



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 175409

Sl.No. 5109, Dt. 19-07-2013, Rs.100/-

Sold to Mahender K. S. S. S.

S/o.D/o.W/o. Mallesh

For Whom Kadakia & Modi Housing, Sec-5

I. SRINIVAS

Licensed Stamp Vendor, L.No.15-29-020/2012,
P.No.14, RTC Colony, Chengicherla (V),
Ghatkesar (M), R.R.Dist.-500039.
Ph.No.9849338280.

SALE DEED

This Sale Deed is made and executed on this the 24th day of December 2013 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, Son of Sri Satish Modi, aged about 44 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

1. Dr. Parijatha Johnson, Wife of Mr. Donald Johnson, aged about 54 years, Occupation: Service, and
2. Mr. Donald Johnson, Son of Late A. Johnson, aged about 55 years, Occupation: Service, both residing at # H. No. 19-6-195, Shiv Nagar, North Bidar - 585 401, Karnataka. 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

[Signature]

Partner

Book - 1 CS Number 3748 of 2013 of SRO, Shamirpet

Regular document number 3670 of year 2013

Sheet 1 of 10 Sheets

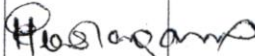
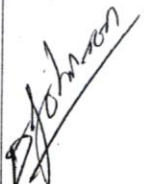
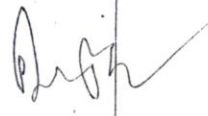
Signature of Joint SubRegistrar 15

Shamirpet

Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908, and fee of Rs. 1900/- paid between the hours of 12 and 1 on the 24th day of DEC, 2013 by Sri K Prabhakar Reddy

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

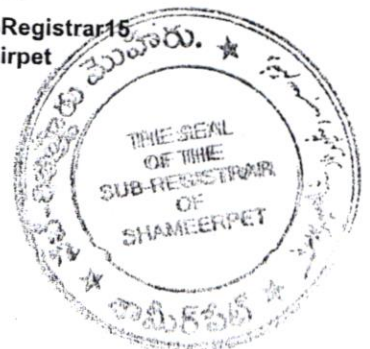
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 [1516-1-2013-3748]	K PRABHAKAR REDDY(GPA FOR PRESENTING DOCT)[R]M/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI 5-4-187/3 & 4,2ND FLOOR,, M.G.ROAD,SEC-BAD	
2	CL		 [1516-1-2013-3748]	DONALD JOHNSON H.NO.19-6-195,SHIV NAGAR,NORTH BIDAR-585401,, KARNATAKA	
3	CL		 [1516-1-2013-3748]	PARIJATHA JOHNSON DR H.NO.19-6-195,SHIV NAGAR,NORTH BIDAR-585401,, KARNATAKA	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1516-1-2013-3748]	CH.VANKAT RAMANA REDDY ROAD NO.2 GREEN HILLS COLONY, HYDERABAD	
2		 [1516-1-2013-3748]	CH.RAMESH KAVADIGUDA, HYDERABAD	

24th day of December, 2013

Signature of Joint SubRegistrar 15
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

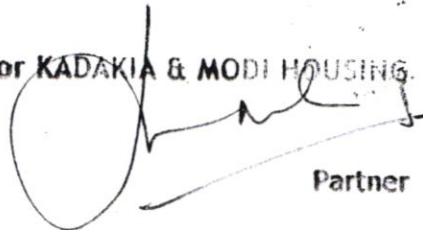
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
- Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
- Shri. Immanni Sathanarayana 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.

For KADAKIA & MODI HOUSING.



Partner

Book - 1 CS Number 3748 of 2013 of SRO, Shamirpet

Regular document number 3670 of year 2013

Sheet 2 of 10 Sheets


Signature of Joint SubRegistrar15
Shamirpet

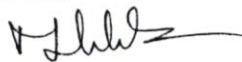
Endorsement:

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		152540	152640
Transfer Duty	NA	0	0		57240	57240
Reg. Fee	NA	0	0		19080	19080
User Charges	NA	0	0		100	100
Total	100	0	0		228960	229060

Rs. 209780/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19080/- towards Registration Fees on the chargeable value of Rs. 3816000/- was paid by the party through DD No ,6712 dated ,23-DEC-13 of ,HDFC BANK/SEC-BAD

Date

24th day of December,2013


Signature of Registering Officer
Shamirpet

Certificate of Registration

Registered as document no. 3670 of 2013 of Book-1 and assigned the identification number 1 - 1516 - 3670 - 2013 for Scanning.


