

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ 4514 Mv. Soham model

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale deed				
దస్తావేజు విలువ	220000/-				
స్టాంపు విలువ రూ.	100/-				
దస్తావేజు నెంబరు	1511/11				
రిజిస్ట్రేషన్ రుసుము	1100/-	RR			
లోటు స్టాంపు(D.S.D.)					
GHMC (T.D.)	12500/-	DSR			
యూజర్ ఛార్జీలు					
అదనపు షీట్లు					
5 x	100/-	4			
మొత్తం	18700/-				

(అక్షరాల)

తేది

9/8/14

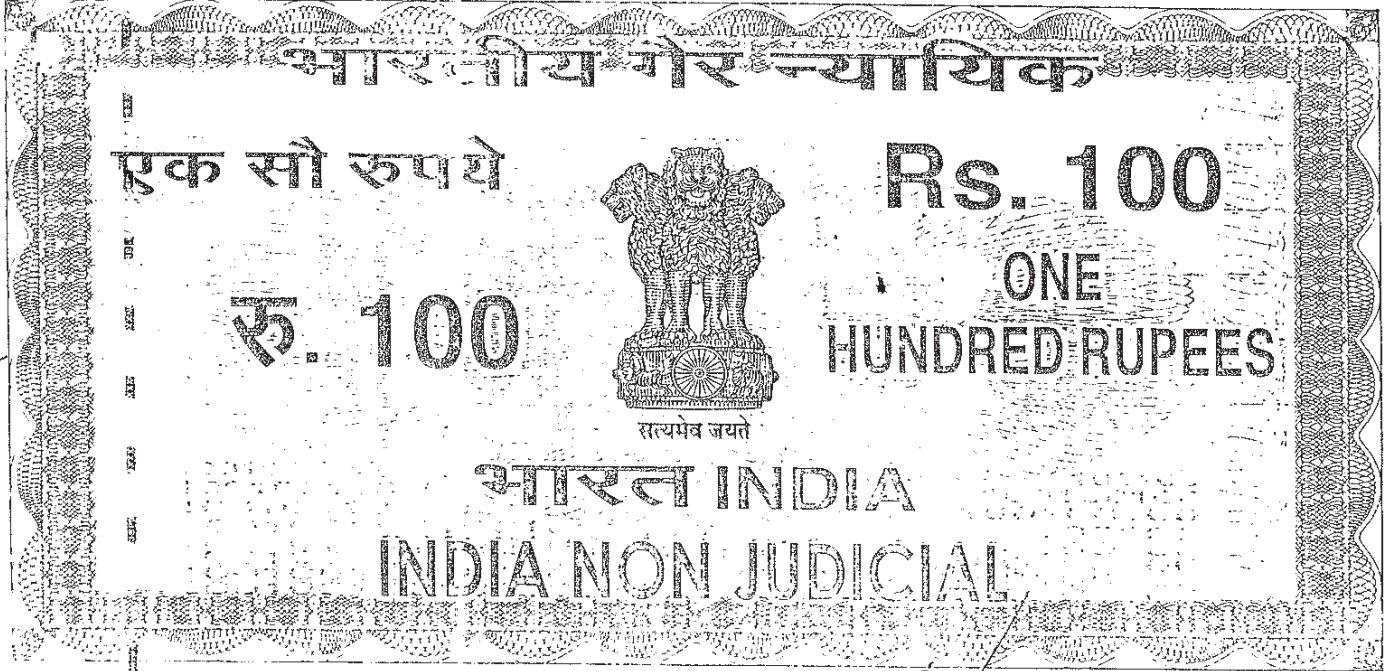
వాపసు తేది

రూపాయలు మాత్రమే

PSR
చీఫ్ రిజిస్ట్రార్
జిల్లా రికార్డులు
హైదరాబాద్

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.

Doc No. 1511 of 2011



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Z 259593

14423 25/05/2005

R. SHANIVAS
S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

Remedy

an Rao

ml kads kage modi housing UPI

SALE DEED

This Sale Deed is made and executed on this the 8th day of August 2011 at S.R.O., Shamirpet, Ranga Reddy 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, 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.)

