

SCANNED

13-39 K.V.O. 37

Dec't no. 1986/09 B-39



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 7129 Date 21/9/09 Rs. 100

Sold To A. J. Reddy

For A. J. Reddy

For Whom KADAKIA & MODI HOUSING SALE DEED

LEELA G. CHIMALGI
STAMP VENDOR
S.V.L.No.32/1998, No.1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

This Sale Deed is made and executed on this the 10 day of Dec' 2009 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, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

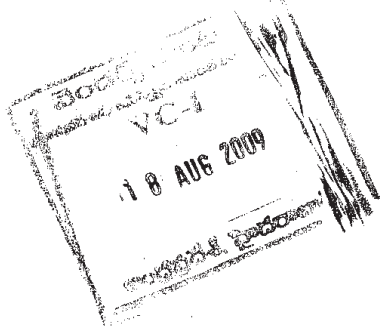
IN FOUR OF

1. MR. B. S. PRASAD, SON OF MR. B. M. RAO aged about 38 years, Occupation: Service
2. MRS. B. RANI, WIFE OF MR. B. S. PRASAD aged about 32 years, Occupation: Housewife, both are residing at Flat No. 104, S. V. Towers, Mallareddy Nagar, Lothkunta, Tirumalgherry Post, Secunderabad - 500 015, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

A-39.sale.deed.

For KADAKIA & MODI HOUSING


Partner



1వ పుస్తకము 2009వ సం॥ పు.....1986

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10

ఈ కాగితము పఠన సంఖ్య.....1

ENDORSEMENT

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

By challan No. 680.70 Dt. 10/12/09

I. Stamp Duty:

1. in the shape of stamp papers

Rs. 100/-

2. in the shape of challan

Rs. 19340/-

(u/s. 41 of I.S. Act. 1899)

3. in the shape of cash

Rs. _____

(u/s. 41 of I.S. Act. 1899)

4. adjustment of stamp duty

Rs. _____

(u/s. 16 of I.S. Act. 1899, if any)

II. Transfer Duty:

1. In shape of challan

Rs. _____

2. in the shape of cash

Rs. _____

III. Registration fees:

1. In the shape of challan

Rs. 1080/-

2. in the shape of cash

Rs. _____

IV. User Charges

1. in the shape of challan

Rs. 100/-

2. in the shape of cash

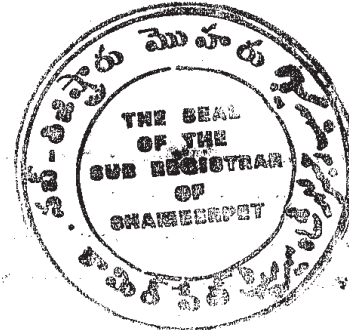
Rs. _____

Total Rs. 20,620/-

10/12/09

SUB REGISTRAR
SHAMIRPET

సబ్-రిజిస్ట్రార్



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 Sathanarayana 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/P1g/HUDA/07 dated 12/05/2007.

For KADAKIA & MODI HOUSING


Partner

2009 వ సం॥ డిసెంబర్ నెల..... 10 వ తేది
1931 వ కౌ.శ. జిగివాయానా మాసం..... 19 వ తేది
పగలు..... 11 మరియు..... 12 గంటల మధ్య

కామిర్షిట్ సబ్ రిజిస్ట్రారు ఆఫీసులో

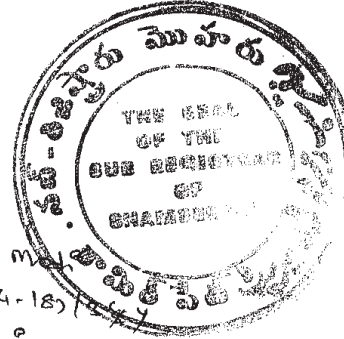
శ్రీ/శ్రీమతి. Soham Modi

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు
వేలినయిత్రంతో సహా దాఖలుచేసి రుసుము
రూ. 1080/-.....లు చెల్లించినారు.

వ్రాసియిచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బ్రాతున ప్రేలు

[Signature]

Soham Modi s/o Satish Modi
Occ. Business - R/o. C-4-18/1944
and floor, Soham Mansion, M.G. Road, Sec 28,



సబ్-రిజిస్ట్రారు

విరూపించినది

- ① Balajipal Balajipal Singh s/o Sudarshan Singh Occ - Business
H.No. 1-1/4, Balaji Nagar, Sec 28 & 29
- ② Prabhakar Reddy K. Prabhakar Reddy s/o. K.P. Reddy Occ. Service
2-3-64/10/24, Saiwal colony, Amberpet
Hyderabad.

