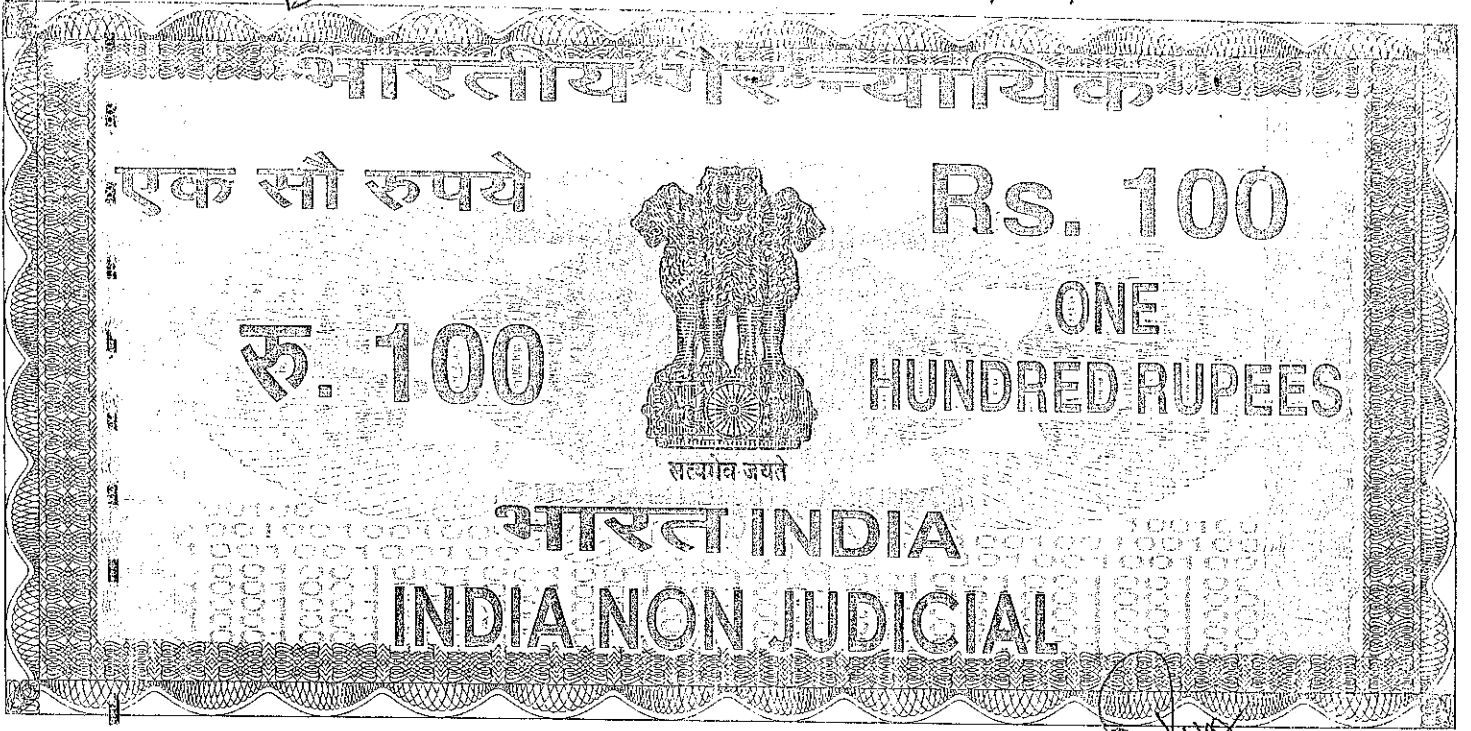


B-27

Doc No 1588/2011

27



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 793722

K. SATISH KUMAR

Licensed Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

H.No.5-2-39, Promavathipet (V),

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

S.No. 21882 Date 12/08/2011
 Sold to: Soham
 S/o. M/o. W/o. Shambhu
 For Whom: Katakia modi housing

SALE DEED


This Sale Deed is made and executed on this the 20th day of August 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 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 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

Mr. ABDUL HAMEED, SON OF Mr. ABDUL RAHAMAN, aged about 58 years Occupation: Retired Employee, residing at H. No. 567, Door No. 3-29-54/10, Lane No.1, Cross No.1, Moin Manzil, Krishna Nagar, Guntur - 522 006, 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

