

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
Date : 23-02-2012 Serial No : 16,404

Denomination : 100 AS 973683

Purchased By :

K.PRABHAKAR REDDY
S/O K.P.REDDY
HYD.

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. RAERA

For Whom :

M/S KADAKIA & MODI HOUSING
SEC-BAD.

SALE DEED

This Sale Deed is made and executed on this the 18th day of July 2012 at SRO, Shamirpet, Ranga Reddy District by:

M/s. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 544-187/3 & 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 42 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

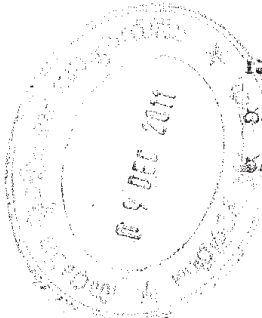
INFVOUR OF

1. Mrs. O. SANTHI, D/o. OF Mr. O. SRINIVASULU aged about 39 years, Occupation: Service,
2. MASTER OTRA BHARATH, SON OF Mr. O. RAVI, aged about 17 years, Occupation: Student, Under the Guardian of his Mother Mrs. O. SANTHI, D/o. Mr. O. Srinivasulu, both are residing at # 202, Jaybharathi Enclave, Vivekanandanagar, Chaitanyapuri, 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

[Signature]

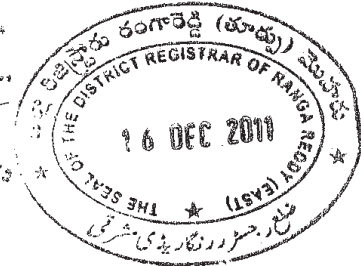
Partner



1వ పుస్తకము 2012 వ సం|| పు... 1504

దస్తావేజు మొత్తము కాగితముల సంఖ్య... 14

తర కాగితము వరుస సంఖ్య... 1



చట్-రిజిస్ట్రారు

2012 వ సం|| జూలై 18 నెల... వ తేది

1934 వ కా.క. రిజిస్ట్రారు... 27 వ తేది

పదలు... 1... 2... గుంటుల ముద్ర

కామిన్ పేట్ నడ రిజిస్ట్రారు అఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను అనుసరించి సమాప్తించవలసిన ఫోటోగ్రాఫులు మరియు గెరిల్లాడ్రలతో సహా దాఖలుచేసే రిసుమను రూ. 2400/-... చెల్లించినారు.

సాక్షియమైనట్లు ఖచ్చితమైనదిగా నిరూపించినట్లు



Signature

Name K. Prabhakar Reddy

S/o K. P. Reddy

Occ. Service

R/o S-4-187/344, 2nd floor, Soham mansion, M.G. Road, Sec 4, Through GPA for presentation of documents,

vide GPA no. 02/BK/2010, Dt. 27.01.2010 at SRO, Shamirpet, R.R. District.

నిరూపించినది

Signature

Name CH. Venkat Ramana Reddy

S/o Late CH. Anji Reddy

Occ. Service

R/o H.No. 11-187/2, Green Hills Colony, Serdampar, Hyderabad.

Signature

Name M. Mahender

S/o Late M. Mahesh

Occ. Service

R/o H.No. 1-28-77, Yadav Bazar, Neredmet, Hyderabad.

Handwritten signature

2012 వ సం|| జూలై 18 నెల... వ తేది చట్-రిజిస్ట్రారు

1934 వ కా.క. రిజిస్ట్రారు... 27 వ తేది కామిన్ 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. 35 admeasuring 187 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.16,80,000/- (Rupees Sixteen Lakhs Eighty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING

Partner

1వ పుస్తకము 2012-వ సం॥ పు..... 1504
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14
 ఈ కాగితము వరుస సంఖ్య..... 2


 సబ్-రిజిస్ట్రారు

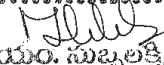
ENDORSEMENT
 Certified that the following amounts have been paid in respect of this documents

