

11482/2006



11562

आन्ध्र प्रदेश ANDHRA PRADESH

183137

No. 13/14/2006
Name: Ramiah
S/o: Sheshagiri Rao
For Who: Kadakia And Modi Housing

Sano
K. SRINIVAS
C.V.L. No. 26/30, D. S. 39/200-
City Civil Court,
SECUNDERABAD
S. S. S.

SALE DEED

This Sale Deed is made and executed on this the 10th day of August, 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 Sathyanarayana 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.

1. Sathyanarayana

3. [Signature]
5. [Signature]

P. Sita M. Latehmi

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 Prasa	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.

1. *F. Sathya Veni*

2. *[Signature]*

3. *[Signature]*

4. *P. Sita Lakshmi*

5. *[Signature]*

- a) Cheque/Pay Order No.: 523158, Dated 07.08.06, 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.: 523156, Dated 07.08.06, 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.: 523159, Dated 07.08.06, 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.: 523152, Dated 07.08.06, 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.: 523154, Dated 07.08.06, 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.

A. Sathya Veni

[Signature]

P. Sathya Lakshmi

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. 197100/- is paid by way of challan No. 779291, dated 10.08.06 drawn on SBH, Tumukunta Branch, Hyderabad, R.R. District.



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:

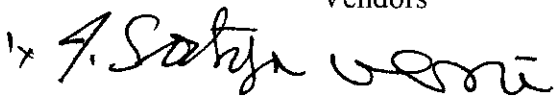

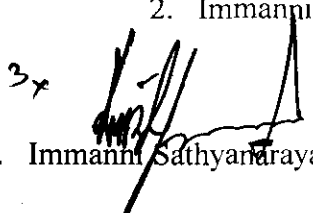

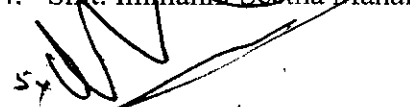

North	: 40 ft road & Sy. No. 1142, 1143 & 1144
South	: Land belonging to Vendors
East	: Sy. No. 1078 & 1138
West	: Sy. No. 1183, 1187, 1188 & 1140

IN WITNESSES WHEREOF this Sale Deed is made and executed on this the 10th day of August 2006 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES

1. 
(Srinivas)
2. 
(P. Narendra)

Vendors

- 1x 
1. Smt. Immanni Sathyaveni
- 2x 
2. Immanni Ravi Kiran
- 3x 
3. Immanni Sathyanarayana Krishna Prasad
- 4x 
4. Smt. Immanni Seetha Mahalaxmi
- 5x 
5. Shri Immanni Venkat Rao
For KADAKIA AND MODI HOUSING

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. 779291, Challan No. 48 Dated 10.05.06

