

SCANNED

B-11 Doc No 2180/2011 B-11

C/S
2199



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K. SATISH KUMAR T 907264

S.No. 53965 22/06/2011 100

Sold to... Ramesh

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

For Whom... Kadakia & Modi Housing

Licensed 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 28th day of November 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. SYED SIBGATHULLAH VAJID, SON OF Mr. SYED MUZAFFARULLAH, aged about 58 years, Occupation: Retired., residing at H. No. 4-1-18/1/A, Tilak Road, Abids, Hyderabad - 500 001., 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

2180

వ పుస్తకము 2011 వ సం॥ పు.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరుస సంఖ్య.....

2011 వ సం॥ డిసెంబర్ నెల.....

1933 వ సం॥ మార్చి నెల.....

వ గలు.....

కామిర్ సెట్ నవ్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను

అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు

వేతివలుడ్రాఫ్ట్ సహా దాఖలు చేసి రుసుములు

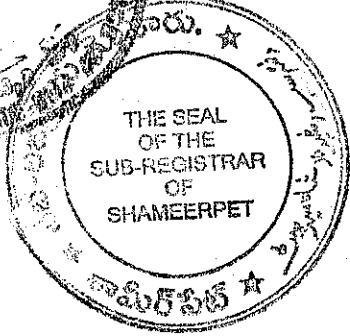
రూ. 955/- లు చెల్లించినారు.

వాసియిచ్చినట్లు ఒప్పుకొన్నది

ఎడమ ప్రాణము ఫోటో

Prabhakar

Prabhakar



K. Prabhakar Reddy S/o. K. P. Reddy, Occ: Sennie
R/o. S-4-187/3 & 4, 1st floor, Schem Mansions,
M. G. Road, Sec: 6th, through G.P.A. in Presentation
of documents, vide G.P.A no. 02/BR/2/2010, dt 27.1
at SRO, Shamierpet, R.R. District.

విరూపిందిత

① K. Prabhakar Reddy S/o. Late K. Prabhakar Reddy
1-21-54/111, Venkateswara
Sect: 15

② H/o. CH. Venkateswara Reddy S/o. Late Anji Reddy
Occ: Sennie. R/o. 11-187/2, Road no. 2
Green Hills Colony, Hyderabad.

2011 వ సం॥ డిసెంబర్ నెల..... 8 వ తేది
1933 వ సం॥ మార్చి నెల..... 17 వ తేది కామిర్ సెట్

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. 11, admeasuring 191 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 1,91,000/- (Rupees One Lakh Ninety One Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING



Partner

1వ పుస్తకము 2011 వ సం॥ పు..... 2180
 తొలిసారి మొత్తము కాగితముల సంఖ్య..... 11
 ఈ కాగితము వరుస సంఖ్య..... 2

[Signature]
 సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

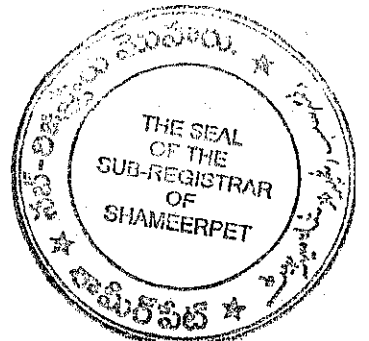
Sl No.	Description of fee duty	In the form of					Total
		Stamp papers	Challan u/s 41 of I.S Act	Cash	Stamp duty u/s 10 of I.S Act	DD/Bank order	
1	Stamping	100	9450				9550
2	Transfer duty	—	5730				5730
3	Registration fee	—	955				955
4	User Charges	—	100				100
	Total	100	16235				16335

"Rs. 15180/- towards stamp duty including T.D. under section 41 of the I.S. Act 1899 and Rs. 955/- towards Registration fee on the chargeable value of Rs. (91,000/-) were paid by the party through Bank of India, Thumkunda, vide challan/DD/BC? Pay order no. 357116 date 8.12.2011

