

SCANNED

Dec No: 1362/09 B-54



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

7091 29/09
Sl. No. Date Rs. 100

Sold To: Anil Kumar

S/o: Narasing Rao

For W: M/s. Kadakia & Modi Housing

L. G. Chimalgi
Z 291383

LEELA G. CHIMALGI
STAMP VENDOR
S.V.L.N. 32/1998, No. 1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

SALE DEED

This Sale Deed is made and executed on this the 2nd day of Sept' 2009 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.)

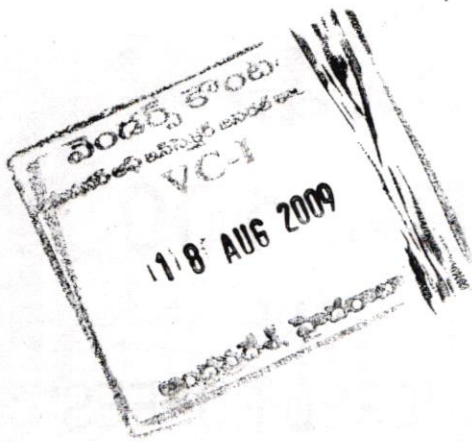
IN FOUR OF

MR. C. JANARDHAN REDDY, SON OF MR. PAPI REDDY aged about 32 years, Occupation Service, residing at 101, Vijaya Residency, Street No. 10, Lane No. 3, Kartikeya Nagar, Nacharam, Hyderabad - 500 076, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc.).

A-54.sale.deed.

For KADAKIA & MODI HOUSING

Partner



ENDORSEMENT

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

By challan No. 876274 Dt. 02/09/2009

I. Stamp Duty:

1. in the shape of stamp papers

Rs 100/-

2. in the shape of challan

Rs. 18,980/-

(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. 1060/-

2. In the shape of cash

Rs. _____

IV. User Charges

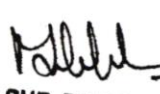
1. in the shape of challan

Rs. 100/-

2. In the shape of cash

Rs. _____

Total Rs. 20,240/-


SUB REGISTRAR
SHAMIRPET

1362

అన్వయము 2009 ఏ సం॥ పు.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితము వరుస సంఖ్య..... 1


సబ్-రిజిస్ట్రార్



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:

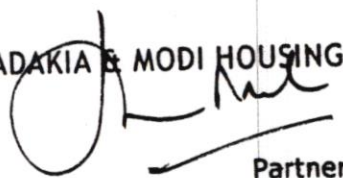
- Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
- Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
- Shri. Immanni Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- Smt. Immanni Seetha Mahalaxmi W/o. Shri. P. Ranjit

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 12/05/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 54 admeasuring 212 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,12,000/- (Rupees Two Lakhs Twelve Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

A-54.sale.deed.

For KADAKIA & MODI HOUSING



Partner

2009 వ సం॥ సెప్టెంబర్ నెల..... వ తేది

1931 వ శా.శ. భాద్రపద మాసం 11 వ తేది

పగలు..... 11 మరియు..... 12 గంటల మధ్య

కామీర్ పేట్ సబ్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి... Soham Modi

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను

అనుసరించి నమర్దించవలసిన ఫోటో గ్రాఫులు మరియు

వేలిపముద్రలతో సహా దాఖలు చేసి రుసుము

రూ. 1050/-లు చెల్లించినారు.

వ్రాసియచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వ్రేలు



Soham Modi s/o.

R/o. S-4-18/294,

Manginri, M. G. Road, Sec 14,



Sub Registrar, Shamerpur

2nd Floor, Soham

Sec 14,

విరూపించినది

① Prabhatkar Reddy

K. Prabhatkar Reddy

O/o: Service, R/o.

M. G. Road,

Sec 14

S/o. K. P. Reddy

S-4-18/294

② B. Raj Kumar

B. RAJ KUMAR

O/o: BUSINESS.

S/o. MUKUND LAL

R/o. ALWAL, SEC 14

2009 వ సం॥ సెప్టెంబర్ నెల..... వ తేది

1931 వ శా.శ. భాద్రపద మాసం 11 వ తేది

 2/9/09

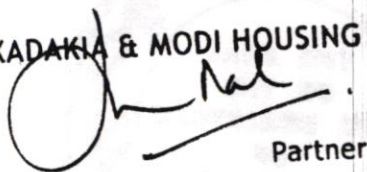
సబ్ రిజిస్ట్రారు

కామీర్ పేట్

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 54 admeasuring 212 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.2,12,000/- (Rupees Two Lakhs Twelve 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. 20140/- is paid by way of challan No. 876274 dated 2/9/09, drawn on SHB, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING



Partner

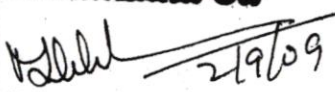
1వ పుస్తకము 2009వ సం॥ పు.....1362
 దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10
 ఈ కాగితము వరుస సంఖ్య.....3


 సబ్-రిజిస్ట్రార్

An Amount of Rs. 18,980/- towards Stamp Duty including Transfer
 Duty and Rs. 1060/- towards Registration Fee was paid by the party
 through Challan Receipt Number 876274 Dated 02/09/2009
 at S.B.H. Bank Thumkur Branch


 Sub Registrar

1వ పుస్తకము 2009వ సం॥ (కా.క. 1931) సం॥ పు
 1362
 తంజావూరు రిజిస్ట్రేషన్ కేసు నంబరు 1516-I-1362-2009
 నిమిత్తం దస్తావేజు మొత్తము 1516-I-1362-2009
 ఇవ్వబడినది.
 2009వ సం॥ సెప్టెంబర్ 2 వ తేది


