

KPM
21

Recd no! 647/206



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 147549

Date : 31-03-2009 Serial No : 7,703 Denomination : 100

Purchased By :

G. VENKATESH


S/O G.A. RAO

SECBAD

For Whom :

KADAKIA & MODI HOUSING

SECBAD


Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

SALE DEED

This Sale Deed is made and executed on this the 9 day of April 10 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, 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 39 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FOUR OF

MRS. S. VISALA, WIFE OF MR. S. S. G. VITHAL aged about 44 years, Occupation: Housewife, residing at 104, Vinayak Ramchander Residency, Padma Colony, Nallakunta, Hyderabad - 500 044,, 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

A-21.sale.deed


Partner

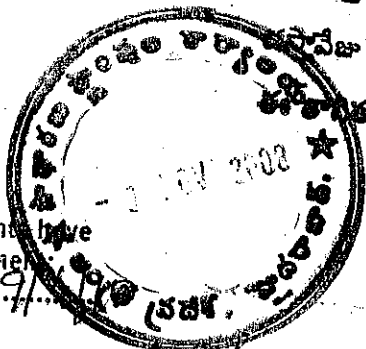


39300
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2005

1వ పుస్తకము 20/0వ సం|| పు..... 647

సాక్షి మొత్తము కాగితముల సంఖ్య..... 9

సాక్షి మొత్తము వరుస సంఖ్య..... 1



సబ్-రిజిస్ట్రార్

ENDORSEMENT

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

By challan No. 613350 Dt. 9/1/10

I. Stamp Duty:

1. in the shape of stamp papers

Rs. 100/-

2. in the shape of challan

Rs. 24470/-

(u/s.41 of I.S.Act.1899)

3. in the shape of cash

Rs. _____

(u/s.41 of I.S.Act.1899)

4. adjustment of stamp duty

Rs. _____

u/s.16 of I.S. Act.1899, if any

II. Transfer Duty:

1. in shape of challan

Rs. _____

2. in the shape of cash

Rs. _____

III. Registration fees:

1. in the shape of challan

Rs. 1365/-

2. in the shape of cash

Rs. _____

IV. User Charges

1. in the shape of challan

Rs. 100/-

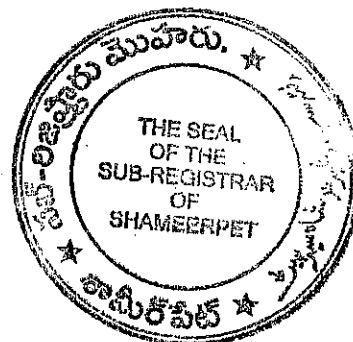
2. in the shape of cash

Rs. _____

Total Rs. 26,035/-

[Signature] 9/1/10

**SUB REGISTRAR
SHAMIRPET**



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. Immani Sathyaveni W/o. Shri. Sheshagiri Rao
- Shri. Immani Ravi Kiran S/o. Shri. Sheshagiri Rao
- Shri. Immani Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- Smt. Immani 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. 21 admeasuring 273 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,73,000/- (Rupees Two Lakhs Seventy Three Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

A-21.sale.deed.

For KADAKIA & MODI HOUSING


Partner

2010 వ సం॥ ఏప్రిల్ నెల 9 వ తేదీ
 1932 వ కా.శ. చట్ట మాసం 19 వ తేదీ
 పదలు 3 మరియు 4 గంటల మధ్య

కామిస్ పేట్ సబ్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ. 1365/- లు చెల్లించినారు.
 వ్రాసేయబడినట్లు ఒప్పుకొన్నది
 ఎవరు ప్రాటన వ్రేలు

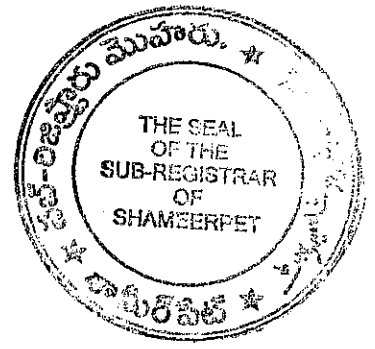
(Signature)
(Signature)

1వ పుస్తకము 20/0వ సం॥ పు. 647
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
 ఈ కాగితము వరుస సంఖ్య 2

(Signature)
 సబ్-రిజిస్ట్రారు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 02/2010
 dated 17.1.10 registerer at SRO, Shemirpet
 Ranga Reddy District.



