

దస్తావేజులు ముద్రలు యనుముల రశీదు

నెం.

శ్రీమతి / శ్రీ 11/283 Kaddur & mod. Having 20P 8m GPa

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైతే 1026 Large Res

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	3828000				11/12/13
స్టాంపు విలువ రూ.	100				13/10
దస్తావేజు వెంబరు	3143/14				How
రిజిస్ట్రేషన్ రుసుము	19140				Sign
లోటు స్టాంపు(D.S.D.)	210440				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు					
అదనపు సీట్లు					
5 x .....					
మొత్తం	229680				

DD No 178214  
 Dt 10/10/14  
 HAFE Secd

(అక్షరాలలో) Two lakh twenty nine Thousand Six hundred

Caddur & mod

తేది 15/10/14

రూపాయలు మాత్రమే)

*(Signature)*  
 15/10/14  
 కలెక్టర్, రిజిస్ట్రేషన్

వాపసు తేది \_\_\_\_\_

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.



SCANNED

Doct. No. 3143/2014

406  
3233  
3242



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BF 568011

Sl.No. 9634 Dt: 11-12-2013

Sold to: MAHENDER

S/o.: MALLESH

For Whom: KADAKIA & MODI HOUSING

**K.SATISH KUMAR**  
 Licensed Stamp Vendor  
 Licence No.16-05-059/2012  
 Plot No.227, Opp. Outside  
 Gate of City Civil Court,  
 West Marredpally, SECUNDERABAD

**SALE DEED**

This Sale Deed is made and executed on this the 13<sup>th</sup> day of October 2014. 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, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No.25, Jubille Hills, Hyderabad, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

**INFAVOUR**

1. Mrs. T. G. Vijaya Lakshmi, Wife of Mr. T. Goverdhan, aged about 65 years, and
2. Mr. T. Goverdhan, Son of Mr. T. Devaraj, aged about 69 years, both are residing at Plot No. 55, S. C. Railway Colony, West Maredpally, Secunderabad - 500 026, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).






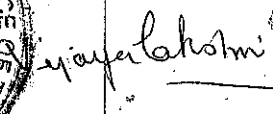


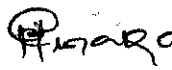
For KADAKIA & MODI HOUSING

Partner







**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 19140/- paid between the hours of 1 and 2 on the 15th day of OCT, 2014 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 T. GOVERDHAN::15/1 [1516-1-2014-3242]	T. GOVERDHAN S/O. T. DEVRAJ PLOT NO.55 S.C. RAILWAY COLONY, WEST MAREDPALLY SECUNDRABAD	
2	CL		 T. G. VIJAYA LAKSHMI [1516-1-2014-3242]	T. G. VIJAYA LAKSHMI W/O. T. GOVERDHAN PLOT NO.55 S.C. RAILWAY COLONY, WEST MAREDPALLY SECUNDRABAD	
3	EX		 M/S. KADAKIA & MODI [1516-1-2014-3242]	M/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI S/O. SATISH MODI 5-4-187/3&4, IIND FLOOR, SOHAM MANSION, MG ROAD, SEC-BAD-500 003 Sep-Bh GPA K. Prabhakar Reddy.	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M. RAJKUMAR::15/10 [1516-1-2014-3242]	M. RAJKUMAR 4-122, SHAMIRPET VILL AND MDL, R.R.DT	
2		 B. VENKATESH GOUD [1516-1-2014-3242]	B. VENKATESH GOUD 2-66/16, SHAMIRPET VILL AND MDL, .R.DT	

15th day of October, 2014.

