

SCANNED

8853/12



तेलंगाना TELANGANA
S.No. 19764 Date:04-09-2017

Sold to: RAMESH

S/o: Late NARASING RAO

For Whom: NILGIRI ESTATES

K.SATISH KUMAR N 021055
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

SALE DEED

This Sale deed is made and executed on this the 6th day of November 2017 at S.R.O, Keesara, 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. Late Satish Modi, aged about 47 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, S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.

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

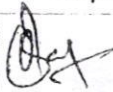
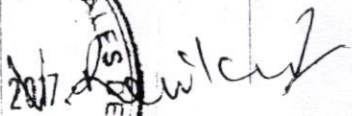
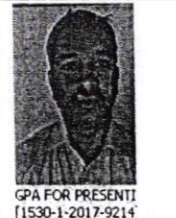
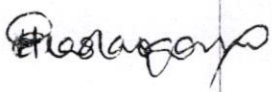
For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

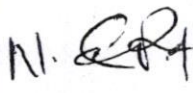
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16750/- paid between the hours of 2 and 5 on the 06th day of NOV, 2017 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VILAS KEDIKA:06/11/2017.1 [1530-1-2017-9214]	VILAS KEDIKA S/O. LATE MADHUSUDAN REDDY KEDIKA R/O.P.NO 24 ANAND NAGAR COLONY, CHINNATHOKATTA NEW BOWENPALLY., SEC-BAD. 500 011	
2	EX		 RAVI KIRAN VADDADI (CO) [1530-1-2017-9214]	RAVI KIRAN VADDADI (CONSENT PARTY) S/O. LATE RAMASANYASI RAJI VADDADI R/O. P.NO 80 PLOT NO 5, SAINI, APARTMENT., BOYPOST, HYD BAD.500 062	
3	EX		 GPA FOR PRESENTI [1530-1-2017-9214]	GPA FOR PRESENTING DOCUMENT REPBY K.PRABHAKAR REDDY(R)/M/S MODI AND MODI CONSTRUCTIONS REPBY M/S MODI HOUSING PVT LTD., REPBY SOHAM MODI SATISH MODI O/O. 5-4-187/3 AND 4 III FLOOR, SOHAM MANSION, M.G. ROAD., SEC- BAD. 500 003	
4	EX		 GPA FOR PRESENTING C [1530-1-2017-9214]	GPA FOR PRESENTING DOCUMENT REPBY K.PRABHAKAR REDDY(R)/M/S NILGIRI ESTATES REPBY M/S MODI HOUSING PVT LTD., REPBY SOHAM MODI SATISH MODI O/O. 5-4-187/3 AND 4 III FLOOR, SOHAM MANSION, M.G. ROAD., SEC- BAD.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 NIMMALA SANTHRA:06/11 [1530-1-2017-9214]	NIMMALA SANTHRA R/O NAGARAM KEESARA	
2		 MALLIKARJUN:06/11 [1530-1-2017-9214]	MALLIKARJUN R/O MEDCHAL DIST	

06th day of November,2017

Signature of Sub Registrar
Keesara

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AND

Mr. Ravi Kiran Vaddadi, Son of Late Ramasanyasi Raju Vaddadi, aged about 52 years, residing at Plot No. 80, Flat No. S-1, Sainivas Apartment, Venkateshwara Nagar Colony, ECIL Post, Hyderabad - 500 062 {Pan No. ABEPV4054C, Aadhaar No. 3796 4264 9865}, hereinafter referred to as the "Consenting party"

IN FAVOUR OF

Mr. Vilas Kedika, Son of Late Madhusudan Reddy Kedika, aged about 35 years, Occupation: Service, resident at Plot No. 24, Anand Nagar Colony, Chinnathokatta, New Bowenpally, Secunderabad - 500 011 {Pan No. AWAPK0742R, Aadhaar No. 9840 3226 0360}, 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 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.

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

V. Suresh Kumar

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX9865 Name: Ravi Kiran Vaddadi	S/O Ramasanyasiraju, E C I L POST, Hyderabad, Andhra Pradesh, 500062	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
4	Aadhaar No: XXXXXXXX0360 Name: Vilas Kedika	S/O Kedika Madhusudan Reddy, Nagaram, Keesara, K.v. Rangareddy, Telangana, 500083	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	133900	0	0	0	134000
Transfer Duty	NA	0	50250	0	0	0	50250
Reg. Fee	NA	0	16750	0	0	0	16750
User Charges	NA	0	100	0	0	0	100
Total	100	0	201000	0	0	0	201100

Rs. 184150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16750/- towards Registration Fees on the chargeable value of Rs. 3350000/- was paid by the party through E-Challan/BC/Pay Order No ,790G6N311017 dated ,01-NOV-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 201000/-, DATE: 01-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 086154990,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: NILGIRI ESTATES REP BY SOHAM MODI,CLAIMANT NAME: MR. VILAS KEDIA) .

