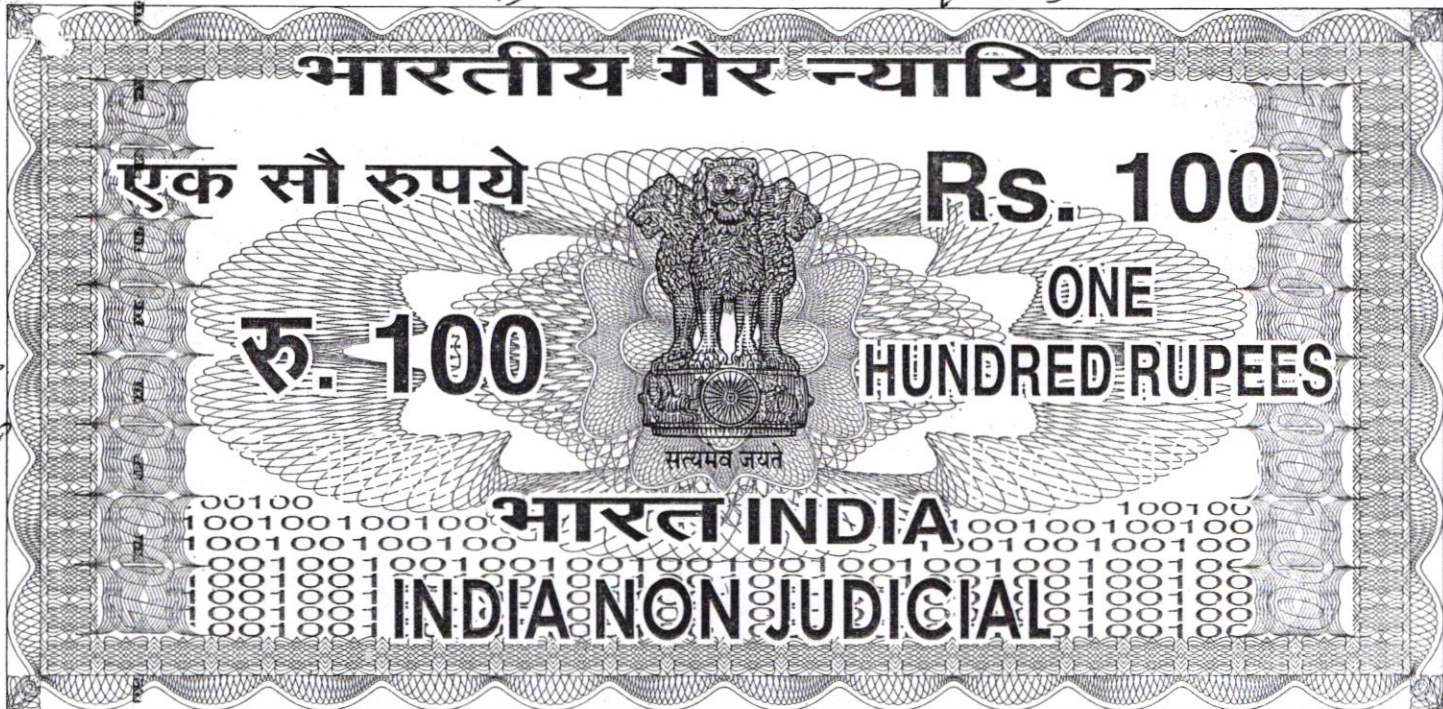


SCANNED

Doc NO 1056 / 2015



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

CH. SHRAVANI

BE 738731

S.No. 11051 Date: 10-04-2014

Sold to: RAMESH

S/o. NARSING RAO

For Whom: KADAKIA & MODI HOUSING

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

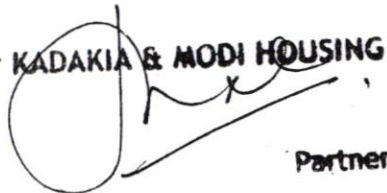
This Sale Deed is made and executed on this the 18th day of March 2015 at S.R.O, Shamirpet, Ranga Reddy District by:

M/s. KADAKIA & MODI HOUSING, a registered partnership firm having its office at B-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 45 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOR OF

1. Mr. Giri Ramchander Patwari, Son of Late. Giri Rao Patwari, aged about 40 years, Occupation: Service and
2. Mrs. Roopa Patwari, Wife of Mr. Giri Ramchander Patwari, aged about 36 years, both are residing at 2608, Sugar Maple Court, Monmduth Junction, New Jersey, 08852, U S A, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