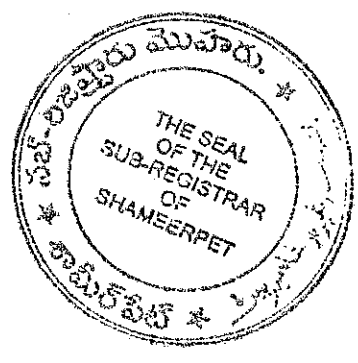

 Partner

Received this original document three documents
 of Soham Modi
 (ABDUL HAMEED)
 dt 7-9-11

1588
 287
 1
 0

20 || వ సం|| 45వ పేజీ 20 వ తేదీ
 1983 వ శా.స. (విదేశీ) చట్టం 29 వ తేదీ
 గల 2 వ నియమ 3 వ నియమ మధ్య

శా.వి.సెట్ నో. 200/2000 తీర్మానం
 శ్రీ/శ్రీమతి. K. prabhakar Reddy
 జి.ప్రొ.వెన్ చట్టం. 1908 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి సమర్పించిన వివర ఫోటోగ్రాఫ్లు మరియు
 తివరీకరణలో సహా దాఖలు చేసిన రవాణా పత్రం
 నం. 890/6 తివరీకరణ చేయించినారు.
 సమర్పించినట్లు వివరించినట్లు
 దమ ప్రతిపక్ష క్రియ



Signature K. Prabhakar Reddy
 Name K. Prabhakar Reddy
 S/o K. Padma Reddy
 Occ Service
 R/o S. U-187/194, 4th Floor, Saham Mansion, M.G. Road,

"Address Proof of the party verified with Pan card bearing its distinct No. AWSPPS10UE issued by Income Tax Department (authority)"

Secured, through GPA for Presentation of Documents, vide GPA No. 02/2002/110 Dt. 27.01.2010 at SRO, Shamierpet, R.R. Dist.

Signature B. Rang
 Name B. Rajamma
 S/o M. Lakshma Rao
 Occ Service
 R/o 1-51, M. Gollaram, Sec 8ad.

"Address Proof of the party verified with Pan card bearing its distinct No. ADGPR9833L issued by Income Tax Department (authority)"

Signature Bajeeda Begum
 Name Bajeeda Begum
 S/o Ibrahim mohammad
 Occ Housewife
 R/o 3-29/54/10, G. S. Road, M. G. Road, Sec 8ad.
 M. Gollaram, Sec 8ad, Guntur

"Address Proof of the party verified with Pan card bearing its distinct No. AM.PS.9314P issued by Income Tax Department (authority)"

20 || వ సం|| 45వ పేజీ 20 వ తేదీ నో. 200/2000 తీర్మానం
 1983 వ శా.స. (విదేశీ) చట్టం 29 వ తేదీ శా.వి.సెట్

[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
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 Sathyanarayana 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.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 27, admeasuring 178 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 1,78,000/- (Rupees One Lakh Seventy Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING


Partner

1వ పుస్తకము 20 || సం॥ 1558
 దస్తావేజు మొత్తము గాఠితమున నందలి
 శా. కాఠితము వయస సంఖ్య.....
 సబ్-రిజిస్ట్రార్

ENDORSEMENT

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

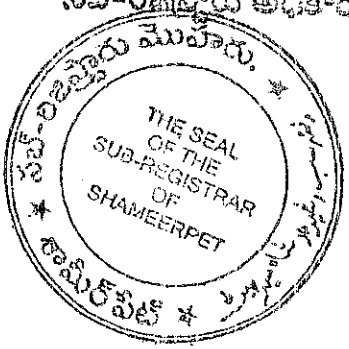
Sl No.	Description of fee/ duty	In the form of					Total
		Stamp papers	Challan u/s 41 of I.S Act	Cash	Stamp duty u/s 19 of I.S Act	DU/BC/Pay order	
1	Stamp Duty	100	8800				8900/-
2	Transfer Duty	-	5340				5340/-
3	Registration fee	-	890				890/-
4	User Charges	-	100				100/-
	Total	100/-	15130/-				15230/-

"Rs. 14140/- towards stamp duty including T.D. under section 41 of the I.S. Act 1899 and Rs. 890/- towards Registration fee on the chargeable value of Rs. 1,27,800/- were paid by the party through Bank S. B. H. Thyagarajam vide challan/DD/BC? Pay order no 297461 date 20/8/11

[Signature]
 Sub-Registrar
 Collector U/S 41 of I.S Act

1వ పుస్తకము 20 || సం॥ (శా.శ. 1933) సం॥ పై
 1558 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం రుల్లింపు నెంబరు 1516-2-1558-20 ||
 ఇవ్వబడినది.