The Seal of
Joint SubRegistrar
Office
Registering Officer
Shamirpet
(M.Subba Lakshmi)

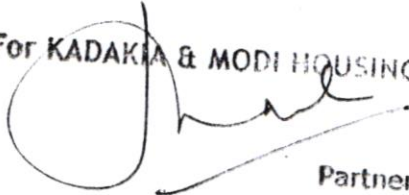


- D) The Vendee is desirous of purchasing a plot of land bearing no.67 admeasuring 238 sq. yds., along with semi-finished construction having a total constructed area of 2077 sft., hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.38,16,000/-(Rupees Thirty Eight Lakhs Sixteen Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.67 admeasuring 238 sq. yds., along with semi-finished construction having a total constructed area of 2077 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.38,16,000/-(Rupees Thirty Eight Lakhs Sixteen Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a) Rs.24,43,000/-(Rupees Twenty Four Lakhs Forty Three Thousand Only) paid by way of cheque no.330074, dated 20.12.2013 drawn on State Bank of India, Secunderabad branch, Hyderabad issued by RACPC-1, Hyderabad.
 - b) Rs.6,40,000/-(Rupees Six Lakhs Forty Thousand Only) paid by way of cheque no.027771, dated 20.12.2013 drawn on Axis Bank, Bidar, Karnataka.
 - c) Rs.5,08,000/-(Rupees Five Lakhs and Eight Thousand Only) paid by way of cheque no.416752, dated 24.11.2013 drawn on Karnataka Bank, Bidar, Karnataka.
 - d) Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.416751, dated 02.11.2013 drawn on Karnataka Bank, Bidar, Karnataka.
 - e) Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of D.D.No.079247, dated 24.10.2013 issued by Karnataka Bank, Bidar, Karnataka.
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.

For KADAKIA & MODI HOUSING

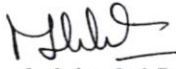


Partner

Book - 1 CS Number 3748 of 2013 of SRO, Shamirpet

Regular document number 3670 of year 2013

Sheet 3 of 10 Sheets


Signature of Joint SubRegistrar15
Shamirpet



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.

SCHEDULED PEOPERTY

All that piece and parcel of bungalow on bearing Plot No.67 admeasuring about 238 sq. yds., along with semi-finished construction having a total constructed area of 2077 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, bounded on:

North	Plot No. 66
South	Plot No. 68
East	30' wide road
West	Neighbor's Land

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:

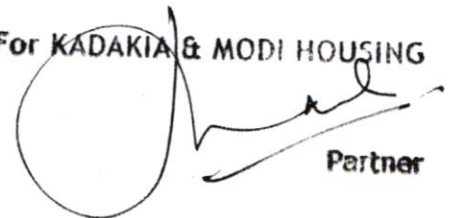
1.



2.



For KADAKIA & MODI HOUSING



Partner

(Soham Modi)
VENDOR

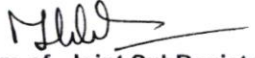


VENDEE

Book - 1 CS Number 3748 of 2013 of SRO, Shamirpet

Regular document number 3670 of year 2013

Sheet 4 of 10 Sheets


Signature of Joint SubRegistrar15
Shamirpet

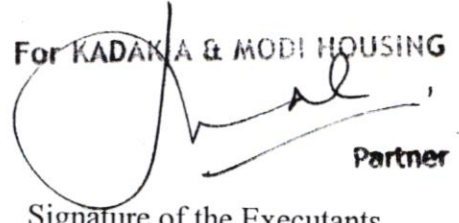


ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 67 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 : 238 sq. yds.
4. **Built up area Particulars:**
- a) In the Ground Floor : 1052 sft
- b) In the First Floor : 1025 sft
- Total Built up Area :** -----
2077 Sft

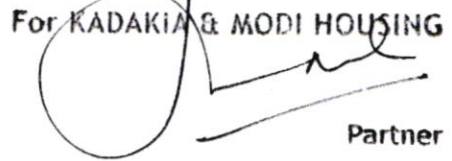
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 38,16,000/-

Date: 24.12.2013

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.

For KADAKIA & MODI HOUSING

Partner
Signature of the Executants

Date: 24.12.2013



Book - 1 CS Number 3748 of 2013 of SRO, Shamirpet

Regular document number 3670 of year 2013

Sheet 5 of 10 Sheets



Signature of Joint SubRegistrar15
Shamirpet



REGISTRATION PLAN SHOWING

BUNGALOW ON BEARING PLOT NO.67, 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:

1. DR. PARIJATHA JOHNSON, WIFE OF MR. DONALD JOHNSON

2. MR. DONALD JOHNSON, SON OF LATE A. JOHNSON

REFERENCE:
AREA:

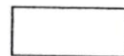
238

SCALE:
SQ. YDS.

