

281

Doc No 2359/2011

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 67062 Date 08/11/2011 100/-

Sold to Rameesh

By C.V. Rao

For Whom Kadakia & Modi Housing

K. SATISH KUMAR
 Licenced Stamp Vendor
 LIC.No.15-13-013/2010
 REN.No.15-13-013/2010
 H.No.5-7-50, Shamirpet (V),
 Rajendranagar Mandal,
 Ranga Reddy District.
 Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 29th day of December 2011 at SRO, Shamirpet, Ranga Reddy District by:

M/s. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 5-4-187/3 & 4, 2nd 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

Mr. SADULA VIJAY KUMAR, SON OF Mr. S. NAMBAIAH, aged about 55 years Occupation: Service, residing at H. No.172 & 173, Street No.11, Near Kalyanpuri Bus Stop, Kalyanpuri, Uppal, Hyderabad, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc):

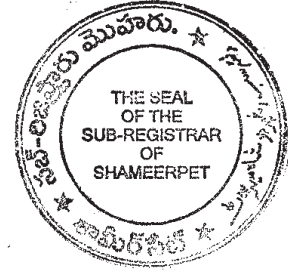
For KADAKIA & MODI HOUSING

Partner



1వ పుస్తకము 2011 వ సం॥ పు..... 2359
 ఉపాధిమొక్కము శాసితముల సంఖ్య..... 12
 ఈ శాసితము వరుస సంఖ్య..... 1

[Signature]
 సబ్-రిజిస్ట్రార్:



2011 డిసెంబర్ 29 వ తేది
 1933 వ శాసితము ఖాతా సంఖ్య 8 వ తేది
 2 వ పుస్తకము 3 వ పుస్తకము

కామేశ్వర సబ్ రిజిస్ట్రార్ ఆఫీసు
 శ్రీ/శ్రీమతి. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ నెంబరు. 1908 తేది సెక్షన్ 32-వ
 అనుబంధ నియమాలను పాటించి
 తీసుకొచ్చినది. దానిని పరిశీలించి
 ఈ 6000/- రూపాయల పెట్టుబడి
 నిజమైనదిగా ఉన్నట్లు నిర్ధారించబడినది.
 ఎ.కె. రెడ్డి



[Signature]
 Signature K. Prabhakar Reddy
 Name K. Padma Reddy
 S/o Service
 Occ 5-6-187/3 & 4, 2nd floor, Sahan mansion, M.G. Road
 R/o Sec Road, Thorough G.P.A for presentation of documents, vide
GPA 02/BK/2010, dt. 27.01.2010, at Sec,
Shamirpet, R.R. Dist.

[Signature]
 Signature CH. Venkata Ramana Reddy
 Name Late Anji Reddy
 S/o Service
 Occ 11-187/2, Road No. 2,
 R/o Green Hills colony, Sec 2, Andhra Pradesh.

[Signature]
 Signature B. M. Raj Kumar
 Name Manjunath Rao
 S/o Service
 Occ 1-11, M. Balam,
 R/o Sec Road

2011 వ సం॥ డిసెంబర్ 29 వ తేది
 1933 వ శాసితము ఖాతా సంఖ్య 8 వ తేది
[Signature]

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

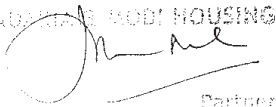
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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. 26, admeasuring 178 sq. yds along with semi-finished construction having a total built-up area of 1831 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 SCHEDULED HOUSING


Partner

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EMPLOYMENT

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

Sl No.	Description of tax duty	Amount	Period
1	Stamp duty	100.59900	60.000/-
2	Transfer duty	36000	36000/-
3	Registration	6000	6000/-
4	Other charges	100	100/-
	Total	100/- 102.000/-	102.100/-

"Re. 7.59.00/- to be paid by including T.D. under section 41 of the Act and Re. 6.000/- on the charge of value of 12.000.000/- were paid by the payee through Bank S.B.I. Hyderabad vide Bank Order No. 357322 dated 29/12/11

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

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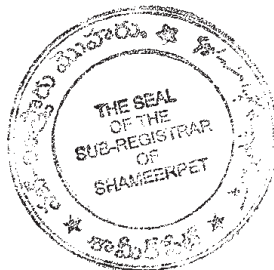
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నిర్దేశం 2-359 - 2011

