

ORIGINAL

దస్తావేజులు మరియు రుసుములు రశీదు

నెం.

481

శ్రీమతి ఓ శ్రీ

Mr. Soham Modi

ఈ దిగువ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale deed			
దస్తావేజు విలువ రూ.	325000/-			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	2248/13			
రిజిస్ట్రేషన్ రుసుము	18250 - PF		<u>Claro</u> <u>22184</u> <u>181213</u>	
లోటు స్టాంపు				
యూజర్ చార్జీలు	206150 - DSD			
అధనపు పీట్లు	100 - etc			
5 x .....	/			
మొత్తము	225000/-			

అక్షరాల Reaper two lakh two five hundred రూపాయలు మాత్రమే

తేది 18/1/2013

వాపసు తేది \_\_\_\_\_ సా: 4-00 గంటలకు

PShel

Sub-Registrar  
Shamirpet  
Ranga Reddy (Dist)

NOTE : Document will be returned at 3-30 p.m. to 5-00 p.m.  
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 in excess of 10 days subject to a maximum of Rs. 500/- will be levied.



CANNED

Doc No. 2248 of 2013



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. DINESH

AY 064731

Sl.No. 5020 Dt: 04-04-2013 Rs.100/-

Sold to: RAMESH

S/o, NARASING RAO

For Whom: KADAKIA & MODI HOUSING

LICENSED STAMP VENDOR  
 L.No.15-07-041/2007  
 RL.No.15-07-015/2013  
 H.No.7-65/3, Shankar Nagar,  
 Peerjadiguda (V), Ghatkesar (M),  
 R.R. Dist. PIN-500 039,  
 Cell.No:9052571732

SALE DEED

This Sale Deed is made and executed on this the 18<sup>th</sup> day of July 2013 at S.R.O., Shamirpet, Ranga Reddy District by and between:

M/s. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 43 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

INFAVOUR

1. Mrs. Sourus Edward Velankanni, wife of Mr. Selvakumar N. Suppaya, aged about 36 years
2. Mr. Selvakumar N. Suppaya, son of Mr. Suppaya, aged about 40 years, both are residing at # Blk 361 Woodlands Ave 5 # 03-432 Singapore – 730 361., hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For KADAKIA & MODI HOUSING

Partner

1002  
2472  
C.S  
2285

33700001  
180718-24  
20617-050  
100  
225000

Book - 1 CS Number 2285 of 2013 of SRO, Shamirpet

Regular document number 2248 of year 2013







Sheet 1 of the 5 Sheet

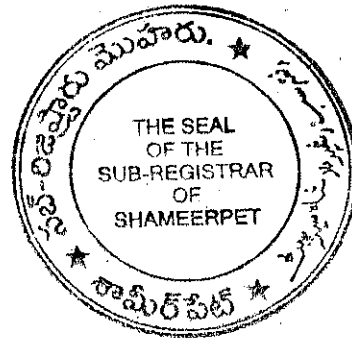
Signature of Sub Registrar

**Presentation Endorsement:**

Presented in the Office of the Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18750/- (Registration Fee) paid between the hours of 3 and 4 on the 18th day of JUL, 2013 by K Prabhakar Reddy

**Execution admitted by (Details of all executants/Claimants of sec 32a):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1516-1-2013-2285]	SELVAKUMAR N SUPPAYA BLK 361 WOODLANDS AVE 5 # 3- 432, SINGAPORE, rep- Gouri Padme Ahalya Bai	Ahalya.
2	EX		 [1516-1-2013-2285]	M/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI 5-4-187/3&4, IIND FLOOR, SOHAM MANSION, MG ROAD, SEC-BAD-500 003, GPa Holer K. Prabhakar Reddy	Prabhakar Reddy
3	CL		 [1516-1-2013-2285]	SOURUS EDWARD VELANKANNI BLK 361 WOODLANDS AVE 5 # 3- 432, SINGAPORE, rep- Mrs. Gouri Padme Ahalya Bai	Ahalya.



