

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

4062

శ్రీమతి / శ్రీ

K. Prayaga Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు వ్యభావము	Sale deed			
దస్తావేజు విలువ	1500000/-			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	2502/13			
రిజిస్ట్రేషన్ రుసుము లోటు స్టాంపు (D.S.D.)	2500- RF			
GHMC (T.D.)	59900- DSD		DD NO	
యూజర్ ఛార్జీలు				
అదనపు షీట్లు	22500- TD		006494	
5 x	100- ulc		11/12/13	
	1		MDPC Sec. deed	
మొత్తం	900000/-			

(అక్షరాల

Rupen Nirmal Reddy

రూపాయలు మాత్రమే)

తేది

12/12/13

వాపసు తేది

M. Reddy
12/12/13
Sub Registrar

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

Sub Registrar
Wanga Reddy (East)

Doc No. 3507 of 2013

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



भारत INDIA

INDIA NON JUDICIAL

22000
C.S.
3531

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 175407

Sl.No. 5107, Dt. 19-02-2013, Rs.100/-

Sold to Mahender Pto Secured

S/o.D/o.W/o. Mallesh

For Whom Kadakia & Modi Housing, Secured

L. SRINIVAS
Licensed Stamp Vendor, L.No.15-29-020/2012,
P.No.14, RTC Colony, Chengicherla (V),
Ghatkesar (M), R.R.Dist.-500039.
Ph.No.9849338280.

SALE DEED

This Sale Deed is made and executed on this the 12th day of December 2013 at SRO, Shamirpet, Ranga Reddy District by:

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, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

INFVOUR OF

Mr. Merpula Narayana Goud, Son of Late M. Malla Goud, aged about 51 years, Occupation: Business, residing at # 4-79, Chinna Gundavalli (Village), Siddipet, Medak District, 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

500000
82000
7500
100
20000
59900
22100
100
1000

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Regular document number 3507 of year 2013

Sheet 1 of 1 Sheets






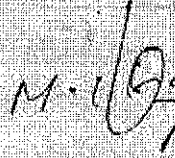
Signature of Joint SubRegistrar15

OFFICE (Shamirpet)

Presentable Endorsement:

Presented in the Office of the Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 7500/- paid between the hands of 12 and 1 on the 12th day of DEC, 2013 by Sri K Prabhakar Reddy.

Execution admitted by (Details of all Executants/Claimants of Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 [1516-1-2013-3581]	K PRABHAKAR REEDY(GPA FOR PRESENTING DOCT)(RJM/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI 5-4-187/3 & 4,2ND FLOOR,, M.G.ROAD,SEC-BAD	
2	CL		 [1516-1-2013-3581]	MERPULA NARAYANA GOUD 4-79,CHINNA GUNDAVALLI (V),SIDDIPET., MEDAK DIST	

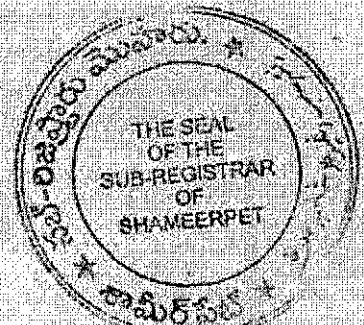
Identified By Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1516-1-2013-3581]	M VEERENDER GOUD SIDDIPET MEDAK DIST	
2		 [1516-1-2013-3581]	KASULA SUBHASH GOUD THUMKUNTA R.R. DIST	

Signature of Joint SubRegistrar15

Shamirpet

12th day of December, 2013



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

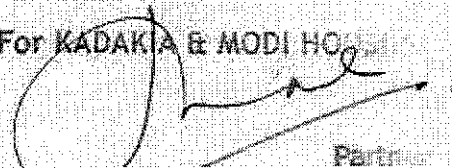
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- a. Smt. Immani Sathyaveni W/o. Shri. Sheshagiri Rao
- b. Shri. Immani Ravi Kiran S/o. Shri. Sheshagiri Rao
- c. Shri. Immani Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- d. Smt. Immani 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.33 admeasuring 178 sq. yds., along with semi-finished construction having a total area of 1831 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 117 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HO.



