

SCANNED

Doc No. 2528 of 2013



C.S
2629

Ac/c
2820

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. DIVESH AY 064737
LICENSED STAMP VENDOR

Sl.No. 5026 Dt: 04-04-2013 Rs.100/-

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

Sold to: RAMESH

S/o, NARASING RAO

For Whom: KADAKIA & MODI HOUSING

SALE DEED

3922000
100

This Sale Deed is made and executed on this the 26th day of Aug 2013 at S.R.O., Shamirpet, Ranga Reddy District by and between:

21561050
19610212
100/-
235320

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. Gp. Capt. M D N Prasad, Son of Shri. M. S. Murthy, aged about 53 years, Occupation: Service
2. Mrs. Vijaya Prasad, Wife of Gp. Capt. M D N Prasad, aged about 49 years, both residing at # SPE-05, Camero Officers Enclave, Subroto Park, Rao Tularam Marg, New Delhi - 10., 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

Book - 1 CS Number 2629 of 2013 of SRO, Shamirpet

Regular document number 2578 of year 2013



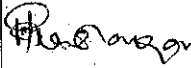


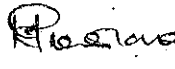


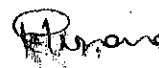
Sheet 1 of 10 Sheet


Signature of Sub Registrar

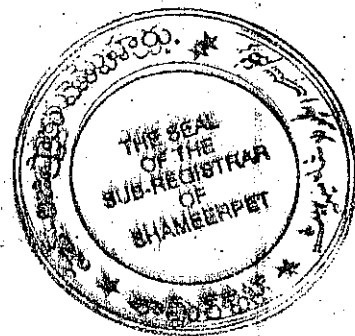
Presentation, Enforcement,

Presented in the Office of the Sub-Registrar of, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32A of Registration Act, 1908 and fee of Rs. 19610/- paid between the hours of 2 and 3 on the 31st day of AUG, 2013 by K Prabhakar Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1516-1-2013-2629]	MD N PRAD GP.CAPT. #SPE-05,CAMERO OFFICERS ENCLAVE,, SUBROTO PARK,RAO TULARAM MARG,NEW DELHI (Representative)	
2	CL		 [1516-1-2013-2629]	K.PRABHAKAR REDDY(REPBY SPA)[R]VIJAYA PRASAD 5-4-187/3,M G ROAD, SEC-BAD	
3	EX		 [1516-1-2013-2629]	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	

(Vide SPA-02/BK/10
K. Prabhakar Reddy)



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

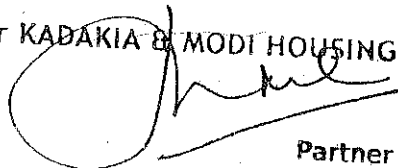
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- a. Smt. Immani Sathyaveni W/o. Shri. Sheshagiri Rao
- b. Shri. Immani Ravi Kiran S/o. Shri. Sheshagiri Rao
- c. Shri. Immani Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- d. Smt. Immani 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.66 admeasuring 248 sq. yds., along with semi-finished construction having a total area of 2077 sq.ft., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.39,22,000/- (Rupees Thirty Nine Lakhs Twenty Two Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING




Partner

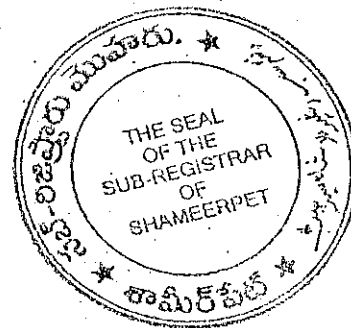
Book - 1 CS Number 2629 of 2013 of SRO, Shamirpet

Regular document number 2578 of year 2013.

