

SCANNED 8339

20/6/06



आन्ध्र प्रदेश ANDHRA PRADESH

183136

S.No.

Name

Signature

For whom

22/7/06
13/04/2000
Handwritten
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Kada Kie Andhroodi Housing

Seal
K. S. S. S.
S.V.L. No. 28/00, R.No. 39/200
City Civil Court,
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 30th day of May, 2006 at Secunderabad by and between:

1. Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao aged 49 years Occupation: housewife, resident of Plot no.115/A, Hanumanji Cooperative Society, Brig. Syed Road, Tarbund, Secunderabad.
2. Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao aged 26 years Occupation: Business, resident of Plot no.115/A, Hanumanji Cooperative Society, Brig Syed Road, Tarbund, Secunderabad.
3. Shri. Immanni Sathanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao aged 27 years Occupation: Business, resident of Plot no.115/A, Hanumanji Cooperative Society, Brig Syed Road, Tarbund, Secunderabad.
4. Smt. Immanni Seetha Mahalaxmi W/o. Shri. P. Ranjit , aged about 32 years Occupation: housewife, resident of No. 9, Giri Road, T. Nagar, Chennai.
5. Shri Immanni Venkat Rao S/o. Shri Sheshagiri Rao aged 30 years, resident of 107 S Mary Ave, Apts#128, Sunnyvale - CA 94086.

Hereinafter collectively referred to as the Vendors which term shall mean and include their heirs, legal representatives, administrators, executors, successor-in-interest, assignee, etc.

*7 Sathyaveni

p. Silakshani

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IN FAVOUR OF

M/s. Kadakia & Modi Housing, a Partnership Firm having its office at 5-4-187/3 & 4, III Floor, M.G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi aged 36 years hereinafter referred to as the Purchaser which term shall mean and include his successors in office, administrators, executors, nominees, assignee etc.

WHEREAS:

- A) Shri. Gulayagari Venkatswamy, Gulayagari Yashoda, Gulayagari Krishna, Vilasagaram Achulu, Vilasagaram Yadagiri, Vilasagaram Sree Ramulu were the Original Owners of agricultural dry land bearing Sy. No. 1139 admeasuring about Acres 5-22 guntas situated at Shamirpet Village, Shamirpet Mandal, R.R. District, AP, hereinafter referred to as the Scheduled Land.
- B) The Vendors have purchased the scheduled land admeasuring about Acres 5-22 guntas from the Original Owners vide Sale Deed bearing document no. 2674/89 dated 18.04.1989, registered at the Sub-Registrar, Medchal. By virtue of registered sale deed and vide order dated 02.06.1989 bearing no. B/2190/89 the scheduled land was mutated in favour of the Vendors. Title books are also issued in favour of the Vendors by the MRO. Shamirpet Mandal as per details given below and the same are being in their possession. The Vendors along with are the absolute owners and in peaceful enjoyment of the scheduled land.

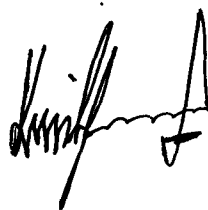
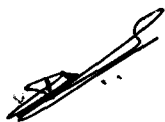
S.No	Name of Owner	Patta & Passbook No	Title book No.
1.	Immanni Sathyaveni	1315 & Z 180987	Z 45571
2.	Immanni Ravi Kiran	1318 & Z 134985	Z 45591
3.	Immanni Sathyanarayana Krishna Prasad	1319 & Z 180988	Z 45528
4.	Immanni Seetha Mahalaxmi	1317 & Z 134989	Z 45518
5.	Immanni Venkat Rao	1316 & Z 134982	Z 45588

- C) Over a period of time a portion of the said land have been lost in road widening, community hall and a temple. As on today out of the total land of acres 5 – 22 guntas the extent of land in possession of Vendors is only about 25,250 Sq. Yards.
- D) The Purchaser has approached the Vendors to sell about 5,050 Sq. Yards of land in Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, Andhra Pradesh herein after referred to as the Scheduled Land and more fully described in the schedule given herein and the plan attached to this deed.

