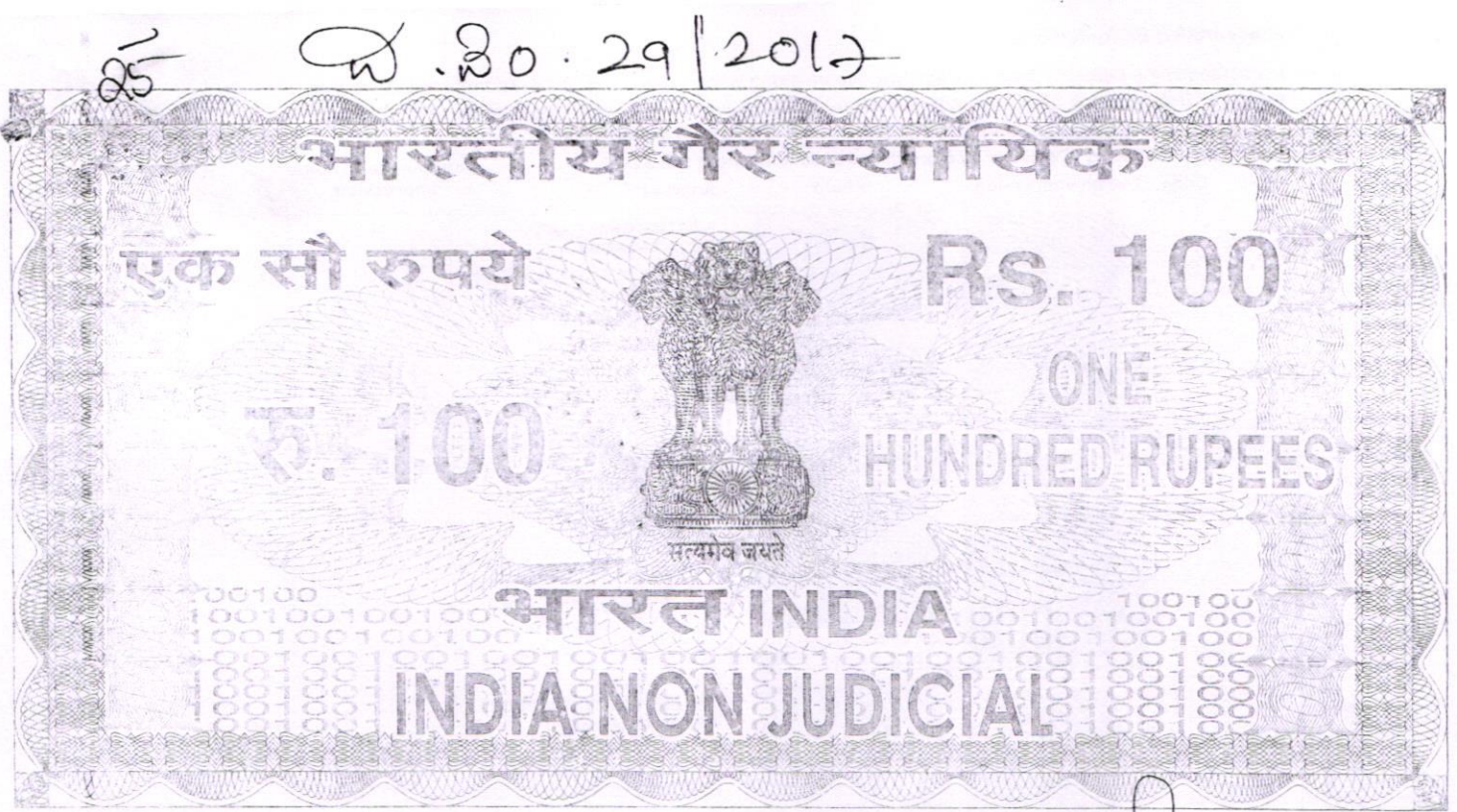




తెలంగాణ తెలంగాణ TELANGANA

S.No. 16991 Date: 18-11-2016

Sold to: RAMESH

S/o. NARASING 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

G 552341

SALE DEED

This Sale Deed is made and executed on this the 26th day of December 2016 at SRO, Kapra, Medchal-Ranga Reddy District by and between:

