

1577

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

K. Prabhakar Reddy (CIPA)

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale deed			
దస్తావేజు విలువ	2150000/-			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	3991/1014			
రిజిస్ట్రేషన్ రుసుము	10250 - MF			
లోటు స్టాంపు (D.S.D.)	95500 - DSD		DDNO	
GHMC (T.D.)	32250 - TD		00/11/4	
యూజర్ ఛార్జీలు	100 - UL		10/12/14	
అదనపు షీట్లు	1			
5 x				
మొత్తం	129000/-			

(అక్షరాల) Run one copy of this with

That of

తేది

22/12/14

వాచసు తేది

రూపాయలు మాత్రమే

22/12/14

Sub-Registrar

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 500/- will be levied every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/-

SCANNED

D.No. 3991 of 2014



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BF 568015

Sl.No. 2038 Dt: 11-12-2013

Sold to: MAHENDER

S/o.: MALLESH

For Whom: KADAKIA & MODI HOUSING

K.SATISH KUMAR

Licensed Stamp Vendor

Licence No.16-05-059/2012

Plot No.227, Opp. Outside

Gate of City Civil Court,

West Marredpally, SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 22nd day of December 2014 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, Son of Sri Satish Modi, aged about 44 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.)

INFAVOUR

1. Mr. Sandeep Benjamin, Son of Mr. Cyril Oscar Benjamin, aged about 47 years, and
2. Mrs. Ida Benjamin, Wife of Mr. Sandeep Benjamin, aged about 43 years, both are residing at Flat No. 103, Pramila Residency, Sainikpuri, Defence Colony, Secunderabad - 500 094, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

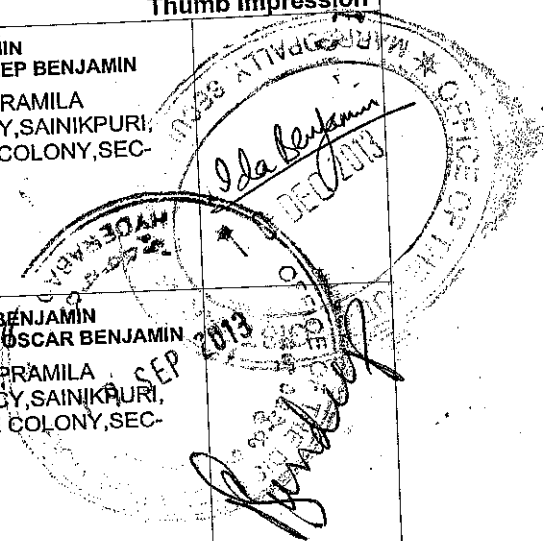
For KADAKIA & MODI HOUSING

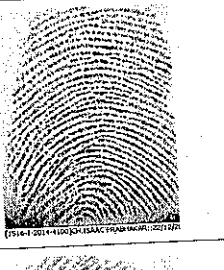


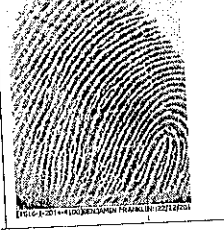


Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10750/- paid between the hours of 3 and 4 on the 22nd day of DEC, 2014 by Sri K Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	CL		 IDA BENJAMIN::22/1 [1516-1-2014-4100]	IDA BENJAMIN W/O. SANDEEP BENJAMIN F.NO.103,PRAMILA RESIDENCY,SAINIKPURI, DEFENCE COLONY,SEC- BAD
2	CL		 SANDEEP BENJAMIN: [1516-1-2014-4100]	SANDEEP BENJAMIN S/O. CYRIL OSCAR BENJAMIN F.NO.103,PRAMILA RESIDENCY,SAINIKPURI, DEFENCE COLONY,SEC- BAD
3	EX		 K PRABHAKAR REDDY [1516-1-2014-4100]	K PRABHAKAR REDDY(GPA FOR PRESENTING DOCT)[R]/M/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI . SATISH MODI 5-4-187/3 & 4,2ND FLOOR., M.G.ROAD,SEC-BAD



Identified by Witness:				Signature
SI No	Thumb Impression	Photo	Name & Address	
1		 CH.ISAAC PRABHAKAR [1516-1-2014-4100]	CH.ISAAC PRABHAKAR FLAT NO. A1, FIRST FLOOR, ESSAR APTS, ALEXANDER ROAD, WEST MARREDPALLY, SECUNDERABAD	
2		 BENJAMIN FRANKLIN [1516-1-2014-4100]	BENJAMIN FRANKLIN G-2, PRAMILA RESIDENCY, DEFENCE COLONY, SAINIKPURI, SECUNDERABAD-500094	