INFAVOUR

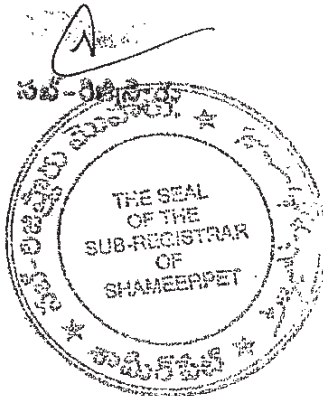
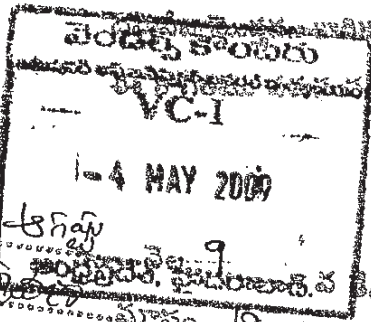
Mrs. MANKOMAL KAUR THAPAR, WIFE OF Mr. MAHEEP SINGH THAPAR, aged about 30 years, residing at H. No. 133/A, Gun Rock Enclave, Phase - I, Secunderabad - 500 009., hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For KADAKIA & MODI HOUSING

Partner

1వ పుస్తకము 2011 వ సం|| పు

1511



1 వ సం||... 9 వ తేది
3 వ శా.శ. సం||... 18 వ తేది
3 మురియు 4

శామీర్ పేట్ నవ రిజిస్ట్రారు అధీశుల
ముఖి... K. Prabhakar
బీ చక్రము, 1908 లోని సెక్షన్ 32-ఎ నా
ంది నమోదించవలసిన ఫోటో ప్రతులు మరియు
ద్రండా సహా దాఖలు చేసి రూసుము
1100/- లు చెల్లించినాడు.
గ్రనట్లు ఒప్పుకొన్నది
మన ధేయ

Prabhakar

Prabhakar

Signature
Name K. Prabhakar Reddy
A/o K. Padma Reddy
Sernie
S-11-187/13 & 4, 4th Floor
Soram Mansion, M. & Road

"Address Proof of the party verified with... Pan card... bearing its distinct No. AWSP81016 issued by... Income Tax Dept... (authority)"

Sec Road, -003- Through G/A An Presentation A documents, vide G/A No. 2/3R/10, Dt. 27.1.2010 at 110, Shamirpet, R.N dist.

మొదటిసారి
Signature
Name Ch. Venkat Lakshmi Reddy
A/o Late Anji Reddy
Sernie
11-187/2, Road no. 2,
Green Hills Colony, Hyderabad

"Address Proof of the party verified with... Driving License bearing its distinct No. 13166/15/10 issued by... RTA, Coll. Hyderabad (authority)"

Signature
Name B. M. Raj Kumar
A/o Muxund Rao
Sernie
1-51, M. Gollavaram
Sec Road

"Address Proof of the party verified with... Pan card... bearing its distinct No. AIDPR 98221 issued by... Income Tax Dept... (authority)"

2011 వ సం||... 9 వ తేది నవ రిజిస్ట్రారు
1933 వ శా.శ. సం||... 18 వ తేది శామీర్ పేట్

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. 19, admeasuring 220 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING



Partner

1511
 1వ పుస్తకము 2011 వ సం|| పు.....
 దస్తావేజు మొత్తము కొనితీయుట సంఖ్య..... 7
 ఈ కొనితీయు వరుస సంఖ్య..... 2


 సబ్-రిజిస్ట్రారు

ENDORSEMENT

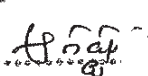
Certified that the following amounts have been paid in respect of this documents

Sl No.	Description of fee/ duty	Stamp Duty	Transfer Duty	Registration fee	User Charges	Total
1	Stamp Duty	100	10900			11000/-
2	Transfer Duty	-	6600			6600/-
3	Registration fee	-	1100			1100/-
4	User Charges	-	100			100/-
	Total	100	18700			18800/-

"Rs. 17500/- towards stamp duty including T.D. under section 41 of the I.S. Act 1889 and Rs. 1100/- towards Registration fee on the chargeable value of Rs. 2,20,000/- were paid by the party through Bank S.B.I. Hyderabad vide cheques/DD/PO? Pay order no. 297367 date 9/8/11"

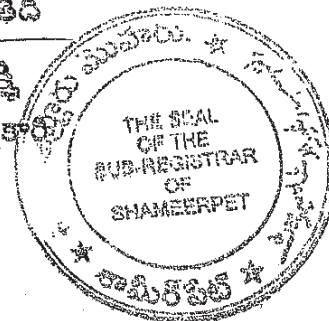

 Sub-Registrar
 Collector U/S 41 of I.S. Act

1వ పుస్తకము 2011 సం|| (కా.శ. 1933) సం|| పు
 1511.....నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516-7.....1511.....-2011
 ఇవ్వబడ్డది.

