

Doc No 500/2013

497



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 668 Date 16-1-12 ₹ 100/-

Sold to K. Prashanth Reddy S/o K. Reddy R/o Sec'nd
For whom m/s Kadakia & Modi Housing

AT 213170
V. LAKSHMI PRASAD
LICENSED STAMP VENDOR
License No.15-26-028/2011
1-2-45/30, C.S.Nagar, Yellareddyguda,
Kapa, R.R.Dist-500 062. Cell: 98490011

17,12,000
- 100
136860
8560
100
145520

SALE DEED

This Sale Deed is made and executed on this the 4th day of February 2013 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 43 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. Wg. Cdr. U. SATHYAN, SON OF LATE. UNNI KRISHNAN, aged about 36 years, Occupation: Service
2. Sqn. Ldr. PREETI ASWAL, WIFE OF Wg. Cdr. U. SATHYAN, aged about 36 years, Occupation: Service, both are residing at # OMQ 49/3, Officers Residency Area, Air Force Station, Izzatnagar, Bareilly, Uttar Pradesh - 243 002., 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

16 Dec 1950
13 వ సం॥ మా.....
500
12
1

09 JAN 2012

Signature M. Srinivas
 Name LATE M. Lingaiah
 S/O Semle
 DOB 14-11-36
 R/O Warasiguda
Sreenivas

1934 వ శా.శ. జ్యోతిషము... 3.....వ తేది శామిక్సెస్

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

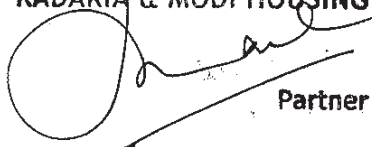
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- Smt. Immanni Sathyayeni 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. 68 admeasuring 228 sq. yds., along with semi-finished construction having a total area of 2077 sq.ft., hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.17,12,000/- (Rupees Seventeen Lakhs Twelve Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING


Partner

1వ పుస్తకము 20/3 వ సం॥ పు. (PNO-2) 500.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 13
 ఈ కాగితము వరుస సంఖ్య..... 2

Amr
 సబ్-రిజిస్ట్రార్

ENDORSEMENT

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

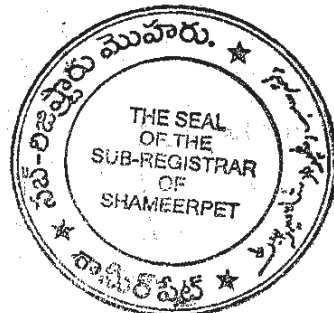
Sl No.	Description of fee/ duty	In the form of					Total
		Stamp papers	Challan u/s 41 of I.S Act	Cash	Stamp duty u/s 18 of I.S Act	D/D/B/C/Pay order	
1	Stamp Duty	100	85500				85600
2	Transfer Duty	-	51360				51360
3	Registration fee	-	8560				8560
4	User Charges.	-	100				100
	Total	100/-	145920/-				145920/-

"Rs. 136860/- towards stamp duty including T.D. under section 41 of the I.S. Act 1899 and Rs. 8560/- towards Registration fee on the chargeable value of Rs. 17,12,000/- were paid by the party through Bank SBI Thumkur via challan/D/D/B/C/Pay order no 507885.....date" 22/2/13

Amr
 Sub-Registrar
 Collector U/S 41 of I.S Act

1వ పుస్తకము 20/3 సం॥ (కా.శ 1834) సం॥ పు
500....నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516- I-500.....- 20/3
 ఇవ్వబడినది
 20/3 సం॥ ధ్యేయధిదాని.....నెంబరు.....23.....వారిది

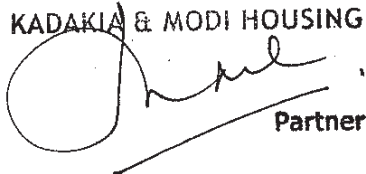
సబ్-రిజిస్ట్రార్ అధికారి
 యం. సుబ్బలక్ష్మి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

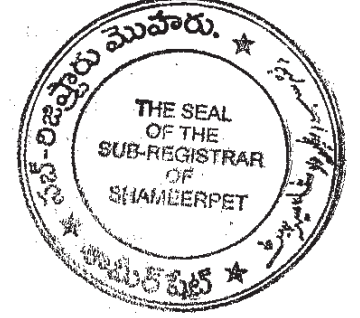
1. The Vendor do hereby convey, transfer and sell the Plot No. 68 admeasuring 228 sq. yds., along with semi-finished construction having a total area of 2077 sq. ft., forming part of Sy. No.1139 situated at Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, which is herein after referred to as 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.17,12,000/- (Rupees Seventeen Lakhs Twelve 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 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. 1,45,520/- is paid by way of challan No. 507887, dated 22.02.2013, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District.

