

1-2-45/30, C.S.Nagar, Yellareddyguda Kapra, R.R.Dist-500 062. Cell: 98490011

SALE DEED

This Sale Deed is made and executed on this the 4th day of February 2013 at SRO, Shamirpet, Ranga Reddy District by:

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.)

INFVOUR OF

- 1. Wg. Cdr. U. SATHYAN, SON OF LATE. UNNI KRISHNAN, aged about 36 years, Occupation: Service
- 2. Sqn. Ldr. PREETI ASWAL, WIFE OF Wg. Cdr. U. SATHYAN, aged about 36 years, Occupation: Service, both are residing at # OMQ 49/3, Officers Residency Area, Air Force Station, Izzatnagar, Bareilly, Uttar Pradesh - 243 002., 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 KADAKIANE MODI HOUSING

Partner

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Iame M. MAHENDER

10 So. CATEM. MALLESH

10 F 18-7) YADAV BASTI

NEL EDWET HUNGLABAD

Signature

Name M. STIMIVEL

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Seegal

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
	1 1	Tot	al 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. 68 admeasuring 228 sq. yds., along with semi-finished construction having a total area of 2077 sft., hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.17,12,000/- (Rupees Seventeen Lakhs Twelve Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING

Partner

ENDORSEMENT

Certified that the following amounts have been paid in respect of this documents

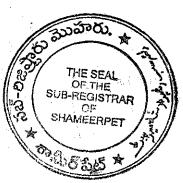
SI No.	Description of	in the form of					
fee/ duty	Stamp papers		Cash	Stamp duty u/s 18 of 1.S Act	DQ/BC/Pary order	Total	
1	Starup Duty	100	85500		1 2 2 2 2		85600
.2	Transfer Duty	~	51360				51360
3	Registration fee	~ .	8580	·	 		
·	User Charges.	- "	100		 		8260 8260
	Total	100/-	145520	1			145 620

> Sub-Registrar Collector U/S 41 of I.S Act

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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 68 admeasuring 228 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.17,12,000/- (Rupees Seventeen Lakhs Twelve Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that Scheduled Proptery 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.
- 7. Stamp duty and Registration amount of Rs. 1,45,520/- is paid by way of challan No. 50)881, dated \$2.02.2013, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

FOR KADAKIA & MODI HOUSING

Partner

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SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 68 admeasuring about 228 sq. yds., along with semi-finished construction having a total built-up 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. 67	
South	Plot No. 69	
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. M

2. MM

For KADAKIA & MODI HOUSING

(Soham Modi) VENDOR

VENDEE

Roch

ठई-ठिश्राहेर्ड



ANNEXTURE-1-A

1. Description of the Building

:ALL THAT PIECE AND PARCEL OF bungalow on Plot No. 68 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

: 228 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

2017 01

J. Annual Remail Value

.

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV of the Building

: Rs. 17,12,000/-

For KADAKIA & MODI HOUSING

Date: 04.02.2013

Signature of the Executants

CERTIFICATE

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

FOR KADAKIA & MODI HOUSING

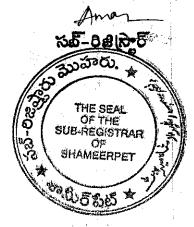
Partner

Date: 04.02.2013

Signature of the Executants

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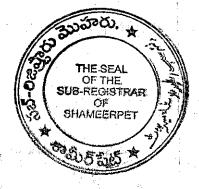
REGISTRATION PLAN SHOWING PLOT NO.68, FORMING A PART IN SURVEY NOS. 1139 Situated at Mandal, R. R. Dist. SHAMIRPET VILLAGE, **SHAMIRPET** M/S. KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER **VENDOR:** MR. SOHAM MODI, SON OF SRISATISH MODI **BUYER:** 1. WG. CDR. U. SATHYAN, SON OF LATE. UNNI KRISHNAN 2. SQN. LDR. PREETI ASWAL, WIFE OF WG. CDR. U. SATHYAN REFERENCE: SCALE: INCL: EXCL: SQ. YDS. SQ. MTRS. Total Built-up Area - 2077 Sft -32'-6" 26 -26 KINA WWW AINMANA -3'-8" 3'-3" 0 **GROUND FLOOR** FIRST FLOOR AREA: GROUND: 1092.00 sq.ft FIRST: 1025.00 sq.ft TOTAL: 2077.00 sq.ft FOR KADAKIA & MODI HOUSING **WITNESSES: Partner**

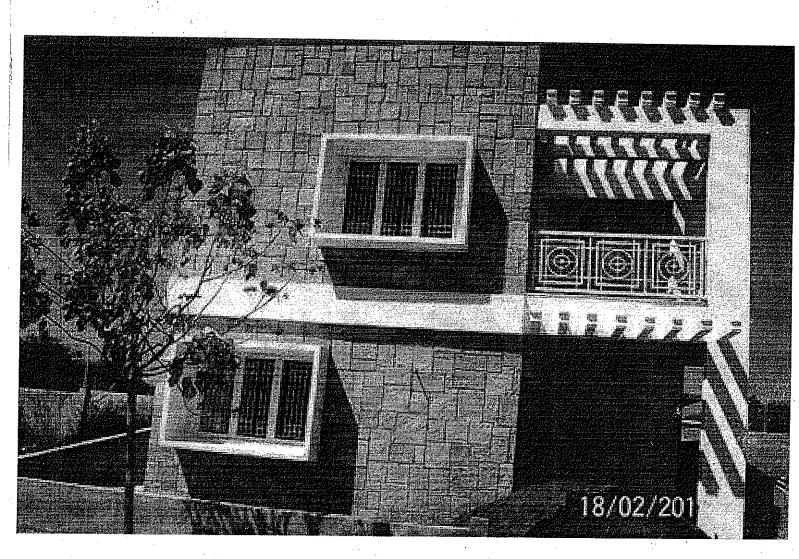
SIGN, OF THE VENDOR

SIGN. OF THE BUYERS

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THE SEAL OF THE SUB-REGISTRAR OF SHAMEERPET

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



M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. 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 2ND FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD & (REPRESENTATIVE TO BUYER)