విరూపంచివతి

- 1. *(Signature)* Venkateswara Reddy S/o. Rang Reddy occ: Service
 R/o. 11-187/2, Rd No. 2, Green Hills Colony,
 Secroornagar, Hyderabad.
- 2. *(Signature)* B. RASICUMAR S/o. MURUND RAO
 occ: BUSINESS. R/o. AIWAL, SEC-BAD.

2010 వ సం॥ ఏప్రిల్ నెల 9 వ తేదీ నబ్. రిజిస్ట్రారు
 1932 వ కా.శ. సం. చట్ట మాసం 19 వ తేదీ కామిస్ పేట్

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 21 admeasuring 273 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.2,73,000/-(Rupees Two Lakhs Seventy Three 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. 25,935/- is paid by way of challan No. 613350, dated 9.4.10, drawn on SHB, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING


Partner



1వ పుస్తకము 20/0 వ సం॥ పు..... 647
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
 ఈ కాగితము వరుస సంఖ్య..... 3

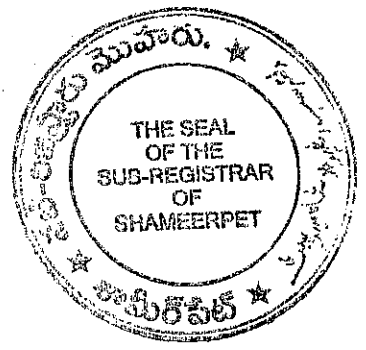
[Signature]
 సబ్-రిజిస్ట్రారఫ్

Am. Amount of Rs. 24,470/- towards Stamp Duty including Registration
 Duty and Rs. 1365/- towards Registration Fee was paid by the party
 through Challan Receipt Number 613350 Dated 09/04/2010
 at S.B.H. Bank Thumkunta Branch

[Signature] 9/4/10
 Sub Registrar

1వ పుస్తకము 20/0 సం॥ (కా.శ. 1932) సం॥ పు
 647 వెంకటా రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 నిమిత్తం కుర్చీలపు నెంబరు 1516-I-647-2010
 ఇవ్వబడ్డనది.
 20/0 సం॥ ఎప్రిల్ నెం..... 9 వ 2వ

[Signature] 9/4/10
 సబ్-రిజిస్ట్రారు అధికారి




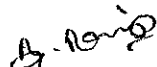
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 21 admeasuring about 273 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, bounded on:

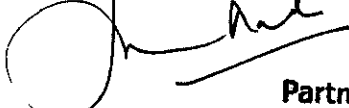
North	30' wide road & Compound wall
South	Plot No. 20
East	Neighbor's Land
West	30' wide road

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. 
2. 


For KADAKIA & MODI HOUSING

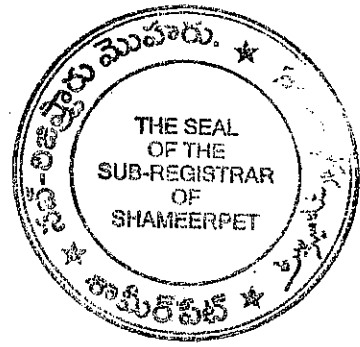

Partner

(Soham Modi)
VENDOR


VENDEE

1వ పుస్తకము 20/0వ సం॥ పు..... 647
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 4


సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO.21, 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: MRS. S. VISALA, WIFE OF MR. S. S. G. VITHAL

