

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

సెం.

శ్రీమతి / శ్రీ 4514 Mr. Soham modu

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale deed			
దస్తావేజు విలువ	220000/-			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	1511/11			
రిజిస్ట్రేషన్ రుసుము				
లోటు స్టాంపు(D.S.D.)	1100/-	RR		
GHMC (T.D.)			Chnol	
యూజర్ ఛార్జీలు	12500/-	DSG		
అదనపు షీట్లు			292362	
5 x	100/-	4		
			918/4	
మొత్తం	18700/-			

(అక్షరాల)

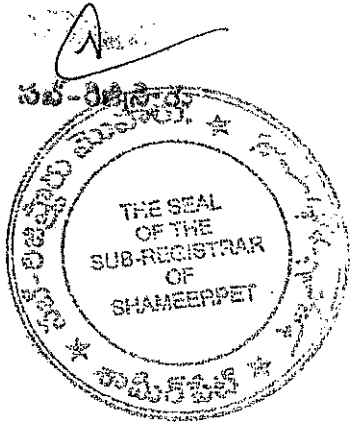
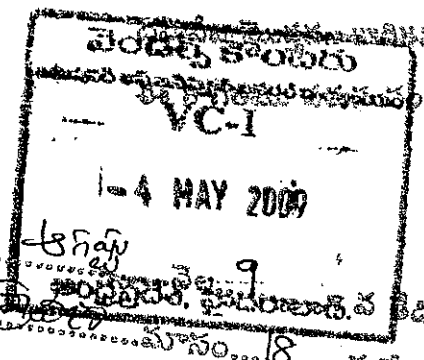
రూపాయలు మాత్రమే)

తేది 9/8/14

వాపసు తేది _____

(Signature)
 డిప్యూటీ కమిషనరు
 రిజిస్ట్రేషన్
 హైదరాబాద్

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.



1 వ నంబర్... 3 వ శా.సం... 3 ముద్రలు... 4... కామిస్ పేజీ సబ్ రిజిస్ట్రారు అధీనులో... K. prabhakar... 1908 లోని సెక్షన్ 32-ఎ ను... 1100/-... పుస్తకం ఒప్పుకొన్నది...

Prabhakar

Prabhakar

Signature
Name K. Prabhakar Reddy
No K. Padma Reddy
Service
to S-11-187/13 & 4, 4th floor
Solem mansion, m.s. Road

"Address Proof of the party verified with Pan card bearing its distinct No. AHSEP8104 issued by Income Tax Dept. (authority)"

Sec Road, -003- Through GIA for Presentation of document, vide GIA No. 213K/10, Dt. 27-1-2010 at 180, Shamirpet, R.R. Dist.

Signature
Name Ch. Venkat Lakshmi Reddy
to Late Anji Reddy
Service
to 11-187/2, Road no. 2,
Green Hills colony, Hyderabad

"Address Proof of the party verified with Driving License bearing its distinct No. 13LSS/HS/10 issued by RTA, Coll. Hyderabad (authority)"

Signature
Name B. M. Raj Kumar
to Muxund Rao
Service
to L.S.I. M. Bollaram
Reddy

"Address Proof of the party verified with Pan card bearing its distinct No. AIDPR9837 issued by Income Tax Dept. (authority)"

20 11 వ నంబర్... 9... 1933 వ శా.సం... 18... కామిస్ పేజీ

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

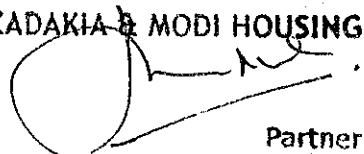
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- a. Smt. 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 & MODI HOUSING



Partner

1511

1వ పుస్తకము 2011 వ సం॥ పు.....
 దస్తావేజు మొత్తము కారితముల సంఖ్య..... 7
 ఈ కారితము వరుస సంఖ్య..... 2

