

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

4062

శ్రీమతి / శ్రీ

K. Pratyade Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale Deed			
దస్తావేజు విలువ	1500000/-			
స్థాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	3502/13			
రిజిస్ట్రేషన్ రుసుము	2500/-	RF		
లోటు స్థాంపు (D.S.D.)	59900/-	DSD	DDNO	
GHMC (T.D.)	22500/-	TD	006494	
యూజర్ ఛార్జీలు	100/-	ulc	11/12/13	
అదనపు షీట్లు	1		MDPC Sec-2nd	
5 x				
మొత్తం	90000/-			

(అక్షరాల

Rupen Nigam Group of

తేది

12/12/13

రూపాయలు మాత్రమే)

వాపసు తేది

Sub Registrar

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- will be levied every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied (East)

Doc No. 3507 dt 2013

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

BA 175407

Sl.No. 5107, Dt. 19-07-2013, Rs. 100/-

Sold to Mahender

Pto Sec. 100

L. SRINIVAS

Licensed Stamp Vendor, L.No.15-29-020/2012,
P.No.14, RTC Colony, Chengicherla (V),
Ghatkesar (M), R.R.Dist.-500039.
Ph.No.9849338280.

S/o.D/o.W/o. Mallesh

For Whom Kadakia & Modi Housing, Sec. 100

SALE DEED

This Sale Deed is made and executed on this the 12th day of December 2013 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, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Managing Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 44 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. Merpula Narayana Goud, Son of Late M. Malla Goud, aged about 51 years, Occupation: Business, residing at # 4-79, Chinna Gundavalli (Village), Siddipet, Medak District., 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

Book - 1 CS Number 3581 of 2013 of SRO, Shamirpet

Regular document number 3507 of year 2013

Signature of Joint SubRegistrar 15

Shamirpet

Present and Endorsement:

Presented in the Office of the Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 7500/- paid between the hours of 12 and 1 on the 12th day of DEC, 2013 by Sri K Prabhakar Reddy.

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 [1516-1-2013-3581]	K PRABHAKAR REDDY(GPA FOR PRESENTING DOCT)[RIM/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI 5-4-187/3 & 4,2ND FLOOR., M.G.ROAD,SEC-BAD	
2	CL		 [1516-1-2013-3581]	MERPULA NARAYANA GOUD 4-79,CHINNA GUNDAVALLI (V),SIDDIPET., MEDAK DIST	

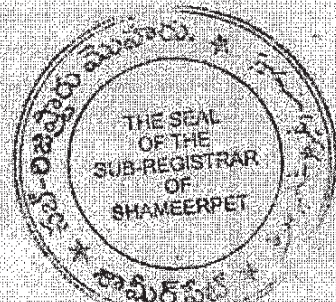
Identified By Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1516-1-2013-3581]	M VEERENDER GOUD SIDDIPET MEDAK DIST	
2		 [1516-1-2013-3581]	KASULA SUBHASH GOUD THUMKUNTA R.R. DIST	

Signature of Joint SubRegistrar 15

Shamirpet

12th day of December, 2013



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

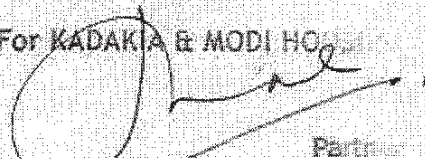
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- 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.33 admeasuring 178 sq. yds., along with semi-finished construction having a total area of 1831 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 117 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HO



Parti

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Regular document number 3507 of year 2013

Sheet 2 of 11 Sheets

Signature of Joint SubRegistrar
Shamirpet

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	
Stamp Duty	100	0	0		59900	60000
Transfer Duty	NA	0	0		22500	22500
Reg. Fee	NA	0	0		7500	7500
User Charges	NA	0	0		100	100
Total	100	0	0		90000	90100

Rs. 82400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7500/- towards Registration Fees on the chargeable value of Rs. 1500000/- was paid by the party through DD No. 6494 dated 11-DEC-13 of HDFC BANK/SEC-BAD