Sheet 2 of 10 Sheet


Signature of Sub Registrar

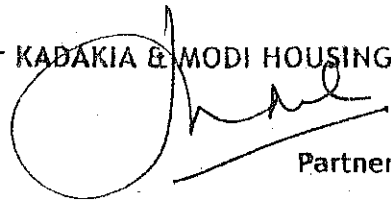
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
				003	



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.66 admeasuring 248 sq. yds., along with semi-finished construction having a total area of 2077 sq. ft., 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. 39,22,000/- (Rupees Thirty Nine Lakhs Twenty Two 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 / Bungalow 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 / 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 Plot / Bungalow 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 / Bungalow, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot / Bungalow 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 / Bungalow 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.2,35,320/- is paid by way of challan no. 771347, dated 31.08.13, drawn on State Bank of Hyderabad, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING



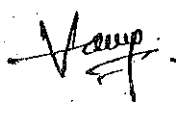






Partner

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 Regular document number 2578 of year 2013
 Sheet 3 of 10 Sheet


 Signature of Sub Registrar

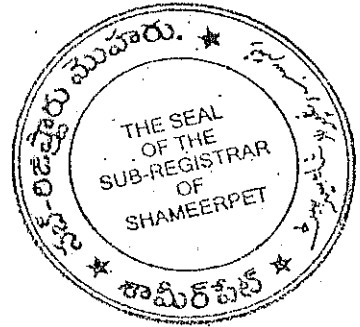
Identified by Witness:-

Sl No	Name & Address	Photo	Thumb Impression	Signature
1	CH VENKAT RAMANA REDDY SECUNDERABAD	 [1516-1-2013-2629]		
2	N.RAJ KUMAR WARASIGUDA, HYDERABAD	 [1516-1-2013-2629]		


 Signature of Sub Registrar

Year 2013 August Month 31st day

Shamirpet



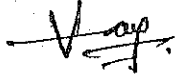

SCHEDULED PLOT

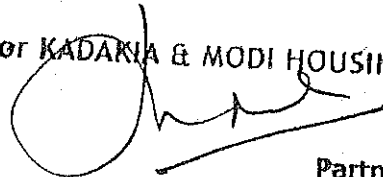
All that piece and parcel of bungalow on bearing Plot No. 66 admeasuring about 248 sq. yds., along with semi-finished construction having a total area of 2077 sft., in the project known as "Bloomdale" forming part of Sy. No.1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot no. 65 ✓
South	Plot no. 67 ✓
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:

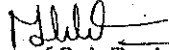
1. 
2. 

For KADAKIA & MODI HOUSING

Partner
(Soham Modi)
VENDOR

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Regular document number 2578 of year 2013

Sheet 4 of 10 Sheet


Signature of Sub Registrar

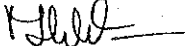
Endorsement:

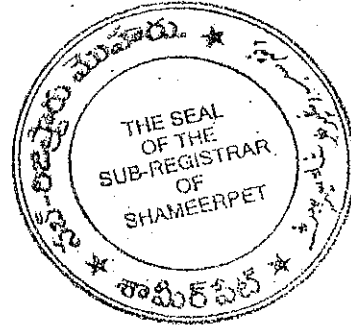
Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of I.S Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	
Stamp Duty	100	156780	0		0	156880
Transfer Duty	NA	58830	0		0	58830
Reg. Fee	NA	19610	0		0	19610
User Charges	NA	100	0		0	100
Total	100	235320	0		0	235420

Rs. 215610/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19610/- towards Registration Fees on the chargeable value of Rs. 3922000/- were paid by the party through Challan/BC/Pay Order No. ,771347 dated ,31-AUG-13.