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

1వ పుస్తకము 2011 సం॥ (కా.శ 1933) సం॥ పు
 2180నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం సుర్తింపు నెంబరు 1516- I-.....-2011
 ఇవ్వబడినది
 2011 సం॥ డి సెంటర్ నెంబరు 8

[Signature]
 యం. సుబ్బలక్ష్మి
 సబ్-రిజిస్ట్రార్ అధికారి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 11, admeasuring 191 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. 1,91,000/- (Rupees One Lakh Ninety One 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. 16,235/- is paid by way of challan No. 357/16, dated 8.12.11, drawn on State Bank of Hyderabad, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING



Partner

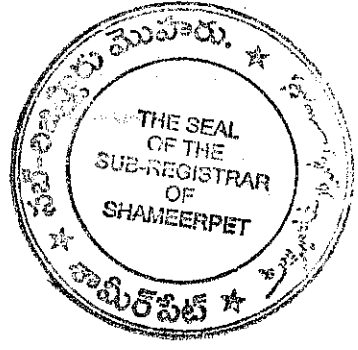
1వ పుస్తకము 20 || వ సం॥ పు..... 2180

దస్తావేజు నమోదము కాగితముల సంఖ్య..... 11

ఈ కాగితము వరుస సంఖ్య..... 3

(Handwritten signature)

సబ్-రిజిస్ట్రారు



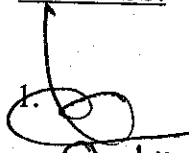
SCHEDULED PLOT

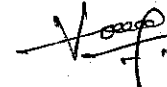
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 11, admeasuring about 191 sq. yds, in the project known as "BLOOMDALE" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

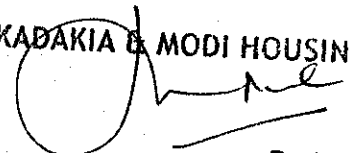
North	Plot No. 12
South	Plot No. 10
East	Neighbor's Land
West	30' wide road

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. 
K. KRISHNA PRASAD

2. 
(CH. VENKATARAMANA REDDY)

For KADAKIA & MODI HOUSING

Partner

(Soham Modi)
VENDOR


VENDEE

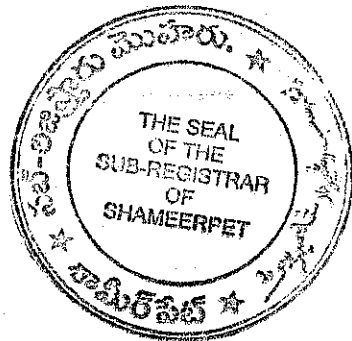
1వ పుస్తకము 2011 వ సం॥ పు..... 2180

దస్త్రావేదిక మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితము పఠన సంఖ్య..... 4

(Handwritten signature)

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO.11, 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: MR. SYED SIBGATHULLAH VAJID, SON OF MR. SYED MUZAFFARULLAH

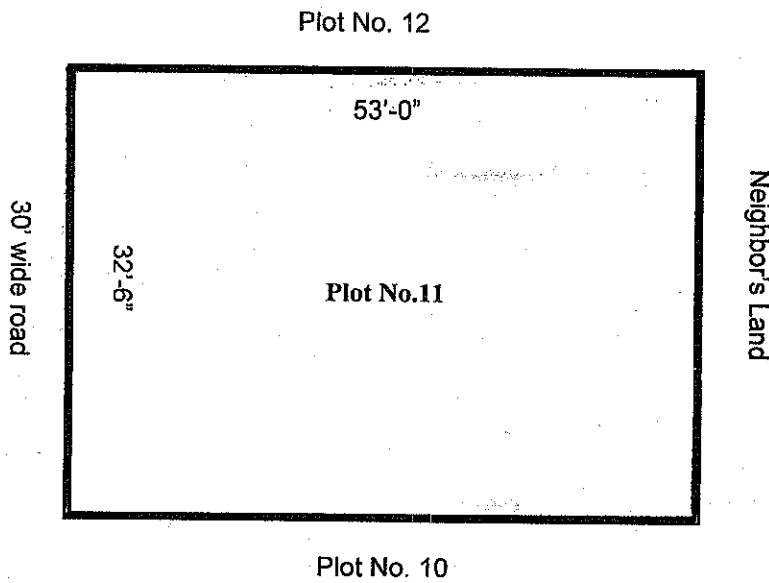
REFERENCE:
AREA: 191

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1.

