

281

Doc No 2359/2011

26

325
2379

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 67062 Date 08/12/2011

Sold to Ramesh

S/o. C.N. Rao

For Whom Kadakia & Modi Housing

AM 972250

K. SATISH KUMAR

Licenced Stamp Vendor

LIC.No.15-13-013/2010

REN.No.15-13-013/2009

H.No.5-2-33, Prasad Colony (V),

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 29th day of December 2011 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, 2nd 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.)

INFVOUR OF

Mr. SADULA VIJAY KUMAR, SON OF Mr. S. NAMBAIAH, aged about 55 years Occupation: Service, residing at H. No.172 & 173, Street No.11, Near Kalyanpuri Bus Stop, Kalyanpuri, Uppal, Hyderabad, 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

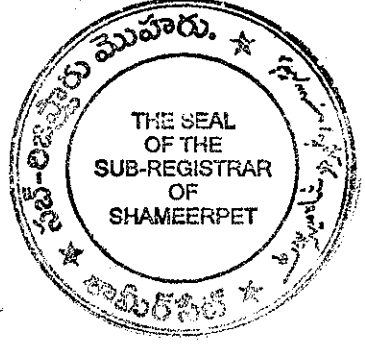
Partner

1వ పుస్తకము 20 | ప్ర సం|| పు..... 2359
 ఉస్తాదీ మొత్తము శాసితముల సంఖ్య..... 12
 ఈ శాసితము వకున సంఖ్య..... 1

[Signature]
 సబ్-రిజిస్ట్రార్:



2011 డిసెంబర్ 29
 1933 వ సం. సంఖ్య 8
 పేజీలు 2 మరియు 3



కామిటీ సబ్ రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ
 కింద ఉన్నట్లుగా నమోదు చేయబడిన ఫోటో గ్రాఫులు మరియు
 వీటిని అధికారి నుండి తీసుకువచ్చినట్లుగా
 రూ. 6000/- వాటిని పంపించినట్లుగా
 ప్రతిబంధనలు ఉన్నట్లుగా
 పేజీలు 2 మరియు 3



[Signature]
 Signature K. Prabhakar Reddy
 Name K. Padma Reddy
 S/o Service
 Occ 5-4-187/3 & 4, 2nd floor, Soham mansion, M.G. Road
 R/o Sec Road, Through G.P.A for presentation of documents, vide
G.P.A 02/BK/2/2010, dt. 27.01.2010, at Sec,
Shamirpet, R.R. dist.

Signature [Signature]
 Name CH. Venkat Ramana Reddy
 S/o Late Anji Reddy
 Occ Service
 R/o 1-187/2, Road no. 2,
Green Hills colony, Secrornagar, Andhra Pradesh.

Signature [Signature]
 Name B. M. Raj Kumar
 S/o Manjunath Reddy
 Occ Service
 R/o L.H. M. Ballyam,
Sec Road

2011 డిసెంబర్ 29
 1933 వ సం. సంఖ్య 8
 పేజీలు 2 మరియు 3

[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 nereunder 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

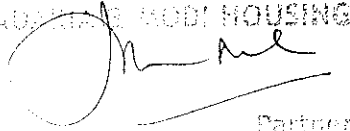
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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. 26, admeasuring 178 sq. yds along with semi-finished construction having a total built-up area of 1831 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 SCHEDULED HOUSING



Partner

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 పన్నుల పుస్తకము లాగికముల సంఖ్య..... 12
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(Handwritten signature)

నవ్-రిజిస్ట్రార్

ENDORSEMENT

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

Sr No.	Description of local duty	Amount	Part
1	Stamp	100.59900	60.000/-
2	Transfer Fee	36000	36000/-
3	Registration	6000	6000/-
4	User Charge	100	100/-
	Total	100/- = 1,02,000/-	1,02,100/-

"Rs. 9,59,000/-" (including T.D. under section 41 of the Income Tax Act) and Rs. 6,000/- on the charge of value of Rs. 12,00,000/- were paid by the payee through Bank S.B.I. through Pay order no. 357322 dated 29/12/11

(Handwritten signature)

Sub-Registrar
Collector US 41 of I.S Act

ఆ పుస్తకము 20 (ప్ర సం|| పు..... 2359) సం|| పు.....

