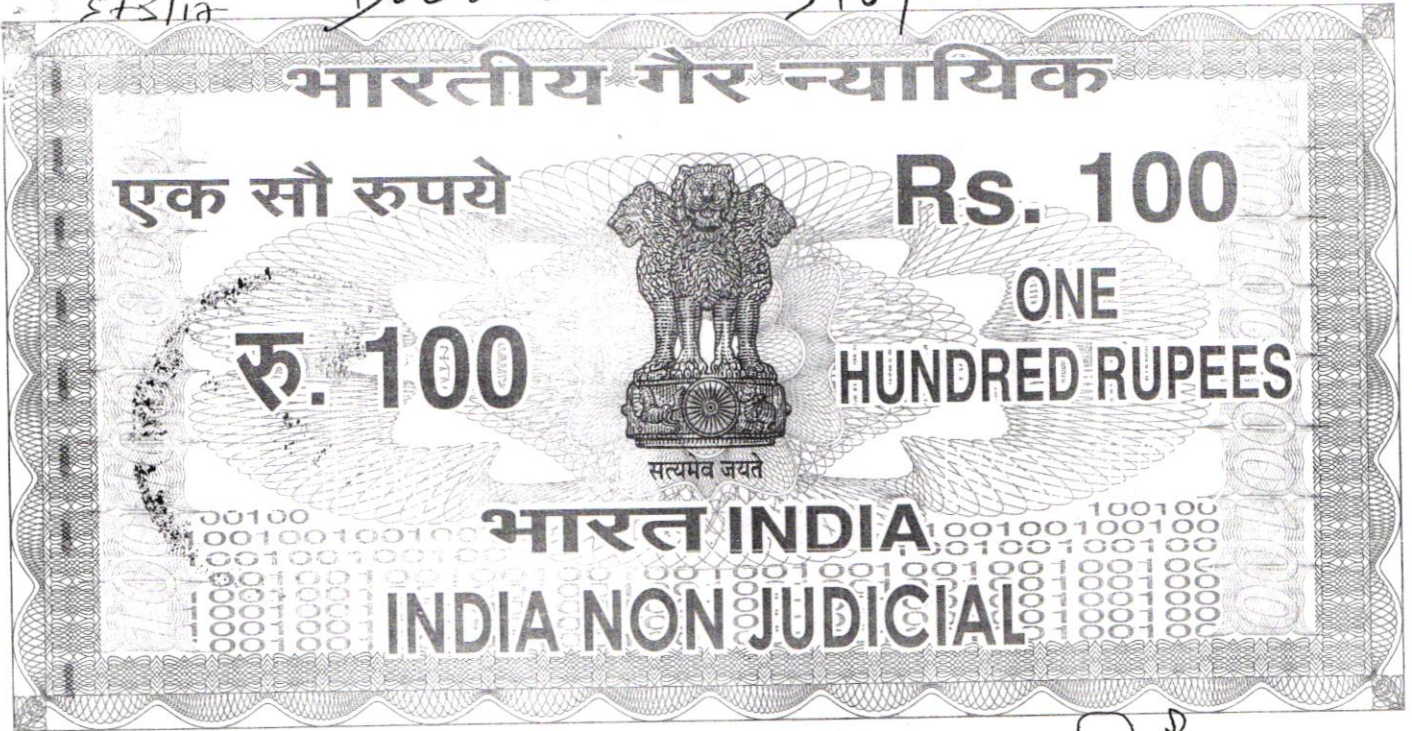


375/1a Document no. 376/2017

378



తెలంగాణ తెలంగాణ TELANGANA



D 503792

S.No. 13106 Date:07-10-2015

Sold to: RAMESH

S/o. NARSING RAO

For Whom:M/s.KADAKIA & MODI HOUSING

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

SALE DEED

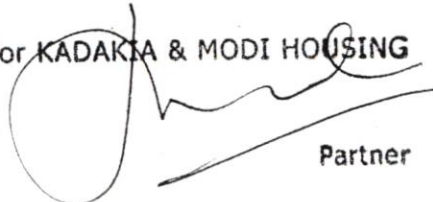
This Sale Deed is made and executed on this the 6th day of February 2017 at S.R.O, Vallabhnagar, Medchal-Malkajgiri District by and between:

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 Late Satish Modi, aged about 47 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.)