22nd day of December, 2014

Signature of Joint SubRegistrar15



Generated On: 22/12/2014 03:24:03 PM

Bk-1, CS No 4100/2014 & Doct No 2991/2014 Sheet 1 of 12 Joint SubRegistrar15 Shamirpet



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
Total Extent of Land				25250 Sq.yds

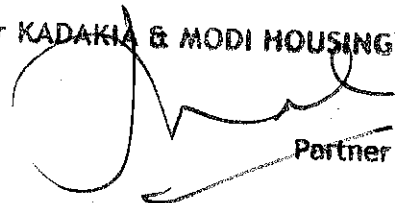
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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.57 admeasuring 281 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.21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING


Partner

Shamirpet

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		118150	118250
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		10750	10750
User Charges	NA	0	0		100	100
Total	100	0	0		129000	129100

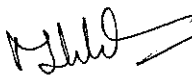
Rs. 118150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10750/- towards Registration Fees on the chargeable value of Rs. 2150000/- was paid by the party through DD No ,1114 dated ,20-DEC-14 of ,HDFC BANK/R.P.ROAD,SEC-BAD

Date
22nd day of December,2014

Signature of Registering Officer
Shamirpet

DR-1, CS No 4100/2014 & Doct No 3991/2014 Sheet 2 of 12
 Joint Sub Registrar 15 Shamirpet

ఈ పుస్తకము 2014 నంబర్ (రా.శ 1936) నంబర్
 ...3991... నెంబర్ గా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం నిర్దేశ్య నెంబర్ 1510 - I - 3991... - 2014
 తప్పిపోయినది
 2014 నంబర్... 2014 నంబర్... 22...

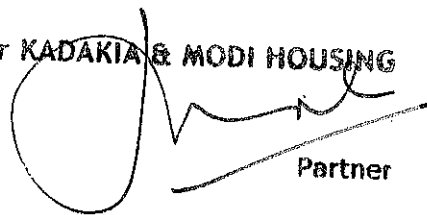

 జం. సబ్ రిజిస్ట్రార్
 యం. సబ్ రిజిస్ట్రార్



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.57 admeasuring 281 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 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. 21,50,000/- (Rupees Twenty One Lakhs Fifty 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 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.

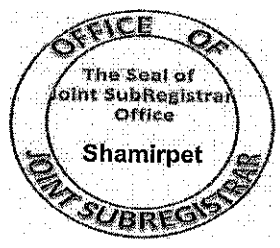
For KADAKIA & MODI HOUSING



Partner



SR-1, CS No 4100/2014 & Doct No
3951/2014. Sheet 3 of 12
Joint SubRegistrar15
Shamirpet



SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 57 admeasuring about 281 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:

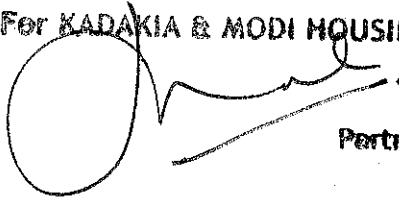
North	Plot No. 56
South	Plot No. 58
East	30' wide road
West	Neighbour's Land

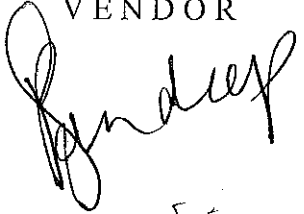
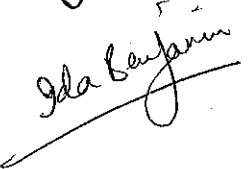
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For KADAKIA & MODI HOUSING

Partner

(Soham Modi)
VENDOR



BK - 1, CS No 4100/2014 & Doct No
3881/2014. Sheet 4 of 12 Joint SubRegistrar15
Shamirpet

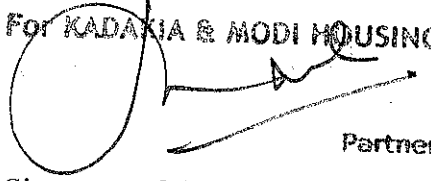


NEXTURE-1-A

1. Description of the Building : All that piece and parcel of semi-finished bungalow on bearing Plot No.57 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 : 281 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. 21,50,000/-