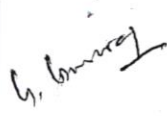
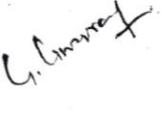
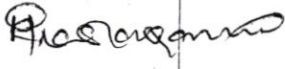
For KADAKIA & MODI HOUSING


Partner

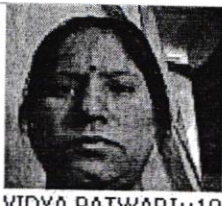
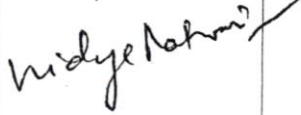
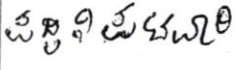
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17190/- paid between the hours of 3 and 4 on the 19th day of MAR, 2015 by Sri K Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 GURURAJ PATWARI [1516-1-2015-1076]	GURURAJ PATWARI[R]ROOPA PATWARI GIRI RAMCHANDER PATWARI 1-8-7/4/A, NEAR ARORA DEGREE COLLEGE, CHIKKADPALLY, HYD	
2	CL		 GURURAJ PATWARI [1516-1-2015-1076]	GURURAJ PATWARI (SPA OF VENDEE)[R]GIRI RAMCHANDER PATWARI LATE GIRI RAO PATWARI 1-8-7/4/A, NEAR ARORA DEGREE COLLEGE, CHIKKADPALLY, HYD	
3	EX		 K PRABHAKAR REDDY [1516-1-2015-1076]	K PRABHAKAR REDDY(GPA FOR PRESENTING DOCT)[R]M/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI SATISH MODI 5-4-187/3 & 4, 2ND FLOOR,, M.G.ROAD, SEC-BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 VIDYA PATWARI::19 [1516-1-2015-1076]	VIDYA PATWARI 1-8-7/4/A, NEAR ARORA DEGREE COLLEGE, CHIKKADPALLY, HYDERABAD-20	
2		 PADMINI PATWARI:: [1516-1-2015-1076]	PADMINI PATWARI 1-8-7/4/A, NEAR ARORA DEGREE COLLEGE, CHIKKADPALLY, HYDERABAD-20	

19th day of March, 2015

Signature of Joint SubRegistrar15



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Joint SubRegistrar15 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

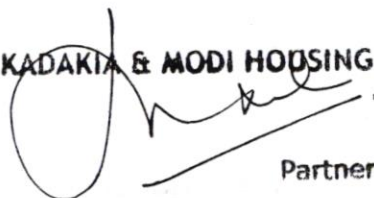
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- Smt. 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.8, admeasuring 179 sq. yds, along with semi-finished construction having a total built up area of 1849 sft, (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.34,38,000/- (Rupees Thirty Four Lakhs Thirty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For **KADAKIA & MODI HOUSING**



Partner

Shamirpet

Endorsement:

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		188990	189090
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		17190	17190
User Charges	NA	0	0		100	100
Total	100	0	0		206280	206380

Rs. 188990/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17190/- towards Registration Fees on the chargeable value of Rs. 3438000/- was paid by the party through DD No ,180423 dated ,17-MAR-15 of ,HDFC BANK/SEC-BAD

Date

19th day of March,2015

Signature of Registering Officer
Shamirpet

Bk - 1, CS No 1076/2015 & Doct No
1056/1 2015. Sheet 2 of 11

Joint SubRegistrar15
Shamirpet

1వ పుస్తకము 245నం!! (కా.శ. 1936) నం!! పు
...1056...సెంటరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
వినియోగం కోసం సెంటరు 1510-1.....1056.....2015
అవ్వబడింది.
2015 నం!!.....సెంటరు.....19.....వ తేది

పబ్-రిజిస్ట్రార్ అధికారి
యం. సుబ్బలక్ష్మి



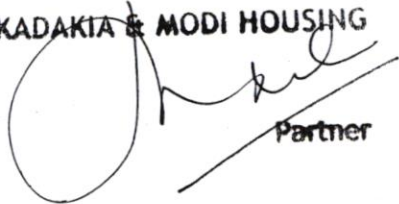
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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.8, admeasuring 179 sq. yds. along with semi-finished construction having a total built-up area of 1849 sft, (built-up area 1620 sft + terrace area 93 sft + portico area 136 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. 34,38,000/-(Rupees Thirty Four Lakhs Thirty Eight Thousand Only) issued by HDFC Ltd., Hyderabad. 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 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.
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.