2011 సం||  సబ్-రిజిస్ట్రారు

9

 సబ్-రిజిస్ట్రారు అధికారి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 19, admeasuring 220 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. 2.20.000/- (Rupees Two Lakhs Twenty Thousand Only) issued by Axis Bank, Service Branch, Hyderabad. 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. 18,700/- is paid by way of challan No. 29736, dated 9.08.11, drawn on State Bank of Hyderabad, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING



Partner

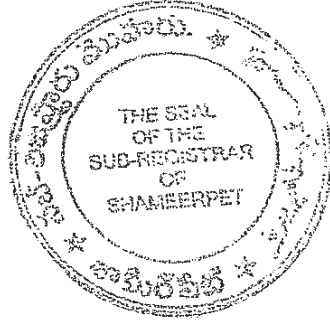
1వ అక్షరము (2011) వ సం. అ..... 1511

దస్తవేజు మొత్తము కలిపించు నంబర్..... 7

ఈ కాలితము వరుస నంబర్..... 3

1

సబ్-రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 19, admeasuring about 220 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 and bounded on:

North	Plot No. 20
South	Plot No. 18
East	Neighbor's Land
West	30' wide road

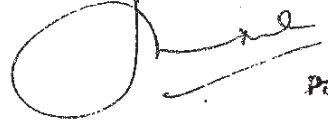
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For KADAKIA & MODI HOUSING

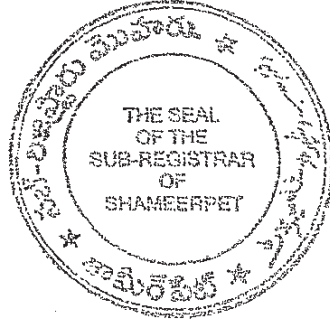

Partner

(Soham Modi)
VENDOR


VENDEE

1వ భద్రాకమం రు.11 వ సం.11 వు..... 1511
దస్త్రీబీహ మొక్కవం దాగిరిమూల నంబు..... 7
ఈ కాగితము వరుస నంబు..... 6

అ
పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO.19, FORMING A PART

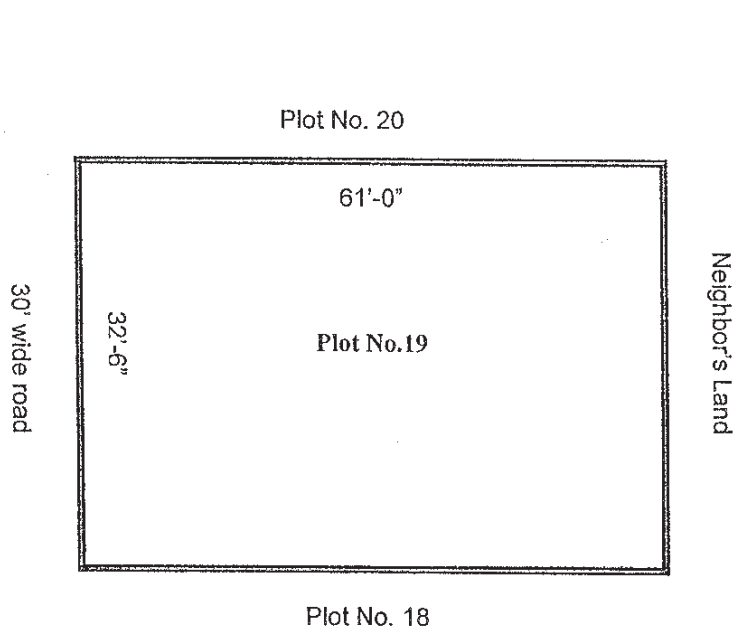
IN SURVEY NOS. 1139**Situated at**

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

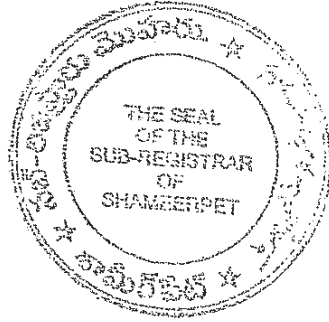
BUYER: MRS. MANKOMAL KAUR THAPAR, WIFE OF MR. MAHEEP SINGH THAPAR**REFERENCE:**
AREA: 220**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****WITNESSES:**

- 1.
- 2.