అప్పుడు పన్ను

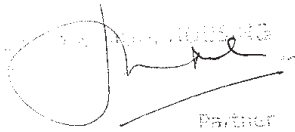
2011 సం॥ డిసెంబరు 29

యం. నల్-రిజిస్ట్రార్
నల్-రిజిస్ట్రార్



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 26, admeasuring 178 sq. yds., along with semi-finished construction having a total built-up 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.12,00,000/- (Rupees Twelve Lakhs Only) paid by way of cheque no. 062369, dated 27.12.2011 drawn on HDFC Bank, issued by Sundaram BNP Paribas Home Finance Ltd., 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 hereby 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.


Partner

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3. పట్టణము వరుస సంఖ్య. 3

పట్టణ-రిజిస్ట్రార్



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. 357/322, dated 29.12.2011, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

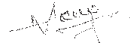
SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 26, admeasuring about 178 sq. yds, along with semi-finished construction having a total built-up area of 1831 sq. ft., 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	Garden
South	Plot No. 27
East	30' wide road
West	Plot No. 48

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 KALAKIA B MOON HOUSING



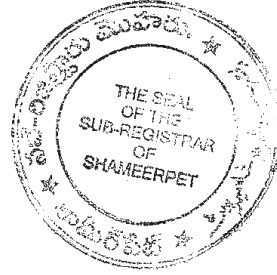
(Soham Modi)
VENDOR

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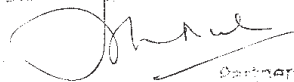
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ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 26, 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 & Terrace Area : 116 sq
- b) In the Ground Floor : 511 sq
- c) In the First Floor : 794 sq
- 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. 12,00,000/-

KADAKIA & MODI HOUSING


Partner

Date: 29.12.2011

Signature of the Executants

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.

KADAKIA & MODI HOUSING

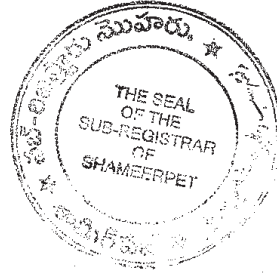

Partner

Date: 29.12.2011

Signature of the Executants

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SECTION PLAN SHOWING

PLOT NO.26, FORMING A PART

KEY NOS. 1139

Situated at

SHAMIRPET VILLAGE,

SHAMIRPET

Mandal, R. R. Dist.

ENDOR:

M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. SADULA VIJAY KUMAR, SON OF MR. S. NAMBAIAH

REFERENCE:

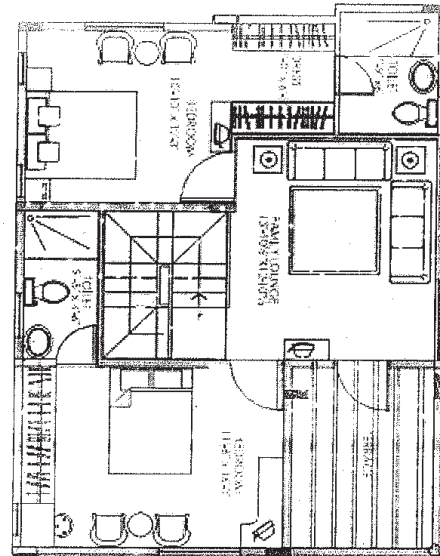
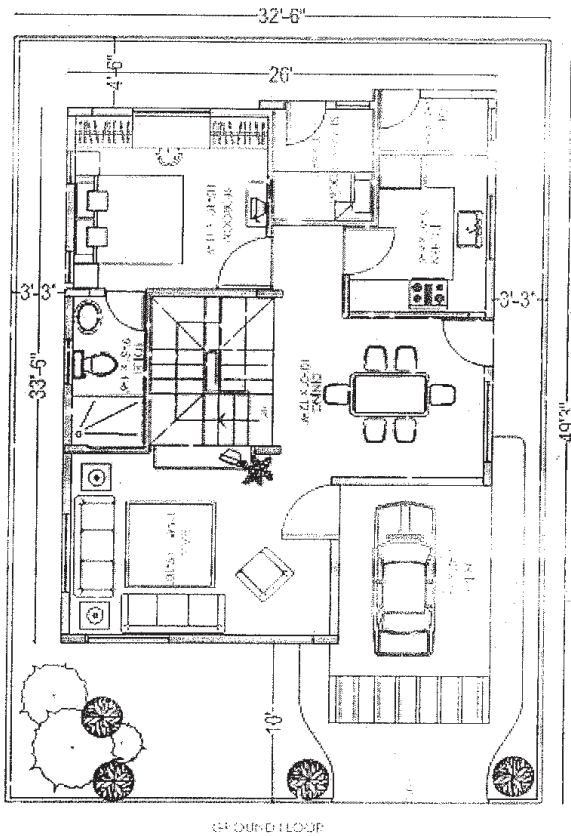
AREA: 178

