

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. శ్రీమతి / శ్రీ 4082 Kadakia & Modi Housing rep by Schem Modi
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale			
దస్తావేజు విలువ	234000			
స్టాంపు విలువ రూ.	100			
దస్తావేజు వెంబరు	1853/11			
రిజిస్ట్రేషన్ రుసుము	1170			
లోటు స్టాంపు(D.S.D.)	18620			
GHMC (T.D.)	100			
యూజర్ ఛార్జీలు				
అదనపు షీట్లు				
5 x				
మొత్తం	19890			

Challen No 297789
 dt/ 5/11/11

(అక్షరాల) Rupres Nineteen thousand eight hundred and ninety only

తేది 5/11/11

వాపసు తేది _____

రూపాయలు మాత్రమే
 (Signature)
 5/11/11

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

C.S
1871



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

V 597728

S.No. 63399 Date 28/10/2011

Sold to Renukh

S/o. Sri Satish Modi

For Whom Kadakia & Modi Housing

K. SATISH KUMAR

Licenced Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

H.No.5-2-30, Premavathipet (V),

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 31st day of October 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 OF

Mr. PUNEET JYOT SINGH THAPAR, SON OF Dr. G. S. THAPAR, aged about 39 years Occupation: Service, residing at 402, Krishna Kasturi Arcade, 6-3-1216/69 & 70, Methodist Colony, 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).

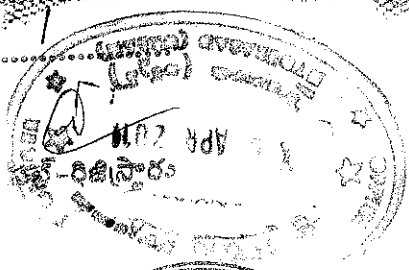
For KADAKIA & MODI HOUSING

[Signature]
Partner

1వ పుస్తకము 2011 వ సం॥ పు.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....

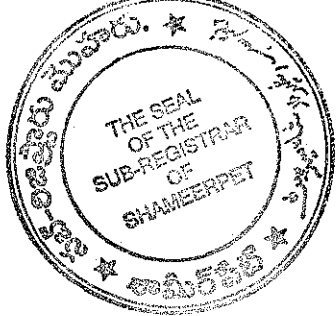
402 402 పు కాగితము వదులు సంఖ్య.....



2011 వ సం॥ నవంబర్ 5
1933 వ సం॥ డిసెంబర్ 14
12 వ పుస్తకము 1

శ్రీమంత్రి కల వరము అధికారి

K. Prabhakar Reddy
జన్మతేదీ: 1908 లోని సెప్టెంబర్ 32-వ ను
అనునదిగా నిరూపించబడిన భారత ప్రజలు మరియు
నేషనలిస్టులలో గణా దాఖలు చేసిన యనుబంధము
నం. 11701-.....
ప్రస్తుతమునందు



Prabhakar Reddy

Signature *Prabhakar Reddy*
Name K. Prabhakar Reddy
Bio C. P. Reddy
Occ Sennie
No 5-6-1873 & 4, 2nd floor, Lakshminagar, M.G. Road,



విశ్రాంతి

Sec'ed, through SRA to Presentation of documents
vide G.A no 02/BR/2010, dt. 27.1.2010 at SRO,
Shamirpet, R.R. district.

① *Venkat*

Ch. Venkatsamona Reddy s/o. Anji Reddy
Occ: Sennie R/o. 11-18 1/2, Road no.2
Green Hills colony, Saroornagar, Hyderabad.

② *K. Kalyana Prasad* s/o late K. Ramanna Reddy
1-21-54/111 Venkateswara Sec'ed - 6

M. S. Reddy

2011 వ సం॥ నవంబర్ 5
1933 వ సం॥ డిసెంబర్ 14

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

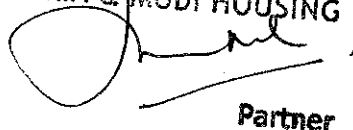
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- Smt. Immani Sathyaveni W/o. Shri. Sheshagiri Rao
- Shri. Immani Ravi Kiran S/o. Shri. Sheshagiri Rao
- Shri. Immani Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- 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. 20, admeasuring 234 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,34,000/- (Rupees Two Lakhs Thirty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING



Partner

1వ పుస్తకము 20// వ సం॥ పు..... 1853
 దస్తావేజు మొత్తము కా గిరిముల సంఖ్య..... 11
 ఈ కా గిరిముల వరుస సంఖ్య..... 2

