



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713128

S.No. 4513 Date 09/02/2011 Rs. 100
 Sold to Venkatesh
 S/o. S/o. W/o. A. 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 18th day of March 2011 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 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. SAI PRASHANT, SON OF MR. C. GNANESHWAR aged about 36 years, Occupation: Service
2. MRS. ANJANA SAI, WIFE OF MR. SAI PRASHANT aged about 34 years, Occupation: Housewife, both are residing at Flat No. 5, Abode North End, Defence Colony, Sainikpuri, Secunderabad - 500 094., 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



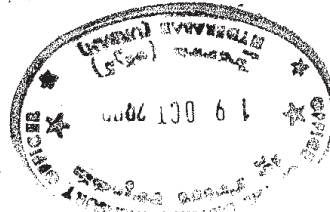
2011 వ సం॥ మార్చి 25 నెల.....
 1933 వ క.శ. చట్టం మూసం 4 వ తేది
 పగలు 12 మరియు 1 గంటల మధ్య

కామిస్ పేట్ సబ్ రిజిస్ట్రారు అఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చక్రము. 1908 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ. 6250/- లు చెల్లించినారు.

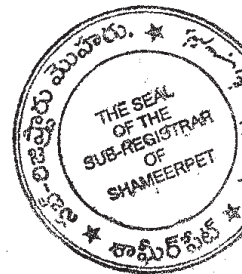
వాసియిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రతున ద్వారా

Prabhakar Reddy
Prabhakar Reddy



618
 1వ పుస్తకము 2011 వ సం॥ ఫు.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 10
 ఈ కాగితము వరుస సంఖ్య 1

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. 02/EKV/10
 dated 27.1.10 registerer at SRO, Shamirpet
 Ranga Reddy District.

వికూపించినది

① *Prabhakar Reddy*

VENKAT RAMANA REDDY S/o. ANJI REDDY
 OCC: SERVICE R/o. 11-187/2, ROAD NO.2
 GREEN HILLS COLONY, SAROORNAGAR, HYDERABAD

② *C. Gnaneshwar*

C. GNANESHWAR S/o SA. V.S. CHANDER RAO,
 Retired, H.No. 407, Phase II, SAKET, Kapra, Hyd-62.

2011 వ సం॥ మార్చి 25 నెల.....
 1933 వ క.శ. చట్టం మూసం 4 వ తేది సబ్ రిజిస్ట్రారు

కామిస్ 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. 60 admeasuring 307 sq. yds along with semi-finished construction having a total area of 2077 sft hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING



Partner

1వ పుస్తకము 2011 వ సం॥ పు..... 618
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 2

[Signature]
 సబ్-రిజిస్ట్రార్

ENDORSEMENT

Certified that the following amounts have
 been paid in respect of this document
 By challan No. 275338 Dt. 25/3/11

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. 99900/-
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. 6250/-
2. in the shape of cash Rs. _____

IV. User Charges

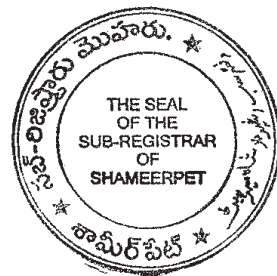
1. in the shape of challan Rs. 100/-
2. in the shape of cash Rs. _____

Total Rs. 1,06,350/-

[Signature]
 SUB-REGISTRAR
 SHAMIRPET

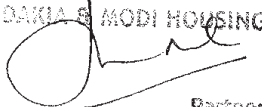
1వ పుస్తకము 2011 సం॥ (చా.న. 1933) సం॥ పు
 618
 సబ్-రిజిస్ట్రార్ చేరుకుంటున్నది. స్వామింట్
 నిమిత్తం గుర్తింపు నెంబరు 1516-1-618
 ఇవ్వబడ్డది.
 2011 సం॥ మార్చి 25

[Signature]
 సబ్-రిజిస్ట్రార్ అధికారి



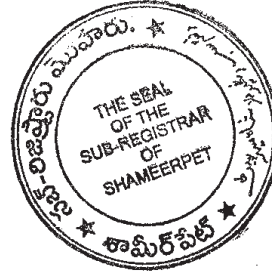
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 60 admeasuring 307 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 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.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs. 10,00,000/-(Rupees Ten Lakhs Only) paid by way of cheque no. 837646 dated 04.12.2010 drawn on SBI, St Mary's Road Branch, Secunderabad for being Housing Loan issued by RACPC, SBI Zonal Office, Secunderabad.
 - ii. Rs. 2,50,000/-(Rupees Two Lakhs Fifty Thousand Only) paid by way of cash.
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. 1,06,250/- is paid by way of challan No. 275338, dated 25.03.2011, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