Date

12th day of December, 2013

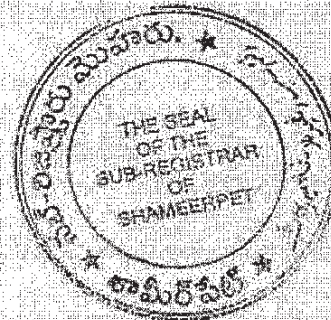
Signature of Registering Officer
Shamirpet

1వ పుస్తకము 20/13 సం॥ (కా.న 1835) సం॥ పు
...3507...నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1835-1-3507.....-20/13

ఇవ్వబడినది

2013 సం॥ డిసెంబర్ 12 వ తేది

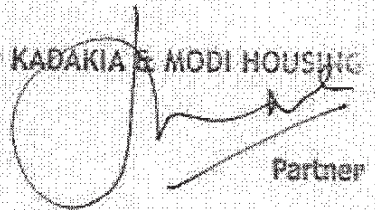
సబ్-రిజిస్ట్రార్ అధికారి
డా॥ సుబ్బలక్ష్మి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.33, admeasuring 178 sq. yds., along with semi-finished construction having a total area of 1831 sft.,(built-up area 1605 sft + terrace area 109 sft + portico area 117 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.15,00,000/- (Rupees Fifteen Lakhs Only). 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



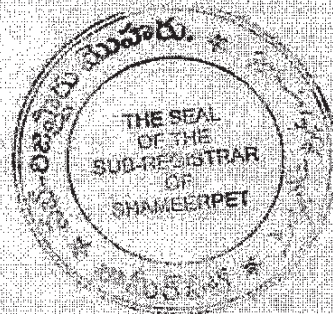
Partner

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Signature of Joint SubRegistrar15
Shamirpet



SCHEDULED PROPERTY

All that piece and parcel of bungalow on bearing Plot No.33 admeasuring about 178 sq. yds., along with semi-finished construction having a total area of 1831 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 117 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. 32
South	Plot No. 34
East	30' wide road
West	Plot No. 41

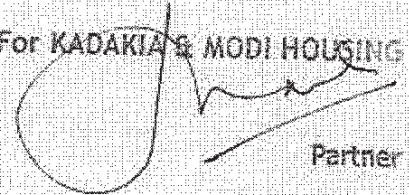
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. K. Subramanian

2. M. S. Srinivas

For KADAKIA & MODI HOUSING


Partner

(Soham Modi)
VENDOR



VENDEE

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Signature of [Signature]
Joint SubRegistrar
Shamirpet *

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REGISTRATION PLAN SHOWING**IN SURVEY NOS.**

1139

Regular document number

3507

of year

2013

BUNGALOW ON BEARING PLOT NO.33, FORMING A PART

Sheet 5 SHAMIRPET VILLAGE,

Signature of Joint SubRegistrar

SHAMIRPET

Situating at

Mandal, R. R. Dist.

VENDOR:

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

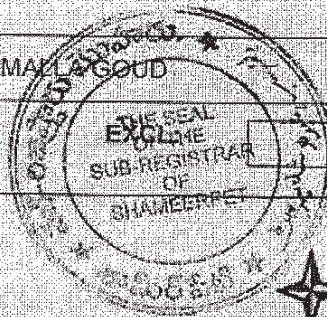
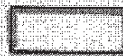
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

