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Sub-Registra:

If Document is not claimed within 10 days from the date of Registration, safe custody to bis bishes to be every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/Avillabethed (Rese)

SCANNED

D.no. 3991 of 2014



ఆంధ్రప్రీదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

BF 568015

Sl.No. 7538

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 22nd day of December 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, Jubilee 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. Mr. Sandeep Benjamin, Son of Mr. Cyril Oscar Benjamin, aged about 47 years, and
- 2. Mrs. Ida Benjamin, Wife of Mr. Sandeep Benjamin, aged about 43 years, both are residing at Flat No. 103, Pramila Residency, Sainikpuri, Defence Colony, Secunderabad 500 094, 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 KABAKIA MODI HOUSING
Partner

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. 10750/- paid between the hours of ___ the 22nd day of DEC, 2014 by Sri K Prabhakar Reddy Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb Impression **Photo** Code Thumb Impression IDA BENJAMIN W/O. SANDEEP BENJAMIN F.NO.103;PRAMILA RESIDENCY, SAINIKPURI; CL 1 DEFENCE COLONY, SEC-IDA BENJAMIN: 22/1 [1516-1-2014-4100] SANDEEP BENJAMIN S/O. CYRIL OSCAR BENJAMIN RESIDENCY, SAINIKAURI, F.NO.103, PRAMILA 2 CL DEFENCE COLONY, SEC-BAD SANDEEP BENJAMIN: [1516-1-2014-4100] Joint SubRegi K PRABHAKAR REDDY(GPA Shamirpe FOR PRESENTING DOCT)[R]M/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI EX 3 SATISH MODI 5-4-187/3 & 4,2ND FLOOR,, M.G.ROAD, SEC-BAD Sheet 1 of 12 ₹400/2014 & Doct No K PRABHAKAR REDD [1516-1-2014-4100] Signature Identified by Witness: Name & Address Thumb Impression Photo CH.ISAAC PRABHAKAR FLAT NO. A1, FIRST FLOOR, ESSAR APTS ALEXANDER ROAD, WEST MARREDPALLY, SECUNDERABAD CH.ISAAC PRABHAKI [1516-1-2014-4100] BENJAMIN FRANKLIN G-2, PRAMILA RESIDENCY, DEFENCE 2 COLONY, SAINIKPURI, SECUNDERABAD-500094 BENJAMIN FRANKLIN [1516-1-2014-4100]

22nd day of December, 2014

Signature of Joint SubRegistrar15



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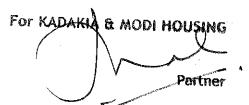


A) The Vendor is the absolute owner and possessor of the land admeasuring about 25,250 Sq. yds, forming part of Sy. No.1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

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.57 admeasuring 281 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.21,50,000/-(Rupees Twenty One Lakhs Fifty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:



Description	In the Form of						
of Fee/Duty	Stamp Papers	Challan u/s 41of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total	
Stamp Duty	100	0	0		118150	118250	
Transfer Duty	NA	0	0		0	0	
Reg. Fee	NA	0	0		10750	10750	
User Charges	NA	0	0		100	100	
Total	100	0	0		129000	129100	

Rs. 118150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10750/- towards Registration Fees on the chargeable value of Rs. 2150000/- was paid by the party through DD No ,1114 dated ,20-DEC-14 of ,HDFC BANK/R.P.ROAD,SEC-BAD

Date

22nd day of December, 2014

Signature of Registering Officer

Shamirpet

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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No.57 admeasuring 281 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 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. 21,50,000/-(Rupees Twenty One Lakhs Fifty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that Scheduled Property 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

Skr., CS. No. 480/2014 & Doct No HULLS Sheet 3 of 12 Joint SubRegistrar15 Shamirpet

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Shamirpet

SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 57 admeasuring about 281 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. 56	
South	Plot No. 58	
East	30' wide road	
West	Neighbour'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

FOR KADAKIA & MODI HOUSING

Partner

2. 12 als

(Soham Modi) VENDOR

Ida Conform

BK-1, CS No 4100/20 4 & Doct No SSS11/2014. Sheet 4 of 12 Joint SubRegistrar15 Shamirpet



NEXTURE-1-A

1. Description of the Building

:All that piece and parcel of semi-finished bungalow on bearing Plot No.57 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