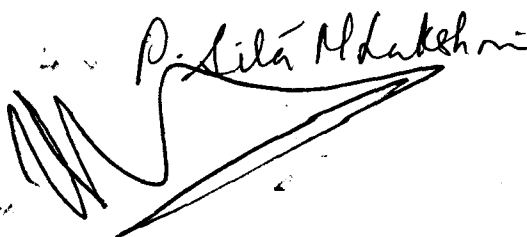
NOW THIS DEED OF SALE WITNESSETH :

1. In consideration of payment of Rs.21,00,000/- (Rupees Twenty One Lakhs only) as per details given below, by the Purchaser to the Vendors, the receipt of which the Vendor hereby acknowledges. The Vendor hereby sells, conveys, transfers and assigns unto the Purchaser all their rights, title and interest, claim and demand whatsoever in the Schedule Land and delivers vacant possession thereof to the Purchaser to hold the same absolutely for ever free from all encumbrances, together with all water sources, privileges, easements, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto.

7. Sathyaveni



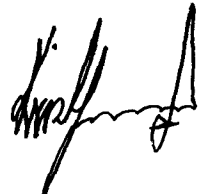
P. Sita Mahalaxmi






- a) Cheque/Pay Order No.: 507141, Dated 15.04.06, Amount Rs.4,20,000/- (Rupees Four Lakhs and Twenty Thousand only), Drawn on HDFC Bank Ltd, S. D. Road, Secunderabad in favour of Smt. Immanni Sathyaveni.
- b) Cheque/Pay Order No.: 507151, Dated 18.04.06, Amount Rs.4,20,000/- (Rupees Four Lakhs and Twenty Thousand only), Drawn on HDFC Bank Ltd, S. D. Road, Secunderabad in favour of Shri. Immanni Ravi Kiran.
- c) Cheque/Pay Order No.: 507139, Dated 15.04.06, Amount Rs.4,20,000/- (Rupees Four Lakhs and Twenty Thousand only), Drawn on HDFC Bank Ltd, S. D. Road, Secunderabad in favour of Shri. Immanni Sathyanarayana Krishna Prasad
- d) Cheque/Pay Order No.: 523139, Dated 29.05.06, Amount Rs.4,20,000/- (Rupees Four Lakhs and Twenty Thousand only), Drawn on HDFC Bank Ltd, S. D. Road, Secunderabad in favour of Smt. Immanni Seetha Mahalaxmi
- e) Cheque/Pay Order No.: 507165, Dated 29.05.06, Amount Rs.4,20,000/- (Rupees Four Lakhs and Twenty Thousand only), Drawn on HDFC Bank Ltd, S. D. Road, Secunderabad in favour of Shri Immanni Venkat Rao.

2. The Vendors hereby covenants with the Purchaser that the disbursement/distribution of the sale consideration amongst the Vendors is purely an internal arrangement and understanding among themselves and no individual Vendor shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.
3. The Vendors hereby assures the Purchaser that the said property is free from all kinds of mortgage charges, agreements to sell, court litigations and any other statutory charges.
4. The Vendors further covenants with the Purchaser that knowingly or otherwise they have has not caused or allowed any distress to be levied on the said property.
5. The Vendors further assures the Purchaser that they have got a clear, effectual, subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.
6. The Vendors further covenants with the Purchaser that if there remains any undisclosed and un-discharged liability in respect of the said property, they shall clear the same and the Purchaser is free there from.
7. The Vendors further agrees to indemnify the Purchaser and keep him free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raise at any time of any one in regard to this sale, the vendors hereby undertakes that they shall, at their own cost, settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Purchaser.

