

B-36 Doc No 2008/2011



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**ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH**

T 880953

SI.No. 4665 Dt: 29-08-2011 Rs.100/-  
Name : Ramesh  
S/o.Narsing Rao  
For Whom : M/s. Kadakia & Modi Housing

K.SATISH KUMAR  
Licenced Stamp Vendor  
LIC.No.15-18-013/2000  
REN.No.15-18-016/2009  
H.No.5-2-30, Premavathipet (v)  
Rajendranagar Mandal,  
Ranga Reddy District.  
Ph.No.9849355156

**SALE DEED**

This Sale Deed is made and executed on this the 25<sup>th</sup> day of October 2011 at S.R.O., Shamirpet, Ranga Reddy District by and between:

M/s. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 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 41 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

**INFAVOUR**

1. Dr. ANUSHA BHARATAM, WIFE OF Mr. MUDUNURU NAGENDRA KIRAN, aged about 25 years, Occupation: Profession, residing at Flat No. F5, Block – B, Naveens Apartments, Kurnarakottam, Dr. Radhakrishna Salai, Valasarawakkam, Chennai – 600 087, Tamilnadu, India.

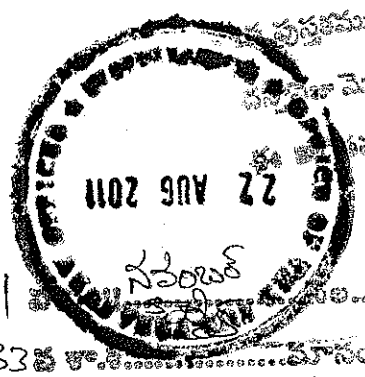
2. Mrs. PANINGIPALLI JYOTI, WIFE OF Mr. T. V. K. RAJU BHARATAM aged about 50 years, Occupation: Housewife, residing at H. No:- 110, Sector-3, Reliance Greens, Motikhavdi, Jamnagar District, Gujarat - 361140, India., hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For KADAKIA & MODI HOUSING

*[Signature]*  
Partner

*[Signature]*  
Paningipalli Jyoti

2008



2011 వ సం॥ 17  
1933 వ ర.నె.నె. 26 వ తేదీ  
3 నుండి 4 నుండి మధ్య  
కామిటీ వద్ద నివారణ అభ్యర్థన

శ్రీ/శ్రీమతి K. Prabhakar Reddy  
వ. స్ట్రీట్ చక్కలు, 1908 లోని ప్లాట్ 32-ఎ ను  
అనుబంధించి సమర్పించబడిన ఫోటో గ్రాఫులు మరియు  
వేతము/డ్రాలతో సహా దాఖలు చేసి రుసుము  
రూ. 1020/- లు చెల్లించినారు.

*[Handwritten signature]*

అనుబంధించి ఉన్నట్లు  
మొదటి ప్రతిపాదన గ్రామ

Signature *[Signature]*  
Name K. Prabhakar Reddy  
S/o C. Padma Reddy  
Occ Service  
No 5-11-13 & 4, 2nd floor,  
Secured through GPA to presentation of documents,  
vide GPA No. 02/BIC/2010, dt. 27.01.10 at SRO,

Sole mansion, M.G. Road,  
Shanberpet, R.R. Dist.



1 *[Signature]*

CH. Venkateswara Reddy S/o. Late Raji Reddy  
Occ: Service - P/o. 11-18712, Road no. 2  
Green Hills colony Saroornagar, Hyderabad

2 *[Signature]*  
CR. KRISHNA PRASAD  
1-21-57/1/1  
Attn: Secy - 15

2011 వ సం॥ 17 వ తేదీ  
1933 వ ర.నె.నె. 26 వ తేదీ

*[Handwritten signature]*

**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>

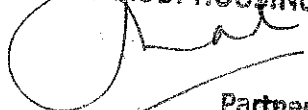
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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. 36, admeasuring 204 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,04,000/- (Rupees Two Lakhs Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING

  
Partner

1. 

2. 