Date:

06th day of November,2017

Signature of Registering Officer
Keesara

Bk-1, CS No 9214/2017 & Doct No 8853, 12019. Sheet 2 of 14 Sub Registrar Keesara

I అనుకూలము 2017 సం. (క్రా.స. 1096) సం.పు
8853 మంజూరుగా ఉన్నందున చేయబడినది. పట్టణం
నిజాదు గుర్తింపు నంబరు 1530 8853 2017
జన్మదశామనది.
2017 సం. నవంబరు 06 వ తేది

MOY RAHMAN
Sub Registrar
Keesara

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- 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.
- 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 ¾ 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 ¾ 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 ¾ Gts., and Ac. 2-27 ¼ Gts., vide registered documents bearing no. 2232/08 and 2231/08 both dated 26.03.08 registered at SRO Keesara.

For Nigiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

V. Venkata

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Sub Registrar
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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

Authorised Rep. SOHAM MODI

V. Venkata

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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. 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

Authorised Rep. SOHAM MODI

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Keesara



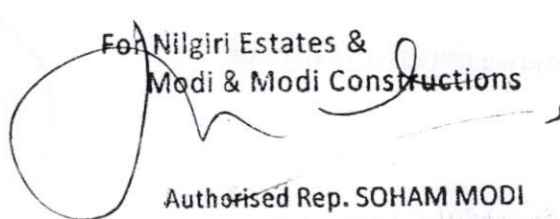
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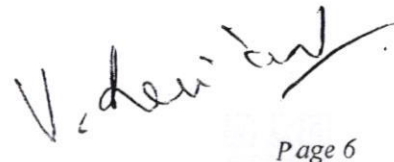


- T) A portion of the Scheduled Land is proposed to be developed into a residential complex in parts. Accordingly, permit for construction on a portion of the Scheduled Land admeasuring Ac. 5-07½ Gts., was granted by HMDA in file no. 001839/MP2/Plg/HMDA /2013 dated 16.3.2015, permit no. 05/MP2/Plg/HMDA/2013 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) Whereas the Consenting Party had agreed to purchase the Scheduled Property from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Property. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute agreement of sale in favour of the Vendee. The Vendor and the Consenting Party hereby confirm that the Vendee shall be the absolute owner of the Scheduled Property without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Property. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Vendee.
- Y) The Vendee is desirous of purchasing a plot of land bearing no. 54, admeasuring 175 sq. yds. along with construction having a total built up area of 1215 sft, hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs. 33,50,000/- (Rupees Thirty Three 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:

1. The Vendor do hereby convey, transfer and sells in favour of the Vendee plot of land bearing no. 54, admeasuring 175 sq. yds. along with construction having a total built up area of 1215 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. 33,50,000/- (Rupees Thirty Three Lakhs Fifty Thousand Only) loan availed from ICICI Bank Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI



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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.
 - 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.

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

V. Devind

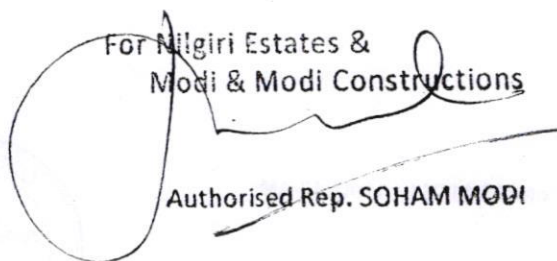
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Keesara

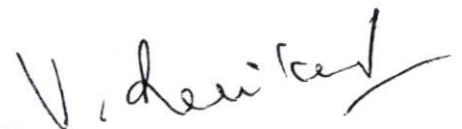


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- iii. That the Vendee shall become a member of the Nilgiri Estate Owners Association that has been / shall be formed by / for the Owners of the villas in Nilgiri Estate. As a member, the Vendee shall abide by the rules and by-laws framed by the said 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 Rep. SOHAM MODI