1 x 9. Sathyaveni

3 x 

2 x 
4 x 
5 x 

8. The Vendors also assures the Purchaser that if there remain any liability of taxes or rates for the said property to the Government department or authority up to the date of this conveyance, the Vendors shall clear the same and in case the same are collected from the Purchaser, the Vendors shall pay the same to the Purchaser.
9. The Vendors further assure and covenant with the Purchaser that the Purchaser and their heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through them or in trust form them.
10. The Purchaser is hereby entitled to get the said property transferred mutated in his name in Government records and enjoy the same with absolute rights forever.
11. Stamp duty and Registration amount of Rs. 1,99,500/- is paid by way of challan No. 520900, dated 29.05.06, drawn on SBH, Tumukunta Branch, Hyderabad, R.R. District.

12. Market value in Rs - 415/- per Sq. Yrd. Price - 21,50,000/-


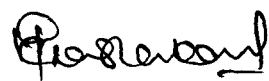
SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring about 5,050 Sq. Yards. in Sy. No. 1139, situated at Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, under S.R.O. Shamirpet and bounded by:

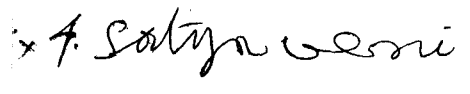

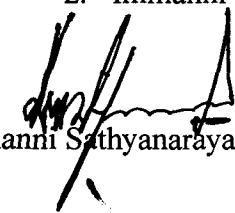
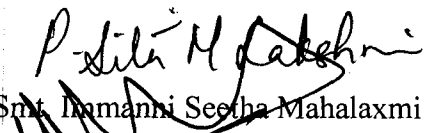

North	: Land belonging to Vendors
South	: 40 ft wide road & Sy. No. 1050 & 1077
East	: Sy. No. 1078 & 1138
West	: Sy. No. 1183, 1187, 1188 & 1140


IN WITNESSES WHEREOF this Sale Deed is made and executed on this the 30th day of May 2006 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES

1. 
(SHESHAGIRI RAO)
2. 
(K. P. Reddy)

Vendors

1. 
1. Smt. Immanni Sathyaveni
2. 
2. Immanni Ravi Kiran
3. 
3. Immanni Sathyanarayana Krishna Prasad
4. 
4. Smt. Immanni Seetha Mahalaxmi
5. 
5. Shri Immanni Venkat Rao


Soham Modi
(PURCHASER)

N. J. STAMP WORTH OF Rs. 100/- AND THE

DEFICIENT STAMP DUTY:	1,88,900
REGISTRATION FEES :	10,500
USER CHARGES :	100
TOTAL AMOUNT :	1,99,500

Rupees One Lakhs Ninety Nine Thousand and Five Hundred Only has been remitted in State Bank of Hyderabad, Thumkunta Branch, Sharmirpet Mandal, vide Receipt No. 61 Challan No. ⁵²⁰⁹⁰⁰ Dated 29.05.2006

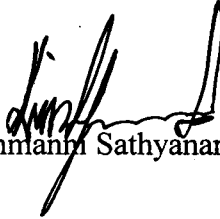
SIGNATURE OF THE EXECUTANT'S

1x7 Sathyaveni

1. Smt. Immanni Sathyaveni

2x 

2. Immanni Ravi Kiran

3x 

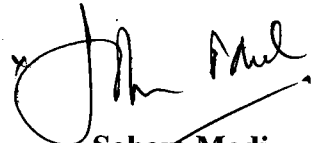
3. Immanni Sathyanarayana Krishna Prasad