Sl No.	Description of tax/ duty	in the form of				Total
		Stamp (Revenue)	Document No.	Order No.	Pay order No.	
1	Stamp Duty	100	83900			84000
2	Transfer Duty	—	50400			50400
3	Registration fee	—	8400			8400
4	Urger Charges	—	100			100
	Total	100	142800			142900

"Rs. 134300/- towards stamp duty including
 T.D. under section 41 of the I.G. Act 1899 and
 Rs. 8400/- towards Registration fee
 on the chargeable value of Rs. 16,80,000/-
 were paid by the party through
 Bank SBI, Thunthukudi via Challan/DD/BC?
 Pay order no. 326474 dated 18/3/12"


 Sub-Registrar
 Collector US 41 of I.S.A.

1వ పుస్తకము 2012 సం॥ (కా.క 1034) సం॥ పు
1504... నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1518-1-.....-2012
 ఇవ్వబడ్డనది
 2012-సం॥..... నెంబరు..... వరేది

18

 యం. మల్లాలక్ష్మి
 సబ్-రిజిస్ట్రార్ అధికారి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.35, admeasuring 187 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. 16,80,000/- (Rupees Sixteen Lakhs Eighty Thousand 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.
7. Stamp duty and Registration amount of Rs. 1,42,800/- is paid by way of challan No.32694, dated 18.07.2012, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

For KADAKIA & MODI HOUSING

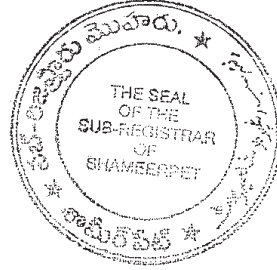

Partner

1వ పుస్తకము 2012 వ సం॥ పు..... 1504 ..

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14 ..

ఈ కాగితము వరుస సంఖ్య..... 3 ..

సబ్-రిజిస్ట్రారు



SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 35 admeasuring about 187 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	30' wide road
South	Plot No. 36
East	30' wide road
West	Plot No. 39

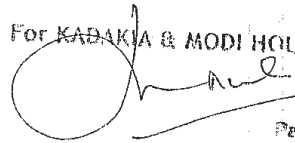
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
(CH. V. R. REDDY)

2. 
(MANENDR)

For KADAKIA & MODI HOUSING


Partner

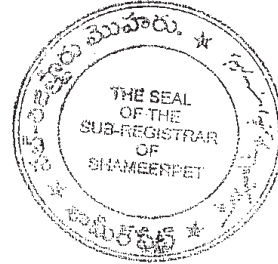
(Soham Modi)
VENDOR

1వ పుస్తకము 2014 సం॥ ప్ర. 1504 ..

దస్తావేజు మొత్తము కొగిలముల సంఖ్య 44 ..

ఈ కొగిలము చదున సంఖ్య 4 ..


సబ్-రెజిస్ట్రార్



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 35 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 : 187 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. 16,80,000/-

Date: 18.07.2012

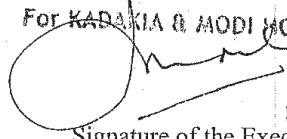
For KADAKIA & MODI HOUSING

Partner
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.

Date: 18.07.2012

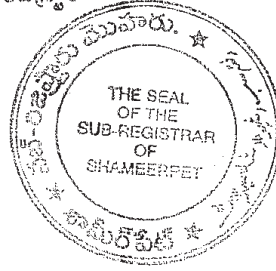
For KADAKIA & MODI HOUSING

Partner
Signature of the Executants

1వ పుస్తకము 2012 వ సం|| పు..... 1504 ..

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14 ..

ఈ కాగితము వరుస సంఖ్య..... 5 ..

అట్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO.35, FORMING A PART

IN SURVEY NO.

