# **ORIGINAL**

దస్తావేజులు మరియు రుసుముల రశీదు

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తేది వాపసు తేది	1814			h	0890ei 5350

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



This Sale Deed is made and executed on this the 8<sup>th</sup> day of August 2011 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 41 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**

Mrs. MANKOMAL KAUR THAPAR, WIFE OF Mr. MAHEEP SINGH THAPAR, aged about 30 years, residing at H. No. 133/A, Gun Rock Enclave, Phase - I, Secunderabad - 500 009., 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

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distinct No. AIDPR 18331 Issued by moone Top Dection

(authority)"

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# 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.

SI. 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. 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. 19, admeasuring 220 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA B MODI HOUSING
Partner

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	నబ్-రిణి(స్టార

ENDORSEMENT

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

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SI No.		Signed Signed	CANE TO			OCCUPAY order	Total
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ا در دونود در دونو	Transfer Duty	-	6600				6600/-
3	Registration fee	:	1100				1100/4
4	User Charges	-	100			,	100/-
	Total	100	18700	A			18800/4

Sub-Registrar Collector WS 41 of LS Act

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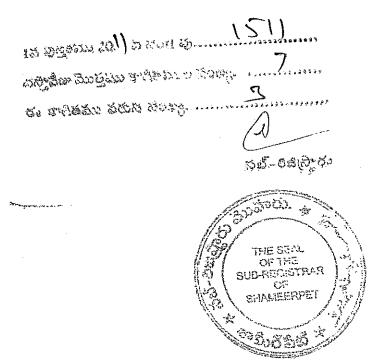
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# NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 19, admeasuring 220 sq. yds., 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. 2.20.000/- (Rupees Two Lakhs Twenty 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. 18,700/- is paid by way of challan No. ラうさら, dated ラ・ロル drawn on State Bank of Hyderabad, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING

**Partner** 



# SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 19, admeasuring about 220 sq. yds, 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. 20	
South	Plot No. 18	
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.

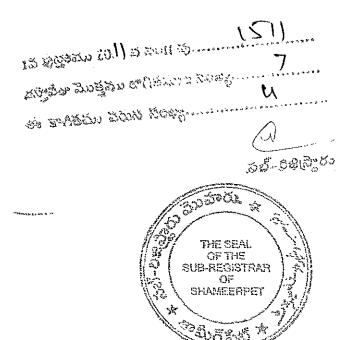
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FOR KADAKIA & MODI HOUSING

Partner

(Soham Modi) VENDOR

VENDEE



REGISTRATION PL	an sh	OWING	PLOT NO.19, FORM	MING A PART	
N SJAVEY NOS.	1139				Situated at
	SHAN	AIRPET VILI	_AGE,	SHAMIRPET	Mandal, R. R. Dist.
VENDOR:	M/S.K	(ADAKIA & I	MODI HOUSING, REPF	RESENTED BY I	TS MANAGING PARTNER
	MR. S	SOHAM MO	DI, SON OF SRI SATIS	H MODI	
BUYER:	MRS.	MANKOMA	L KAUR THAPAR, WIF	E OF MR. MAHI	EEP SINGH THAPAR
REFERENCE: AREA: 220		SCALE: SQ. YDS.	INCL: SQ. MTRS.		EXCL:
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			Plot No. 20		•
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oc wide load	on wide road	32'-6"	Plot No.19		Neighbor's Land
	i <del>dac</del>		Plot No. 18	<b></b>	
WITNESSES:					For KADAKIA & MODI HOUSING
1.					Partner
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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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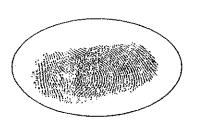
FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





# **VENDOR:**

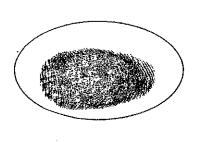
M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI





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 2<sup>ND</sup> FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD & (REPRESENTATIVE TO BUYER)





### **BUYER**

MRS. MANKOMAL KAUR THAPAR W/O. Mr. MAHEEP SINGH THAPAR R/O. H. NO. 133/A GUN ROCK ENCLAVE PHASE - I SECUNDERABAD - 500 009..

