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Doct. No. 314-3/2014



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BF 568011

SI.No. 2634

Dt: 11-12-2013

Sold to: MAHENDER

S/o.: MALLESH

For Whom: KADAKIA & MODI HOUSING

#### K.SATISH KUMAR

Licensed Stamp Vendor
Licence No.16-05-059/2012
Plot No.227, Opp. Outside
Gate of City Civil Court,
West Marredpally, SECUNDERABAD

#### SALE DEED

This Sale Deed is made and executed on this the 13<sup>th</sup> day of October 2014 at S.R.O., Shamirpet, Ranga Reddy District by and between:

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, resident of Plot No. 280, Road No.25, Jubille Hills, Hyderabad, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

#### **INFAVOUR**

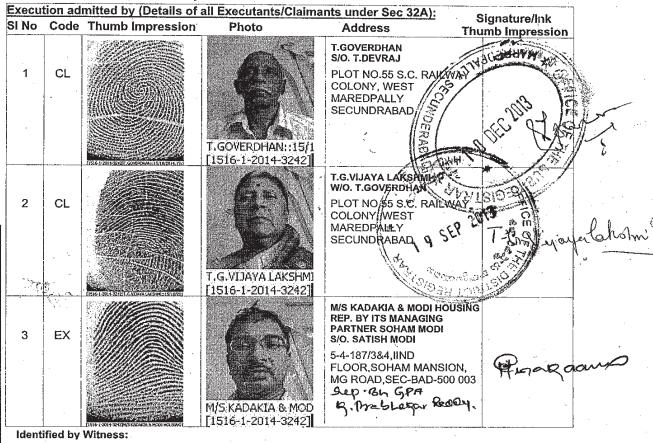
- 1. Mrs. T. G. Vijaya Lakshmi, Wife of Mr. T. Goverdhan, aged about 65 years, and
- 2. Mr. T. Goverdhan, Son of Mr. T. Devaraj, aged about 69 years, both are residing at Plot No. 55, S. C. Railway Colony, West Maredpally, Secunderabad 500 026, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For KADAKINA & MODI HOUSING

Partner

**Presentation Endorsement:** 

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 19140/- paid between the hours of \_\_\_\_\_ and \_\_\_\_ on the 15th day of OCT, 2014 by Sri Soham Modi



SI No	Thumb Impression	on Photo	Name & Address	Signature
1	[46]-2-01-2-2-1-6-8-8-8-4-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	M:RAJKUMAR::15/10 [1516-1-2014-3242]	M.RAJKUMAR  4-122, SHAMIRPET VILL AND MDL, R.R.DT	m.N/coe
2		B.VENKATESH GOUD [1516-1-2014-3242]	B.VENKATESH GOUD  2-66/16, SHAMIRPET VILL AND MDL, .R.DT	Bongs.

15th day of October,2014

Signature of Joint SubRegistrar15



Joint SubRegistrar45

-1, CS No 3242/2014 & Doct No

Sheet 1 of 11

Shamirpet

The Seal of coint SubRegistran Office
Shamirpet

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#### 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.

al months of the

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
		T	otal 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:
- a. Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
- b. Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
- c. Shri. Immanni Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- d. 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.56 admeasuring 259 sq. yds, along with semi-finished construction having a total area of 2077 sft, hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.38,28,000/-(Rupees Thirty Eight Lakhs Twenty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/s 41of IS Act	Cash	Stamp Duty u/s 16 of IS act		Total	
Stamp Duty	100	0	0		210440	210540	
Transfer Duty	NA	0	0		0	0	
Reg. Fee	NA	0	0		19140	19140	
User Charges	NA	0	0		100	100	
Total	100	0	0		229680	229780	

Rs. 210440/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19140/- towards Registration Fees on the chargeable value of Rs. 3828000/- was paid by the party through DD No ,178214 dated ,10-OCT-14 of ,HDFC BANK/SECUNDRBAD

Date

15th day of October, 2014

Signature of Registering Officer

Shamirpet

సుస్తుకము 2014 నం!! (శా.శ 1936 ) సం!! ఇ .3!43....నెంఐరుగా రిజిష్టరు చేయబడినది స్టానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1816- I-..3!43...-21014 ఇవ్వడమైనది

**%5-08**/d•5 ≈ 35 • 0

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#### NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No.56 admeasuring 259 sq. yds, along with semi-finished construction having a total area of 2077 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 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. 38,28,000/-(Rupees Thirty Eight Lakhs Twenty Eight Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that Scheduled Plot / Bungalow 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 / Bungalow 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 / Bungalow 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 / Bungalow, the Vendors shall indemnify the Vendee fully for such losses.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot / Bungalow 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 / Bungalow 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.