For KADAKIA & MODI HOUSING

Partner

1వ పుస్తకము 2011 వ సం॥ పు.....618
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10
ఈ కాగితము పరుస సంఖ్య.....3


సబ్-రిజిస్ట్రార



SCHEDULED PEOPERTY

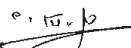
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 60 admeasuring about 307 sq. yds, along with semi-finished construction having a total built-up area of 2077 sft in the project known as "Bloomdale" forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 59
South	Plot No. 61
East	30' wide road
West	Neighbour's Land

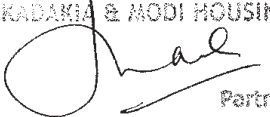
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

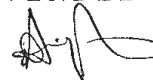
2. 

For KADAKIA & MODI HOUSING


Partner
(Soham Modi)
VENDOR



VENDEE



1వ పుస్తకము 2011 వ సం॥ పు..... 618
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము పదున సంఖ్య..... 4

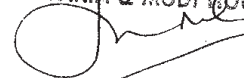

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ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 60 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 : 307 sq. yds.
4. Built up area Particulars:
- a) Portico & Terrance Area : 230 sft
- b) In the Ground Floor : 935 sft
- c) In the First Floor : 912 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. 12,50,000/-

For KADAKIA & MODI HOUSING

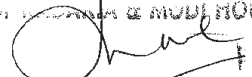

Partner
Signature of the Executants

Date: 18.03.2011

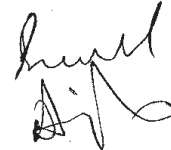
C E R T I F I C A T E

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: 18.03.2011



1వ పుస్తకము 2011 వ సం॥ పు.....618

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10

ఈ కాగితము వరుస సంఖ్య.....5


సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO.60, 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

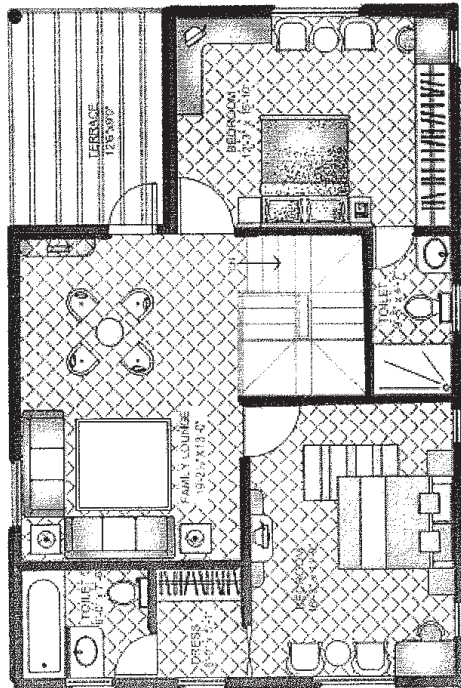
BUYER:

1. MR. SAI PRASHANT, SON OF MR. C. GNANESHWAR

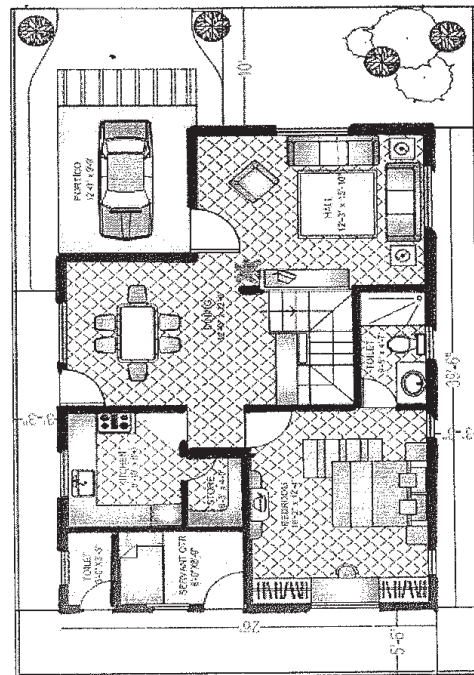
2. MRS. ANJANA SAI, WIFE OF MR. SAI PRASHANT

REFERENCE:
AREA:

307

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****Total Built Up Area - 2077 Sft****FIRST FLOOR**

NORTH: PLOT NO. 59
SOUTH: PLOT NO. 61
EAST : 30' WIDE ROAD
WEST : NEIGHBOUR'S LAND

**GROUND FLOOR**

AREA OF GROUND FLOOR : 935.00 Sft.
AREA OF FIRST FLOOR : 912.00 Sft.
TOTAL BUILT-UP AREA : 1847.00 Sft.
TERRACE AREA : 113.00 Sft.
PORITCO AREA : 117.00 Sft.