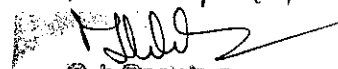
1వ పుస్తకము 2011 నంబర్ 2008  
 2వ పుస్తకము 2011 నంబర్ 14  
 3వ పుస్తకము 2011 నంబర్ 2  
  
 సబ్-రిజిస్ట్రార్

**ENDORSEMENT**

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

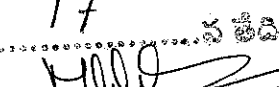
Sl No.	Description of fee/duty	In the form of					Total
		Stamp papers	Chalan etc 41 of U.S. Act	Cash	Stamp duty etc 16 of U.S. Act	DD/Bank/Post order	
1	Stamp Duty	100	10100				10200
2	Transfer Duty	—	6120				6120
3	Registration fee	—	1020				1020
4	User Charges	—	100				100
	<b>Total</b>	<b>100</b>	<b>17340</b>				<b>17440</b>

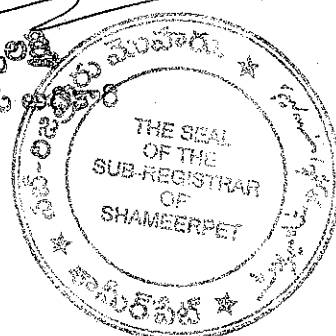
Rs. 16220 towards stamp duty including T.D. under section 41 of the U.S. Act 1899 and Rs. 1020/- towards Registration fee on the chargeable value of Rs. 2,04,000/- were paid by the party through Bank S.B.I. Thumkur via chalan/DD/BK? Pay order no. 297931, date 17/11/11

  
 Sub-Registrar  
 Collector U.S. 41 of U.S. Act

1వ పుస్తకము 2011 నంబర్ (చా.శ. 1933) నంబర్ 2008  
 2వ పుస్తకము 2011 నంబర్ 17  
 3వ పుస్తకము 2011 నంబర్ 2008-2011  
 ఇవ్వబడినది.

2011 నంబర్ నవంబర్ 17 న తది

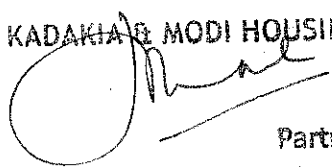
  
 యం. సుబ్బలక్ష్మి  
 సబ్-రిజిస్ట్రార్



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

1. The Vendor do hereby convey, transfer and sell the Plot No. 36, admeasuring 204 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. 2,04,000/- (Rupees Two Lakhs Four Thousand Only). 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. 17,340/- is paid by way of challan No. 297931, dated 17.11.11, drawn on State Bank of Hyderabad, Thumkunta Branch, Ranga Reddy District.

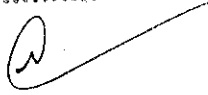
For KADAKIA & MODI HOUSING

  
Partner

1) 

2) 

2008  
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**SCHEDULED PLOT**


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 36, admeasuring about 204 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 and bounded on:

North	Plot No. 35
South	Temple
East	30' wide road
West	Plot No. 38


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:**

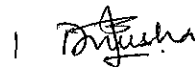
1. 

2.   
(K Koushika Prasad)

For KADAKIA & MODI HOUSING

  
Partner

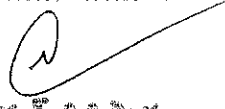
(Soham Modi)  
VENDOR

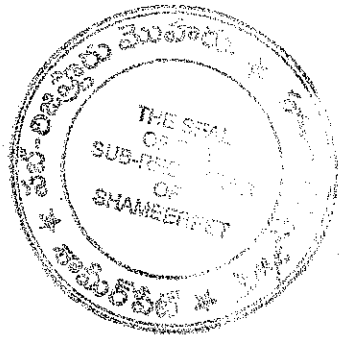
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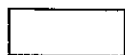
  
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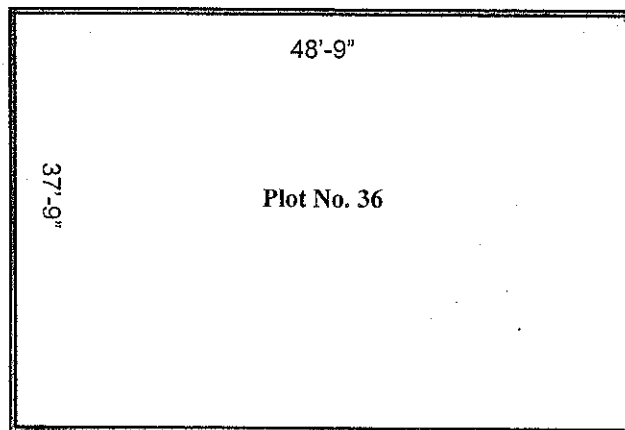
**REGISTRATION PLAN SHOWING**

PLOT NO.36, FORMING A PART

<b>IN SURVEY NO.</b>	1139	<b>Situated at</b>	
	SHAMIRPET VILLAGE,	SHAMIRPET	<b>Mandal, R. R. Dist.</b>
<b>VENDOR:</b>	M/S. KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER		
	MR. SOHAM MODI, SON OF SRI SATISH MODI		
<b>BUYERS:</b>	1. Dr. ANUSHA BHARATAM, WIFE OF MR. MUDUNURU NAGENDRA KIRAN		
	2. MRS. PANINGIPALLI JYOTI, WIFE OF MR. T. V. K. RAJU BHARATAM		
<b>REFERENCE:</b>	<b>SCALE:</b>	<b>INCL:</b>	<b>EXCL:</b>
<b>AREA:</b> 204	SQ. YDS.	SQ. MTRS. 	



