

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

2239

నెం. శ్రీమతి / శ్రీ M/s Karakia of Modi Housing Rep by KPrabhakar Reddy
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				10/4/14
దస్తావేజు విలువ	38,25,000				9/3
స్థాంపు విలువ రూ.	100				House
దస్తావేజు నెంబరు	877/15				Shamirpet
రిజిస్ట్రేషన్ రుసుము	19125		VAT 63800/-		
లోటు స్థాంపు (D.S.D.)					
GHMC (T.D.)	210275			DDNO 180269	
యూజర్ ఛార్జీలు	100			date 7/3/15	
అదనపు షీట్లు					
5 x					
మొత్తం	229500/-				

RETURN HD ec Sec-64d

(అక్షరాలలో) two lakh twenty nine thousand five hundred only రూపాయలు మాత్రమే)

తేది 9/3/15

వాపసు తేది _____

MAR 9/3/15
 Sub-Registrar
 Shamirpet

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.

Recamp Original Sale Deed
[Signature]
 March 23, 2015

Shamirpet

Endorsement:				In the Form of			
Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of				
			Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total	
Stamp Duty	100	0	0		210275	210375	
Transfer Duty	NA	0	0		0	0	
Reg. Fee	NA	0	0		19125	19125	
User Charges	NA	0	0		100	100	
Total	100	0	0		229500	229600	

Rs. 210275/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19125/- towards Registration Fees on the chargeable value of Rs. 3825000/- was paid by the party through DD No ,180269 dated ,07-MAR-15 of ,HDFC BANK/SEC-BAD

Date: 09th day of March,2015

Signature of Registering Officer
Shamirpet

Bk - 1, CS No 891/2015 & Doct No 877 2015. Sheet 2 of 12

Joint Sub Registrar 15 Shamirpet

15 ఫుల్లకము రిజిస్ట్రేషన్ (సా.స. 1936) నంబర్ 877-...వెంకటా రిజిస్ట్రేటరు చేయబడినది. స్కానింగ్ విమర్శన ద్వారా వెంకట 1516-I.....877.....2015 బహుదర్శనం.
20/5నంబర్...మాల్కు...9...వ తేదీ

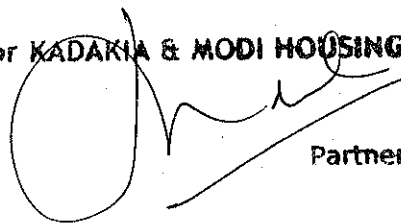
Signature
జే. రిజిస్ట్రేటర్ అధికారి
యం. సుబ్బలక్ష్మి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.64 admeasuring 255 sq. yds, along with semi-finished construction having a total built up 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 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.38,25,000/- (Rupees Thirty Eight Lakhs Twenty Five Thousand Only). 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 / Bungalow 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 **KADAKIA & MODI HOUSING**

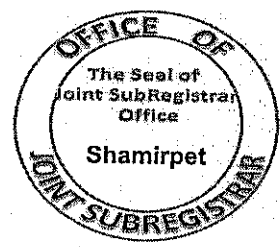


Partner

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Joint SubRegistrar15
Shamirpet



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SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 64 admeasuring about 255 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. 63
South	Plot No. 65
East	30' wide road
West	Neighbor's Land

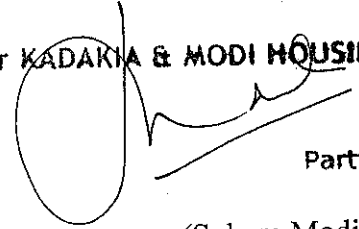
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. *C. Lakshmi Babu*

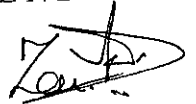
2. *G. Tanujitha*

For KADAKIA & MODI HOUSING



Partner

(Soham Modi)
VENDOR



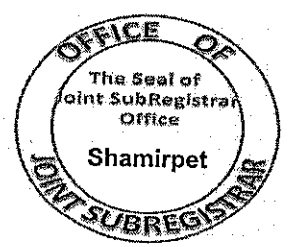
BUYER

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Shamirpet

[Handwritten Signature]