For KADAKIA & MODI HOUSING



Partner



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1056/12015. Sheet 3 of 11 Joint SubRegistrar15
Shamirpet

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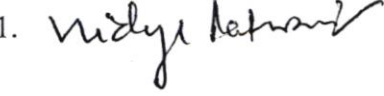
SCHEDULED PEOPERTY

All that piece and parcel of land bearing Plot No. 8 admeasuring about 179 sq. yds., along with semi-finished construction having a total built-up area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 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. 9
South	Plot No. 7
East	Neighbors' Land
West	30' wide road

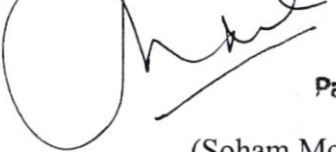
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. పద్మిని పోతయ్య

For KADAKIA & MODI HOUSING


Partner
(Soham Modi)
VENDOR



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1056 / 2015 Sheet 4 of 11

Joint SubRegistrar15
Shamirpet

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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of semi-finished bungalow on bearing Plot No.8 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 : 179 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. 34,38,000/-

For KADAKIA & MODI HOUSING

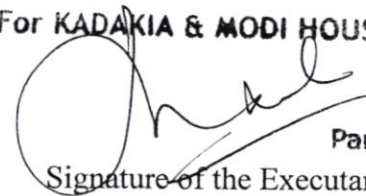
Partner

Date: 18.03.2015

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.

For KADAKIA & MODI HOUSING

Partner
Signature of the Executants

Date: 18.03.2015



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1086/2015.

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Shamirpet

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REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO.8, FORMING A PART

IN SURVEY NOS. 1139**Situated at**

SHAMIRPET VILLAGE,

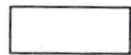
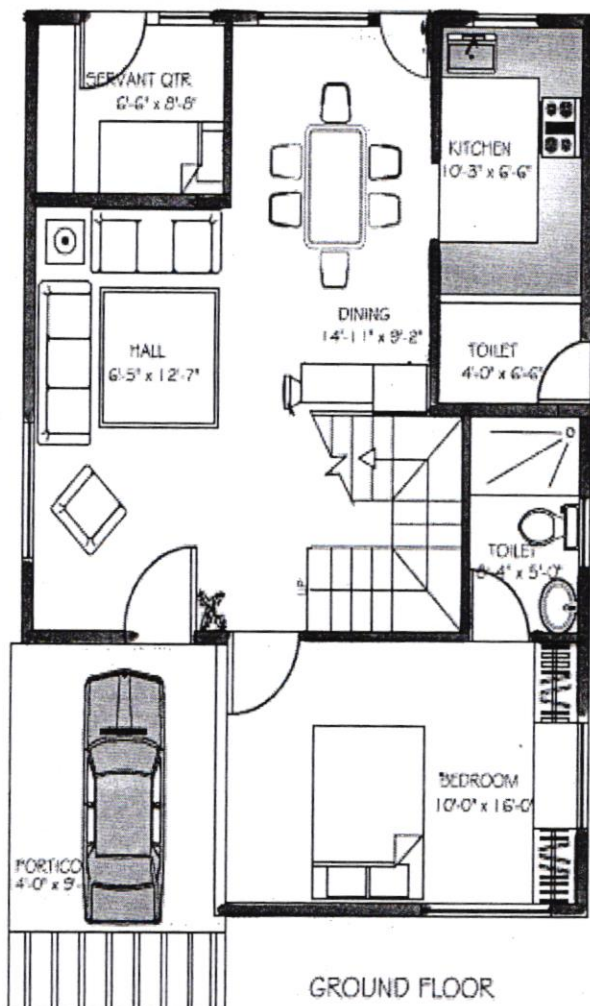
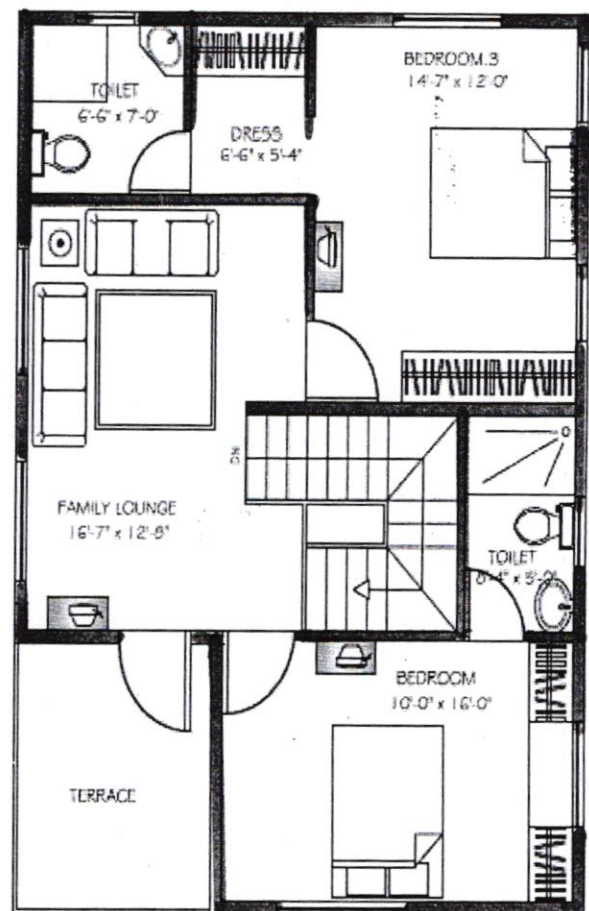
SHAMIRPET

