SCANNED
अगरतीय गेर न्यायिक
एक सो रुपये
Rs. 100
HUNDRED RUPEES

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K. SATISH KUMAR

SATISH KUMAR G.V.L. No. 10/2000 R.No. 16/2009 9-2-20, Preministripot (VIII), Rajendra ivager (N.H.), R.R. Olsi

sold to Jeaksleyn

sold to Jeaksleyn

or Whom Kadakia & Modi Housing

### SALE DEED

This Sale Deed is made and executed on this the 27<sup>th</sup> day of January 2010 at SRO. Shamirpet, Ranga Reddy District by:

M/S. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 5#1-187/3 & 4, II Floor, Soham Mansion, M.G. Road. Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi. 1ged 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, et 1.)

INFVOUR OF

MR. EASO VARGHESE, SON OF LATE T. E. GEEVARGHESE aged about 38 years, Occupation: Service, residing at Plot No. 12, Sri Sai Nagar Colony. Lothkunta, Schunderabad, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, as ignees, etc.).

For KADAKIA & MODI HOUSING
Partner



1వ పుస్తకము 2010 వ సింగ్ల్లు పు	95
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ENDORSEMENT

Cartified that the following amounts have been paid in respect of this cocument; By challen No. 868 !! 5 Dt. 27 of 2010

సబ్-రిజిస్ట్రారు

1. Stamp Duty:

1.	in	the	shape	of	stamp	papers.	

2. in the shape of challan

(u/s.41 of I.S.Act.1899) 3. In the shape of cash

(u/s.41 of i.S.Ac:.1899)

4. adjustment of stamp duty u/s.16 of f.S. Act.1899 If any

II. Transfer Buty:

1. in shape of challan

2. in the shape of cash

III. Registration fees:

1. In the shape of challan

2. In the shape of cash

IV. User Charges

1. In the shape of thellan

2. In the shape counsh

Rs 100/-

Rs. 1, 07, 900f-

Rs. -

Rs. ~

Rs.

Rs. 6000

Total Rs. 1, 14100/-

SUB REGISTRAR

SHAMMET

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### 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 deecs as given hereunder and hereinafter referred to as the Schédule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Sq.yds.)
1.	12499/2006	30.08.2006	1139	50.50 Sq.yds
2.	8096/2006	30.05.2006	1139	5050 Sq.yds
3.	8097/2006	30.05.2006	1139	505) Sq.yds
4.	8098/2006	30.05.2006	1139	505 ) Sq.yds
5.	11482/2006	10.08.2006	1139	505) 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.
- 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. 38 admeasuring 240 sq. yds along with semi-finished construction having a total area of 1849 sft (built-up area 1620 sft + terrace area 93 sft + portico area 166 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.12,00,000/- (Rupees Twelve Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA 8 MODI HOUSING
Partner

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193   వ శా. శ మానం 7 వ కేది సబ్-రిజిస్టారు
పగలుగంటల మధ్య
కామీర్పేట్ సబ్ రిజిషారు ఆఫీసులో
e/Jan Sonam Modi
రిజి(స్ట్రీషన్ చట్టవుు, 1908 లోని సెక్షన్ 32-ఎ ను
అనుసరించి సమర్పించవలసిన ఫ్లోట్ గ్రాహ్నలు మరియు
<b>30</b> ವರ್ಷ ಜ್ಞಾನ್ ಜ್ಞಾನ್ ಜ್ಞಾನ್ ಬಿ. ಸ್ಟ್ರೀಸ್ಟ್ ಬಿ.
కూ 6000 — లు చెల్లించినారు కానీయిబ్బినట్లు ఓప్పుకొన్నది
ఎడమ ట్రాటన డ్రేలు
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of Chin Wale Oco; Business
Soham Modi Sa Satish mode oce: Buriner Plan £-4-187 3 & 4, and floor, soham Mansion
M. G. Road, Ser Bod.
Preethi Susan Thomas
Do V. J. Thomas
Housewife, Plot No 12,
SRI SAI NAGAIR COLONY,
Lothkunta,
Sec-bad
Processory C. Poalhakar Reddy Do: SCRULES 3/0 K. P. Reddy Do: SCRULES 2:3-64/10/24, Joi wood Colony
Amberpet, Hyderalad,
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(2)

### NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey; transfer and sell the Plot No. 38 ac measuring 240 sq. yds. along with semi finished construction having a total 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.12.00,000/- (Rupees Twelve Lakhs Only) paid by way of Cheque No.872843, dated 22.01.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd. The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that Scheduled Proptery 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 Schedulec 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.
- 7. Stamp duty and Registration amount of Rs. 1,14,000/- is paid by way of challan No. 86811 , dated 27.01.2010, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

For KADAKIA MODI HOUSING

Partner

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	సబ్-రిజిస్త్రారు

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et S.B.H. Bank Thumkunt		13 Juli 27 110
		Sub Registrer

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20/0 soll 827 30 27	نعم

సబ్-రిజిస్టారు అధికారి

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SHAMEERPET
SHAMEERPET

### SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 38 admeasuring about 240 sq. yds, along with semi-finished construction having a total 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, Shamirpe Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North Plot No. 39
South Plot No. 37
East Plot No. 36
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:

- Amai

2. Prosacof

FOR KADAKIA & MODI HOUSING

(So nam Modi) VENDOR

VENDEE

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### ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND

bearing Plot No. 38 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

: 240 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. 12,00,000/-

For KADAKIA & MODI HOUSING

Date: 27.01.2010

Signature of the Executary stner

### CERTIFICATE

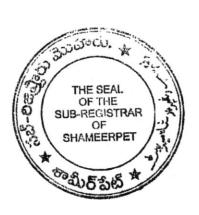
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

FOR KAPAKIA & MODI HOUSING

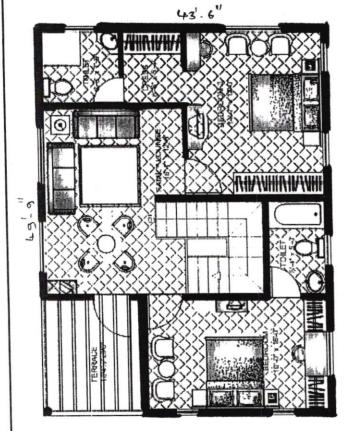
Date: 27.01.2010

Signature of the Executar Bartner

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	()
	సబ్-రిజిస్తారు



**REGISTRATION PLAN SHOWING** PLOT NO.38, FORMING A PART IN SURVEY NOS. Situated at 1139 Mandal, R.R. Dist. SHAMIRPET VILLAGE, SHAMIRPET VENDOR: M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS PARTNER MR. SOHAM MODI, SON OF SRI SATISH MODI BUYER: MR. EASO VARGHESE, SON OF LATE. T. E. GEEVARGHESE REFERENCE: SCALE: INCL: EXCL: 240 SQ. MTRS. SQ. YDS. AREA:





### $N \leftarrow \Box$

### FIRST FLOOR

NORTH: PLOT NO. 39 SOUTH: PLOT NO. 37 EAST: PLOT NO. 36 WEST: 30' WIDE ROAD

### WITNESSES:

1. Das

2. Presaco

### **GROUND FLOCR**

AREA OF GROUND FLOOR: 810.00 SFT.
AREA OF FIRST FLOOR: 810.00 SFT.
TOTAL BUILT-UP AREA: 620.00 SFT.
TERRACE AREA: 93.00 SFT.
PORTICO AREA: 136.00 SFT.
FOR KADAKIAN MOD, HOUBING

Partner

S G. OF THE VENDOR

S:GN. OF THE BUYER

1వ పుస్తకము 2010 వ సం!! పు	75
దస్వావేజు మొత్తము కానితముల సంఖ్య.	10
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సబ్−రిజి(<del>స్టార</del>ు



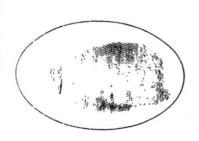
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

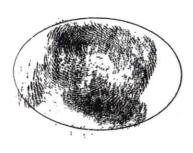




### VENDOR:

M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MAN SION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER

MR. SOHAM MODI S/O. MR. SATISH MODI





### **BUYERS:**

MR. EASO VARGHESE S/O. LATE T. E. GEEVARGHESE R/O. PLOT NO. 12 SRI SAI NAGAR COLON'' LOTHKUNTA SECUNDERABAD.

