

SCANNED

B-38

Doc no: 95/2010



6/9/09

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Signature]

T 001613

No. 1894 Date 16/01/2010

Sold to Venkatesh

S/o. D/o. W/o. C.A. Rao

For Whom Kadakia & Modi Housing

K. SATISH KUMAR
 S.V.L. No. 13/2009, R.No. 10/2009
 3-2-30, Premavathipat (VII),
 Rajendra Nagar (Modi), R.R. Dist

SALE DEED

This Sale Deed is made and executed on this the 27th day of January 2010 at SRO, Shamirpet, Ranga Reddy District by:

M/S. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 5#-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.)

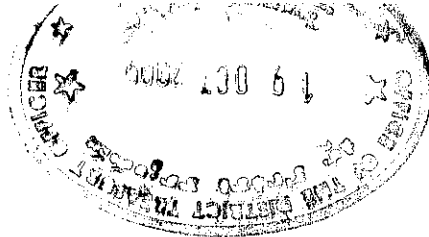
INFVOUR OF

MR. EASO VARGHESE, SON OF LATE T. E. GEEVARGHESE aged about 38 years, Occupation: Service, residing at Plot No. 12, Sri Sai Nagar Colony, Lothkunta, 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

[Signature]
Partner

17/10/2009
100
100
100
100
100



1వ వుస్తకము 2010 వ సం॥ పు..... 95
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 1

A.

సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

By challan No. 868/115..... Dt. 27/10/2010

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. 1,07,900/-
- 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:

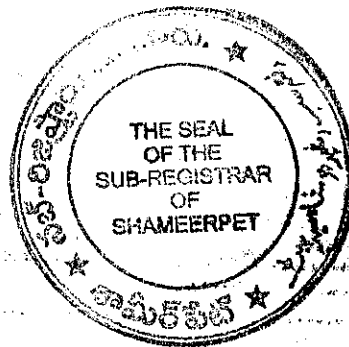
- 1. In the shape of challan Rs. 6000/-
- 2. in the shape of cash Rs. _____

IV. User Charges

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

Total Rs. 1,14,100/-

M. Lalitha
 27/10
 SUB REGISTRAR
 SHAMSHABAD



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

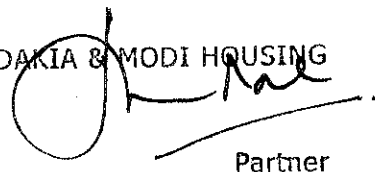
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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. 38 admeasuring 240 sq. yds along with semi-finished construction having a total area of 1849 sft (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.12,00,000/- (Rupees Twelve Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING



Partner

1వ పుస్తకము 2010వ సం॥ పు..... 95
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 110
 ఈ కాగితము వరుస సంఖ్య..... 2

2010 వ సం॥ జనవరి నెల..... 27 వ తేది
 1931 వ శా.శ. మార్చి మాసం..... 7 వ తేది
 పగలు..... 1..... మరియు..... 2..... గంటల మధ్య




 సబ్-రిజిస్ట్రారు

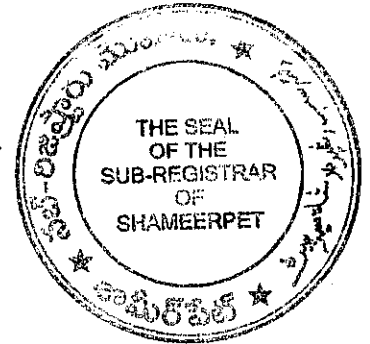
కామిర్సిట్ సబ్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి Soham Modi.....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి నమోదించవలసిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ. 6000/-.....లు చెల్లించినారు.

వాసియిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ జొతువ ప్రేలు



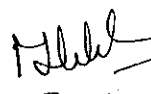
Soham Modi s/o Satish Modi occ: Business
 R/o. 5-4-187/3 & 4, 2nd floor, Soham Mansion
 M. G. Road, Sec Bad.



Prceethi Susan Thomas
 D/o V. J. Thomas
 Housewife, Plot No 12,
 SRI SAI NAGAR COLONY,
 Kothkunta,
 Sec - bad

② Prasanna K. Prabhakar Reddy
 S/o K. P Reddy occ: SERVICE
 2-3-64/10/24, Jaiswal Colony
 Amberpet, Hyderabad.