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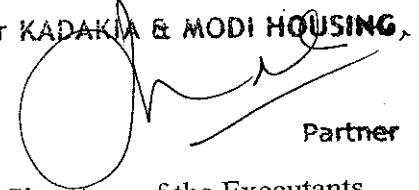
NEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of semi-finished bungalow on bearing Plot No.64 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 : 255 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. 38,25,000/-

Date: 09.03.2015

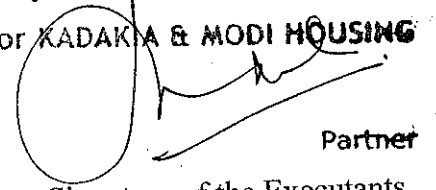
For KADAKIA & MODI HOUSING,


Partner
Signature of the Executants

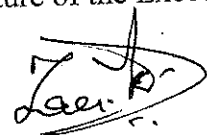
C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For KADAKIA & MODI HOUSING


Partner
Signature of the Executants

Date: 09.03.2015



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REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO.64, 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. SUCHARITHA ITTAMALLA, WIFE OF MR. REV. ZACCHEAUS KATTA

2. MR. REV. ZACCHEAUS KATTA, SON OF LATE. K. VIJAY RAO

REFERENCE:
AREA:

255

SCALE:
SQ. YDS.

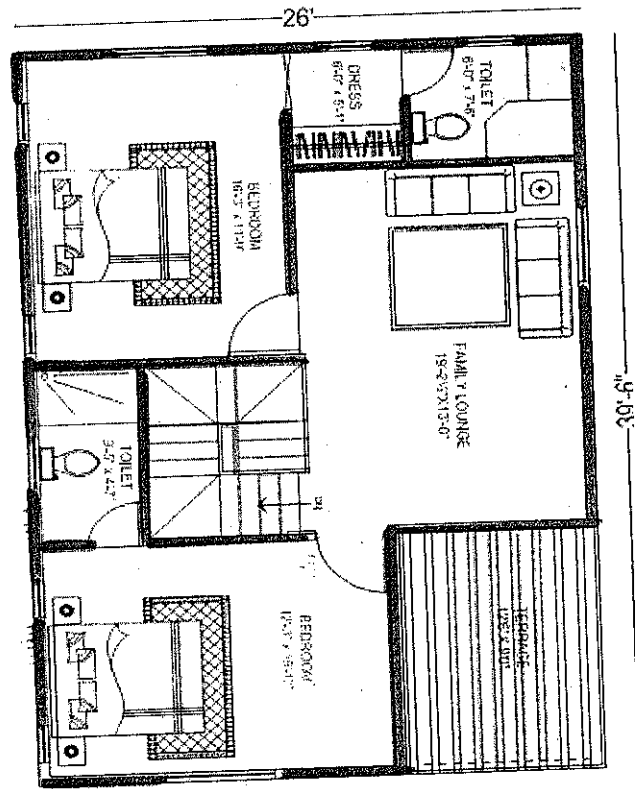
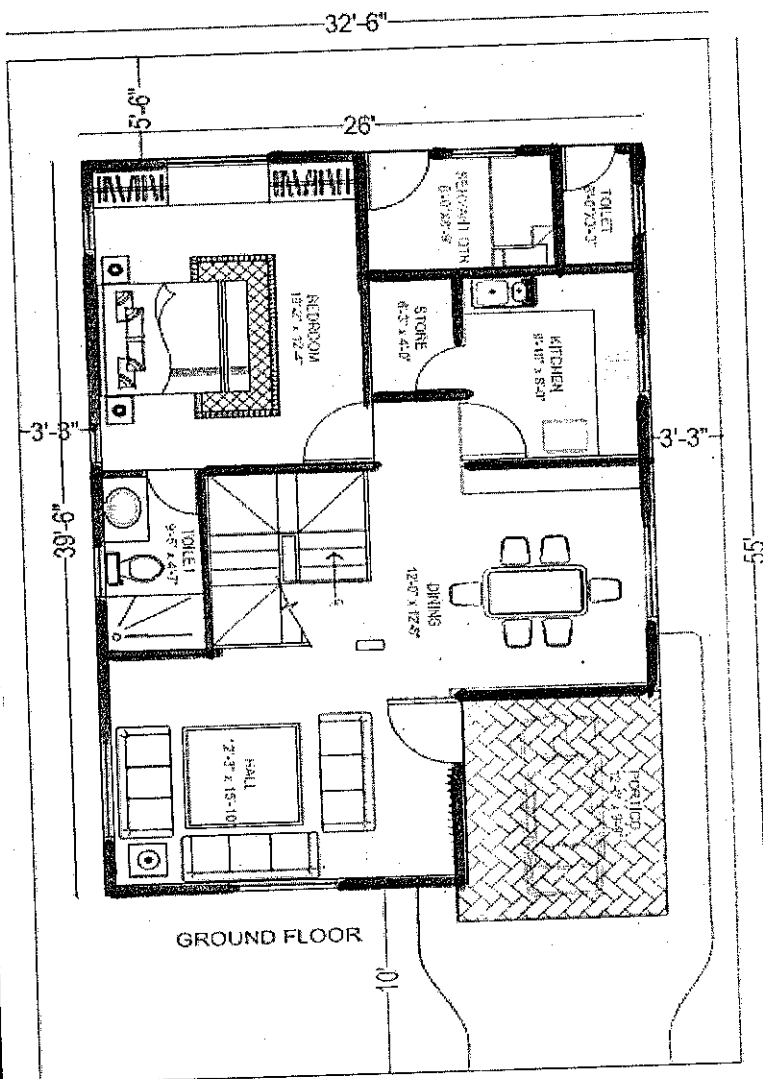
INCL:
SQ. MTRS.