Mandal, R. R. Dist.**BUILDER:** M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: 1. MR. GIRI RAMCHANDER PATWARI, SON OF LATE GIRI RAO PATWARI

2. MRS. ROOPA PATWARI, WIFE OF MR. GIRI RAMCHANDER PATWARI

REFERENCE:
AREA: 179**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****Total Built-up Area – 1849 Sft****GROUND FLOOR****FIRST FLOOR****WITNESSES:**

1. *Widya Satish*
2. *செ.பொன்னசெல்வம்*

For KADAKIA & MODI HOUSING**Partner****SIGN. OF THE VENDOR**

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Joint SubRegistrar15

Shamirpet



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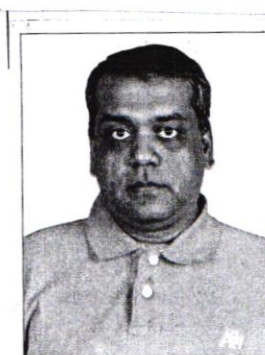


PHOTOGRAPHS AND

PRINTS AS PER SECTION 32A OF IN ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

M/S. KADAKIA & MODI HOUSING
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REPRESENTED 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

BUYERS:

1. MR. GIRI RAMCHANDER PATWARI
S/O. LATE. GIRI RAO PATWARI
R/O. 2608, SUGAR MAPLE COURT
MONMDUTH JUNCTION
NEW JERSEY - 08852
U S A.

2. MRS. ROOPA PATWARI
W/O. MR. GIRI RAMCHANDER PATWARI
R/O. 2608, SUGAR MAPLE COURT
MONMDUTH JUNCTION
NEW JERSEY - 08852
U S A

REPRESENTATIVE:

MR. GURURAJ PATWARI
S/O. MR. G. R. PATWARI
Age: 46 yrs.
R/O. H. NO: 1-8-7/4/A
NEAR ARORA DEGREE COLLEGE
CHIKKADALLY. 1150-021.

FOR KADAKIA & MODI HOUSING

SIGNATURE OF EXECUTANTS

SIGNATURE OF WITNESSES:

1. *Widya Patwar*
2. *చిట్టెల చంద్రావతి*

We send herewith our photograph(s) and finger prints in the form prescribed, through our representative, Mr. Gururaj Patwar, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shamirpet, Ranga Reddy District.

1. *Widya*

1. *Widya*

2. *Chittela*



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1056/2015 Sheet 7 of 11

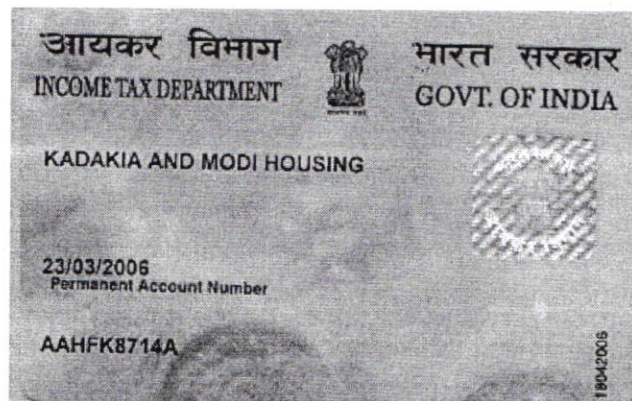
Joint SubRegistrar15
Shamirpet

[Handwritten signature]