SIGNATURE OF WITNESSES:

1. Apas

2. Prestore

FOR KADAKIA & MODILHOUSING

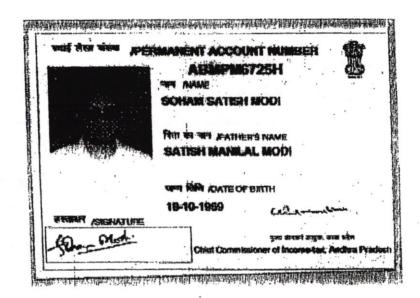
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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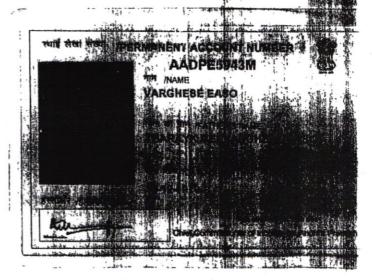
WITNESS: 2

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1874:
Permanient Account Number
AWSPP8104E

FOR KADAKIA & MODI HOUSING

**Partner** 

www.closes.co	95	
13 పుస్తకర్వా 10/0 ప్రస్తర్వా పు	10	
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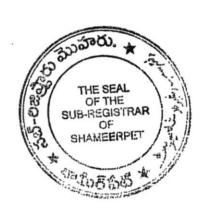


इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें मुख्य आयकर आयुक्त, आयकर भवन, बशीर बाग, हैदराबाद - 500 004. In case this card is lost/found,kindly inform/return to the issuing authority: Chief Commissioner of Income-tax, Aayakar Bhavan, Basheerbagh,

Hyderabad - 500 004.



1వ పుస్తకము 20 <i>10</i> వ్ర సం!! పు	95
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## Photographs and FingerPrints As per Section 32A of Registration Act 1908\*

C.S.No./Year: 000098/2010 of SRO: 1516(SHAMIRPET)

Presentant Name(Capacity): SQHAM MODI(OT)

Report Date: 27/01/2010 13:47:24

This report prints Photos and FPs of all parties

SINo.

2

**Thumb** Impression

Photo

Name and Address of the Party

PartySignatu



(CL) EASO VARGHESE P.NO.12.SR SAI NAGAR COLONY.LOTHKUNTA.SEC-BAD



(EX) REP BY ITS MANAGING PARTNER:SOHAM MODI 5-4-187/3 & 4.1 FLOCK.SOHAMMANSION.M.G ROAD.SE

Identified by

Witness 1

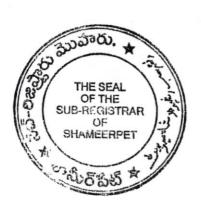
Witness 2 Rose

captured by me

Capture of Photos and TIs

done in my presence

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ఈ కాగితము వరుస సంఖ్య	10
	సబ్-రిజిబ్రస్టారు





# CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆఫ్టిపై తాకట్టు భార ధృవీకరణ ప్రతమ

Page/ పుట : "

SRO/ 3.3.3.

Certificate No/ ఛ్ఫపీకరణ పత్రము సంఖ్య :

\$/ 'Swe VILL'COL : CHAMIRPET Sri/Smt EASO VARGHESE TIAMTEDET

Application No/ ఫరఫాస్తు సంఖ్య :

Date/ ತೆದಿ :

DATE : TIME of Application of EC: 28-01-2010 00:00:00

995 having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of unde r mentioned property. ఈ దిగుమనుదహారించిన ఆస్థి గురించి ఏమైనా రిజిస్టరు కాబడిన తాకటు రాగా చార చర్యల విచరములు తెలువు దృవవు(అములై చరథాను చేసిన మీదల రాగాగార్: ,1139, PLOT: ,38, EXIENT: 240 రెష్ట్ 30 కోట్: 1849 రెక్ట్ NORTH: PLOT NO.39 రెర్టాగు: PLOT NO.37 EAST: PLOT NO.36 NEST: 30' NI

I hereby certify that a search has been made in Rook I and in the Indexes relating thereto for R. O. SHAMTROET, for 16 for arts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear Years from 9561-50-70 ರ 7:-01-20TO

DATE C TIME of Generation of EC: 28-01-2010 15:27:16

ప్రన్నిపినీ ఇందుమూలముగా నేను ధృవికరించుచున్నాను. ుం. ు వరకు 1 వ ప్రస్తకము మరియు అందులకు సంబంధించిన ఇండెక్కులలో సదరు ఆమ్మల ోసం సంబంధించిన శాకట్లు చైరాలను వెడిస్ మీదల ఈ (కింద సమాదు పర్కిన తాకట్లు వైరాలు