M/s. MODI & MODI CONSTRUCTIONS {Pan No. AAKFM7214N} a registered partnership firm having its office at 5-4-187/3 and 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, Son of Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

1. Mr. K. Yadagiri, Son of Mr. K. Narsappa, aged about 52 years, Occupation: Service {Pan No. AFIPK5720N}. and
2. Mr. K. Satish Chandra, Son of Mr. K. Yadagiri, aged about 31 years, Occupation: Service both are residing at Qtrs. No. 90/F, GPRA Campus, Gachibowli, Hyderabad - 500 032, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

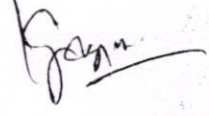
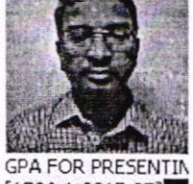
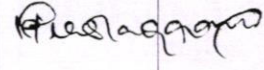
FOR MODI & MODI CONSTRUCTIONS .

Partner

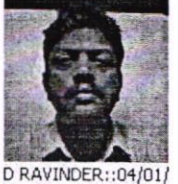
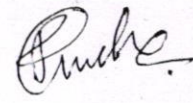
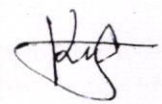
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18875/- paid between the hours of 12 and 1 on the 04th day of JAN, 2017 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 K.SATISH CHANDRA: [1526-1-2017-25]	K.SATISH CHANDRA S/O. K.YADAGIRI QTRS NO.90/F GPRA CAMPUS, GACHIBOWLI HYD	
2	CL		 K.YADAGIRI::04/01/ [1526-1-2017-25]	K.YADAGIRI S/O. K.NARSAPPA QTRS NO.90/F GPRA CAMPUS, GACHIBOWLI HYD	
3	EX		 GPA FOR PRESENTIN [1526-1-2017-25]	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	Signature
1		 D RAVINDER::04/01/ [1526-1-2017-25]	D RAVINDER R/O.UPPAL,M-M DIST	
2		 K KOUSALYA::04/01/ [1526-1-2017-25]	K KOUSALYA R/O.QTR.NO.90/F,GPRA CAMPUS,GACHIBOWLI,HYD	

04th day of January,2017

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



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Sheet 1 of 9
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 pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks/title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007. The proposed project of development is styled as 'Nilgiri Homes'.

For MODI & MODI CONSTRUCTIONS

Partner

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	150900	0	0	0	151000
Transfer Duty	NA	0	56625	0	0	0	56625
Reg. Fee	NA	0	18875	0	0	0	18875
User Charges	NA	0	100	0	0	0	100
Total	100	0	226500	0	0	0	226600

Rs. 207525/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18875/- towards Registration Fees on the chargeable value of Rs. 3775000/- was paid by the party through E-Challan/BC/Pay Order No ,192BCC291216 dated ,30-DEC-16 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 226500/-, DATE: 30-DEC-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001806984,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MODI MODI CONSTRUCTIONS,CLAIMANT NAME: MR.K.YADAGIRI AND K.SATISH CHANDRA).