(Signature)
 సబ్-రిజిస్ట్రార్

ENDORSEMENT

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

Sl No.	Description of fee/ duty	In the form of					Total
		Stamp papers	Challan u/s 41 of I.S Act	Cash	Stamp duty u/s 18 of I.S Act	DD/Bank pay order	
1	Stamp Duty	100	11600				11700
2	Transfer Duty	—	7020				7020
3	Registration fee	—	1170				1170
4	User Charges	—	100				100
	Total	100	19890				19990

"Rs. 18620/- towards stamp duty including T.D. under section 41 of the I.S. Act 1899 and Rs. 1170/- towards Registration fee on the chargeable value of Rs. 2,34,000/- were paid by the party through Bank S.B.H. Thumkurwide challan/DD/BC? Pay order no. 2913789 date 5/11/2011

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

1వ పుస్తకము 2011 సం॥ (కా.శ. 1933) సం॥ పు 1853 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1516-1853-2011 ఇవ్వడమైనది.

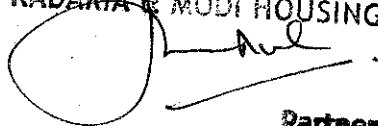
2011 సం॥ నవంబర్ నెంబరు 5 వ తేదీ
(Signature)
 యం. సుబ్బలక్ష్మి
 సబ్-రిజిస్ట్రారు అధికారి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 20, admeasuring 234 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.2,34,000/- (Rupees Two Lakhs Thirty Four 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. 19,890/- is paid by way of challan No. 297789, dated 5. 11. 11, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

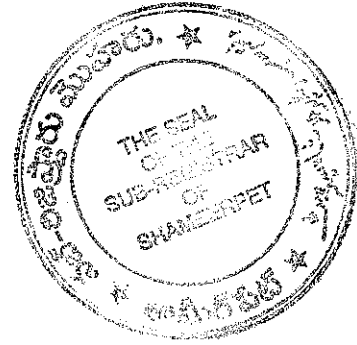
For KADAKIA & MODI HOUSING



Partner

1853
1వ పుస్తకము పేరి 1) వసం|| పు.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11
ఈ కాగితము వరుస సంఖ్య..... 3


చట్-001995



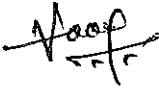
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 20, admeasuring about 234 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. 21
South	Plot No. 19
East	Neighbor's Land
West	30' wide road

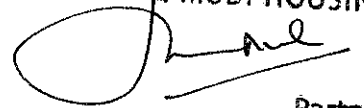
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For KADAKIA E MODI HOUSING



Partner

(Soham Modi)

VENDOR



VENDEE

1853

1వ పుస్తకము 20 || వసం||పు.....

రెండవ పుస్తకము కాగితముల సంఖ్య..... 11

ఈ కాగితము వరుస సంఖ్య..... 4


సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO.20, 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: MR. PUNEET JYOT SINGH THAPAR, SON OF Dr. G. S. THAPAR

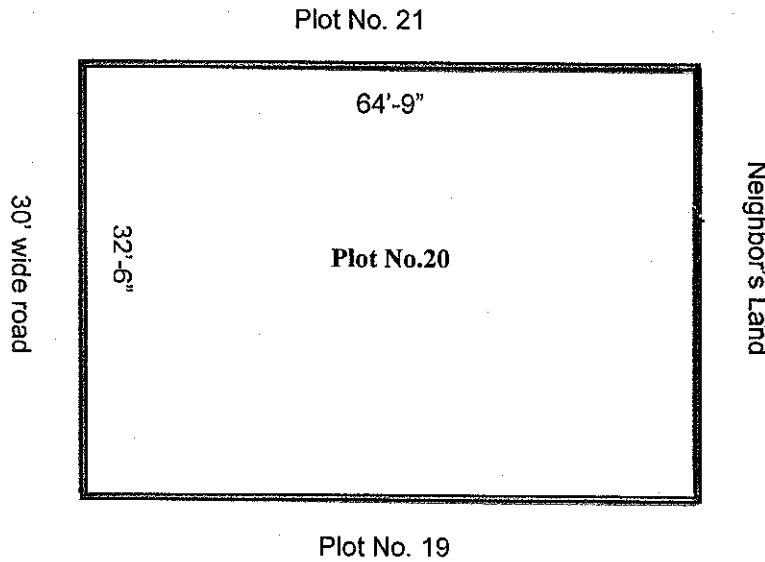
REFERENCE:
AREA: 234

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

1853

18 వృత్తము 2011 వ సం॥ పు..... 11


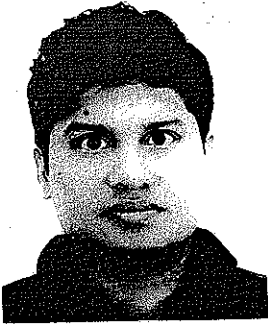
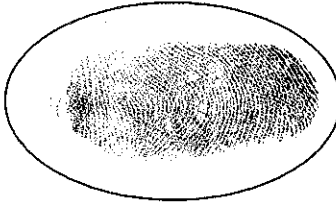