SCALE: SQ. YDS.

INCL: SQ. MTRS.

EXCL:

Total Built-up Area – 1849 Sft

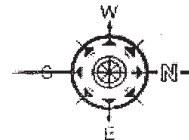


AREA:

GROUND: 811 sq.ft
FIRST: 774 sq.ft
TOTAL: 1585 sq.ft
PORCH: 117 sq.ft
TERRACE: 199 sq.ft

BOUNDARIES

NORTH: GARDEN
SOUTH: PLOT NO.27
EAST: 35' WIDE ROAD
WEST: PLOT NO.46



WITNESSES:

1. *Vaughan*
2. *B. V. Singh*

For KADAKIA & MODI HOUSING

[Signature]
Partner

SIGN. OF THE VENDOR

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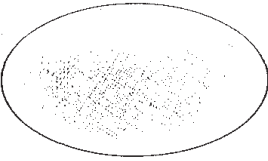
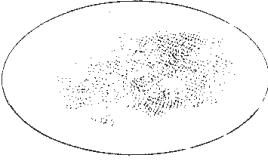
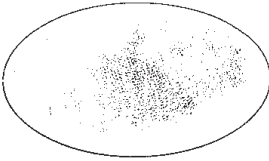
మొదటి నెలకు కలిగిన సంఖ్య 12

ఈ కొలితము వరుస సంఖ్య 6

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

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. ROAD, 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> MR. SADULA VIJAY KUMAR S/O. MR. S. NAMBAIAH R/O. H. NO. 172 & 173, STREET NO. 11 NEAR KALYANPURI BUS STOP OPP. SUVEY OF INDIA KALYANPUR, UPPALI HYDERABAD
			<u>REPRESENTATIVE:</u> MRS. SADULA VANI W/O. MR. SADULA VIJAY KUMAR R/O. H. NO. 172 & 173, STREET NO. 11 NEAR KALYANPURI BUS STOP OPP. SUVEY OF INDIA KALYANPUR, UPPALI HYDERABAD

SIGNATURE OF WITNESSES:

- 
- 

FOR KADAKIA & MODI HOUSING


Partner

SIGNATURE OF EXECUTANTS

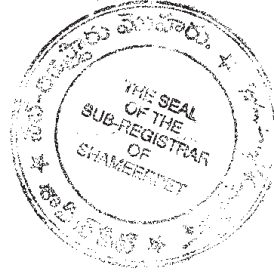
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative Mrs. Sadula Vani, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar Assurances, Shamirpet, Ranga Reddy District.

Sadula

x Sadula Vani

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प्राथमिक खाता संख्या / PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम / NAME
SONAM SATESH MODI

पिता का नाम / FATHER'S NAME
SATESH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


10/03/2008

आयकर विभाग / INCOME TAX DEPARTMENT

भारत सरकार / GOVT. OF INDIA

PRABHAKAR REDDY X
 PADMA REDDY (KANDI)
 15/01/1974
 Permanent Account Number
AWSP8104E

हस्ताक्षर / SIGNATURE


10/03/2008

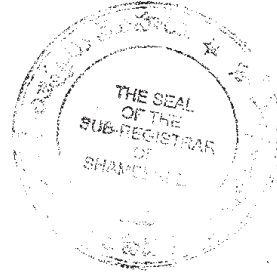
Prasanna

DR. NARAYAN CHANDRAN

 PRINTER

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THESE ARE TO REQUEST AND
REQUEST IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC
OF INDIA ALL THOSE WHOM IT
MAY CONCERN TO ALLOW THE
DEARER TO PASS FREELY
WITHOUT LET OR HINDERANCE
AND TO AFFORD HIM OR HER
EVERY ASSISTANCE AND
PROTECTION OF WHICH HE OR
SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT
OF THE REPUBLIC OF INDIA



