



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011190

R. SRINIVAS

S.V.L.No:26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

22/02/2010
Date
Ramesh
Modi
Kadaka & Modi Housing

SALE DEED

This Sale Deed is made and executed on this the 22nd day of February 2010, 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, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

INFAVOR OF

1. MAJOR ACHYUT RANJAN MUKHERJEE, SON OF MR. ASIM RANJAN MUKHERJEE, aged about 32 years, Occupation: Service
2. SMT. GURPREET KAUR SACHDEVA, WIFE OF MR. ACHYUT RANJAN MUKHERJEE, aged about 28 years, residing at OC 295, Field Work Shop, C/o. 99 APO - 906 295, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

Gurpreet Kaur

Jyoti Kaur Modi

For KADAKIA & MODI HOUSING

4-10 sala deed

[Signature]
Partner

Partner

6 OCT 2009

1వ పుస్తకము 20/0 వ సం|| పు..... 263
 దస్తావీజు మొత్తము కాగితముల సంఖ్య..... 9
 ఈ కాగితము వరుస సంఖ్య..... 1

[Signature]
 సబ్-రిజిస్ట్రార్

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
 By challan No. 613022 Dt. 23/2/10

I. Stamp Duty:

- 1. In the shape of stamp papers Rs. 100/-
- 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 16550/-
- 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. —
- 4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any Rs. —

II. Transfer Duty:

- 1. in shape of challan Rs. —
- 2. in the shape of cash Rs. —

III. Registration fees:

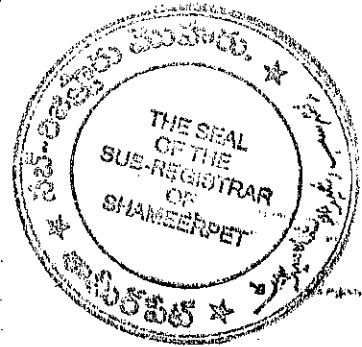
- 1. in the shape of challan Rs. 925/-
- 2. in the shape of cash Rs. —

IV. User Charges

- 1. in the shape of challan Rs. 100/-
- 2. in the shape of cash Rs. —

Total Rs. 17675/-

[Signature] 23/2/10
 SUB REGISTRAR
 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
Total Extent of Land				25250 Sq.yds

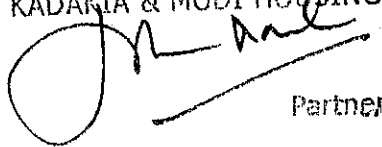
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
- Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
- Shri. Immanni Sathanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- Smt. Immanni Seetha Mahalaxmi W/o. Shri. P. Ranjit

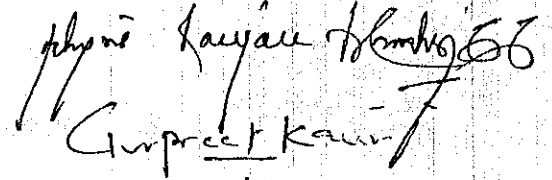
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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.

For KADAKIA & MODI HOUSING


Partner

A-10.sale.deed.


Partner

2010 వ సం॥ ఫిబ్రవరి నెల 23 వ తేది
 1931 వ కా.శ. పోలీసు మానం 4 వ తేది
 పగలు 1 మరియు 3 గంటల మధ్య

1వ పుస్తకము 2010 వ సం॥ ఫి 263
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
 ఈ కాగితము పరుస సంఖ్య 2

కామిర్షిట్ సబ్ రిజిస్ట్రారు అఫీసులో

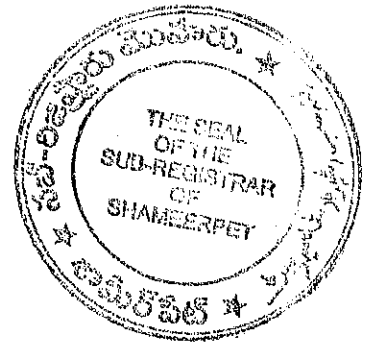
శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు
 వేతివంట్రాఫ్ సహా దాఖలు చేసి రుసుము
 రూ. 9.00 లు చెల్లించినారు.

వ్రాసేయబడినట్లు ఒప్పుకొన్నది
 ఎడమ ప్రాసన ద్వారా

(Signature)

(Signature)
 సబ్-రిజిస్ట్రారు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 2/BKIV/10
 dated 27.1.10 registerer at SRO, Shamirpet
 Ranga Reddy District.