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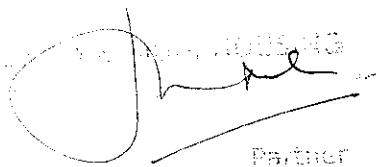
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నవ్-రిజిస్ట్రార్



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 26, admeasuring 178 sq. yds., along with semi-finished construction having a total built-up area of 1831 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. 062369, dated 27.12.2011 drawn on HDFC Bank, issued by Sundaram BNP Paribas Home 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 hereby 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.


Partner

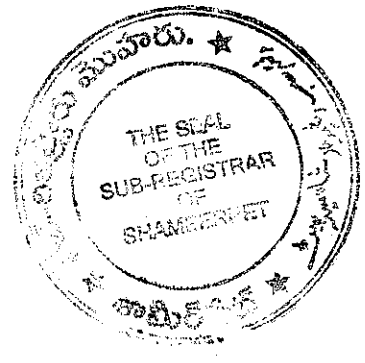
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జిల్లాలోని మొత్తము కాగితముల సంఖ్య..... 12

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(Handwritten signature)

పబ్-రెజిస్ట్రారు



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. 1,02,000/- is paid by way of challan No. 357322, dated 29.12.2011, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 26, admeasuring about 178 sq. yds, along with semi-finished construction having a total built-up area of 1831 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, and bounded on:

North	Garden
South	Plot No. 27
East	30' wide road
West	Plot No. 48

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.

[Handwritten signature]

2.

[Handwritten signature]

For KADAKIA & MODI HOUSING

[Handwritten signature]

(Soham Modi)
VENDOR

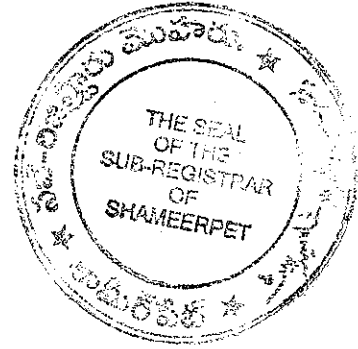
ద. పుస్తకము 20 | వ సం॥ పు..... 2359

వచ్చిన సంవత్సరము లాగితముల సంఖ్య..... 12

ఈ లాగితము వరుస సంఖ్య..... 4

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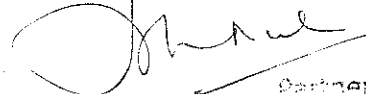


ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 26, 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 & Terrace Area : 178 sft
- b) In the Ground Floor : 574 sft
- c) In the First Floor : 794 sft
-
- Total Built up Area : 1831 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: 29.12.2011

KADANJA & MODI HOUSING

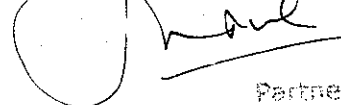

Partner

Signature of the Executants

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.

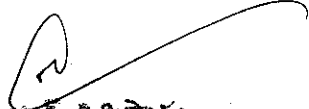
KADANJA & MODI HOUSING

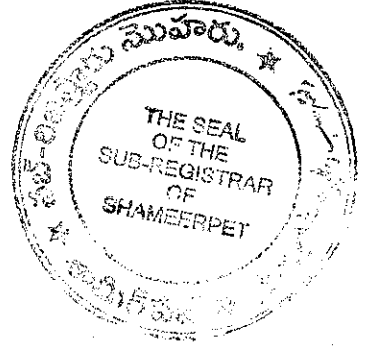

Partner

Date: 29.12.2011

Signature of the Executants

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అక్షరాల సంఖ్య..... 12
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సబ్-రిజిస్ట్రార్:



SECTION PLAN SHOWING

PLOT NO.26, FORMING A PART

KEY 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

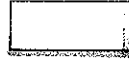
BUYER:

MR. SADULA VIJAY KUMAR, SON OF MR. S. NAMBAIAH

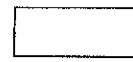
REFERENCE:
AREA: 178

SCALE:
SQ. YDS.