Signature of  Joint SubRegistrar 15



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 Joint SubRegistrar 45 Shamirpet

**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
<b>Total Extent of Land</b>				<b>25250 Sq.yds</b>

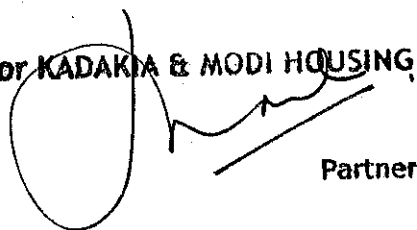
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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.56 admeasuring 259 sq. yds, along with semi-finished construction having a total area of 2077 sft, hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.38,28,000/- (Rupees Thirty Eight Lakhs Twenty Eight 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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 Joint SubRegistrar15 Shamirpet  
 Sheet 2 of 11

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		210440	210540
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		19140	19140
User Charges	NA	0	0		100	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>		<b>229680</b>	<b>229780</b>

Rs. 210440/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19140/- towards Registration Fees on the chargeable value of Rs. 3828000/- was paid by the party through DD No ,178214 dated ,10-OCT-14 of ,HDFC BANK/SECUNDRBAD

Date 15th day of October,2014

Signature of Registering Officer  
 Shamirpet

అ పుస్తకము 2014 సం॥ (శా.శ 1936 ) సం॥ పు  
 ...3/43...నెంబరుగా రిజిస్టరు చేయబడినది సా. నిం  
 నిమిత్తం గుర్తింపు నెంబరు 1510- I-...3/43...-2014  
 ఇవ్వబడినది  
 20/4 సం॥ ...నెంబరు... 15

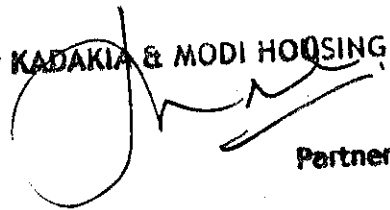
సబ్-రిజిస్ట్రార్ అధికారి  
 యం. సుబ్బలక్ష్మి



**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. The Vendor do hereby convey, transfer and sell the Plot No.56 admeasuring 259 sq. yds, along with semi-finished construction having a total area of 2077 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. 38,28,000/- (Rupees Thirty Eight Lakhs Twenty Eight Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot / Bungalow 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 / Bungalow 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 / Bungalow 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 / Bungalow, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot / Bungalow 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 / Bungalow 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.

**For KADAKIA & MODI HOOSING**



**Partner**

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3143 / 2014.

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Joint SubRegistrar  
Shamirpet



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**SCHEDULED PLOT**

All that piece and parcel of bungalow on bearing Plot No. 56 admeasuring about 259 sq. yds., along with semi-finished construction having a total area of 2077 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. 55
South	Plot No. 57
East	30' wide road
West	Neighbor's Land

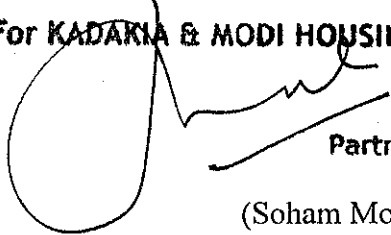
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. M. Rajeev

2. Paul

For KADAKIA & MODI HOUSING

  
Partner

(Soham Modi)  
VENDOR

T. G. V. N. Raja Lakshmi



BUYERS

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Joint SubRegistrar15  
Shamirpet

*[Handwritten Signature]*

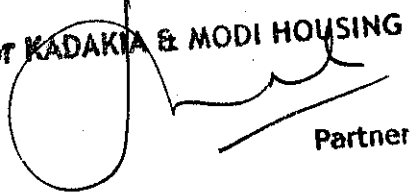


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NEXTURE-1-A

1. Description of the Building : All that piece and parcel of semi-finished bungalow on bearing Plot No.56 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 : 259 sq. yds.
4. **Built up area Particulars:**
- a) In the Ground Floor : 1052 sft
- b) In the First Floor : 1025 sft
- 
- Total Built up Area :** **2077 Sft**
- 
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 38,28,000/-

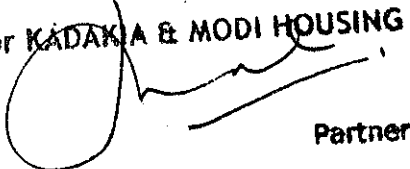
**FOR KADAKIA & MODI HOUSING**  
  
Partner

Date: 13.10.2014

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.


