRS.** ☐**EXCL:** ☐

Built up Area: 1205 Sft

**GROUND FLOOR PLAN**
AREA: 1100.00 SFT**TERRACE PLAN**
AREA: 105.00 SFT**TYPE -A2(SINGLE)**For Nilgiri Estates &
Modi & Modi Constructions

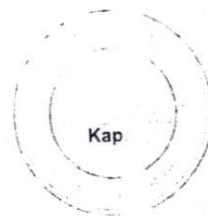
Authorised Rep. SOHAM MODI

SIG. OF THE VENDOR**WITNESSES:**P. Radha Reddy
K. S. Modi

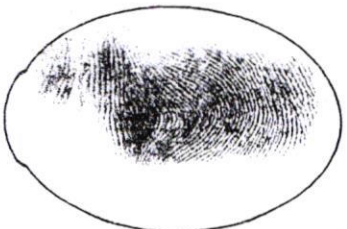
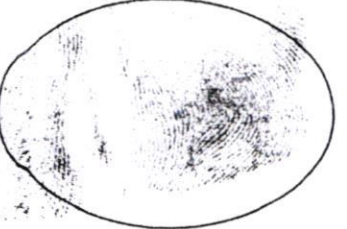
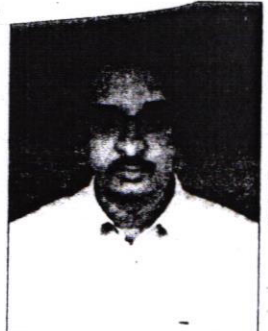
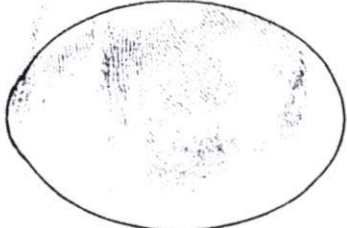
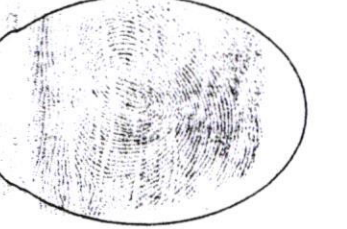
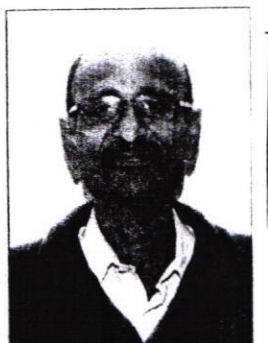
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850 / 2017. Sheet 11 of 13 Sub Registrar
Kapra



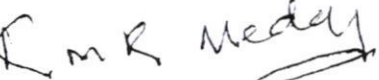
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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> 1. MRS. VIJAYA LAKSHMI RAMAKRISHNA BALLAL W/O. MR. NIDDODI JAGADISH RAO R/O. FLAT NO. 201, NIVEDITA HOMES ST. NO. 8, OPP : CANARA BANK HABSIGUDA HYDERABAD - 500 007.
			2. MR. NIDDODI JAGADISH RAO S/O. LATE N. KRISHNA RAO R/O. FLAT NO. 201, NIVEDITA HOMES ST. NO. 8, OPP: CANARA BANK HABSIGUDA HYDERABAD - 500 007.

SIGNATURE OF WITNESSES:

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

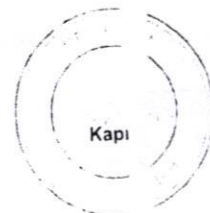
SIGNATURE OF THE VENDOR



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850/2017. Sheet 12 of 13 Sub Registrar
Kapur



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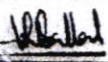


Permanent Account Number / PERMANENT ACCOUNT NUMBER
AAUPB0122A

Guest / NAME
VIJAYALAKSHMI BALLAL

Father's Name / FATHER'S NAME
RAMAKRISHNA BALLAL

Date of Birth / DATE OF BIRTH
09-09-1961

Signature / SIGNATURE


Commissioner of Income-tax (Computer Operations)

[Handwritten signature]

आयकर विभाग / INCOME TAX DEPARTMENT
NIDDODI JAGADISHRAO

भारत सरकार / GOVT. OF INDIA

NIDDODI KRISHNARAO

10/04/1958
Permanent Account Number
ACDPJ7252N

Signature


[Handwritten signature]

आयकर विभाग / INCOME TAX DEPARTMENT
GUNNAMREDDY RADHA REDDY

भारत सरकार / GOVT. OF INDIA

SADASIVA REDDY

13/12/1965
Permanent Account Number
ANGPG7445Q

Signature
G. Radha Reddy

G. Radha Reddy

कोटा मलिकार्जुन रेड्डी
Kota Malikarjuna Reddy

वर्ष / Year of Birth: 1962
प्राथमिक / Male

8152 8390 5293

अधार - सामान्य निवासी

Kmr m...

कोटा मलिकार्जुन रेड्डी
Kota Malikarjuna Reddy

वर्ष / Year of Birth: 1962
प्राथमिक / Male

8152 8390 5293

अधार - सामान्य निवासी

Address: S/O Late Kota Patana Reddy, PLOT NO-77, DEEFINCE COLONY, NEAR BHAVANS JR COLLEGE, SAINIKPURI, Malkajgiri, Hyderabad, Andhra Pradesh, 500094

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILGIRI ESTATES



15/09/2008

Permanent Account Number

AAHFN0786F

12012008

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS



27/02/2004

Permanent Account Number

AAKFM7214M

THE SEAL
OF THE
SUB-REGISTRAR

आयकर विभाग
INCOME TAX DEPARTMENT

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

Soham Modi

आयकर विभाग, अन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

For Agent, MODI AND MODI CONSTRUCTIONS

Authorised Rep. SOHAM MODI

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

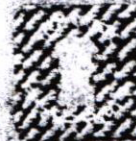
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSP8104E



Prabhakkar Reddy K
Signature



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Kapi

ORIGINAL

4362M/15 దస్తావేజులు మరియు రుసుముల రశీదు
K. prabhakar Reddy

వెం.

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	2/2	F
దస్తావేజు విలువ	3250000		Sample
స్థాంపు విలువ రూ.	100	vat - 40625/-	
దస్తావేజు వెంబరు	250/2	1700191139	
రిజిస్ట్రేషన్ రుసుము	16250		
లోటు స్థాంపు(D.S.D.)	129900	3276910203/4	
GHMC (T.D.)	100	2/3	
యూజర్ ఛార్జీలు	48750		
అదనపు షీట్లు	1		
5 x			
మొత్తం	195000		

(అక్షరాల

తేది

వాపసు తేది

రూపాయలు మాత్రమే)

If Document is not claimed within 10 days from the date of Registration, same 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.

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10/3/17 4:30 PM

కృతే విజయా బేంక్ For VIJAYA BANK

Senior Branch Manager
హబ్సిగూడా, హైదరాబాద్ Habsiguda, Hyd