

ANNEX 189/10

B-40

19/11/2010

40



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713123

S.No. 4598 Date 09/11/2010 Rs. 1000  
 Sold to Venkatesh  
 S/o. D/o. W/o. Ch. A. Rao  
 For Whom Kadakia & Modi Housing

**K. SATISH KUMAR**  
 SVL.No.13/2000 R.No.16/2009  
 5-2-30, Premavathipet (V),  
 Rajendranagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 2<sup>nd</sup> day of November 2010 at SRO, Shamirpet, Ranga Reddy District by:

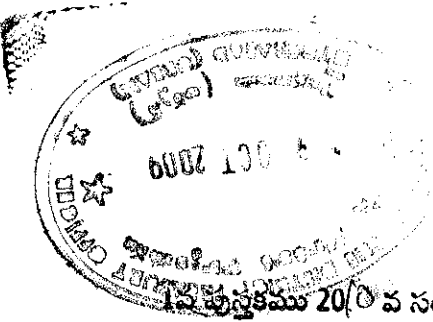
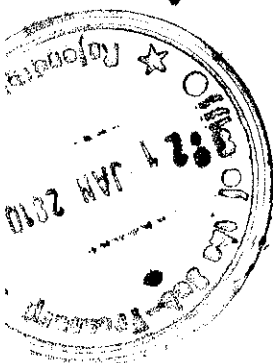
M/s. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 54-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 40 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

INFVOUR OF

1. MR. RAVI RAJASEKHAR, SON OF MR. RAVI CHANDRA SEKHARAM, aged about 52 years, Occupation: Service
2. MRS. VUNDRU LAKSHMI PRABHA, WIFE OF MR. RAVI RAJASEKHAR aged about 49 years, Occupation: Housewife, both are residing at Flat No. 414, C Block, 5th Floor, Belvedere Gardens, Phase - II, Padma Rao Nagar, Secunderabad, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

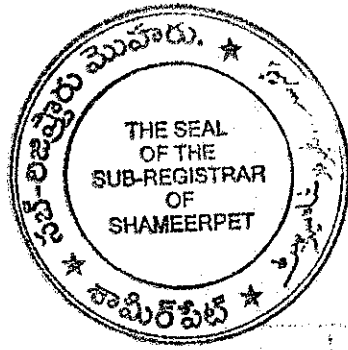
For KADAKIA & MODI HOUSING

Partner



దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9-81-10/1981  
 ఈ కాగితము వరుస సంఖ్య..... 1

*me*  
 సబ్-రిజిస్ట్రార్



**ENDORSEMENT**

Certified that the following amounts have been paid in respect of this document:  
 by challan No. 681315 Dt. 4/11/10

- 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. 80,700/-
  - 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. 5050/-
  - 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. 85950/-

*me*  
 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
<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. 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. 40 admeasuring 178 sq. yds along with semi-finished construction having a total constructed area of 1849 sft, hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.10,10,000/- (Rupees Ten Lakhs Ten Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

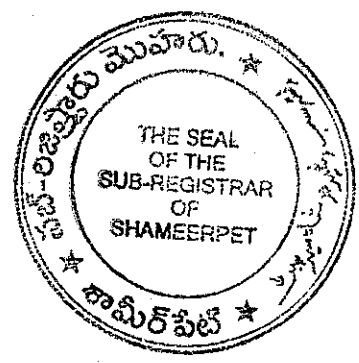
For KADAKIA & MODI HOUSING

  
Partner

20/10 వ సం॥ నవంబర్ నెల..... 4 ..... వ తేది  
 1932 వ కా.శ. కౌశ్లిక మాసం..... 13 ..... వ తేది 1వ పుస్తకము 20/10 వ సం॥ పు. 9-89/10 1981  
 పగలు..... 11 ..... మరియు..... 12 ..... గంటల మధ్య దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9  
 కామిర్ పేట్ సబ్ రిజిస్ట్రారు ఆఫీసులో ఈ కాగితము వరుస సంఖ్య..... 2

శ్రీ/శ్రీమతి..... K. prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు వేలిపముద్రలతో సహా దాఖలు చేసి రుసుము రూ..... 5050/- .....లు చెల్లించినారు.  
 ప్రాసీయిచ్చినట్లు ఒప్పుకొన్నది ఎడమ బ్రౌటన వ్రేలు

శ్రీ.....  
 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. 2/2000/10 dated 27.1.10 registerer at SRO Shameerpeta Ranga Reddy District.