: 281 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

Date: 22.12.2014

: Rs. 21,50,000/-

Signature of the Executants

Partner

<u>CERTIFICATE</u>

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

Date: 22,12,2014

Partner Signature of the Executants

Forkadania & modi Housing

Gradell Sha berjamin

Joint SubRegistrar15 Bk - 1, CS No 4100/2014 & Doct No 5091/2014. Sheet 5 of 12

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REGISTRATION PLAN SHOWING	BUNGALOW ON PL	OT NO.57, FORMIN	IC A DADT
IN ORVEY NOS. 1139		OT NO.01, TORWIN	Situated at
SHAMIRPET V	'ILLAGE,	SHAMIRPET	Mandal, R. R. Dist
	& MODI HOUSING, REP		
	IODI, SON OF SRI SATIS		
BUYER: 1. MR. SANDER	EP BENJAMIN, SON OF	MR. CYRIL OSCAR	BENJAMIN
2. MRS. IDA BE	NJAMIN, WIFE OF MR. S	SANDEEP BENJAM	IN
REFERENCE: SCALE: AREA: 281 SQ. YDS.	INCL: SQ. MTRS.		EXCL:
Total Built-up Area – 2077 Sft 32'-6"			♦ N
STORE	Autonomass Autono		DESS. BEDROOM

WITNESSES:

4

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FOR KADAKIA & MODI HOUSING

Partner

SIGN OF THE VENDOR

SIGNOF THE BUYER

Bk-1, CS,No 4100/2014 & Doct No Sheet 6 of 12 Joint SubRegistrar15 Shamirpet



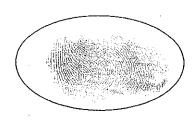
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

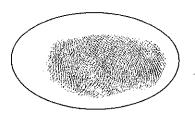
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





VENDOR:

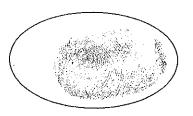
M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI





GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.

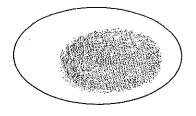
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4, 2ND FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD





BUYERS:

1. MR. SANDEEP BENJAMIN S/O.MR. CYRIL OSCAR BENJAMIN FLAT NO. 103 PRAMILA RESIDENCY SAINIKPURI, DEFENCE COLONY SECUNDERABAD - 500 094





 MRS. IDA BENJAMIN W/O.MR. SANDEEP BENJAMIN R/O. FLAT NO. 103 PRAMILA RESIDENCY, SAINIKPURI, DEFENCE COLONY SECUNDERABAD - 500 094

SIGNATURE OF WITNESSES:

1.

2. 19.01

<u>-</u>

FOR KADAKIA & MODI HOUSING

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE (S) OF BUYER(S)

Ida berjanin

Bk-1, CS No 4100/2014 & Doct No



VENDOR:

आयकर विभाग INCOME TAX DEPARTMENT GOVI, OF INDIA KADAKIA AND MODI HOUSING 23/03/2006 Parjament Account Number AAHFK8714A

For KADAHA & MODI HOUSING

Partner

स्थाई लेखा संख्या PERMANENT ACCOUNT NUMBER

ABMPM6725H

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18-10-1969

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आयकर विमाग

INCOME TAX DEPARTMENT

भारत अस्कार GOVI-OFINDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number AWSPP8104E

Bk-1, CS No 4100/2014 & Doct No Towns Say 1 2014 Sheet 8 of 12 Joint SubRegistrar15 Shamirpet



पुराने पासपोर्ट का में. और इसके घारी होने की लिखे एवं रुवान / Old Passport No. with Date and Place of issue विविध सेवा/MSCELLANEOUS SERVICE ਦਿਖਾਸੀ / OBSERVATION पिता / कानून्से अधिभाषक का माभ / Name of Father / Legal Quardian 08/06/2003 CYRIL OSCAR BENJAMIN 3-6-447/448 ST NO मित सा परनी क्षा नाम / Name of Spouse HYDERABAD 560029 न्त्रता का नाम / Name of Mother HIMAYAT NAGAR

VILASINI

IDA

पता / Address

21216509

काईल नं./ File No.

UAED:08745113

OLD PPT CLD AND RETURNED

जारी करने को जिसे / Date of Issue

HYDERABAD AP DUBAI

जन्म स्थान / Place of Birth जारी करने का स्थान

1371/1964

कारीयल / Retionally INDIAN

SANDEEP BENJAMIN

दिया गया नाम / Given Name(s)

L1222223

34-17 Surname राष्ट्र कोड / Country Code

ਵਾਵੇਧ / Type

SO OTTOBASE POINTE DAIN

INDIA

फसपोर्ट नं./ Passport No.