2010 వ సం॥ జనవరి నెల..... 27 వ తేది సబ్-రిజిస్ట్రారు
 1931 వ శా.శ.నం. మార్చి మాసము..... 7 వ తేది కామిర్సిట్

 27/1/10

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 38 admeasuring 240 sq. yds. along with semi finished construction having a total area of 1849 sft (built-up area 1620 sft + terrace area 93 sft + portico area 136 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.12,00,000/- (Rupees Twelve Lakhs Only) paid by way of Cheque No.872843, dated 22.01.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd. 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.
7. Stamp duty and Registration amount of Rs. 1,14,000/- is paid by way of challan No. 868115, dated 27.01.2010, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

For KADAKIA & MODI HOUSING



Partner

1వ పుస్తకము 2010 వ సం॥ పు..... 95
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 3

(Signature)
 సబ్-రిజిస్ట్రారు

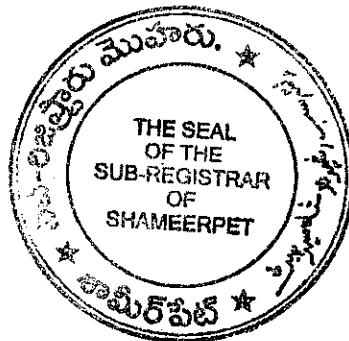
An Amount of Rs. 1,07,900/- towards Stamp Duty including Transition
 Duty and Rs. 6000/- towards was paid by the party
 through Challan Receipt Number 868115 Dated 27/01/2010
 at S.B.H. Bank Thumkunta Branch

(Signature) 27/1/10
 Sub Registrar

1వ పుస్తకము 2010 సం॥ (కా.క. 1931) సం॥ పు
 95.....నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1510-1-..... 95.....-2010
 ఇవ్వడమైనది.

2010 సం॥ ఫిబ్రవరి నెంబరు 27 వ తేది

(Signature) 27/1/10
 సబ్-రిజిస్ట్రారు అధికారి



SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 38 admeasuring about 240 sq. yds, along with semi-finished construction having a total area of 1849 sft (built-up area 1620 sft + terrace area 93 sft + portico area 136 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. 39
South	Plot No. 37
East	Plot No. 36
West	30' wide Road

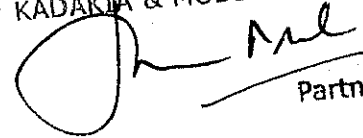
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. Adas

2. Rasarp

For KADAKIA & MODI HOUSING

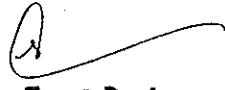

Partner

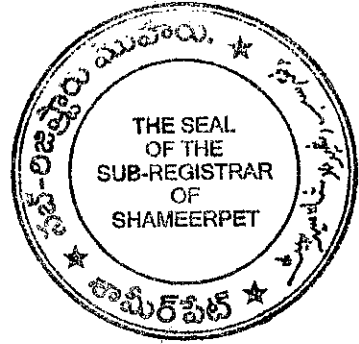
(Soham Modi)
VENDOR



VENDEE

1వ పుస్తకము 2010 వ సం॥ పు..... 95
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 4

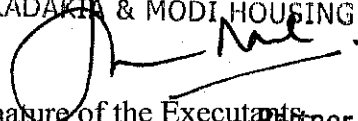

సబ్-రిజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 38 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 : 240 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. 12,00,000/-


Date: 27.01.2010

For KADAKIA & MODI HOUSING

Signature of the Executant Partner

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.

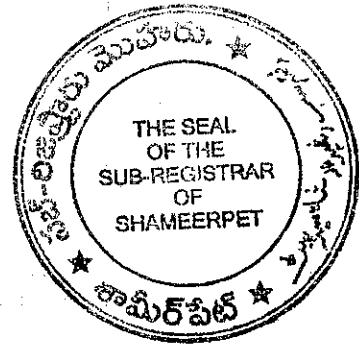
Date: 27.01.2010

For KADAKIA & MODI HOUSING

Signature of the Executant Partner



1వ పుస్తకము 20/10వ సం॥ పు..... 95
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరస సంఖ్య..... 5


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO.38, 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:

MR. EASO VARGHESE, SON OF LATE. T. E. GEEVARGHESE

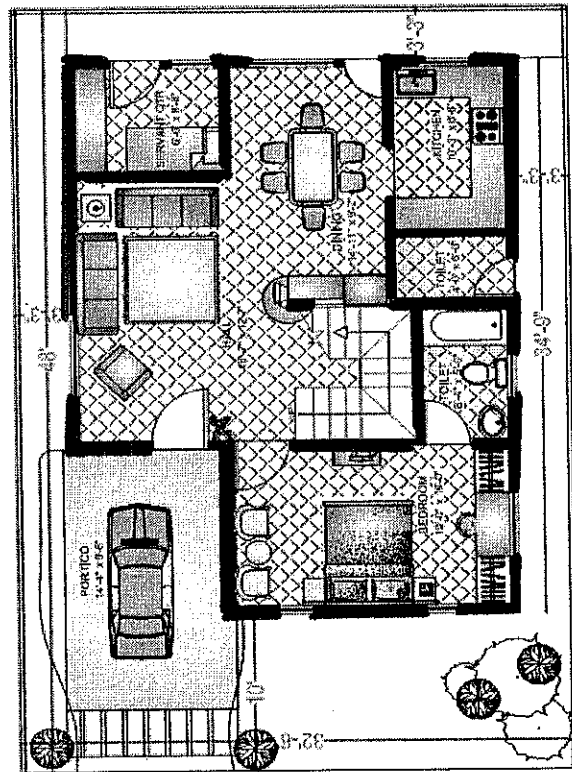
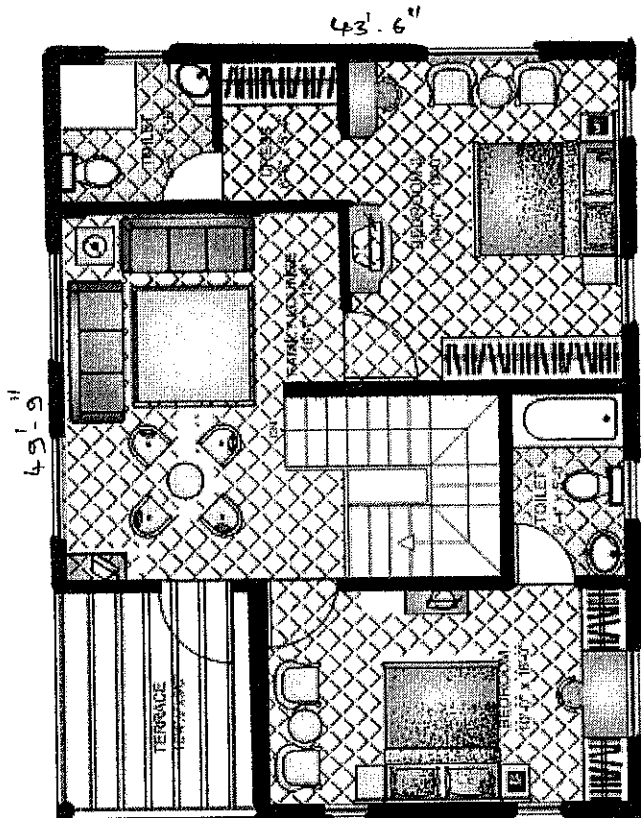
REFERENCE:
AREA: 240

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



FIRST FLOOR

GROUND FLOOR

NORTH : PLOT NO. 39
SOUTH : PLOT NO. 37
EAST : PLOT NO. 36
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.
PORTICO AREA : 136.00 SFT.

For KADAKIA & MODI HOUSING

WITNESSES:


- 1.
- 2.

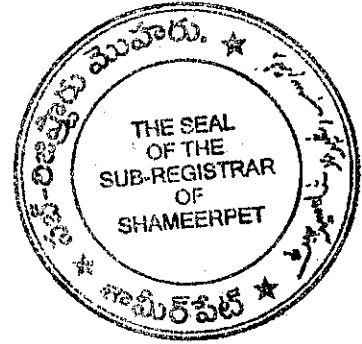
Partner

SIG. OF THE VENDOR

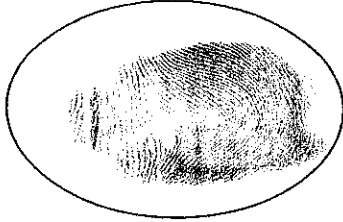

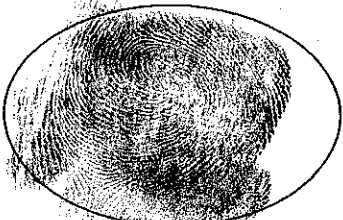

SIGN. OF THE BUYER

1వ పుస్తకము 2010 వ సం॥ పు..... 95
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 6


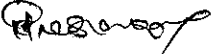

సబ్-రిజిస్ట్రారు




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


SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u> 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</p>
			<p><u>BUYERS:</u> MR. EASO VARGHESE S/O. LATE T. E. GEEVARGHESE R/O. PLOT NO. 12 SRI SAI NAGAR COLONY LOTHKUNTA SECUNDERABAD.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For KADAKIA & MODI HOUSING