INFAVOUR

Mr. Ankerla Surender, Son of Mr. A. K. Moorthy, aged about 52 years residing at Flat No. 403, 4th Floor, Sai Ram Heavens, Ramraj Nagar Colony, Old Bowenpally, Secunderabad - 500 011 {Pan No. AEMPA4064N, Mobile No.9177376998}, 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



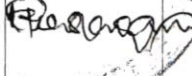
Partner

Presentation Endorsement:

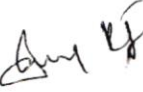
Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15000/- paid between the hours of 2 and 3 on the 6/2/17 by Sri Soham Reddy

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 ANKERLA SURENDER [1508-1-2017-375]	ANKERLA SURENDER S/O. A.K.MOORTHY F.NO.403, 4TH FLOOR, SAI RAM HEAVENS, RAMRAJ NAGAR COLONY, OLD BOWENPALLY, SEC-BAD-500 011	
2	EX		 REP BY GPA HOLDER [1508-1-2017-375]	REP BY GPA HOLDER K.PRABHAKAR REDDY VIDE D.NO.2/IV/2010 DT.27/01/2010 AT SRO, SHAMEERPET S/O. K.PADMA REDDY H.NO.5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, MG ROAD, SEC-BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 G.BHASKER::06/02/2 [1508-1-2017-375]	G.BHASKER H.NO.12-1- 502/A,LALAPET,SEC-BAD	
2		 CH.NAGARAJU::06/02/2 [1508-1-2017-375]	CH.NAGARAJU H.NO.1-9-202/8,HANUMAN NAGAR,KUSHAIGUDA,HYD	

06th day of February, 2017

Signature of Sub Registrar
Vallabh Nagar
Exercising the powers of
Registrars under Section 30



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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 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

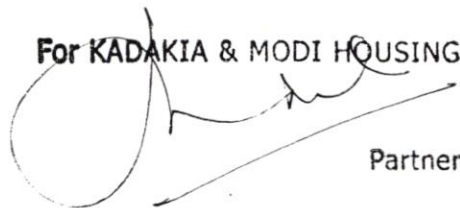
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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. 29 admeasuring 178 sq. yds. along with semi-finished construction having a total area of 1831 sft, hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING



Partner

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	119900	0	0	0	120000
Transfer Duty	NA	0	45000	0	0	0	45000
Reg. Fee	NA	0	15000	0	0	0	15000
User Charges	NA	0	100	0	0	0	100
Total	100	0	180000	0	0	0	180100

Rs. 164900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15000/- towards Registration Fees on the chargeable value of Rs. 3000000/- was paid by the party through E-Challan/BC/Pay Order No ,650IYR040217 dated ,06-FEB-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 180000/-, DATE: 06-FEB-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 002389176,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: KADAKIA AND MODI HOUSING,CLAIMANT NAME: MR. ANKERLA SURENDER).

Date:

06th day of February,2017

Signature of Registering Officer
Vallabhnagar

Bk-1, CS No 375/2017 & Doct No
376 / 2017. Sheet 2 of 9
Sub Registrar
Vallabhnagar

15 వున్నకము 2017 సం./ శాశ 1924 సం|| పు
376 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1508- 1.....376 - 2017.

