ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 2239

శ్రీమతి / శ్రీ M/s Kaakatiya & Modi Housing Rep by K Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				10/4/14
దస్తావేజు విలువ	88,25000				9/3
స్టాంపు విలువ రూ.	100				House
దస్తావేజు నెంబరు	877/15				Shamirpet
రిజిస్ట్రేషన్ రుసుము	19125	VAT	63800/-		
లోటు స్టాంపు(D.S.D.)					
GHMC (T.D.)	210275	DD NO 180269			
యూజర్ ఛార్జీలు	100	Date 7/3/15			
అదనపు షీట్లు					
5 x		RETURN	HDFC Sec-bad		
మొత్తం	229500/-				

(అక్షరాల Two lakh twenty nine Thousand five hundred only రూపాయలు మాత్రమే)

తేది 9/3/15

వాపసు తేది _____

9/3

Sub-Registrar
Shamirpet

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

Receive Original Sale Deed

March 23, 2015

Shamirpet

Endorsement:

Description of Fee/Duty	Stamp Papers	Challan u/s 41of IS Act	In the Form of Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		210275	210375
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		19125	19125
User Charges	NA	0	0		100	100
Total	100	0	0		229500	229600

Rs. 210275/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19125/- towards Registration Fees on the chargeable value of Rs. 3825000/- was paid by the party through DD No ,180269 dated ,07-MAR-15 of ,HDFC BANK/SEC-BAD

Date

09th day of March,2015

Signature of Registering Officer

Shamirpet

Bk - 1, CS No 891/2015 & Doct No 827/2015. Sheet 2 of 12 Joint SubRegistrar15 Shamirpet

15 వ్యష్టికరణ చట్టం 1936) ప్రకారం స్టాంపు విలువ నిమిత్తం ...827... మొత్తము రిజిస్టరు చేయబడినది. స్టాంపింగ్ నిమిత్తం దస్తావేజు నెంబరు 1516-I.....827.....2015 అప్పగింపబడినది.

20/5 సం॥...మార్చి...నెల.....9.....వ తేది

సబ్-రిజిస్ట్రార్ అధికారి

యం. సుబ్బలక్ష్మి

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OFFICE OF The Seal of Joint SubRegistrar Office Shamirpet JOINT SUBREGISTRAR

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.64 admeasuring 255 sq. yds, along with semi-finished construction having a total built up 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.38,25,000/-(Rupees Thirty Eight Lakhs Twenty Five 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 / 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 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.

For KADAKIA & MODI HOUSING .

Partner

Bk - 1, CS No 891/2015 & Doct No 877/2015. Sheet 3 of 12

Joint SubRegistrar15
Shamirpet

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JOINT SUBREGISTRAR OFFICE OF Shamirpet
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SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 64 admeasuring about 255 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. 63
South	Plot No. 65
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. G. Cocanesar Babu

2. G. Tayakrishna

For KADAKIA & MODI HOUSING

Partner

(Soham Modi)
VENDOR

BUYER

Bk - 1, CS No 891/2015 & Doct No 877/2015. Sheet 4 of 12

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Shamirpet

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NEXTURE-1-A

1. Description of the Building	:All that piece and parcel of semi-finished bungalow on bearing Plot No.64 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	: 255 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. 38,25,000/-