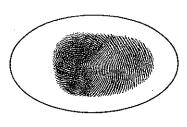
BUYERS:

- 1. WG. CDR. U. SATHYAN S/O.LATE. UNNI KRISHNAN R/O.# OMQ 49/3 OFFICERS RESIDENCY AREA AIR FORCE STATION IZZATNAGAR, BAREILLY UTTAR PRADESH - 243 002
- SQN, LDR. PREETI ASWAL WO, WG, CDR. U. SATHYAN R/O.# OMQ 49/3 OFFICERS RESIDENCY AREA AIR FORCE STATION IZZATNAGAR, BAREILLY UTTAR PRADESH - 243 002.

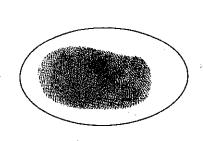














SIGNATURE OF WITNESSES:

1 1

2. 11/10/05

For KADAKIA & MODI HOUSING

Partner

SIGNATURE OF EXECUTANTS

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

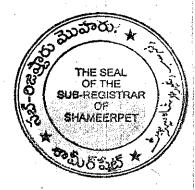
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SIGNATURE(S) OF BUYER(S)

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

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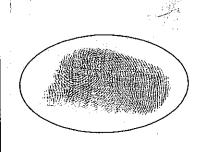
FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





WITNESSESS:

1. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO: - 2-11-365 WARASIGUDA SECUNDERABAD.





2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD

SIGNATURE OF WITNESSES:

1. W

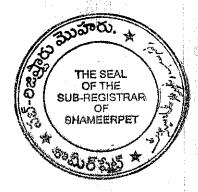
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FO: MATAKIN & MODI HOUSING

SIGNATURE OF THE EXECUTANT

Partner

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VENDON:

काड स्टा संख्या

/PERMANENT ACCOUNT NUMBER

ABMPM6725H

SOHAM SATISH MODI

Ren on the FATHER'S NAME SATISH MANILAL MODI

जन्म सिथि उप्तार दार Birth

18-10-1969

FTTHE SIGNATURE

Dow Mod

Partner

्राण प्रचल प्रमुक्त एक स्वस् |Chief Commissioner of गाद्यालक सक्त, Andhra Piadesh

आयंकर विभाग INCOME TAX DEPARTMENT



भारतः सरकार COVT OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSPP8104E

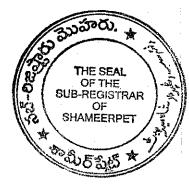
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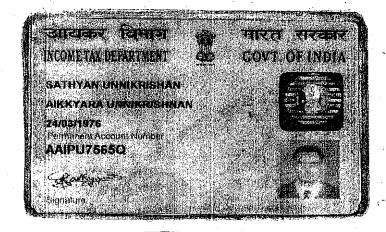


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FOR KADAKIA & MODI HOUSING

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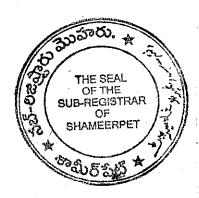


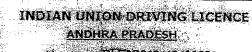


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Number DEFAP010413402001 Name SRINIVAS M S/DAW of MILINGAIAH

12-11-364/5 WARSIGUDA Address

SECUMPERABAD

06-06-1971 DOB

Blood Gr

आयकर विभाग INCOME TAX DEPARTMENT M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number

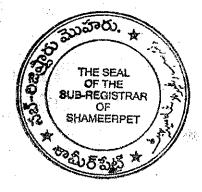
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भारत सरकार GOVT. OF INDIA





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Photographs and FingerPrints As per Section 32A of Registration Act 1908

RegNo/Year: 497 /2013 , of SEO: 1516

Report Date: 22-FEB-13 02:21 PM

This report prints Photos and FPs of all parties

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

SI No	Code	Thumb Impression	Photo	Signature	Address
1	.CL		16-1-2013-497]U	Purerogy	U SATHYAN OMQ 49/3, OFFICERS RESIDENCY AREA, PAIRFORCE, IZZATNAGAR, B AREILLY, UP-243002 TEPRESON ON REMOVE L. Problakov Remove
2	CL		1 16-1-2013-497]PI	Prierogy	PREETHI ASWAL OMQ 49/3, OFFICERS RESIDENCY AREA, PAIRFORCE, IZZATNAGAR, B AREILLY, UP-243002 9-07-245002 K. Mabhagar Reach
3	EX	[364-1403-1777] (Joseph and	16-1-2013-497]M		M/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI, GPA SOHAM MODI, GPA SOHAM MODI 5-4-187/3&4, IIND FLOOR, SOHAM MANSION, MG ROAD, SEC-BAD-500

Identified by

Witness 1

Witness 2

Photos and Tis captured by me

Caputure of Photos and TIs done in my presence

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