

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

4082 Kadakia & Modi Housing rep by Sahem Modi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	234000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	1853/11				
రిజిస్ట్రేషన్ రుసుము	1170				
లోటు స్టాంపు (D.S.D.)	18620				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు					
5 x					
	Challen No 297789 dr 5/11/11				
మొత్తం	19890				

అక్షరాల Rupes Nineteen thousand eight hundred and ninety only

తేది 5/11/11

వాపసు తేది

రూపాయలు మాత్రమే

5/11/11

సహాయక కమిషనరీ

If Document is not claimed within 10 days from the date of Registration, safe custody every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

Doc No 1853/2011

B - 20



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

V 597728

S.No. 63399 Date 28/10/2011

Sold to: Renuka

S/o. B/o. W/o. Natesh Reddy

For Whom: Kadakia & Modi Housing

K. SATISH KUMAR

Licensed Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

H.No.5-2-30, Premavathipet (V),

Rajendranagar Mandal,

Ranga Reddy District,

Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 31st day of October 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 OF

Mr. PUNEET JYOT SINGH THAPAR, SON OF Dr. G. S. THAPAR, aged about 39 years Occupation: Service, residing at 402, Krishna Kasturi Arcade, 6-3-1216/69 & 70, Methodist Colony, Begumpet, Hyderabad - 500 016, 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 20.11 వ సం॥ పు.

దస్తవీజు మొత్తము కాగితముల సంఖ్య

పు. కాగితము వదున సంఖ్య

20.11 వ సం॥ నవంబర్ - 5

1933 వ సం॥ డిసెంబర్ - 14

పేజీలు 12 ముద్రలు 1

కామేశ్వర రెడ్డి రిజిస్ట్రార్ ఆఫీసులో

K. Prabhakar Reddy

04 డిసెంబర్ 1900 లోని సెక్షన్ 32-వ నం

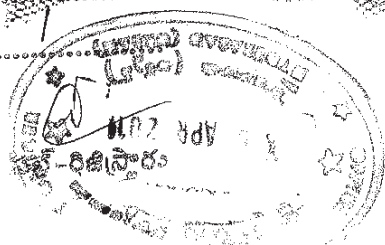
అనుసరించి నమోదు చేయబడిన పోలీస్ స్టాంపు ముద్రలు

పేజీలు ముద్రలు ముద్రలు ముద్రలు

11701-

మొదటి పేజీలోని ముద్రలు

మొదటి పేజీలోని ముద్రలు



Signature K. Prabhakar Reddy
Name K. P. Reddy
S/o Scanie.
Occ Scanie.

No 5-4-18713 E 4, 2nd floor, Sahamunision, M.G. Road, Sec'bad, Through G.A. As Presentation of documents
Vide G.A. no 02/BRK/2010, dt. 27.1.2010 at Sec,
Shamirpet, R.R. district.

① Venkat

CH. Venkatsamone Reddy, S/o. Anji Reddy
Occ: Scanie, R/o. 11-18/2, Road no. 2
Green 15 colony, Saradnagar, Hyderabad.

② K. K. Rama Prasad to late Venkatsamone Reddy
1-21-54/1/1, Venkatsamone Sec'bad - 15

M. L. L.

20.11 వ సం॥ నవంబర్ - 5

1933 వ సం॥ డిసెంబర్ - 14

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

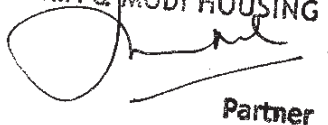
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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. 20, admeasuring 234 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,34,000/- (Rupees Two Lakhs Thirty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING



Partner

1వ పుస్తకము 2011 వ సం॥ పు..... 1853

దస్తావీజ మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితము వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రార్

ENDORSEMENT

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

Sl No.	Description of fee/ duty	In the form of					Total
		Stamp papers	Challan u/s 41 of I.S Act	Cash	Stamp duty u/s 10 of I.S Act	DD/BG/Pay order	
1	Stamp Duty	100	11600				11700
2	Transfer Duty	—	7020				7020
3	Registration fee	—	1170				1170
4	User Charges	—	100				100
	Total	100	19890				19990

"Rs. 18620/- towards stamp duty including T.D. under section 41 of the I.S. Act 1890 and Rs. 11,700/- towards Registration fee on the chargeable value of Rs. 2,34,000/- were paid by the party through Bank S.B.H. Thummalakudi challan/DD/BG? Pay order no. 2927877 date". 5/11/2011

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

1వ పుస్తకము 2011 సం॥ (కా.శ. 1933) సం॥ పు

1853 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్

నిమిత్తం గుర్తింపు నెంబరు 1516-2-1853-2011

ఇవ్వడమైనది.