2.

For KADAKIA & MODI HOUSING

Partner

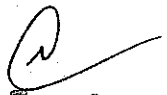
SIG. OF THE VENDOR

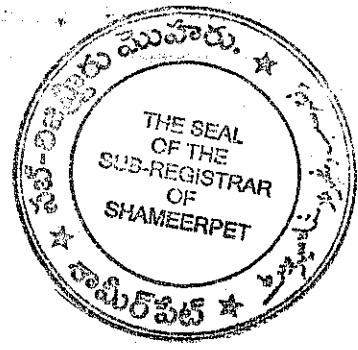
SIGN. OF THE BUYER

శ్రీ పుస్తకము 2011 వ సం॥ పు..... 2180







దస్తావేజు యొక్క ము కాగితముల సంఖ్య..... 11

ఈ కాగితము వరుస సంఖ్య..... 5



సబ్-రిజిస్ట్రారు

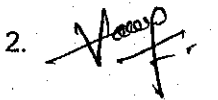


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

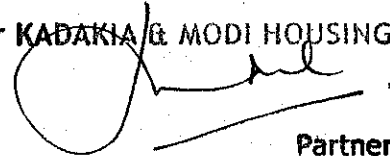
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>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 & (REPRESENTATIVE TO BUYER)</p>
			<p>BUYER</p> <p>MR. SYED SIBGATHULLAH VAJID S/O. MR. SYED MUZAFFARULLAH R/O. H. NO. 4-1-18/1/A TILAK ROAD ABIDS HYDERABAD - 500 001..</p>

SIGNATURE OF WITNESSES:

1. 

2. 

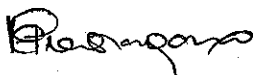
For KADAKIA & MODI HOUSING



Partner

SIGNATURE OF EXECUTANTS

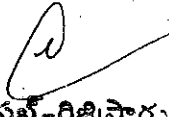
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shamirpet, Ranga Reddy District.

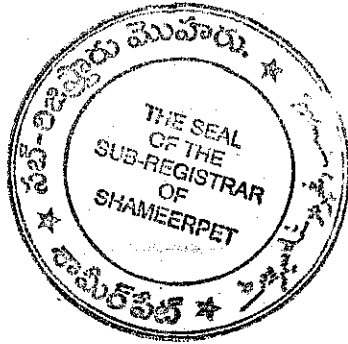








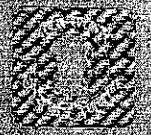


SIGNATURE OF THE REPRESENTATIVE

శ్రీ పుస్తకము 20 || వ సం॥ పు..... 2180
శస్త్రాపేట మొత్తము కారితముల సంఖ్య..... 11
ఈ కారితము పుస్తక సంఖ్య..... 6


సబ్-రిజిస్ట్రారు



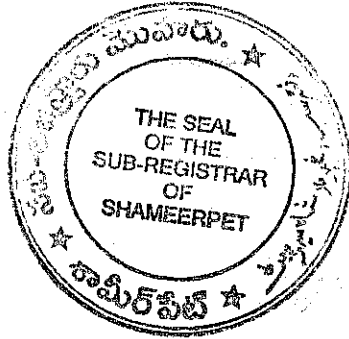
	PERMANENT ACCOUNT NUMBER ABNP16725H	
	NAME SOHAN SATESH MODI	
	FATHER'S NAME SATESH MANILAL MODI	
	DATE OF BIRTH 18-10-1969	
SIGNATURE 	Chief Commissioner of Income-tax, Andhra Pradesh	

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSPPB104E		
Signature 		

Prabhaakar

2180
2011 వ సం॥ ఫు.....
11
8

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACHPV9126D




नाम /NAME
SYED SIBG ATHULLAH VAJID

पिता का नाम /FATHER'S NAME
SYED MUZAFFARULLAH

जन्म तिथि /DATE OF BIRTH
25-02-1953

हस्ताक्षर /SIGNATURE

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



इस कार्ड के खो / गिल 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.