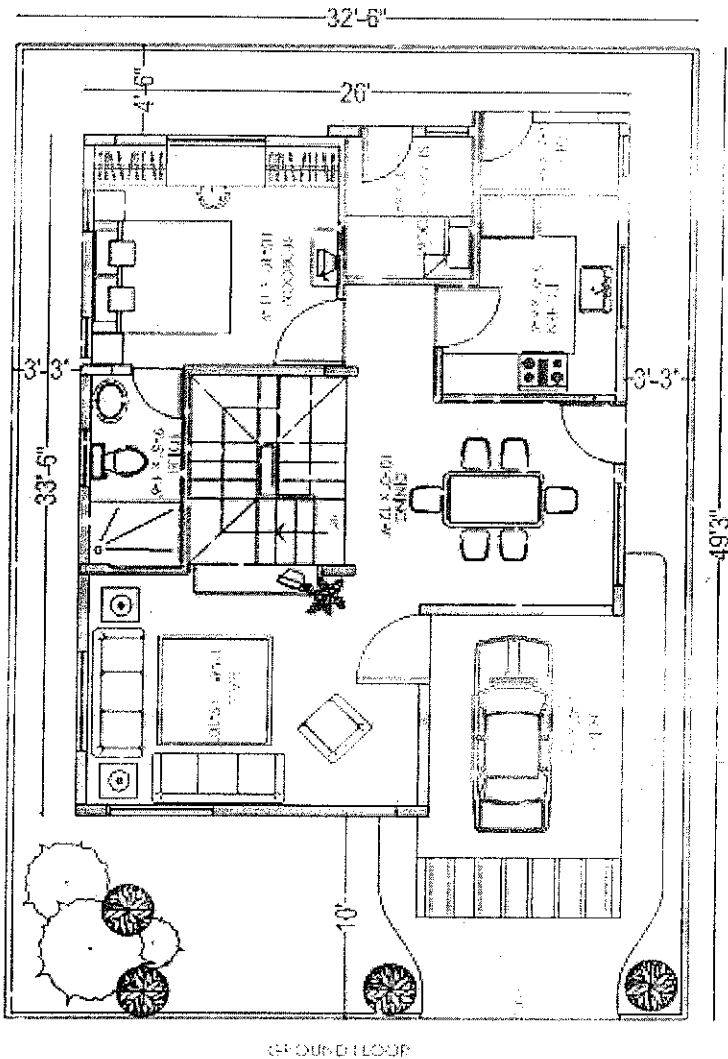
INCL:
SQ. MTRS.



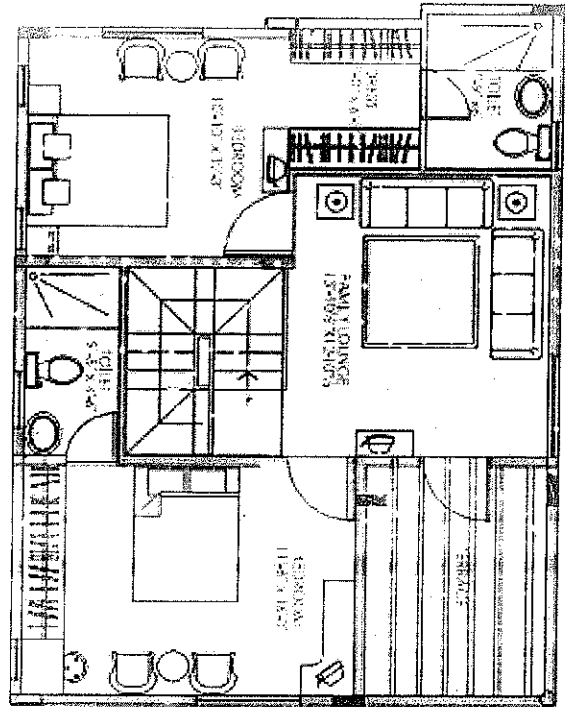
EXCL:



Total Built-up Area – 1849 Sft



GROUND FLOOR

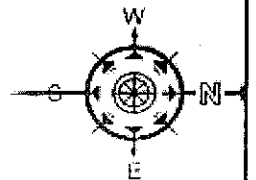


FIRST FLOOR

AREA:
GROUND: 811sq.ft
FIRST: 724sq.ft
TOTAL: 1535sq.ft
PORCH: 113sq.ft
TERRACE: 197sq.ft