విరు-పించినది

- ① *(Signature)* Venkatesh Reddy S/o. Anji Reddy
 Occ: Service - R/o. 11-187/2, Rd no. 2
 Green Hills Colony, Secunderabad
- ② *(Signature)* B. RAJ KUMAR S/o. MUKUND RAO
 Occ: BUSINESS - R/o. AIWAL, SECABAD

2010 వ సం॥ ఫిబ్రవరి నెల 23 వ తేది సబ్-రిజిస్ట్రారు
 1931 వ కా.శ. పోలీసు మానం 4 వ తేది కామిర్షిట్

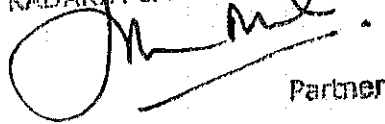
- D) The Vendee is desirous of purchasing a plot of land bearing no. 10 admeasuring 185 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,85,000/- (Rupees One Lakh Eighty Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

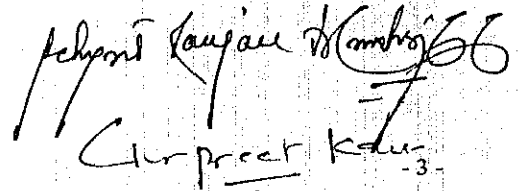
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 10 admeasuring 185 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.1,85,000/- (Rupees One Lakh Eighty Five Thousand Only) issued by SBI, RACPC, Secunderabad. 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. 17,575/- is paid by way of challan No. 613022, dated 23.2.10, drawn on SHB, Thumkunta Branch, Ranga Reddy District.

A-10.sale.deed.

For KADAKIA & MODI HOUSING


Partner


Partner

1వ పుస్తకము 20/0 వ సం॥ పు..... 263
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
 ఈ కాగితము వరుస సంఖ్య..... 3

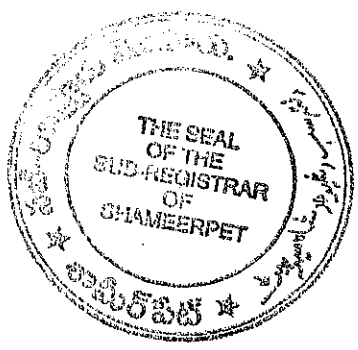
[Signature]
 సబ్-రిజిస్ట్రారు

An Amount of Rs. 16,550/- towards Stamp Duty Including Transfer
 Duty and Rs. 925/- towards Registration Fee was paid by the party
 through Challan Receipt Number 6/3022 Dated 23/02/2010
 at S.B.H. Bank Thumkunta Branch

[Signature] 23/2/10
 Sub Registrar

1వ పుస్తకము 20/0 సం॥ (శా.శ. 1931) సం॥ పు
263 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం కుర్తింపు నెంబరు 1516-I-263-20/0
 ఇవ్వబడ్డనది.
 20/0 సం॥ ధీ(బ్రాచరి) నెం..... 23 వ తేది

[Signature] 23/2/10
 సబ్-రిజిస్ట్రారు అధికారి



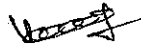

SCHEDULED PLOT

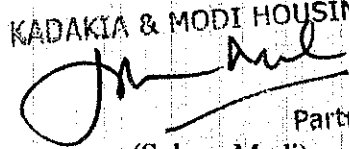
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 10 admeasuring about 185 sq. yds, in the project known as "BLOOMDALE" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

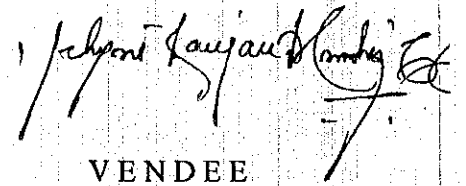
North	Plot No. 11
South	Childrens Park
East	Neighbour's Land
West	30' wide road

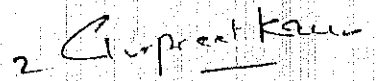
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

FOR KADAKIA & MODI HOUSING

Partner
(Soham Modi)
VENDOR

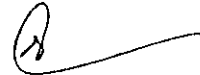
1. 
VENDEE

2. 