**FOR KADAKIA & MODI HOUSING**  
  
Partner

Date: 13.10.2014

Signature of the Executants

*T. C. Vijaya Lakshmi*  


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3/43 / 2014 Sheet 5 of 11

  
Joint SubRegistrar  
Shamirpet

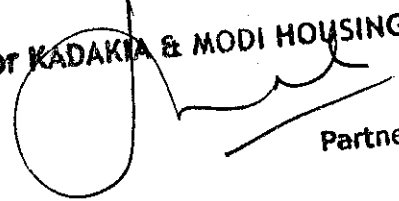


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NEXTURE-1-A

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2077 Sft  
-----
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6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 38,28,000/-

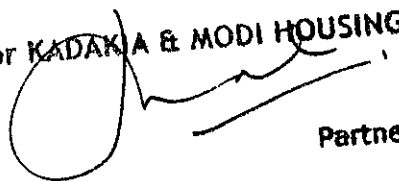
For KADAKIA & MODI HOUSING  
  
Partner

Signature of the Executants

Date: 13.10.2014


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.

For KADAKIA & MODI HOUSING  
  
Partner

Signature of the Executants

Date: 13.10.2014

T. C. Vijaya Lakshmi  


01

*[Signature]*  
Joint SubRegistrar  
Shamirpet

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**REGISTRATION PLAN SHOWING**

BUGALOW ON PLOT NO.56, FORMING A PART

**IN SURVEY NOS.** 1139

**Situated at**

SHAMIRPET VILLAGE,

SHAMIRPET

**Mandal, R. R. Dist.**

**BUILDER:**

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

**BUYER:**

1. MRS. T. G. VIJAYA LAKSHMI, WIFE OF MR. T. GOVERDHAN,

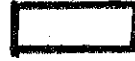
2. MR. T. GOVERDHAN, SON OF MR. T. DEVARAJ

**REFERENCE:**

**AREA:** 259

**SCALE:**  
SQ. YDS.

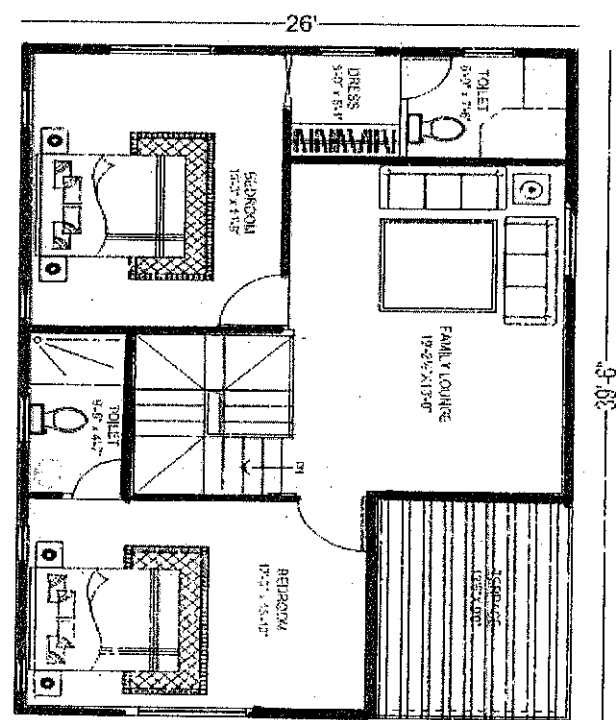
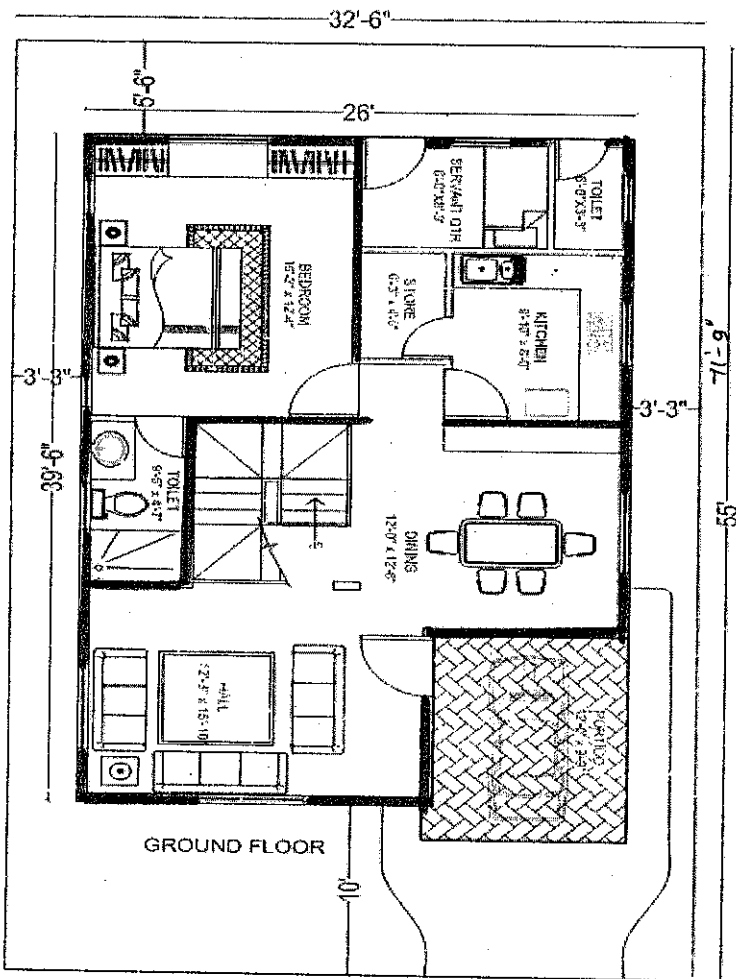
**INCL:**  
SQ. MTRS.