అక్షయ కృష్ణారెడ్డి



అక్షయ కృష్ణారెడ్డి



విశ్వవంశీ

Ravi Rajasekhara S/o. Ravi Chandra Sekharam, Occ: Service R/o. 414, C Block, 5th Floor, Belvedere Gardens, Phase-II, Padma Nagar, Secbad.

Vundru Lakshmi Prabhya S/o. Ravi Rajasekhara Occ: Service, R/o. 414, C-Block, 5th Floor Belvedere Gardens, Phase-II, Padma Nagar Secbad

Venkatarama Reddy S/o. Anji Reddy Occ: Service R/o. 11-187/2, Rd No.2, Green Hills, Hyderabad.

అక్షయ కృష్ణారెడ్డి

అక్షయ కృష్ణారెడ్డి

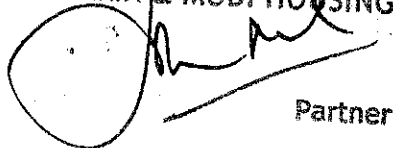
B. Ravi Kumar S/o. MURUNDU RAO Occ: Business R/o. Ayal. Secbad.

20/10 వ సం॥ నవంబర్ నెల..... 4 ..... వ తేది సబ్-రిజిస్ట్రారు  
 1932 వ కా.శ. కౌశ్లిక మాసం..... 13 ..... వ తేది కామిర్ పేట్

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

1. The Vendor do hereby convey, transfer and sell the Plot No. 40 admeasuring 178 sq. yds. along with semi-finished construction having a total constructed area of 1849 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.10,10,000/- (Rupees Ten Lakhs Ten Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
  - i. Rs. 8,61,000/-(Rupees Eight Lakhs Sixty One Thousand Only) paid by way of Cheque No. 836601, dated 28.10.2010 drawn on State Bank of India, St. Mary's Road Branch, Secunderabad for being Housing Loan issued by RACPC, SBI Zonal Office, Secunderabad.
  - ii. Rs. 1,49,000/-(Rupees One Lakh Forty Nine Thousand Only) paid by way of cheque no. 166566, dated 24.09.2010 drawn on Andhra Bank, Kachiguda Br., Hyd.
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.
7. Stamp duty and Registration amount of Rs. 85,850/- is paid by way of challan No. <sup>681316</sup>~~681315~~, dated 02.10.2010, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

For KADAKIA & MODI HOUSING

  
Partner

1వ పుస్తకము 20/10వ సం॥ పు. 2-85/10 1981  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9  
 ఈ కాగితము వరుస సంఖ్య..... 3

me  
 సబ్-రిజిస్ట్రారు

An Amount of Rs. 80,700/- towards Stamp Duty including Transfer  
 Duty and Rs. 5050/- towards Registration Fee was paid by the party  
 through Challan Receipt Number 681315 Dated 4/11/10  
 at S.B.H. Bank Thumkunta Branch

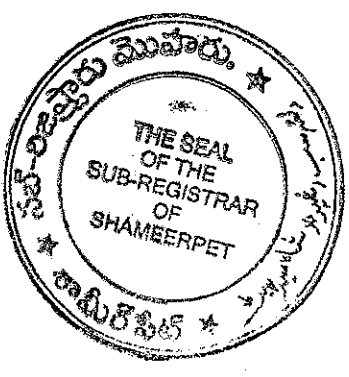
me  
 Sub-Registrar

An Amount of Rs.            towards Stamp Duty including Transfer  
 Duty and Rs.            towards Registration Fee was paid by the party  
 through Challan Receipt Number            Dated             
 at S.B.H. Bank Thumkunta Branch

me  
 Sub-Registrar

1వ పుస్తకము 20/10 సం॥ (శా.శ. 1932) సం॥ పు  
 1981 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్  
 నిమిత్తం గుర్తింపు నెంబరు 1516-1-1981-2010  
 ఇవ్వబడ్డది.  
 20/10 సం॥ నవంబర్ నెంబరు 15 వ తేది

me  
 సబ్-రిజిస్ట్రారు అధికారి



SCHEDULED PEOPERTY

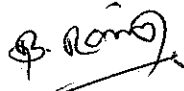
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 40 admeasuring about 178 sq. yds, along with semi-finished construction having a total constructed area of 1849 sft, in the Project Known as "BLOOMDALE" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 41
South	Swimming Pool
East	Plot No. 34
West	30' wide road

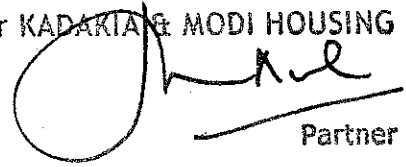
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