**WHEREAS:**

- A) The Vendor is the absolute owner and possessor of the land admeasuring about 25,250 Sq.yds., forming part of Sy. No.1139 of Shamirpet Village, Shamirpet 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 Sq.yds.)
1.	12499/2006	30.08.2006	1139	5050 Sq.yds
2.	8096/2006	30.05.2006	1139	5050 Sq.yds
3.	8097/2006	30.05.2006	1139	5050 Sq.yds
4.	8098/2006	30.05.2006	1139	5050 Sq.yds.
5.	11482/2006	10.08.2006	1139	5050 Sq.yds
<b>Total Extent of Land</b>				<b>25250 Sq.yds</b>

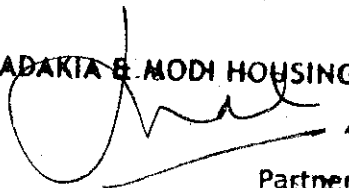
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- a. Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
- b. Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
- c. Shri. Immanni Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- d. Smt. Immanni Seetha Mahalaxmi W/o. Shri. P. Ranjit

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners purchased the land from the pattedars of the land vide Sale Deed bearing No.2674/89 dated 18.04.1989. Vide proceeding of the Mandal Revenue Officer bearing no.B/2190/1989 dated 02.06.1989 the names of the Former Owners were mutated in the revenue records and patta passbooks/title books were issued to them.
- C) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and have obtained a permit for building construction from HUDA vide Permit No. 660/MP2/Plg/HUDA/07 dated 12/05/2008.
- D) The Vendee is desirous of purchasing a plot of land bearing no.59 admeasuring 303 sq. yds., along with semi-finished construction having a total area of 2077. sft., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING

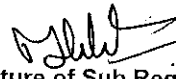


Partner



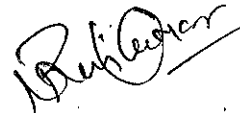


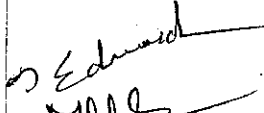
Book - 1 CS Number 2285 of 2013 of SRO, Shamirpet

Regular document number 2248 of year 2013

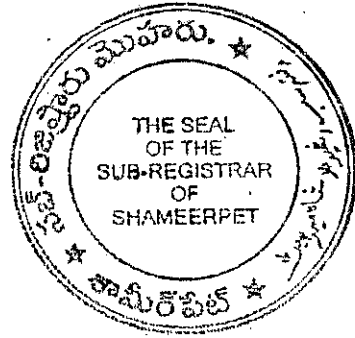
Sheet 2 of 7 Sheet

  
Signature of Sub Registrar

**Witness:**

SI No	Name & Address	Photo	Thumb Impression	Signature
1	N.RAJ KUMAR WARASIGUDA SEC- BAD	 [1516-1-2013-2285]		
2	EDWARD SOURASS BOLLARUM, SECUNDERABAD	 [1516-1-2013-2285]		

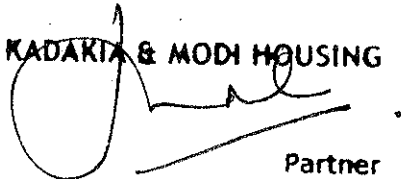
Signature of Sub Registrar  
Shamirpet



**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. The Vendor do hereby convey, transfer and sell the Plot No.59 admeasuring 303 sq. yds., along with semi-finished construction having a total area of 2077 sft., forming part of Sy. No.1139 situated at Shamirpet Village, Shamirpet Mandal, Ranga Reddy District., which is herein after referred to as the Scheduled Plot 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.37,50,000/-(Rupees Thirty Seven Lakhs Fifty Thousand Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot 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 Plot.
3. The Vendor further covenant that the Schedule Plot 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 Plot 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 Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 Plot 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 Plot 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.
7. Stamp duty and Registration amount of Rs. 2,25,000- is paid by way of challan no. 771821, dated 18.07.2013, drawn on State Bank of Hyderabad, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING

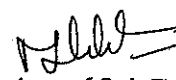


Partner

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Sheet 3 of 7 Sheet

  
Signature of Sub Registrar

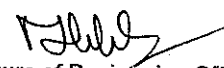
**Endorsement:**

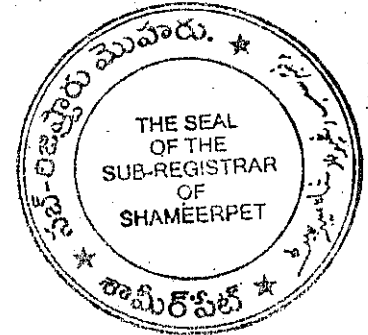
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of i.s Act	Cash	Stamp Duty u/s 16 of i. act	DD/BC/ Pay Order	Total
Stamp Duty	100	149900	0		0	150000
Transfer Duty	NA	56250	0		0	56250
Reg. Fee	NA	18750	0		0	18750
User Charges	NA	100	0		0	100
<b>Total</b>	<b>100</b>	<b>225000</b>	<b>0</b>		<b>0</b>	<b>225100</b>

Rs. 206150/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18750/- towards Registration Fees on the chargeable value of Rs. 3750000/- were paid by the party through Challan/BC/Pay Order No. 771821 dated ,18-JUL-13.

