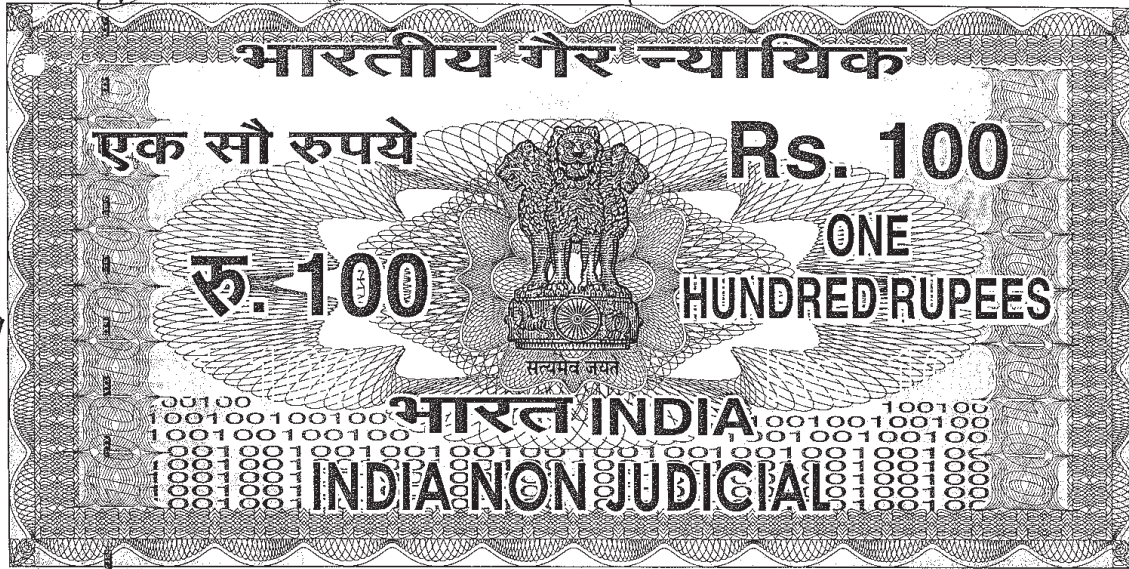


ANNEX 89/19

B-40

1981/2010

40



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713123

S.No. 4508 Date 09/02/2010 Rs. 100

Sold to Venkatesh

S/o. D/o. W/o. Q. A. Rao

For Whom Kadakia & Modi Housing

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 2nd day of November 2010 at SRO, Shamirpet, Ranga Reddy District by:

M/s. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 54-187/3 & 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 40 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

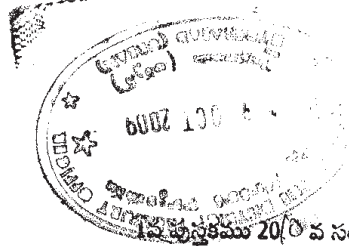
INFVOUR OF

1. MR. RAVI RAJASEKHAR, SON OF MR. RAVI CHANDRA SEKHARAM, aged about 52 years, Occupation: Service

2. MRS. VUNDRU LAKSHMI PRABHA, WIFE OF MR. RAVI RAJASEKHAR aged about 49 years, Occupation: Housewife, both are residing at Flat No. 414, C Block, 5th Floor, Belvedere Gardens, Phase - II, Padma Rao Nagar, Secunderabad, 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



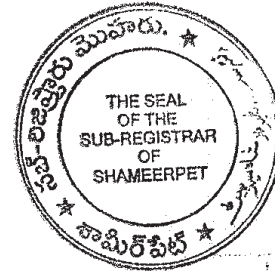
12/11/10 వ సం॥ పు. 12/11/10

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 1

ఈ కాగితము వరుస సంఖ్య..... 1

me

సబ్-రిజిస్ట్రార్



ENDORSEMENT

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

by challan No. 681315 Dt. 4/11/10

I. Stamp Duty:

1. in the shape of stamp papers Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 80,700/-
3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. -
4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any Rs. -

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. 5050/-
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. 85950/-

me
SUB REGISTRAR
SHAMIRPET

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

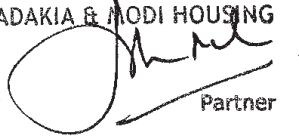
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. District and are executed by the following owners:

- 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/Plg/HUDA/07 dated 12/05/2008.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 40 admeasuring 178 sq. yds along with semi-finished construction having a total constructed area of 1849 sft, hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.10,10,000/- (Rupees Ten Lakhs Ten Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING

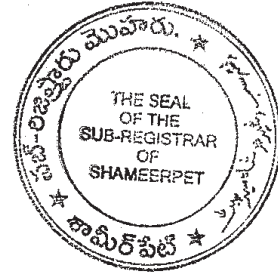

Partner

20/10 వ సం॥ నేడంబర్ నెల 4 వ తేది 1982 వ కౌ.శ. కౌ.శ. మాసం 13 వ తేది 1వ పుస్తకము 20/10 వ సం॥ పు. 1981
 పగలు 11 మురియు 12 గంటల మధ్య దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
 కామిర్ పేట్ సబ్ రిజిస్ట్రారు అఫీసులో ఈ కాగితము వరుస సంఖ్య 2

శ్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ. 5050/- లు చెల్లించినారు.
 ద్రాసియచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రౌటస వ్రేలు

శ్రీమతి K. Prabhakar Reddy

సబ్-రిజిస్ట్రారు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 2/2010/10
 dated 27.1.10 registerer at SRO Shamerpeth
 Ranga Reddy District.



శ్రీమతి కె. ప్రభాకర్ రెడ్డి



Ravi Raja Sekhar S/o. Ravi Chandrar Sekharan,
 Occ: Service R/o. 414, C Block, 5th Floor,
 Belvedere Gardens, Phase-II, Padma Nagar,
 Secbad.

శ్రీమతి కె. ప్రభాకర్ రెడ్డి



Vundru Lakshmi Prabh S/o. Ravi Raja Sekhar
 Occ: Service, R/o. 414, C-Block, 5th Floor
 Belvedere Gardens, Phase-II, Padma Nagar
 Secbad

శ్రీమతి కె. ప్రభాకర్ రెడ్డి

శ్రీమతి కె. ప్రభాకర్ రెడ్డి

Venkatarama Reddy S/o. Anji Reddy Occ: Service
 R/o. 11-187/2, Rd No. 2, Green Hills Colony, Hyderabad.

శ్రీమతి కె. ప్రభాకర్ రెడ్డి

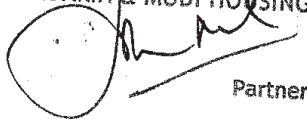
B. Ravi Kumar S/o. Murkund Rao Occ: Business
 R/o. Ayal. Secbad.

20/10 వ సం॥ నేడంబర్ నెల 4 వ తేది సబ్-రిజిస్ట్రారు
 1982 వ కౌ.శ. మాసం 13 వ తేది కామిర్ పేట్

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 40 admeasuring 178 sq. yds. along with semi-finished construction having a total constructed area of 1849 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.10,10,000/- (Rupees Ten Lakhs Ten Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs. 8,61,000/-(Rupees Eight Lakhs Sixty One Thousand Only) paid by way of Cheque No. 836601, dated 28.10.2010 drawn on State Bank of India, St. Mary's Road Branch, Secunderabad for being Housing Loan issued by RACPC, SBI Zonal Office, Secunderabad.
 - ii. Rs. 1,49,000/-(Rupees One Lakh Forty Nine Thousand Only) paid by way of cheque no. 166566, dated 24.09.2010 drawn on Andhra Bank, Kachiguda Br., And.
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. 85,850/- is paid by way of challan No. 681316, dated 02.10.2010, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

For KADAKIA & MODI HOUSING


Partner

1వ పుస్తకము 20/10వ సం॥ పు. (2-35/10) 1981
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
 ఈ కాగితము వరుస సంఖ్య..... 3

me
 సబ్-రిజిస్ట్రారు

An Amount of Rs. 80.700/- towards Stamp Duty including Transfer
 Duty and Rs. 5000/- towards Registration Fee was paid by the party
 through Challan Receipt Number 681315 Dated 4/11/10
 at S.B.H. Bank Thumkunta Branch

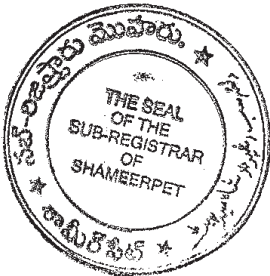
me
 Sub Registrar

An Amount of Rs. /- towards Stamp Duty including Transfer
 Duty and Rs. /- towards Registration Fee was paid by the party
 through Challan Receipt Number. /- Dated. /-
 at S.B.H. Bank Thumkunta Branch

me
 Sub Registrar

1వ పుస్తకము 20/10 సం॥ (శా.శ. 1932) సం॥ పు
 1981 నెలలుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516-1-1981-20/10
 ఇవ్వడమైనది.
 20/10 సం॥ నవంబర్ నెల 15 వ తేది

me
 సబ్-రిజిస్ట్రారు అధికారి



SCHEDULED PEOPERTY

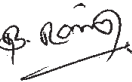
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 40 admeasuring about 178 sq. yds, along with semi-finished construction having a total constructed area of 1849 sft, in the Project Known as "BLOOMDALE" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 41
South	Swimming Pool
East	Plot No. 34
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. 