Partner

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Signature of Joint SubRegistrar15
Shamirpet

Endorsement:

Description of Fee/Duty	in the Form of					Total
	Stamp Papers	Challan u/s 41 of I.S Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	
Stamp Duty	100	0	0		59900	60000
Transfer Duty	NA	0	0		22500	22500
Reg. Fee	NA	0	0		7500	7500
User Charges	NA	0	0		100	100
Total	100	0	0		90000	90100

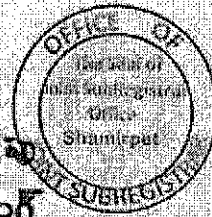
Rs. 82400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7500/- towards Registration Fees on the chargeable value of Rs. 1500000/- was paid by the party through DD No. 6494 dated, 11-DEC-13 of, HDFC BANK/SEC-BAD

Date

12th day of December, 2013

Signature of Registering Officer

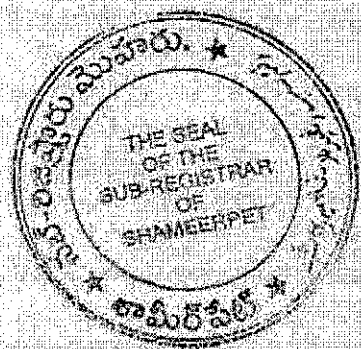
Shamirpet



1వ పుస్తకము 2013 సం॥ (కా.నం 1035) సం॥ పుస్తకము
...3507...నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1035-1-3507-2013

ఇవ్వబడినది
2013 సం॥ డిసెంబర్ 12 వ తేదీ

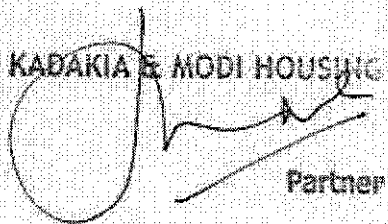
సబ్-రిజిస్ట్రార్ అధికారి
యం. సుబ్బలక్ష్మి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:


1. The Vendor do hereby convey, transfer and sell the Plot No.33, admeasuring 178 sq. yds.. along with semi-finished construction having a total area of 1831 sft.,(built-up area 1605 sft + terrace area 109 sft + portico area 117 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 Property 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.15,00,000/- (Rupees Fifteen Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Proptery 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 Property.
3. The Vendor further covenant that the Schedule Property 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 Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property 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 Property 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 Property 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.

For KADAKIA & MODI HOUSING



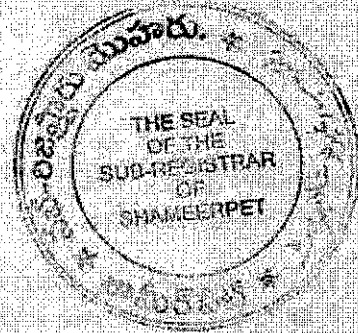
Partner

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Signature of Joint SubRegistrar
Shamirpet



SCHEDULED PEOPERTY

All that piece and parcel of bungalow on bearing Plot No.33 admeasuring about 178 sq. yds., along with semi-finished construction having a total area of 1831 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 117 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. 32
South	Plot No. 34
East	30' wide road
West	Plot No. 41

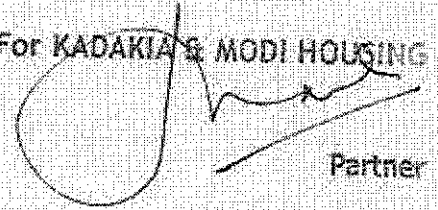
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. K. Subramaniam

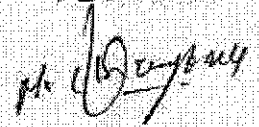
2. M. Vijay

For KADAKIA & MODI HOUSING



Partner

(Soham Modi)
VENDOR



VENDEE

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Signature of Joint SubRegistrar 15
Shamirpet



REGISTRATION PLAN SHOWING

of 2013 of SRO, Shamirpet
BUNGALOW ON BEARING PLOT NO.33, FORMING A PART

IN SURVEY NOS. 1139

Regular document number 3507 of year 2013

Situated at

Sheet 5 SHAMIRPET VILLAGE,

Signature of Joint Sub Registrar 15

SHAMIRPET Shamirpet

Mandal, R. R. Dist.

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

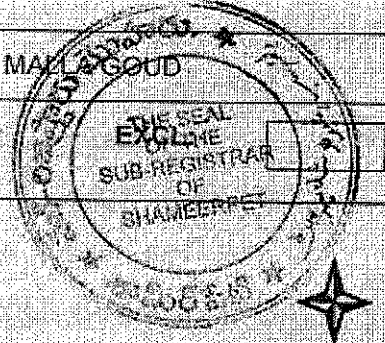
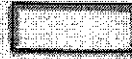
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MR. MERPULA NARAYANA GOUD, SON OF LATE M. MAHA GOUD

