

Scanned



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

2 AUG 2012

35606 - 2 AUG 2012 Rs. 100/-

M. Shrinivas S/o. Late Linjalab. Sec.

JMK GEC Realtors. Pvt Ltd, Sec.

AU 055300

Stamp Issuer
L.No. 15...
No. 1-5, KURISAMENGA (A),
SANGHARABAD (A), RAJ. DIST. -500...
Call: 9896935052

SALE DEED

This Sale Deed is made and executed on this the 31st day of August 2012 at Shamshabad by:

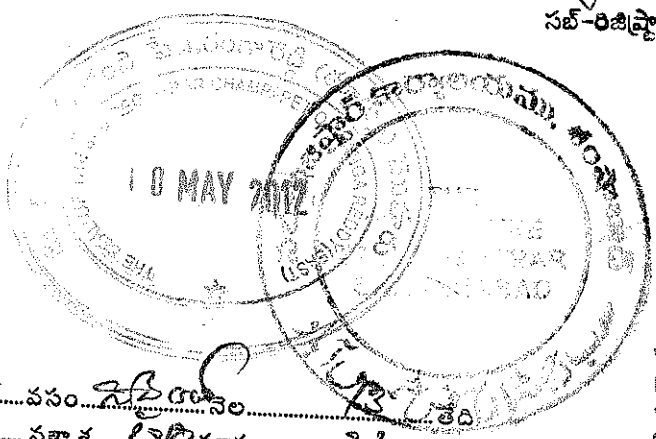
SHRI GHANSHYAM B. PATEL S/o. Shri. Bhai Lal Patel aged about 50 years, Occupation: Business, resident of Plot No. 134, Park Avenue Colony, Prenderghast Road, Secunderabad - 500 003. (Hereinafter referred to as "VENDOR" of the first part which term shall mean and include ali his heirs, executants, administrators, legal representatives, nominees and assignees etc.)

IN FAVOUR OF

JMK GEC REALTORS PVT LTD a Private Limited Company having its registered office at 5-2-223, Gokul Building, Distillery Road, Secunderabad -500 003, A.P represented by its Director Shri. Sharad J. Kadakia S/o. Late. Shri. Jayantilal M. Kadakia aged about 52 years, Occupation: Business, resident of 5-2-223, Gokul Building, Distillery Road, Secunderabad -500 003 (Hereinafter called to as "VENDEE" which term shall mean and include all their heirs, executors, administrators, legal representatives, nominees and assignees etc.)

పుస్తకం సంవత్సరం దస్తావేజు నెం. 2814
 ప్రజంబింతు దఖలు పరిచిన కాగితముల సంఖ్యం 12
 ఈ కాగితపు సంఖ్యం

సబ్-రిజిస్ట్రార్



Certified That The Following Amounts Have Been Paid In Respect of The Documents

VALUE OF DOCT. (MV/Consideration)Rs. 500000/-
 I. STAMP DUTY:
 1. In the shape of stamp papers Rs. 100/-
 2. In the shape of challan Rs. 39500/-
 (U/S. 41 of I.S. Act.1899)
 No: Date:
 3. In the shape of cash Rs. -
 (U/S. 41 of I.S. Act.1899)
 4. Adjustment of stamp duty Rs. -
 (U/S. 41 of I.S. Act.1899. If any)
 II. REGISTRATION FEES:
 1. In the shape of challan Rs. 2500/-
 No: Date:
 2. In the shape of cash Rs. -
 III. USER CHARGES:
 1. In the shape of challan Rs. 100/-
 No: Date:
 2. In the shape of cash Rs. -
 TOTAL Rs. 42,600/-

20.12 వ సం. 2012 నెల వ తేది
 1989 వ శా.శ. 1989 మాసం వ తేది
 పగలు 3 మరియు గంటల మధ్య
 శంషాబాద్ సబ్ రిజిస్ట్రార్ కార్యాలయములో
 శ్రీ/శ్రీమతి Ghanashyam B. Patel
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ. 2500/-
 చలాను ద్వారా చెల్లించినారు
 త్రాసి ఇచ్చినట్లు ఒప్పాకొన్నది
 ఎడమ బొటన వ్రేలు

(Handwritten signature)

DA నం - 172227

HDPC Bahr. Secbad

10/5/2012

Name Ghanashyam B. Patel

S/o, W/o, D/o Bhaival Patel

Age: 50 OCC. Business

R/o Plot no. 134, Park Enclave Colony, P.G. Road Secbad - 003.