FOT KADAKIA & MODI HOUSING

Partner

Bk - 1, CS No 3242/2014 & Doct No Sublegistrar15 SubRegistrar15 Shamirpet



#### SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 56 admeasuring about 259 sq. yds., along with semi-finished construction having a total area of 2077 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. 55	
South	Plot No. 57	
East	30' wide road	
West	Neighbor's Land	

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. M. By 16009.

2. Roul

For KADARIA & MODI HOUSING

Partner

(Soham Modi) VENDOR

T. G. V is ayalebohni

1 gran

**BUYERS** 

Bk - 1, CS No 3242/2014 & Doct No \$\frac{\pi}{2'\textit{2}} \ \frac{\pi}{100/\textit{4}} \cdot \text{Sheet 4 of 11}



#### NEXTURE-1-A

1. Description of the Building

:All that piece and parcel of semi-finished bungalow on bearing Plot No.56 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

: 259 sq. yds.

4. Built up area Particulars:

a) In the Ground Floor

: 1052 sft

b) In the First Floor

: 1025 sft

Total Built up Area:

2077 Sft

5. Annual Rental Value

7. Executant's Estimate of the MV

6. Municipal Taxes per Annum

of the Building

: Rs. 38,28,000/-

& MODI HOUSING

**Partner** 

Date: 13.10.2014

Signature of the Executants

#### CERTIFICATE

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

FOR KADAKIA & MODI HOUSING

Partner

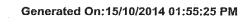
Signature of the Executants

Date: 13.10.2014

T. Cr. Vir aya labshmi

Joint SubRegistrar15 Shamirpet Bk - 1, CS No 3242/2014 & Doct No 3/43, Sheet 5 of 11

The Seal of olnt SubRegistra
Office



### NEXTURE-1-A

1. Description of the Building

:All that piece and parcel of semi-finished bungalow on bearing Plot No.56 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

: 259 sq. yds.

4. Built up area Particulars:

a) In the Ground Floor

: 1052 sft

b) In the First Floor

: 1025 sft

Total Built up Area:

2077 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV of the Building

: Rs. 38,28,000/-

FOT KADAKIA & MODI HOUSING

partner

Signature of the Executants

Date: 13.10.2014

## CERTIFICATE

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

FOR KADAKA & MODI HOUSING

Partner

Signature of the Executants

Date: 13.10.2014

T. Cr. Vin aya labshn

BK-1, CS No 3242/2014 & Doct No 3/43 / 20/4. Sheet 5 of 11

Joint SubRegistrar15 Shamirpet

**学成为计划的** 



**REGISTRATION PLAN SHOWING** BUGALOW ON PLOT NO.56, FORMING A PART IN FURVEY NOS. 1139 Situated at SHAMIRPET\*VILLAGE, Mandal, R. R. Dist. SHAMIRPET **BUILDER:** M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI, SON OF SRI SATISH MODI **BUYER:** 1. MRS. T. G. VIJAYA LAKSHMI, WIFE OF MR. T. GOVERDHAN, 2. MR. T. GOVERDHAN, SON OF MR. T. DEVARAJ REFERENCE: SCALE: INCL: **EXCL:** AREA: 259 SQ. YDS. SQ. MTRS. Total Built-up Area - 2077 Sft -32'-6" -26 -26'HAMA MAIN HAMAIAH 1 -3'-8' -3'-3" • **GROUND FLOOR** FIRST FLOOR

WITNESSES:

FOR KADAKIA & MODI HOUSING

Partner

sic 1. Cr. Vyor sic SIGN. OF THE VENDOF

BK - 1, CS No 3242/2014 & Doct No 3142/2014 & Sheet 6 of 11





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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BI ACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





VENDOR:

M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI





GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.

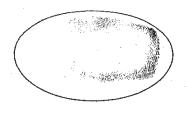
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4, 2<sup>ND</sup> FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD





#### **BUYERS:**

 MRS. T. G. VIJAYA LAKSHMI W/O. MR. T. GOVERDHAN R/O. PLOT NO. 55 S. C. RAILWAY COLONY WEST MAREDPALLY SECUNDERABAD - 500 026.





 MR. T. GOVERDHAN S/O. MR. T. DEVARAJ R/O. PLOT NO. 55 S. C. RAILWAY COLONY WEST MAREDPALLY SECUNDERABAD - 500 026.