Bk-1, CS No 9214/2017 & Doct No
8853 / 2017 Sheet 8 of 14 Sub Registrar
Keesara



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SCHEDULED PROPERTY

All that piece and parcel of deluxe villa on bearing plot no. 54, admeasuring about 175 sq. yds, along with construction having a total area of 1215 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, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), marked in red in the plan annexed hereto and bounded on:

North	Villa No. 55
South	Villa No. 53
East	30' wide road
West	Villa No. 77

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. N. SRT
2. M. SRT

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
Authorised Rep. SOHAM MODI
VENDOR

V. S. S. S.
CONSENTING PARTY

S. S. S.
VENDEE

Bk -1, CS No 9214/2017 & Doct No

8853-12012

Sheet 9 of 14

Sub Registrar

Keesara



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NEXTURE-1-A

1. Description of the Building : All that piece and parcel of deluxe villa on bearing plot no. 54, in the project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy 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 Sift
- b) In the Terrace Floor : 115 Sft
- Total Built up Area :** -----
1215 Sft

5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 33,50,000/-

Date: 06.11.2017

For Nilgiri Estates &
Modi & Modi Constructions ,
Authorised Rep. SOHAM MODI
Signature of the Vendor

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 be lief.

Date: 06.11.2017

For Nilgiri Estates &
Modi & Modi Constructions
Authorised Rep. SOHAM MODI
Signature of the Vendor

Signature of the Consenting Party

Signature of the Vendee

Bk-1 CS No 9214/2017 & Doct No

8853/2017 Sub Registrar

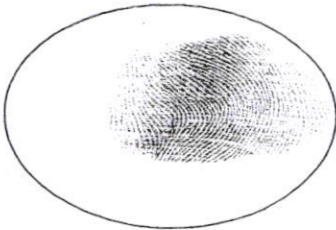
Keesara

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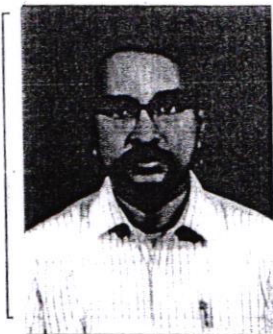
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SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--



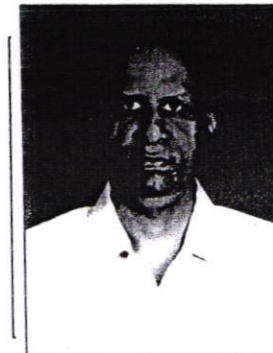
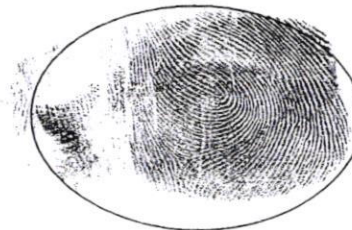
VENDOR:

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, SECUNDE RABAD
REP. BY ITS PARTNER
M/S. MODI HOUSING PVT. LTD.
MR. SOHAM MODI
S/O. MR. SATISH MODI



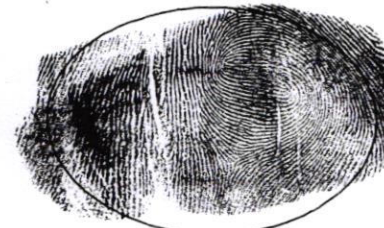
GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 59/BK-IV/2016, DATED: 21.07.2016
REGD. AT SRO, SECUNDERABAD.

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.



CONSENTING PARTY:

MR. RAVI KIRAN VADDADI
S/O. LATE RAMASANYASI RAJU VADDADI
R/O. PLOT NO. 80, FLAT NO. S-1
SAINIVAS APARTMENT
VENKATESHWARA NAGAR COLONY
ECIL POST
HYDERABAD - 500 062,



VENDEE:

MR. VILAS KEDIKA
S/O. LATE MADHUSUDAN REDDY KEDIKA
R/O. PLOT NO. 24
ANAND NAGAR COLONY
CHINNATHOKATTA
NEW BOWENPALLY
SECUNDERABAD - 500 011.

SIG NATURE OF WITNESSES:

- 1.
- 2.