For KADAKIA & MODI HOUSING


Partner

1వ పుస్తకము 20/2 వ సం॥ పు. ప్నో. 21 500
దస్తావేజు మొత్తము కాగితముల సంఖ్య 13
ఈ కాగితము వరుస సంఖ్య 3

Amar
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SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 68 admeasuring about 228 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 and bounded on:

North	Plot No. 67
South	Plot No. 69
East	30' wide road
West	Neighbour's Land

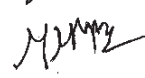
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

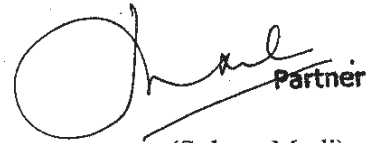
1.



2.



For KADAKIA & MODI HOUSING



Partner

(Soham Modi)

VENDOR

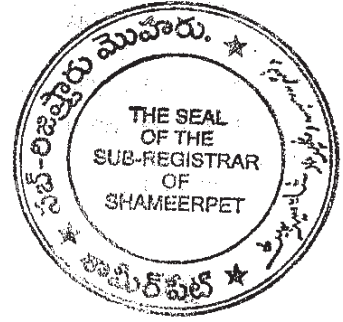


VENDEE



వెపుస్తకము 20/3 వ సం॥ పు. NO. 21 500....
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 13
ఈ కాగితము వరుస సంఖ్య..... 4

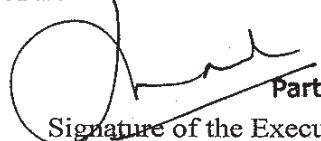
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ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF bungalow on Plot No. 68 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 : 228 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. 17,12,000/-

For KADAKIA & MODI HOUSING

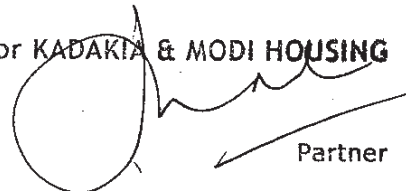

Partner
Signature of the Executants

Date: 04.02.2013

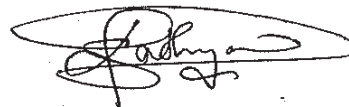
C E R T I F I C A T E

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: 04.02.2013



Rechi

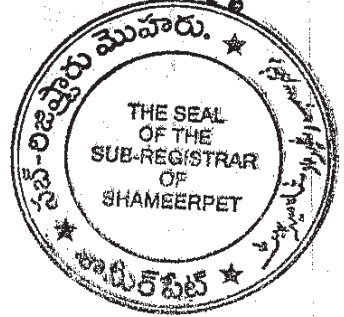
1వ పుస్తకము 20/3 వ సం॥ పు. 500.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....13