Date

Year 2013 August Month 31st day


Signature of Registering Officer
Shamirpet



NEXTURE-1-A

1. Description of the Building

All that piece and parcel of semi-finished bungalow on bearing Plot No.66 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

: 248 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

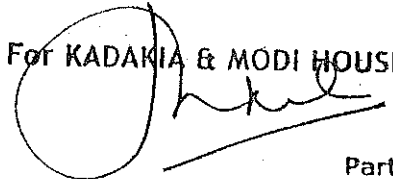
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7. Executant's Estimate of the MV of the Building

: Rs. 39,22,000/-

Date: 26.08.2013

For KADAKIA & MODI HOUSING



Partner

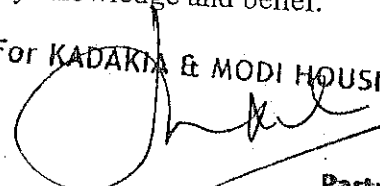
Signature of the Executants

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: 26.08.2013

For KADAKIA & MODI HOUSING




Partner

Signature of the Executants

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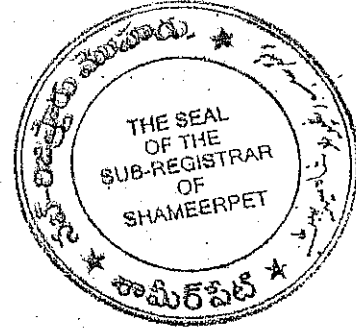

Signature of Sub Registrar

Certificate of Registration

Registered as document no. 2578 of 2013 of Book-1 and assigned the Identification number 1 - 1516 - 2578 - 2013 for Scanning.


Registering Officer

Shamirpet
(M Subba Lakshmi)



REGISTRATION PLAN SHOWING

BUGALOW ON PLOT NO.66, 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. GP. CAPT. M D N PRASAD, SON OF SHRI. M. S. MURTHY

2. MRS. VIJAYA PRASAD, WIFE OF GP. CAPT. M D N PRASAD

REFERENCE:

AREA: 248

SCALE: SQ. YDS.

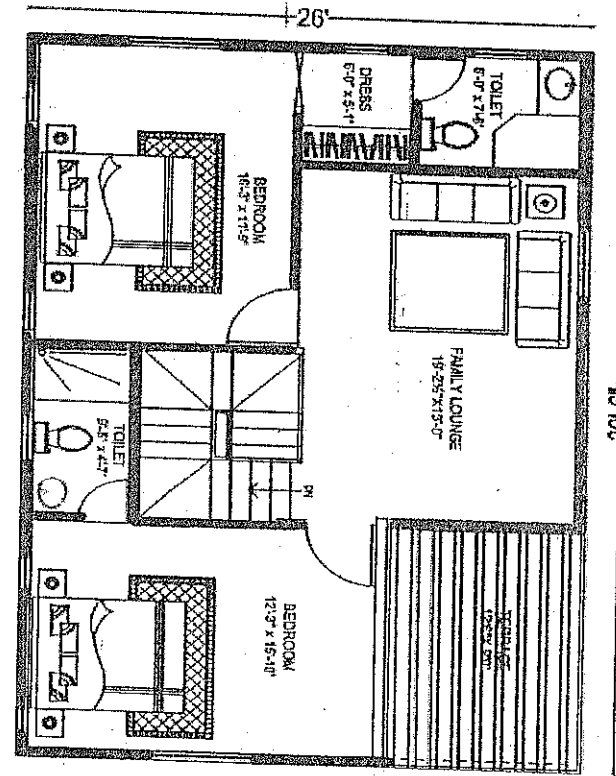
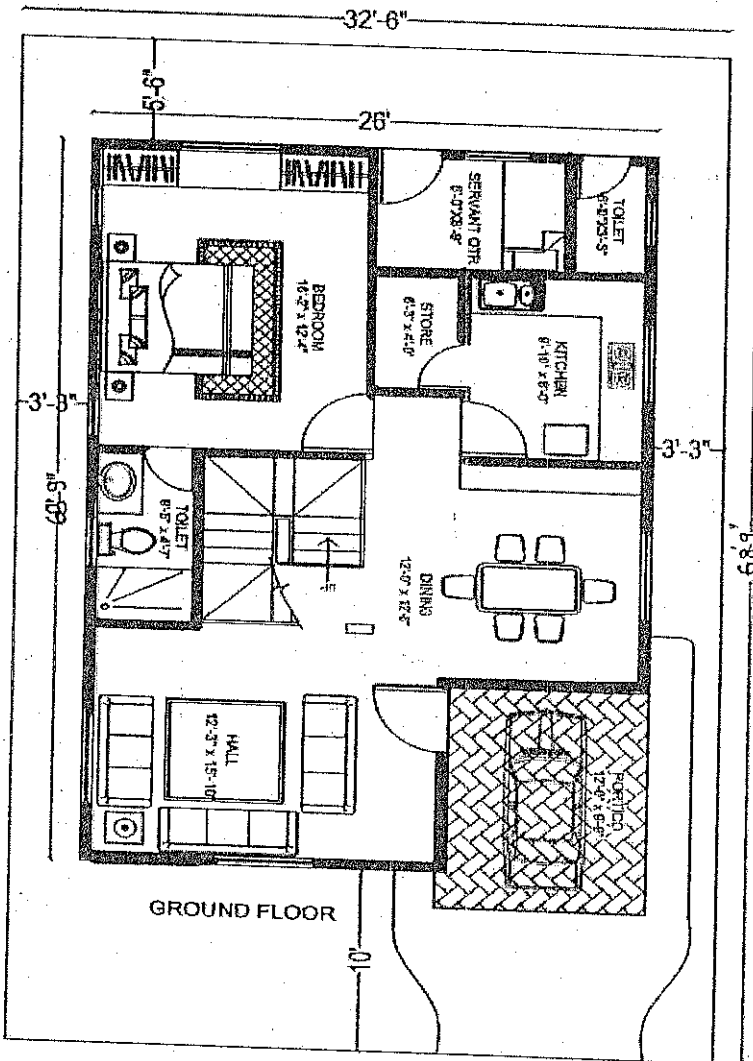
INCL: SQ. MTRS.