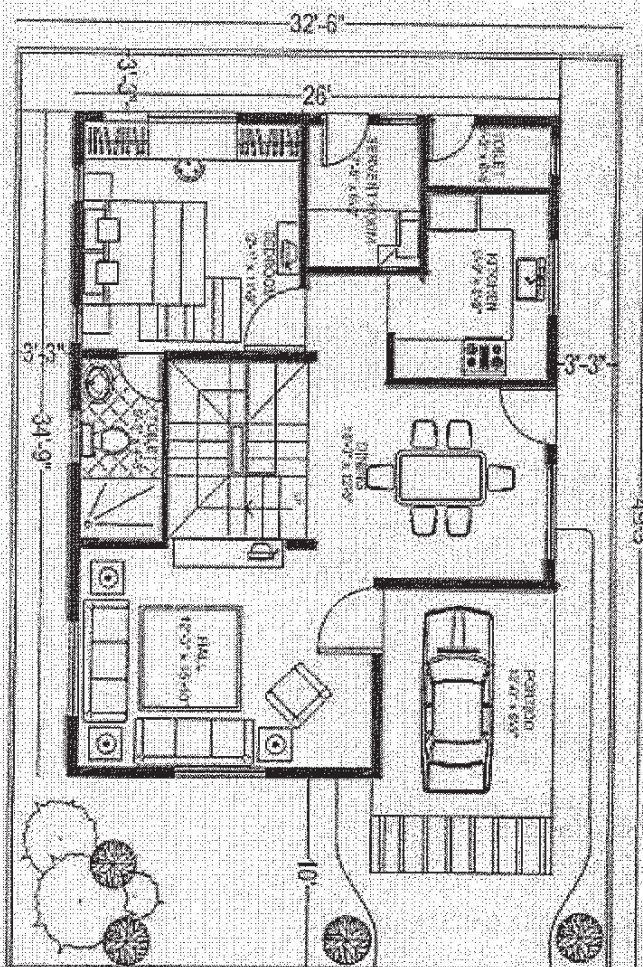
MR. MERPULA NARAYANA GOUD, SON OF LATE M. MAYALA GOUD

REFERENCE:**AREA:**

178

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

Total Built-up Area - 1831 Sft

**GROUND FLOOR**

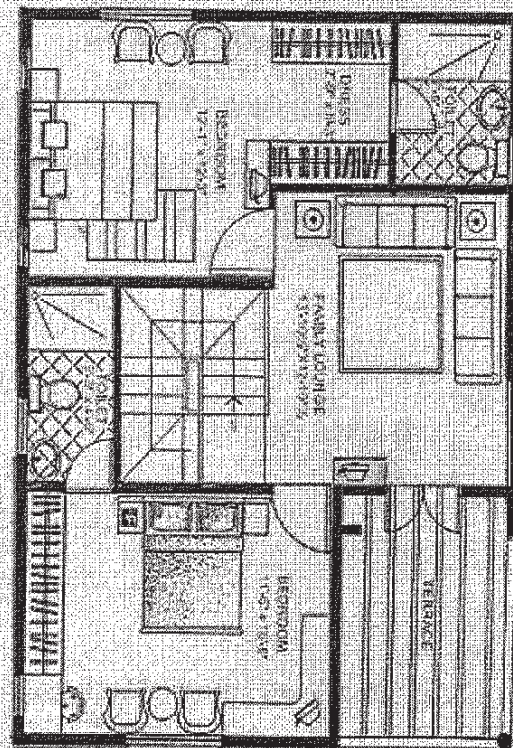
AREA OF GROUND FLOOR : 1114.00 SFT.

AREA OF FIRST FLOOR : 717.00 SFT.

TOTAL BUILT UP AREA : 1831.00 SFT.

TERRACE AREA : 100.00 SFT.

PORCH AREA : 117.00 SFT.

**FIRST FLOOR****WITNESSES:**

1. K. Suresh Kumar
2. Mr. [Signature]

For KADAKIA & MODI HOUSING

Partner

SIGN. OF THE VENDOR

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Regular document number 3507 of year 2013