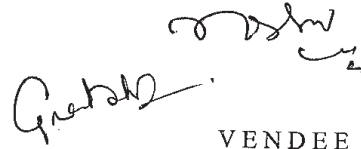
2. 

For KADARIA & MODI HOUSING



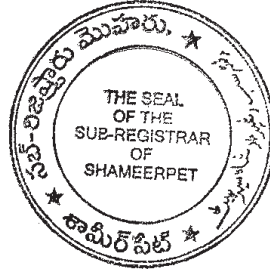
Partner

(Soham Modi)
VENDOR


VENDEE

1వ పుస్తకము 20/0వ సం॥ పు. 89/10 1981
దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వరుస సంఖ్య 4

సబ్-రిజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 40 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 : 229 sft
- b) In the Ground Floor : 810 sft
- c) In the First Floor : 810 sft
- Total Built up Area :** -----
1849 Sft

5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,10,000/-

For KADAKIA & MODI HOUSING


Partner

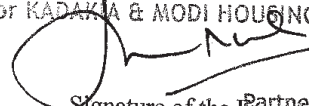
Signature of the Executants

Date: 02.10.2010

C E R T I F I C A T E

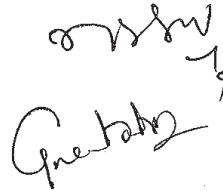
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For KADAKIA & MODI HOUSING


Partner

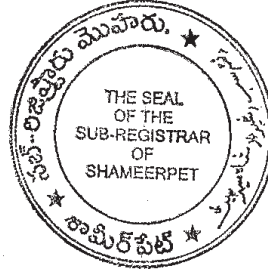
Signature of the Executants

Date: 02.10.2010



1వ పుస్తకము 20/0వ సం॥ పు. 2-89/10 1981
దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వరుస సంఖ్య 5

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO.40, 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 PARTNER

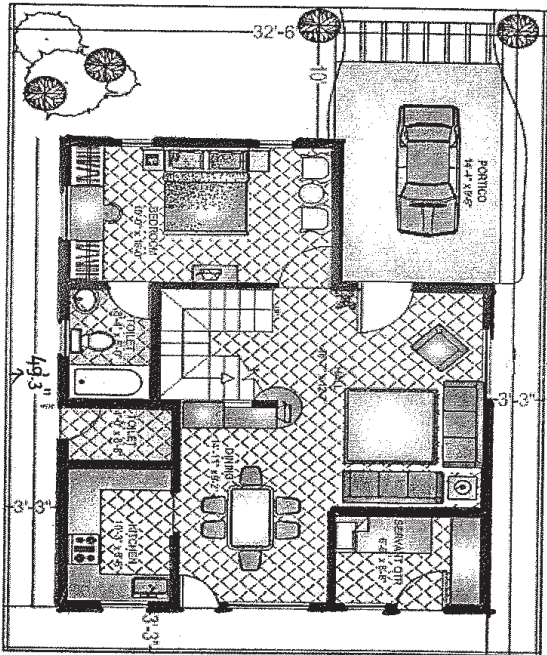
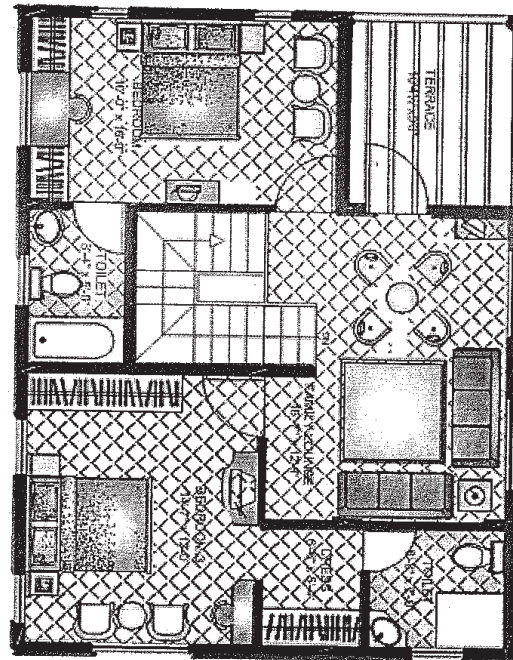
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: 1. MR. RAVI RAJASEKHAR, SON OF MR. RAVI CHANDRA SEKHARAM,