Date:

04th day of January,2017

Signature of Registering Officer
Kapra

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Sheet 2 of 9
Sub Registrar
Kapra

ఇ పుస్తకము 2017 సం./రా.న.1938
పు. 29 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంపింగ్ విలువ 1526
I - 29 2017 గా రిజిస్ట్రేషన్
2017 సం. జనవరి 4 తేది

సబ్-రిజిస్ట్రార్
కాప్రా
మేడ్చల్, మల్కాజ్గిరి



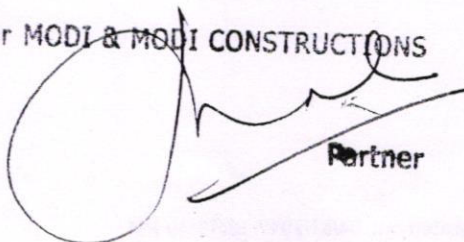
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- D) The Vendee is desirous of purchasing a plot of land bearing no. 6 admeasuring about 117 sq. yds, along with construction having a total built up area of 1659 sft, (built-up area 1461 sft + terrace area 142 sft + portico area 56 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs. 37,75,000/- (Rupees Thirty Seven Lakhs Seventy Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the plot no. 6 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. 37,75,000/- (Rupees Thirty Seven Lakhs Seventy Five Thousand 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 25/2017 & Doct No 29
/ 2017 Sheet 3 of 9 Sub Registrar
Kapra



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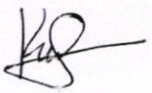
SCHEDULED PEOPERTY

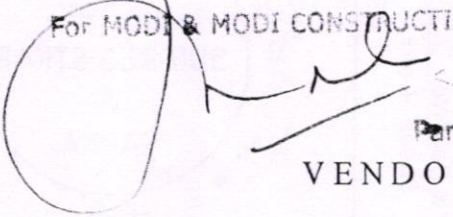
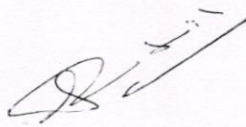
All that piece and parcel of land bearing plot no. 6 admeasuring about 117 sq. yds., along with construction having a total area of 1659 sft., (built-up area 1461sft + terrace area 56 sft + portico area 142 sft) in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District (Now under Medchal-Malkajgiri District) marked in red in the plan annexed hereto and bounded on:

North	Plot No.7
South	Plot No.5
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 & MODI CONSTRUCTIONS

Partner
VENDOR

VENDEE

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/ 2017 Sheet 4 of 9 Sub Registrar
Kapra



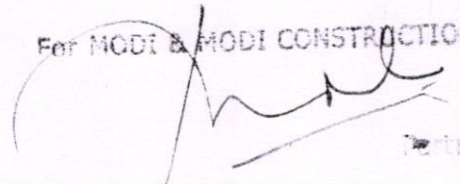
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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of land along with construction on plot no. 6 in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District (Now under Medchal-Malkajgiri District)
- (a) Nature of the roof : R. C. C. (Ground Floor + First Floor)
- (b) Type of Structure : New
2. Age of the Building : Under Construction
3. Total Extent of Site : 117 sq. yds.
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 198 sft
- b) In the Ground Floor : 599 sft
- c) In the First Floor : 639 sft
- d) Head Room + Servant + Toilet Area : 223 sft
- Total Built up Area : 1659 sft**
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 37,75,000/-

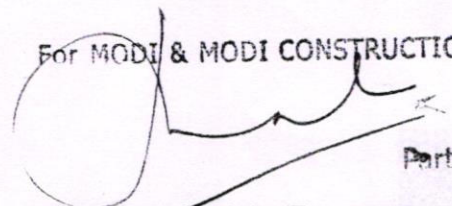
Date: 26.12.2016

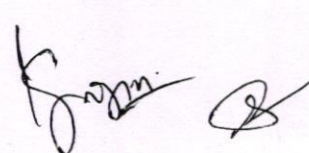
For MODI & MODI CONSTRUCTIONS

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.

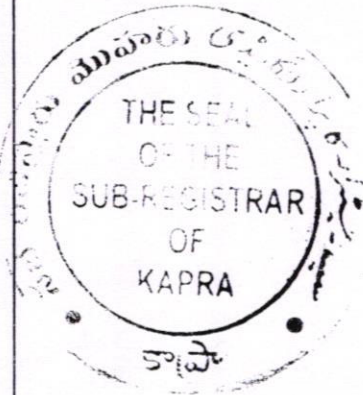
Date: 26.12.2016

For MODI & MODI CONSTRUCTIONS

Signature of the Executants

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Sub-Registrar
Kapra



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REGISTRATION PLAN SHOWING

VILLA ON PLOT NO. 6, FORMING A PART

SURVEY NOS.