Date

Year 2013 July Month 18th day

  
Signature of Registering Officer  
Shamirpet





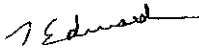
**SCHEDULED PLOT**

All that piece and parcel of bungalow on bearing Plot No. 59 admeasuring about 303 sq. yds., along with semi-finished construction having a total area of 2077 sft., in the project known as "BLOOMDALE" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 58
South	Plot No.60
East	30' wide road
West	Neighbour's Land

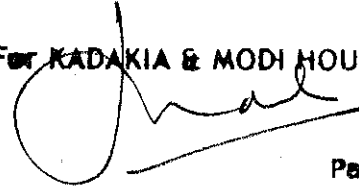
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

**WITNESS:**

1. 

2. 

**For KADAKIA & MODI HOUSING**



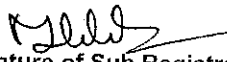
**Partner**


(Soham Modi)  
VENDOR


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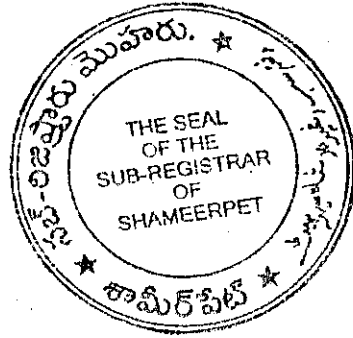
Regular document number 2248 of year 2013

Sheet 4 of 7 Sheet

  
Signature of Sub Registrar

వ పుస్తకము 2013 సం॥ (కా.న 1035 ) సం॥ 20  
.....2248...నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్  
నిమిత్తం గుర్తింపు నెంబరు 1510-1-...2248...- 2013  
ఇవ్వడమైనది  
20/3 సం॥  నెం...18...వతేది

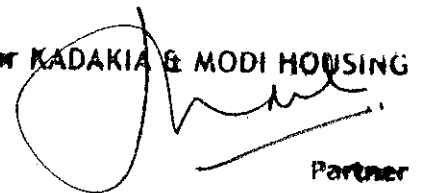
  
సబ్-రిజిస్ట్రార్ అధికారి  
యం. సుబ్బలక్ష్మి



**N E X T U R E - 1 - A**

1. Description of the Building : All that piece and parcel of semi-finished Bungalow on bearing Plot No.59 in the project known as "BLOOMDALE" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+1)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 303 sq. yds.
4. **Built up area Particulars:**
- a) In the Ground Floor : 1052 sft
- b) In the First Floor : 1025 sft
- Total Built up Area :** -----  
**2077 Sft**  
-----
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 37,50,000/-