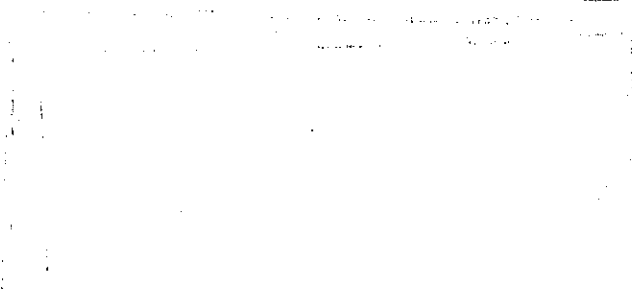
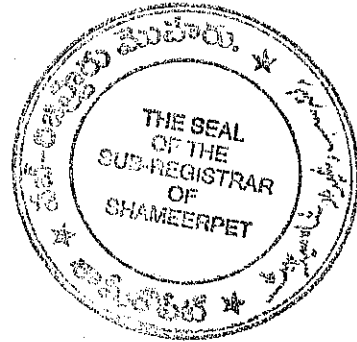
1వ పుస్తకము 20/0వ సం॥ పు..... 263

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 4



సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO.10, 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:

1. MAJOR ACHYUT RANJAN MUKHERJEE, SON OF MR. ASIM RANJAN MUKHERJEE

2. SMT. GURPREET KAUR SACHDEVA, WIFE OF MR. ACHYUT RANJAN MUKHERJEE

REFERENCE:
AREA:

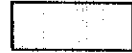
185

SCALE:
SQ. YDS.

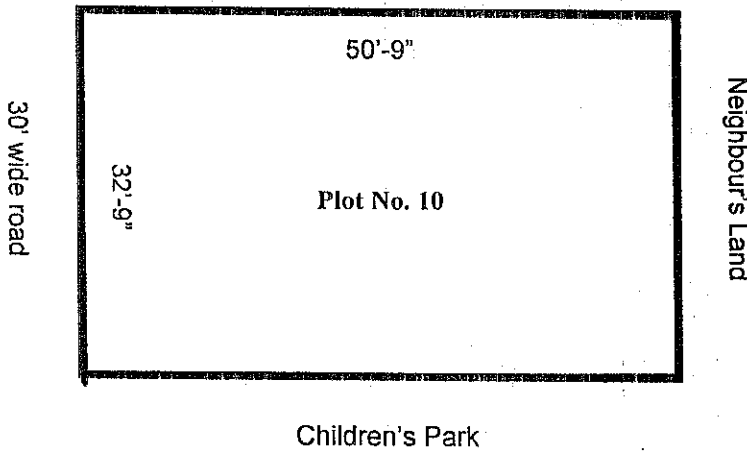
INCL:
SQ. MTRS.



EXCL:



Plot No. 11



WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

Partner

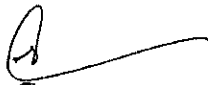
SIG. OF THE VENDOR

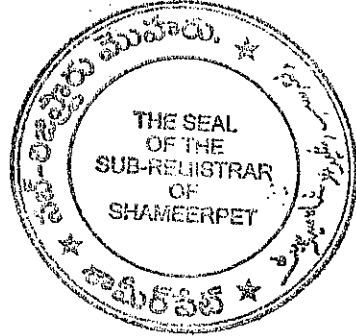
1.

SIGN. OF THE BUYER

2.

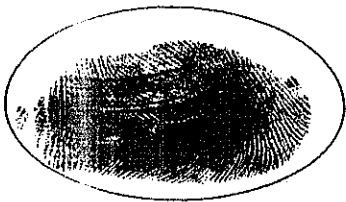
1వ పుస్తకము 2010వ సం॥ పు..... 263
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 5


సబ్-రిజిస్ట్రారు



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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

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



GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 2/BKV/10 Dt. 27.1.10.

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. MAJOR ACHYUT RANJAN MUKHERJEE
S/O. MR. ASIM RANJAN MUKHERJEE
R/O. OC 295
FIELD WORK SHOP
C/O. 99 APO - 906 295



2. SMT. GURPREET KAUR SACHDEVA
W/O. MR. ACHYUT RANJAN MUKHERJEE
R/O. OC 295
FIELD WORK SHOP
C/O. 99 APO - 906 295

SIGNATURE OF WITNESSES:

-
-

FOR KADAKIA & MODI HOUSING

Partner

SIGNATURE OF EXECUTANTS

We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, ~~Koppa~~ Ranga Reddy District. *SRO bhauripet*

SIGNATURE OF THE REPRESENTATIVE

1.

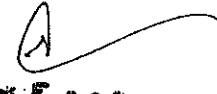
SIGNATURE(S) OF BUYER(S)

2.