Partner

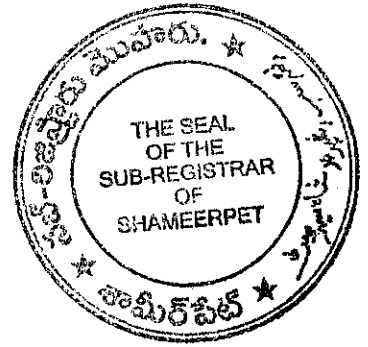
SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 20/0వ సం॥ పు..... 95
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 7

(9)

సబ్-రిజిస్ట్రారు

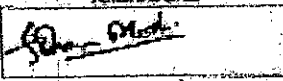


धर्म लेख संख्या / **PERMANENT ACCOUNT NUMBER**
AEMPNS725H

नाम / **NAME**
SONAM SATISH MODI

पिता का नाम / **FATHER'S NAME**
SATISH MANLAL MODI

जन्म तिथि / **DATE OF BIRTH**
18-10-1989

हस्ताक्षर / **SIGNATURE**


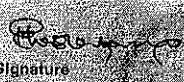
मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh


WITNESS: 2

आयकर विभाग / **INCOME TAX DEPARTMENT**

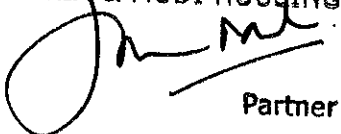
भारत सरकार / **GOVT. OF INDIA**

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E

Signature




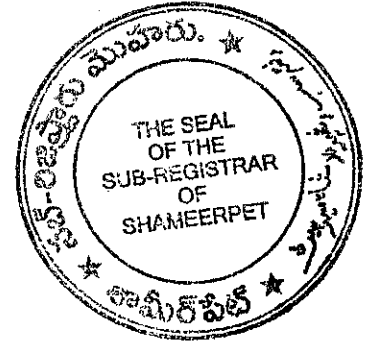
For KADAKIA & MODI HOUSING


Partner

1వ పుస్తకము 20/0 వ సం॥ పు..... 95
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 8

2

సబ్-రిజిస్ట్రారం



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AADPE5943M

नाम / NAME
VARGHESE EASO

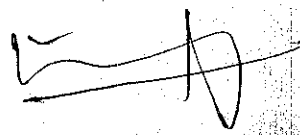
नाम का पता / ADDRESS
DARAJA VARGHESE EASO

हस्ताक्षर / SIGNATURE

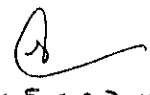
Chief Commissioner of Income-tax, Andhra Pradesh

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.

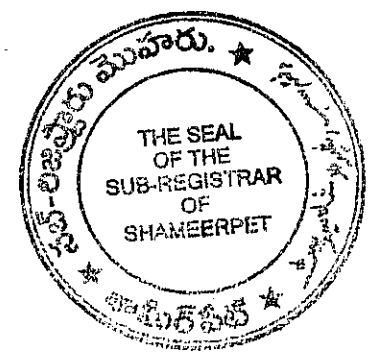
In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.



1వ పుస్తకము 2010 వ సం॥ పు..... 95
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 9



సబ్-రిజిస్ట్రార్





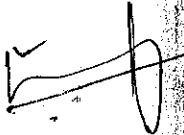


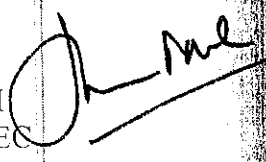
Photographs and FingerPrints As per Section 32A of Registration Act 1908*

C.S.No./Year: 000098/2010 of SRO: 1516(SHAMIRPET)


Presentant Name(Capacity): **SOHAM MODI(OT)**

Report Date: 27/01/2010 13:47:24

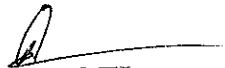
This report prints Photos and FPs of all parties

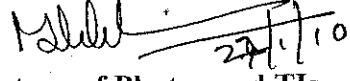
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) EASO VARGHESE P.NO.12,SRI SAI NAGAR COLONY,LOTHKUNTA,SEC-BAD	
2			(EX) REP BY ITS MANAGING PARTNER:SOHAM MODI 5-4-187/3 & 4,II FLOOR,SOHAMMANSION,M.G.ROAD,SEC	

Identified by


Witness 1 

Witness 2 


Photos and TIs captured by me


Capture of Photos and TIs done in my presence

1వ పుస్తకము 2010 వ సం॥ పు..... 95
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 10


సబ్-రిజిస్ట్రారు