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

BUYERS:

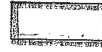
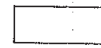
MRS. O. SANTHI, DAUGHTER OF MR. O. SRINIVASULU & OTHERS

REFERENCE:**AREA:** 187**SCALE:**

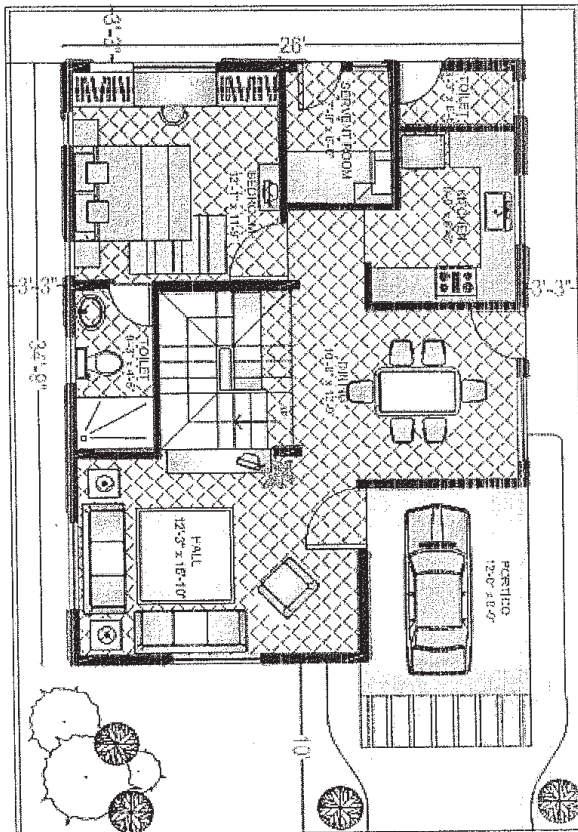
SQ. YDS.

INCL:

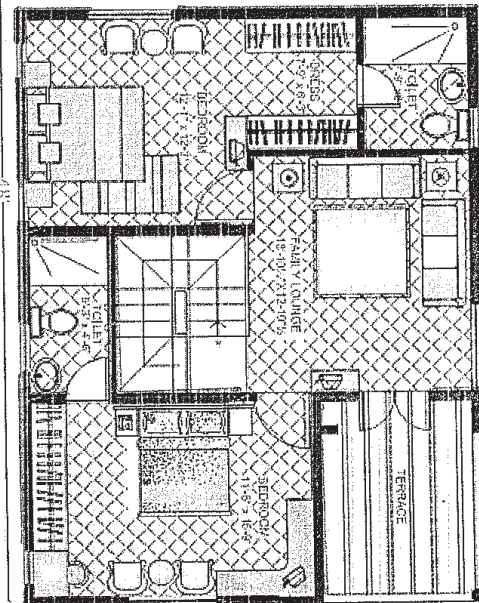
SQ. MTRS.

**EXCL:**

Total Built up area : 1831 Sft.,



GROUND FLOOR



FIRST FLOOR

WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

Partner

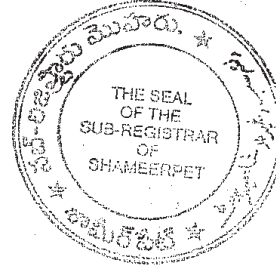
SIG. OF THE VENDOR

1వ పుస్తకము 2012వ సం॥ పు.....1504.....

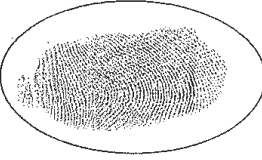
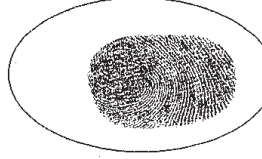
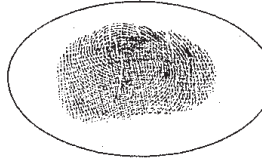
దస్తావేజు యొక్క ముద్రా గుర్తింపుల సంఖ్య.....14.....

జి. జాగ్రత్తము వరుస నంబర్.....6.....