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI
SIGNATURE OF THE VENDOR

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE VENDEE

Bk-1, CS No 9214/2017 & Doct No 8053 19062 ✓
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Keesara



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REGISTRATION PLAN SHOWING

VILLA ON PLOT NO. 54, FORMING A PART

N S/ KEY NOS. 75, 77, 78, 79, 96 & 100/2 IN THE PROJECT KNOWN AS NILGIRI ESTATE **Situated at**

RAMPALLY VILLAGE,

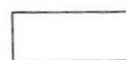
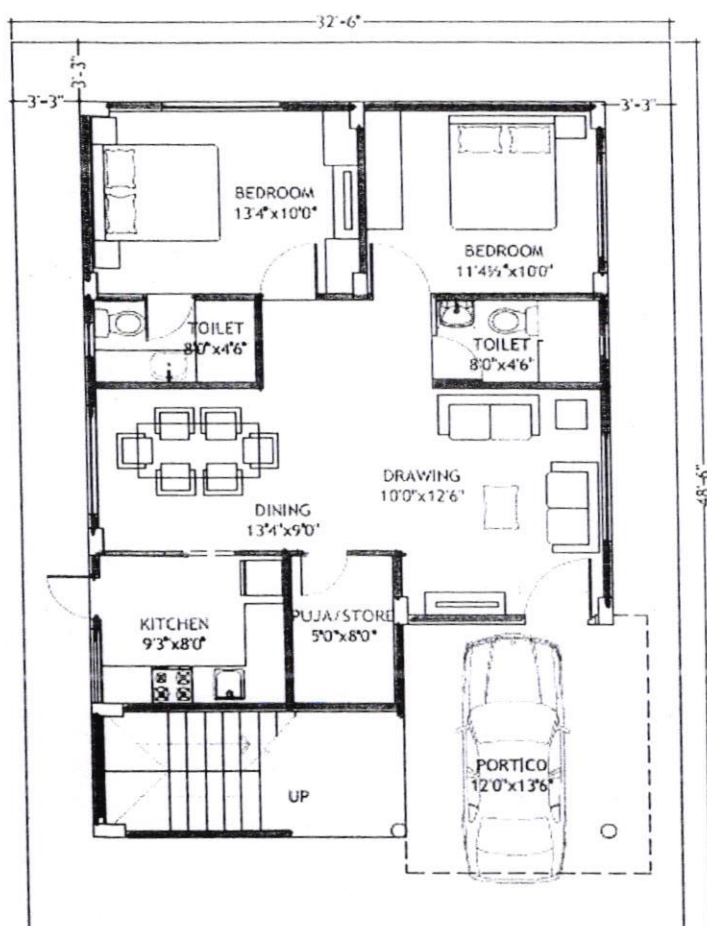
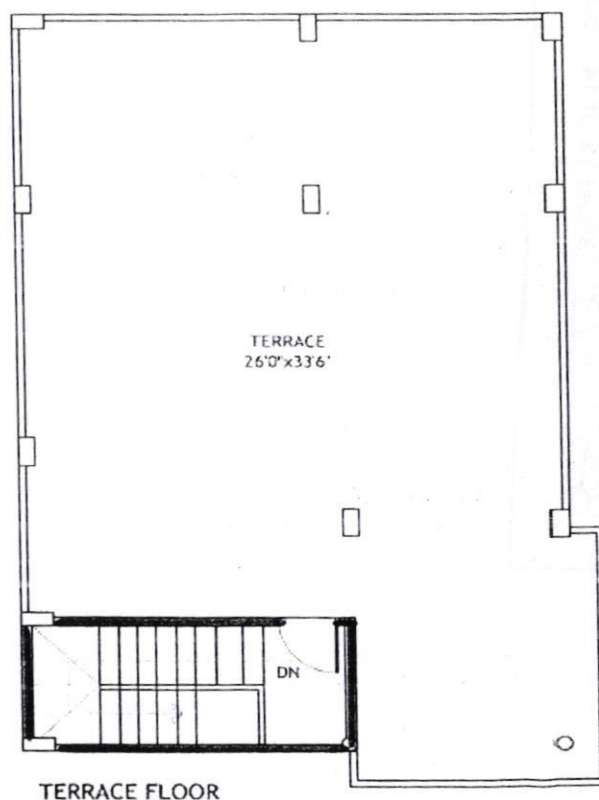
KEESARA

Mandal, R.R. Dist.

NOW UNDER MEDCHAL-MALAKAJGIRI DISTRICT.