WITNESSES:

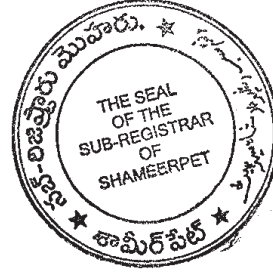
1.

2.

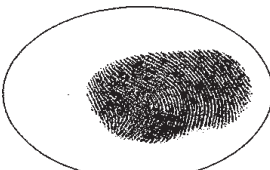
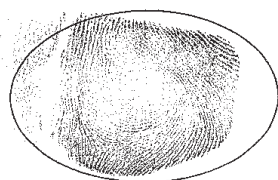
For KADAKIA & MODI HOUSING**SIG. OF THE VENDOR****SIGN. OF THE BUYER**

1వ పుస్తకము 20|| వ సం|| పు.....618
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10
ఈ కాగితము వరుస సంఖ్య.....6


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
			<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. SAI PRASHANT S/O. MR. C. GNANESHWAR FLAT NO. 5, ABODE NORTH END DEFENCE COLONY SAINIKPURI SECUNDERABAD - 500 094
			2. MRS. ANJANA SAI W/O. MR. SAI PRASHANT R/O. FLAT NO. 5, ABODE NORTH END DEFENCE COLONY SAINIKPURI SECUNDERABAD - 500 094

SIGNATURE OF WITNESSES:

- 
- 

For KADAKIA & MODI HOUSING



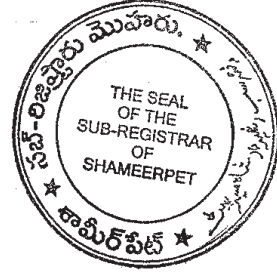
Partner

SIGNATURE OF EXECUTANTS



1వ పుస్తకము 20// వ సం॥ పు.....618
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10
ఈ కాగితము పనుల సంఖ్య.....7


సబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL 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
AWSP8104E

हस्ताक्षर / Signature


10022013

Prabhakkar

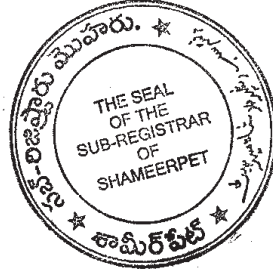
For KADAKIA & MODI HOUSING



Partner

1వ పుస్తకము 20// వ సం॥ పు..... 618
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 8


సబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	AEQPG0539N	
नाम /NAME	SAI PRASHANT GNANESHWAR	
पिता का नाम /FATHER'S NAME	CHANDER RAO GNANESHWAR	
जन्म तिथि /DATE OF BIRTH	29-05-1974	
हस्ताक्षर /SIGNATURE		
	मुख्य आयकर अधिकारी, आंध्र प्रदेश	
	Chief Commissioner of Income-tax, Andhra Pradesh	



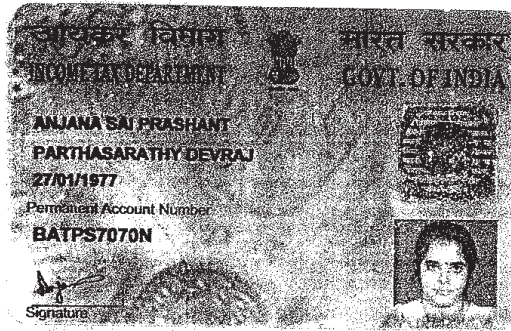
इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

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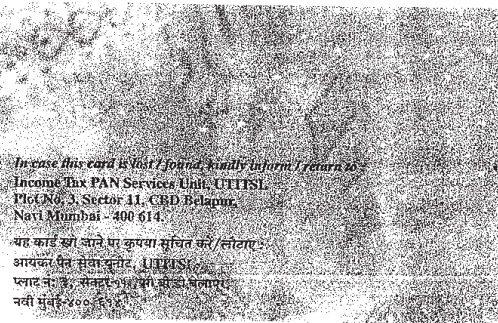
1వ పుస్తకము 20|| వ సం|| పు..... 618
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 9


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Signature



1వ పుస్తకము 20|| వ సం|| పు..... 618
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 10


సబ్-రిజిస్ట్రార్