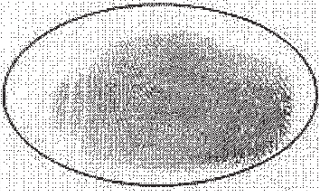
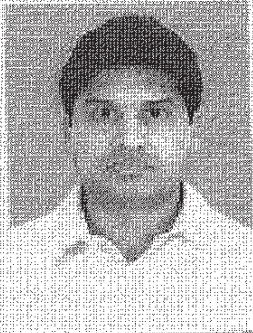
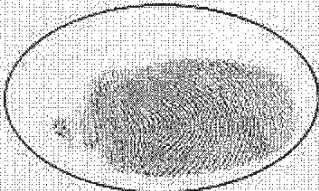
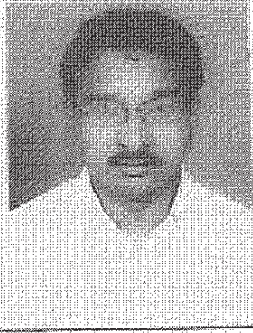
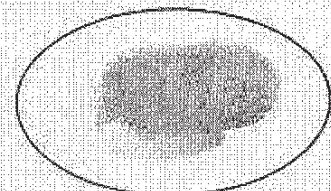
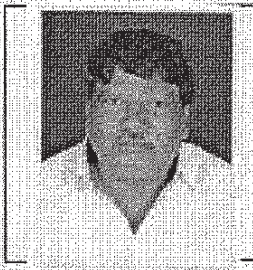
Signature of M. H. S. Joint SubRegistrar15

Shamirpet

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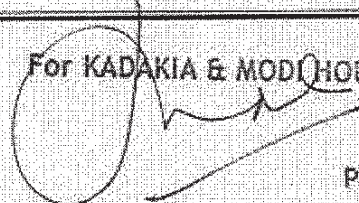
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<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 REPRESENTED 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. MERPULA NARAYANA GOUD S/O. LATE M. MALLA GOUD R/O. #4-79 CHINNA GUNDAVALI (VILLAGE) SIDDIPET MEDAK DISTRICT..

SIGNATURE OF WITNESSES:

1. K. Subhanth goud
2. Mr. 

For KADAKIA & MODI HOUSING



Partner

SIGNATURE OF EXECUTANTS

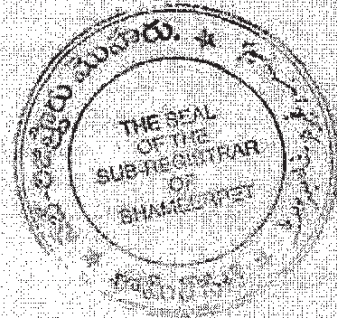

SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 3581 of 2013 of SRO, Shamirpet

Regular document number 3507 of year 2013 *[Signature]*

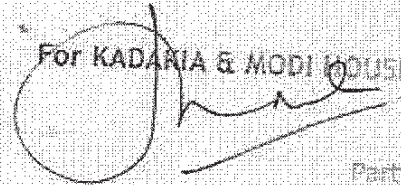
Signature of Joint SubRegistrar
Shamirpet

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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 33 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 : 226 sft
- b) In the Ground Floor : 811 sft
- c) In the First Floor : 794 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. 15,00,000/-

For KADAKIA & MODI HOUSING

Partner

Date: 12.12.2013

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.

For KADAKIA & MODI HOUSING

Partner
Signature of the Executants

Date: 12.12.2013



Book - 1 CS Number 3581 of 2013 of SRO, Shamirpet

Regular document number 3507 of year 2013 
Signature of Joint SubRegistrar 15
Shamirpet

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KADAKIA AND MODI HOUSING

23/03/2005
Permanent Account Number

AAHFK8714A

10000005

For KADAKIA & MODI HOUSING

[Signature]

Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
19-10-1969

प्रमाणित / CERTIFIED
[Signature]

10000005

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

[Signature]
Signature

10000005

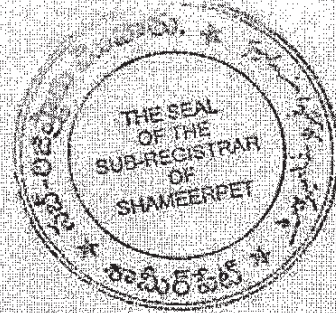
[Signature]

