

C.S
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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 441 Date 16-1-12 ₹ 100/-

Sold to K. Prathmar Reddy S/o K.R. Reddy R/o Sea'band

For whom M/s Kadakia & Modi Housing

AT 213163

V. LAKSHMI PRASAD

LICENSED STAMP VENDOR

License No. 15-25-023/2011

1-2-45/30, C.S. Nagar, Yellareddyguda,
Kapur, R.R. Dist-500 062. Cell: 9848001133**SALE DEED**

This Sale Deed is made and executed on this the 25th day of October 2012 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, S/o. Sri Satish Modi, aged about 42 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

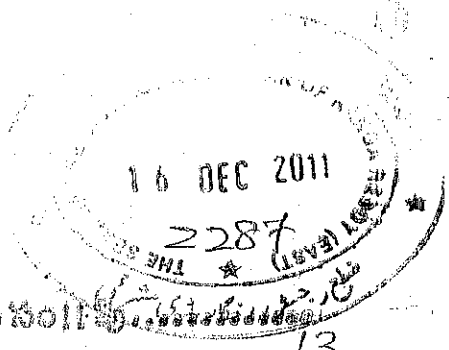
INFAVOUR

1. Mrs. EDURY VAKULA, WIFE OF Mr. EDURY RAMACHANDRA RAO, aged about 35 years
2. Mr. EDURY RAMACHANDRA RAO, SON OF Mr. EDURY RANGA RAO, aged about 33 years, Occupation: Business, both are residing at Flat No. 202, H. No. 1-11-110/93, Shiva Shankar Villa, Shyamlal Building, Begumpet Hyderabad - 500 016., 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

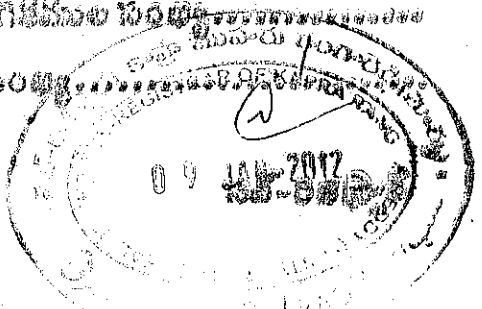
Partner

2012 వ సం॥ 25 వ తేదీ
 1934 వ సం॥ 3 వ తేదీ
 12 మంది



శ్రీ/శ్రీమతి K. Prabhakar Reddy
 పతనం 1908 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి సమర్పించబడిన భూమి ప్రాంతం మరియు
 పతనం/ద్రవ్యం నుండి దాఖలు చేసిన రుసుమం
 రూ. 9800/- చట్టబద్ధం.

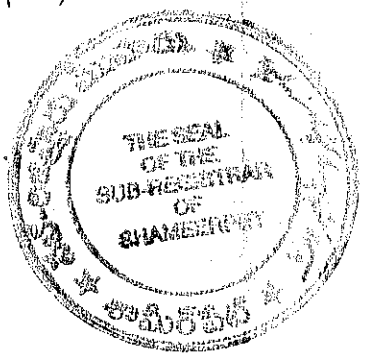
13 వ తేదీ 2012 వ సం॥
 పతనం మరియు పతనం నుండి
 పతనం నుండి



Signature: Prabhakar Reddy
 Name: K. Prabhakar Reddy
 S/o: K. Padma Reddy
 Occ: Service
 R/o: 45-A-157/384/4
M.G. Road Secbad,

Documents, vide GRA no. 02/BKIV/10 of, Sec,
 dt. 27.01.2010, Shamirpet, R-R Dist.

Signature: B. Srinivas Reddy
 S/o: Nagi Reddy
 Occ: RT E-ptyce
 R/o: 10-99, Vijayak Nagar
Bala Nagar - Hyderabad - 42



Signature: T. Srinivas
 S/o: T. BALAKRISHNAIAH
 Occ: Business
 R/o: 1-193, Pipe Line Road
Kathenafal, Hyd-500018

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2012 వ సం॥ 25 వ తేదీ
 1934 వ సం॥ 3 వ తేదీ

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

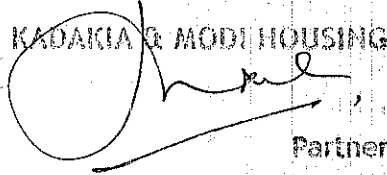
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
- Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
- Shri. Immanni Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- 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.16 admeasuring 203 sq. yds., along with semi-finished construction having a total area of 2166 sft., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.19,60,000/-(Rupees Nineteen Lakhs Sixty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING