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.
- 2.

For KADAKIA & MODI HOUSING

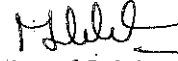
 Partner

SIGN. OF THE VENDOR

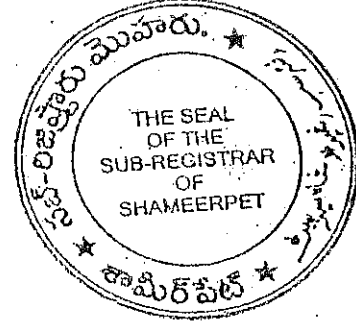
Book - 1 CS Number 2629 of 2013 of SRO, Shamirpet

Regular document number 2578 of year 2013

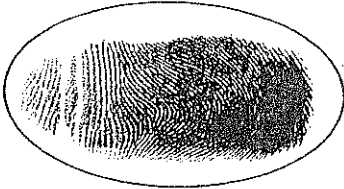
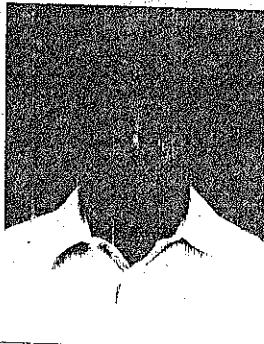

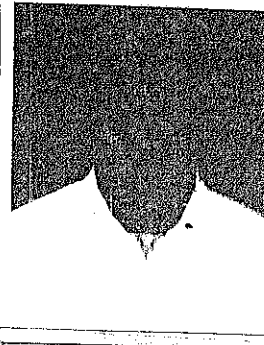
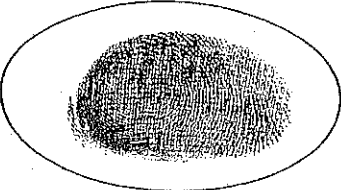
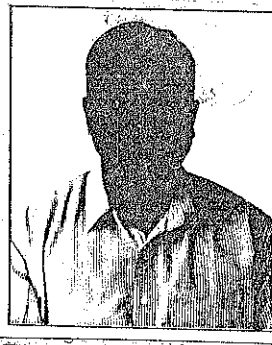
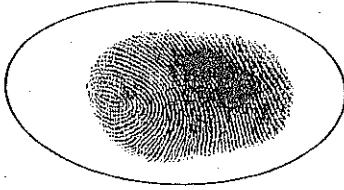
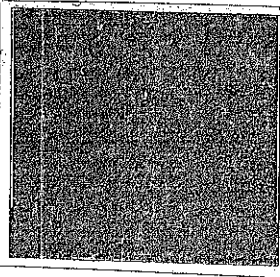
Sheet 6 of 10 Sheet