Plot No. 35

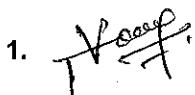



Plot No. 36

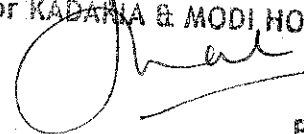
30' wide road

Temple

**WITNESSES:**

- 
- 

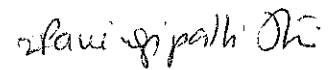
For KADAKIA &amp; MODI HOUSING



Partner

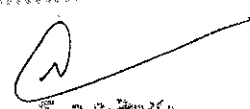
SIG. OF THE VENDOR

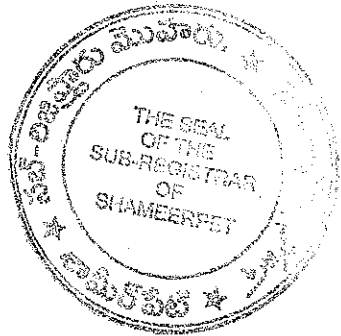
1. Anusha



SIGN. OF THE BUYERS

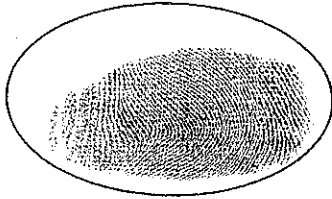
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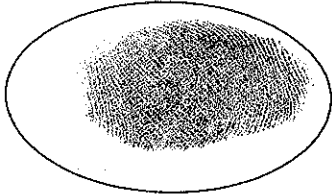


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	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. RAOD, SECUNDERABAD  
REP. BY ITS MANAGING PARTNER  
MR. SOHAM MODI  
S/O. MR. SATISH MODI

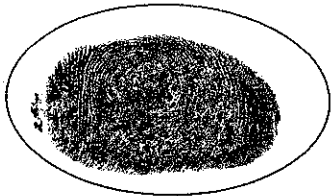


**GPA FOR PRESENTING DOCUMENTS  
VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
R/O. 5-4-187/3 & 4  
2<sup>ND</sup> FLOOR, SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD  
& (REPRESENTATIVE TO BUYER)



**BUYERS:**  
1. DR. ANUSHA BHARATAM  
W/O. MR. MUDUNURU NAGENDRA KIRAN  
R/O. FLAT NO. F5, BLOCK - B  
NAVEENS APARTMENTS, KUMARAKOTTAM  
DR. RADHAKRISHNA SALA  
VALASARAWAKKAM, CHENNAI - 600 087  
TAMILNADU, INDIA.



2. MRS. PANINGIPALLI JYOTI  
W/O. MR. T. V. K. RAJU BHARATAM  
R/O. H. NO. 110, SECTOR-3  
RELIANCE GREENS  
MOTIKHAVDI  
JAMNAGAR DISTRICT  
GUJARAT- 361140, INDIA.

**SIGNATURE OF WITNESSES:**

1.

2.

For KADAKIA & MODI HOUSING  
  
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, Shamirpet, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

1.

2.

SIGNATURE(S) OF BUYER(S)


2008  
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*(Handwritten signature)*

Sub-Registrar

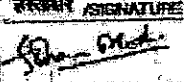


भारत सरकार  
**PERMANENT ACCOUNT NUMBER**  
**ABMPN6725H**


**TAXPAYER NAME**  
**SOHAM SATERI 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  
**AWSP0104E**



**Signature**  


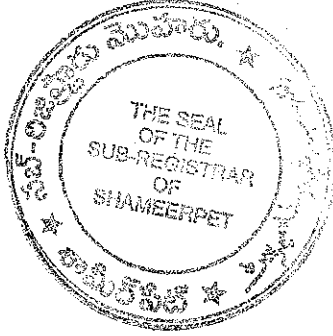
*Prabhaakar Reddy K*

**For KADAKIA & MODI HOUSING**  
  
**Partner**

2008  
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*(Handwritten signature)*