128, 129, 132, 133, 134, 135 & 136

SITUATED AT

RAMPALLY VILLAGE,

KEESARA

MANDAL, R.R. DIST.

(NOW UNDER MEDCHAL-MALKAJGIRI DISTRICT)

ENDOR:

M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS MANAGING PARTNER

MR. SOHAM MODI, SON OF LATE SATISH MODI

ENDEE:

1. MR. K. YADAGIRI, SON OF MR. K. NARSAPPA

2. MR. K. SATISH CHANDRA, SON OF MR. K. YADAGIRI

REFERENCE:

AREA:

117

SCALE:

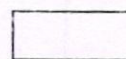
SQ. YDS.

INCL:

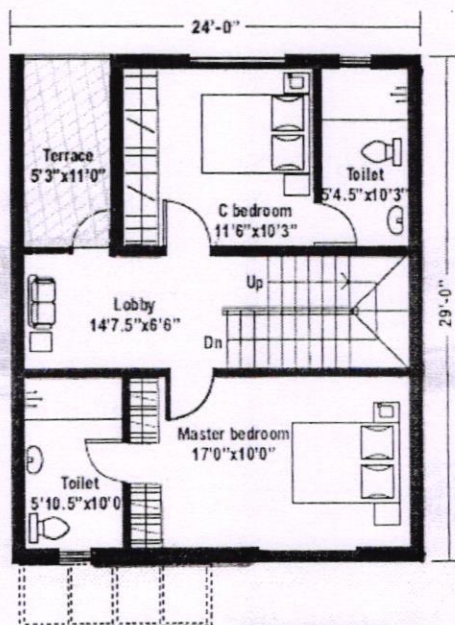
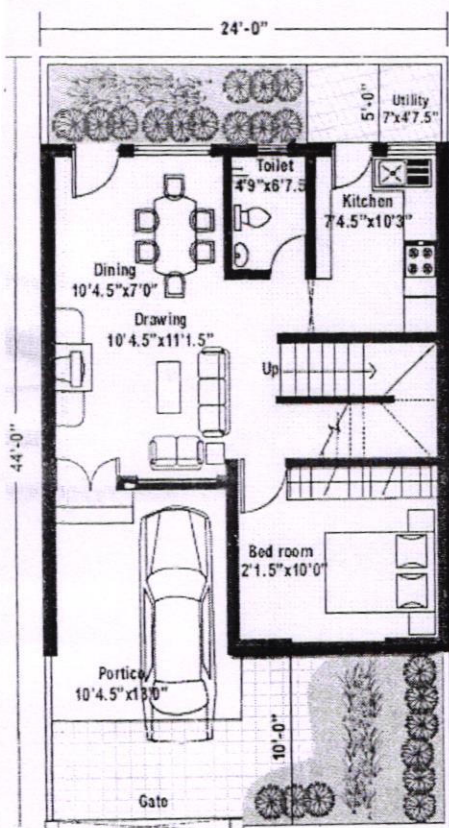
SQ. MTRS.



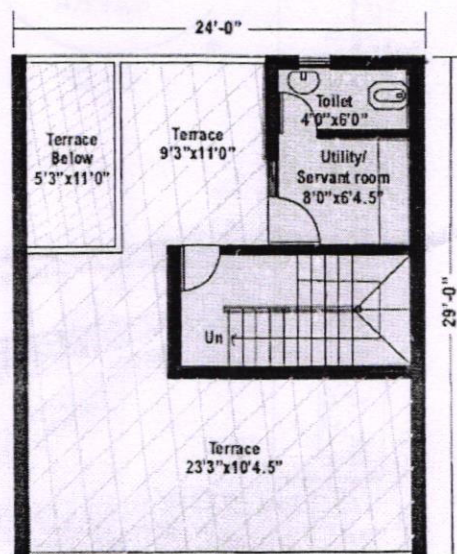
EXCL:



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

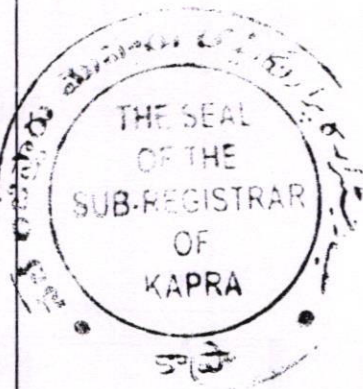
SIG. OF THE VENDOR

SIG. OF THE VENDEE

Bk - 1, CS No 25/2017 & Doct No 29
/ 2017

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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
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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

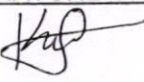
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.

VENDEE:

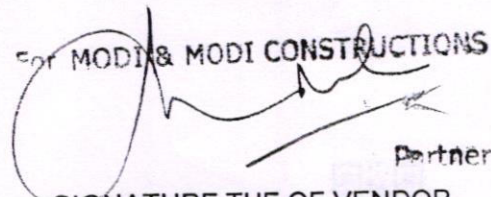
1. MR. K. YADAGIRI
S/O. MR. K. NARSAPPA
R/O. QTRS. NO. 90/F
GPRA CAMPUS
GACHIBOWLI
HYDERABAD - 500 032.

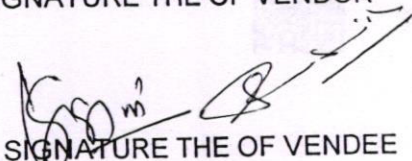
2. MR. K. SATISH CHANDRA
S/O. MR. K. YADAGIRI
R/O. QTRS. NO. 90/F
GPRA CAMPUS
GACHIBOWLI
HYDERABAD - 500 032.

SIGNATURE OF WITNESSES:

1. 

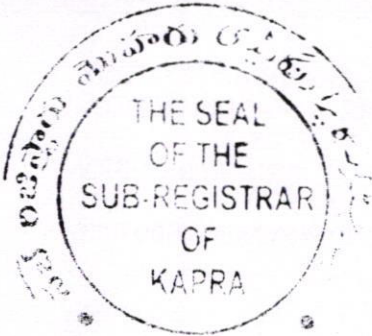
2. 

for MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE THE OF VENDOR


SIGNATURE THE OF VENDEE

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/ 2017
Sheet 7 of 9

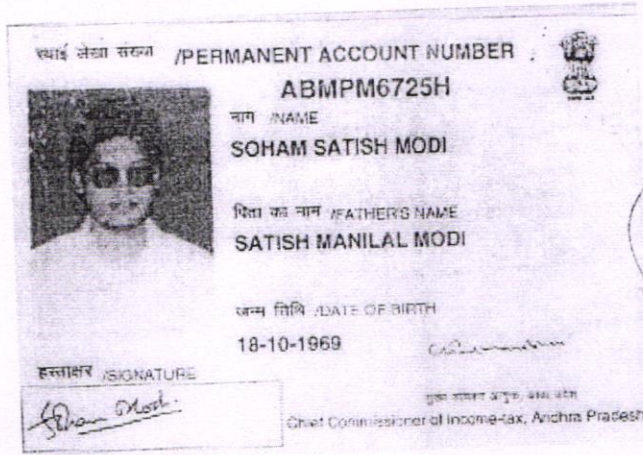
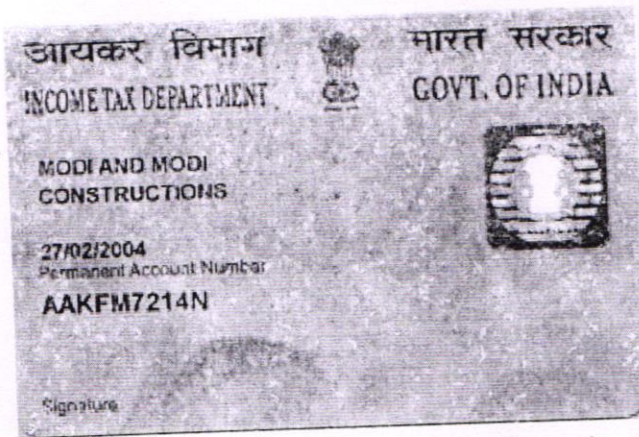
Sub Registrar
Kapra