ఈ కాగితము వరుస సంఖ్య.....5

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REGISTRATION PLAN SHOWING

PLOT NO.68, 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

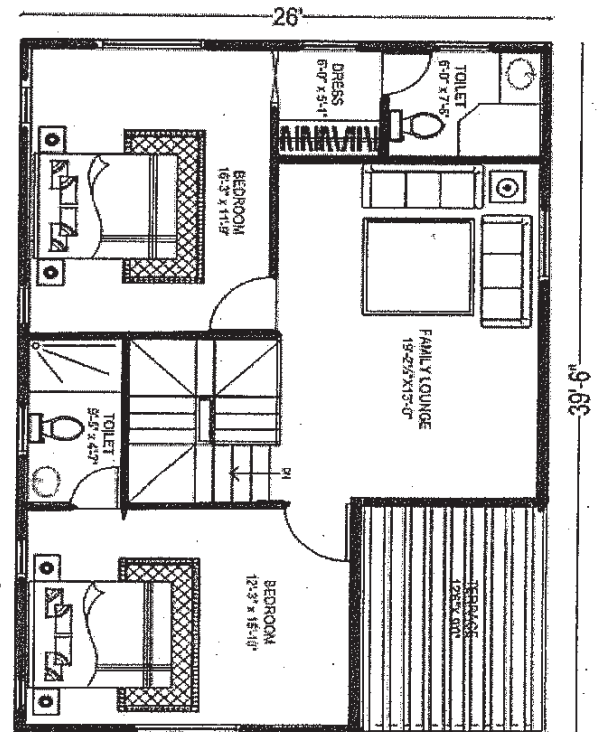
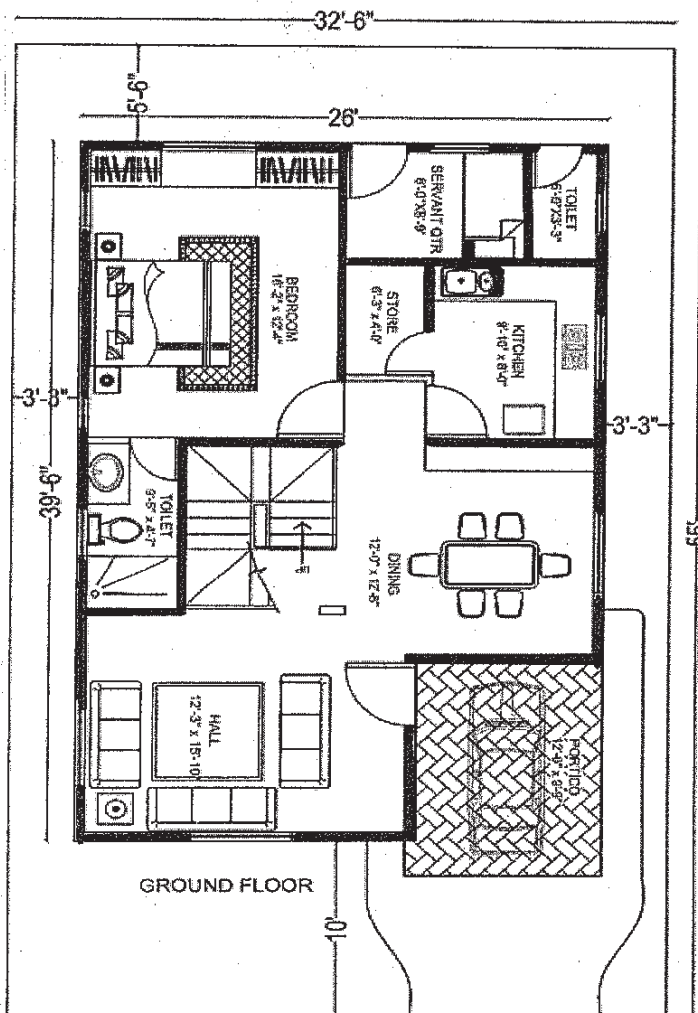
BUYER:

1. WG. CDR. U. SATHYAN, SON OF LATE. UNNI KRISHNAN

2. SQN. LDR. PREETI ASWAL, WIFE OF WG. CDR. U. SATHYAN

REFERENCE:**AREA:** 228**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Total Built-up Area – 2077 Sft

**FIRST FLOOR**

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

WITNESSES:

1.

2.