Date: 22.12.2014

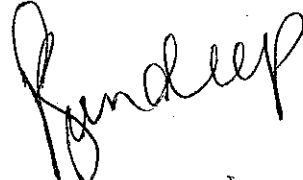
For KADAKIA & MODI HOUSING

Partner
Signature of the Executants

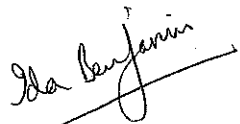
C E R T I F I C A T E

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

Date: 22.12.2014

For KADAKIA & MODI HOUSING

Partner
Signature of the Executants





Bk - 1, CS No 4100/2014 & Doct No

20911/2014

Sheet 5 of 12

Joint SubRegistrar15
Shamirpet

[Handwritten Signature]



Generated On:22/12/2014 03:24:03 PM



REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO.57, 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. MR. SANDEEP BENJAMIN, SON OF MR. CYRIL OSCAR BENJAMIN

2. MRS. IDA BENJAMIN, WIFE OF MR. SANDEEP BENJAMIN

REFERENCE:
AREA: 281

SCALE:
SQ. YDS.

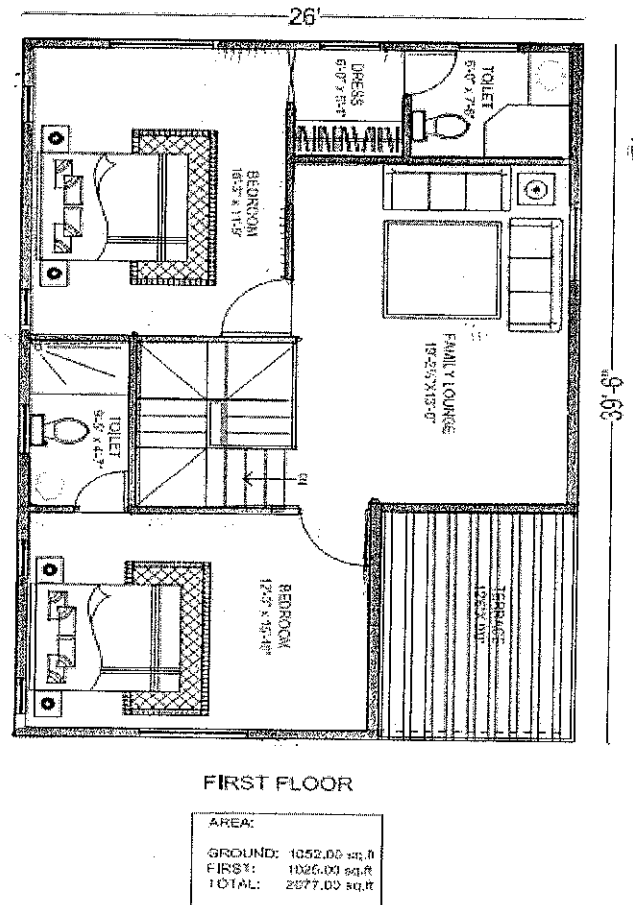
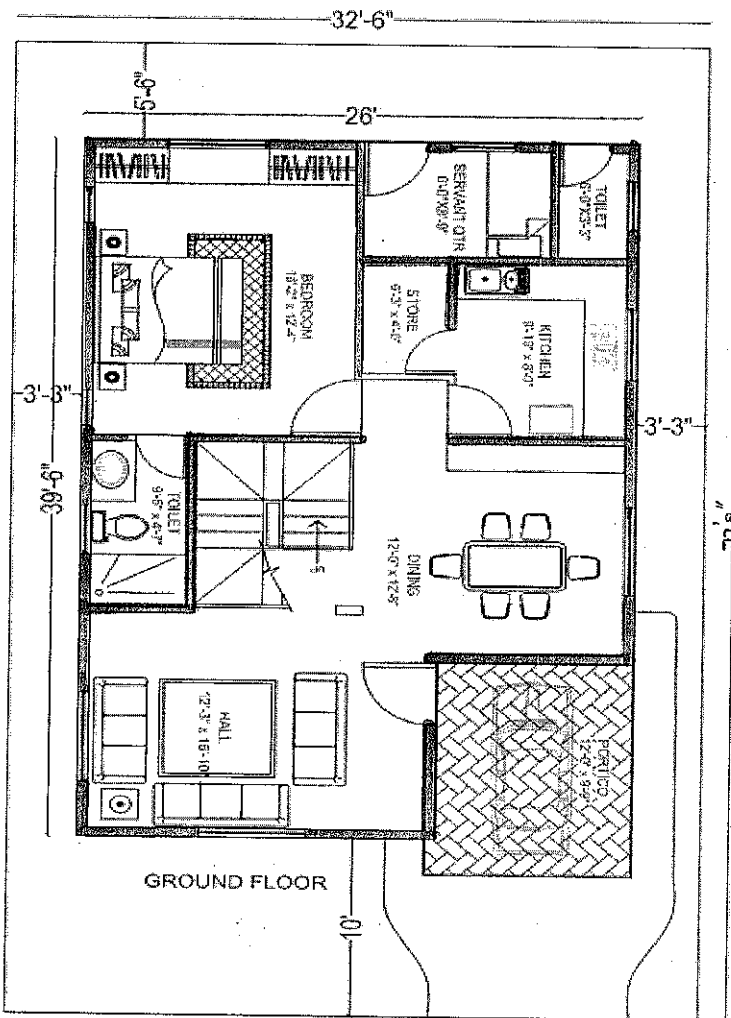
INCL:
SQ. MTRS.