BOUNDARIES

NORTH : GARDEN
SOUTH : PLOT NO.27
EAST : 35' WIDE ROAD
WEST : PLOT NO.46



WITNESSES:

1. *[Signature]*
2. *[Signature]*

For KADAKIA & MODI HOUSING

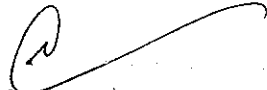
[Signature]
Partner

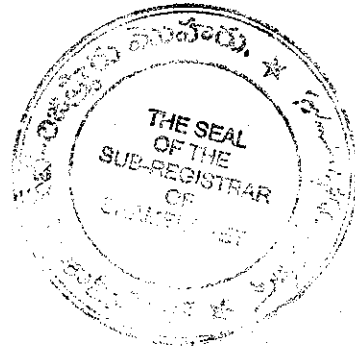
SIGN. OF THE VENDOR

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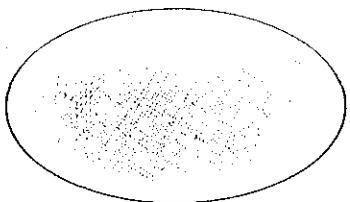

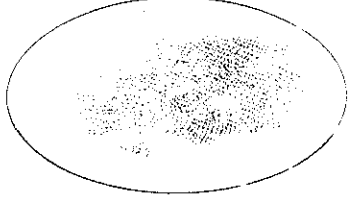


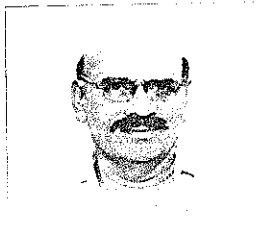
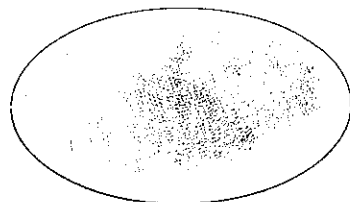

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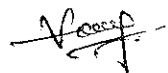
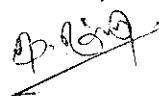

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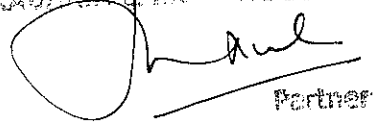
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			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. 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 ND FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD
			BUYER MR. SADULA VIJAY KUMAR S/O. MR. S. NAMBAIAH R/O. H. NO. 172 & 173, STREET NO. 11 NEAR KALYANPURI BUS STOP OPP: SUVEY OF INDIA KALYANPUR, UPPALI HYDERABAD
			REPRESENTATIVE: MRS. SADULA VANI W/O. MR. SADULA VIJAY KUMAR R/O. H. NO. 172 & 173, STREET NO. 11 NEAR KALYANPURI BUS STOP OPP: SUVEY OF INDIA KALYANPUR, UPPALI HYDERABAD

SIGNATURE OF WITNESSES:

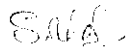
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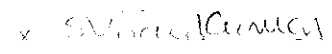
For KADAKIA & MODI HOUSING


Partner

SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative Mrs. Sadula Vani, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar Assurances, Shamirpet, Ranga Reddy District.

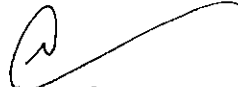


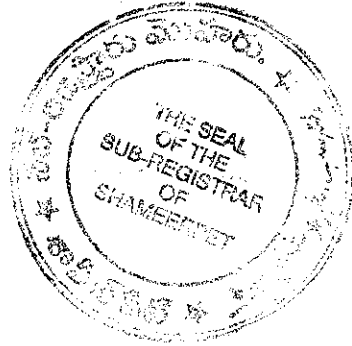


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శుభ్ర భావము వరుస సంఖ్య..... 7


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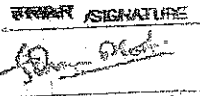


PERMANENT ACCOUNT NUMBER
ASMPN6725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