SIGNATURE OF THE EXECUTANT'S

1x *J. Satyavenu*

1. Smt. Immanni Sathyaveni

2x

[Signature]
2. Immanni Ravi Kiran

3x

[Signature]
3. Immanni Sathyanarayana Krishna Prasad

4x *P. Sita M. Lakshmi*

4. Smt. Immanni Seetha Mahalaxmi

5x

[Signature]
5. Shri Immanni Venkat Rao

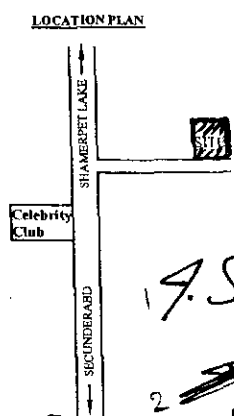
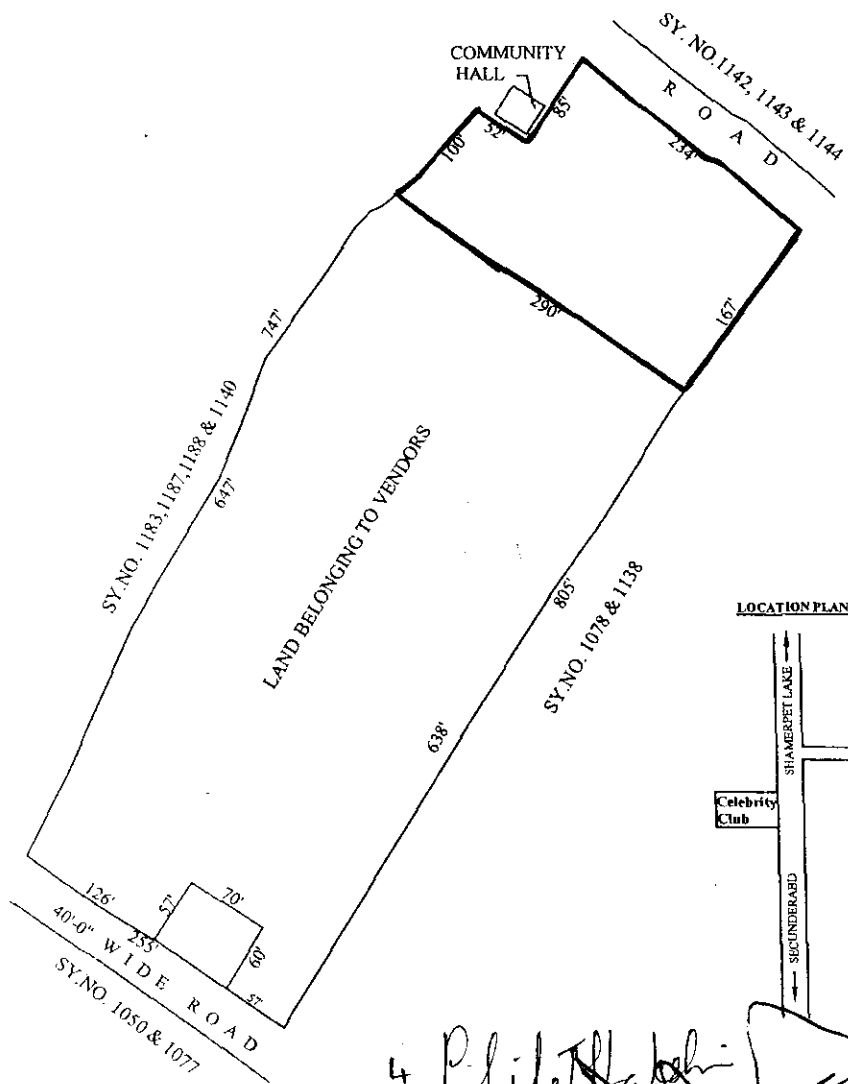
For KADAKIA AND MODI HOUSING

[Signature]
Soham Modi Partner
(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: AREA: 5,050 SCALE: SQ. YDS. INCL: SQ. MTRS. EXCL:



I. Sathyaveni

P. S. Satish Modi

[Signature]

WITNESSES:

- [Signature]*
- P. M. [Signature]*

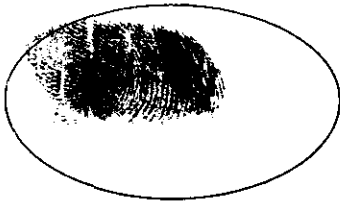
SIG. OF THE VENDOR
For KADAKIA AND MODI HOUSING

[Signature]

SIG. OF THE VENDEE

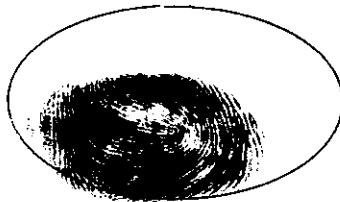
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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.

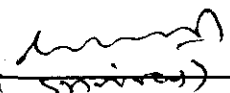


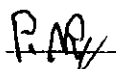
2. SHRI. IMMANNI RAVI KIRAN
S/O. SHRI. SHESHAGIRI RAO
R/O. PLOT NO.115/A
HANUMANJI COOPERATIVE SOCIETY
BRIG. SYED ROAD,
TARBUND, SECUNDERABAD.



**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. 

2. 

1.  2. 

3. 

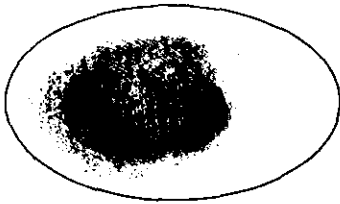
5. 

**SIGNATURE OF THE EXECUTANT'S
For KADAKIA AND MODI HOUSING**

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.