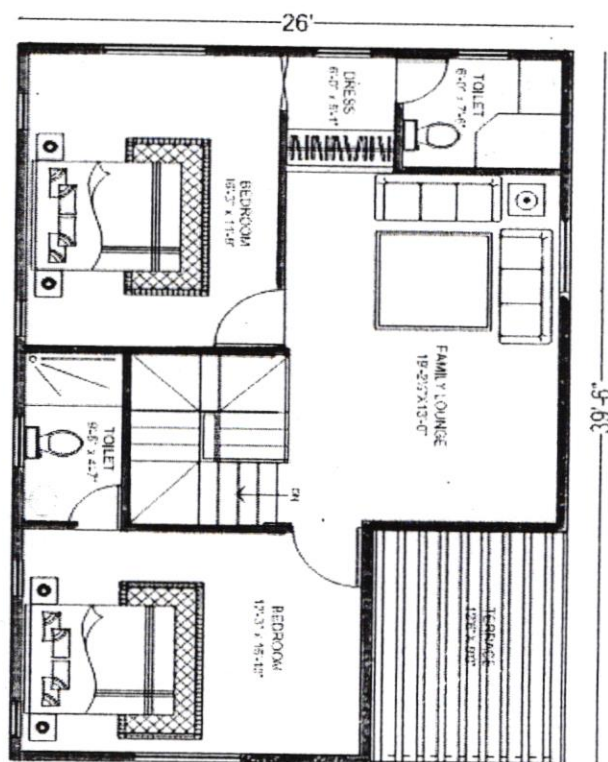
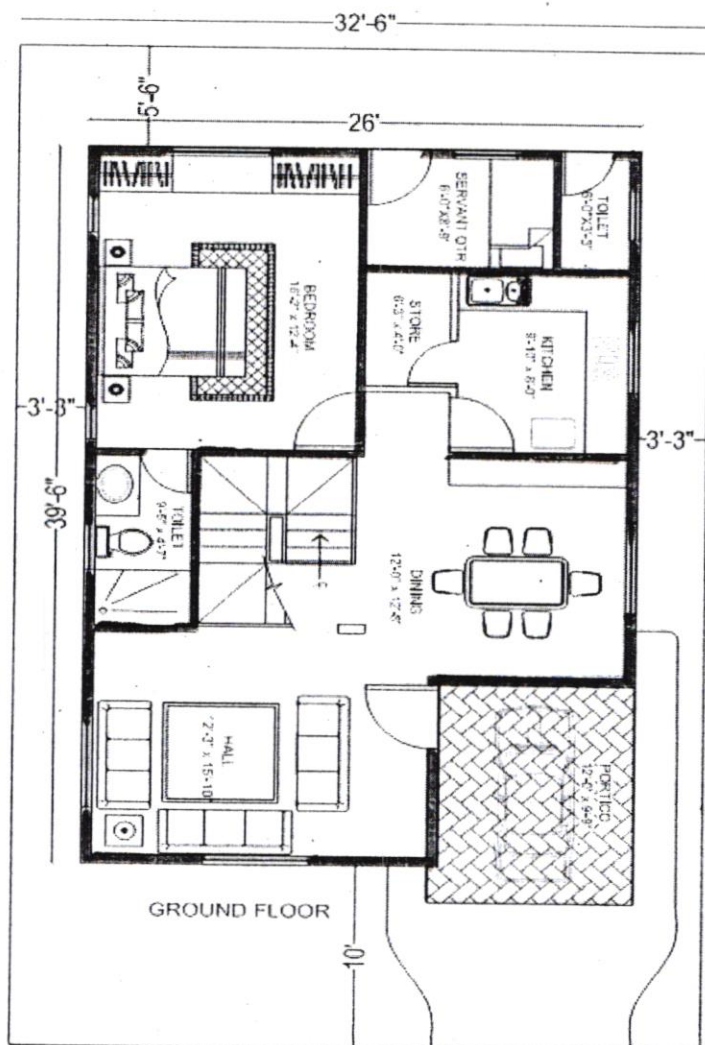
INCL:
SQ. MTRS.



EXCL:



Total Built-up Area - 2077 Sft.,



FIRST FLOOR

AREA:	
GROUND:	1052.00 sq.ft.
FIRST:	1025.00 sq.ft.
TOTAL:	2077.00 sq.ft.

WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

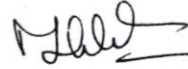
Partner
SIGN. OF THE VENDOR

SIGN. OF THE BUYERS

Book - 1 CS Number 3748 of 2013 of SRO, Shamirpet

Regular document number 3670 of year 2013

Sheet 6 of 10 Sheets



Signature of Joint SubRegistrar15
Shamirpet



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
--------	--	--	--



VENDOR:

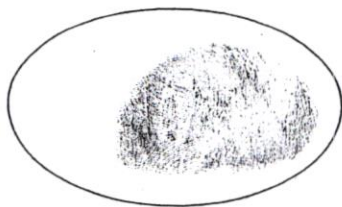
M/S. KADAKIA & MODI HOUSING
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REPRESENTED BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



GPA FOR PRESENTING DOCUMENTS

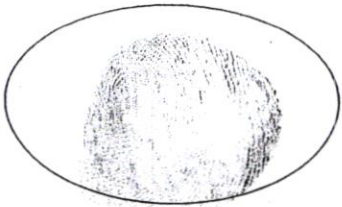
VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.

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. DR. PARIJATHA JOHNSON
W/O. MR. DONALD JOHNSON
R/O. # H. NO. 19-6-195
SHIV NAGAR
NORTH BIDAR - 585 401
KARNATAKA.



2. MR. DONALD JOHNSON
S/O. LATE A. JOHNSON
R/O. # H. NO. 19-6-195
SHIV NAGAR
NORTH BIDAR - 585 401
KARNATAKA.

SIGNATURE OF WITNESSES:

1.

2.

For KADAKIA & MODI HOUSING

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 3748 of 2013 of SRO, Shamirpet

Regular document number 3670 of year 2013

Sheet 7 of 10 Sheets


Signature of Joint SubRegistrar15
Shamirpet



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KADAKIA AND MODI HOUSING

23/03/2006
Permanent Account Number

AAHFK8714A

18043006

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABMPM6725H

नाम / NAME

SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH

18-10-1969

हस्ताक्षर / SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

For KADAKIA & MODI HOUSING

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974
Permanent Account Number

AWSP8104E

Signature

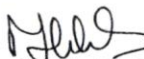
10062008

Prabakaran

Book - 1 CS Number 3748 of 2013 of SRO, Shamirpet

Regular document number 3670 of year 2013

Sheet 8 of 10 Sheets


Signature of Joint SubRegistrar15
Shamirpet



BUYERS:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DONALD JOHNSON

ASHRIT JOHNSON

24/10/1957

Permanent Account Number

AGEPJ6942Q

Signature



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACTPP1890L



नाम /NAME

PARIJATHA

पिता का नाम /FATHER'S NAME

PRABHUDAS

जन्म तिथि /DATE OF BIRTH

20-11-1958

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा

Chief Commissioner of Income-tax, Karnataka & Goa

Book - 1 CS Number 3748 of 2013 of SRO, Shamirpet

Regular document number 3670 of year 2013

Sheet 9 of 10 Sheets


Signature of Joint SubRegistrar15
Shamirpet



WITNESS:

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
V RAMANA REDDY CHEERUKA ANJI REDDY CHEERUKA 05/03/1972 Permanent Account Number AHNPC8363Q		
		



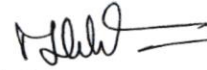
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
C RAMESH NARSING RAO CHANDRAGIRI 21/07/1979 Permanent Account Number AKRPR1896C		
		 04/04/2007



Book - 1 CS Number 3748 of 2013 of SRO, Shamirpet

Regular document number 3670 of year 2013

Sheet 10 of 10 Sheets



Signature of Joint SubRegistrar15
Shamirpet



ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 4479

శ్రీమతి / శ్రీ M/s Kadakia & Mod. Housing, Sup by Sham Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకొనుటకు R Babhuka Reddy

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	3816000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	3670/13				
రిజిస్ట్రేషన్ రుసుము	19080				
లోటు స్టాంపు(D.S.D.)	209780				
GHMC (T.D.)					
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x					
మొత్తం	28960				

RETURN

066712. of HD 2C Bank.
Secunderabad
23/12/13
D.D No
dr

అక్షరాలా Rupees two lakh twenty eight thousand nine hundred and sixty only

తేది 24/12/13

వాపసు తేది

రూపాయలు మాత్రమే
24/12/13

సబ్ రిజిస్ట్రారు
Sub-Registrar

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Sham Reddy every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be payable to Sham Reddy (East)