For KADAKIA & MODI HOUSING,

Partner

Signature of the Executants

Date: 09.03.2015

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: 09.03.2015

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Shamirpet

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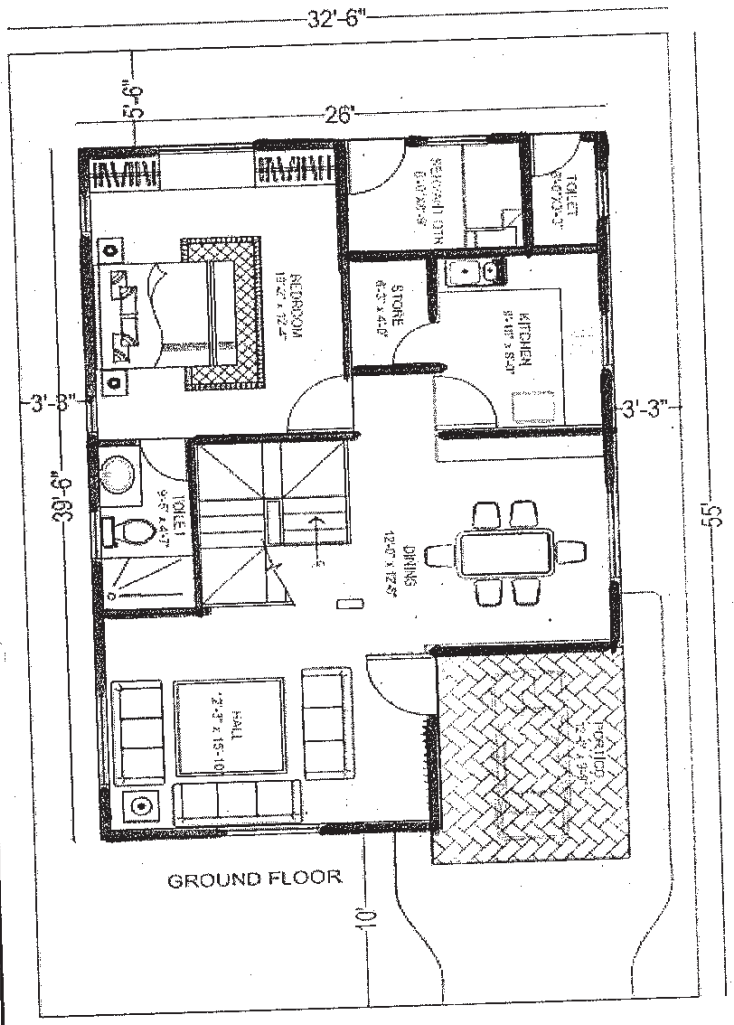
Shamirpet

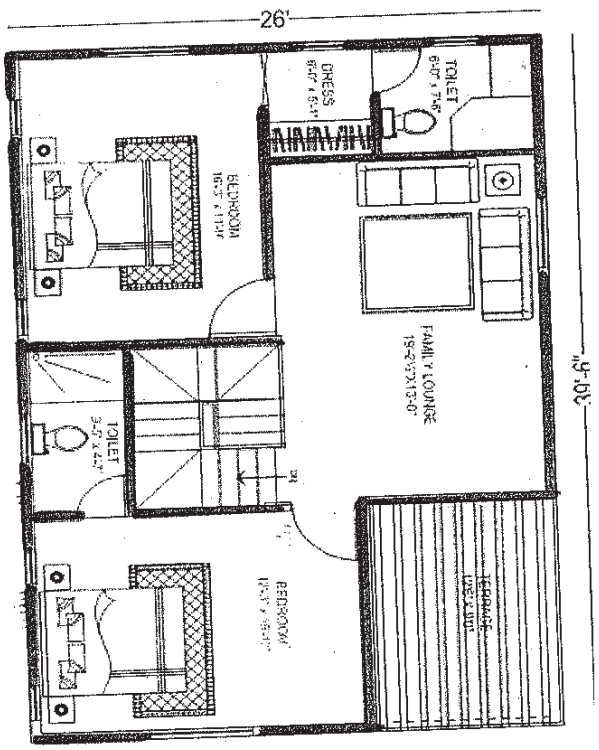
REGISTRATION PLAN SHOWING	BUNGALOW ON PLOT NO.64, FORMING A PART
IN SURVEY NOS.	1139 **Situated at**
	SHAMIRPET VILLAGE, SHAMIRPET **Mandal, R. R. Dist.**
BUILDER:	M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER
	MR. SOHAM MODI, SON OF SRI SATISH MODI
BUYER:	1. MRS. SUCHARITHA ITTAMALLA, WIFE OF MR. REV. ZACCHEAUS KATTA
	2. MR. REV. ZACCHEAUS KATTA, SON OF LATE. K. VIJAY RAO