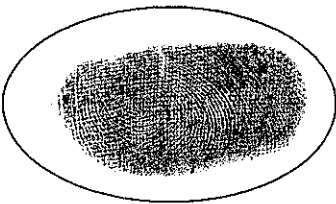
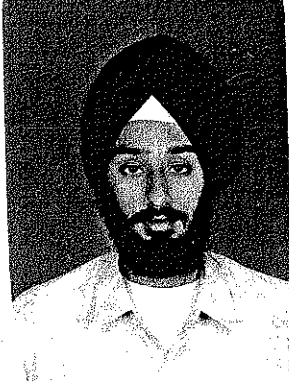
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 5

ఈ కాగితము వరుస సంఖ్య.....

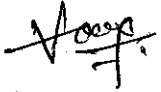

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సర్-రిజిస్ట్రార్



**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></p> <p>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 & (REPRESENTATIVE TO BUYER)</p>
			<p><u>BUYER</u></p> <p>Mr. PUNEET JYOT SINGH THAPAR S/o. Dr. G. S. THAPAR R/O.402, KRISHNA KASTURI ARCADE 6-3-1216/69 & 70 METHODIST COLONY BEGUMPET HYDERABAD – 500 016.</p>

SIGNATURE OF WITNESSES:

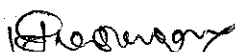
1. 
2. 

For KADAKIA & MODI HOUSING

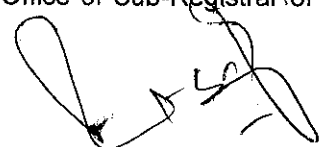


Partner
SIGNATURE OF EXECUTANTS

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)

1853
1వ పుస్తకము 20 11 వ సం॥ పు.....

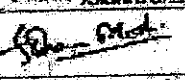
దస్తావేజు మొత్తము కా గికముల సంఖ్య..... 11



ఈ కా గికము చేయన సంఖ్య..... 6

(Handwritten signature)

నం-000000



आयकर विभाग / PERMANENT ACCOUNT NUMBER
ABMIPM6725H
 नाम / NAME
SOHAM SATISH MODI
 पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI
 जन्म तिथि / DATE OF BIRTH
18-10-1988
 हस्ताक्षर / SIGNATURE

 प्रमुख आयकर अधिकारी, नया दिल्ली
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT OF INDIA
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSPB104E
 हस्ताक्षर / Signature



For KADAKIA & MODI HOUSING


 Partner

1853

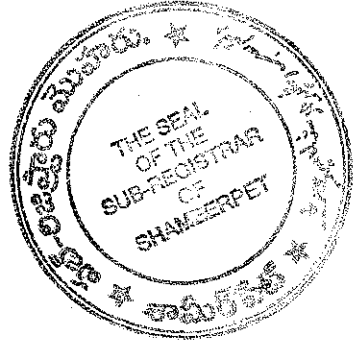
1వ పుస్తకము 20 || వసం|| పు.....


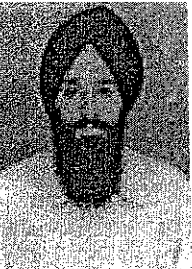
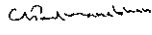
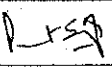
దస్తావేజు మొత్తము కా గికముల సంఖ్య..... ||
₹

ఈ కా గికము వరుస సంఖ్య.....