సబ్-రిజిస్ట్రారు



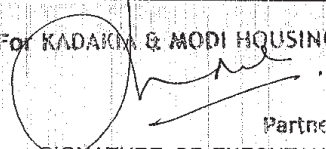
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	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 & (REPRESENTATIVE TO BUYER)
			<u>BUYERS:</u> 1. MRS. O. SANTHI D/O. MR. O. SRINIVASULU R/O. # 202, JAYBHARATHI ENCLAVE VIVEKANANDANAGAR CHAITANYAPURI HYDERABAD.
			2. MASTER OTRA BHARATH S/O. MR. O. RAVI UNDER THE GUARDIAN OF HIS MOTHER MRS. O. SANTHI D/O. MR. O. SRINIVASULU R/O. # 202, JAYBHARATHI ENCLAVE VIVEKANANDANAGAR, CHAITANYAPURI HYDERABAD.

SIGNATURE OF WITNESSES:

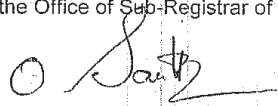
- 
- 

For KADAKIA & MODI HOUSING


Partner
SIGNATURE OF EXECUTANTS

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


SIGNATURE OF THE REPRESENTATIVE

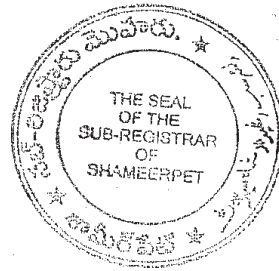

SIGNATURE(S) OF BUYER(S)

1వ పుష్కలము 2012వ సం॥ పే... 1504

దస్తావీజు పేరుపై గాగితముల సంఖ్య... 14

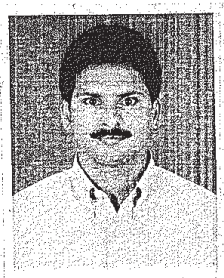
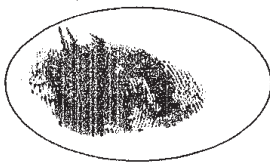
ఈ గాగితము వరుస సంఖ్య... 7

సబ్-రిజిస్ట్రార్



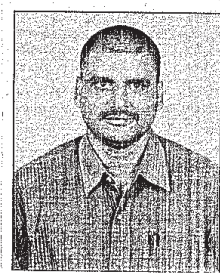
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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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WITNESSES:

1. MR. CH. VENKATA RAMANA REDDY
S/O. LATE ANJI REDDY
R/O. H. NO: - 11-187/2
ROAD NO. 2, GREENHILLS COLONY
SAROORNAGAR
HYDERABAD.



2. MR. M. MAHENDER
S/O. LATE M. MALLESH
R/O. H. NO: - 28-77
YADAV BASTI
NEREDMET
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For KADAKIA MODI HOUSING

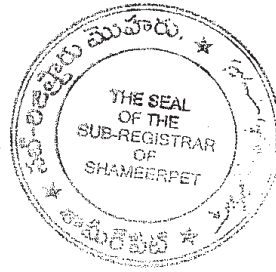
Partner

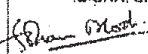
1వ పుస్తకము 2012వ సం॥ పు. 1504

దస్తావేజు మొత్తము కొగిడముల సంఖ్య 14

కొగిడము వరుస సంఖ్య 8

చట్-రిజిస్ట్రారు



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	18-10-1969
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	10/06/2008

For KADAKIA & MODI HOUSING

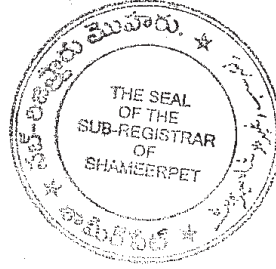
Partner

1వ పుస్తకము 2012-వ సం॥ పు..... 1504 ..

ఉస్తాదేజా మొత్తము కాగితముల సంఖ్య..... 14 ..

ఈ కాగితము పరుస సంఖ్య..... 9 ..