 సబ్-రిజిస్ట్రారు అధికారి



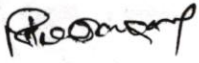
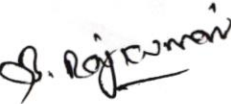
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 54 admeasuring about 212 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:

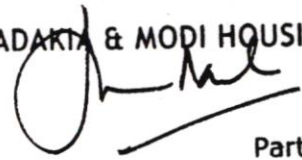
North	Plot No. 53
South	Plot No. 55
East	30' wide Road
West	Neighbour's Land

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 KADAKA & MODI HOUSING



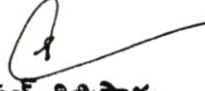
Partner

(Soham Modi)

VENDOR

VENDEE

1వ పుస్తకము 2009వ సం॥ పు.....1362
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10
ఈ కాగితము వరుస సంఖ్య.....4


సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO.54, FORMING A PART

IN SURVEY NOS. 1139**Situated at**

SHAMIRPET VILLAGE,

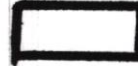
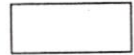
SHAMIRPET

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MR. C. JANARDHAN REDDY, SON OF PAPI REDDY**REFERENCE:**
AREA:

212

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Neighbour's Land

Plot No. 53

58'-9"

32'-6"

Plot No.54

30' wide road

Plot No. 55

N
↑**WITNESSES:**

1.

2.

For KADAKIA & MODI HOUSING

Partner

SIG. OF THE VENDOR

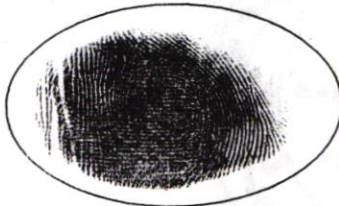
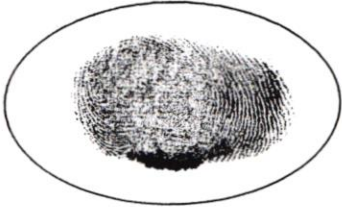
SIGN. OF THE BUYER

1వ పుస్తకము 2007వ సం॥ పు.....1362
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10
ఈ కాగితము వరుస సంఖ్య.....5

సబ్-రిజిస్ట్రారు



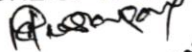
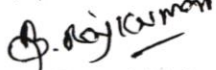
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: <u>M/s, KADAKIA & MODI HOUSING</u> HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			BUYER: MR. JANARDHAN REDDY. C S/O. MR. PAPI REDDY R/O. 101, VIJAYA RESIDENCY, STREET NO. 10, LANE NO. 3, KARTIKEYA NAGAR, NACHARAM, HYDERABAD.
			ATTORNEY: <u>CUM REPRESENTATIVE.</u> MR. BHAGVAN REDDY S/O. MR. SHIVA RAM REDDY 101, VIJAYA RESIDENCY, STREET NO. 10, LANE NO. 3, KARTIKEYA NAGAR, NACHARAM, HYDERABAD - 500 076.

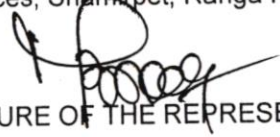
For KADAKIA & MODI HOUSING

 Partner

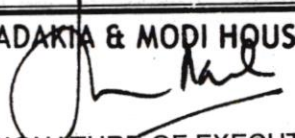
SIGNATURE OF WITNESSES:

1. 
2. 

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
 I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
 Mr. Bhagvan Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of
 Assurances, Shamirpet, Ranga Reddy District.


 SIGNATURE OF THE REPRESENTATIVE

For KADAKIA & MODI HOUSING


 SIGNATURE OF EXECUTANTS


 SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009వ సం॥ పు.....1362

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10

ఈ కాగితము వరుస సంఖ్య.....6

సబ్-రిజిస్ట్రార్



PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE
Sohan Modi

Chief Commissioner of Income-tax, Andhra Pradesh

For KADAKIA & MODI HOUSING

[Signature]
Partner

1వ పుస్తకము 2009వ సం॥ పు..... 1362

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితము వరుస సంఖ్య..... 7

సబ్-రిజిస్ట్రారా



1వ పుస్తకము 2009వ సం॥ పు..... 1362
దస్తావేజు మొత్తము కౌగితముల సంఖ్య..... 10
ఈ కౌగితము వరుస సంఖ్య..... 8


సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M BHAGAVAN REDDY

SHIVARAM REDDY MOGULLA

26/08/1968

Permanent Account Number

AJMPM7145D

Signature



Handwritten signature

1వ పుస్తకము 2007వ సం॥ పు..... 1362
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 9

సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 1381/2009 of SRO: 1516(SHAMIRPET)

Presentant Name(Capacity): SOHAM MODI(OT)

Report Date: 02/09/2009 15:44:30

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) C.JANARDHAN REDDY 101,VIJAYA RESIDENCY,STREET NO.10,LANE NO.3,KARTIKEYA NAGAR,NACHARAM,HYD (SPA HOLDER)	
2			M/L. ICADARIA & MODI HOUSING (EX) REP BY ITS MANAGING PARTNER:SOHAM MODI OFFI:-5-4-187/3 & 4,II FLOOR,SOHAMMANSION,M.G.ROAD,SEC	

Identified by

Witness 1

Witness 2

Photos and TIs

captured by me

Capture of Photos and TIs

done in my presence

1362
1వ పుస్తకము 2009వ సం॥ పు.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితము వరుస సంఖ్య.....


సబ్-రిజిస్ట్రారు