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:

-
-

For KADAKIA & MODI HOUSING

Partner

SIGN OF THE VENDOR

SIGN OF THE BUYER

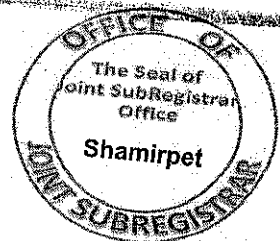
Bk - 1, CS No 4100/2014 & Doct No
3991/2014

Sheet 6 of 12

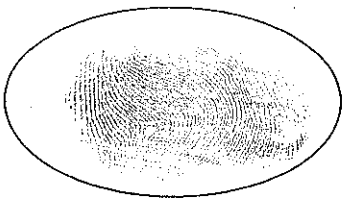

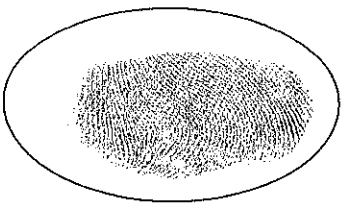
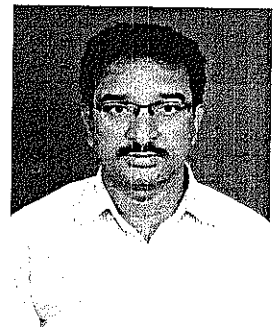
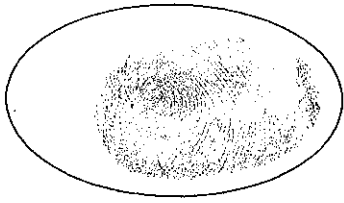

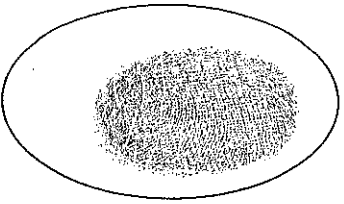

Joint SubRegistrar
Shamirpet




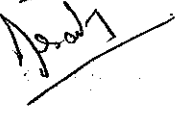
Generated On: 22/12/2014 03:24:03 PM




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

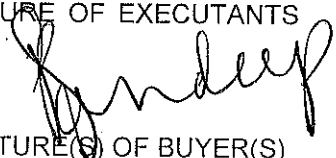
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4, 2ND FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD</p>
			<p>BUYERS:</p> <p>1. MR. SANDEEP BENJAMIN S/O.MR. CYRIL OSCAR BENJAMIN FLAT NO. 103 PRAMILA RESIDENCY SAINIKPURI, DEFENCE COLONY SECUNDERABAD - 500 094</p>
			<p>2. MRS. IDA BENJAMIN W/O.MR. SANDEEP BENJAMIN R/O. FLAT NO. 103 PRAMILA RESIDENCY, SAINIKPURI, DEFENCE COLONY SECUNDERABAD - 500 094</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For KADAKIA & MODI HOUSING


Partner
SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)


Ida Benjamin

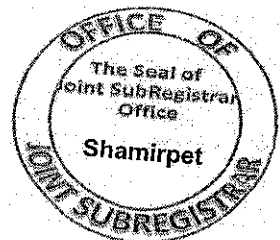
Bk -1, CS No 4100/2014 & Doct No
3881/2014