A

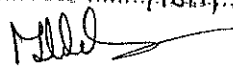
సబ్-రిజిస్ట్రారు

ENDORSEMENT

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


Sl No.	Description of fee/ duty	In the sum of				Total
		Stamp report	Cheque	DD/BCC/Pay order		
1	Stamp Duty	100	10900			11000/-
2	Transfer Duty	-	6600			6600/-
3	Registration fee	-	1100			1100/-
4	User Charges	-	100			100/-
	Total	100	18700			18800/-

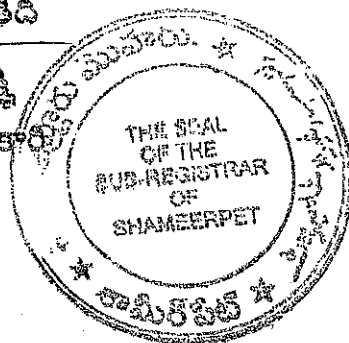
"Rs. 17500/- towards stamp duty including T.D. under section 41 of the I.S. Act 1899 and Rs. 1100/- towards Registration fee on the chargeable value of Rs. 2,20,000/- were paid by the party through Bank S.B.H. via challan/DD/BCC? Pay order no... 297367... date" 9/8/11...


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

1వ పుస్తకము 2011 సం॥ (కా.శ. 1933) సం॥ పు
 1511 నెంబరుగా రిజిస్ట్రారు వేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 15107-..... 1511-2011
 జనబలమైనది.

2011 సం॥ 9 వ తేది

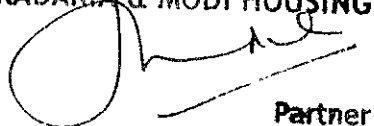

 డి. సుబ్బలక్ష్మి
 సబ్-రిజిస్ట్రారు అధికారి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

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. 297367, dated 9.08.11, drawn on State Bank of Hyderabad, Thumkunta Branch, Ranga Reddy District.

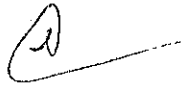
For KADAKIA & MODI HOUSING


Partner

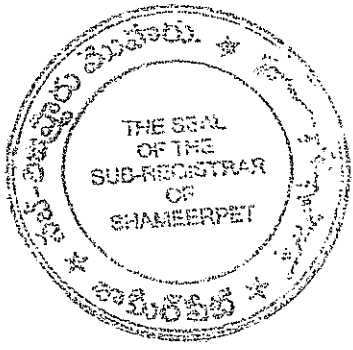
1వ అక్షరము (2011) వ సంఖ్య పు..... 1511

వార్షిక మొత్తము కలిపిన సంఖ్య..... 7

ఈ కారితము వరుస సంఖ్య..... 3



నల్-రిజిస్ట్రారు



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. 

2. 

For KADAKIA & MODI HOUSING

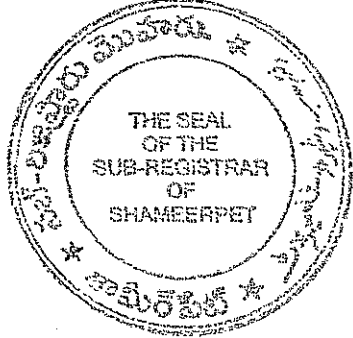

Partner

(Soham Modi)
VENDOR


VENDEE

1వ భద్రకాలము ది. 11 వ నాటి తు. 1571
చిర్రువేల మొత్తము కలిగియున్న నొక
ఈ కాలిదము వయిన నొకప్పు.

