

33 6

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ M/s Kadatic & Modi Housing rep by Schem Modi
ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. SPA & Prabhakar Relli

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	1200000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	2296/11				
రిజిస్ట్రేషన్ రుసుము	6000				
లోటు స్టాంపు (D.S.D.)	95900				
GHMC (T.D.)					
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x	Challan No 357232 dt 20/12/11				
మొత్తం	102000				

(అక్షరాల) Rupees One Lakh Two Thousand only.

తేది 20/12/11

వాచను తేది

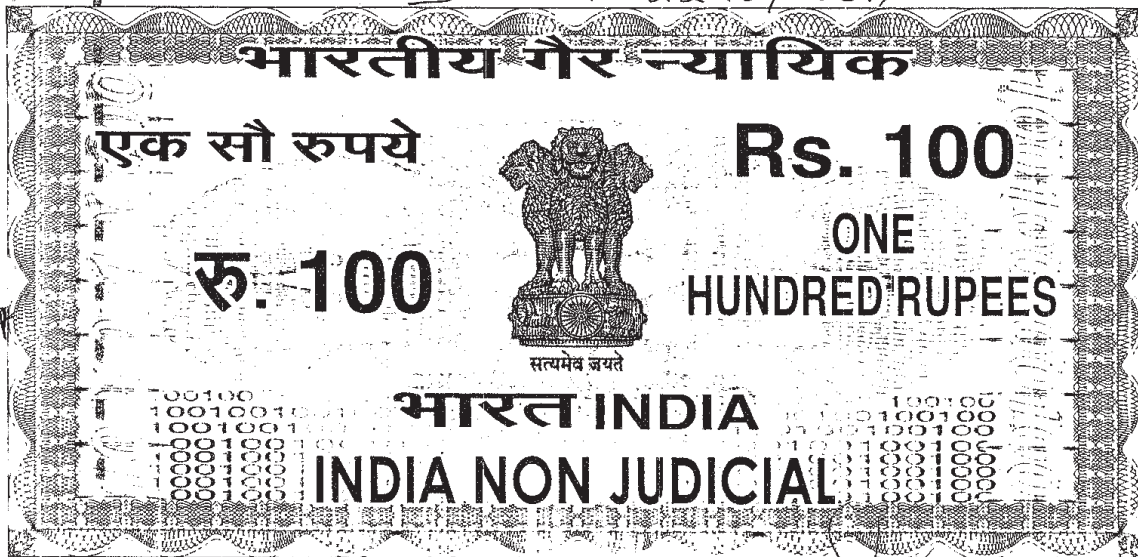
రూపాయల మాత్రమే
20/12/11సీల్
సీల్

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.

SCANNED

A-1

Doc No 2296/2011



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 972240

K. SATISH KUMAR

67052-08/11/2011 1006
Ramesh
C.N. Reddy
Kadakia & Modi Housing

SALE DEED

This Sale Deed is made and executed on this the 20th day of December 2011 at SRO, Shamirpet, Ranga Reddy District by:

M/s. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 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 41 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

Ms. SABIHA HUSSAIN, DAUGHTER OF LATE MHD. ALTAF HUSSAIN, aged about 39 years, Occupation: Service., residing at R.G.R. Siddhanthi Colleges, Sy. No.703, Bolton Road, Opp: - Tivoli Gardens, Near, J.B.S, Secunderabad - 500 003., 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



20.11 వ నంబర్ 2286
 చట్టం నంబర్ 12
 ఈ కార్యము వరుస నంబర్ 1

20.11 వ నంబర్ 20
 1933 వ నంబర్ 29
 పగలు 3
 4

K. Prabhakar Reddy
 తీర్మానము. 1958 తీర్మానము.
 ఆంధ్రప్రదేశ్ సర్వేయింగ్ డివిజన్
 వేరియబుల్ ఫోటో సర్వేయింగ్ డివిజన్
 6000/-
 హైదరాబాద్, ఆంధ్రప్రదేశ్
 ఎలక్ట్రానిక్స్ డివిజన్



Name: K. Prabhakar Reddy
 S/o: S/o. K. P. Reddy
 5-6-187/3 & 4, 2nd floor, Soham mansion, M.G. Road
 Sec'dy Through GFA 1st -
 No - Presentation of Documents, vide GFA no. 02/2010/10
 Dt: 27.1.2010 at SRO, Chennirpet, R.R. Dist.