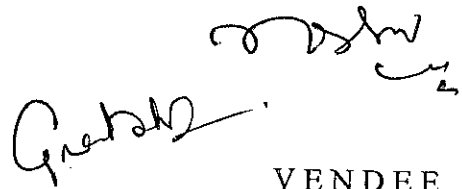
For KADAKIA & MODI HOUSING



Partner

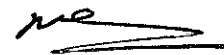
(Soham Modi)

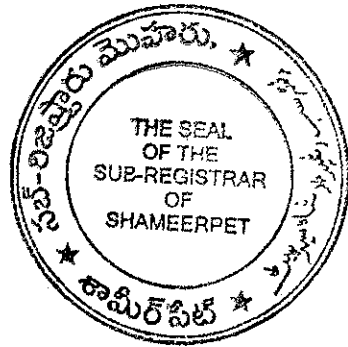
VENDOR



VENDEE

1వ పుస్తకము 20/0వ సం॥ పు. 289/10 1981  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9  
ఈ కాగితము వరుస సంఖ్య..... 4

  
సబ్-రిజిస్ట్రారు

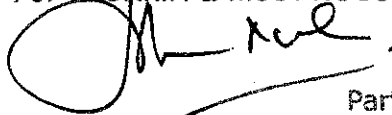




ANNEXTURE - 1 - A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 40 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 : 178 sq. yds.
4. Built up area Particulars:
- a) Portico & Terrance Area : 229 sft
- b) In the Ground Floor : 810 sft
- c) In the First Floor : 810 sft
- Total Built up Area : 1849 Sft**
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,10,000/-

For KADAKIA & MODI HOUSING

  
Partner

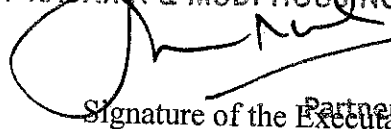
Signature of the Executants

Date: 02.10.2010

C E R T I F I C A T E

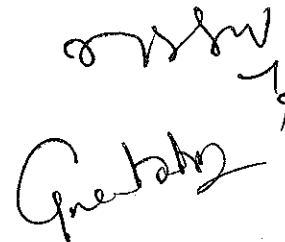
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For KADAKIA & MODI HOUSING


  
Partner

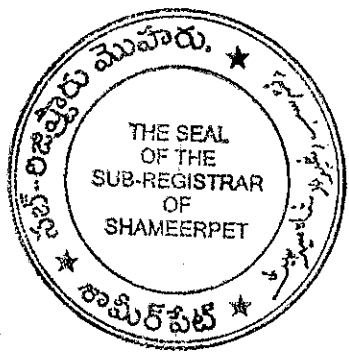
Signature of the Executants

Date: 02.10.2010



1వ పుస్తకము 20/0వ సం॥ పు... (P-89/10) 1981  
దస్తావేజు మొత్తము కాగితముల సంఖ్య... 9  
ఈ కాగితము వరుస సంఖ్య... 5

  
సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

PLOT NO.40, 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 PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