Partner

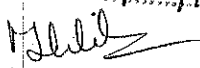
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ENDORSEMENT

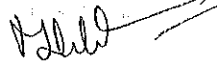
Whereof the following amounts have been paid in respect of this document:

Sl No	Description of duty	In the form of					Total
		Stamp papers	Citizen ship Act	Cash	Stamp duty on the 1st of 1st reg	Administrative order	
1	Stamp Duty	100	97900				98000
2	Transfer Duty	—	58800				58800
3	Registration fee	—	9800				9800
4	U.S. charges	—	100				100
	Total	100	166600				166700

Rs. 156700/- towards stamp duty including T.D. under Section 41 of the I.S. Act 1809 and
 Rs. 9800/- towards Registration fee on the chargeable value of Rs. 19,60,000/-
 were paid by the party through SBH, Thumkur via chattri/D/DC7
 Pay order no. 356853 date 25/10/12


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

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 2012 2011 1518 - I - 2287 - 2012
 2012 2011 25


 35-000-8
 2012 2011



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.16 admeasuring 203 sq. yds., along with semi-finished construction having a total area of 2166 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 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.19,60,000/-(Rupees Nineteen Lakhs Sixty Thousand Only) issued by Axis Bank, Service Branch, Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration .
2. The Vendor hereby covenant that Scheduled Plot 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 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, 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, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 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. 1,66,600/- is paid by way of challan no. 3 56853 , dated 25.10.2012, drawn on State Bank of Hyderabad, Thumkunta Branch, Ranga Reddy District.

For KADAKIN & MODI HOUSING



Partner

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SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF BUNGALOW on bearing Plot No. 16 admeasuring about 203 sq. yds., along with semi-finished construction having a total area of 2166 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. 17
South	Plot No. 15
East	Neighbor's Land
West	30' wide road

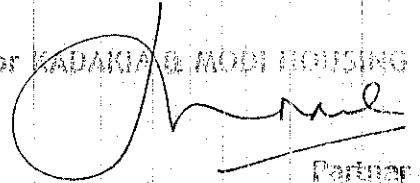
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

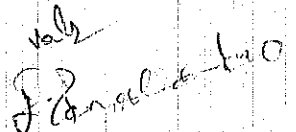
1. Reddy

2. SMO

For KADAKIA & MODI HOUSING


Partner

(Soham Modi)
VENDOR


VENDEE


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15 August 2012 2011
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[Signature]
[Text]



NEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF SEMI-FINISHED BUNGALOW on bearing Plot No. 16 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 : 203 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor : 1100 sft
- b) In the First Floor : 1066 sft
- Total Built up Area : 2166 Sft**
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 19,60,000/-


Date: 25.10.2012

FOR KADAPPA G. 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: 25.10.2012

FOR KADAPPA G. MODI HOUSING

Partner
Signature of the Executants

valy
F. S. Mallikarjun

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(Handwritten signature)

సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO.16, FORMING A PART

IN SURVEY NOS. 1139

Situated at

SHAMIRPET VILLAGE, SHAMIRPET

Mandal, R. R. Dist.

VENDOR: M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: 1. MRS. EDURY VAKULA, WIFE OF MR. EDURY RAMACHANDRA RAO

2. MR. EDURY RAMACHANDRA RAO, SON OF MR. EDURY RANGA RAO

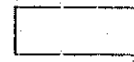
REFERENCE:
AREA: 203

SCALE:
SQ. YDS.