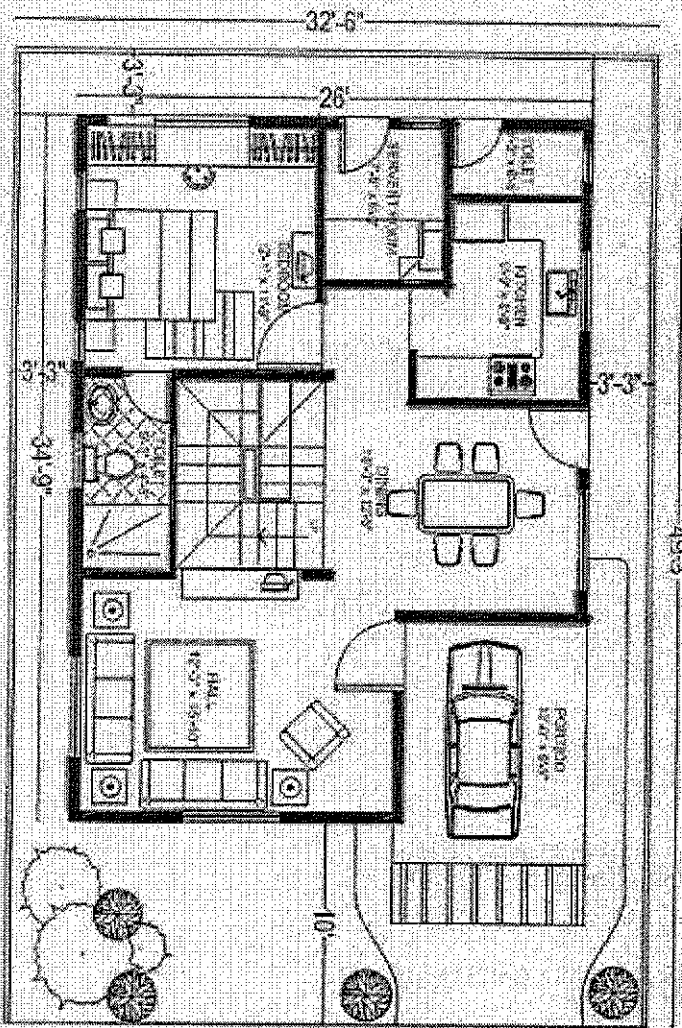
REFERENCE:
AREA: 178

SCALE:
SQ. YDS.

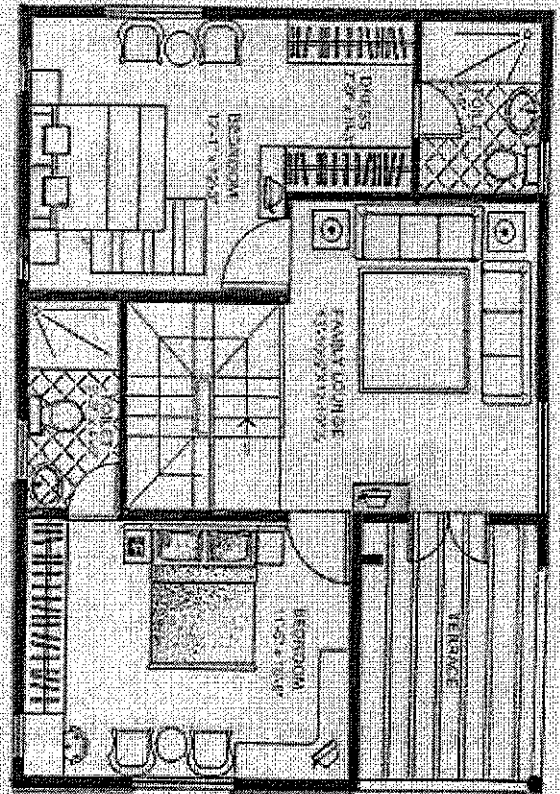
INCL:
SQ. MTRS.



Total Built-up Area - 1831 Sft



GROUND FLOOR



FIRST FLOOR

AREA OF GROUND FLOOR : 3140 SFT

AREA OF FIRST FLOOR : 294.00 SFT

TOTAL BUILT UP AREA : 1605.00 SFT

TERRACE AREA : 100.00 SFT

Porch Area : 112 SFT

WITNESSES:

1. K. Srinivasulu
2. M. Mohan

For KADAKIA & MODI HOUSING

(Handwritten signature)
Partner

SIGN. OF THE VENDOR

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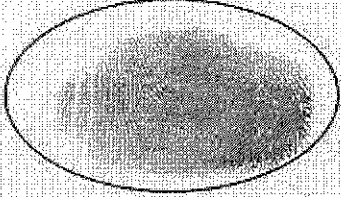
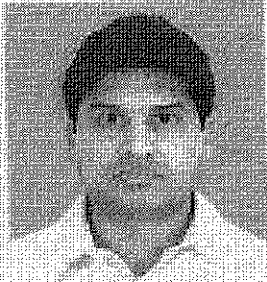
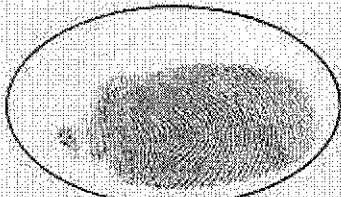
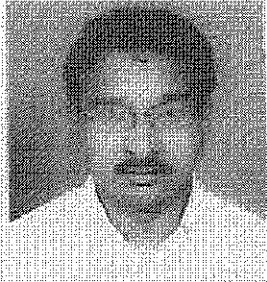
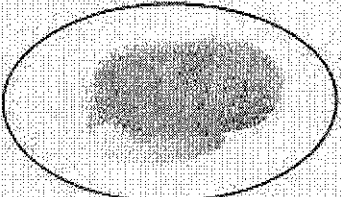
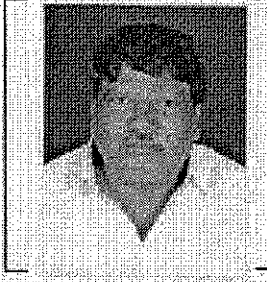
Regular document number 3507 of year 2013


Signature of Joint SubRegistrar
Shamirpet


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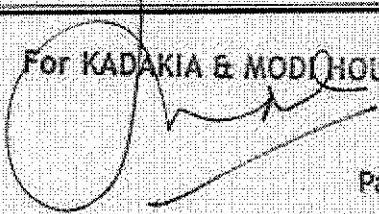



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u> M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REPRESENTED 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>BUYER:</u> MR. MERPULA NARAYANA GOUD S/O. LATE M. MALLA GOUD R/O. # 4-79 CHINNA GUNDAVALLI (VILLAGE) SIDDIPET MEDAK DISTRICT..</p>

SIGNATURE OF WITNESSES:

1. K. Subbaraj
2. Mr. 

For KADAKIA & MODI HOUSING

Partner
SIGNATURE OF EXECUTANTS

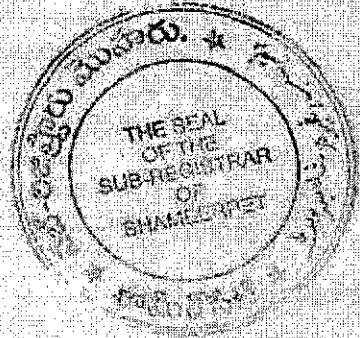

SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 3581 of 2013 of SRO, Shamirpet

Regular document number 3507 of year 2013 *M. S. S.*

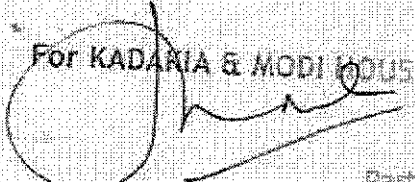
Signature of Joint SubRegistrar
Shamirpet

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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 33 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 : 178 sq. yds.
4. Built up area Particulars:
- a) Portico & Terrance Area : 226 sft
- b) In the Ground Floor : 811 sft
- c) In the First Floor : 794 sft
- Total Built up Area : 1831 Sft**
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 15,00,000/-


For KADAKIA & MODI HOUSING

Partner

Date: 12.12.2013

Signature of the Executants

CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For KADAKIA & MODI HOUSING

Partner
Signature of the Executants

Date: 12.12.2013



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Regular document number 3507 of year 2013 *M. S. S.*

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Signature of Joint SubRegistrar15
Shamirpet



VENDOR:




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KADAKIA AND MODI HOUSING

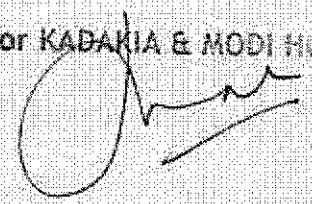
23/03/2005
Permanent Account Number

AAHFY8714A



10003015

For KADAKIA & MODI HOUSING



Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER




ABMPMG725H

नाम NAME
SOHAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

PERMANENT ACCOUNT NUMBER





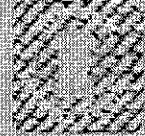

10003015

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E



10003015

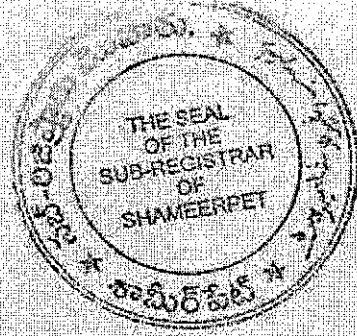


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Signature of Joint SubRegistrar15
Shamirpet