## SIGNATURE OF WITNESSES:

1.

Visit

2. g. live

For KADAKIA & MODI HOUSING

Partner

SIGNATURE OF EXECUTANTS

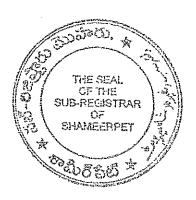
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shamirpet, Ranga Reddy District.

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

C.S.No./Year: 001524/2011 of SRO: 1516(SHAMIRPET)

Presentant Name(Capacity): K.PRABHAKAR REDDY(SP)

Report Date: 09/08/2011 15:07:06

This report prints Photos and FPs of all parties

SlNo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
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		a	,	1:111
Identified Witness Witness	by 1 0 0 0 2 0 , 0 0	Photos and TIs captured by me	7	re of Photos and TIs ne in my presence

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<b>సబ్-రి</b> జిస్వాగ





# GOVERNMENT OF ANDHRA PRADESH/GOOP (DECONO COMPOS)

CERTIFICATE OF ENCUMBRANCE ON PROPERTY/egg or or application in the company of th REGISTRATION AND STAMPS DEPARTMENT/రిజిస్టేషన్ మరియు ప్రాంత్రం శాఖ

Date/ ತೆದಿ :

Certificate No/ ధృవీకరణ పత్రము సంఖ్య :

SRO/ ಜ.ರಿ.ಶ್.

Application No/ ధరభాస్తు సంఖ్య :

(8/855) PRINCES SURVEY: ,1139, FLOT: ,19, MANNOMAL KAUR THAPAR SHAMI RPET

ఈ దిగునమదహరించిన ఆస్థి గురించి ఏడైనా రిజిప్టరు కాబడిన తాకట్టు రుణభార చర్యల వివరములు తెలువు చృవపత్రములకై దరఖాపు చేసిన మీదట having applied to me tor a certificate giving particulars of registered acts and encumbrances 宙衛 音符 音音 spect of under mentioned property. (3) EXIENT: 220 Sq.Td. MORTE: PLOT NO.20 SOUTH: PLOT NO.18 BAST: HEIGHBOUR'S LANG WEST: 20' WIDE ROAD

l hereby certify that a search has been made in Book I and in the Indexes relating thereto for for acts and encumbrances affecting the said property, and that on such search the following ইতাই এমান্টাইনিনইজন্মইনিনইজন এঞ্চিতৰ: DATE & TIME of Application of EC: 20-08-2011 00:00:00

పున్ననని ఇందుమూలముగా నేను **ధృ**పీకరించునున్నాను. సం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులలో నదరు ఆస్తుల కోసం సంబంధించిన శాకట్టు జ్ఞోరాలను వెదకిన మీదట ఈ (కింద నమోదు పరచిన శాకట్టు జ్ఞోరాలు

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100	PRE VAL WIFE.  1540256  Commande Nethology	0191 Sale Mr. Value:Rs. 150400 Cons. Value:Re	(b) Nature & Value of Document దస్తావేడి స్వభావం మరియు విలువ (4)
TENERS CARACTA SENT BAKING	EANTERGRANT AND A CHAIR AND A CAN AND AND AND AND AND AND AND AND AND A	1 CL)MANKOWAT KAUR THAPAR 1 EXIM/S. INDAKTA 4 KADI AWDING 3 EN/REI 5115 WHAN LODE (UDDS-116) PRITMERI	Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Cl) (హాక్కు డారులు (5) (6)
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Search made and certificate prepared by/ దృవీకరణ ప(ర్రము తయారు చేసిన వారు Search verified and certificate examined by/ పరిమాచి దృవీకరణ ప్రతము పరిజీంచిన కారు

ఈ లస్ట్రిస్తే సింబంధించి పై తెలుపబడిన తాకకట్టు వ్వోరా దర్యలు మినహా మరి ఏ విధమైన ఇటర కాకకట్ల

📢 - దృవీకరించుచున్నాను.

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