/ENDOR: NILGIRI ESTATES & M/S. MODI & MODI CONSTRUCTIONS, REP. BY ITS PARTNERM/S. MODI HOUSING PVT. LTD. REPRESENTED BY AUTHORISED SIGNATORY
MR. SOHAM MODI, SON OF LATE SATISH MODI**CONSENTING PARTY:** MR. RAVI KIRAN VADDADI, SON OF LATE RAMASANYASI RAJU VADDADI**/ENDEE:** MR. VILAS KEDIKA, SON OF LATE MADHUSUDAN REDDY KEDIKA**REFERENCE:**
AREA:

175

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****Built up Area: 1215 Sft****GROUND FLOOR****TERRACE FLOOR****WITNESSES:**

1. N. [Signature]
2. [Signature]

For Nilgiri Estates &
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

SIG. OF THE VENDOR**SIG. OF THE CONSENTING PARTY****SIG. OF THE VENDEE**

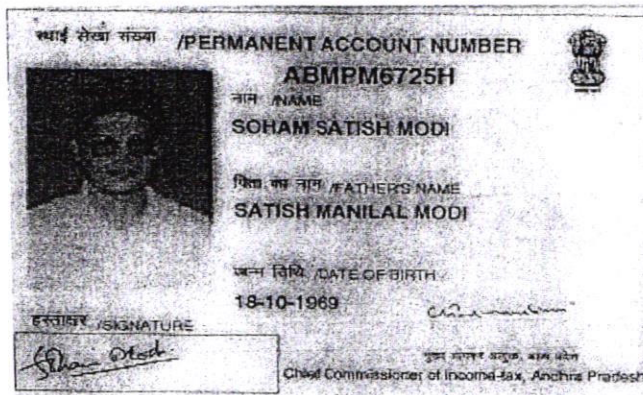
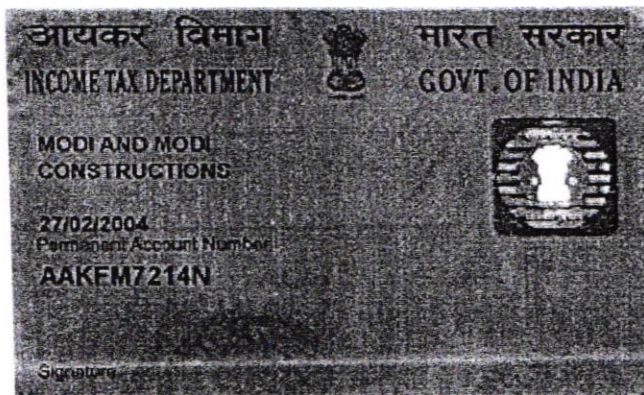
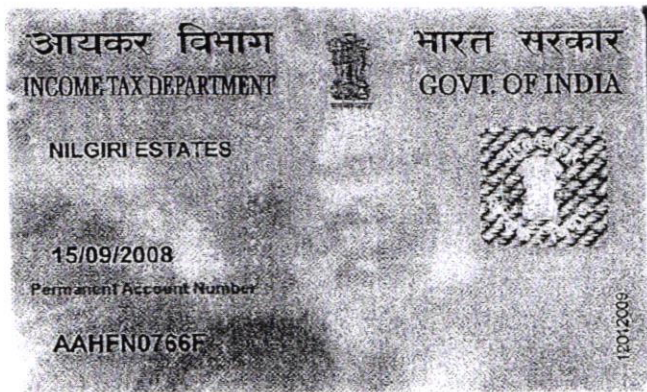
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Sheet 12 of 14 Sub Registrar
Keesara



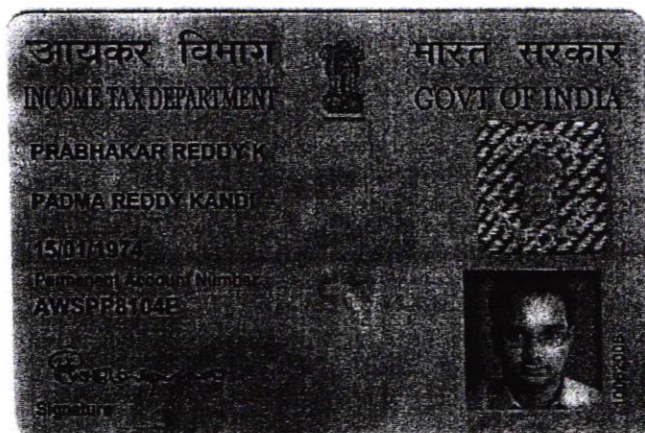
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VENDOR:



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



Prabha...