BUMER




Family Details

SLNo	MemberName	Relation	DateOfBirth	Age
1	Saraswati	Wife		45

H. Jayang
 07/11/2008
 SIDDIPET MANDAL
 MEDAK DIST.

HOUSEHOLD CARD

Card No : WAP171600600379
 F.P Shop No : 6
 పేరు : మర్పూ - నారాయణ గౌడ్
 Name of Head of Household : Merpula , Narayana Goud
 తల్లి పేరు : మర్పూ గౌడ్
 Father/ Husband name : Malla Goud
 పుట్టిన తేదీ/Date of Birth :
 వయస్సు/Age : 51
 వృత్తి /Occupation : Small/Farmer/Marsinel
 (Migrant Laborer)
 ఇం.నె.నె./House No. : 4-79
 రోడ్ /Street : --
 Colony : --
 Village : గుండవల్లికూర్డ్ / Gundavallikhurd
 Mandal : సిద్దిపేట్ / Siddipet
 జిల్లా /District : మెదక్ / Medak
 Annual Income (Rs.) : 35,000
 LPG Consumer No (1) : No Cylfnder
 LPG Dealer Name (1) :
 LPG Consumer No (2) : No Cylinder
 LPG Dealer Name (2) :



H. Jayang

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Regular document number 3507 of year 2013

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Signature of Joint SubRegistrar
Shamirpet



WIKI



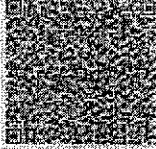
భారత ప్రభుత్వం

GOVERNMENT OF INDIA

మెరుపులా వేరెండర్ గౌడ్
Merupula Veerendar Goud



జన్మ సంవత్సరం/Year of Birth - 1926
పురుషుడు / Male



4530 8747 4460

అధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం ప్రభుత్వ ప్రామాణిక పంపిణీ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

నివాసం సం. మెరుపులా వారాయం: Address: S/O Merupula Narayana
గౌడ్, ఇంక నంబరు 4-50, Goud, H.No. 4-50,
చిన్నగండవెల్లి, సిద్దిపేట, చిన్నా గుండవెల్లి, మెదక్,
మొదటి దిశలో ఉన్నది. ఆంధ్ర ప్రదేశ్, Andhra Pradesh, 502107
502107

1947
1000 100 1007

1000 100 1007

www.uidai.gov.in

1947
1000 100 1007

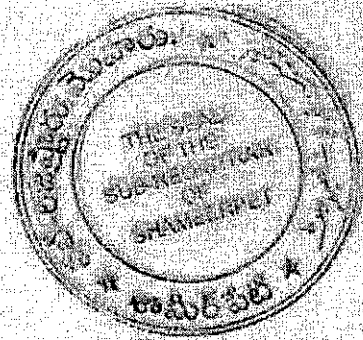
M. [Signature]

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Regular document number 35DF of year 2018

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[Signature]
Signature of Joint SubRegistrar
Shamirpet



WITNESS



భారత ప్రభుత్వ ప్రాథమిక పునరుత్పాదక సంస్థ

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/00349/05188

To
Kasula Subhash Goud
కాసుల సుభాష్ గౌడ్
S/O Kasula Narsing Rao Goud
1/1/A
Shankarpet Mandal
Thunakunta
Nee Hakimpet, Rangareddi,
Andhra Pradesh - 500079
9868565559

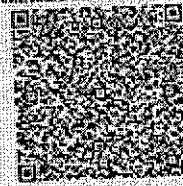
31/03/2012

K. Subhash Goud



UF163595492IN

16359540



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

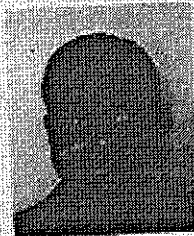
3598 3342 9163

ఆధార్ - సామాన్యని హక్కు



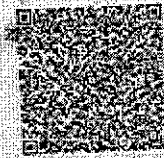
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కాసుల సుభాష్ గౌడ్
Kasula Subhash Goud




పుట్టిన సంవత్సరం / Year of Birth: 1998
పురుషుడు / Male

3598 3342 9163



ఆధార్ - సామాన్యని హక్కు

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Shamirpet