హైదరాబాద్

① V.K.

Name: A. Venkatesh Reddy
 S/o: S/o. Late Arji. Reddy
 11-152/1, Road no. 2
 Service
 Green Hill Colony,
 Sarovar Nagar, Hyderabad

② A.L.K.

Name: A. Lakshminarayana
 S/o: A. Sathyanarayana
 12-1-1/2/13
 Service
 Main Road, opp. Sairam Hotel
 Lalapet, Hyderabad.

20.11 వ నంబర్ 20
 1933 వ నంబర్ 29

M.L.R.

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. 1, admeasuring 178 sq. yds along with semi-finished construction having a total built-up area of 1849 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 E. AGRI HOUSING



Vendor



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

Sl No.	Description of for / during	In the month of		Total
		11.5 12	Cash 12	
1		100	59900	60,000/-
2		-	36000	36,000/-
3		-	6000	6,000/-
4	Loan Repaid	-	100	1,00/-
	Total	100/-	1,02,000/-	1,02,000/-

9590/-
6000/-
12,00,000/-
20/12/11

Sub-Representative
Collector: US 47 of 5 Art

2286-... 2286

[illegible]

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 1, admeasuring 178 sq. yds. along with semi-finished construction having a total built-up area of 1849 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). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a) Rs. 1,80,000/-(Rupees One Lakh Eighty Thousand Only) paid by way of pay order no.168753, dated 20.12.2011, drawn on Axis Bank, issued by DHFL.
 - b) Rs. 3,00,000/-(Rupees Three Lakhs Only) paid by way of cheque no. 295660, dated 17.12.2011, drawn on Bank of India, Vasavi Nagar Branch, Secunderabad.
 - c) Rs. 3,00,000/-(Rupees Three Lakhs Only) paid by way of cheque no. 295661, dated 17.12.2011, drawn on Bank of India, Vasavi Nagar Branch, Secunderabad.
 - d) Rs. 4,20,000/-(Rupees Four Lakhs Twenty Thousand Only) paid by way of cheque no. 295638, dt. 20.12.2011 drawn on BoI, Vasavi Nagar Br., Sec. Bad.
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.

For KADAKA & MODI HOUSING


Partner

నంబర్ 11 2296
అంబర్ 12
ఈ అంబర్ 3


అంబర్ 2296

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. 1,02,000/- is paid by way of challan No. 357232, dated 20.12.2011, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

SCHEDULED PEOPERTY

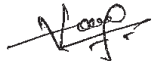
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 1, admeasuring about 178 sq. yds, along with semi-finished construction having a total built-up area of 1849 sft., in the project known as "Bloomdale" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, and bounded on:

North	Plot No. 2
South	Club House
East	Neighbour's Land
West	30' wide road

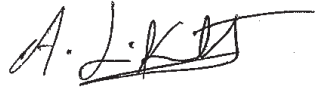
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

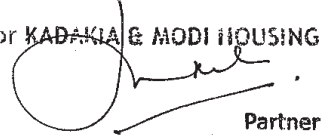
1.



2.



For KADAKIA & MODI HOUSING



Partner

(Soham Modi)
VENDOR



VENDEE

1వ పుస్తకం... 2286.....

దస్తవీరి... 12.....

ఈ... 4.....

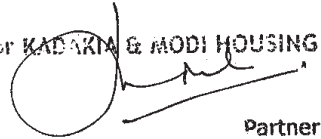


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ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 01 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 : 178 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