4x P. Seetha Mahalaxmi

4. Smt. Immanni Seetha Mahalaxmi

5x 

5. Shri Immanni Venkat Rao

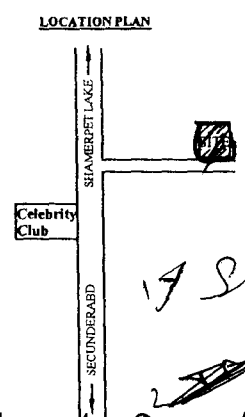
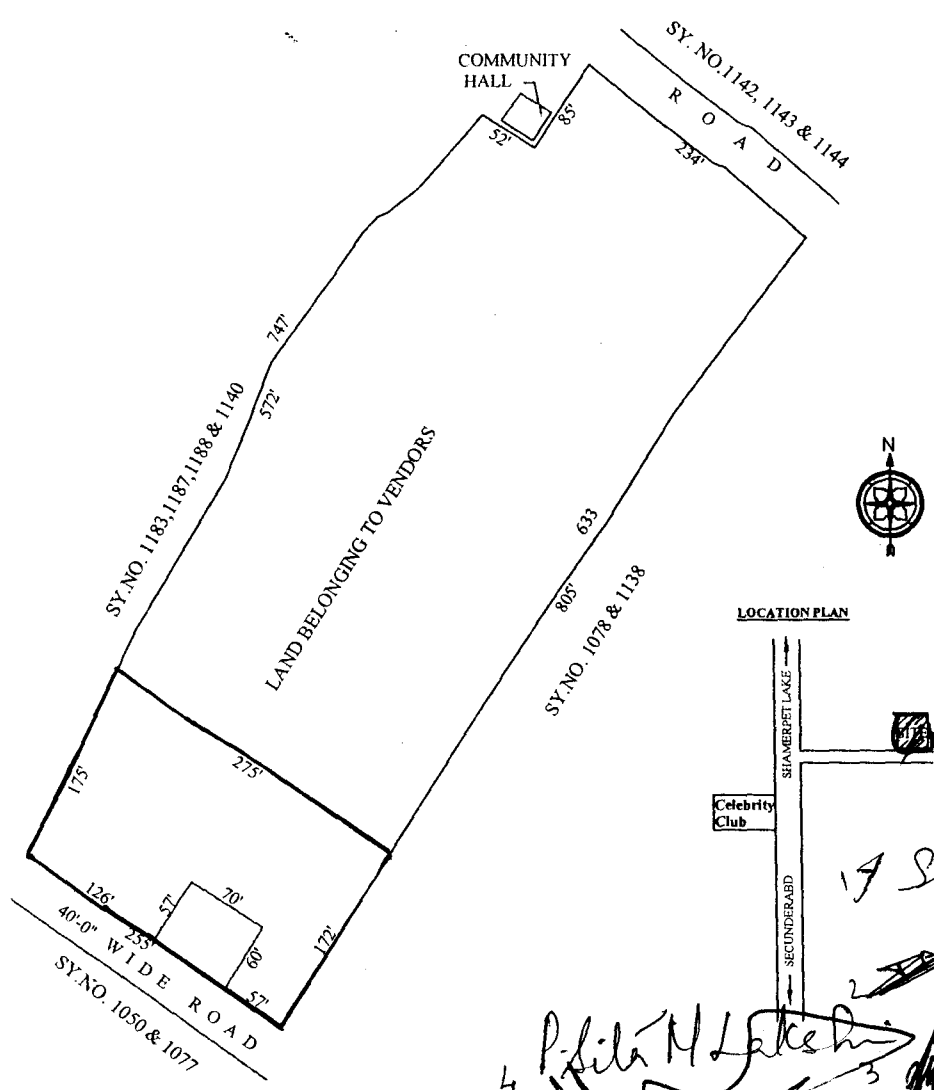


**Soham Modi
(PURCHASER)**

REGISTRATION PLAN SHOWING OPEN LAND

IN SURVEY NOS. 1139 **Situated at**
 SHAMIRPET VILLAGE, SHAMIRPET **Mandal, R. R. Dist.**
VENDORS: SMT. IMMANNI SATHYAVENI, WIFE OF SHRI SHESHAGIRI RAO
 AND OTHERS
VENDEE: M/S. KADAKIA & MODI HOUSING, REP. BY ITS MANAGING PARTNER
 SRI SOHAM MODI, SON OF SRI SATISH MODI

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: 5,050 **SQ. YDS.** **SQ. MTRS.**



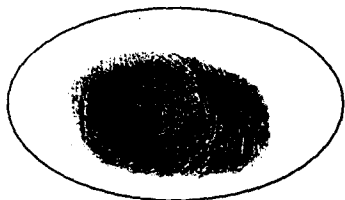
WITNESSES:
 1. *[Signature]*
 2. *[Signature]*