**EXCL:**



Total Built-up Area – 2077 Sft



**FIRST FLOOR**

<b>AREA:</b>
GROUND: 1052.00 sq.ft
FIRST: 1025.00 sq.ft
TOTAL: 2077.00 sq.ft

**WITNESSES:**

1. *M. R. [Signature]*
2. *[Signature]*

For **KADAKIA & MODI HOUSING**  
  
 Partner

*[Signature]*  
 T. G. Vijaya Lakshmi  
 SIGN. OF THE BUYER

*[Handwritten Signature]*  
Joint SubRegistrar15  
Shamirpet

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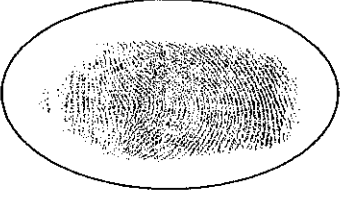
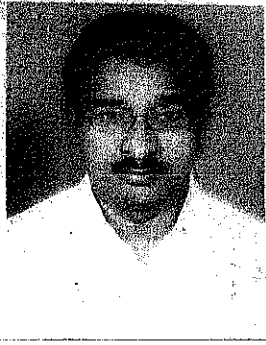
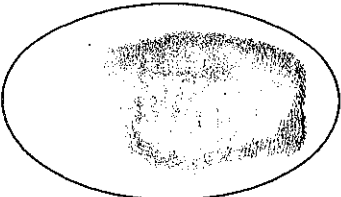


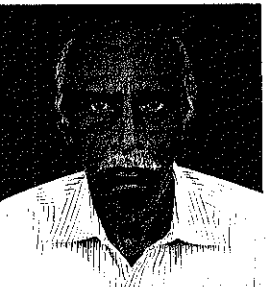


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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDOR:</u></b>                      M/S. KADAKIA &amp; MODI HOUSING                      HAVING ITS OFFICE AT 5-4-187/3 &amp; 4                      II FLOOR, SOHAM MANSION                      M. G. RAOD, SECUNDERABAD                      REPRESENTED BY ITS MANAGING PARTNER                      MR. SOHAM MODI                      S/O. MR. SATISH MODI</p>
			<p><b><u>GPA FOR PRESENTING DOCUMENTS</u></b>  <b><u>VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.</u></b></p> <p>MR. K. PRABHAKAR REDDY                      S/O. MR. K. PADMA REDDY                      R/O. 5-4-187/3 &amp; 4, 2<sup>ND</sup> FLOOR                      SOHAM MANSION, M. G. ROAD                      SECUNDERABAD</p>
			<p><b><u>BUYERS:</u></b></p> <p>1. MRS. T. G. VIJAYA LAKSHMI                      W/O. MR. T. GOVERDHAN                      R/O. PLOT NO. 55                      S. C. RAILWAY COLONY                      WEST MAREDPALLY                      SECUNDERABAD - 500 026.</p>
			<p>2. MR. T. GOVERDHAN                      S/O. MR. T. DEVARAJ                      R/O. PLOT NO. 55                      S. C. RAILWAY COLONY                      WEST MAREDPALLY                      SECUNDERABAD - 500 026.</p>