Partner

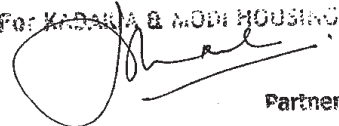
Signature of the Executants

Date: 20.12.2011

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: 20.12.2011

Sabha

అంశం (3) : 2286
దస్తవేజుల సంఖ్య : 12
ఈ కింది విషయం : 5


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REGISTRATION PLAN SHOWING

PLOT NO.01, 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

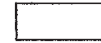
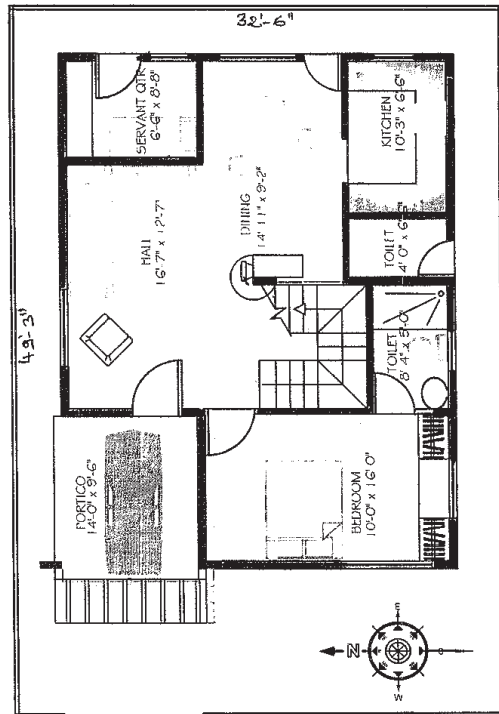
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MS. SABIHA HUSSAIN, DAUGHTER OF LATE MHD. ALTAF HUSSAIN**REFERENCE:****AREA:** 178**SCALE:**

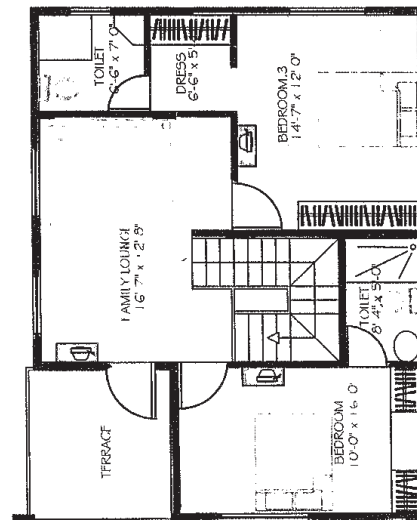
SQ. YDS.

INCL:

SQ. MTRS.

**EXCL:****Total Built-up Area – 1849 Sft**

GROUND FLOOR



FIRST FLOOR

AREA:
GROUND 2 Gsa ft
FIRST 31 Csq ft
TOTAL 62 C sq ft
PORTICO 26 sq ft
Terrace 23 sft

North - Plot No. 2
South - Chp Rd. side
East - Neours Land
West - 30' Wide Road

WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

Partner

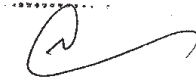
SIG. OF THE VENDOR

SIGN. OF THE BUYER

1వ పుస్తకము 11: 2286

దస్త్రీకములు 12

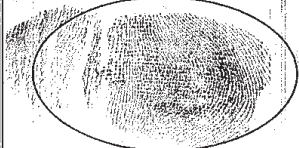
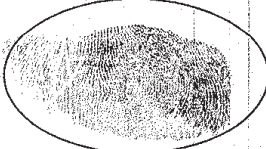
ఈ కుగ్రము పుస్తక సమయము 6



చివరి పేజీ

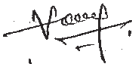


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 2 ND FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD
			<u>BUYER:</u> MS. SABIHA HUSSAIN D/O. LATE. MOHD. ALTAH HUSSAIN R/O. R.G.R. SIDDHANTHI COLLEGES SY. NO. 703, BOLTON ROAD OPP. - TIVOLI GARDENS NEAR, J.B.S. SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

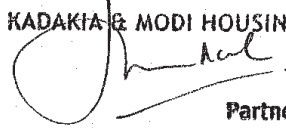
1.



2.



For KADAKIA & MODI HOUSING



Partner

SIGNATURE OF EXECUTANTS

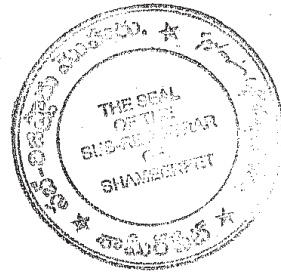

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2011వ సం॥ పు.....2286.....