सचिव, भारत सरकार, नया दिल्ली
 Director, Income Tax Department, New Delhi


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY X
PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSPB104E

हस्ताक्षर
 Signature



Prabhakkar

18-10-1989

 80029008

1వ పుస్తకము 20||వ సంచి పు.....2359

దస్త్రావేణా మొత్తము కాగితముల సంఖ్య.....12

ఈ కారితము వరుస సంఖ్య.....8

(Handwritten signature)

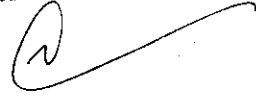
సబ్-రిజిస్ట్రార్



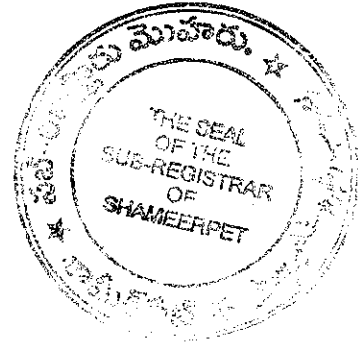
1. పుస్తకము 2011 వ సం॥ పు..... 2359

2. సాక్షివేణు మొత్తము కాగితముల సంఖ్య..... 12

3. కాగితము వరుస సంఖ్య..... 9



నవ్-రెజిస్ట్రార్:



(Representative:)



SADULLA HANI
NARSIAH DAARINAGADSA

06/08/1980

Pinangolin Account Number
DJIPB1446E

S. Hani

Signature



*In case this card is lost, please report to the
Income Tax PAN Services Unit, 1111111111
Plot No. 1, Sector 11, CBD Compound
New Delhi - 110 014*

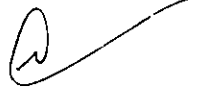
*यदि इस कार्ड खो जाये/हानि हो या चुराया जाये, तो
आपको इन सेवाओं पर 1111111111
प्लॉट नं. 1, सेक्टर 11, सीडी कॉम्पाउंड
नयी दिल्ली - 110 014*

S. Hani

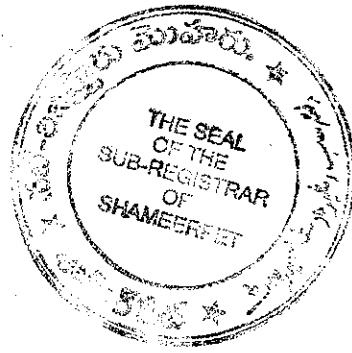
సంపుటము 2011 వ సం॥ పు..... 2359

జిల్లా న్యాయ కార్యదర్శి కార్యాలయ సంఖ్య..... 12

ఈ కార్యదర్శి వారు సంఖ్య..... 10



సబ్-రిజిస్ట్రారు



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Peddy

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

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Sarcor 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.im: ediatly

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

B M RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number

AIOPR9833L

22022006

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटावें।
आयकर सेवा केंद्र, एन.एस.डी.एल.
तीसरी मंजिल, ट्रेड वर्ल्ड, ए.विंग, कामला मिल्स कंपाउंड
एस.बी. मार्ग, लोअर पैरल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL,
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2499 0660,
email: tininfo@nsdl.co.in

..... 2011 వ సం॥ నెం. 2359

..... 12

..... 11

(Handwritten signature)

చట్ట-రిజిస్ట్రార్:








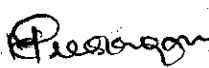
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002379/2011 of SRO: 1516(SHAMIRPET)

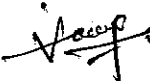

Presentant Name(Capacity): K.PRABHAKAR REDDY(SP)

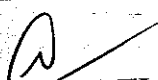
Report Date: 29/12/2011 14:05:34

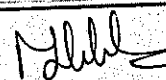
This report prints Photos and FPs of all parties

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SADULA VIJAY KUMAR HNO.172 & 173,ST NO.11,NEAR KALYANPURIBUS STOP,KALYANPURI,UPPAL,HY D, Representative namely Mrs. Sadula Varri	
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

2359
సంఖ్య 20||వ సం|| పు.....
12
ఉస్మాబీజ్ మొత్తము కాగితముల సంఖ్య.....
12
ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్

