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ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ M/s Kadakia & Modi Housing rep by Saham Modi
ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము సుచ్యుకోవడమైనది. SPA & Prabhakar Reddy

దస్తావేజు స్వభావము	Sale			
దస్తావేజు విలువ	1200000			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	2296/11			
రిజిస్ట్రేషన్ రుసుము	6000			
లోటు స్టాంపు(D.S.D.)	95900			
GHMC (T.D.)				
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x	Challan No 359232 dt 20/12/11			
మొత్తం	102000			

(అక్షరాల) Rupees One lakh two thousand only.

తేది 20/12/11

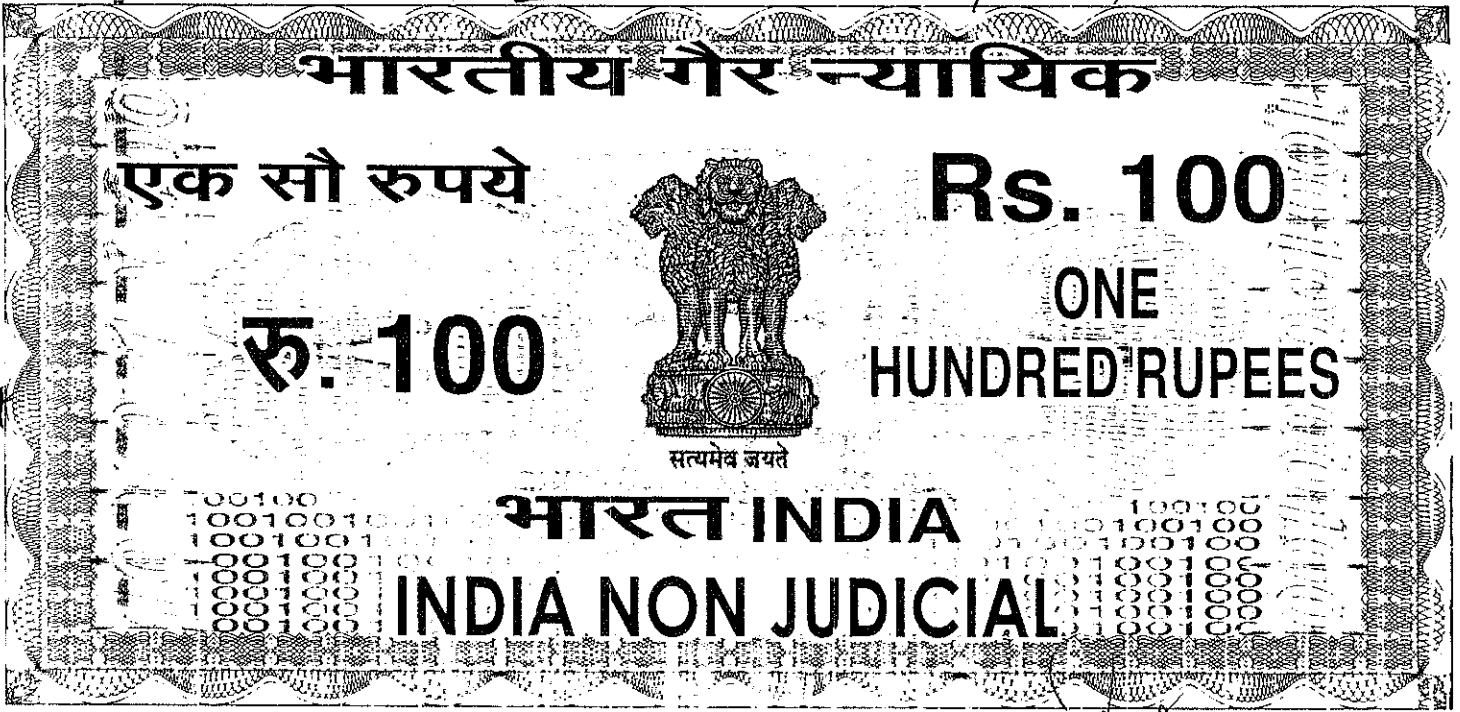
వాచను తేది

రూపాయలు మాత్రమే
20/12/11
సహం మోడి
సహాయక
సహాయక

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SCANNED

A-1 Doc No 2296/2011



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 972240

7052-08/11/2011/1006
 Rameesh
 C.N. Reddy
 Kadakia & Modi Housing

K. SATISH KUMAR
 10/12/2011
 1009

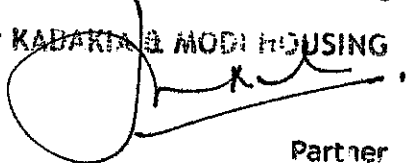
SALE DEED

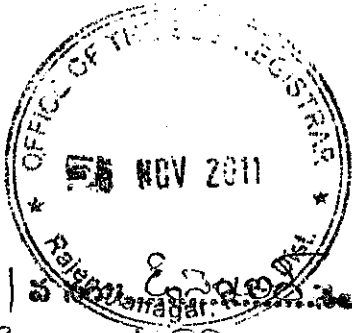
This Sale Deed is made and executed on this the 20th day of December 2011 at SRO, Shamirpet, Ranga Reddy District by:

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.)