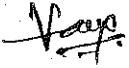
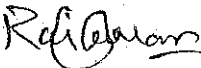
Signature of Sub Registrar

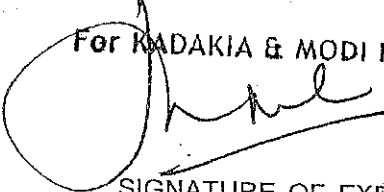


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

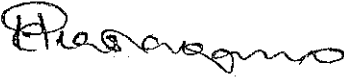
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS MANAGING PARTNER MR. 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 (& REPRESENTATIVE TO BUYERS)</p>
			<p>BUYERS:</p> <p>1. GP. CAPT. M D N. PRASAD S/O. SHRI. M. S. MURTHY R/O. # SPE 05 CAMERO OFFICERS ENCLAVE SUBROTO PARK RAO TULARAM MARG NEW DELHI.</p>
			<p>2. MRS. VIJAYA PRASAD W/O. GP. CAPT. M D N. PRASAD R/O. # SPE 05. CAMERO OFFICERS ENCLAVE SUBROTO PARK RAO TULARAM MARG NEW DELHI.</p>

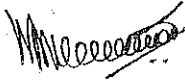
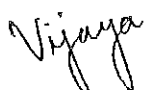
SIGNATURE OF WITNESSES:

- 
- 

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.


SIGNATURE OF THE REPRESENTATIVE

1.  2. 
SIGNATURE(S) OF BUYER(S)

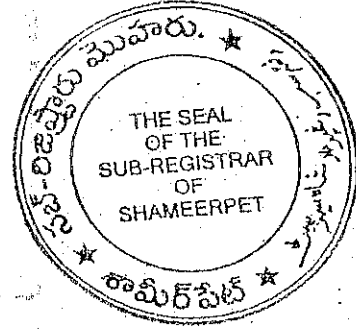
Book - 1 CS Number 2629 of 2013 of SRO, Shamirpet

Regular document number 2578 of year 2013

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Signature of Sub Registrar

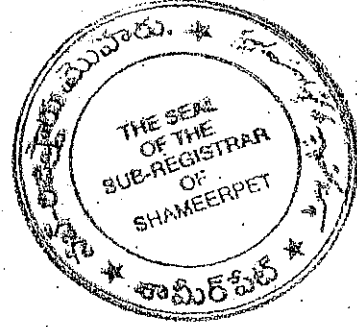


Book - 1 CS Number 2629 of 2013 of SRO, Shamirpet

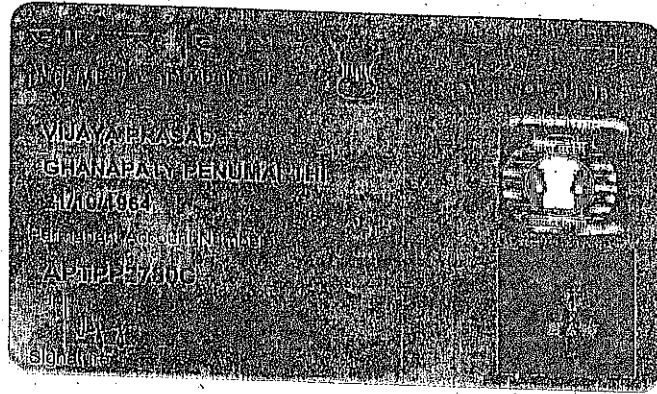
Regular document number 2578 of year 2013