2011 సం॥ నవంబర్ 5 వ తేది

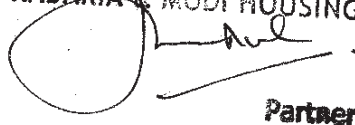
యం. సుబ్బలక్ష్మి
సబ్-రిజిస్ట్రారు అధికారి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 20, admeasuring 234 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.2,34,000/- (Rupees Two Lakhs Thirty Four 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. 19,890/- is paid by way of challan No. 297789, dated 5.11.11, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

For KADAKIA & MODI HOUSING


Partner

1853
1వ పుట్టము నెం. 1) వసంతు.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11
ఈ కాగితము వరుస సంఖ్య..... 3

సబ్-రిజిస్ట్రార్



SCHEDULED PLOT

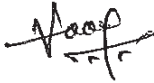
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 20, admeasuring about 234 sq. yds, in the project known as Bloomdale forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 21
South	Plot No. 19
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 E. MODI HOUSING



Partner

(Soham Modi)

VENDOR



VENDEE

1853

1వ పుస్తకము పేరి!! వసం!!పు.....

దస్తావీజు మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO.20, 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: MR. PUNEET JYOT SINGH THAPAR, SON OF Dr. G. S. THAPAR**REFERENCE:**
AREA:

234

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

Plot No. 21

64'-9"

30' wide road

32'-6"

Plot No.20

Neighbor's Land

Plot No. 19

WITNESSES:

1.

2.

For KADAKIA & MODI HOUSING

Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

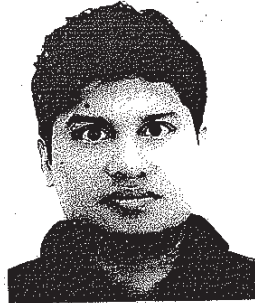
1853
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సర్-రిజిస్ట్రార్



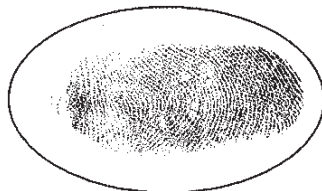
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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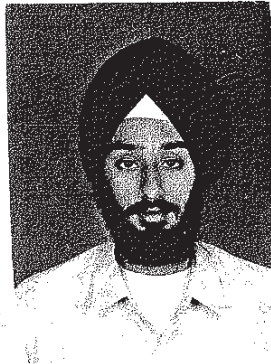
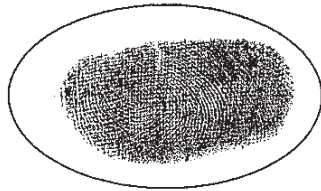
VENDOR:

M/S. KADAKIA & MODI HOUSING
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, 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

Mr. PUNEET JYOT SINGH THAPAR
S/o. Dr. G. S. THAPAR
R/O.402, KRISHNA KASTURI ARCADE
6-3-1216/69 & 70
METHODIST COLONY
BEGUMPET
HYDERABAD - 500 016.