(Handwritten initials)

SUB-REGISTRAR SHAMSHABAD



నిరూపించినది

① *(Handwritten signature)*

Name KANAKARAO

S/o, W/o, D/o SUBBARAO

Age: 53 OCC. Private Bus

R/o 1-1-36/17/A & 36/A, F.No.1

Old RTC X' Road, Malkajgiri Residency Jawahar Nagar, Hyderabad

②

Name Manibhai Bhaival Bhaipatel

S/o, W/o, D/o Bhaival Bhaipatel

Age: 55 OCC. Business

R/o 7 20/21, F.No. 101, S-f Chandra Enclave

Margadar Colony, Resolpura, Secbad

(Handwritten signature)
 SUB-REGISTRAR SHAMSHABAD R. R Dist.(West)

20.12 వ సం. 2012 నెల 13 వ తేది

1989 వ శా.శ. 1989 మాసం 22 వ తేది

WHEREAS:

- A. The **VENDOR** is the sole and absolute owner and peaceful possessor of the dry agriculture land admeasuring Ac.2.20 gts forming a part of Survey No 143/P situated at Pedda Shapur Village, Shamshabad Mandal, Ranga Reddy District. The **VENDOR** has purchased the same from Sri. Depally Narsimha and Sri. Depally Yadaiah through a registered Sale Deed bearing document No. 5193/2004 dated 25.10.2004, registered at S.R.O, Shamshabad, Ranga Reddy District
- B. The **VENDOR** got mutated the above said land in the revenue records vide proceedings No.C/3972/2005 dated 15.11.2005. Accordingly pattadar passbook No. 454830, title book No. 454830 with patta No.975 were issued by the Tahshidar, Shamshabad Mandal, Ranga Reddy District in favour of the Vendor.
- C. Whereas the **VENDOR** agrees to sell the Dry Agricultural Land admeasuring Ac.1-00 gts out the total land Ac.2.20 gts forming a part Survey No. 143/P situated at Pedda Shapur Village, Shamshabad Mandal, Ranga Reddy District to the **VENDEE** hereinafter referred to as "Scheduled Land", and given in detail in the Schedule attached hereunder.
- D. The **VENDEE** has agreed to purchase the Scheduled Land from the **VENDOR** for a total sale consideration of **Rs. 5,00,000/-** (Rupees Five Lakhs only).

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. THAT in pursuance of the offer given by the **VENDOR** the **VENDEE** herein have paid the entire amount of sale consideration of **Rs. 5,00,000/-** (Rupees Five Lakhs only) to the **VENDOR** by way cheque bearing No.569262 dated 09.07.2012 drawn on HDFC Bank, S. D. Road, Secunderabad and the receipt of which hereby admitted and acknowledged by the **VENDOR**.
2. Thus the **VENDOR** having received the entire sale consideration of **Rs.5,00,000/-** (Rupees Five Lakhs only) from the **VENDEE** the **VENDOR** hereby sell transfer convey grant alienate and assign all the Scheduled Land unto and in favour of **VENDEE TO HAVE AND TO HOLD** the same absolutely and perpetually with all rights, titles, interest, claims, demands easements, privileges and appurtenances etc.,
3. That the **VENDOR** have delivered and handed over the vacant peaceful an undisturbed physical possession of 'Scheduled Land' to the **VENDEE** with all, easement, right of access, extrinsic and intrinsic rights, and put the **VENDEE** in actual possession of the Schedule Land.
4. That the **VENDOR** being the sole and absolute owner and possessor of the Schedule Land to the **VENDEE** and hereby further state that no one else has any kind of claim or title over the same and that the **VENDOR** have got title over same and have whole and sole authority to transfer and convey to the **VENDEE**.