Sheet 7 of 12

Joint SubRegistrar
Shamirpet



Generated On:22/12/2014 03:24:03 PM



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

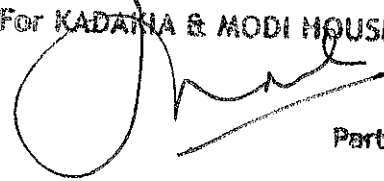
KADAKIA AND MODI HOUSING

23/03/2006
Permanent Account Number

AAHFK8714A

18/03/2008

For KADAKIA & MODI HOUSING



Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABMIPM6725H

नाम /NAME

SOHAM SATISH MODI


पिता का नाम /FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH

18-10-1969

हस्ताक्षर /SIGNATURE



मुख्य आयकर अधिकारी, अखिल प्रदेश
Chief Commissioner of Income-tax, All India Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974
Permanent Account Number

AWSP8104E

हस्ताक्षर /SIGNATURE



18/03/2008

Prabha Kumar

Bk - 1, CS No 4100/2014 & Doct No
981/2014 Sheet 8 of 12
Joint SubRegistrar15
Shamirpet



Generated On:22/12/2014 03:24:03 PM



Bk - 1, CS No 4100/2014 & Doct No
2991 / 2014
Joint SubRegistrar15
Shamirpet



Generated On:22/12/2014 03:24:03 PM



Bk. 1, CS No 4100/2014 & Doct No
3991 / 2014
Joint SubRegistrar15
Shamirpet



Generated On:22/12/2014 03:24:03 PM





సామాన్య ప్రభుత్వం
GOVERNMENT OF INDIA



చిలువూరి ఐజక్ ప్రభాకర్
Chhilluvuri Isaac Prabhakar

పుట్టిన సంవత్సరం / Year of Birth : 1962
పురుషుడు / Male

8985 7791 9063

ఆధార్ - సామాన్యని హక్కు



సామాన్య ప్రభుత్వ ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O లేట్ చిలువూరి నాగభూషణం
బ్లాక్ 3 క్వార్టర్ నెంబర్ 2 న్యూ సి క్వార్టర్స్
నెయిర్ పోలీస్ ట్రైనింగ్ కాలేజీ
ఎస్ సి ఆర్-సి పి లైన్ పోలీసు లైన్, అంబర్పేట్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500013

Address :
S/O Late Chhilluvuri Nagabhushanem
Block 3 QTR No 2 New CI Qtrs, Amberpet
Near Police Training College
SAR-CPL Police Line, Amberpet
Hyderabad, Andhra Pradesh, 500013

Aadhaar - Saamanyuni Hakku

INTELLIGENCE DEPARTMENT
ANDHRA PRADESH

I.D. CARD
NO. 11933



DT. OF ISSUE
01/07/03

Name: CH. ISAAC PRABHAKER
Rank: RESERVE INSPECTOR
Office: SAR-CPL, HYDERABAD - AP.
BG: "B" +ve

Holder's
Signature

ISSUING
AUTHORITY

Insp. Genl. of Police
Security, Intelligence, AP, Hyd.



Bk - 1, CS No 4100/2014 & Doct No
3881/2014 Sheet 11 of 12


Joint SubRegistrar
Shamirpet



Generated On:22/12/2014 03:24:03 PM




WITNESS

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

BENJAMIN FRANKLIN VINOD KUMAR
DEVADANAM BENJAMIN

22/10/1972
Permanent Account Number
AAQPBB9014R

भारत सरकार



Signature

यदि कार्ड खोले / धनी भए कृपया सूचित करें / नीचा
आयकर पेन सेवा प्रकाश एनएसटी ईएल
गोपनी धारक, कर्नाटकर प्रभु
आयकर टेलिफोन एक्सचेंज के नजदीक
बानेर पुना - 411045

If this card is lost / someone's card is found
Please inform / inform
Income Tax PAN Services Dept. NSDL
1st Floor, Sapphire Chambers
Near Bane Telephone Exchange
Baner Pune - 411045



Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
E-mail: uminfo@nsdl.co.in

Handwritten signature

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బెంజమిన్ ఫ్రాన్కిన్ వినోద కుమార్
Benjamin Franklin Vinod Kumar

పుట్టిన సంవత్సరం / Year of Birth: 1972
పురుషుడు / Male

3197 6837 6912

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
ఫ్లాట్ నెం ౧౨ హెచ్ ౩౬-110/1/ఆ ప్రమిల
రెసిడెన్షి, మల్కాజ్ గిరి, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500094

Address: FLAT NO G2 H NO
36-110/1/A PRAMILA
RESIDENCY, MALKAJGIRI,
Hyderabad, Andhra Pradesh,
500094

ఆధార్ - సామాన్యుని హక్కు

Bk - 1, CS No 4100/2014 & Doct No
3991 / 2014 Sheet 12 of 12
Joint SubRegistrar15
Shamirpet

[Handwritten Signature]