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: 255 **SQ. YDS.** **SQ. MTRS.**

Total Built-up Area – 2077 Sft

N





FIRST FLOOR

AREA:	
GROUND:	1052.00 sq.ft
FIRST:	1025.00 sq.ft
TOTAL:	2077.00 sq.ft

For KADAKIA & MODI HOUSING

Partner

SIGN. OF THE VENDOR

SIGN. OF THE BUYER

WITNESSES:

1. G. Leonesta Babu
2. V. Jayalisha

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Shamirpet

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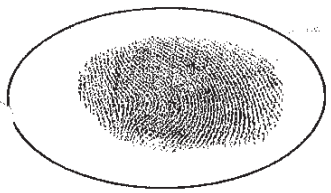
Shamirpet
JOINT SUBREGISTRAR

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

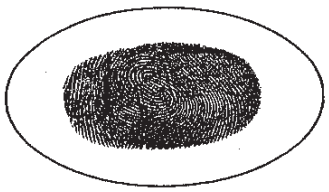
VENDOR:

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
2ND FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD



BUYER No: 1:

MRS. SUCHARITHA ITTAMALLA
W/O. MR. REV. ZACCHEAUS KATTA
R/O. SRT. 666
SANATH NAGAR
HYDERABAD - 500 018.

BUYER No: 2 CUM REPRESENTATIVE:

MR. REV. ZACCHEAUS KATTA
S/O. LATE. K. VIJAY RAO
R/O. SRT. 666
SANATH NAGAR
HYDERABAD - 500 018.

SIGNATURE OF WITNESSES:

1. G. Ramesh Babu
2. V. Jayalakshmi

For KADAKIA & MODI HOUSING

Partner
SIGNATURE OF EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Rev. Zaccheaus Katta, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shamirpet, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

1. J. Sucharitha
2.

SIGNATURE(S) OF BUYER(S)

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Joint SubRegistrar15
Shamirpet

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JOINT SUBREGISTRAR OFFICE OF
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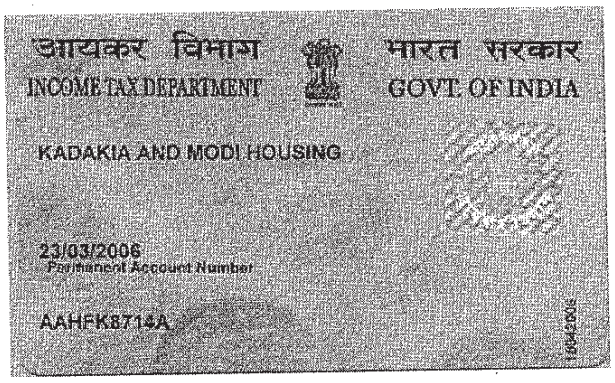
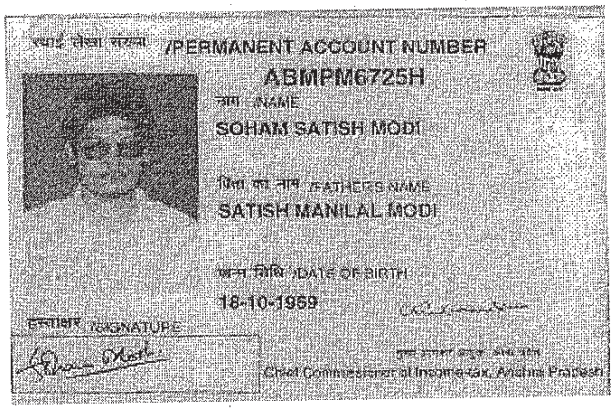
Shamirpet