For KADAKIA & MODI HOUSING
Partner**SIG. OF THE VENDOR**
SIGN. OF THE BUYER

1511
1వ పట్టకము 20.1) వ సం|| పు.....
దస్తావేజు మొత్తము రాగిజమయి సంఖ్య..... 7
ఈ రాగిజము పరమ సూక్ష్మ..... 5


ప్రభు-దిజిస్ట్రారు



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
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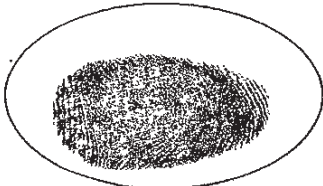
VENDOR:

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



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
& (REPRESENTATIVE TO BUYER)



BUYER

MRS. MANKOMAL KAUR THAPAR
W/O. Mr. MAHEEP SINGH THAPAR
R/O. H. NO. 133/A
GUN ROCK ENCLAVE
PHASE - I
SECUNDERABAD - 500 009..

SIGNATURE OF WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

Partner

SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shamirpet, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2011 వ సం॥ పు.....(511).....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....7.....

ఈ కాగితము వరుస సంఖ్య.....6.....

అ

సబ్-రిజిస్ట్రార్



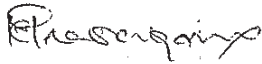
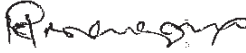
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001524/2011 of SRO: 1516(SHAMIRPET)

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

Report Date: 09/08/2011 15:07:06

This report prints Photos and FPs of all parties

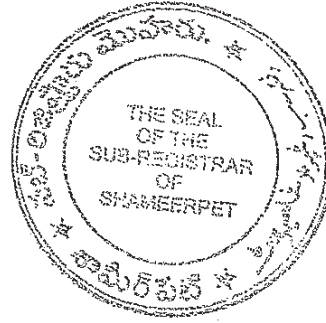
SlNo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) MANKOMAL KAUR THAPAR HNO.133/A,GUN ROCK ENLAVE,PHASE- I,SEC-BAD	
4			(SP) K.PRABHAKAR REDDY Not available	
Identified by Witness 1  Witness 2 		 Photos and TIs captured by me		 Capture of Photos and TIs done in my presence

1511
1511 వ సం॥ పు.....

7
దస్తావేజు మొత్తము కారితముల సంఖ్య.....

7
ఇది కారితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రారు





CERTIFICATE OF ENCUMBRANCE ON PROPERTY/అమ్మి వాళ్ళు భారీ దునికరం నల్లము

CARD
(Computer Aided Registration and Documentation)
Visit us at: <http://ap.gov.in/card>
<http://figs.ap.gov.in>

Certificate No/ ప్రికరణ ప్రకటన సంఖ్య :

Application No/ పంఖాన్ నంబర్ :

Date/ ಪೆರ :

Page/ పుట :

SHAMIRPET
Sri/Smt
MANGMAL KUR THAPAR
16/05/2006

4961
having applied to the Tor a certificate giving particulars of registered rights and encumbrances if any, in respect of under mentioned property.

DATE & TIME of Application of EC: 20-08-2011 00:00:00
I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for acts and encumbrances affecting the said property, and that on such search the following EOTs and EOTs appear.

DATE & TIME of Generation of EC: 20-08-2011 13:23:58
Years from 00-08-1995 to 00-08-2011

95-1-59-15

15-08-01

పం. నుండి
పం. ల మధ్య 12 పుస్తకము మరియు అందులకు నలువంపులైన ఇంజనీయర్ల నదురు ఆస్థల కోసం సంబంధించిన తాకట్టు క్లౌజులు చేపట్టిన విషయం క్రింద మూడు వందల తాకట్టు ఖైదీలను ఇందుమూలముగా నేను ప్రకటించుచున్నాను.