... 2011 సంవత్సరం దస్తావేజు నెం. 2814
ప్రజంటింటు దఖలు పరిచిన తాగితముల సంఖ్యం 12
ఈ తాగితపు సంఖ్యం 2

సబ్-రిజిస్ట్రార్

Registered as Document No. 2814 of
2011 of Book 2 on 13 Day of September
2011 22 day of Bhadrachal 193
SE And Assigned The Identification Number
2814/2011 For Scanning

SUB-REGISTRAR
SHAMSHABAD

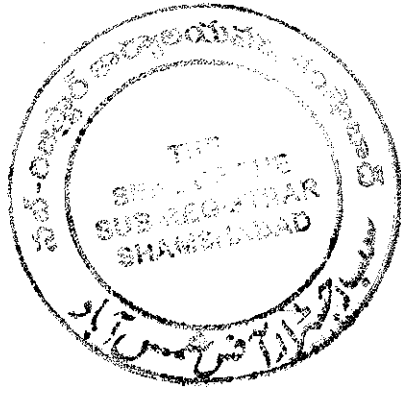


5. That if the **VENDEE** is deprived of whole or any part of the Scheduled Land on account of any defect in the title the **VENDOR** shall be liable to pay the value of the deprived property from their personal and other property moveable and immoveable.
6. That the **VENDOR** shall indemnify and keep the **VENDEE** indemnified against all losses, damages, costs and other expenses which the later may sustain or incur due to prior claim or defect in the title or any demands, encumbrances etc in respect of the Scheduled Land hereby transferred to the **VENDEE**.
7. That the **VENDOR** further declare and covenant with the **VENDEE** that the **VENDOR** or heirs and successors from today will have no right, title or interest in the Scheduled Land hereby transferred and conveyed to the **VENDEE** and the **VENDEE** may hold and enjoy the same absolute owner in any manner they like.
8. The **VENDOR** hereby covenant and declares that the Scheduled Land hereby sold is free from all kinds of encumbrances, charges, gifts, wills disputes, litigations, liens and mortgages etc., with any person / persons or financial institutions, banks etc., and the same is not the subject matter of any court attachments or lien.
9. That the **VENDOR** have paid all the taxes, cess, pertaining to Scheduled Land payable upto date to their respective departments and the **VENDOR** shall be liable to pay the dues if any found in future till the date of registration of sale deed.
10. The **VENDOR** hereby undertake to sign, verify and execute any other deeds or deeds in favour of the herein for more perfectly assuring the title of the **VENDEE** and mutation of the 'Scheduled Land' unto and **VENDEE** in the concerned departments in the name of **VENDEE**.
11. That the **VENDOR** hereby declares that if any suppression of facts found at any future date parties are liable for payment of deficit duties if any under sec 27 and 64 of Indian stamp act 1899.
12. That the **VENDOR** hereby declare the transfer of property affected by this document is not in violation of any of the provisions of the Urban Land (Ceiling & Regulations) Act 1976 (central).
13. That the **VENDOR** hereby declares that the land affected by this document is not an assigned land as defined in section 2 (1) Act no. 9 of A.P. Assigned lands (Prohibition of Transfers) Act 19 of 1977.



...శ్రీ 2011 సంవత్సరం దస్తావేజు నెం. 2814
ప్రజాపంతు దళలు పరిచిన కాగితముల సంఖ్యం 12
ఈ కాగితపు సంఖ్యం 3

W
సచి-రిజిస్ట్రార్



DECLARATION

That the **VENDOR** hereby declare that there are no mango trees, coconut trees, betel leaf gardens, orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones. That there is no machinery, no fish ponds etc. in the lands now being transferred. That if any suppressions of facts is noticed at a future date, the **VENDOR** will be liable for prosecution as per law besides payment of deficit stamp duty.

STATEMENT regarding the Market value of the property filed Rule 3 of Andhra Pradesh prevention of Under valuation instrument Rule 1975.

We hereby declare and state to the best of my knowledge and belief that the Market value of the property entered as follows:

Sl. No.	Place	Sy. No.	Area Ac. - Gts.	Value per Acre Rs.	Total Value Rs.
1.	Pedda Shapur Village, Shamshabad Mandal, R. R District	143/P	1-00	5,00,000/-	5,00,000/-
			Total Ac. 1-00 Gts.		

SCHEDULE OF PROPERTY

ALL THAT the Agriculture land forming a part of Sy. No. 143/P total admeasuring Ac. 1-00 Gts situated at PEDDA SHAPUR Village, Shamshabad Mandal, Ranga Reddy District under the Grampanchayat Pedda Shapur Village, marked in plan attached herein and bounded as follows:

NORTH	Land of Pratap Lingam
SOUTH	Land of Shiva Lingam
EAST	Road
WEST	Land of Vendor

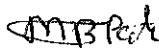
IN WITNESS WHEREOF the **VENDOR** has signed on this sale deed with her own free will and consent on this day, the month and year first above mentioned.