For KADAKIA & MODI HOUSING



Partner

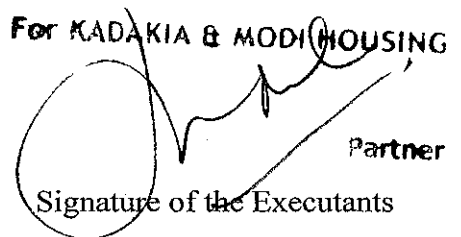
Signature of the Executants

Date: 18.07.2013

**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 KADAKIA & MODI HOUSING



Partner

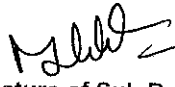
Signature of the Executants

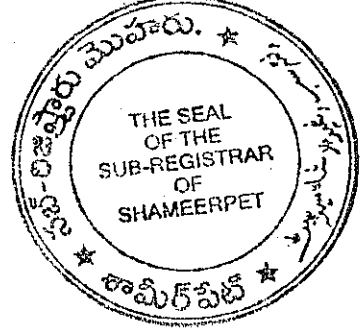
Date: 18.07.2013

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Signature of Sub Registrar



**REGISTRATION PLAN SHOWING**

PLOT NO.59, FORMING A PART

**IN SURVEY NOS.** 1139

**Situated at**

SHAMIRPET VILLAGE,

SHAMIRPET

**Mandal, R. R. Dist.**

**BUILDER:** M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

**BUYER:** 1. MRS. SOURUS EDWARD VELANKANNI, WIFE OF MR. SELVAKUMAR N. SUPPAYA

2. MR. SELVAKUMAR N. SUPPAYA, SON OF MR. SUPPAYA

**REFERENCE:**  
**AREA:** 303

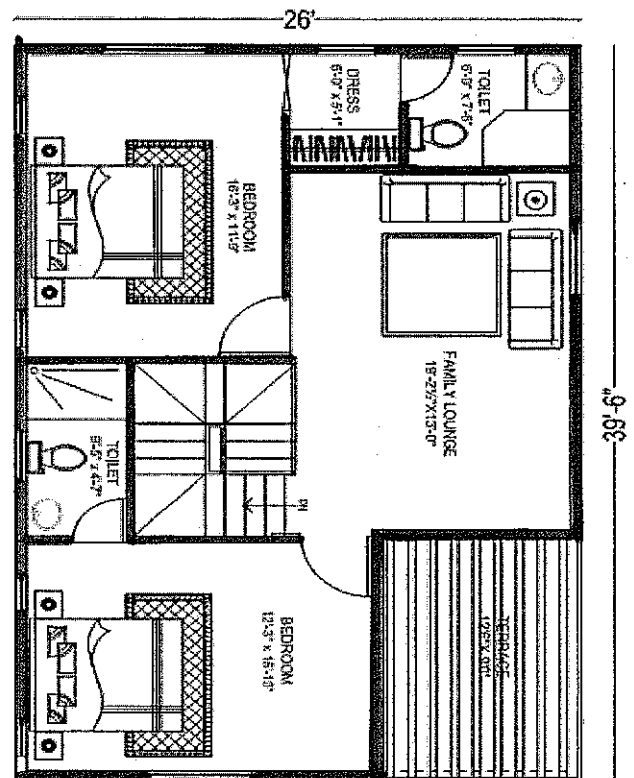
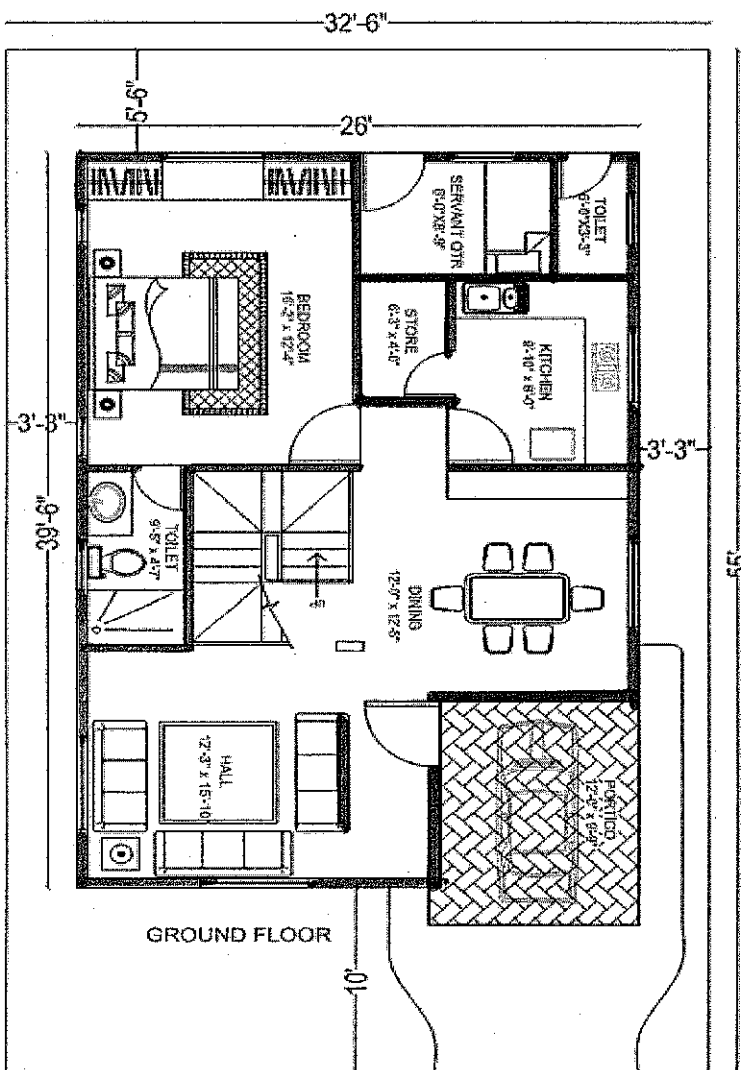
**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**