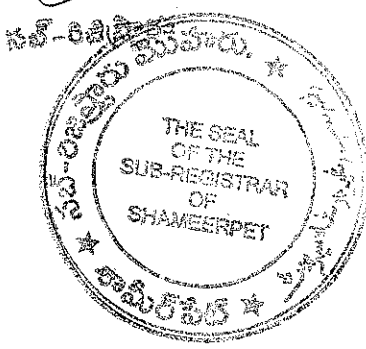
పబ్-రిజిస్ట్రార్





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A





*Passing path etc*

हिंदुओं में जारी होने वाले भारतीय पासपोर्टों पर खतरा है जो कि वे अपने को निकटतम भारतीय मिशन / कंसल पर परीक्षण करवा दें।

**चेतावनी**

एक पासपोर्ट भारत सरकार की संपत्ति है। पासपोर्ट अधिनियम से एक पासपोर्ट के संघर्ष में कोई दुरुपयोग करने पर भारतीय को दंडित किया जाएगा।  
एक पासपोर्ट एक ही देश के लिए ही जारी किया जाएगा। एक पासपोर्ट भारत या उसके बाहर परिचालन करने के लिए ही जारी किया जाएगा। इसी प्रकार के कारण ही अतिरिक्त पासपोर्ट जारी किया जाता है।

एक पासपोर्ट प्राप्त करने के लिए ही जारी किया जाता है। भारत में निकटतम भारतीय मिशन / कंसल पर परीक्षण करवा दें।  
एक पासपोर्ट एक ही देश के लिए ही जारी किया जाएगा। एक पासपोर्ट भारत या उसके बाहर परिचालन करने के लिए ही जारी किया जाएगा। इसी प्रकार के कारण ही अतिरिक्त पासपोर्ट जारी किया जाता है।

**INVESTIGATION**

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES 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 IMMEDIATELY.  
PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का नाम/कानूनी अभिभावक /Name of Father/Legal Guardian  
**PANINGIPALLI VENKATA SUBBARAYUDU**

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माता का नाम /Name of Mother  
**PANINGIPALLI RADHA RAYUDU**

---

पति या पत्नी का नाम /Name of Spouse  
**BHARATAM TATAVARTI VENKATA RAISHNAM RAJU**

---

पता /Address  
**NO 110 SECTOR III RELIANCE GREENS**  
**MOTI KHAVDI 361140 DIST JAMNAGAR**  
**GUJARAT**

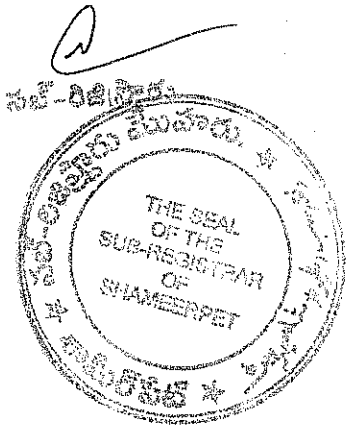
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पुराने पासपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of issue  
**U338548 01/11/1995 AHMEDABAD**

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फाइल नं. /File No.  
**AHDC36047406 - OLD PPT CLD & RETURNED**

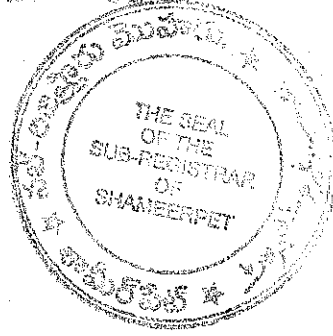
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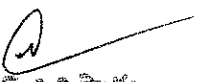
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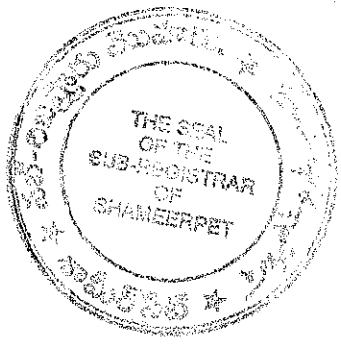
પિતા / સગાઈ સંબંધિત પિતા / Name of Father / Legal Guardian  
**TATAVARTI VENKATA KRISHNAM RAJU BHARATAM**  
માતા / સગાઈ સંબંધિત માતા / Name of Mother  
**PANINGIPALLI JYOTI**  
ગૃહીણ / પત્ની / Name of Spouse

ગૃહ / Address  
**HOUSE NO-110, SECTOR-3,  
RELIANCE GREENS, MOTIKHAVDI,  
JAMNAGAR-361140, GUJARAT.**  
પાસપોર્ટ નંબર / Old Passport No. with Date and Place of Issue  
**U346076 28/11/1995 AHMEDABAD**  
પાસપોર્ટ નંબર / File No.  
**AHDZ36480508 - OLD PPT CLD & RETURNED**