WITNESSES:

1.



2.



VENDOR

శ్రీ వస్తకం 2011 సంవత్సరం దస్తావేజు నెం. 2814

ప్రజంటెంటు దఫలు పరిచిన కాగితముల సంఖ్యం 12

ఈ కాగితపు సంఖ్యం 4

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING AGRICULTURE LAND FORMING A PART OF

SURVEY NO. 143/P

PEDDA SHAPUR VILLAGE, SHAMSHABAD **MANDAL, R. R. DISTRICT.**

VENDOR: SHRI. GHANSHYAM B. PATEL, SON OF SHRI BHAI LAL PATEL

VENDEE: M/S. JMK GEC REALTORS PVT LTD., REPRESENTED BY ITS DIRECTOR

SHRI. SHARAD J. KADAKIA, SON OF LATE JAYANTILAL M. KADAKIA

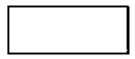
REFERENCE:

SCALE:

INCL:



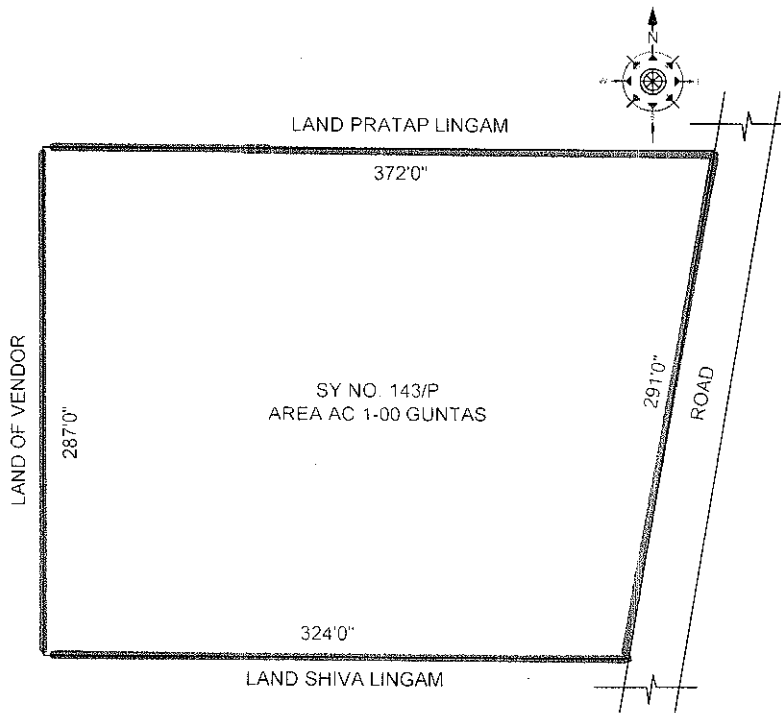
EXCL:



AREA:

Ac. 1-00 Gts.,

SQ. MTRS.



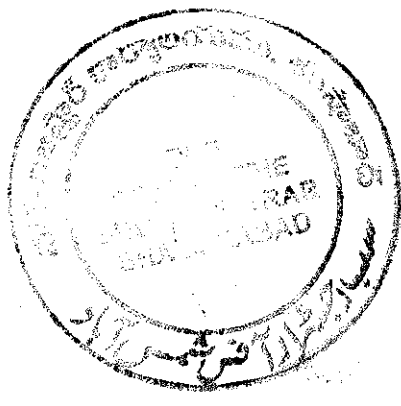
WTNESSES:

- 1.
- 2.