SIGNATURE OF WITNESSES:

1. *M. R. Kalyan*
2. *Devul*

**For KADAKIA & MODI HOUSING**

*[Signature]*  
 Partner

SIGNATURE OF EXECUTANTS

*T. G. Vijaya Lakshmi*

SIGNATURE(S) OF BUYER(S)

*[Signature]*

*[Signature]*  
Bk - 1, CS No 3242/2014 & Doct No  
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Shamirpet



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VENDOR:


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


KADAKIA AND MODI HOUSING

23/03/2006  
Permanent Account Number

AAHFK8714A




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  
18-10-1989

हस्ताक्षर / SIGNATURE  


मुख्य आयकर अधिकारी, अंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

For KADAKIA & MODI HOUSING



Partner


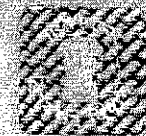
आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E



हस्ताक्षर / SIGNATURE  




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3143/2014. Sheet 8 of 11

  
Joint SubRegistrar15  
Shamirpet



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BLUER



ఆంధ్ర ప్రదేశ్  
ఏకైక గుర్తింపు ప్రణాళిక



భారత ప్రభుత్వం

Unique Identification Authority of India

సమాధి క్రమసంఖ్య/Enrolment No.: 1171/00205/05880

To: Thirunelveli Goverdhan Vijayalakshmi  
(తిరునెల్వేలి గోపద్మాన విజయలక్ష్మి)  
W/O Thirunelveli Goverdhan  
Plot No 55  
S C Railway Colony  
Picket  
Secunderabad  
Hyderabad  
Andhra Pradesh - 500026  
Mobile:

Date: 18/10/2011

Ref. No : 00000638-00112213-00085521-



UA 07411891 7 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**2207 3807 0675**

ఆధార్ - సామాన్యని హక్కు



తిరునెల్వేలి గోపద్మాన విజయలక్ష్మి  
Thirunelveli Goverdhan Vijayalakshmi  
పుట్టిన సంవత్సరం / Year of Birth : 1947  
స్త్రీ / Female

2207 3807 0675



T. G. Vijaya Lakshmi

ఆధార్ - సామాన్యని హక్కు

Bk - 1, CS No 3242/2014 & Doct No  
3143/2014 Sheet 9 of 11  
Joint SubRegistrar  
Shamirpet



BUNDA




భారత ప్రభుత్వం  
Unique Identification Authority of India

సమాధి క్రమనంబు/Enrolment No.: 1171/00205/05879

To: Thirunelveli Goverdhan  
(తిరునెల్వేలి గోవర్ధాన్)  
S/O Late T J Devaraj  
Plot No 55  
S C Railway Colony/ J B S Road  
Picket  
Secunderabad  
Hyderabad  
Andhra Pradesh - 500026  
Mobile : 9160049822

Date: 18/10/2011

Ref. No : 00003042-00112131-00085483  
  
UA 07404726 5 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**7253 1033 0045**

ఆధార్ - సామాన్యుని హక్కు



తిరునెల్వేలి గోవర్ధాన్  
Thirunelveli Goverdhan  
పుట్టిన సంవత్సరం / Year of Birth : 1943  
పురుషుడు / Male

**7253 1033 0045**



ఆధార్ - సామాన్యుని హక్కు

Bk - 1, CS No 3242/2014 & Doct No  
3143 / 2014. Sheet 10 of 11  
Joint SubRegistrar15  
Shamirpet