శర్-రిజిస్ట్రారు



Buyer

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

OTRA SANTHI
SRINIVASULU OTRA
30/07/1972

Permanent Account Number

AAIPO9774H


Signature

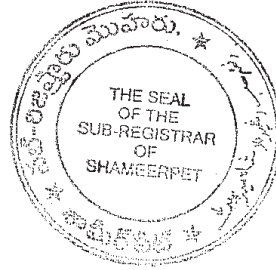


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

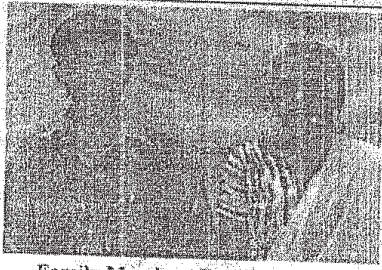
यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बलापुर,
नवी मुंबई-400 614.

1వ పుస్తకము 2012-వ సం॥ పు..... 1504
దస్తావీజు మొత్తము కాగితముల సంఖ్య..... 14
ఈ కాగితము పఠన సంఖ్య..... 10

సబ్-రిజిస్ట్రారు



Buyer



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Shanthi	Wife	30/07/68	37
3	Bharath	Son	09/11/94	11
4	Jaswanth	Son	14/03/99	6

O. Ravi 15/07/2005 *Ravi*
అధికారి పదవి/పదవిలో ఉన్నప్పుడు అధికారిగా ఉన్నప్పుడు అధికారిగా ఉన్నప్పుడు

O. Senth

HOUSEHOLD CARD

Card No : PAP1682146A0080
F.P Shop No : 146
పేరు : ర. రవి
Name of Head of Household : Otha, Ravi
తండ్రి/భర్త పేరు : చిన్నాస్వామి
Father/ Husband Name : Chinnaswamy
పుట్టిన తేదీ/Date of Birth : 17/06/1965
వయస్సు/Age : 40
వృత్తి/Occupation : Employee-Private
ఇంటి నెం./House No. : 21-70/202
వీధి/Street : Jaya Bharathi Enclave
Colony : V.V.Nagar
Ward No. : 11/ Ward-11
Municipality : / Gaddianagar
జిల్లా/District : హైదరాబాద్ / Hyderabad
Annual Income (Rs.) : 60,000
LPG Consumer No. : 40041/ (Single)
LPG Dealer Name : Sterling gas agencies, IOC



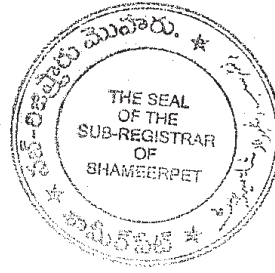
O. Ravi

1504
1504

14

11

పబ్-రిజిస్ట్రారు



W 1550. 1

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
V RAMANA REDDY CHEERUKA ANJI REDDY CHEERUKA 05/03/1972 Permanent Account Number AHNPC8363Q	
 Signature	



W 1550 2

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
M MAHENDAR MALLES H MANDA 20/07/1978 Permanent Account Number AQAPM0412C	
 Signature	

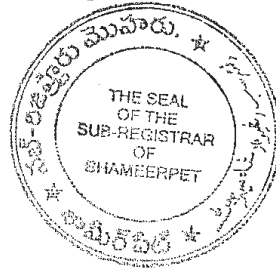


1వ పుస్తకము 2012వ సం॥ పు..... 1504

2వ పుస్తకము మొత్తము కాగితముల సంఖ్య..... 14

3వ కాగితము పదున సంఖ్య..... 12

సబ్-రీజిస్ట్రారు



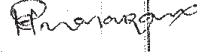
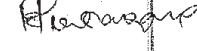
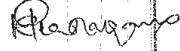
Photographs and FingerPrints As per Section 32A of Registration Act 1908:

C.S.No./Year: 001511/2012 of SRO: 1516(SHAMIRPET)