SIG. OF THE VENDOR

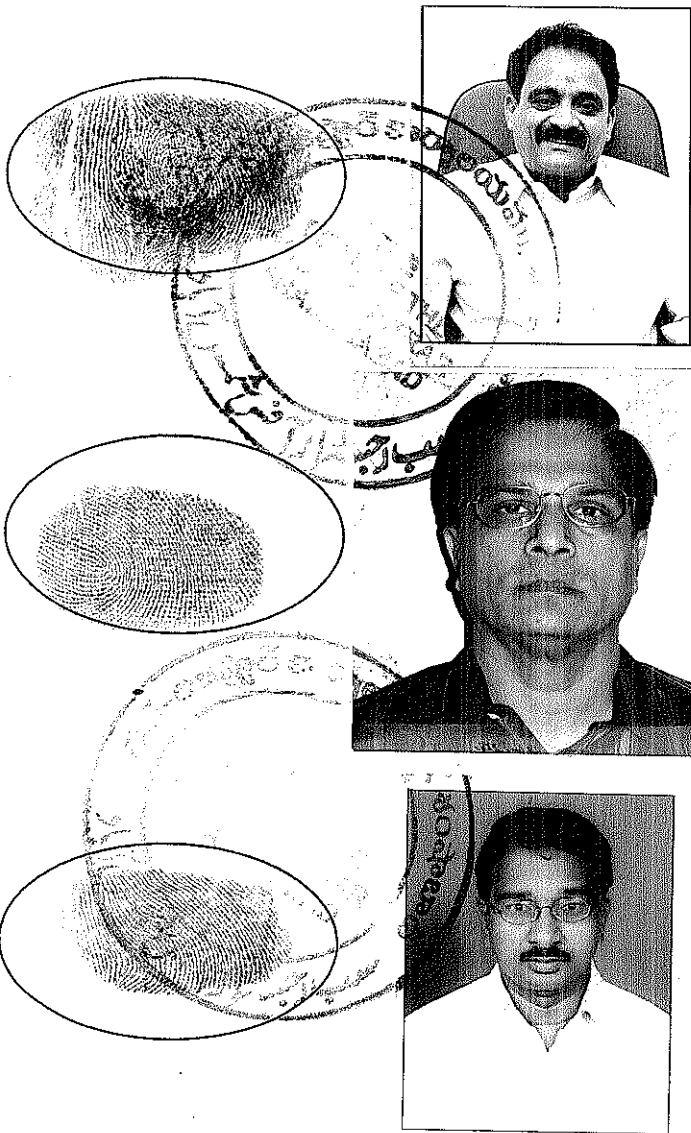
2014 సంవత్సరం దస్తావేజు నెం. 2814
ప్రజాసంఘం ద్వారా పరిచయం చేసిన కార్యకర్తల సంఖ్యం 12
ఈ కార్యకర్తల సంఖ్యం 5

✓
సహ-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
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VENDOR:

SHRI. GANSHYAM B. PATEL
S/O. SHRI. BHAI LAL PATEL
R/O. FLAT NO. 134
PARK EVENU COLONY
P. G. ROAD
SECUNDERABAD – 500 003.

BUYER:

M/s. JMK GEC REALTORS PVT. LTD.,
HAVING ITS REGISTERED OFFICE AT
5-2-223. 'GOKUL', 3RD FLOOR
DISTILLERY ROAD, HYDERBASTI
OPP: ANDHRA BANK, SECUNDERABAD – 003
REPRESENTED BY ITS DIRECTOR
MR. SHARAD J. KADAKIA
S/O. LATE JAYANTILAL M. KADAKIA

REPRESENTATIVE:

SRI. K. PRABHAKAR REDDY
S/O. SRI. K. PADMA REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD – 500 003.

SIGNATURE OF WITNESSES:

-
-

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, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

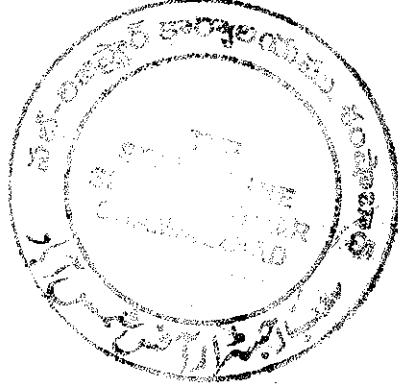
SIGNATURE(S) OF BUYER(S)