	2		(1) States
	VILL/COL: SHAMIRDET HOUSE SITE AREA W-B: 0-0 SHAWKY: 11.39 PHATT: HOUSE: 0 RYTKHT: 15050_50_Y0470Boundires: [N1: LAND BELONGING TO VENDORS [5]: LAND BELONGING TO VENDORS [6]: SY.NO. 1078 & 1138 [W]: SY.NO. 1083, 1187, 1188 & 1140	VILL/COL: SHAMIRPET HOUSE SITE AREA W-B: 1-1 SURVEY: 1139 FLOT: 38 HOUSE: / FLOAKSBUL, 91, 05, # EINENT: 420 UQ. Nds UULLT. 1849 Sq.ft Boundfres: [N1: FLOT NO.39 [5] FLOT NO.37 [E]: FLOT NO.36 [W]: 30' WIDE ROAD LINK DOCT: 1516,12499/2006#	(A) Description of Property ೨೬ ಎಸರ್ಜ್ ನಿನ್ನಾಯಕ
30-08.3.5	(R) 30-08-2006 (F) 30-08-2006 (E) 30-08-2006	(R) 27-01-2010 (E) 27-01-2010 (E) 27-01-2010	Date of (E)xecution (R)egistration ರ್ಷ-ನಿರ್ವಾಸ್ತ್ರವಾಗಿ ಸಂಪ್ರಾಧ್ಯಕ್ಷ ಸಂಪ್ರತ್ನಿಸುವ ಸಂಪ್ರತ್ನಿಸುವ ಸಂಪ್ರತ್ನಿಸುವ ಸಂಪ್ರಕ್ಷಿಸುವ ಸಂಪ್ರಕ್ಷಿಸು ಸಂಪ್ರಕ್ಷಿಸುವ ಸಂಪ್ರಕ್ಷಿಸುವ ಸಂಪ್ರಕ್ಷಿಸುವ ಸಂಪ್ರಕ್ಷಿಸುವ ಸಂಪ್ರಕ್ಷಿಸು ಸಂಪ್ರಕ್ಷಿಸುವ ಸಂಪ್ರಕ್ಷಿಸುವ ಸಂಪ್ರಕ್ಷಿಸುವ ಸಂಪ್ರಕ್ಷಿಸುವ ಸಂಪ್ರಕ್ಷಿಸು ಸಂಪ್ರಕ್ಷಿಸು ಸಂಪ್ರಕ್ಷಿಸು ಸಂಪ್ರಕ್ಷಿಸುವ ಸಂಪ್ರಕ್ಷಿಸು
المرارف	alue: Rs.	0101 Sale Mkt.Value:Rs. 675586 Cuis.Value:Rs.	(b) Nature & Value of Document المعاقبة المعاقب
PRASAD 1 EX. IMMANNI JEHKAT RAG	1 CL) M/S. KADAKÍA 6 MODI HOUSING 1 EX: TMMANNI SATHYAVENT 2 (CL) Rep. by: - SOHAM MODI 2 EX: TMMANNI RAVI KIRAN 2 EX: TMMANNI SATHYANABAYANA KBISHNA	(CI) FARO VARGHESE  (EX:M.J. EXDEKLA & NULL LUCUMU  FARTMER: SOEAN MODI	Names of Parties / ప్రాశ్రీల వివరములు Executants (Ex) and Glamants (Ci) ్లోని ఇస్తున వారు మాహ్మం చెప్పున వారు (5) (6)
	0/0 CD Volume ?006 178 of SHO	e/e #5	Ref. to Document Entry ద్వారణ కాస్త్రీ సివరగా  Vol.No./Page No. Document NorYear నాల్వం / హుం దవ్రావేజు నెం / సం  (7) (8) (9) (10)

uso certify that except the afore. ... acts and encumbrances no other act and encumberances affecting the ුද් බනසර බර්ධ වූ වියාබස මේ ලැබැන් වූ ගැනීම සහ යන ගත්ත කර වූ විද්යාම සහ කර අපදාර කිලිපත කිරී ತಿರಂಪುಸುನ್ತಾನು.

Search made and certificate prepared by/ దృవీకరణ పుత్రము తయ్. : ..స్. ారు NAMED AND

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Search verified and certificate examined by/ సరి బ<sup>్</sup> స్ఫ్ఫ్ఫ్స్స్స్ బాదు

OFFICE SEAL & DATE ಶರ (ಅಯಮ: ಮಾರ್ಬ್ ತಿರಿ