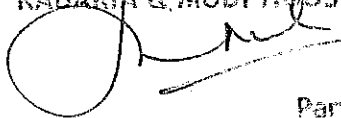
20 || సం॥ 1558 నెంబరు 20 వ తేదీ
 యం. సుబ్బలక్ష్మి
 సబ్-రిజిస్ట్రారు అధికారి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

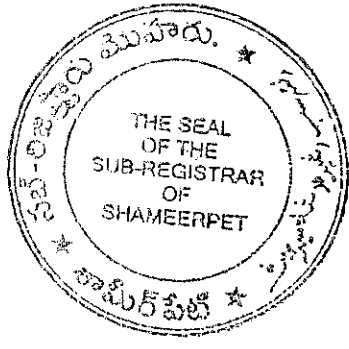
1. The Vendor do hereby convey, transfer and sell the Plot No. 27, admeasuring 178 sq. yds., forming part of Sy. No. 1139 situated at Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 1,78,000/- (Rupees One Lakh Seventy Eight Thousand Only) paid by way of DD.No.142087, dated 19.08.2011 issued by Andhra Bank, Labbipet Branch, Vijayawada. 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. 15,130/- is paid by way of challan No. 20746, dated 20.08.2011, drawn on State Bank of Hyderabad, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING



Partner

1వ పుస్తకము 2011... 1588
దస్తావేజు మొత్తము...
ఈ కాగితము వరుస సంఖ్య...
సబ్-రిజిస్ట్రార్




SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 27, admeasuring about 178 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. 26
South	Plot No. 28
East	30' wide road
West	Plot No. 47


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

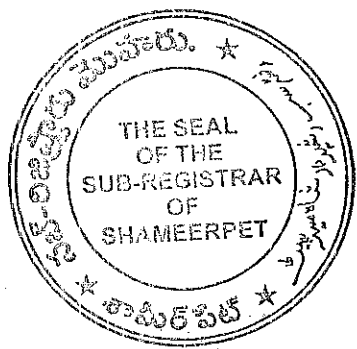

Partner

(Soham Modi)
VENDOR


VENDEE

15 వ పుస్తకము 2011 వ సం. 1588
2 వ పుస్తకము 2011 వ సం. 287
ఈ లాగికము వరుస సంఖ్య 284

నల్-రజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO.27, FORMING A PART

IN SURVEY NO. 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

BUYERS: MR. ABDUL HAMEED, SON OF MR. ABDUL RAHAMAN

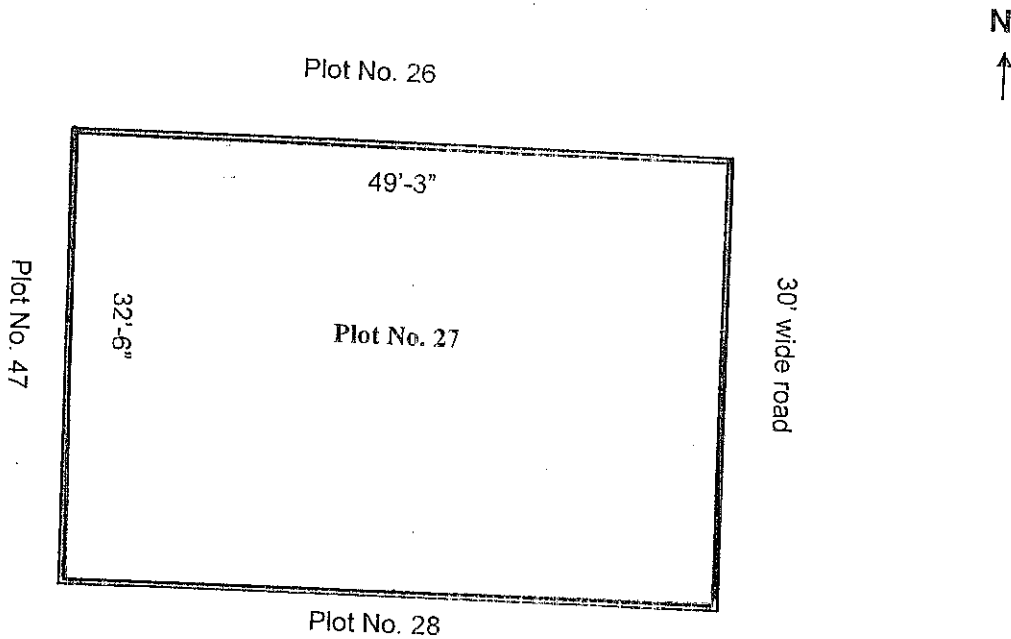
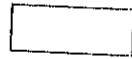
REFERENCE:
AREA: 178