17 Satish Modi
 4 *[Signature]*
 5 *[Signature]*
 3 *[Signature]*

SIG. OF THE VENDOR
[Signature]
SIG. OF THE VENDEE

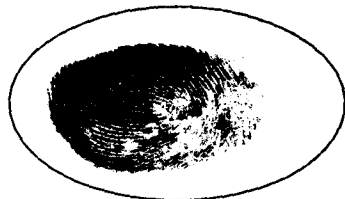
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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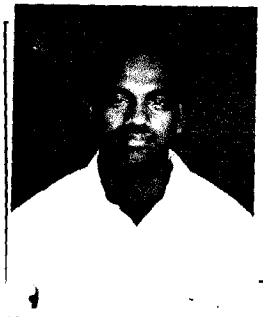


VENDORS:

1. SMT. IMMANNI SATHYAVENI
W/O. SHRI. SHESHAGIRI RAO
R/O. PLOT NO.115/A
HANUMANJI COOPERATIVE SOCIETY
BRIG. SYED ROAD,
TARBUND, SECUNDERABAD.



2. SHRI. IMMANNI RAVI KIRAN
S/O. SHRI. SHESHAGIRI RAO
R/O. PLOT NO.115/A
HANUMANJI COOPERATIVE SOCIETY
BRIG. SYED ROAD,
TARBUND, SECUNDERABAD.



**3. SHRI. IMMANNI SATHYANARAYANA
KRISHNA PRASAD**
S/O. SHRI. SHESHAGIRI RAO
R/O. PLOT NO.115/A
HANUMANJI COOPERATIVE SOCIETY
BRIG. SYED ROAD,
TARBUND, SECUNDERABAD.

SIGNATURE OF WITNESSES:

1. G. Lakshmi
2. Prasanna

17. Satya Venkatesh
3. [Signature]

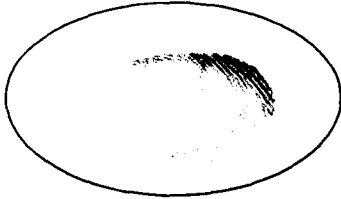
4. P. Lakshmi Lakshmi
5. [Signature]

SIGNATURE OF THE EXECUTANT'S

[Signature]
SIGNATURE OF THE PURCHASER

**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
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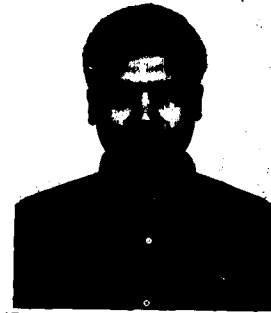
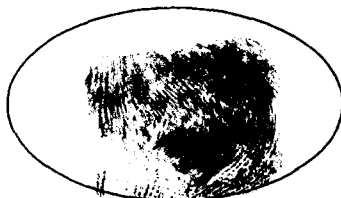


4. SMT. IMMANNI SEETHA MAHALAXMI
W/O. SHRI. P. RANJIT
R/O. NO. 9
GIRI ROAD, T. NAGAR,
CHENNAI.



5. SHRI IMMANNI VENKAT RAO
S/O. SHRI SHESHAGIRI RAO
R/O. 107 S MARY AVE,
APTS # 128
SUNNYVALE - CA 94086.

*Left Thumb impression
in black box
(Black impression)*



PURCHASER:

M/S. KADAKIA & MODI HOUSING,
HAVING ITS (O) AT 5-4-187/3 & 4,
III FLOOR, M.G. ROAD, SECUNDERABAD
REPRESENTED BY
ITS MANAGING PARTNER
MR. SOHAM MODI.
S/O. MR. SATISH MODI

SIGNATURE OF WITNESSES:

1. *[Signature]*
2. *[Signature]*

17. Satish Modi
3 [Signature]

SIGNATURE OF THE EXECUTANT'S

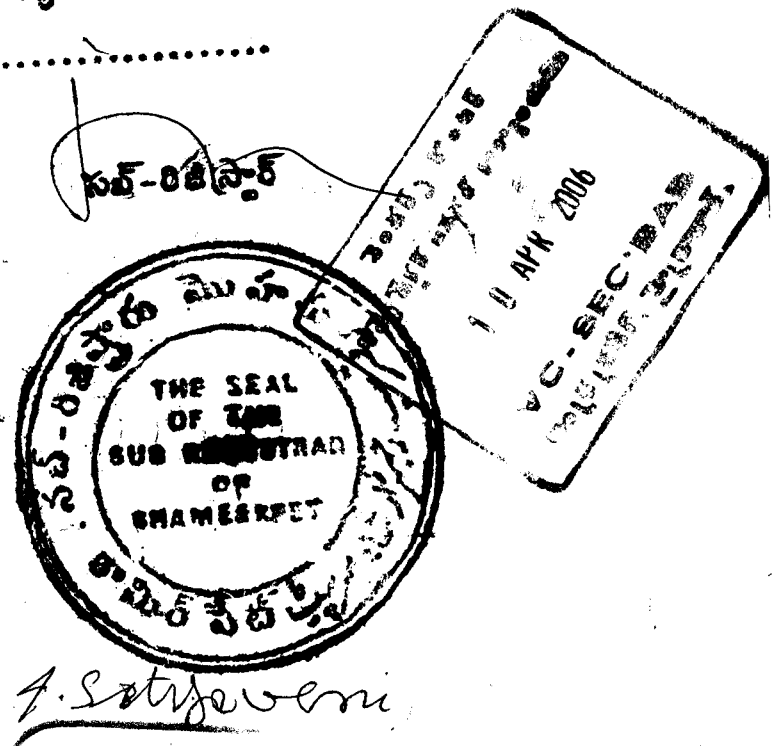
SIGNATURE OF THE PURCHASER

4 [Signature]
5 [Signature]
[Signature]

I వ పుస్తకము 2006వ సం॥ గు...
 దస్తావేజు మొత్తం కాగితముల సంఖ్య...
 ఈ కాగితము వరుస సంఖ్య...

192...
 పగలు...
 గామీరేవ్ సబ్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32- ఎ ను
 అనుసరించి సమర్పించవలసిన ఛోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా ఖలాచేసి రుసుము
 రూ...లు చెల్లించినారు.
 వ్రాసేయబ్బినట్లు ఖచ్చితం న్నది
 ఎడమ తొటన ద్వారా



J. Satyaveni

J. Satyaveni

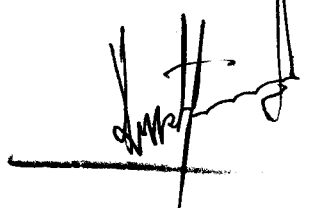
I. Satyaveni w/o. Sheshagiri Rao occ: Housewife
 Ho. Plar no. 115/A, Hanumanji co-op. Society, Brig
 Syed Road, Tarland, Sec'ed, and special
 Power of Attorney for vendor No. 5

ఎడమ తొటన ద్వారా



I. Ravi Kiran s/o. Sheshagiri Rao, occ:
 Business Ho. Plar no. 115/A, Hanumanji co-
 op. Society, Brig Syed Road, TarLand,
 Sec'ed

ఎడమ తొటన ద్వారా



I. Satyanarayana Krishna Prasad s/o. Sheshagiri
 Rao, occ: Business Ho. Plar no. 115/A
 Hanumanji co-op Society, Brig Syed Road,
 Tarland, Sec'ed.



I వ పుస్తకము 2003వ సం॥ ప్రొ. 2006

దస్తావేజు మొత్తం కాగితముల సంఖ్య... 2

ఈ కాగితము వరుస సంఖ్య.....