అ
పబ్. రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO.19, 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

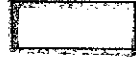
BUYER:

MRS. MANKOMAL KAUR THAPAR, WIFE OF MR. MAHEEP SINGH THAPAR

REFERENCE:

SCALE:

INCL:



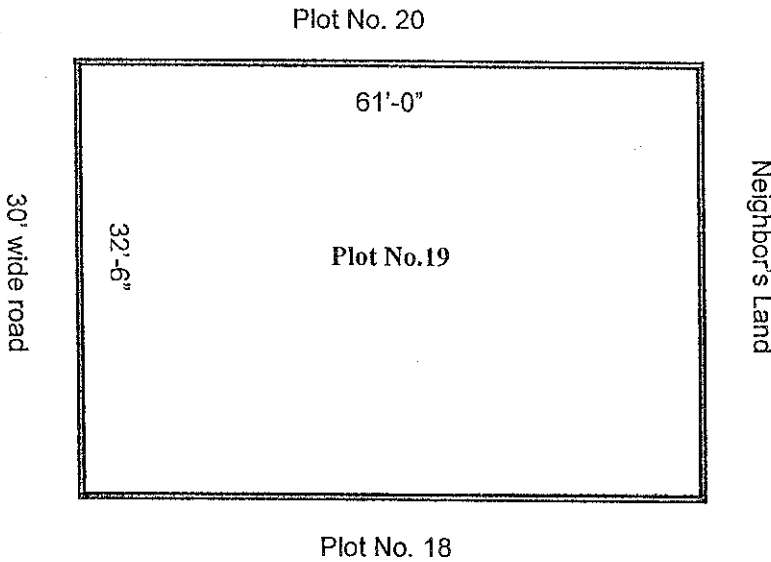
EXCL:



AREA: 220

SQ. YDS.

SQ. MTRS.



WITNESSES:

- 1.
- 2.


For KADAKIA & MODI HOUSING

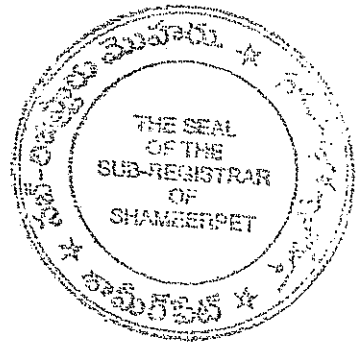
Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

1511
1వ భువ్వకము 20.1) వ సం|| పు.....
దస్తావీజ్ విడుదలము లాగిజమయ సంఖ్య..... 7
ఈ లాగిజము వరుస సంఖ్య..... 5


ప్రొ. రిజిస్ట్రారు



**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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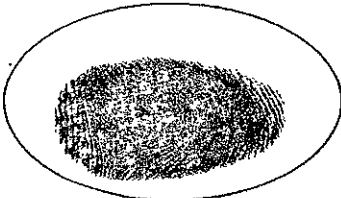
VENDOR:

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
2ND 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.
- 2.

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.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2011 వ సం॥ పు..... (511)

దస్తవీజు మొత్తము కాగితముల సంఖ్య..... 7

ఈ కాగితము వరుస సంఖ్య..... 6

(Handwritten signature)

హబ్ - రిజిస్ట్రారు




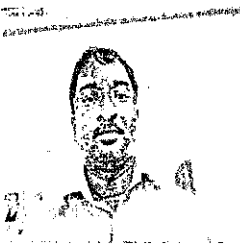
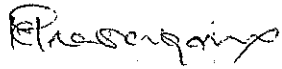


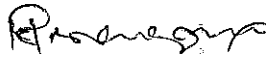
Photographs and FingerPrints As per Section 32A of Registration Act 1908



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


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

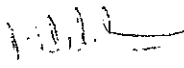
Report Date: 09/08/2011 15:07:06

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) MANKOMAL KAUR THAPAR HNO.133/A,GUN ROCK ENLAVE,PHASE- I,SEC-BAD	
4			(SP) K.PRABHAKAR REDDY Not available	

Identified by
Witness 1 
Witness 2 


Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

చట్ట ప్రకారము 2011 వ సం॥ ను..... 1511

దస్తవేలీ సొత్తము కారితముల సంఖ్య..... 7

ఈ కారితము వరుస సంఖ్య..... 7



సబ్-రిజిస్ట్రారు