**BUYER:** 1. MR. RAVI RAJASEKHAR, SON OF MR. RAVI CHANDRA SEKHARAM,

2. MRS. VUNDRU LAKSHMI PRABHA, WIFE OF MR. RAVI RAJASEKHAR

**REFERENCE:**  
**AREA:** 178

**SCALE:**  
**SQ. YDS.**

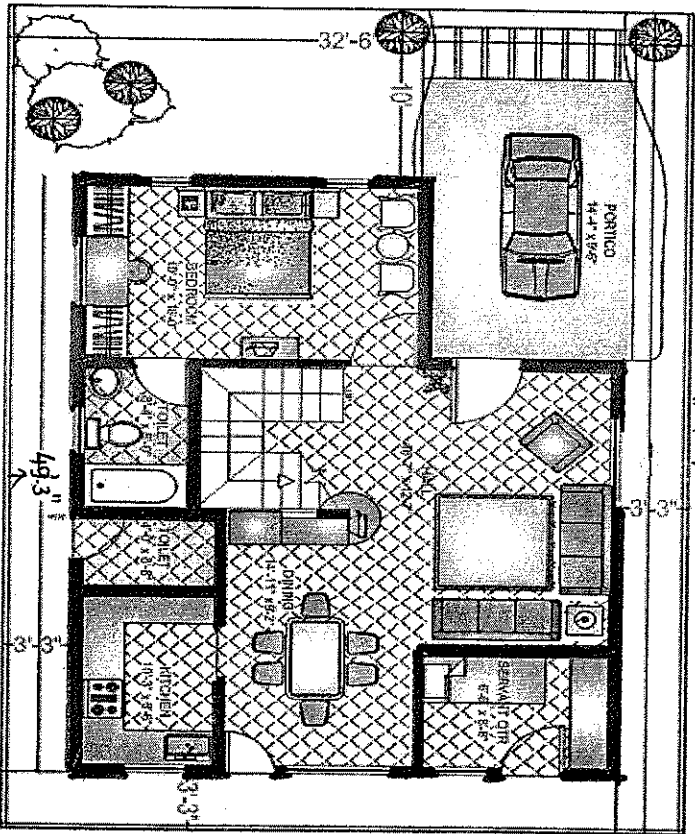
**INCL:**  
**SQ. MTRS.**



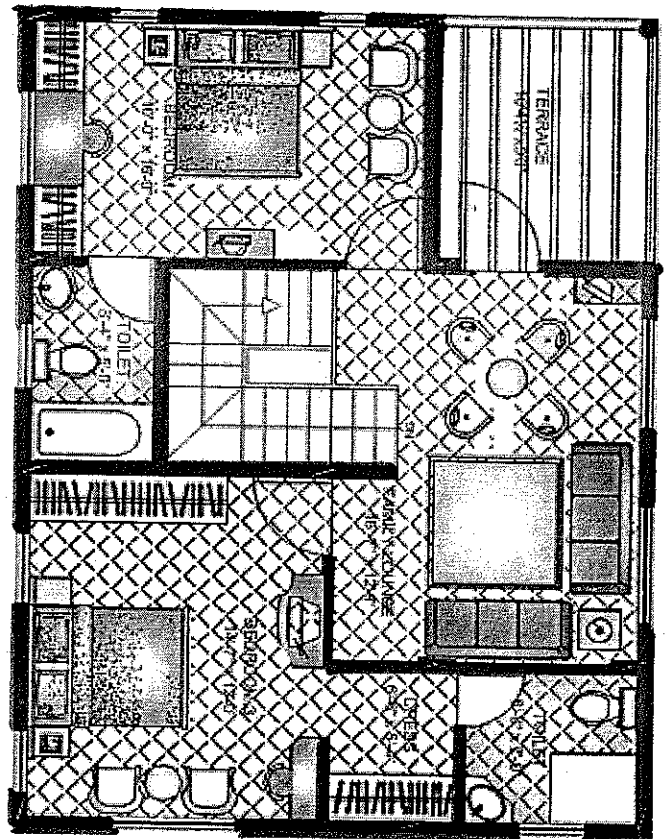
**EXCL:**



**TOTAL BUILT-UP AREA: 1849 SFT.**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NORTH: PLOT NO. 41  
SOUTH: SWIMMING POOL  
EAST : PLOT NO. 34  
WEST : 30' WIDE ROAD

AREA OF GROUND FLOOR : 810.00 Sft.  
AREA OF FIRST FLOOR : 810.00 Sft.  
TOTAL BUILT-UP AREA : 1620.00 Sft.  
TERRACE AREA : 93.00 Sft  
PORITCO AREA : 136.00 Sft.

WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

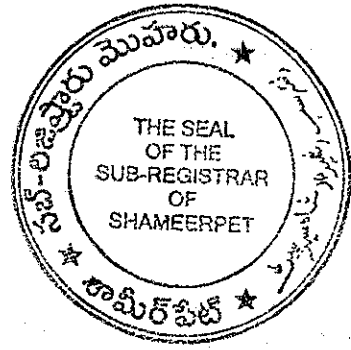
1వ పుస్తకము 2000 వ సం॥ పు (కె/10) 1981

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9

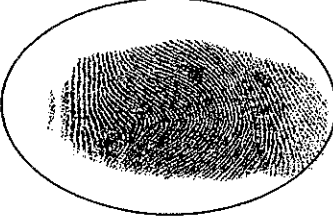

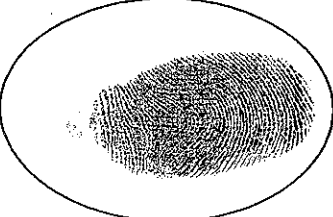

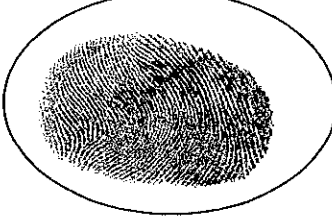

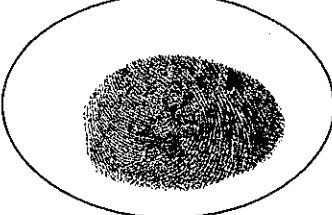

ఈ కాగితము వరుస సంఖ్య..... 6

*[Handwritten Signature]*


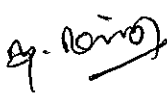
సబ్-రిజిస్ట్రారు



**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
			<b>VENDOR:</b>  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
			<b>GPA FOR PRESENTING DOCUMENTS                      VIDE GPA NO. 02/BK/IV/Dt: 27.01.2010.</b>  MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 2 <sup>ND</sup> FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD
			<b>BUYERS:</b>  1. MR. RAVI RAJASEKHAR S/O.MR. RAVI CHANDRA SEKHARAM, R/O.FLAT NO. 414, C BLOCK 5 <sup>TH</sup> FLOOR, BELVEDERE GARDENS PHASE - II, PADMA RAO NAGAR SECUNDERABAD,
			2. MRS. VUNDRU LAKSHMI PRABHA W/O.MR. RAVI RAJASEKHAR R/O.FLAT NO. 414, C BLOCK 5 <sup>TH</sup> FLOOR, BELVEDERE GARDENS PHASE - II, PADMA RAO NAGAR SECUNDERABAD,

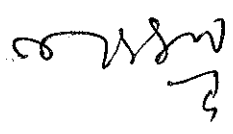
SIGNATURE OF WITNESSES:

1. 
2. 

For KADAKIA & MODI HOUSING



Partner  
SIGNATURE OF EXECUTANTS



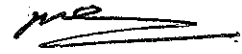


SIGNATURE OF BUYER(S)

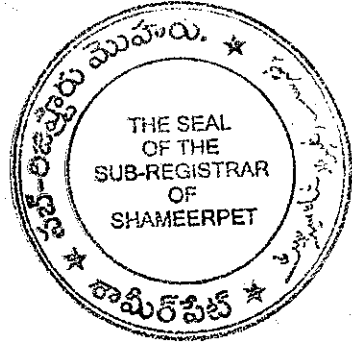
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ఈ కాగితము వరుస సంఖ్య..... 7



సబ్-రిజిస్ట్రార్

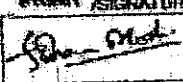


PERMANENT ACCOUNT NUMBER  
**ABMPN6725H**

NAME  
**SHARI SATISH MODI**

FATHER'S NAME  
**SATISH MANLAL MODI**

DATE OF BIRTH  
**18-10-1989**


SIGNATURE  




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**

Signature  


*Prabhaakar*

For KADAKIA & MODI HOUSING  
  
 Partner

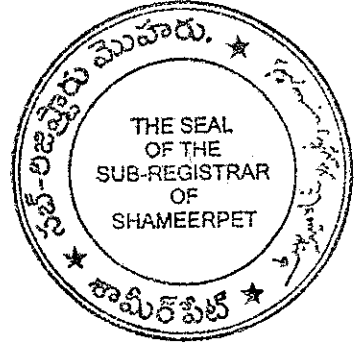
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ఈ కాగితము వరుస సంఖ్య..... 8


*me*

సబ్-రిజిస్ట్రార్





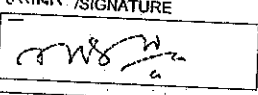
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**AOHPS9882H**



नाम /NAME  
**RAVI RAJA SHEKAR**

पिता का नाम /FATHER'S NAME  
**CHANDRA SHEKAR**


जन्म तिथि /DATE OF BIRTH  
**24-01-1958**

हस्ताक्षर /SIGNATURE  


*Reddy*  
मुख्य आयकर आयुक्त, आन्ध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

*Reddy*

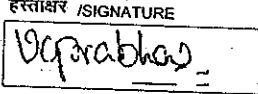
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ACCPV1352Q**



नाम /NAME  
**LAXMI PRABHA VUNDRU**

पिता का नाम /FATHER'S NAME  
**PRAKASH RAO VUNDRU**

जन्म तिथि /DATE OF BIRTH  
**17-05-1961**

हस्ताक्षर /SIGNATURE  


*Reddy*  
मुख्य आयकर आयुक्त, आन्ध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

*Prabha*

1వ పుస్తకము 20/0 వ సం॥ పు. (P. 89/10) 1981  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 9  
ఈ కాగితము వరుస సంఖ్య 9

*[Handwritten Signature]*  
సబ్-రిజిస్ట్రార్