Sibg Athullah Vajid

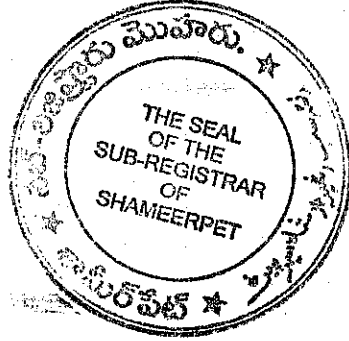
శ్రీ పుస్తకము 20|| వ సం|| పు..... 2180

జిల్లావేజు మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితము వరుస సంఖ్య..... 9



సబ్-రిజిస్ట్రారు



ADDRESS NO. 1

DRIVING LICENCE
DLFAP12875632008
KRISHNA PRASAD
K RAMANATH RAO
1-21-5000
MEDICAL
ALWAYS
RTA MEDICAL OFFICE


Signature
Issued on 23/06/2008

RTA MEDICAL OFFICE

19387079/08

<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV
<u>Transport</u>	16/06/2014

Hazardous Validity
Badge No.
Original No. DLFAP12875632008
Original LA. RTA MEDICAL
DOB 16/06/1964
Blood Gr.
Date of 1st Issue 23/06/2008



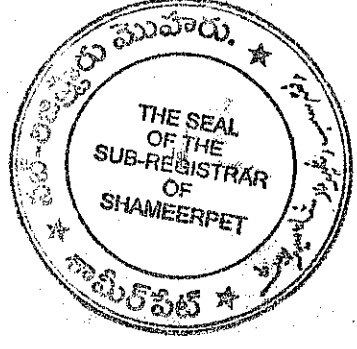
1వ పుస్తకము 20|| వ సం|| పు..... 2180

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11

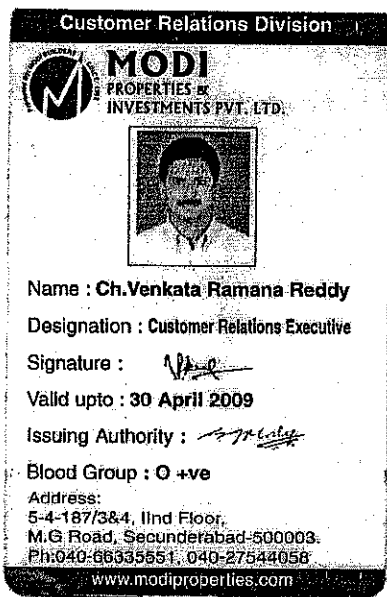
ఈ కాగితము వరుస సంఖ్య..... 10



సబ్-రిజిస్ట్రారు



WITNESSES NO. 2



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

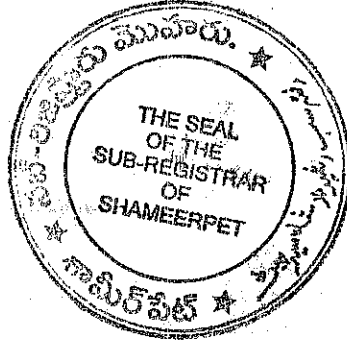
1వ పుస్తకము 20|| వ సం|| పు..... 2180

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితము వరుస సంఖ్య..... 10



సబ్-రిజిస్ట్రారు





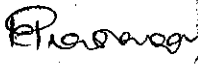


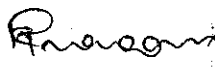
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002199/2011 of SRO: 1516(SHAMIRPET)



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


Report Date: 08/12/2011 13:58:22

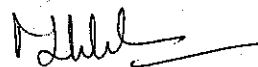
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SYED SIBGATHULLAH VAJI HNO.4-1- 18/1/A,TILAK ROAD,ABIDS,HYD- BAD, representative K. Prabhakar Reddy.	
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

ప పుస్తకము 20// ప సం॥ పు..... 2180

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితము వరుస సంఖ్య..... 11



సబ్-రిజిస్ట్రారు