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VENDOR:



For MODI & MODI CONSTRUCTIONS

Partner



Prabhakkar Reddy K

Bk - 1, CS No 25/2017 & Doct No 29
/ 2017 Sheet 8 of 9 Sub Registrar
Kapra



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भारत सरकार / PERMANENT ACCOUNT NUMBER
AFIPK5720N
नाम / NAME
YADAGIRI KONNUR
पिता का नाम / FATHER'S NAME
NARSAPPA KONNUR
जन्म तिथि / DATE OF BIRTH
19-08-1963
हस्ताक्षर / SIGNATURE
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग / INCOME TAX DEPARTMENT
K SATISH CHANDRA
YADAGIRI KONNUR
26/04/1985
Permanent Account Number
BNC PK9930M
भारत सरकार / GOVT. OF INDIA

आयकर विभाग / INCOME TAX DEPARTMENT
D RAVINDER
LAKSHMAIAH DONEKENA
25/05/1970
APXPD7944J
भारत सरकार / GOVT. OF INDIA



भारत प्रभुत्व

Unique Identification Authority of India
Government of India

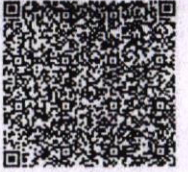
नमोदु संख्या / Enrollment No. : 1118/70105/00746

To
Konnur Yadagiri
कोन्नुर् यदागिरी
S/O: K Narsappa
Quaters NO 74-H
G P R A campus
gachibowli
Serilingampally
Gachibowli, K.V.Rangareddy
Andhra Pradesh - 500032
9948492320



KL110825393FT

11082539



मी आधार् संख्या / Your Aadhaar No. :

4412 0480 8571

आधार् - सोमाङ्गुनि हाकु



भारत प्रभुत्व
Government of India



कोन्नुर् यदागिरी
Konnur Yadagiri

पुष्पित संवत्सरो/Year of Birth: 1963
पुरुष/ Male

4412 0480 8571



आधार् - सोमाङ्गुनि हाकु



K. KOUSALYA

State Co-ordinator (W/W)
Telangana State
9293700706, 8096220924

The International Human Rights Federation
Regd. No. 1075/2008

Qt.No. 90/F, GPRA Campus, Gachibowli, Hyd - 500 032.

Bk - 1, CS No 25/2017 & Doct No 29
/ 2017
Sheet 9 of 9
Sub Registrar
Kapra



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ORIGINAL

నెం. 15667 దస్తావేజులు మరియు రుసుముల ధశీదు
 శ్రీమతి / శ్రీ K. Prabhakar Reddy
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	18/11	
దస్తావేజు విలువ	3775000	26/12
స్టాంపు విలువ రూ.	100	
దస్తావేజు నెంబరు	29/12	47188
రిజిస్ట్రేషన్ రుసుము	18875	253868
లోటు స్టాంపు(D.S.D.)	150900	30/12
GHMC (T.D.)	100	
యూజర్ ఛార్జీలు	56625	192800
అదనపు షీట్లు	1	29/12
5 x		
మొత్తం	226500	

(అక్షరాల ని)

తేది 21/1
 వాపసు తేది
 రూపాయలు మాత్రమే)

Sub-Registrar
 Kapra

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.