तु. सुर्या कुमारी
T. SURYA KUMARI
अधीक्षक/Superintendent
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad

CTRY / Type
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 TRF SRS / Country Code
 TRFCD / Postpaid NO.
 15073403

உதயா சிங்கா ராஜா / (அ.வ.ம.ப. நிர்வாகம்)

INDIAN

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1. *What is the purpose of the study?*
 2. *What are the research objectives?*
 3. *What are the research questions?*

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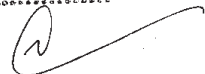
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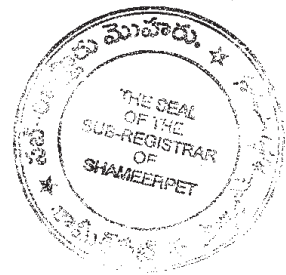
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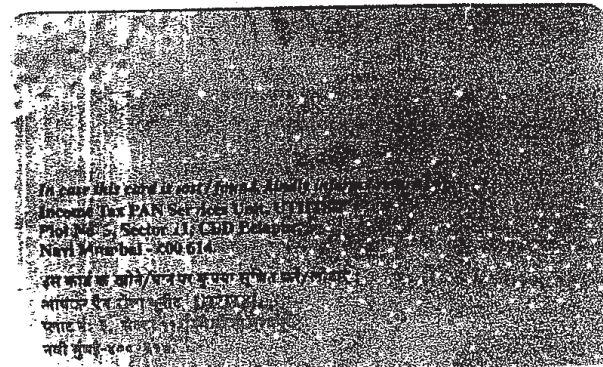
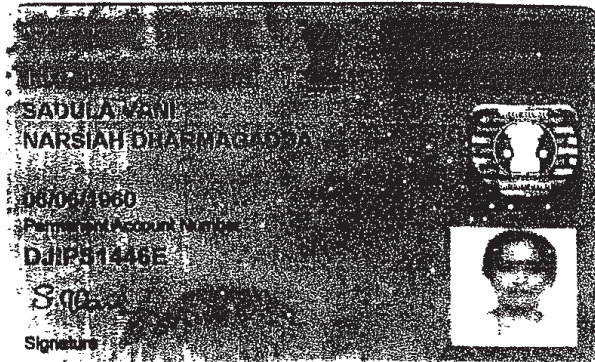
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ఈ కాగితము వరుస సంఖ్య..... 9


సచి-రిజిస్ట్రార్:



(Representative:)



S. V. N.

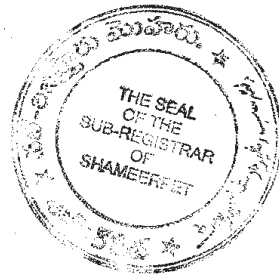
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WITNESSES NO. 1

Customer Relations Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Peddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address:
5-4-187/3&4, IIInd 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,
Sarcor 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.Im: ediatly

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

B M RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L


Signature



22022006

इस कार्ड के खो जाने पर / जोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटावें :
आयकर सेवा सहायक, एन एस यू यू
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पार्सल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parcel, Mumbai - 400 013

Tel: 91-22-2499 4650, Fax: 91-22-2499 1660,
email: timinfo@nsdl.co.in

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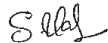
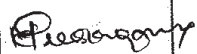
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002379/2011 of SRO: 1516(SHAMIRPET)

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

Report Date: 29/12/2011 14:05:34

This report prints Photos and FPs of all parties

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SADULA VIJAY KUMAR HNO.172 & 173,ST NO.11,NEAR KALYANPURIBUS STOP,KALYANPURI,UPPAL,HY D, Representative namely Mrs. Sadula Vani	
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

సంఖ్య 2011/వ సం|| పు..... 2359
దస్త్రావేదిక మొత్తము కాగితముల సంఖ్య..... 12
ఈ కాగితము వరుస సంఖ్య..... 12

సబ్-రిజిస్ట్రార్