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1. *A. Ramji*
2. *Bojedy Raju*

For KADAKIA & MODI HOUSING

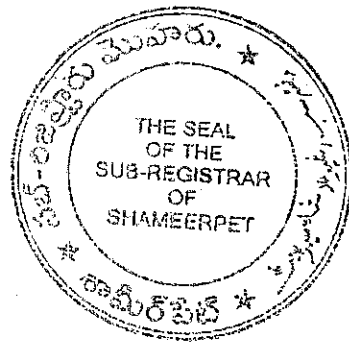
Soham Modi
Partner

SIG. OF THE VENDOR





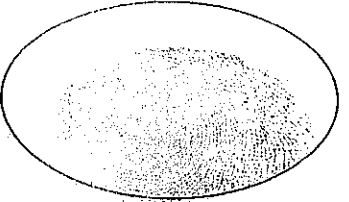
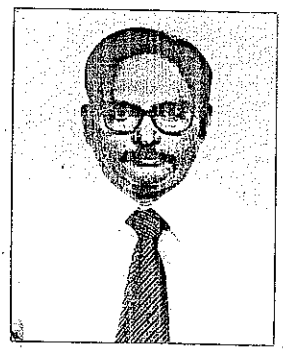
Abdul Hameed
SIGN. OF THE BUYERS

1588
పట్టణము 20 || వ సం || ప
దస్తావేజు మొత్తము తాగివసూస సంఖ్య
ఈ తాగివసూ వదున సంఖ్య

సబ్-రిజిస్ట్రారు



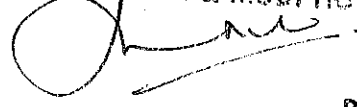
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>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</p>
			<p>GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.</p> <p>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</p>
			<p>BUYER:</p> <p>MR. ABDUL HAMEED S/O. MR. ABDUL RAHAMAN R/O.H. NO. 567 DOOR NO. 3-29-54/10 LANE NO.1, CROSS NO.1 MOIN MANZIL, KRISHNA NAGAR GUNTUR - 522 006</p>

SIGNATURE OF WITNESSES:

- 1.
2. *Dejeady Begum*

For KADAKIA & MODI HOUSING



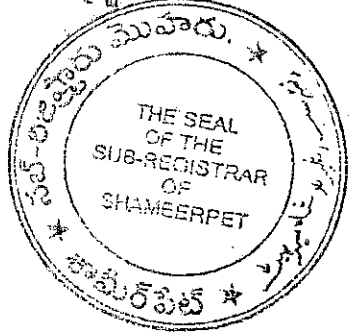
Partner

SIGNATURE OF EXECUTANTS

Abdul Hameed
SIGNATURE(S) OF BUYER(S)

1588
దస్తావీజు నమోదు కారితముల సంఖ్య
ఈ కారితము వరుస సంఖ్య

సబ్-రెజిస్ట్రార్





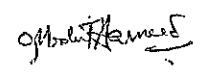


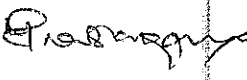
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 1603/2011 of SRO: 1516(SHAMIRPET)

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

Report Date: 20/08/2011 14:10:49

This report prints Photos and FPs of all parties

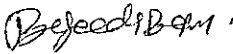
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ABDUL HAMEED HNO.567,DNO.3- 29/54/10,LANE NO.1,CROSSNO.1,MOIN MANZIL,KRISHNA NAGAR,GUNTUR	
4			(SP) K.PRABHAKAR REDDY Not available	


Identified by

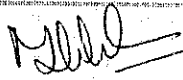
Witness 1



Witness 2




Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

1వ వ్యవహారము 2011 వ సం॥ పు..... 1588

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య..... 70

ఈ కాగితము వదున సంఖ్య..... 70

(Handwritten signature)

సబ్-రిజిస్ట్రార్