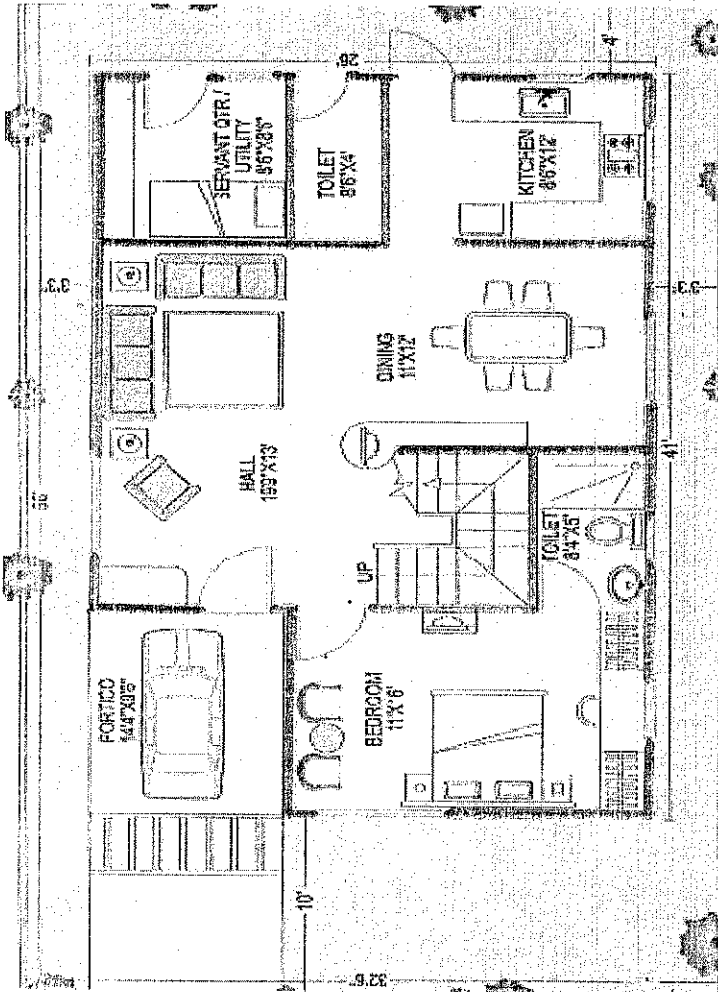
INCL:
SQ. MTRS.



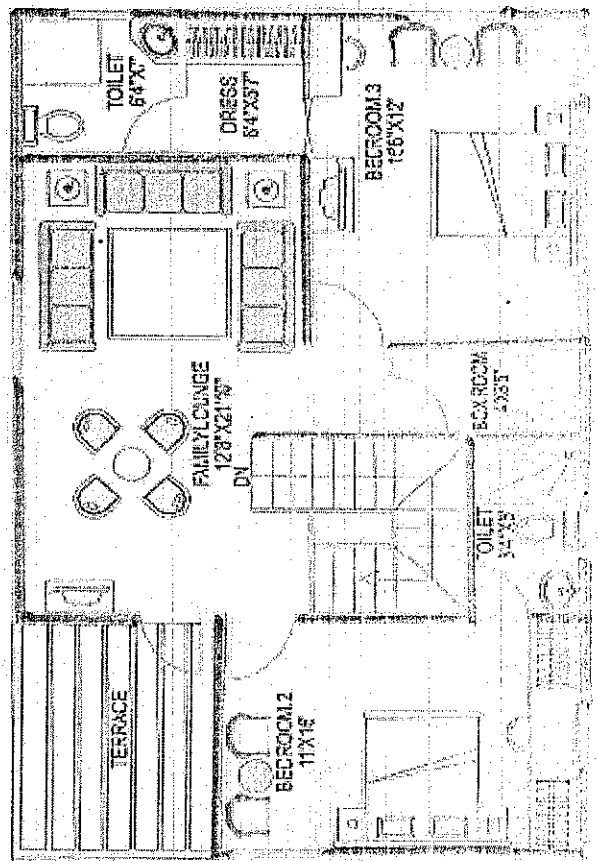
EXCL:



Total Built-up Area – 2166 Sft



GROUND FLOOR



FIRST FLOOR

Area Statement

GROUND FLOOR: 1100.00 Sft.

FIRST FLOOR : 1,066.00 Sft.

TOTAL AREA : 2,166.00 Sft.

WITNESSES:

1. *Beddy*
2. *SUG*

For KADAKIA & MODI HOUSING

[Handwritten Signature]

Partner

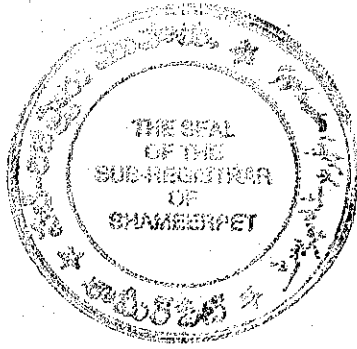
SIGN. OF THE VENDOR

[Handwritten Signature]

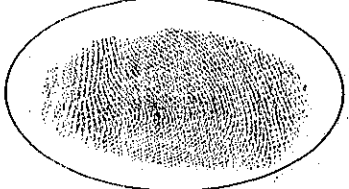






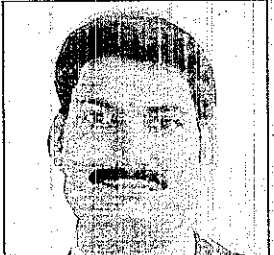
SIGN. OF THE VENDOR

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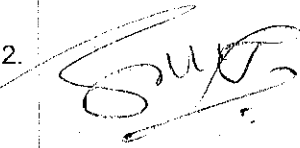
25-0095