తదా. 6/2/17

కె. సుబ్రహ్మణ్యం
వడ్ రిజిస్ట్రారు
వల్లభనగర్

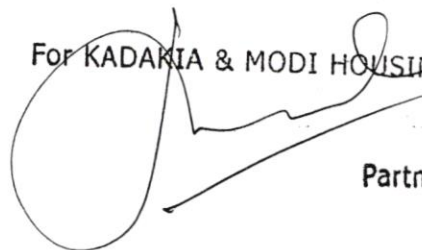


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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 29 admeasuring 178 sq. yds., along with semi-finished construction having a total area of 1831 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.30,00,000/- (Rupees Thirty Lakhs Only) loan availed from Axis Bank 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

Bk-1, CS No 375/2017 & Doct No
376 / 2017. Sheet 3 of 9 Sub Registrar
Vallabh Nagar



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SCHEDULED PROPERTY

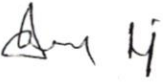
All that piece and parcel of bungalow on bearing Plot No. 29 admeasuring about 178 sq. yds., along with semi-finished construction having a total area of 1831 sft., in the project known as "Bloomdale" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District now under Medchal-Malkajgiri District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 28
South	Plot No. 30
East	30' wide road
West	Plot No. 45

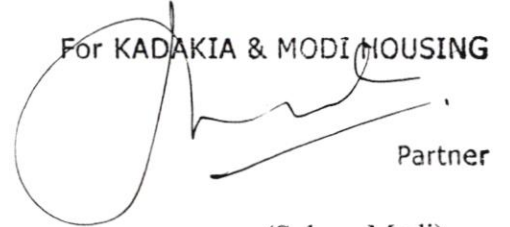
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For KADAKIA & MODI HOUSING


Partner

(Soham Modi)
VENDOR


VENDEE

Bk - 1, CS No 375/2017 & Doct No
336 / 2017. Sheet 4 of 9 Sub Registrar
Vallabh Nagar



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A N E X T U R E - 1 - A

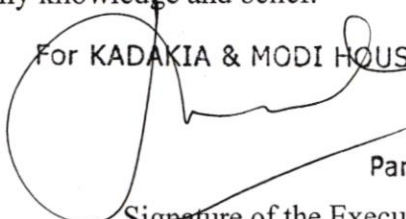
1. Description of the Building : All that piece and parcel of semi-finished bungalow on bearing Plot No. 29 in the project known as "Bloomdale" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District now under Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Ground Floor + First Floor)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 178 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor : 928 sft
- b) In the First Floor : 903 sft
-
- Total Built up Area : 1831 Sft**
-
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 30,00,000/-


For KADAKIA & MODI HOUSING
Partner
Signature of the Executants

Date: 06.02.2017

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: 06.02.2017

Bk - 1, CS No 375/2017 & Doct No
376 2017. Sheet 5 of 9 Sub Registrar
Vallabhnagar



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REGISTRATION PLAN SHOWING

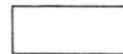
BUNGALOW ON BEARING PLOT NO.29, FORMING A PART