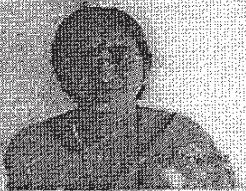
Book - 1 CS Number 3581 of 2013 of SRO, Shamirpet

Regular document number 3507 of year 2013 MLD

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Signature of Joint SubRegistrar
Shamirpet





Family Details

SLNo	MemberName	Relation	DateOfBirth	Age
1	Saraswathi	Wife		45

07/11/2008

H. Jayang

SIDDIPET MANDAL
MEDAK DIST.

HOUSEHOLD CARD

Card No : WAPI71600600379

FP Shop No : 6

పేరు : మర్పూల నారాయణ గౌడ్

Name of Head of Household : Merpula, Narayana Goud

తల్లి పేరు : మర్పూల గౌడ్

Father/ Husband name : Mallu Goud

పుట్టిన తేదీ/Date of Birth : 51

వయస్సు/Age : 51

వృత్తి/Occupation : Small/Farmer/Marsinel (Migrant Laborer)

ఇంటి నెం./House No. : 4-79

పేరు /Street : --

Colony : --

Village : గుండవల్లిఖర్దు / Gundavallikhurd

Mandal : సిద్దిపేట / Siddipet

జిల్లా/District : మెదక్ / Medak

Annual Income (Rs.) : 35,000

LPG Consumer No (1) : No Cylinder

LPG Dealer Name (1) :

LPG Consumer No (2) : No Cylinder

LPG Dealer Name (2) :



H. Jayang

Book - 1 CS Number 3581 of 2013 of SRO, Shamirpet

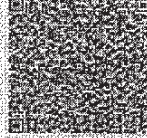
Regular document number 3509 of year 2013 1/11/13

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Signature of Joint SubRegistrar15
Shamirpet



W. K. N. E. S.


భారత ప్రభుత్వం
GOVERNMENT OF INDIA
మెరుపూ వీరందర్ గౌడ్
Merupula Veerendar Goud
జన్మన సంవత్సరము Year of Birth - 1998
వ్యక్తిత్వము / Male

4530 8747 4460

అధార్ - సామాన్యని హక్కు


భారత లింగ్ సంకల్ప ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
నివాసము: S/O మెరుపూ వాసానూ: Address: S/O Merupula Narayana
గౌడ్, చింతాగంధవెల్లి-4-50, Good. H.No. 4-50,
చింతాగంధవెల్లి, సిద్దిపేట, చిన్నా Chintagundavelli, Siddipet,
మొదలెల్లి, తెలంగాణ, 502107. Medak, Andhra Pradesh, 502107
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Regular document number 3507 of year 2018

Sheet 10 of 11 Sheets

Signature of [Signature]
Joint SubRegistrar 15
Shamirpet



WITNESS



భారత ప్రభుత్వ ప్రాథమిక ఆంధ్రప్రదేశ్

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాధి సంఖ్య / Enrollment No. : 1190/00349/05188

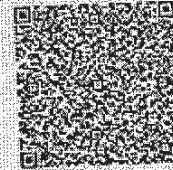
To
Kasula Subhash Goud
కాసుల సుభాష్ గౌడ్
S/O Kasula Narsing Rao Goud
1/1/A
Shamirpet Mandal
Thumkurla
Nisa Hakimpet, Rangareddi,
Andhra Pradesh - 500078
9866565559

31/03/2012



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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3598 3342 9163

ఆధార్ - సామాన్యని హక్కు



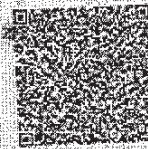
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కాసుల సుభాష్ గౌడ్
Kasula Subhash Goud



పుట్టిన సంవత్సరం Year of Birth: 1988
పురుషుడు / Male

3598 3342 9163



ఆధార్ - సామాన్యని హక్కు

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Signature of Joint SubRegistrar15
Shamirpet