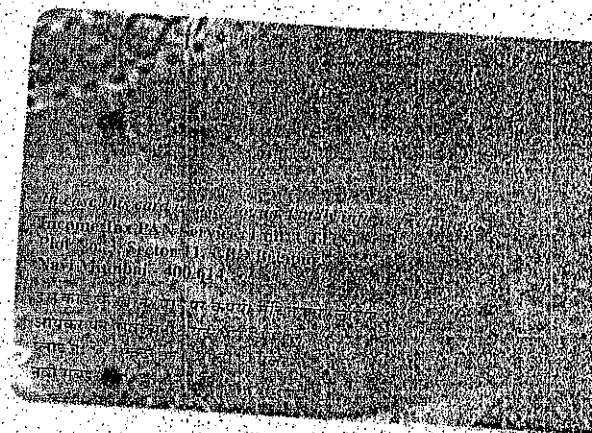
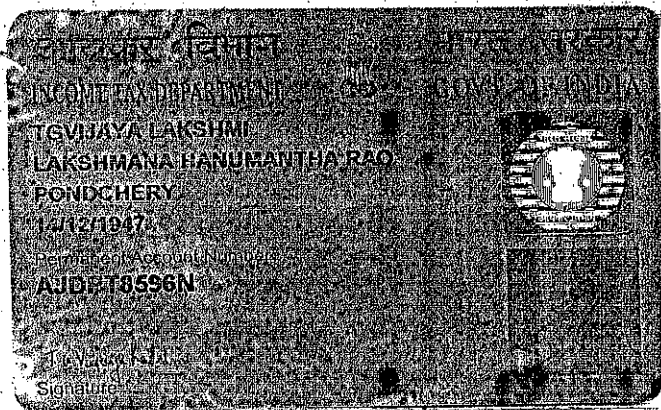


Generated On:15/10/2014 01:55:25 PM





BUYER WITH WITNES



आई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABAPT0665K**

नाम / NAME  
**GOVERDHAN THIRUNELVELI**

पिता का नाम / FATHER'S NAME  
**DEVARAJ TANJORE**

जन्म तिथि / DATE OF BIRTH  
**26-01-1949**

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

*T. G. Vijaya Lakshmi*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दे  
 मुख्य आयकर आयुक्त,  
 आयकर भवन,  
 बशीर बाग,  
 हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority  
 Chief Commissioner of Income-tax,  
 Aayakar Bhavan,  
 Basheerbagh,  
 Hyderabad - 500 004.

INDIAN UNION DRIVING LICENCE  
 ANDHRA PRADESH  
**AP02920120014293**

RAJ KUMAR  
 RAMU S  
 H NO. 12  
 SHAMEERPET  
 SHAMIRPET  
 RANGA REDDY - 500062

Signature  
 Issued On: 05/06/2012

Licensing Authority  
 RTA RANGAREDDY EAST

Non Transport      Autorickshaw Non Transport, Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity      29/05/2031

Date of Validity      *M. R. Reddy*  
 Badge No.

Reference No.      AP02920120014293

Original LA.      RTA RANGAREDDY EAST

Date of First Issue      05/06/2012

Date of Birth      30/05/1981

Blood Group

GOVERNMENT OF INDIA

बिथिनी वेंकटेश गौड़  
 Bathini Venkatesh Goud

जन्म तिथि / Year of Birth: 1983  
 लिंग / Male

9337 9126 2689

अधिकारी - पोस्टा सुप्रीम मंत्रालय

UNIVERSAL IDENTIFICATION AUTHORITY OF INDIA

विषयसूची: S/O. बिथिनी वेंकटेश गौड़  
 2-66/16, शमीरपेट, शमीरपेट  
 शमीरपेट, शमीरपेट, रंगारेड्डी  
 आंध्र प्रदेश, 500078

Address: S/O Bathini Eastwar Goud, 2-66/16, Shamirpet, Shamirpet, Shamirpet, Shamirpet, Rangareddi, Andhra Pradesh, 500078

1947      help@uidai.gov.in      www.uidai.gov.in      1800-180-1947

*Buyer*