**Total Built-up Area – 2077 Sft**



**FIRST FLOOR**

<b>AREA:</b>	
GROUND:	1062.00 sq.ft
FIRST:	1025.00 sq.ft
<b>TOTAL:</b>	<b>2077.00 sq.ft</b>

**WITNESSES:**

- 1.
- 2.

For KADAKIA & MODI HOUSING


Partner

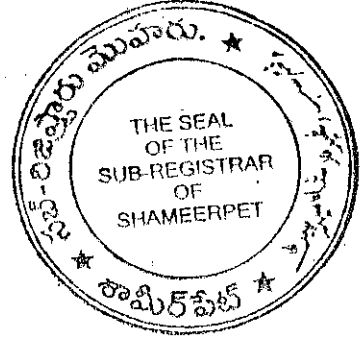
**SIGN. OF THE VENDOR**

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Regular document number 2248 of year 2013

Sheet 6 of 7 Sheet

  
Signature of Sub Registrar

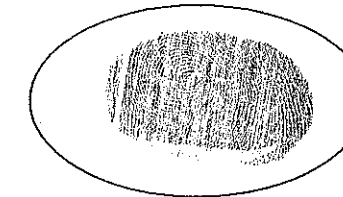
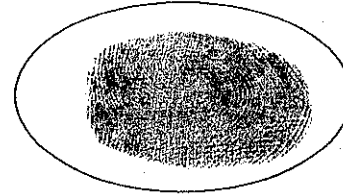
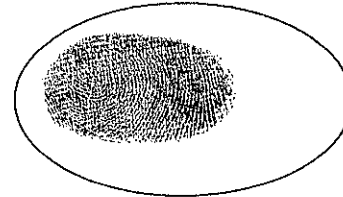
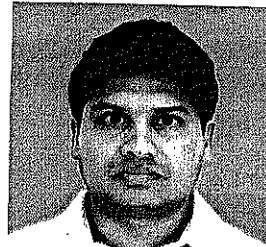
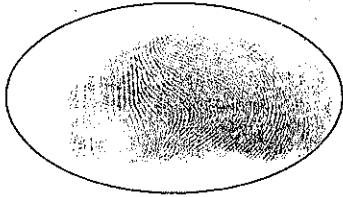


**PHOTOGRAPHS A**

**PRINTS AS PER SECTION 32A OF IN ACT, 1908.**

SL.NO. FINGER PRINT IN BLACK (LEFT THUMB)

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



**VENDOR:**

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

**GPA FOR PRESENTING DOCUMENTS  
VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
R/O. 5-4-187/3 & 4, 2<sup>ND</sup> FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD

**BUYERS:**

- MRS. SOURUS EDWARD VELANKANNI  
W/O. MR. SELVAKUMAR N. SUPPAYA  
R/O. # BLK 361  
WOODLANDS AVE 5  
#03-432  
SINGAPORE - 730 361
- MR. SELVAKUMAR N. SUPPAYA  
S/O. MR. SUPPAYA  
R/O. # R/O. # BLK 361  
WOODLANDS AVE 5  
#03-432  
SINGAPORE - 730 361

**REPRESENTATIVE:**

MRS. GOURI PADMA AHALYA BAI  
W/O. MR. EDWARD SOURASS  
R/O. # PLOT NO. 323  
J P SHELTERS, PHASE - III  
BLOCK-3, BOLLARAM  
SECUNDERABAD - 500 010

**SIGNATURE OF WITNESSES:**

- Edward
- Prabakaran

For KADAKIA & MODI HOUSING

Partner  
SIGNATURE OF EXECUTANTS

We stand herewith our photograph(s) and finger prints in the form prescribed, through our representative, Mrs. Gouri Padma Ahalya Bai, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shamirpet, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

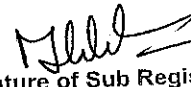
- Nehal
- Sofia

SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 2285 of 2013 of SRO, Shamirpet

Regular document number 2248 of year 2013

Sheet 7 of 7 Sheet

  
Signature of Sub Registrar