2. MRS. VUNDRU LAKSHMI PRABHA, WIFE OF MR. RAVI RAJASEKHAR

REFERENCE:
AREA: 178**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****TOTAL BUILT-UP AREA: 1849 SFT.**

→ N

GROUND FLOOR PLANFIRST FLOOR PLAN

NORTH: PLOT NO. 41
SOUTH: SWIMMING POOL
EAST : PLOT NO. 34
WEST : 30' WIDE ROAD

AREA OF GROUND FLOOR : 810.00 Sft.
AREA OF FIRST FLOOR : 810.00 Sft.
TOTAL BUILT-UP AREA : 1620.00 Sft.
TERRACE AREA : 93.00 Sft.
PORITCO AREA : 136.00 Sft.

WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

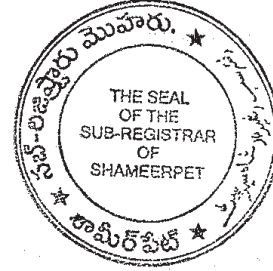
1వ పుస్తకము 200 వ సం॥ పు॥ 10/10 1981

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9

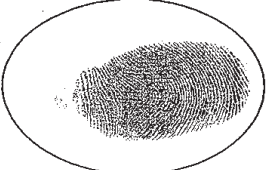
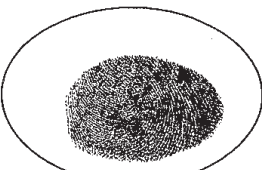
ఈ కాగితము వరుస సంఖ్య..... 6

me

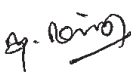
సబ్-రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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, 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>BUYERS:</u> 1. MR. RAVI RAJASEKHAR S/O.MR. RAVI CHANDRA SEKHARAM, R/O.FLAT NO. 414, C BLOCK 5 TH FLOOR, BELVEDERE GARDENS PHASE - II, PADMA RAO NAGAR SECUNDERABAD,
			2. MRS. VUNDRU LAKSHMI PRABHA W/O.MR. RAVI RAJASEKHAR R/O.FLAT NO. 414, C BLOCK 5 TH FLOOR, BELVEDERE GARDENS PHASE - II, PADMA RAO NAGAR SECUNDERABAD,

SIGNATURE OF WITNESSES:

1. 
2. 

For KADAKIA & MODI HOUSING


Partner
SIGNATURE OF EXECUTANTS



SIGNATURE OF BUYERS

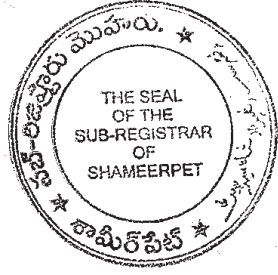
1వ పుస్తకము 20/0 వ సం॥ పు. (K-39/10) 1981

దస్తావేజు మొత్తము కొగితముల సంఖ్య..... 9

ఈ కొగితము వరుస సంఖ్య..... 7



సబ్-రిజిస్ట్రార్



व्याप्त लेख संख्या PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम NAME
SOHAN SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL 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
AWSPB104E

Signature

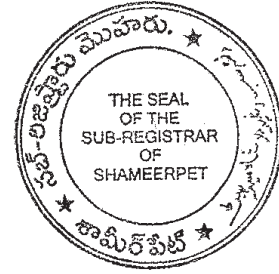
Prasanna

For KADAKIA & MODI HOUSING

Partner

1వ పుస్తకము 20/0 వ సం॥ పు. (9-క్రీ/10) 1981
దస్తావేజు మొత్తము కారితముల సంఖ్య..... 9
ఈ కారితము వరుస సంఖ్య..... 8


సబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AOHPS9882H

नाम /NAME
RAVI RAJA SHEKAR

पिता का नाम /FATHER'S NAME
CHANDRA SHEKAR

जन्म तिथि /DATE OF BIRTH
24-01-1958

हस्ताक्षर /SIGNATURE

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



Handwritten signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACCPV1352Q

नाम /NAME
LAXMI PRABHA VUNDRU

पिता का नाम /FATHER'S NAME
PRAKASH RAO VUNDRU

जन्म तिथि /DATE OF BIRTH
17-05-1961

हस्ताक्षर /SIGNATURE

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



Handwritten signature

1వ పుస్తకము 20/0 వ సం॥ పు. 89/10 1981
దస్తవేజు మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వరుస సంఖ్య 9

సబ్-రిజిస్ట్రార్