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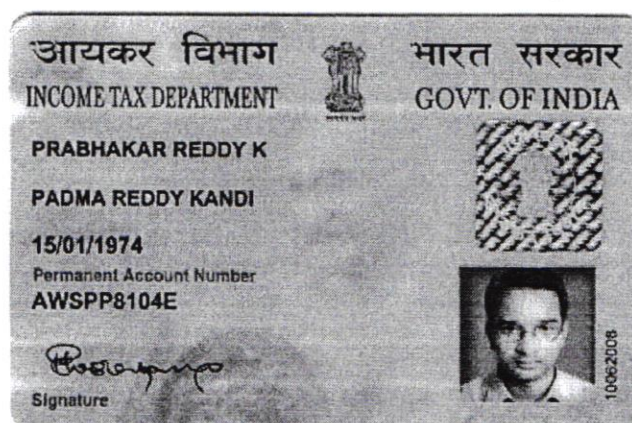
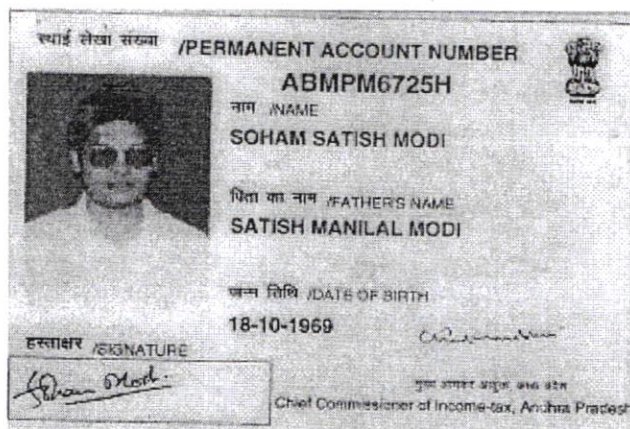


VENDOR:



For KADAKIA & MODI HOUSING

[Signature]
Partner



[Signature]

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10561 2015 Sheet 8 of 11

Joint SubRegistrar15
Shamirpet



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Bun 32

- 1 This certificate is the property of the Government of India. Any communication received by the holder from the issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.
- 2 This certificate must not be altered or mutilated in any way.
- 3 Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the C.C.I. cell, Citizenship Section, Foreigners Division, Ministry of Home Affairs, Jaisalmer House, Mansingh Road, New Delhi-110011 if, the holder is in India.

CAUTION

- 1 यह प्रमाणपत्र भारत सरकार की संपत्ति है। जारी करनेवाले अधिकारी की ओर से इस प्रमाणपत्र के बारे में, इसे वापस करने संबंधित कोई भी सूचना प्राप्त होने पर, उसका उत्तर अतुरता दिया जाए।
- 2 इस प्रमाणपत्र में कोई परिवर्तन किया जाए या किसी भी प्रकार से इसे बदलाव नहीं किया जाए।
- 3 यह प्रमाणपत्र ग्राहक को वापस करने के लिए जारी किया गया है। इसके संबंध में किसी भी प्रकार के अनुरोध प्राप्त होने पर, उसे तुरंत वापस करने संबंधित अधिकारी को सूचित किया जाए।

सावधानी

Father / माता पिता का नाम / Name of Father / Legal Guardian
GIRI RAO PATWARI

Mother / माता का नाम / Name of Mother
PADMINI PATWARI

Address / पता
**59 PIEDMONT DRIVE, APT 145A
PORTJEFFORSON STATION
NEWYORK 11776**

Passport No. / पासपोर्ट नं.
QB949827

Date of Issue / जारी करने की तिथि
08/04/2011

Place of Issue / जारी करने का स्थान
WINDSOR

Holder / धारक का नाम / Name of Holder
MOLE ON THE RIGHTSIDE OF CHEST

File No. / फाइल नं.
USAN01439412

पंजीयन प्रमाणपत्र CERTIFICATE OF REGISTRATION विदेशी भारतीय नागरिक Overseas Citizen of India



व्यक्ति / Surname
PATWARI

पिता का नाम / Given Name(s)
GIRI RAMCHANDER

राष्ट्रियता / Nationality
CAN

लिंग / Sex
M

जन्म तिथि / Date of Birth
10/06/1974

व्यक्ति / Place of Birth
HYDERABAD IND

व्यवसाय / Occupation
PHARMACEUTICAL

जारी करने का स्थान / Place of Issue
NEW YORK CGI

जारी करने की तिथि / Date of Issue
02/07/2012

Signature & Seal of issuing authority

जारी करने वाले अधिकारी के हस्ताक्षर एवं मुहर

R.N. Dahiya
Consul
Consulate General of India
New York



This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India under the provisions of Section 7A of the Citizenship Act, 1955.