વધુ સંપર્ક માટે કૃપા કરીને અધિકારી સાથે સંપર્ક કરવાનો આ અર્થે અનુરોધ કરવામાં આવેલ છે. આ પાસપોર્ટ અધિકારીના કાર્યાલયમાં રાખવામાં આવેલ છે અને તેને પાસપોર્ટ અધિકારીના કાર્યાલયમાં રાખવામાં આવેલ છે. આ પાસપોર્ટ અધિકારીના કાર્યાલયમાં રાખવામાં આવેલ છે અને તેને પાસપોર્ટ અધિકારીના કાર્યાલયમાં રાખવામાં આવેલ છે. આ પાસપોર્ટ અધિકારીના કાર્યાલયમાં રાખવામાં આવેલ છે અને તેને પાસપોર્ટ અધિકારીના કાર્યાલયમાં રાખવામાં આવેલ છે.

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**DRIVING LICENCE**

**DLFAP12875632008**

**KRISHNA PRASAD K**  
**K MAHESHWAR RAO**  
**1-21-2011**  
**VENKATESWARA**  
**ALHADDI**  
**RR DIST**

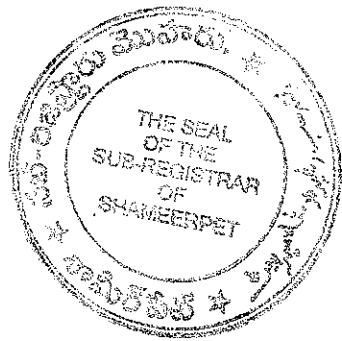
Signature \_\_\_\_\_  
 Issued on **23/06/2008**

RTA MEDCHEL  
 RR DIST

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV	15/06/2014
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	DLFAP12875632008	
<u>Original LA.</u>	RTA-MEDCHEL	
<u>DOB</u>	16/06/1964	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	23/06/2008	

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
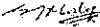


**WITNESSES NO. 1**

**Customer Relations Division**

 **MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : **Ch. Venkata Ramana Reddy**  
Designation : **Customer Relations Executive**  
Signature :   
Valid upto : **30 April 2009**  
Issuing Authority :   
Blood Group : **O +ve**  
Address:  
5-4-187/3&4, 11nd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551, 040-27544058  
[www.modiproperties.com](http://www.modiproperties.com)

Resi. Add.:  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165561

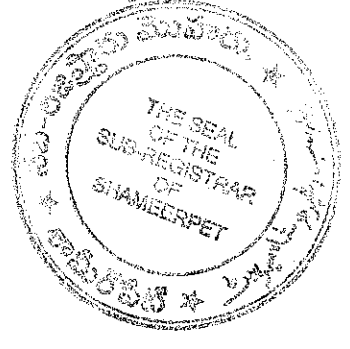
In case of Emergency Call

1. Employee must display this card while on duty;
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

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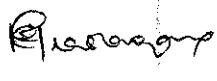


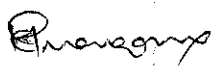


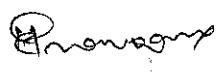
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 002027/2011 of SRO: 1516(SHAMIRPET)

Presentant Name(Capacity): K.PRABHAKAR REDDY(SP)

Report Date: 17/11/2011 15:01:32


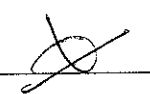
This report prints Photos and FPs of all parties

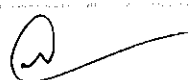
SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ANUSHA BHARATAM F.NO. F5,BLOCK-5,NAVEENS APTS,KUMARAKOTTM,VALASRAWAKKA M,CHENNAI ( Representative )	
2			(CL) PANINGIPALLI JYOTI HNO.110,SECTOR-3,RELIANCE GREENS,MOTIKHAVDI,JAMNAGAR DIST,GUJRAT ( Representative )	
5			(SP) K.PRABHAKAR REDDY Not available	

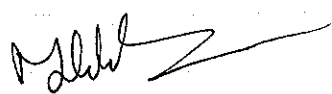
Identified by

Witness 1

Witness 2

  
Photos and TIs captured by me

  
Capture of Photos and TIs done in my presence

16 వ అక్టోబరు 2011 వ సం|| తే. 2008  
వస్త్రాధికారి మొత్తము కారితముల సంఖ్య..... 14  
ఈ కారితము పరిచన సంఖ్య..... 14

  
సబ్-రెజిస్ట్రార్