Aahaar No. 3287 6953 9204

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8853/2012- Sub Registrar
Keesara



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భారత ప్రభుత్వం

Unique Identification Authority of India

సమాచిత సంఖ్య/ Enrollment No.: 1111/15285/00175

To
Vaddadiri Kiran
వడ్డదిరి కిరన్

S/O Ramasanyasiraju
PLOT NO 80 FLAT NO S-1
Venkateswara Nagar
BETHEL CHERCH BACK GATE LANE
Venkateswara Nagar
ECIL POST
Kushaiguda, Hyderabad
Andhra Pradesh - 500062
9490394032

09/11/2012

UF444111933IN

44411193



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

3796 4264 9865

ఆధార్ - సామాన్యని హక్కు



వడ్డదిరి కిరన్

Vaddadiri Kiran

పుట్టిన సంవత్సరం/Year of Birth: 1963
పురుషుడు/ Male

3796 4264 9865

ఆధార్ - సామాన్యని హక్కు



భారత सरकार
GOVERNMENT OF INDIA



నీలస్ కడిక

Vilas Kedika

పుట్టిన సం./YoB: 1982

పురుషుడు Male



9840 3226 0360



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: కడిక మధుసూదన్ రెడ్డి

8-5/13, డమ్మాయిగూడ

అయ్యప్ప కాలనీ ఫేస్ 2,

సాయి బాబా దేవాలయం దగ్గర

నాగారం, నాగారం, నాగారం,

కె.వి.రంగారెడ్డి

ఆంధ్ర ప్రదేశ్ 500083

Add res:

S/O : Kedika Madhusudan

Reddy, 8-5/13, dammaiguda,

ayyappa colony Phase 2, near

sai Baba Temple nagaram,

Nag aram, Nagaram,

K.V. Rangareddy

And hra Pradesh, 500083



भारत सरकार
GOVERNMENT OF INDIA



నిమ్మల సంధ్ర

Nimmala Santhra

పుట్టిన తేదీ/ DOB: 15/07/1986

స్త్రీ / FEMALE



3350 3793 8518

ఆధార్-సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

W/O: మినీ కడిక, నామినే 8-

5/13, అయ్యప్ప కాలనీ ఫేస్ 2,

సాయి బాబా దేవాలయం దగ్గర,

దమ్మాయి గూడ, నాగారం,

కె.వి.రంగారెడ్డి

ఆంధ్ర ప్రదేశ్ - 500083

Address:

W/O: Vilas Kedika, H NO 84-13
AYYAPPA COLONY P2 NE RA SA
BABA TEMPLE DAMMAIGUDA
Nagaram, K.V. Rangareddy
Andhra Pradesh - 500083

3350 3793 8518

Aadhaar-Aam Admi ka Adhikar



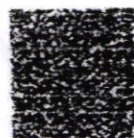
మెట్టు మల్లికార్జున్

Metlu Mallikarjun

పుట్టిన తేదీ/ DOB: 20/06/1994

పురుషుడు / MALE

2443 7536 1257



ఆధార్ - సామాన్యని హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: లేట్ మెట్టు నర్సింగ్ రావు

గూడ, పద్మాశాలి కాలనీ, గౌడవెల్లి,

కె.వి.రంగారెడ్డి

ఆంధ్ర ప్రదేశ్ - 501401

Address:

S/O Late Metlu Nursing Rao 4-12

padmashali colony, Goudavelli

K.V. Rangareddy

Andhra Pradesh - 501401

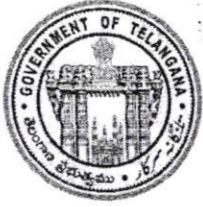
24-43 7536 1257



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8853/2017 Sheet 14 of 14 Sub Registrar
Keesara

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Government of Telangana
Registration And Stamps Department

8853/12

Payment Details - Citizen Copy - Generated on 06/11/2017, 11:46 AM

SRO Name: 1530 Keesara

Receipt No: 9617

Receipt Date: 06/11/2017

Name: SOHAM MODI

CS No/Doct No: 9214 / 2017

Transaction: Sale Deed

Challan No:

E-Challan No: 790G6N311017

Chargeable Value: 3350000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 01-NOV-17

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: SBH INB

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				16750
Transfer Duty /TPT				50250
Deficit Stamp Duty				133900
User Charges				100
Total:				201000

In Words: RUPEES TWO LAKH ONE THOUSAND ONLY

RETURN
Date: _____

Prepared By: GKSAINATH

Signature by SR

Received original
Dated
21/11/17

B. SANTOSH

9676963332

(10101 Home Finance)