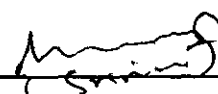

5. SHRI IMMANNI VENKAT RAO
S/O. SHRI SHESHAGIRI RAO
R/O. 107 S MARY AVE,
APTS # 128
SUNNYVALE - CA 94086.

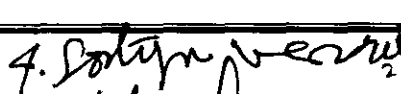

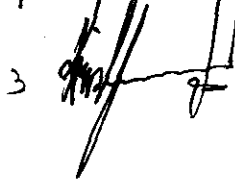


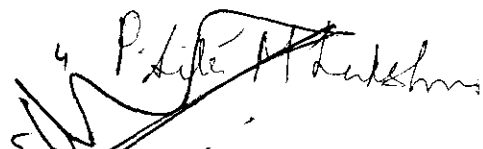

PURCHASER:

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

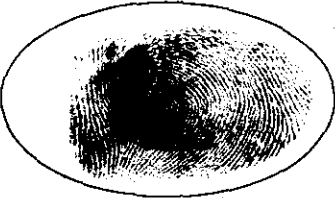

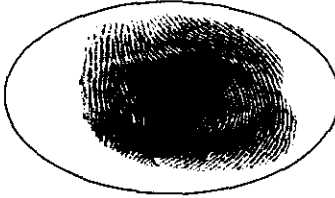

SIGNATURE OF WITNESSES:

1. 
2. 

1. 
2. 
3. 

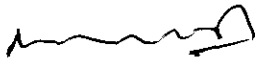
4. 
5. 
**SIGNATURE OF THE EXECUTANT'S
For KADAKIA AND MODI HOUSING**
**SIGNATURE OF THE PURCHASER
Partner**

**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>PURCHASER:</p> <p>M/S. KADAKIA & MODI HOUSING 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, S/O. MR. SATISH MODI</p>
			<p>REPRESENTATIVE:</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p>

SIGNATURE OF WITNESSES:

1.



2.

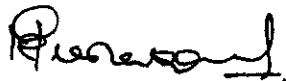




SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, **MR. K. PRABHAKAR REDDY**, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shameerpet, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

For KADAKIA AND MODI HOUSING



SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2006వ సం॥నా.....11482
దస్తావేజు మొత్తం కాగితముల సంఖ్య...9
ఈ కాగితము వరుస సంఖ్య.....9

సబ్-రిజిస్ట్రార్



1 వ పుస్తకము 2006వ సం॥ గ్రంథం..... 11482.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9.....

ఈ కాగితము వరుస సంఖ్య..... 8.....

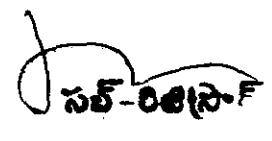
[Handwritten Signature]
సబ్-రిజిస్ట్రార్



1 వ పుస్తకము 2006వ సం॥ గ్రం..... 11482

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 7


సబ్-రిజిస్ట్రార్



1 వ పుస్తకము 2006వ సం॥ గ్రంథం..... 11482
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 6


సచి-08(సా)



1 వ పుస్తకము 2006వ సం॥పు.....11482.....
దస్తావేజు మొత్తం కారితముల సంఖ్య.....9.....
ఈ కారితము వరుస సంఖ్య.....5.....

సబ్-రిజిస్ట్రార్



11482
1 వ పుస్తకము 2006వ సం॥ గ్రంథం.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9.....
ఈ కాగితము వరుస సంఖ్య..... 4.....

సర్-రిజిస్ట్రార్



1 వ పుస్తకము 2006వ సం॥ గ్రంథం..... 11482

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 3

(Handwritten Signature)
సర్-రిజిస్ట్రార్



I వ పుస్తకము 2006వ సం॥ గు... 11482
 దస్తావేజు మొత్తం కాగితముల సంఖ్య... 9
 ఈ కాగితము వరుస సంఖ్య... 2

[Signature]
 సబ్-రిజిస్ట్రార్

ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT II OF 1898

Doc't No. 11482/06 Date 10.8.06
 I hereby certify that the Proper deficit Stamp duty of Rs. 1,87,000/- + by Cash Rs. 1900 = 1,88,900/-
 has been paid in respect of this instrument from
 on the basis of the Market Value/consideration of Rs. 21,00,000/-