INFVOUR OF

Ms. SABIHA HUSSAIN, DAUGHTER OF LATE MHD. ALTAF HUSSAIN, aged about 39 years, Occupation: Service., residing at R.G.R. Siddhanthi Colleges, Sy. No.703, Bolton Road, Opp: - Tivoli Gardens, Near, J.B.S, Secunderabad - 500 003., 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



దాఖలపై 20 || వ నంబర్ పు... 2286
 చట్టపై సాక్షుల సాక్షుల సాక్షుల సాక్షుల... 12
 ఈ కారితము వరుస నంబర్లు..... 1

20 || వ నంబర్ పు... 20
 1933 వ నంబర్ పు... 29
 పగలు... 3
 పగలు... 4

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K. Prabhakar Reddy
 రిజిస్ట్రేషన్ నంబరు, 1908 లోని రిజిస్ట్రేషన్ నంబరు
 అందులోని సమర్పించబడిన ఫోటో నంబరు, 2 లోని
 వేరియంట్లలో సహా చాజులు చేసి రూపాయి
 రూ... 6000/-... బదిలీచేయబడుతుంది.
 ప్రాసెయింగ్ కమిషన్, ఆంధ్రప్రదేశ్
 హైదరాబాద్

Hyderabad

Name: K. Prabhakar Reddy
 S/o Name: S/o. K. P. Reddy
 ప్లాట్ నం: S-6-187/3 & 4, 2nd floor, Soham mansion, M.G. Road
 ఊరి: Serri, Sec'dary Through GPA & L -
 రిజిస్ట్రేషన్ నంబరు - Presentation of Documents, vide GPA no. 02/BK/10
 తేదీ: 27.1.2010 at SRO, Chemirpet, R. R. Dist.



అనుబంధం

Name: A. Venkat Ramana Reddy
 S/o Name: S/o Late Anji Reddy
 ప్లాట్ నం: 11-152/2, Road no. 2
 ఊరి: Serri
Green Hill Colony,
Saravarnagar, Hyderabad

① *[Handwritten signature]*

Name: A. Lakshmi Kant
 S/o Name: A. Sachin
 ప్లాట్ నం: 12-1-1/2/12
 ఊరి: Serri
Main Road, opp. Sairam Hotel
Lalapat, Hyderabad.

② *[Handwritten signature]*

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 1933 వ నంబర్ పు... 29

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. 1, admeasuring 178 sq. yds along with semi-finished construction having a total built-up area of 1849 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 E. AGRI HOUSING


Partner

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ENDORSEMENT

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

Sl No.	Description of tax/ duty	in the amount of		
		Cash	Stamp	Total
1		100,59,900		60,000/-
2		36,000		36,000/-
3		6,000		6,000/-
4	Stamp Duty	100		100/-
	Total	100,71,000		1,02,100/-

Rs. 95,900/- is the amount of duty including
 the amount of Rs. 41 of stamp duty
 Rs. 6,000/- amount of stamp duty
 Rs. 12,00,000/-
 has been paid by the party
 Bank: B. H. Bank, via challan
 order no. 357232 on 20/12/11

(Handwritten signature)

Sub-Registrar
Collector (S) of Excise

15 2011 // 2286 (No. 1933) 2011
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(Handwritten signature)
 ODO. M...
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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 1, admeasuring 178 sq. yds. along with semi-finished construction having a total built-up 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.12,00,000/- (Rupees Twelve Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:

- a) Rs. 1,80,000/-(Rupees One Lakh Eighty Thousand Only) paid by way of pay order no.168753, dated 20.12.2011, drawn on Axis Bank, issued by DHFL.
- b) Rs. 3,00,000/-(Rupees Three Lakhs Only) paid by way of cheque no. 295660, dated 17.12.2011, drawn on Bank of India, Vasavi Nagar Branch, Secunderabad.
- c) Rs. 3,00,000/-(Rupees Three Lakhs Only) paid by way of cheque no. 295661, dated 17.12.2011, drawn on Bank of India, Vasavi Nagar Branch, Secunderabad.
- d) Rs. 4,20,000/-(Rupees Four Lakhs Twenty Thousand Only) paid by way of cheque No. 295638, dt. 20.12.2011 drawn on BOI, Vasavi Nagar Br., Sec. Bad.