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 20 || వసం|| పు.....1853
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....11
ఈ కాగితము వదుల సంఖ్య.....6

సర్-రిజిస్ట్రార్



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम NAME
SOHAN SATEH MODI

पिता का नाम FATHER'S NAME
SATISH MAHLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 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
AWSP8104E

Signature


10062018


For KADAKIA & MODI HOUSING



Partner

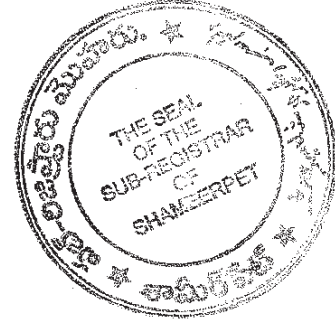
1853

1వ పుస్తకము 20. || వసం!! పు.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితము వరుస సంఖ్య..... 7

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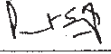


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABVPT5023G

नाम /NAME
PUNEET JYOT SINGH THAPAR

पिता का नाम /FATHER'S NAME
GURBHACHAN SINGH THAPAR

जन्म तिथि /DATE OF BIRTH
15-03-1972

हस्ताक्षर /SIGNATURE


मुख्य आयकर आयुक्त, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh



इस कार्ड के खो / मिल जाने पर कृपया 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.



1853

ନବ-ପିଣ୍ଡିକା

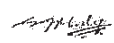


WITNESSES NO. 1

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

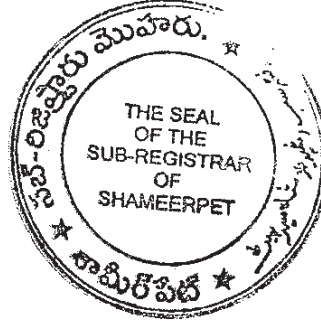
భూ పుస్తకము 2011 వ సం॥ పు.....1853

శుద్ధిచేత మొత్తము శాగితముల సంఖ్య.....11

ఈ శాగితము వరుస సంఖ్య.....9



సబ్-రిజిస్ట్రార్



DRIVING LICENCE

DLFAP12875632008

KRISHNA PRASAD K

K HANUMANTH RAO

21-5-1964

VENKATACHANDRAN

ALWAL

RR 198T

Signature

Issued on 23/06/2008

ADDL. LICENSING OFFICER

RTA - MEDCHAL, RAIPUR

12337079/08

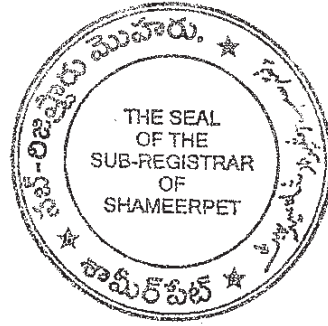
	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV	16/06/2014
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	DLFAP12875632008	
<u>Original I.A.</u>	RTA MEDCHAL	
<u>DOB</u>	16/06/1964	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	23/06/2008	

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10



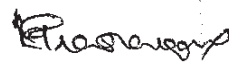
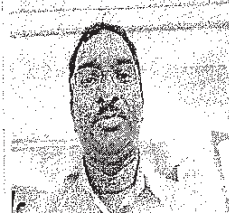
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001871/2011 of SRO: 1516(SHAMIRPET)

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

Report Date: 05/11/2011 13:01:16

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) PUNEET JYOT SINGH THAPAR 6-3-1216/69 & 70,METHODIST COLONYBEGUMPET,HYD Representative K. Prabhakar Reddy	
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

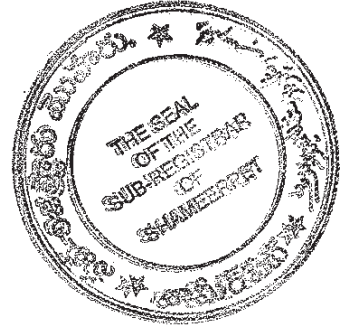
1853

Ist Panchangam 2011 Kaniyam.....

Chiruvil Motham Kaniyamul Panthi.....

Chiruvil Motham Panthi.....


Sd/- Registrar



ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 4082 Kadakia & Modi Housing rep by Schem Modi
శ్రీమతి శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	234000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	1853/11				
రిజిస్ట్రేషన్ రుసుము	1170				
లోటు స్టాంపు (D.S.D.)	18620				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు	Challen				
5 x	dr 5/11/11				
		No 297789			
మొత్తం	19890				

అక్షరాలలో Rupees Nineteen thousand eight hundred and ninety only

తేది 5/11/11

వాపసు తేది

రూపాయలు మాత్రమే

5/11/11

హైదరాబాద్

If Document is not claimed within 10 days from the date of Registration, safe custody for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