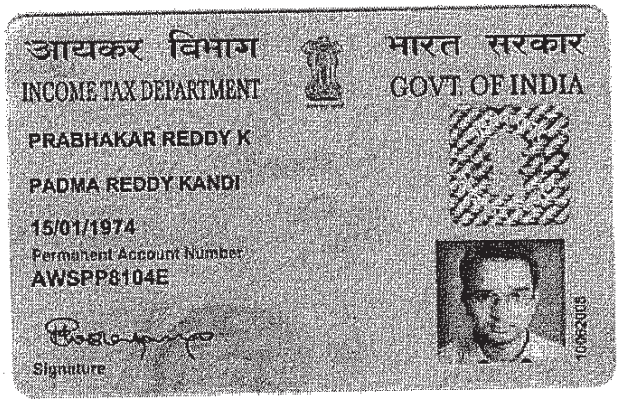
VENDOR:


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KADAKIA AND MODI HOUSING
23/03/2006
Permanent Account Number
AAHFK8714A

For KADAKIA & MODI HOUSING

Partner


/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
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
AWSPP8104E
Signature

P Prabhakar Reddy

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Shamirpet

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OFFICE OF JOINT SUBREGISTRAR
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Shamirpet

BONER

पंजीयन प्रमाणपत्र
CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक
OVERSEAS CITIZEN OF INDIA

यह प्रमाणित किया जाता है कि जिस व्यक्ति की जानकारी इस प्रमाणपत्र में दी गई है उसे नागरिकता अधिनियम 1955 की धारा 7 क के अधीन विदेशी भारतीय नागरिक के रूप में पंजीकृत किया गया है।

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India under the provisions of Section 7A of the Citizenship Act, 1955.

Sujata Goswami
Second Secretary (CA)
Embassy of India
Washington DC

जारी करने वाले अधिकारी के हस्ताक्षर एवं मुहर
Signature & Seal of Issuing authority

1

पंजीयन प्रमाणपत्र CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक Overseas Citizen of India

सं. / No. A 916251

उपनाम / Surname
ITTAMALLA

दिया गया नाम / Given Name(s)
SUCHARITHA

राष्ट्रीयता / Nationality
USA

लिंग / Sex
F

जन्मतिथि / Date of Birth
28/02/1973

जन्म स्थान / Place of Birth
WARANGAL

व्यवसाय / Occupation
REGISTERED NURSE

जारी करने का स्थान / Place of Issue
WASHINGTON

जारी करने की तिथि / Date of Issue
24/08/2011

V<INDITTAMALLA<<SUCHARITHA<<<<<<<<<<<<<<<<<<<
A916251<<8USA7302286F7302275<<<<<<<<<<<<<<<<0

J. Sucharitha

Bk -.1, CS No 891/2015 & Doct No 877/2015. Sheet 9 of 12

Joint SubRegistrar15
Shamirpet

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The Seal of Joint SubRegistrar Office
Shamirpet

सावधानी

1 यह प्रमाणपत्र भारत सरकार की सम्पत्ति है। जारी करनेवाले प्राधिकारी की ओर से इस प्रमाणपत्र के धारे में, इसे वापस करने की इच्छा व्यक्त की जाने पर, उसका पुनरुत्पादन किया जाए।

2 इस प्रमाणपत्र में कोई परिवर्तन न किया जाए या किसी भी प्रकार से इसे क्षतिग्रस्त भी न किया जाए।

3 यह प्रमाणपत्र गुम हो जाने या चोरी हो जाने पर उसकी सूचना निकटतम भारतीय मिशन को और यदि भारत में हो तो ओ.सी.आई. प्रकोष्ठ, नागरिक अनुभाग, विदेश प्रभाग, गृहमंत्रालय, जैसलमेर हाउस, मानसिंह रोड, नई दिल्ली -110011 को तुरन्त दी जाए।

CAUTION

1 This certificate is the property of the Government of India. Any communication received by the holder from the Issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.

2 This certificate must not be altered or mutilated in any way.

3 Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I. cell, Citizenship Section, Foreigners Division, Ministry of Home Affairs, Jaisalmer House, Mansingh Road, New Delhi-110011 if, the holder is in India.