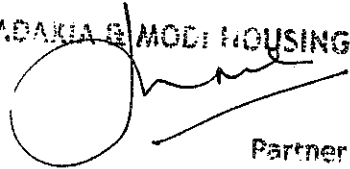
2. The Vendor hereby covenant that Scheduled Property is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of the Scheduled Property.

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.

FOR KADAKA S/MODI HOUSING


Partner

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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. 357232, dated 20.12.2011, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

SCHEDULED PEOPERTY

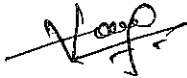
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 1, admeasuring about 178 sq. yds, along with semi-finished construction having a total built-up area of 1849 sft., in the project known as "Bloomdale" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, and bounded on:

North	Plot No. 2
South	Club House
East	Neighbour's Land
West	30' wide road

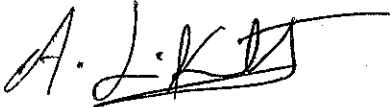
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

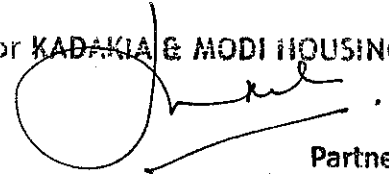
1.



2.



For KADAKIA & MODI HOUSING



Partner

(Soham Modi)
VENDOR


VENDEE

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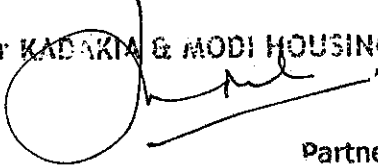


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ANNEXURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 01 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. 12,00,000/-

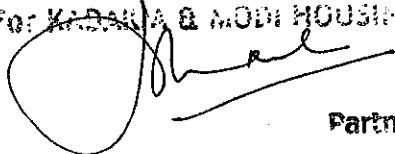
Date: 20.12.2011

For KADAKIA & 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.

Date: 20.12.2011

For KADAKIA & MODI HOUSING

Partner
Signature of the Executants

Saba

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3) ವ್ಯಯ (5) 5



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REGISTRATION PLAN SHOWING

PLOT NO.01, 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 MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MS. SABIHA HUSSAIN, DAUGHTER OF LATE MHD. ALTAF HUSSAIN

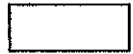
REFERENCE:
AREA: 178

SCALE:
SQ. YDS.

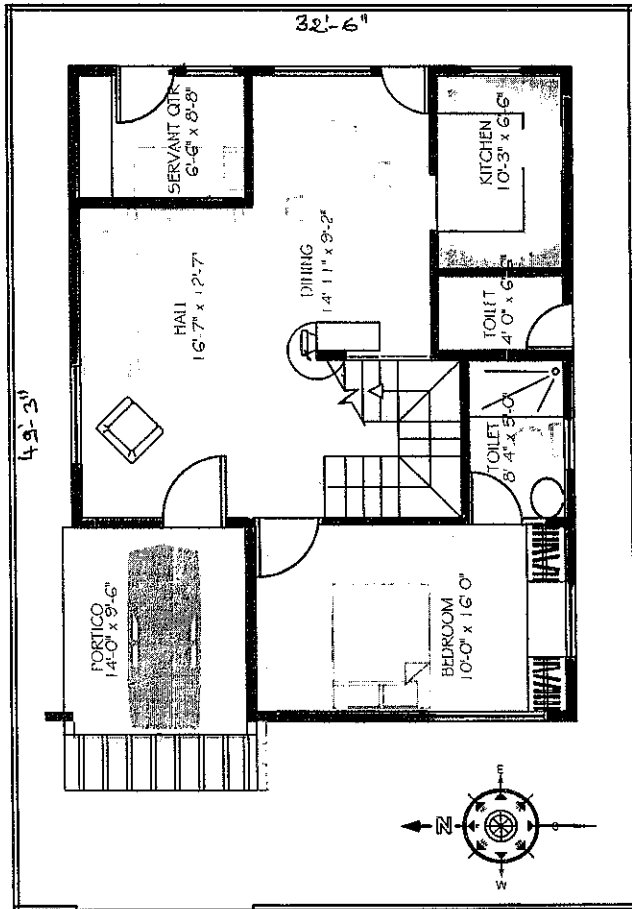
INCL:
SQ. MTRS.