SUB-REGISTRAR OFFICE SHAMIRPET
 Date 10.8.06
[Signature]
 Registrar/Collector
 (Under the Indian Stamp Act)

An Amount of Rs. 1,87,000/- towards Stamp Duty including Transfer
 Duty, and Rs. 10,000/- towards Registration Fee was paid by the party
 through Challan Receipt Number 77929/1 Dated 10.8.06
 at S.B.H. Bank Thumkunta Branch

[Signature]
 Sub Registrar

వ పుస్తకము 2006వ సం॥ (కా.శ 1928) పు
 11482 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516 - I- 11482/2006
 ఇవ్వడమైనది
 2006 సం॥ ఆగస్టు నెల 10 తేది

[Signature]
 సబ్-రిజిస్ట్రార్ అధికారి

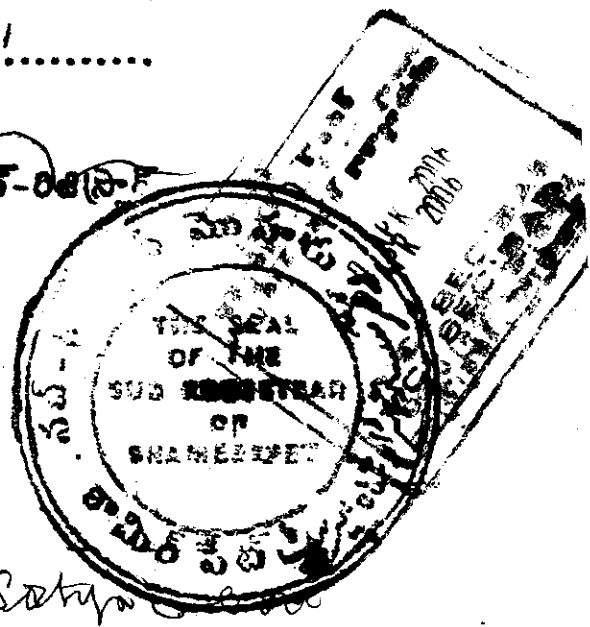


1 వ పుస్తకము 2006వ సం॥ 17482
 దస్తావేజు మొత్తం కాగితముల సంఖ్య 9
 ఈ కాగితము వరుస సంఖ్య 1

అంకం 10
 1928 వ సం॥ 19 వేది
 తెగలు 2 మరయు 3 గంటలకు

గామిక్ సెట్ రిజిస్ట్రారు అఫీసులో
 త్రివిణి. I. న్యాయవేది
 రిజిస్ట్రేషన్ తర్ఫీదు. 1918 లోని సెక్షన్ 32 - ఎ మ
 అనుసరించు సమర్థులచేపలసిన ధోత గ్రాఫులు మరియు
 వేలిముద్రలతో సహా అలచేసే టునుము
 రూ॥ 10,500/- లు చెల్లించినాడు.

భాషియిచ్చినట్లు చిప్పుకొన్నది
 ఎకమ లో ఉన దిలు



I. Satyanaarayana, w/o. Sheshagiri Rao
 occ: Housewife, R/o. Plot no. 1151A, Hanumanji
 Co-op. Society, Brig Street Road, Terband, Sec:3ad,
 and special Power of Attorney for Vendor
 No. 4 & Vendor No. 5, vide Reg. SPA Nos.
 P. 40 & File no. 5637/06 Respectively.

I. Ravikiran S/o. Sheshagiri Rao, occ: Business
 R/o. Plot no. 1151A, Hanumanji Co-op. Society, Brig
 Street Road, Terband, Sec:3ad.

I. Satyanarayana Krishna Prasad S/o. Sheshagiri Rao
 occ: Business R/o. Plot no. 1151A, Hanumanji Co-
 op. Society, Brig Street Road, Terband, Sec:3ad.

Srinivas S/o. Krishna Rao occ: Business Ho. Plot
 no. 105, Sri Sai AP4. Nagore, 12nd.

P. Narendra S/o. P. Ramiah occ: Scene R/o. 12-11-48
 Varaprasada. Sec:3ad.

2006వ సం॥ 17482 వేది సబ్-రిజిస్ట్రార్
 1928 వ సం॥ 19 వేది గామిక్ సెట్



1. [Signature]
 2. P. NB