IN SURVEY NOS. 1139**Situated at**

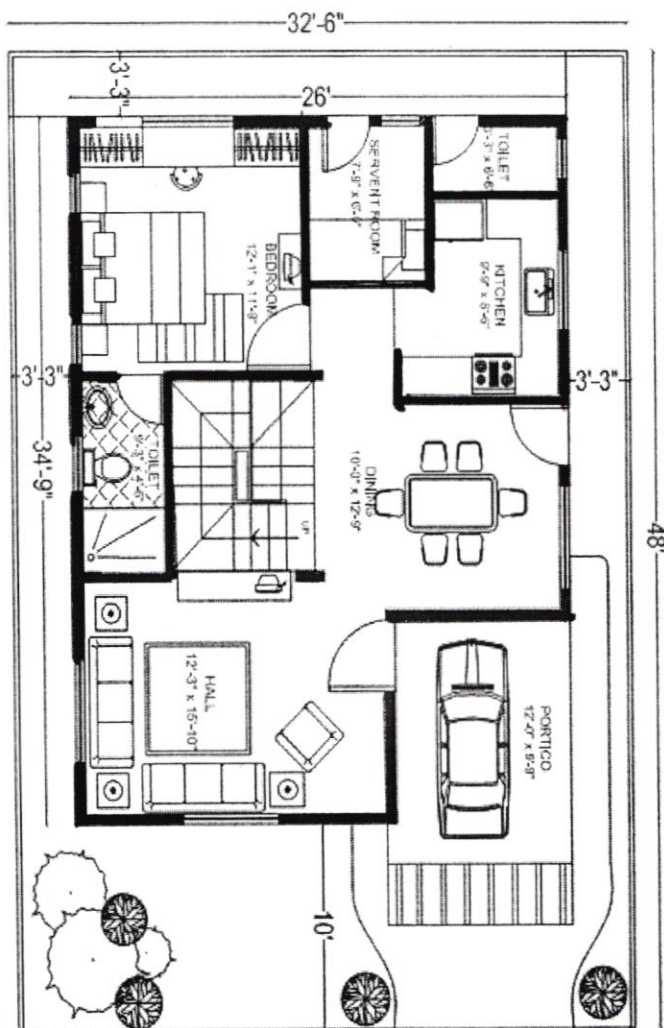
SHAMIRPET VILLAGE,

SHAMIRPET
Mandal, R. R. Dist.
NOW UNDER MEDCHAL-MALKAJGIRI DISTRICT**VENDOR:** M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER

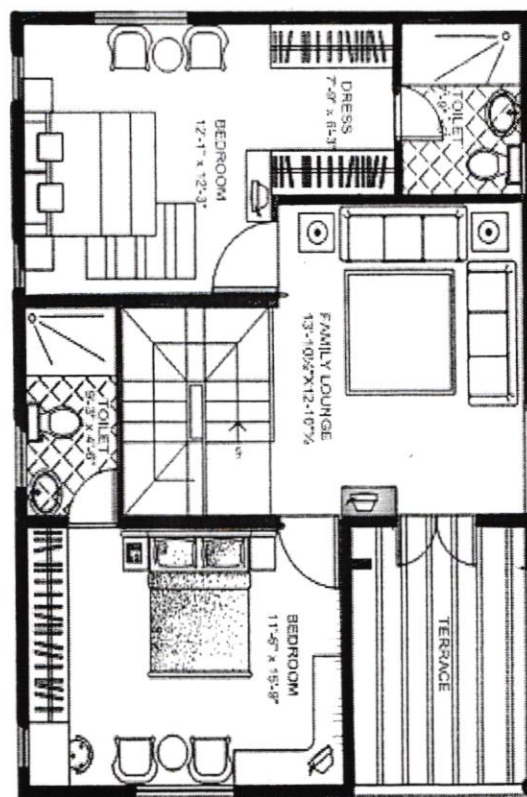
MR. SOHAM MODI, SON OF LATE SATISH MODI

VENDEE: MR. ANKERLA SURENDER, SON OF Mr. A. K. MOORTHY**REFERENCE:****SCALE:****INCL:****EXCL:****AREA:** 178**SQ. YDS.****SQ. MTRS.**

Total Built-up Area – 1831 Sft



GROUND FLOOR



FIRST FLOOR

WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

Partner
SIGN. OF THE VENDOR

SIGN. OF THE VENDEE

Bk-1, CS No 375/2017 & Doct No
376 / 2017 - Sheet 6 of 9 Sub Registrar
Vallabh Nagar



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



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. LATE SATISH MODI



GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010. AT SRO, SHAMEERPET:

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.