(Handwritten signature)

సబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABVPT5023G	
	नाम /NAME PUNEET JYOT SINGH THAPAR	
	पिता का नाम /FATHER'S NAME GURBHACHAN SINGH THAPAR	
	जन्म तिथि /DATE OF BIRTH 15-03-1972	
हस्ताक्षर /SIGNATURE		मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

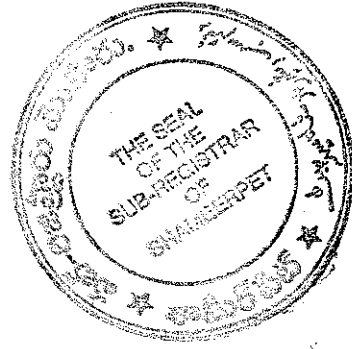


इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

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


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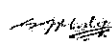


WITNESSES NO. 1

Customer Relations Division

 **MODI**
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : **Ch.Venkata Ramana Reddy**
Designation : **Customer Relations Executive**
Signature : 
Valid upto : **30 April 2009**
Issuing Authority : 
Blood Group : **O +ve**
Address:
5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058
www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

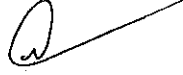
In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

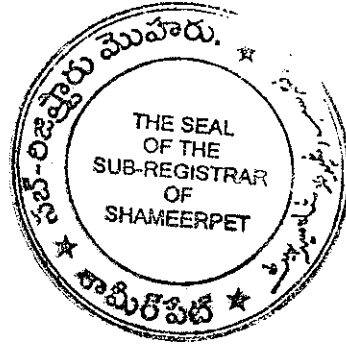
ప్రతి పుస్తకము 2011 వ సం॥ పు..... 1853

ఉల్లేఖన మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితము వరుస సంఖ్య..... 9



సబ్-రిజిస్ట్రారు



DRIVING LICENCE

DLFAP12875632008

KRISHNA PRASAD
K HANUMANTH RAO
1-21-56311
VENKATARAMAN
ALWANI
RR 1/ST

Signature _____
 Issued on **23/06/2008**

Asst. Licensing & ...
 RTA MEDCHEL, RAJESHWAR

<u>19337079/08</u>	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV	16/06/2014
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	DLFAP12875632008	
<u>Original LA</u>	RTA MEDCHEL	
<u>DOB</u>	16/06/1964	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	23/06/2008	

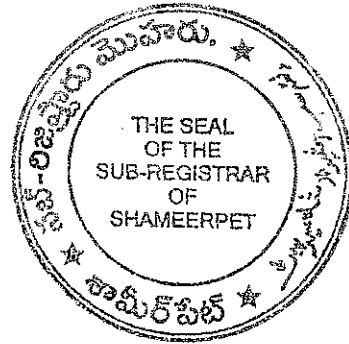


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1వ పుస్తకము 2011వ సం॥ వు.....

11
దస్తవేజు మొత్తము కాగితముల సంఖ్య.....

10
ఈ కాగితము పఠన సలహా.....

2
సబ్-రిజిస్ట్రార్





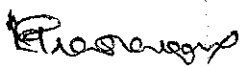

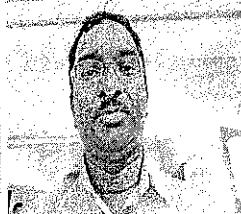
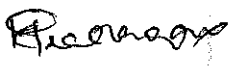
Photographs and FingerPrints As per Section 32A of Registration Act 1908



C.S.No./Year: 001871/2011 of SRO: 1516(SHAMIRPET)


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

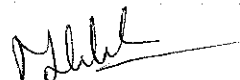
Report Date: 05/11/2011 13:01:16

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) PUNEET JYOT SINGH THAPAR 6-3-1216/69 & 70,METHODIST COLONYBEGUMPET,HYD Representative K. Prabhakar Reddy	
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

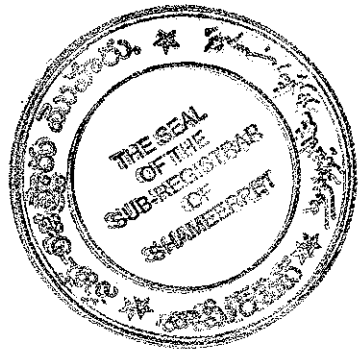
1853

18 వ పుస్తకము 2011 త సం|| తు.....

దస్తావేజు మొత్తము కా గితముల సంఖ్య.....

ఈ కా గితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్



ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

సం. శ్రీ సుతి శ్రీ 40/32 Kadakia & Modi Housing rep by Schem Modi
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale			
దస్తావేజు విలువ	236000			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	1853/11			
రిజిస్ట్రేషన్ రుసుము	1170			
తోటు స్టాంపు(D.S.D.)	18620			
GHMC (T.D.)				
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x				
		Challen No 297789		
		dt 5/11/11		
మొత్తం	19890			

(అక్షరాల) Nines Nineteen thousand eight hundred
and ninety only రూపాయలు మాత్రమే)

తేది 5/11/11

వాచసు తేది _____

(Signature)
 5/11/11
 పబ్లిక్ రిజిస్ట్రార్

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