For KADAKIA & MODI HOUSING

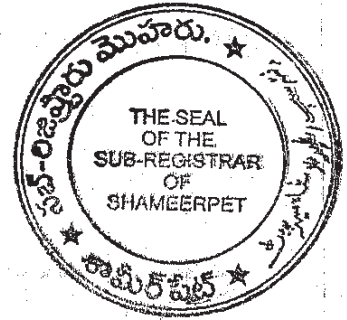
Partner

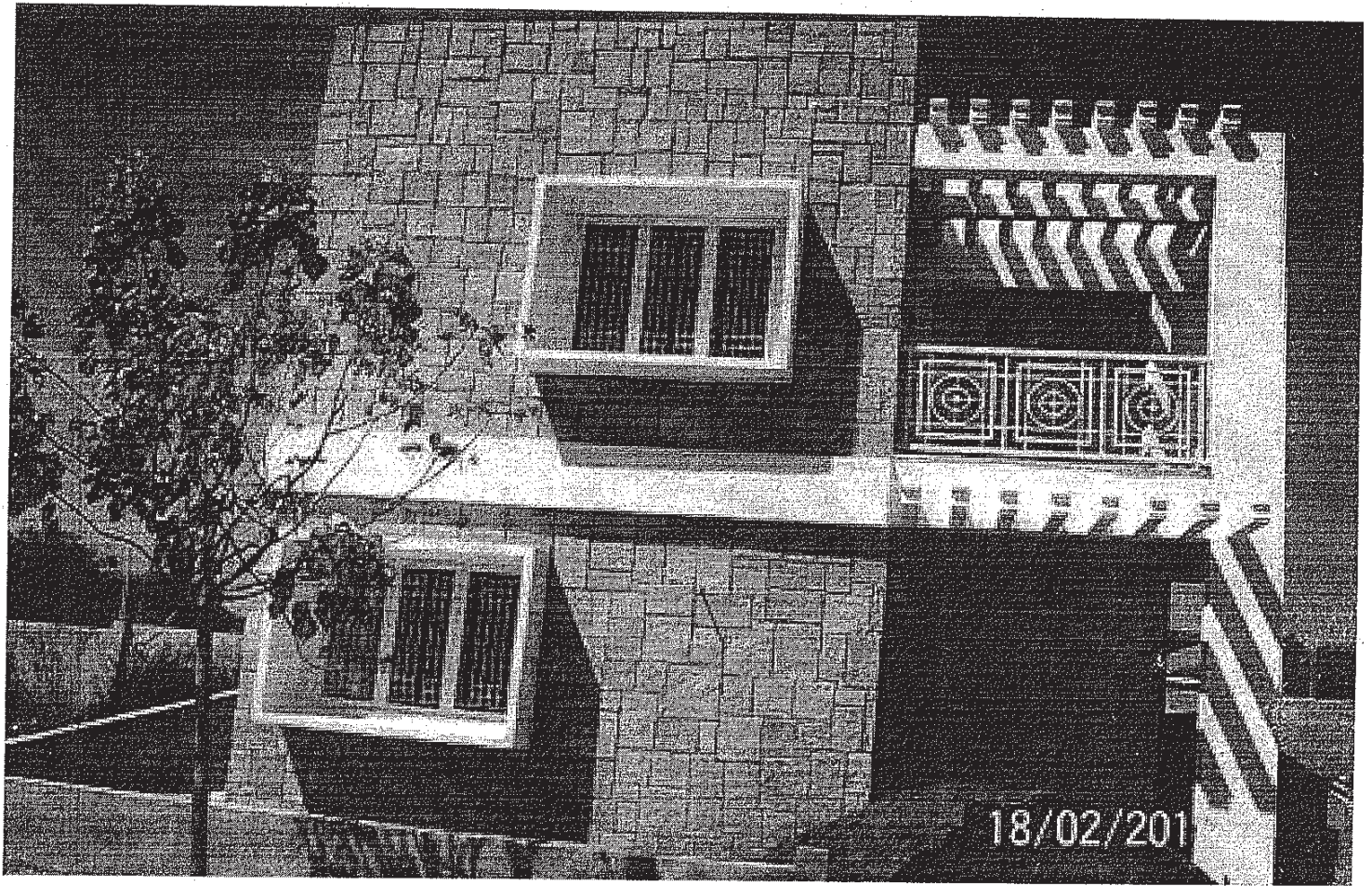
SIGN. OF THE VENDOR

SIGN. OF THE BUYERS

1వ పుస్తకము 20/3 వ సం॥ పు.నం. 21 500.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 12.....
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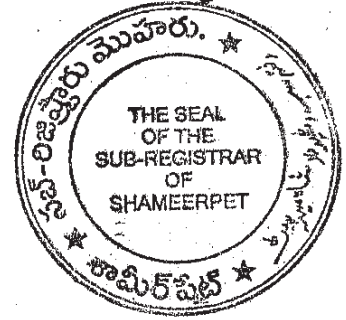
Ana
సబ్-రిజిస్ట్రార్



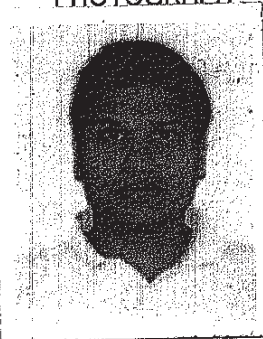
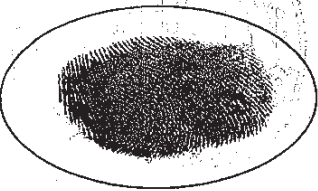
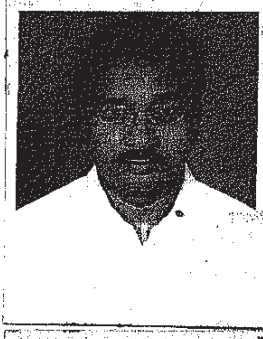
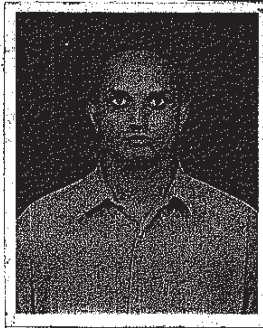
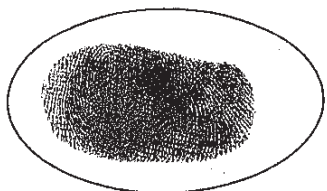