4

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian
ITTAMALLA MANIKYA RAO

माता का नाम / Name of Mother
ITTAMALLA SUSHEELA

पता / Address
5300 GLENSIDE DRIVE,
APT.NO.2114,RICHMOND.VIRGINIA,
23228

पासपोर्ट सं. / Passport No.	जारी करने की तिथि / Date of issue	जारी करने का स्थान / Place of issue
480526620	03/06/2011	US STATE DEPT

ओ सी आई प्रमाणपत्र धारक का दिखने योग्य पहचान चिन्ह / Visible Distinguishing Mark of OCI Certificate Holder
A MOLE ON RIGHT SIDE CHIN

फाईल सं./ File No.
USAW00711111

I Srilavittha

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Joint SubRegistrar15
Shamirpet

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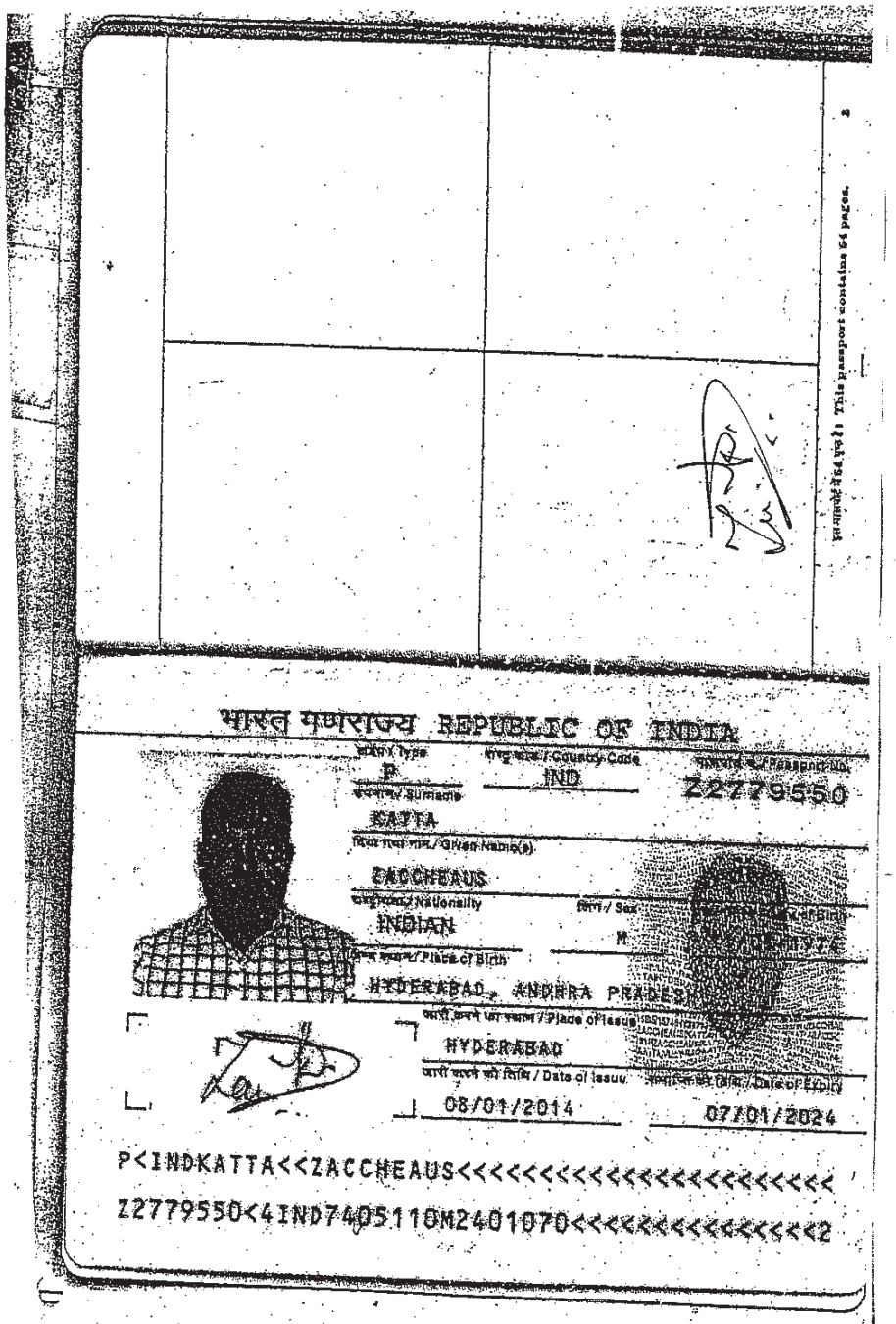
Shamirpet

Bunch 1



This passport contains 54 pages.