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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u> M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p><u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.</u></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><u>BUYERS:</u></p> <p>1. MRS. EDURY VAKULA W/O. MR. EDURY RAMACHANDRA RAO R/O. FLAT NO. 202, H. NO. 1-11-110/93 SHIVA SHANKAR VILLA SHYAMLAL BUILDING, BEGUMPET HYDERABAD - 500 016..</p> <p>2. MR. EDURY RAMACHANDRA RAO S/O. MR. EDURY RANGA RAO R/O. FLAT NO. 202, H. NO. 1-11-110/93 SHIVA SHANKAR VILLA SHYAMLAL BUILDING, BEGUMPET HYDERABAD - 500 016..</p>
			
			
			

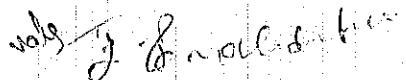
SIGNATURE OF WITNESSES:

1. 
2. 

For KADAKIA & MODI HOUSING



SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

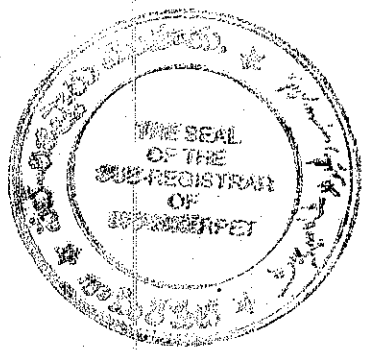
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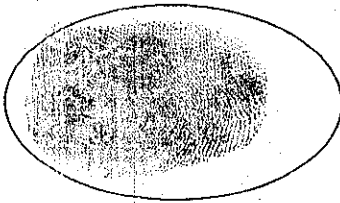



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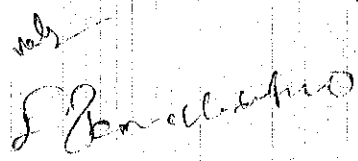
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>2. MR. T. SRINIVAS S/O. MR. T. BALANARSAIAH R/O: # 1-193 PIPE LINE ROAD FATHENAGAR, HYD-018</p>
			<p>1. MR. SRINIVAS REDDY. B. S/O. MR. B. NAGI REDDY R/O: # 10-99 VINAVAK NAGAR BALANAGAR, HYD-092</p>

SIGNATURE OF WITNESSES:

1. Reddy.

2. 



SIGNATURE OF THE BUYER

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చిట్టెరు దిక్కను పాఠశాల కు
పాఠశాల కు


నంబర్ 2287




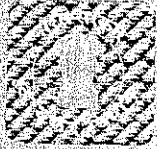

VENDOR

For KADAKIA & MODI HOUSING

[Handwritten Signature]
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE	<i>[Handwritten Signature]</i>	
मुख्य आयकर अधिकारी Chief Commissioner of Income-tax, Andhra Pradesh		

[Handwritten Signature]

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
<i>[Handwritten Signature]</i> Signature		10062008

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25-08-05




BUYER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

EDURY VAKULA
LAXMAIAH SHYAMALA
13/10/1977
Permanent Account Number
AAIPE0648J




no 2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMACHANDRA RAO EDURY
RANGA RAO EDURY
01/07/1979
Permanent Account Number
AAEPE8288N

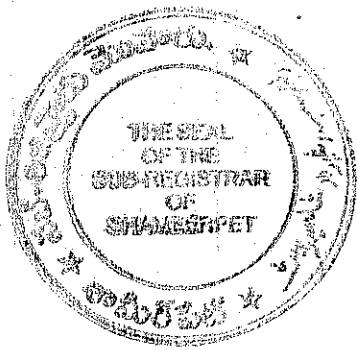


F. Ramachandra Rao


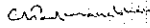
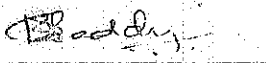
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 కు కలిపిన నంబర్ నంబర్.....