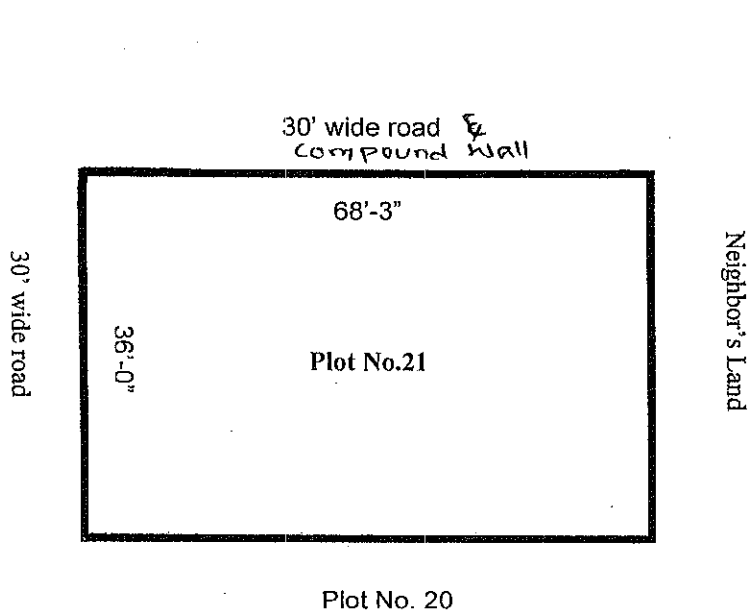
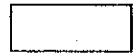
REFERENCE:
AREA: 273

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.


For KADAKIA & MODI HOUSING

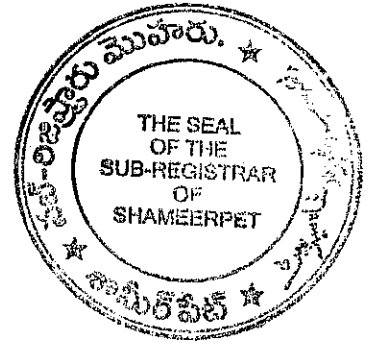
Partner

SIG. OF THE VENDOR

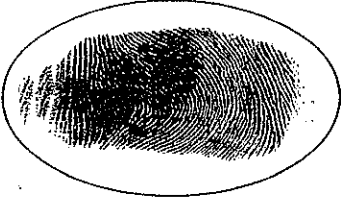
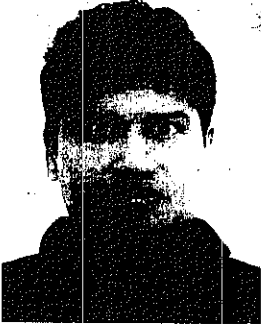
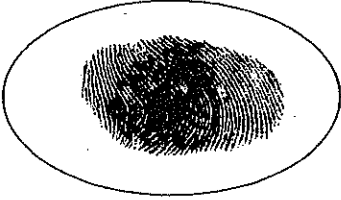

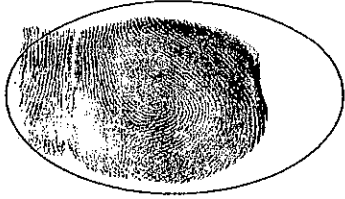

SIGN. OF THE BUYER

1వ పుస్తకము 20/0వ సం॥ పు..... 647
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 5


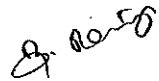

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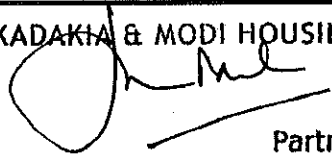
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u> 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><u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 02/BK/IV, Dt: 27.01.2010.</u> 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><u>BUYER</u> MRS. S. VISALA W/O. MR. S. S. G. VITHAL R/P.104, VINAYAK RAMCHANDER RESIDENCY PADMA COLONY NALLAKUNTA HYDERABAD - 500 044.</p>

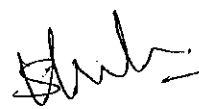
SIGNATURE OF WITNESSES:

1. 
2. 