EXCL:



Total Built-up Area – 2077 Sft



FIRST FLOOR

AREA:	
GROUND:	1052.00 sq.ft
FIRST:	1025.00 sq.ft
TOTAL:	2077.00 sq.ft

WITNESSES:

1. G. Gomesth Babu
2. G. Jaykishan

For KADAKIA & MODI HOUSING

Partner

SIGN. OF THE VENDOR

SIGN. OF THE BUYER

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[Handwritten Signature]





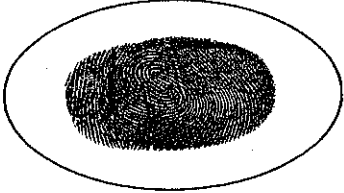

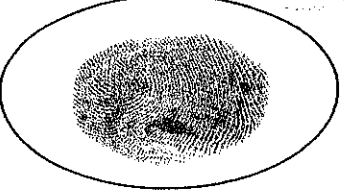

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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION -M. G. RAOD, SECUNDERABAD REPRESENTED 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 ND FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD
			BUYER No: 1: MRS. SUCHARITHA ITTAMALLA W/O. MR. REV. ZACCHEAUS KATTA R/O. SRT. 666 SANATH NAGAR HYDERABAD - 500 018.
			BUYER No: 2 CUM REPRESENTATIVE: MR. REV. ZACCHEAUS KATTA S/O. LATE. K. VIJAY RAO R/O. SRT. 666 SANATH NAGAR HYDERABAD - 500 018.

SIGNATURE OF WITNESSES:

1. *Chandrababu*
2. *U. Jayalakshmi*

For KADAKIA & MODI HOUSING

[Signature]
Partner
SIGNATURE OF EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Rev. Zaccheaus Katta, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shamirpet, Ranga Reddy District.

[Signature]

SIGNATURE OF THE REPRESENTATIVE

1. *[Signature]*

2. *[Signature]*

SIGNATURE(S) OF BUYER(S)

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Shamirpet

[Handwritten Signature]



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KADAKIA AND MODI HOUSING

23/03/2006
Permanent Account Number

AAHFK8714A

18942006

व्यक्ति के नाम / 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

18942006

Chief Commissioner of Income-tax, Andhra Pradesh

For KADAKIA & MODI HOUSING

[Signature]

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

[Signature]


Signature

18942006

[Signature]