2009 వ సం॥ డిసెంబర్ నెల..... 10 వ తేది
1931 వ కౌ.శ. జిగివాయానా మాసం..... 19 వ తేది
కామిర్షిట్

[Signature] 10/12/09

- D) The Vendee is desirous of purchasing a plot of land bearing no. 39 admeasuring 216 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,16,000/- (Rupees Two Lakhs Sixteen Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 39 admeasuring 216 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.2,16,000/- (Rupees Two Lakhs Sixteen Thousand Only) issued by Corporation Bank, Badichowdi 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. 20,520/- is paid by way of challan No. 268070, dated 09.12.2009, drawn on SHB, Thumkunta Branch, Ranga Reddy District.

A-39.sale.deed.

For KADAKIA & MODI HOUSING

Partner

1వ పుస్తకము 2009వ సం॥ పు..... 1986
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 3
 సబ్-రిజిస్ట్రారు

An Amount of Rs. 19340/- towards Stamp Duty including Transfer
 Duty and Rs. 1080/- towards Registration Fee was paid by the party
 through Chalan Receipt Number 868070 Dated 10/12/2009
 at S.B.H. Bank Thumkur Branch

[Signature]
 10/12/09
 Sub-Registrar

1వ పుస్తకము 2009 సం॥ (శా.శ. 1931) సం॥ పు
 1986.....నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516-I-1986-2009
 ఇవ్వడమైనది.
 2009సం॥ డిసెంబర్ నెల..... 10.....వ తేది

[Signature]
 10/12/09
 సబ్-రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 39 admeasuring about 216 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, bounded on:

North	30' wide road
South	Plot No. 38
East	Plot No. 35
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.

Saligund

2.

Ramesh

For KADAKIA & MODI HOUSING

[Signature]

Partner

(Soham Modi)
VENDOR

1.

[Signature]

2.

B. Peris

VENDEE

1వ పుస్తకము 2007వ సం॥ పు.....1986

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10

ఈ కాగితము వరుస సంఖ్య.....4



సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO.39, 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. B. S. PRASAD, SON OF MR. B. M. RAO

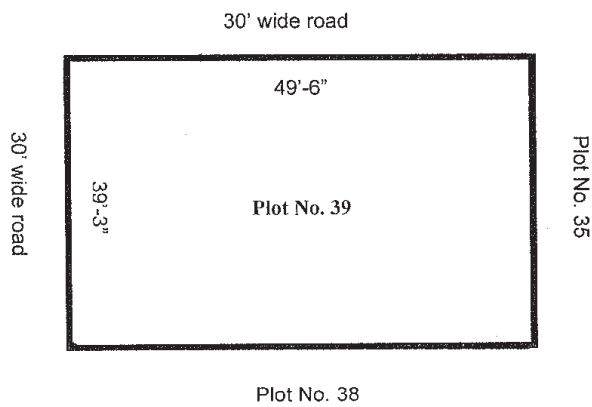
MRS. B. RANI, WIFE OF MR. B. S. PRASAD

REFERENCE:**AREA:** 216**SCALE:**

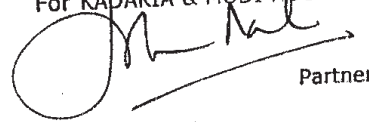
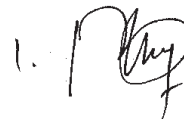
SQ. YDS.

INCL:

SQ. MTRS.