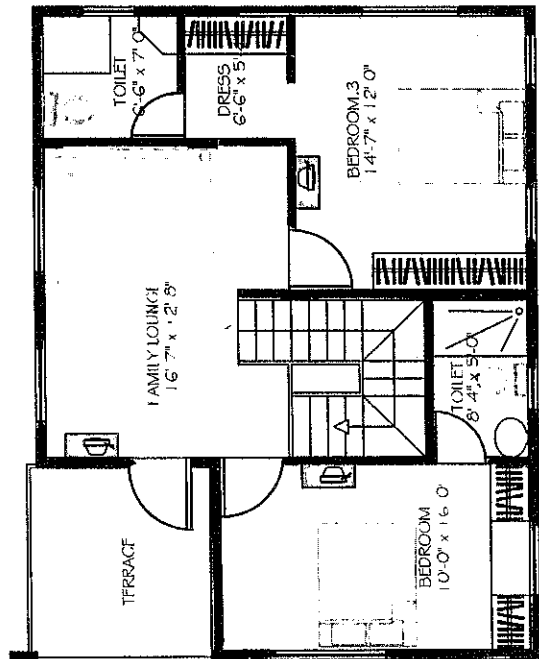
EXCL:



Total Built-up Area – 1849 Sft



GROUND FLOOR



FIRST FLOOR

AREA	
GROUND	302 sq ft
FIRST	516 sq ft
TOTAL	820 sq ft
PORTICO	96 sq ft
Terrace	93 sq ft

North	- Plot No 2
South	- Club House
East	- Ne pous Land
West	- 30 Wide Road

WITNESSES:

-
-

For KADAKIA & MODI HOUSING

Partner

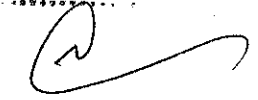
SIG. OF THE VENDOR

SIGN. OF THE BUYER

1వ భాగము 2-11: 228.6

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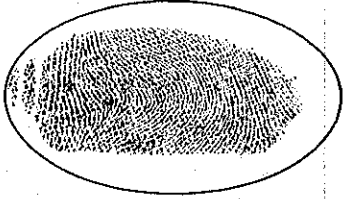


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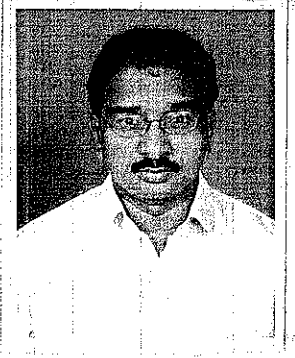
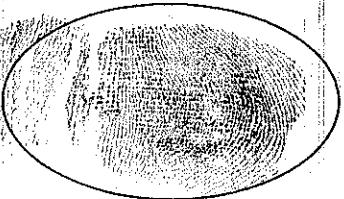
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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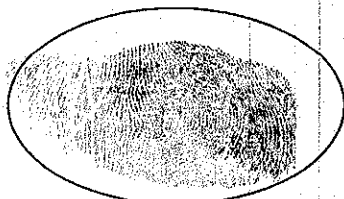
VENDOR:

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
2ND FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD



BUYER:

MS. SABIHA HUSSAIN
D/O. LATE. MOHD. ALTAF HUSSAIN
R/O. R.G.R. SIDDHANTHI COLLEGES
SY. NO. 703, BOLTON ROAD
OPP: - TIVOLI GARDENS
NEAR, J.B.S. SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

-
-

For KADAKIA & MODI HOUSING

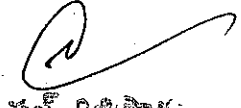
Partner
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

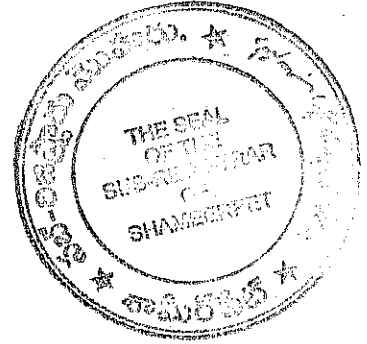
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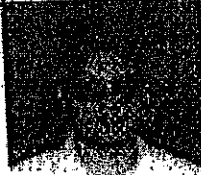
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సబ్-రిజిస్ట్రార్