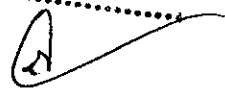
For KADAKIA & MODI HOUSING

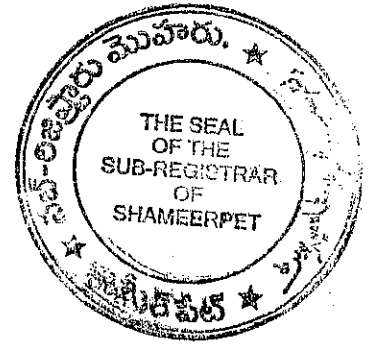

Partner


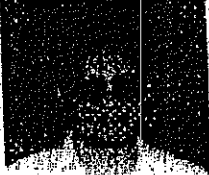
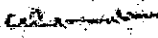
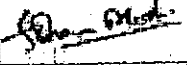
SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)


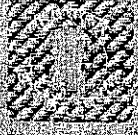


1వ పుస్తకము 20/0వ సం॥ పు..... 647
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 6


సబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या	PERMANENT ACCOUNT NUMBER	
	ABMP16725H	
	नाम / NAME	
	SOHAN SATISH MODI	
	पिता का नाम / FATHER'S NAME	
	SATISH MANLAL MODI	
	जन्म तिथि / DATE OF BIRTH	
	18-10-1989	
हस्ताक्षर / SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

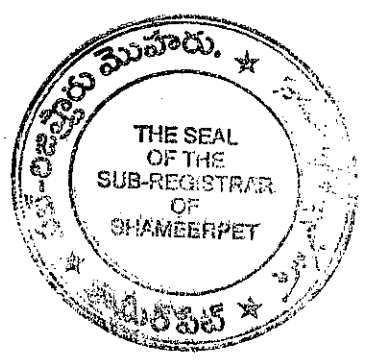
J. Reddy

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		0005300
Permanent Account Number AWSPP8104E		
हस्ताक्षर / Signature 		

1వ పుస్తకము 20/0 వ సం॥ పు..... 647
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 7

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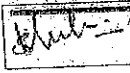
సబ్-రిజిస్ట్రార



कार्ड के खो / मिले जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

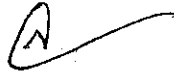
In case this card is lost/found, kindly inform/return to
the issuing authority :

Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AQLPS1825N
नाम / NAME	VISALA SISTA
पिता का नाम / FATHER'S NAME	BUTCHI RAMA SARMA CHERUVU
जन्म तिथि / DATE OF BIRTH	03-08-1964
हस्ताक्षर / SIGNATURE	
	मुख्य आयकर अधिकारी / Chief Commissioner of Income-tax, Andhra Pradesh

Shub

647
1వ పుస్తకము 20/10వ సం॥ పు.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము పడున సంఖ్య..... 8


సబ్-రిజిస్ట్రారు








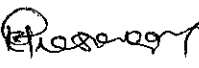
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 652/2010 of SRO: 1516(SHAMIRPET)

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

Report Date: 09/04/2010 16:36:47

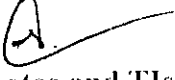
This report prints Photos and FPs of all parties

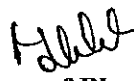
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) S.VISALA 104,VINAYAK RAMCHANDER RESIDENCY,PADMA COLONY,NALLAKUNTA,HYD	
4			(SP) K.PRABHAKAR REDDY Not available	

Identified by

Witness 1 

Witness 2 


Photos and TIs
captured by me

 9/4/10
Capture of Photos and TIs
done in my presence

647
1వ పుస్తకము 20/0 వ సం॥ పు.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్