SLNO	(a) Description of Property	Date of (E)xecution (R)egistration (b)స్వేచ్ఛా తేదీ	(b) Nature & Value of Document స్వభావం మరియు విలువ	Names of Parties / పార్టీల పేర్లు Executants (Ex) and Claimants (C) (ప్రాతినిధ్యం వారి పాత్ర పోషించే వారు)	Ref. to Document Entry ద్వైతము పేజీ మరియు		
					Vol.No./Page No. వాల్యూమ్/పేజీ	Document No/Year ద్వైతము నెం./సం.	
(1)	(2)	(3)	(4)	(5)	(6)	(7) (8)	(9) (10)
1	FIELD NO: SHANMUGA CHANNIRERU 10 W-2: 1-6 SUBJECT: 1118 1101: 19 110111 EXTENT: 28 SO/ids BOUNDARY: 1111 1101 1111 1101 1101 1101 1101 1101 1101 1101 1101 1101 1111 1101 1101 LINK DQCT: 1516,8096/2006# 1516,8097/2006# 1516,8098/2006# 1516,11482/2006# 1516,12499/2006#	09-09-2011	1101 SALE MR. Value: 150000 Cons. Value: 220000	1 CHANNIRERU KANTH THAPAR 2 EX/1/5, SHANMUGA & KANTH THAPAR 3 EX/1/5, SHANMUGA & KANTH THAPAR EX/1/5, SHANMUGA & KANTH THAPAR EX/1/5, SHANMUGA & KANTH THAPAR	1511 /	1111	1111
2	FIELD NO: SHANMUGA CHANNIRERU 10 W-2: 1-6 SUBJECT: 1118 1101: 19 110111 EXTENT: 28 SO/ids BOUNDARY: 1111 1101 1111 1101 1101 1101 1101 1101 1101 1101 1101 1101 1111 1101 1101 LINK DQCT: 1516,8096/2006# 1516,8097/2006# 1516,8098/2006# 1516,11482/2006# 1516,12499/2006#	09-09-2011	1101 SALE MR. Value: 150000 Cons. Value: 220000	1 CHANNIRERU KANTH THAPAR 2 EX/1/5, SHANMUGA & KANTH THAPAR 3 EX/1/5, SHANMUGA & KANTH THAPAR EX/1/5, SHANMUGA & KANTH THAPAR EX/1/5, SHANMUGA & KANTH THAPAR	1511 /	1111	1111
3	FIELD NO: SHANMUGA CHANNIRERU 10 W-2: 1-6 SUBJECT: 1118 1101: 19 110111 EXTENT: 28 SO/ids BOUNDARY: 1111 1101 1111 1101 1101 1101 1101 1101 1101 1101 1101 1101 1111 1101 1101 LINK DQCT: 1516,8096/2006# 1516,8097/2006# 1516,8098/2006# 1516,11482/2006# 1516,12499/2006#	09-09-2011	1101 SALE MR. Value: 150000 Cons. Value: 220000	1 CHANNIRERU KANTH THAPAR 2 EX/1/5, SHANMUGA & KANTH THAPAR 3 EX/1/5, SHANMUGA & KANTH THAPAR EX/1/5, SHANMUGA & KANTH THAPAR EX/1/5, SHANMUGA & KANTH THAPAR	1511 /	1111	1111

I also certify that except the above said acts and circumstances no other act and circumstance affecting the said property have been found.

ఈ పత్రమునందుండి ప్రకటించబడిన ఆక్షేపణలు మహారాష్ట్ర మరియు విదేశాల న్యాయ వ్యవస్థలకు చెందినవి కాదు.

Search made and certificate prepared by/ దృఢీకరణ చేయబడిన తరువాత చేసిన చార్టు

SUBREGISTRAR, RAIPUR

రామిరిక్-సింగ్

జులై 1976

శాంతినిధి

చంద్రశేఖర్ శర్మ

శాంతినిధి

Search verified and certificate examined by/ నిరూపించిన మరియు సరికించిన చార్టు

వజ్రచక్రమునకు 100 + 20
శాదీనీముద్ర

Handwritten signature: *[Signature]*
Date: 2/8/11
Stamp: RECEIVED
Stamp: COMMUNICATIONS OFFICE