ఫుస్తకం 2012 సంవత్సరం దస్తావేజు నెం. 2894

ప్రజంబెంటు దఖలు పరిచిన కాగితముల సంఖ్యం 12

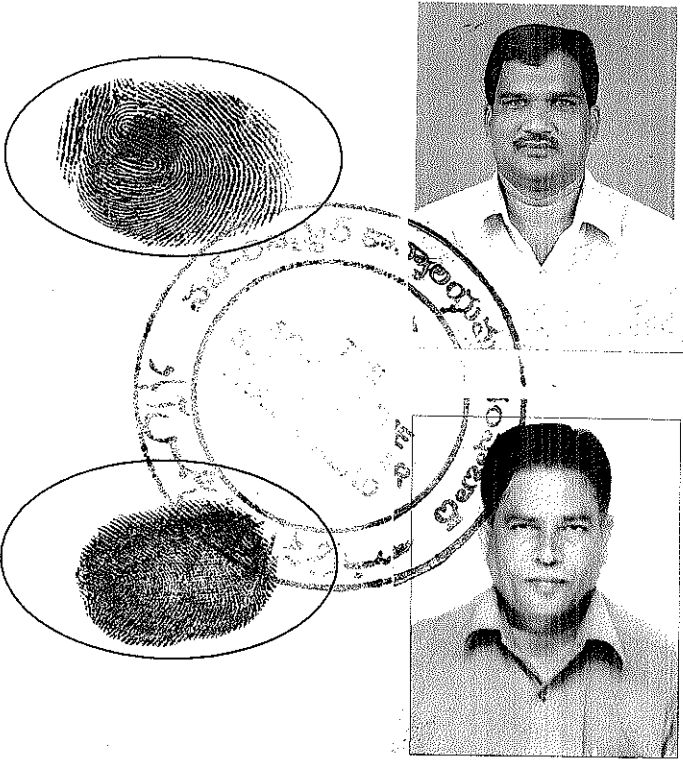
ఈ కాగితపు సంఖ్యం 6

సబ్-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
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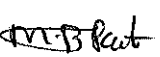


WITNESSES:

1. MR. G. KANAKA RAO
S/O. MR. G. SUBBA RAO
R/O. H. NO: 1-1-36/17/A & 364/A.,
F. NO. 1, OLD RTC 'X' ROADS,
MALLIKARJUNA RESIDENCY
JAWAHAR NAGAR
HYDERABAD.

2. MR. MANIBHAI BHAILAL BHAI PATEL
S/O. MR. BHAILAL BHAI PATEL
R/O. # PLOT NO. 20/21
FLAT NO. 101, S.S. CHANDRA ENCLAVE
MARGADASHI COLONY
RASOOLPURA, SEC BAD - 003.

SIGNATURE OF WITNESSES:

1. 
2. 



SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

పుస్తకం సంవత్సరం దస్తావేజు నెం. 2814



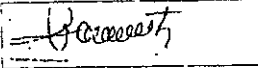

ప్రజంటింటు రుఖలు పరిచిన తాగితముల సంఖ్యం 12

ఈ తాగితపు సంఖ్యం 7

సబ్-రిజిస్ట్రార్



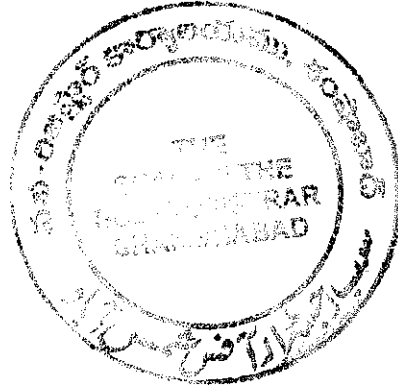
VENDOR:

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AIFPP4362D	
	नाम / NAME GHANSHYAM BHAILAL PATEL	
	पिता का नाम / FATHER'S NAME BHAILAL PATEL	
	जन्म तिथि / DATE OF BIRTH 14-02-1950	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

* 

పుస్తకం సంవత్సరం దస్తావేజు నెం. 2814
ప్రజుంటింటు దుఖలు పరిచిన కాగితముల సంఖ్యం 12
ఈ కాగితపు సంఖ్యం 8

సబ్-రిజిస్ట్రార్



BUYER:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHARAD KUMAR JAYANTILAL
KADAKIA

JAYANTILAL KADAKIA

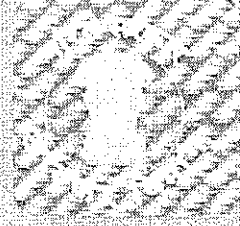
25/08/1959

Permanent Account Number

ACBPK9161F

Sharad Kumar Kadakia

Signature



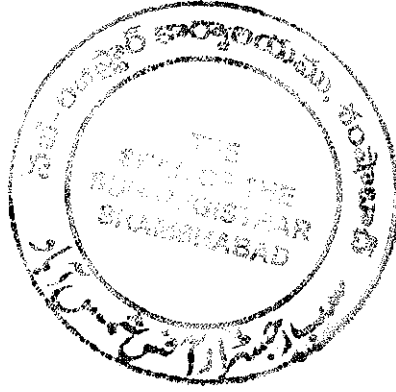
16052010

పుస్తకం..... సంవత్సరం దస్తావేజు నెం. 2814

ప్రజంటెంటు దఖలు పరిచిన కాగితముల సంఖ్యం 12

ఈ కాగితపు సంఖ్యం 9

✓
సబ్-రిజిస్ట్రార్




WITNESS:

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
DRIVING LICENCE
DLRAPO1045H132007
KANAKA RAO G
G SUBBA RAO
1-1-364/17/A&364/A F NO 1
OLD RTC X ROADS MALLIKARJUNA
RESIDENCE JAWAHAR NAGAR
HYDERABAD

Signature
Issued on: 12/12/2007

Licensing Authority
ATA-SECUNDERABAD

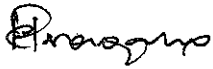


Representative:


आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E

भारत सरकार
GOVT OF INDIA

Signature



M2010963/07		Class Of Vehicle	Validity
<u>Non-Transport</u>	MCWG		11/12/2012
<u>Transport</u>			
<u>Hazardous Validity</u>			
<u>Badge No.</u>			
<u>Reference No.</u>	60419930D		
<u>Original LA.</u>	RA HYD C, ANDHRA PRADESH		
<u>DOB</u>	15/08/1957		
<u>Blood Gr.</u>			
<u>Date of 1st Issue</u>	06/02/1999		



..... పుస్తకం సంవత్సరం దస్తావేజు నెం. 2814
ప్రజంటెంటు దఖలు పరిచిన కాగితముల సంఖ్యం 12
ఈ కాగితపు సంఖ్యం 10

✓
సబ్-రిజిస్ట్రార్




WITNESS :

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANIBHAI BHAILALBHAI PATEL
BHAILALBHAI PATEL
01/11/1954
Permanent Account Number
ANGPP0065R

M.B. Patel
Signature



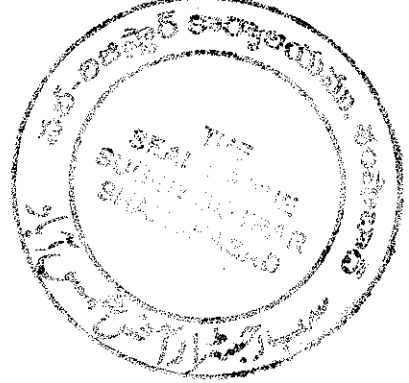
*In case this card is lost / found, kindly inform / return to -
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CRD Belapur,
Navi Mumbai - 400 614.*

*यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, UTTISI,
प्लॉट नं. 3, सेक्टर 11, सी.आर.डी. बेलपुर,
नवी मुंबई - 400 614*

M.B. Patel

పుస్తకం సంవత్సరం దస్తావేజు నెం. 2814
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ఈ కాగితపు సంఖ్యం 11

సబ్-రిజిస్ట్రార్



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



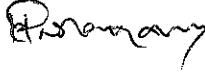


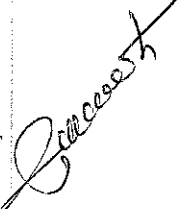
C.S.No./Year: 003009/2012 of SRO: 1520(SHAMSHABAD)

Presentant Name(Capacity): GHANSHYAM B.

PATEL(EX)

Report Date: 13/09/2012 15:35:41


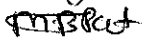
This report prints Photos and FPs of all parties


SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(CL) K. PRABHAKAR REDDY [R] JMK GEC REALTORS PVT LTD. (REP.BY. DIRECTOR: SHARD J. KADAKIA) 5-4-187/3 & 4, II FLOOR, SOHAM MANSION,M.G. ROAD, SECUNDERABAD.	
1			(EX) GHANSHYAM B. PATEL PLOT NO. 134, PARK AVENUE COLONY,PRENDERGHAST ROAD, SECUNDERABAD.	

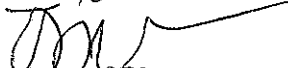
Identified by

Witness 1

Witness 2


Photos and TIs captured by me


Capture of Photos and TIs done in my presence

2012 సంవత్సరం దస్తావేజు నెం. 2814

ప్రజంటింటు దఖలు పరిచిన కాగితముల సంఖ్యం 12

ఈ కాగితపు సంఖ్యం 12

సబ్-రిజిస్ట్రార్