भारत गणराज्य REPUBLIC OF INDIA

Type: P

Country Code: IND

Passport No.: Z2779550

Surname: KATTA

Given Name(s): ZACCHEAUS

Nationality: INDIAN

Sex: M

Date of Birth: [illegible]1974

Place of Birth: HYDERABAD, ANDHRA PRADESH

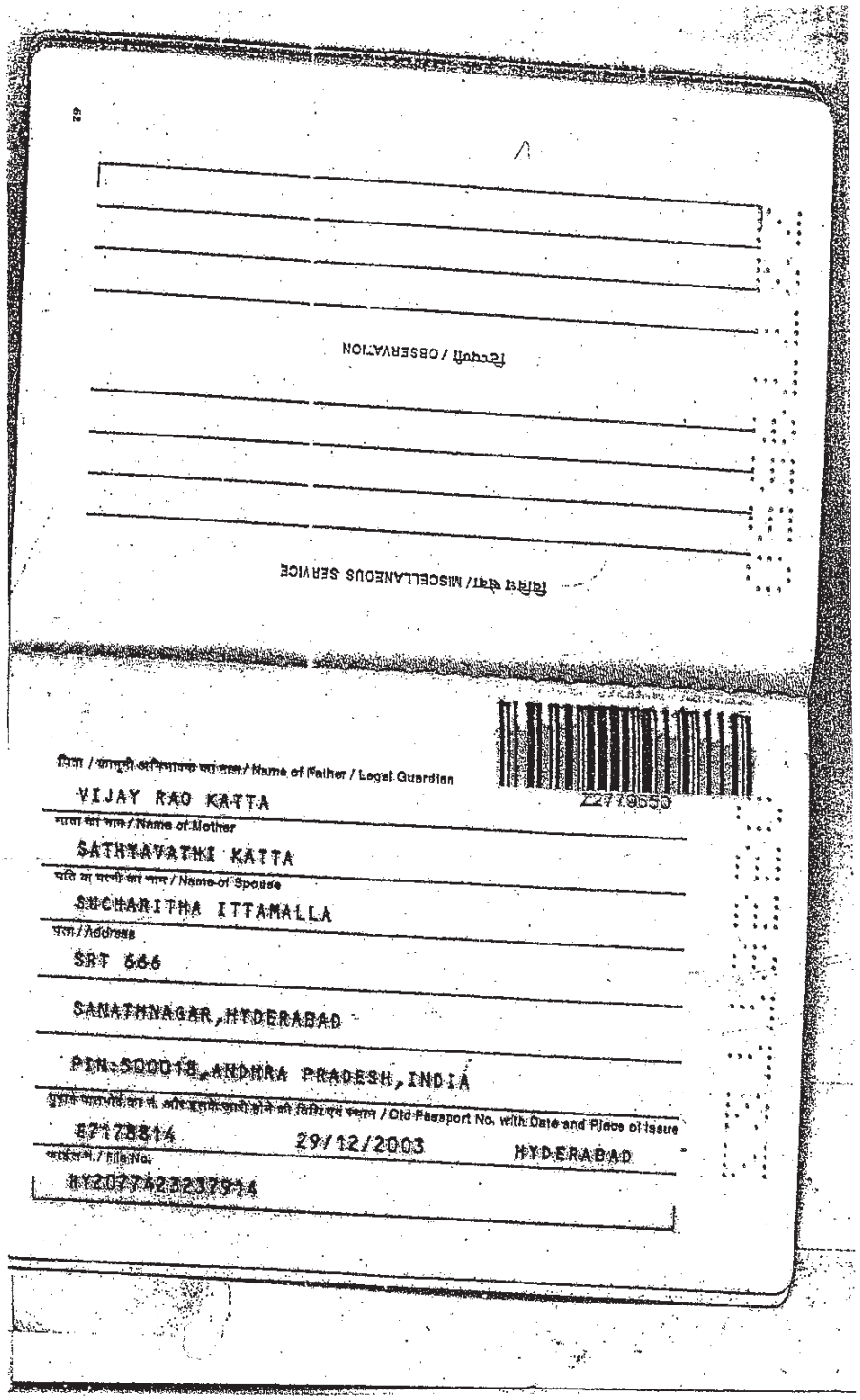
Place of Issue: HYDERABAD

Date of Issue: 08/01/2014

Date of Expiry: 07/01/2024

P<INDKATTA<<ZACCHEAUS<<<<<<<<<<<<<<<<<<<<<<<<

Z2779550<4IND7405110M2401070<<<<<<<<<<<<<<<2



Particulars of Spouse

Address

Parents' Name

Particulars of Children

Date and Place of Marriage

OBSERVATIONS

MISCELLANEOUS SERVICE

Z2779550

Name of Father / Legal Guardian: VIJAY RAO KATTA

Name of Mother: SATHYAVATHI KATTA

Name of Spouse: SUCHARITHA ITTAMALLA

Address: SRT 666

SANATHNAGAR, HYDERABAD

PIN-500018, ANDHRA PRADESH, INDIA

Old Passport No. with Date and Place of Issue: E7178814 29/12/2003 HYDERABAD

File No.: HY2077425237914

Bk - 1, CS No 891/2015 & Doct No 877 /2015. Sheet 11 of 12

Joint SubRegistrar15
Shamirpet

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JOINT SUBREGISTRAR OFFICE OF
The Seal of Joint SubRegistrar Office
Shamirpet

WITNESS

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కొండమీది జయకృష్ణ
Kondamidi Jayakrishna

పుట్టిన సంవత్సరం / Year of Birth : 1974
పురుషుడు / Male

3260 6690 1611

ఆధార్ - సామాన్యుని హక్కు