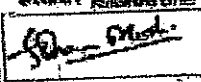


भारत सरकार
PERMANENT ACCOUNT NUMBER
ADMP165725H


नाम NAME
SOHAN SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1969


हस्ताक्षर SIGNATURE



मुख्य आयकर अधिकारी, अहमदाबाद
 Chief Commissioner of Income-tax, Ahmedabad

आयकर विभाग
INCOME TAX DEPARTMENT

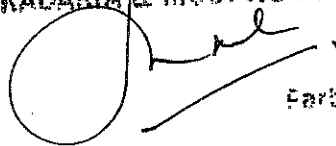
भारत सरकार
GOVT. OF INDIA

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


 Signature



For KADAKIA & MODI HOUSING



Partner

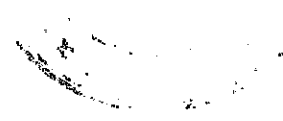
1వ పుస్తకము 2011) నాటికి గా..... 2296

దస్తావేజులు..... 12

ఈ కేసును పూర్తి చేయుటకు..... 8



నాటికి



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature : *Ch. Venkata Ramana Reddy*

Valid upto : 30 April 2009

Issuing Authority : *[Signature]*

Blood Group : O +ve

Address:
5-4-187/3&4, IInd 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,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

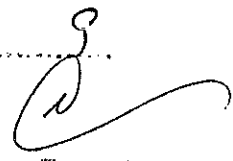
In case of Emergency Call

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

1. పుస్తకము 20)) 2286.....


చెప్పిన పుస్తకమును పంపించుటకు..... 12.....


ఈ కార్యమును పూర్తి చేయుటకు.....



12/11/2020




 భారత ఎన్నికల సంఘము
 గుర్తింపుకార్డు
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 CVG5527247



ఎదురు పేరు : వి.లక్ష్మీకాంత్
 Elector's Name : A.Laxmikantha
 తండ్రి పేరు : ఏ.సాధర్మా
 Father's Name : A.Sadharna
 లింగము / Sex : పు / M
 పుట్టిన తేదీ / Date of Birth : XX/XX/1979

CVG5527247

నివాసము :
 12-1-1/C/13
 మజన్ రోడ్ సాయిరాం హోటల్ , లాలాపేట్
 , హైదరాబాదు

Address:
 12-1-1/C/13
 Main Road Opp Sairam Hotel,
 Lalapet, Hyderabad

Date: 10/11/2008

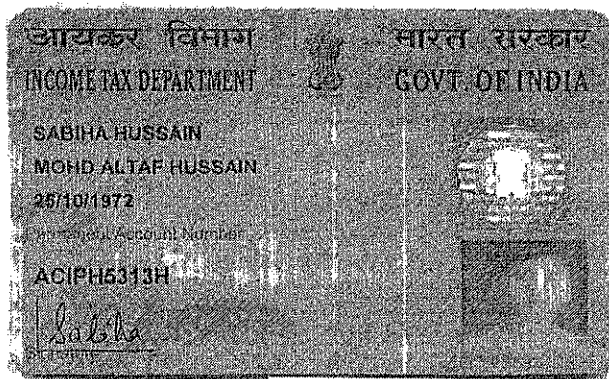
ప్రతిపక్ష సంకేతము
 పుస్తకం రిజిస్ట్రేషన్ అధికారి
 70, సి.సి.సి. బాండు వాచనపేట, హైదరాబాద్

Family Signature of
 Electoral Registration Officer
 7B - Secunderabad Assembly Constituency

నివాసములో మార్పు తప్పక తెలియజేసి మరల నివాసములో మీ
 పేరు జాబితాలో చేర్చుకొని మరల అదే కేంద్రంలో కార్డు
 పొందుకొని సంబంధిత ఫారంలో మీ కార్డు నెంబరు తెలియజేయండి.
 In case of change in address, mention this Card No. in the
 relevant form for including your name in the Roll at the
 changed address and to obtain the card with same number.

1వ పుస్తకము 20 || ప సం|| పా..... 2296
దస్తావేజుల యొక్కయు కౌగిటయుక సంఖ్య..... 12
ఈ కౌగిటము వరుస సంఖ్య..... 10


సచివ




Sabiha

..... 2296

..... 12

..... 1)


.....








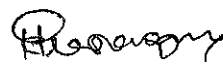
Photographs and FingerPrints As per Section 32A of Registration Act 1908

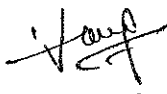
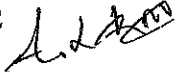
C.S.No./Year: 002317/2011 of SRO: 1516(SHAMIRPET)


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

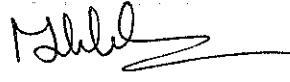
Report Date: 20/12/2011 16:47:18

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SABIHA HUSSAIN R.G.R. SIDDHANTHI COLLEGE,SY NO.703,BOLTON ROAD,OPP: TIVOLI GARDENS,SEC- BAD	
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

2296

12

12



35E-6012-3