SIGNATURE OF WITNESSES:

1. M. R. Kal,

2. Reug.

FOR KADAKIA & MODI HOUSING

Partner

SIGNATURE OF EXECUTANTS

T. Cr. Vinaya lahomi

Ligan

SIGNATURE(S) OF BUYER(S)

BK - 1, CS No 3242/2014 & Doct No 3/43 / 50/4. Sheet 7 of 11



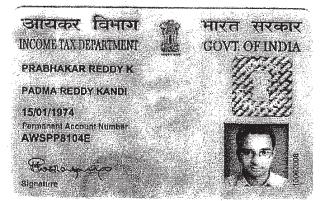


#### **VENDOR:**









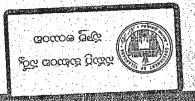
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Bk - 1, CS No 3242/2014 & Doct No 3/43 100/4. Sheet 8 of 11









# భారత ప్రభుత్వం

-Unique Identification-Authority of India-

నమోదు క్రమనంఖ్య/Enrolment No.: 1171/00205/05880

To: Thirunelveli Goverdhan Vijayalakshmi (ຜິດລະປ້າ ຄືລ້ຽງ ວິ ລະເວັນ ໄດ້ W/O Thirunelveli Goverdhan Piot No 55 S C Railway Colony Pickat Secunderabad Hyderabad Andhra Pradesh - 500026 Mobile :

Ref. No : 00000638-00112213-00085521-

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2207 3807 0675

ఆధార్ - సామాన్యుని హక్కు



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Thirunelveli Goverdhan Vijayalakshmi పుట్టిన సంవత్సరం / Year of Birth : 1947 స్ట్రీ / Female

2207 3807 0675





ఆధార్ – సామాన్యుని హక్కు

T. Gr. Vijanga labohms

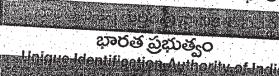
Joint SubRegistrar15 Shamirpet

Bk - 1, CS No 3242/2014 & Doct No 3/42 / 20/4. Sheet 9 of 11

**Shamirpet** 







వమోదు క్రమవంఖ్య/Enrolment No.: 1171/00205/05879

To: Thirunelveli Goverdhan (වරා 3 ජ も おうする) S/O Lale 7 J Devaraj Plot No 55 S C Railway Colony/ J B S Road O Picket

Secunderabad
Hyderabad
Andhra Pradesh - 500026
Mobile : 9160049822

Ref. No : 00003042-00112131-00085483-UA 07404726 5 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7253 1033 0045

ఆధార్ – సామాన్యుని హక్కు







මිරාවල් ව හිරිපුව් Thiruneivell Goverdhan තාමුත් තංවමාර / Year of Birth : 1943 තුරාහයා / Male

7253 1033 0045



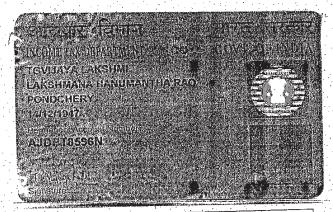
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BK - 1, CS No 3242/2014 & Doct No 3/4.3 / 2014. Sheet 10 of 11







स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER ABAPT0665K

नाम. :/NAME

GOVERDHAN THIRUNELVELL

पिता का नाम /FATHER'S NAME DEVARAJ TANJORE

जन्म तिथि /DATE OF BIRTH

26-01-1943

हस्ताक्षर /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

T.Co.Vinaya leik इस कार्ड के खो / मिल जाने पर कुपया जारी करने

वाले प्रधिकारी को स्चित / वापसे कर दें मुख्यं आयकर आयुक्त,

आयकर भवन

बशीर बाग,

हैदराबाद - ५०० ००४.

In case this card is lost/found, kindly inform/return to the issuing authority

Chief Commissioner of hicome-tax,.

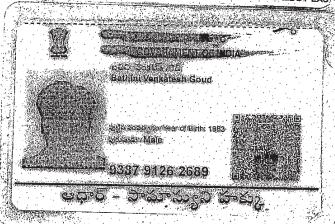
Aayakar Bhavan.

Basheerbagh, Hyderabad - 500 004.



Signature Issued On: 05/06/2012

Licencing Authority RTA RANGAREDDY EAS



Non Transport

Autorickshaw Non Transport, Light Motor Vehicl Non Transport, Motor Cycle With Gear

M. M. Rosa

Date of Validity

Transport

29/05/2031

Date of Validity

Badge No.

Reference No.

Original LA.

Date of First Issue

Date of Birth

Blood Group

AP02920120014293

RTA RANGAREDDY EAST

05/06/2012

30/05/1981



MINISTER STATEMENT OF THE PROPERTY OF THE PROP

చిరునామా: క/ం. బతిని ఎలశ్వర్ గాడ్ 2-66/16, శామీర్పేట, శామీర్పేట పామిల్పేట్, పొమీలే 1ట్, కంగారెడ్డి ఆధ్వధా ప్రస్తేష్, 500078

Address: S/O Bathinl Eashwar Goud, 2-66/16, Shameerpet, Shameerpet, Shamirpet, Shamirpet, Rangareddi, Andhra Pracesh, 500078