C. Jayakrishna

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

D/O కొండమీది వెంకటేశం, ఎస్ ఆర్ టి 640 / 7-2-895, ఎస్.ఆర్.టి. కాలనీ, సనత నగర్ పోలీసు స్టేషన్, సనత నగర్, హైదరాబాద్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500018

Address : D/O Kondamidi Venkatesham, SRT 640 / 7-2-895, SRT COLONY, sanath nagar police station, Sanath nagar, Hyderabad, Rangareddi, Andhra Pradesh, 500018

Aadhaar - Saamanyuni Hakku

सत्यमेव जयते
Election Commission Of India
భారత ఎన్నికల సంఘము
IDENTITY CARD
గుర్తింపుకార్డు

FZZ3603545

Elector's Name : G GANESH BABU
ఓటరు పేరు : జి గణేశ్ బాబు
Father's Name : G S VARA PRASAD
తండ్రి పేరు: జి ఎస్ వర ప్రసాద్
Sex : M
లింగము : పు
Age as on 1-1-2003
1-1-2003 నాటికి వయస్సు
24

G. Ganesh Babu.

Address:	చిరునామా
31-VII-LIG 138	31-VII-LIG 138
K P H B COLONY	కే పీ ఏచ బి కాలనీ
KUKATPALLY	కుకట్‌పల్లి
HYDERABAD	హైదరాబాద్

Electoral Registration Officer
ఓటర్ల నమోదు అధికారి
KHAIRATABAD Assembly Constituency
ఖైరతాబాదు విధానసభ నియోజకవర్గము
Place: HYDERABAD
స్థలము: హైదరాబాద్
Date / తేదీ : 02-06-2003
This card may be used as an identity card under different Government schemes
ఈ కార్డును వివిధప్రభుత్వ పథకాలలో గుర్తింపు కార్డుగా ఉపయోగించవచ్చును

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Joint SubRegistrar15
Shamirpet

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Shamirpet.