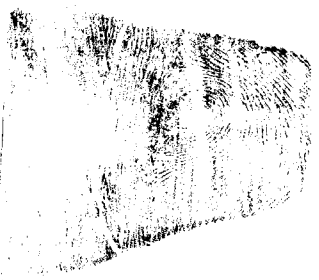
సబ్-రిజిస్ట్రార్



[Handwritten signature]

I. Seetha Mahalingam
occi: Housewife
Chennai
Ranjit
Road, T. Nagar

సహజ బొటన ముద్ర



సహజ బొటన ముద్ర

[Handwritten signature]

Soham modi S/o. Satsish modi occi: Business
(0) S-H-18/13 & 4, 2nd floor, Soham mansions
M.G. Road, Sec'ed



విరూపంచినది

① A. Suresh S/o Venkatesh Reddy, occi: Business
R/o. Plot no. 11/A, Hanumanji Co-op Society
Briq Syed Road, Farland, Sec'ed

② Prakash (K. Prabhakar Reddy S/o. K.P. Reddy
occi: Sec'ed (0) S-H-18/13 & 4, M.G.
Road, Sec'ed.

[Handwritten signature]

2006వ సం॥ ప్రొ. 2006 నెం. 30 వకది సబ్-రిజిస్ట్రార్
1920వ. కా. శ. సం. ప్రొ. 2006 వకది కామిస్నేట్

I వ పుస్తకము 2006వ సం॥ గ్రా...
 దస్తావేజు మొత్తం కాగితముల సంఖ్య...
 ఈ కాగితము వరుస సంఖ్య...

[Signature]
 సబ్-రిజిస్ట్రార్

ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT NO OF 1899

Doc No. 8076/2006

Date 30/5/06

I hereby certify that the Proper deficit Stamp duty of Rs. 1,88,900/-
 has been levied in respect of this instrument from
 Smt. I. Sathyawani
 on the basis of the Market Value/Consideration of Rs. 21,00,000/-

SUB-REGISTRAR OFFICE

SHAMIRPET

Date 30/5/06

[Signature]
 Registrar/Collector
 (Under the Indian Stamp Act)

An Amount of Rs. 1,88,900/- towards Stamp Duty including Transfer
 Duty and Rs. 10,500/- towards Registration Fee was paid by the party
 through Challan Receipt Number 520700 Dated 29/5/06
 at S.B.H. Bank Thumkunta Branch

[Signature]
 Sub Registrar

1వ పుస్తకము 2006 సం॥ (అం.న 1828) పు
 8076... నియమించి... నిజాము పేరుతో వదిలి స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1818 - 1-8076-2006
 అవ్వడమైనది
 2006 సం॥... 30... తేదీ

[Signature]
 సబ్-రిజిస్ట్రార్ అధికారి



I వ పుస్తకము 2006వ సం॥ గ్రంథం.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....

ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్



వ పుస్తకము 2006వ సం॥ గ్రు... ౪౪౪౪

దస్తావేజు మొత్తం కాగితముల సంఖ్య... ౪౪

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సబ్-రిజిస్ట్రార్

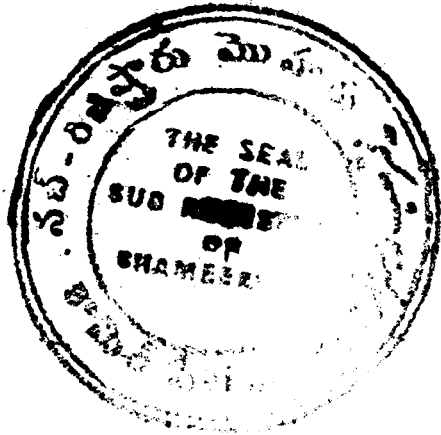


1 వ పుస్తకము 2006వ సం॥ గ్రంథం.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....

ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్



1 వ పుస్తకము 2006వ సం॥ గ్రంథం.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....

ఈ కాగితము వదుల సంఖ్య.....

సబ్-రజిస్ట్రార్



I వ పుస్తకము 2006వ సం॥ గ్రంథం.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....

ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్