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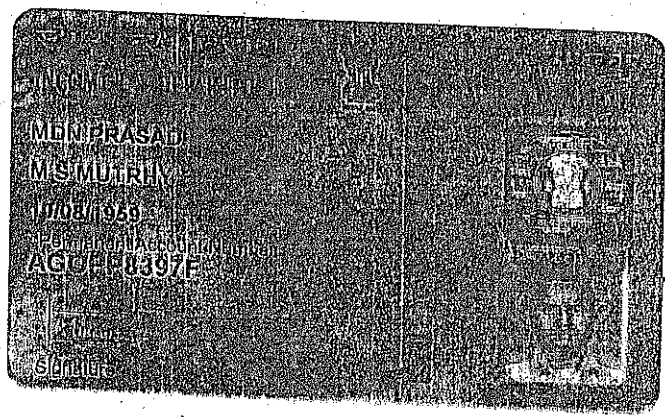
Signature of Sub Registrar



Bumer:



Vijaya

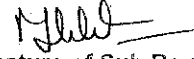


M. S. Muthu

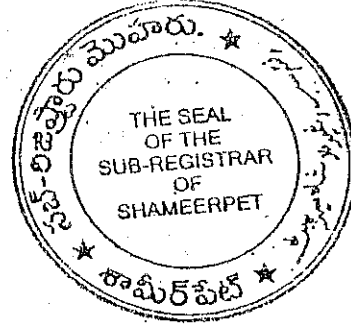
Book - 1 CS Number 2629 of 2013 of SRO, Shamirpet

Regular document number 2578 of year 2013

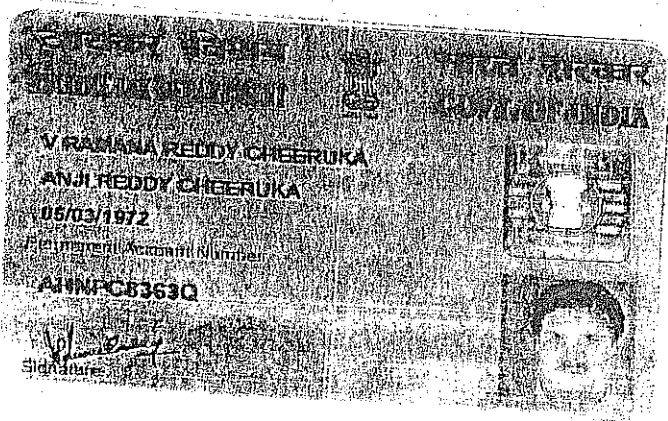
Sheet 9 of 10 Sheet





Signature of Sub Registrar



WITNESS.



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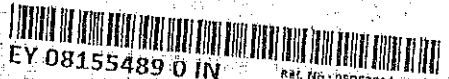



భారత ప్రభుత్వం
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భారత ప్రభుత్వం

నమోదు క్రమసంఖ్య/Enrolment No.: 1027/00051/41048


To: Nagula Raj Kumar
(నాగుల రాజ కుమార్)
S/O Mallesha
12-11-749
Warasiguda
Warasiguda
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Andhra Pradesh - 500061

Date: 05/06/2011


 EY 08155489 0 IN Ref. No: 05062011-01005

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
2832 3331 9229

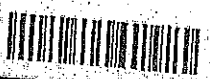
ఆధార్ - సామాన్యుని హక్కు



~~నాగుల రాజ కుమార్~~

నాగుల రాజ కుమార్
Nagula Raj Kumar

పుట్టిన సంవత్సరం / Year of Birth : 1979
పురుషుడు / Male

2832 3331 9229 

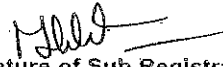
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Signature of Sub Registrar