నం-00005




WITNES :

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACPPB7362P	
नाम / NAME	SRINIVAS REDDY BALIGEPALLY	
पिता का नाम / FATHER'S NAME	NAGI REDDY BALIGEPALLY	
जन्म तिथि / DATE OF BIRTH	22-08-1967	
हस्ताक्षर / SIGNATURE		मुख्य आयकर आयोग, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

Reddy

IS 2287
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10-0105



WITNESSES

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

THADAKAMALLA SRINIVAS
BALANARSAIAH THADAKAMALLA

15/04/1966
Permanent Account Number
AEEPT8436R

Signature

[Handwritten signature]

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. ३, सेक्टर ११, सी.डी.बी.बेलापुर,
नवी मुंबई-४००-६१४

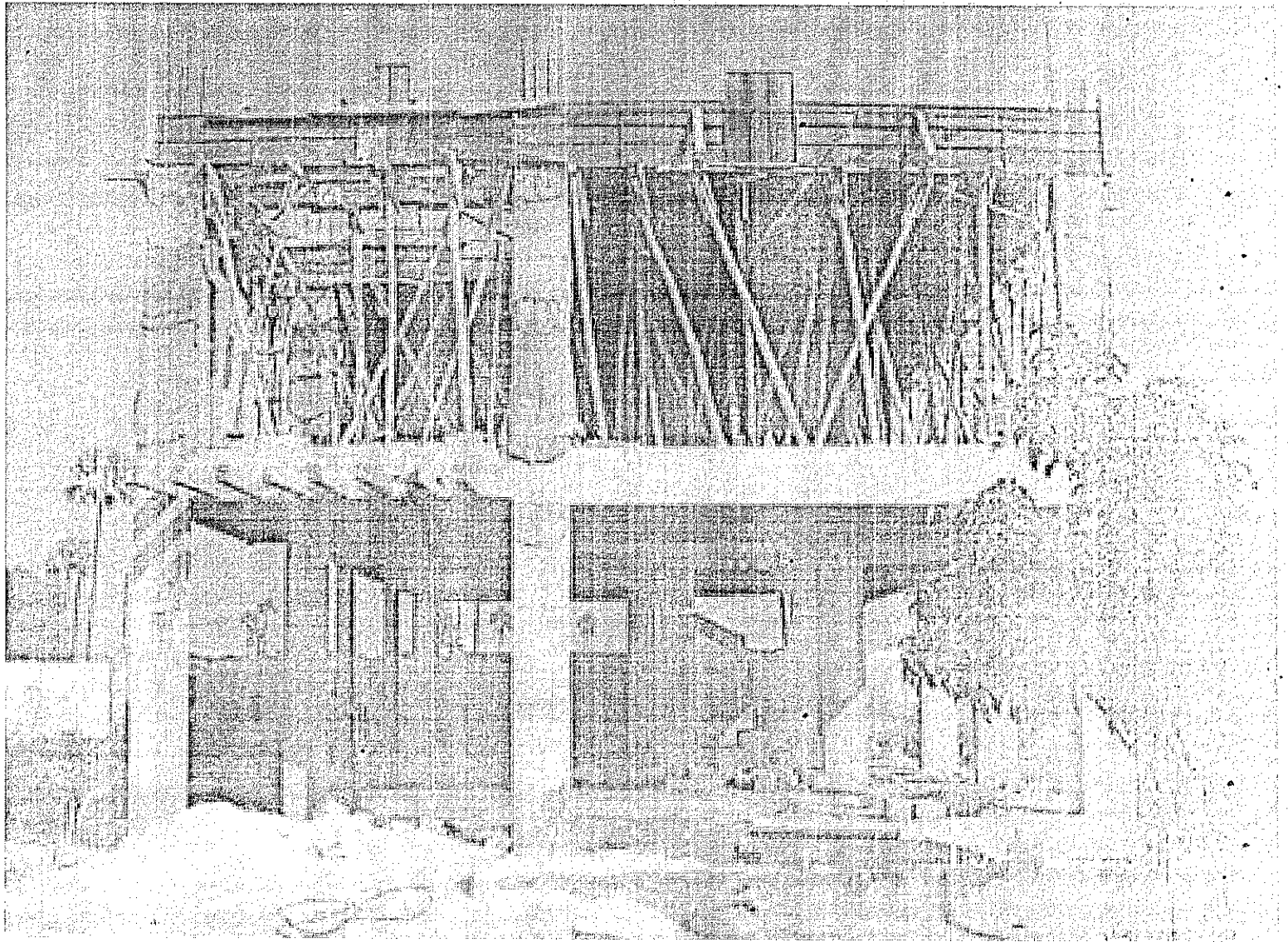
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18 వ పుస్తకము 2012 వ సం॥ పు..... 13
 ద్వితీయ పుస్తకము క-గీతముల సంఖ్య..... 12
 ఈ క-గీతములను జాబితా సంఖ్య.....


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