यह प्रमाणित किया जाता है कि निम्न व्यक्ति को अधिनियम 1955 की धारा 7 के अंतर्गत विदेशी भारतीय नागरिक के रूप में पंजीकृत किया गया है।

पंजीयन प्रमाणपत्र
CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक
OVERSEAS CITIZEN OF INDIA



for



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1056/2015 Sheet 9 of 11


Joint SubRegistrar
Shamirpet

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1056 / 2015 Sheet 10 of 11

Joint SubRegistrar15
Shamirpet

[Signature]

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5763 6850 4468

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIAగురురాజ్ పటవారి
Gururaj Patwari
పుట్టిన సంవత్సరం / Year of Birth : 1969
పురుషుడు / Male

5763 6850 4468



10 17 19 20

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O గిరి రావు పటవారి, 1-8-7/4/అ, చిక్కడపల్లి, సర్వోదయ కాలనీ, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500020

Address : S/O Guri Rao Patwari, 1-8-7/4/A, Chikkadpally, Sarvodaya Colony, Hyderabad, Andhra Pradesh, 500020

ఆధార్ - సామాన్యని హక్కు

8257 4823 5610

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIAపద్మిని పటవారి
Padmini Patwariపుట్టిన సంవత్సరం / Year of Birth : 1949
స్త్రీ / Female

8257 4823 5610



Aadhaar - Saamanyuni Hakku

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O గిరి రావు పటవారి, 1-8-7/4/అ, సర్వోదయ కాలనీ, బెఫోరే ఆరూ డిగ్రీ కాలేజీ, చిక్కడపల్లి, ముషీరాబాద్, ముషీరాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500020

Address: W/O Guri Rao Patwari, 1-8-7/4/A, Sarvodaya colony, Before Aurora Degree College, Chikkadpally, Musheerabad, Musheerabad (Delivery), Hyderabad, Andhra Pradesh, 500020

1947
1800 180 1947

help@uidai.gov.in



www.uidai.gov.in

పి.ఎం. హెల్ప్ లైన్ 1947,
బెంగళూరు-560001

ఆధార్ - సామాన్యని హక్కు తుర్తినిశ్చయం

5407 0663 3395

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Government of Indiaవిద్య పటవారి
Vidya Patwariపుట్టిన తేదీ / DOB: 23/06/1971
స్త్రీ / Female

5407 0663 3395

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: W/O: గురురాజ్ పటవారి 1-8-7/4/అ, చిక్కడపల్లి ఆరూ డిగ్రీ కాలేజీ దగ్గర సర్వోదయ కాలనీ, ముషీరాబాద్ ముషీరాబాద్ డెలివరీ, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500020

Address: W/O: Gururaj Patwari, 1-8-7/4/A, Chikkadapally, Near Aurora Degree College, Sarvodaya Colony, Musheerabad, Musheerabad (delivery), Hyderabad, Andhra Pradesh, 500020

1947
1800 300 1947

help@uidai.gov.in



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5407 0663 3395

ఆధార్ - సామాన్యని హక్కు



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1056/2015 Sheet 11 of 11


Joint SubRegistrar
Shamirpet

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ORIGINAL

2388

దస్తావేజులు మరియు రుసుముల రశీదు

K. prabhakar Reddy

నెం.

శ్రీమతి / శ్రీ M/s Kadakia's Modi Housing Rp. 54

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				10/4/14
దస్తావేజు విలువ	3438000				18/3
స్థాంపు విలువ రూ.	100				House
దస్తావేజు నెంబరు	1056/15				Shamirpet
రిజిస్ట్రేషన్ రుసుము	17190				
లోటు స్థాంపు (D.S.D.)	188990				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు					
5 x					
మొత్తం	206280				

DD No 180423
date 17/3/15HDFC Bank
Sec-bad

(అక్షరాలలో) two lakh fifty thousand two hundred and eighty one

తేది 19/3/15

వాచసు తేది

రూపాయలు మాత్రమే)
19/3/15
Sub-Registrar,
Shamirpet

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.