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

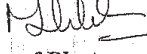
Report Date: 18/07/2012 13:25:18

This report prints Photos and FPs of all parties

SIN o.	Thumb Impression	Photo	Name and Address of the Party	Party Signatu re
1			(CL) O SANTHI # 202, JAYBHARATHI ENCLAVE, VIVEKANANDANAGAR, CHAITANYAPUR, HYD-BAD (Representative K. Prabhakar Reddy)	
2			(CL) OTRA BHARATH (MINOR) REP BY U/G HIS MOTHER: O SANTHI # 202, JAYBHARATHI ENCLAVE, VIVEKANANDANAGAR, CHAITANYA PUR, (Representative HYD-BAD K. Prabhakar Reddy)	
5			(SP) K.PRABHAKAR REDDY Not available	

Identified by
Witness 1 
Witness 2 

 Photos and TIs
captured by me

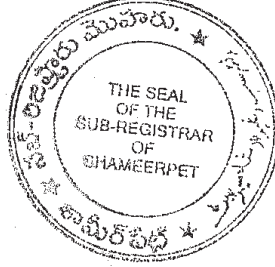
 Capture of Photos and TIs
done in my presence

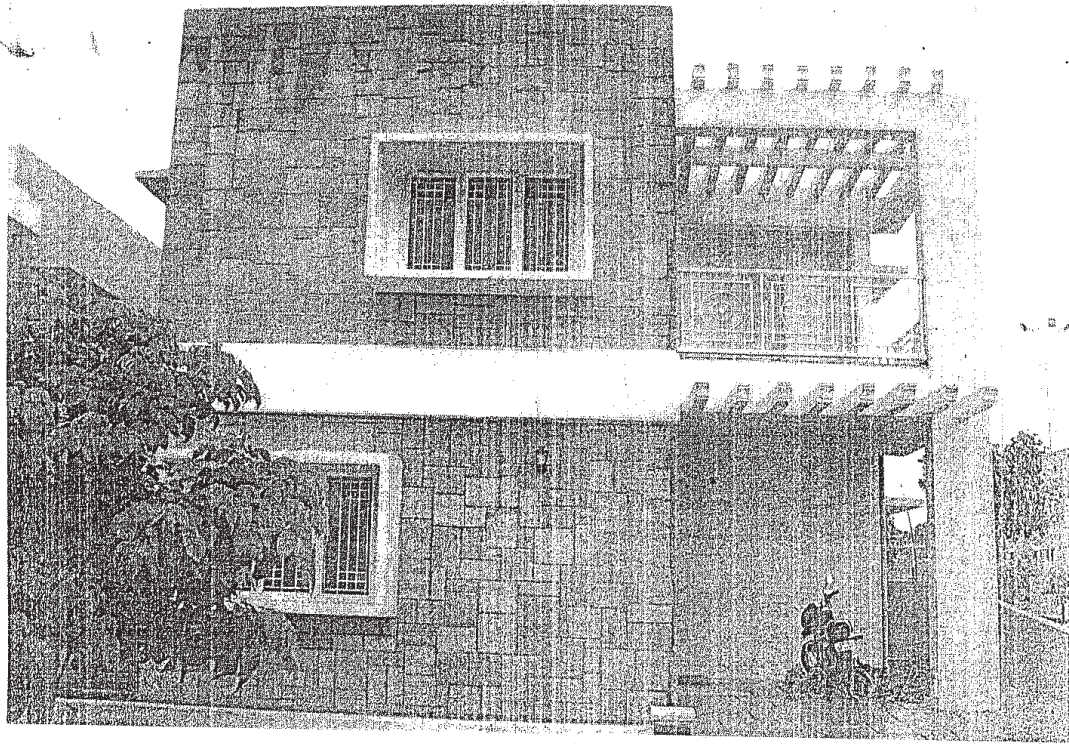
1వ పుస్తకము 2012-వ సం॥ పే॥ 1504

దస్తావేజు మొత్తము కాగితముల సంఖ్య 14

ఇది కాగితము వరుస సంఖ్య 13

సబ్-రిజిస్ట్రార్





1వ పుస్తకము 2012వ సం॥ పు.....1504

దస్తావేజు మొత్తము జాగితముల సంఖ్య.....14

ఈ జాగితము వరుస సంఖ్య.....14

2

సబ్-రీజిస్ట్రార్