**EXCL:**N
↑**WITNESSES:**1. *Subhpal*2. *Prasanna*

For KADAKIA & MODI HOUSING


Partner**SIG. OF THE VENDOR**1.  2. B. Rani
SIGN. OF THE BUYER

1వ పుస్తకము 2007వ సం॥ పు..... 1986

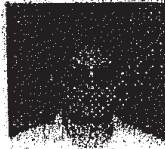
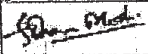
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితము వరుస సంఖ్య..... 5



సబ్-రిజిస్ట్రార్



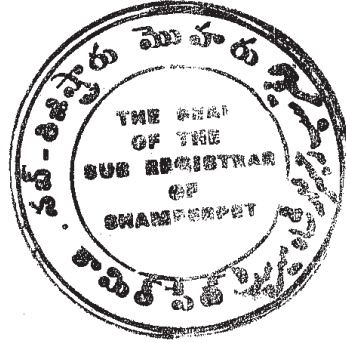
धर्म सेवा संस्थान	PERMANENT ACCOUNT NUMBER	
	AEMPM5725H	
	नाम NAME	
	SOHAN SATISH MODI	
	पिता का नाम FATHER'S NAME	
	SATISH MANILAL MODI	
	जन्म तिथि DATE OF BIRTH	
	18-10-1989	
हस्ताक्षर SIGNATURE		
	मुख्य आयुक्त, आयकर विभाग Chief Commissioner of Income-tax, Andhra Pradesh	

1వ పుస్తకము 2009వ సం॥ పు..... 1986

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితము వరుస సంఖ్య..... 7

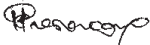

సబ్-రిజిస్ట్రారు



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<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>BUYERS:</u> 1. MR. B. S. PRASAD S/O MR. B. M. RAO R/O. FLAT NO. 104, S. V. TOWERS MALLAREDDY NAGAR LOTHKUNTA, TIRUMALGHERRY POST SECUNDERABAD - 500 015
			2. MRS. B. RANI W/O. MR. B. S. PRASAD R/O. FLAT NO. 104, S. V. TOWERS, MALLAREDDY NAGAR LOTHKUNTA TIRUMALGHERRY POST SECUNDERABAD - 500 015

SIGNATURE OF WITNESSES:

1. 
2. 

For KADAKIA & MODI HOUSING



Partner

SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

15 వుస్తకము 2009వ సం॥ పు..... 1986

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితము వరుస సంఖ్య..... 6

Q

సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
DRIVING LICENCE
DLFAP010459162003

B S PRADEEP
B M 100
20071 OCT 11 11:00 AM
RTA SECUNDRABAD
RTA SECUNDRABAD

902192-03

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV	09/09/2021
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	DLFAP010459162003	
<u>Original LA.</u>	RTA SECUNDRABAD	
<u>DOB</u>	10/09/1971	
<u>Blood Gr.</u>	B+	
<u>Date of 1st Issue</u>	10/12/2003	

[Handwritten signature]

1వ పుస్తకము 2007వ సం॥ పు..... 1986

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితము వరుస సంఖ్య..... 8


సబ్-రిజిస్ట్రార్



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH14 20070043014
Valid Till: 22-07-2026 (NT)

DOI: 14-03-2007

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	14-03-2007

DOB: 23-07-1976 BG

Name: RANI SONAM
S/O. Mr. B. S. PRASA

PIN: 500062
Signature & ID of
Issuing Authority: MH14 200738

Signature/Thumb
Impression of Holder

B. Prasa

1వ పుస్తకము 2007 వ సం॥ పు.....1986
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10
ఈ కాగితము వరకు సంఖ్య.....9

సబ్-రిజిస్ట్రారు

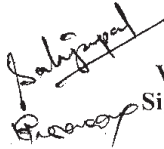


Photographs and FingerPrints As per Section 32A of Registration Act 1908

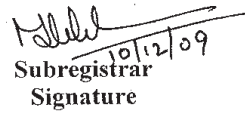
C.S.No./Year: 2005/2009 of SRO: 1516(SHAMIRPET)

10/12/2009 14:08:10

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) B.S.PRASAD F.NO.104,S.V.TOWERS,MALLAREDDY NAGAR,LOTHKUNTA,TIRUMALGHERRY POST,SEC-BAD	
2			(CL) B.RANI F.NO.104,S.V.TOWERS,MALLAREDDY NAGAR,LOTHKUNTA,TIRUMALGHERRY POST,SEC-BAD	
3			(EX) REP BY:SOHAM MODI(MANAGING PARTNER) 5-4-187/3 & 4,IIND FLOOR,SOHAM MANSION,M.G.ROAD,SEC-BAD	


Witness
Signatures


Operator
Signature


Subregistrar
Signature

1986
 1. జనశ్రద్ధా కమిటీ వ సం॥ పు.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 10


 సబ్-రిజిస్ట్రార్