దస్తవేజు మొత్తము కౌగిటముల సంఖ్య.....12.....

ఈ కౌగిటము వరుస సంఖ్య.....7.....


సబ్-రిజిస్ట్రార్

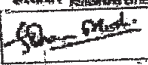


PERMANENT ACCOUNT NUMBER
ABMP185725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1983

SIGNATURE


Chief Commissioner of Income Tax, Andhra Pradesh

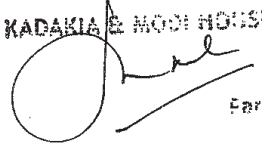
आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSPF0104E

Signature




For KADAKIA & MODI HOUSING

 Partner

1వ పుస్తకము 20|| న పంపింపు 2296
విస్తారము 12
ఈ కృత్యము పంపింపు 8


సాక్షి



WITNESSES NO. 1

Customer Relations Division

 **MODI**
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address:
5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058
www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

ఇ. పు. నంబు 2011 నంబు 2296

దస్తవీరి నంబు 12

ఈ కౌ. నంబు పరిమితి



2011


భారత ఎన్నికల సంఘము
గుర్తింపుకార్డు
ELECTION COMMISSION OF INDIA
IDENTITY CARD
CVG5527247




ఎదురు పేరు : వి.లక్ష్మీకాంత్
 Elector's Name : A.Laxmikantha
 తండ్రి పేరు : వి.సాధనా
 Father's Name : A.Sadhana
 లింగము / Sex : పు / M
 పుట్టిన తేదీ / Date of Birth : XX/XX/1979

CVG5527247

నియోజకవర్గం :
 12-1-1/C/13
 మున్సిపల్ రోడ్ సాయుధా హోటల్ , లాలాపేట్
 , హైదరాబాదు

Address:
 12-1-1/C/13
 Main Road Opp Sairam Hotel,
 Lalapet, Hyderabad

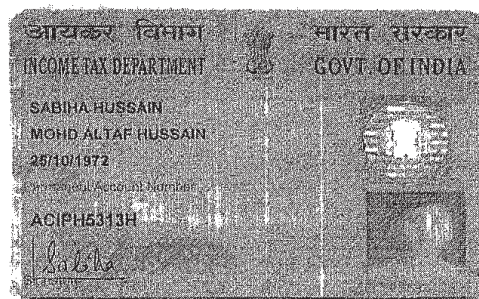
Date: 10/11/2008

ప్రతిపక్ష సంకేతము
 * కృష్ణ రేఖ స్పృహన అధికారి
 70...సికింగ్ బోర్డు కార్యదర్శి, ఎన్నికల సంఘం

Signature of
Returning Officer
 70 - Secunderabad Assembly Constituency
 ఎదురుపేరు మార్పు అన్వేషించి మూల నియోజకవర్గం మీ
 పేరు జాబితాలో చేర్చుకున్న ముఖ్య అధికారికి ఇచ్చి
 పొందుపర్చి సంబంధిత పాత్రలో మీ ఇచ్చి నమోదు చేయవలసింది.
 In case of change in address, mention this Card No. in the
 relevant form for including your name in the Roll at the
 changed address and to obtain the card with same number.

1వ పుస్తకము 20/ | ప సం|| పా..... 2296
2వ పుస్తకము 20/ | ప సం|| పా..... 12
3వ పుస్తకము 20/ | ప సం|| పా..... 10


చెట్టి వేంకటేశ్వర



Sabiha

..... 2286
..... 12
..... 11
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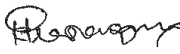
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002317/2011 of SRO: 1516(SHAMIRPET)

Presentant Name(Capacity): K.PRABHAKAR REDDY(SP)

Report Date: 20/12/2011 16:47:18

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SABIHA HUSSAIN R.G.R. SIDDHANTHI COLLEGE,SY NO.703,BOLTON ROAD,OPP: TIVOLI GARDENS.SEC- BAD	
4			(SP) K.PRABHAKAR REDDY Not available	

Identified by
Witness 1
Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

2296
12
12
ఈ కార్యక్రమము వరుస నెలలు

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సర్-రెవెన్యూ