VENDEE:

MR. ANKERLA SURENDER
S/O. MR. A. K. MOORTHY
R/O. FLAT NO. 403, 4TH FLOOR
SAI RAM HEAVENS
RAMRAJ NAGAR COLONY
OLD BOWENPALLY
SECUNDERABAD - 500 011

SIGNATURE OF WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

Partner
SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

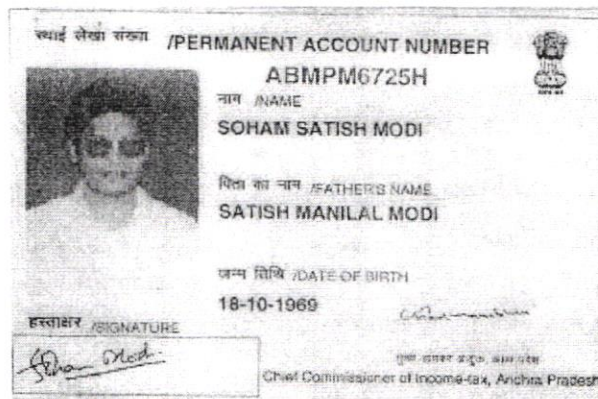
Bk-1, CS No 375/2017 & Doct No
376 / 2017. Sheet 7 of 9 Sub Registrar
Vallabh Nagar



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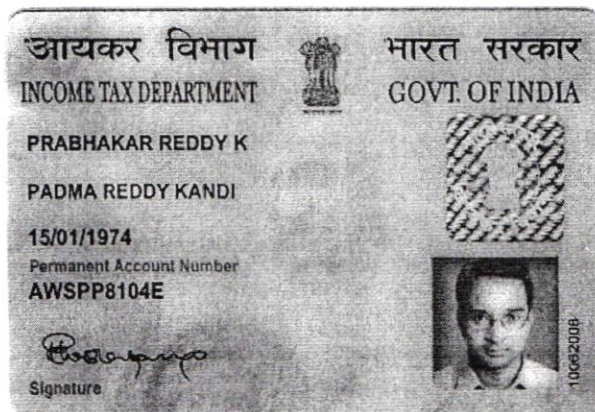


VENDOR:



For KADAKIA & MODI HOUSING

Partner



Prabakar Reddy

Bk-1, CS No 375/2017 & Doct No
376 / 2017 Sheet 8 of 9 Sub Registrar
Vallabh Nagar



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आयकर विभाग
INCOME TAX DEPARTMENT
SURENDER ANKERLA



भारत सरकार
GOVT. OF INDIA



30122012

KRISHNA MOORTHY

18/03/1964

Permanent Account Number
AEMPA4064N

Signature
Signature

इस कार्ड के खोने पर कृपया सूचित करें : लॉटर
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफ़ायर चेंबर,
बानेर टेलिफोन एक्चेंज के मजदीक,
बानेर पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



గుండ్ల భాస్కర్
Gundla Bhaskar

పుట్టిన సంవత్సరం / Year of Birth : 1971
పురుషుడు / Male

2688 4707 0152

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వీరుసామా:
S/O పురుషోత్తం
గ.కె.ఎం.ఎం.ఆర్.ఆ. లాపేట్
లాపేట్, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500017

Address :
S/O Purushotham
12-1-502/A, Lalapet
Lalapet, Secunderabad
Hyderabad, Andhra Pradesh, 500017

ఆధార్ - సామాన్యని హక్కు

- Saamanyuni Hakku

Signature



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



Chanchala Nagaraju

పుట్టిన సంవత్సరం / Year of Birth : 1978
పురుషుడు / Male

7021 5463 0526

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Chanchala
Ramakrishna, 1-9-202/8,
Hanuman Nagar Colony, Near
shishu Mandir School,
Kushaiguda, kapra ECIL Post
Rangareddy, Hyderabad, Andhra
Pradesh, 500062

ఆధార్ - సామాన్యని హక్కు

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. బాక్స్ 20, 1947,
దెన్ న్యూఢి-560001

Bk-1, CS No 375/2017 & Doct No
576 / 2017: Sheet 9 of 9 Sub Registrar
Vallabh Nagar



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