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Shamirpet



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Shamirpet



सावधानी

- 1 यह प्रमाणपत्र भारत सरकार की संपत्ति है। सभी आवश्यक प्रतिवर्ती की ओर से इस प्रमाणपत्र के बारे में, इसे वापस करने संबंधी कोई भी सूचना प्राप्त होने पर, उसका तुल्य अनुप्राणन किया जाए।
- 2 इस प्रमाणपत्र में कोई परिवर्तन न किया जाए या किसी भी प्रकार से इसे खोलदिएता भी न किया जाए।
- 3 यह प्रमाणपत्र तभी ही जारी या जारी हो जाने पर उसकी प्रतिका निकट के भारतीय मिशन को और यदि भारत के पास में हो तो सी.सी.आई. प्रकॉर्ड, नागरिक अनुप्राण, निवेश प्रशा, प्रशासन, जनसंपर्क विभाग, नगरपालिका, नई दिल्ली-110011 को तुल्य दी जाए।

CAUTION

- 1 This certificate is the property of the Government of India. Any communication received by the holder from the Issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.
- 2 This certificate must not be altered or mutilated in any way.
- 3 Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I. cell, Citizenship Section, Foreigners Division, Ministry of Home Affairs, Jaisalmer House, Mansingh Road, New Delhi-110011. The holder is in India.

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian

ITTAMALLA MANIKYA RAO

माता का नाम / Name of Mother

ITTAMALLA SUSHEELA

पता / Address

5300 GLENSIDE DRIVE,

APT. NO. 2114, RICHMOND, VIRGINIA,

23228

पासपोर्ट नं. / Passport No.

480526620

जारी करने की तिथि / Date of Issue

03/06/2011

जारी करने का स्थान / Place of Issue

US STATE DEPT

को सी आई एस प्रमाणपत्र धारक का दिखाने योग्य पार्श्व चिह्न / Visible Distinguishing Mark of OCI Certificate Holder


A MOLE ON RIGHT SIDE CHIN

फाइल नं. / File No.

USAW00711111

J. Anurag

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Shamirpet



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WITNES



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



కొండమిడి జయకృష్ణ
Kondamidi Jayakrishna

పుట్టిన సంవత్సరం / Year of Birth : 1974
పురుషుడు / Male

3260 6690 1611



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

D/O కొండమిడి వెంకటేశం, ఎస్ అర్ బి 640 / 2-2-895, అర్ బి కాలనీ, సనాథ్ నగర్ పోలీసు స్టేషన్, సనాథ్ నగర్, హైదరాబాద్, రంగారెడ్డి, ఆంధ్ర ప్రాదేశ్, 500018

Address : D/O Kondamidi Venkatesham, SRT 640 / 7-2-895, SRT COLONY, sanath nagar police station, Sanath nagar, Hyderabad, Rangareddi, Andhra Pradesh, 500018

అధార్ - సామాన్యని హక్కు
G. Jayakrishna

Aadhaar - Saamanyuni Hakku

सर्वसमक्ष आयोग
Election Commission Of India
భారత ఎన్నికల సంఘము
IDENTITY CARD
గుర్తింపుకార్డు

FZZ3603545

Elector's Name : G GANESH BABU
 ఉదరు పేరు : జి గణేశ్ బాబు
 Father's Name : G S VARA PRASAD
 తండ్రి పేరు: జి ఎస్ వర ప్రసాద్
 Sex : M Age as on 1-1-2003 24
 లింగము : పు 1-1-2003 వాటికి వయస్సు

Address:

31-VII-LIG 138	విరువామా
K P H B COLONY	క పి ఏవ బి కాలనీ
KUKATPALLY	కుకట్పల్లి
HYDERABAD	హైదరాబాద్

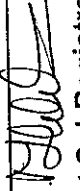
Electoral Registration Officer
P. P. Lakshmi
 KHARJA ABAD Assembly Constituency

ఖైరతాబాదు విధానసభ నియోజకవర్గము
Place: HYDERABAD
 స్థలము: హైదరాబాద్
Date / తేదీ : 02-06-2003
 This card may be used as an identity card under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో గుర్తింపు కార్డుగా ఉపయోగించవచ్చును
 45 / 3708

G. Ganesh Babu

Bk -1, CS No 891/2015 & Doct No
872-12015

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Shamirpet



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