23/04/2013

22/04/2023

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-1, CS No 4100/2014 & Doct No



तंत्रका में रहते क्षत्रे भारतीय आगरिका का सलाह हो आसी है कि वे अपने की मिकटतम भारतीय गिञ्चन / र्रान्धं पर वर्षाकृत करवा हैं ।

चेरादर्नी

पर पासपीर्ट भारत सरकार की सम्पत्ति है। पासभीर अधिकारी से इस पासपीर के संदर्भ में कोई सूचना भिलनं पर जिसमें इस सुपूर्व करना शामिल है, उसका

यह पासपोर्ट डाय्ठ द्वास किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा अधिकृत व्यक्ति के कको में ही होना चाहिए। इसमें किसी थी प्रकार के फेरबदल या विकृत नहीं किया जाना साहिए ।

पासपाट पुत्र जाना, थोरी हो जाना या नष्ट हो जाने पर उसकी रिपोर्ट तत्काल भारत में निकटराम पासपाट आंथकारी को (रामा यदि धारक विदेश में हो) निकटराम मारतीय निशन को और स्यानीय पुलिस को दी जानी चाहिए। निश्जीपत गुरुकाछ के पश्चात ही प्रतिपूरक पासपोर्ट जारी विकास जगासा

REGISTRATION

INDIAN CITIZENS RESIDENT ABBOAD ARE ADVISED TO REGIS-PER PREMISELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IM-

MEDIATECY,
PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST.
IT SHOULD HE IN THE CUSTODY EITHER OF THE HOLDER OR OF
A FERSON AUTHORISED BY THE HOLDER. IT MUST NOT DE ALTERED OR WUTHLATED IN ANY WAY.

loss. There or destruction of passports should be imme-DIATELY REPORTED TO THE NEAREST PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR LIF THE HOLDER IS ABROAD! TO THE NEAREST INDIAN RUSSION AND TO THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

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श्वासायस REPUBLIC OF INDIA



इसके त्वारा, धारत पणराज्यं के राष्ट्रपति के नाग पर, उन राधी से जिनका इससे संजंब हो, अनुरोध एवं अवेदार की जाती है कि वे शास्त्र को विना किसी रोक-होक के स्वतंत्र रूप से आने-जाने हैं, और उसे हर तरह दत्री ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवर्यकता हो।

THUSE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

पाता गणराज्य के राष्ट्रपति के आदेश से

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



MED SINGH Assistant Consular Officer Consulate General of India Dubai (U.A.E.)

P<INDBENJAMIN<<IDA<<<<<<<<<<<

जारी करने की तिथि / Date of

समाप्ति की तिथि / Date of Expiry 06/06/2020

07/06/2010

BENJAMIN IDA O जारी करने का स्थान / Place of Issue DUBAI

चार्डायवा / Nationality INDIAN दिया गया साम / Siven Name(s)

जन्त स्थान / Place of Birth HYDERABAD 9 Sex

/02/1968

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जन्मतिथि / Date of Birth 209738

टाईप / Type REPUBLIC ere कोड / Country Code 20 (A)

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INDIA

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BK-1, CS No 4100/2014 & Doct No

The Seal of Joint SubRegistral Office
Shamirpet



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చిలువూరి ఐజక్ ప్రభాకర్ Chiluvuri Isaac Prabhakar

పుట్టిన సంవత్సరం / Year of Birth : 1962 పురుషుడు / Male

8985 7791 9063

ఆధార్ - సామాన్యుని హక్కు



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చిరునామా:

S/O లేట్ చిలువూరి నాగభూషణం ట్లాక్ 3 శ్రర్ నే ఎ న్యూ సీ క్ష్మ్స్ అంబర్ పేట్ నియర్ పోలీసు ట్రైనింగ్ కాలేజ్ ఎస్ ఏ ఆర్-స్ పీ ఎల్ పోలీసు లైన్స్త్ అంబర్ ప హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500013 Address:

S/O Late Chiluvuri Nagabhushanam Block 3 QTR No 2 New Cl Qtrs, Ambei Near Police Trainig College SAR-CPL Police Line, Amberpet Hyderabad, Andhra Pradesh, 500013

Aadhaar - Saamanyuni Hakku

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INTELLIGENCE DEPARTMENT ANDHRA PRADESH

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Office: SAR-CPL, HYDERABAD - AP.

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బెంజమీన్ (ఫాన్స్లివ్ వినోద కుమార్ Benjamin Franklin Vinod Kumar

పుట్టిన సంవత్సరం/ Year of Birth: 1972 పురుషుడు / Male

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సామాన్యుని హక్కు



్లో **లారక విశిష్ట్ర గుర్తింపు స్థాధికా**ర సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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