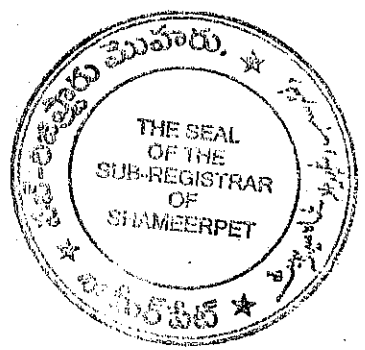
1వ పుస్తకము 20/0వ సం॥ పు..... 263

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9

ఈ కాగితము పరుస సంఖ్య..... 6



సబ్-రిజిస్ట్రారు

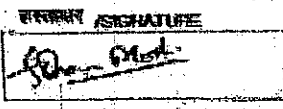


स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER
AWSPF16725H

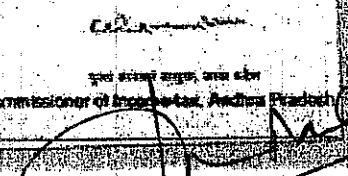
नाम NAME
SOHAN SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE


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

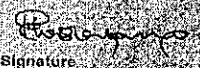



आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT OF INDIA

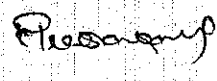
PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

Signature




10052906



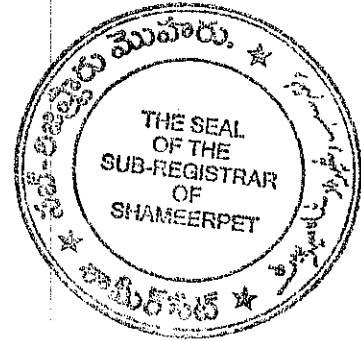
1వ పుస్తకము 20/10వ సం॥ పు..... 263

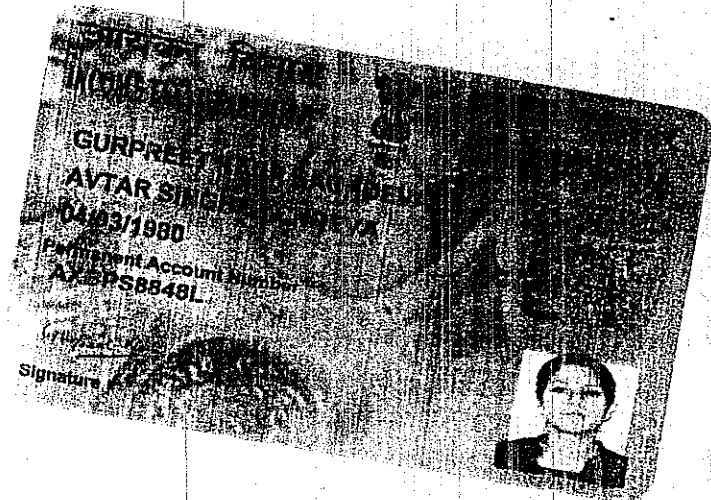
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 7



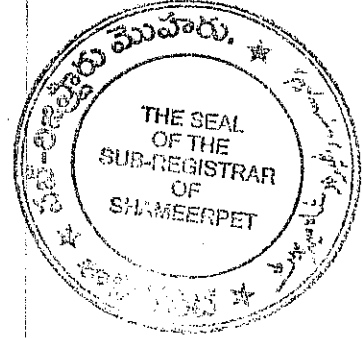
సబ్-రిజిస్ట్రార్





263
1వ పుస్తకము 20/0 వ సం॥ పు.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 8


నవ-రిజిస్ట్రార



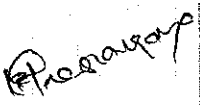


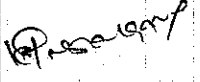


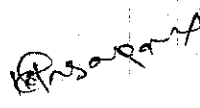


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 276/2010 of SRO: 1516(SHAMIRPET)
 Presentant Name(Capacity): K.PRABHAKAR
 REDDY(SP)

Report Date: 23/02/2010 15:25:47

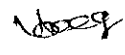
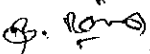
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	 <i>(Representative to purchaser)</i>		(CL) GURPREET KAUR SACHDEVA CO 295, FIELD WORK SHOP, C/O 99APO 906295	
2	 <i>(Representative to purchaser)</i>		(CL) MAJOR ACHYUT RANJAN MUKHERJEE CO 295, FIELD WORK SHOP, C/O 99APO 906295	
4	 <i>(SPA for presenting documents)</i>		(SP) K.PRABHAKAR REDDY Not available	

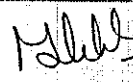
Identified by

Witness 1

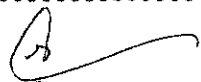
Witness 2

Photos and TIs
captured by me


23/2/10
Capture of Photos and TIs
done in my presence

1వ పుస్తకము పేజీల సంఖ్య..... 263
దస్తావేజు మొత్తము లాగితముల సంఖ్య..... 9
ఈ లాగితము వదున సంఖ్య..... 9


సబ్-రిజిస్ట్రార్