వ పుస్తకము 20/3 వ సం॥ పు. No. 21 500
దస్తావేజు మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము వదున సంఖ్య 7

Amor
పబ్-రిజిస్ట్రార్



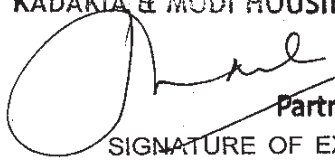
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. 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 ND FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD & (REPRESENTATIVE TO BUYER)
			BUYERS: 1. WG. CDR. U. SATHYAN S/O. LATE. UNNI KRISHNAN R/O. # OMQ 49/3 OFFICERS RESIDENCY AREA AIR FORCE STATION IZZATNAGAR, BAREILLY UTTAR PRADESH - 243 002
			2. SQN. LDR. PREETI ASWAL WO. WG. CDR. U. SATHYAN R/O. # OMQ 49/3 OFFICERS RESIDENCY AREA AIR FORCE STATION IZZATNAGAR, BAREILLY UTTAR PRADESH - 243 002.

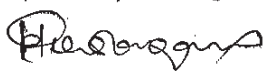
SIGNATURE OF WITNESSES:

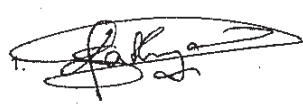
1. 
2. 

For KADAKIA & MODI HOUSING


Partner
SIGNATURE OF EXECUTANTS

We stand herewith our photograph(s) and finger prints in the form prescribed, through our representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shamirpet, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE

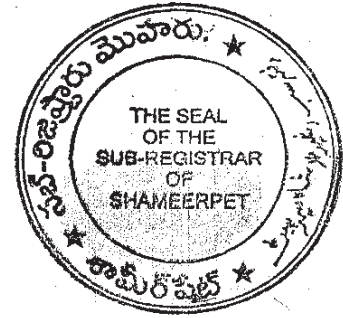
 1.  2.
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 20/2 వ సం॥ పు.నం॥ 500

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....13.....

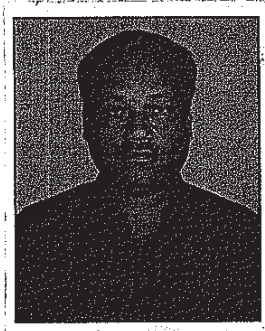
ఈ కాగితము వమన సంఖ్య.....8.....

Amer
సబ్-రిజిస్ట్రార్



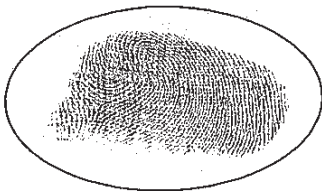
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<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>
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WITNESSES:

1. MR. M. SRINIVAS
S/O. LATE M. LINGAIAH
R/O. H. NO: - 2-11-365
WARASIGUDA
SECUNDERABAD.



2. MR. M. MAHENDER
S/O. LATE M. MALLESH
R/O. H. NO: - 28-77
YADAV BASTI
NEREDMET
HYDERABAD

SIGNATURE OF WITNESSES:

1.

2.

FOR KADAKIA & MODI HOUSING

Partner

SIGNATURE OF THE EXECUTANT

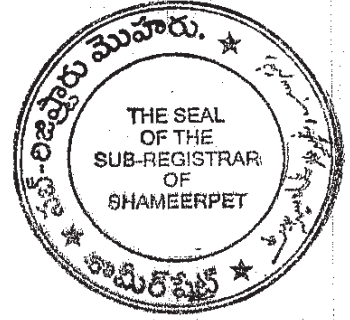
1వ పుస్తకము 20/3 వ సంచిపు. (No. 2) 500

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితము వరుస సంఖ్య..... 9

Amar

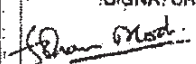
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VENDOR:

For KADAKIA & MODI HOUSING

Partner

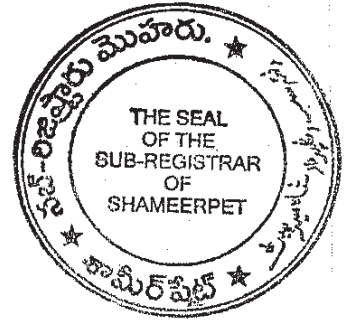
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABMPM6725H
नाम /NAME	SOHAM SATISH MODI
पिता का नाम /FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि /DATE OF BIRTH	18-10-1969
हस्ताक्षर /SIGNATURE	
Chief Commissioner of Income-tax, Andhra Pradesh	

Prabakaran

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT OF INDIA
PRABHAKAR REDDY K	
PADMA REDDY KANDI	
15/01/1974	
Permanent Account Number AWSPP8104E	
 Signature	

1వ పుస్తకము 20/3 వ సం॥ పు.నం॥ 21 500
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 12
ఈ కాగితము వరుస సంఖ్య..... 10

Amar
సబ్-రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT

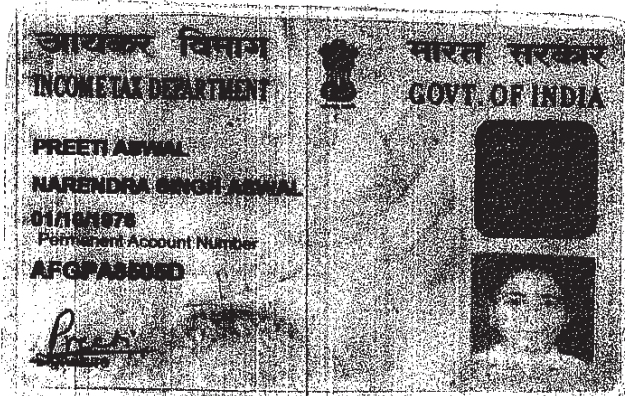
भारत सरकार
GOVT. OF INDIA

SATHYAN UNMIKRISHAN
AIKKYARA UNMIKRISHNAN

24/03/1976
Permanent Account Number
AAIPU7565Q

Sathyam
Signature

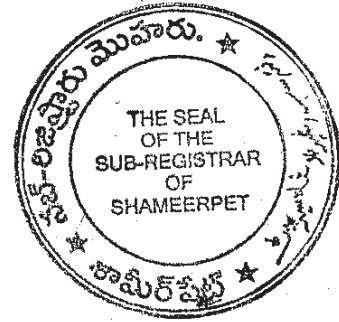
Anthony



~~Pach~~

1వ పుస్తకము 20/3 వ సం॥ పు. (PNO. 21) 500
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 13
ఈ కాగితము వరుస సంఖ్య..... 11

Amar
సబ్-రిజిస్ట్రార్



W 19251

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

Number: DLAP010413402001
Name: SRINIVAS M
S/DW of: M LINGAIAH
Address: 12-11-364/6
WARSIGUDA
SECUNDERABAD
PIN: 500001
DOB: 06-06-1971
Blood Gr:
Signature:
Di. Of Issue: 09-10-2001
Add. Licencing Authority: Secunderabad

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

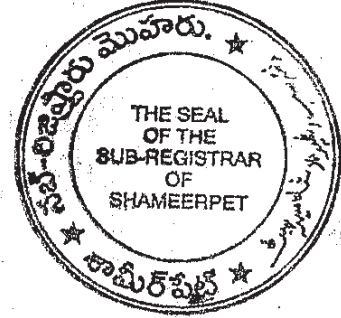
Signature



24072007

1వ పుస్తకము 20/3 వ సం॥ పు. NO. 21 500
దస్తావీజు మొత్తము కాగితముల సంఖ్య..... 13
ఈ కాగితము వరుస సంఖ్య..... 12

Amer
సబ్-రిజిస్ట్రార్

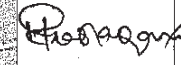


Photographs and FingerPrints As per Section 32A of Registration Act 1908

RegNo/Year: 497 /2013 of SRO: 1516 Report Date: 22-FEB-13 02:21 PM

This report prints Photos and FPs of all parties

Execution admitted by (Details of all executants/Claimants of sec 32a):

Sl No	Code	Thumb Impression	Photo	Signature	Address
1	CL		 [16-1-2013-497]U		U SATHYAN OMQ 49/3, OFFICERS RESIDENCY AREA, AIRFORCE, IZZATNAGAR, B AREILLY, UP-243002 <i>Representative</i> <i>K. Prabhakar Reddy</i>
2	CL		 [16-1-2013-497]P		PREETHI ASWAL OMQ 49/3, OFFICERS RESIDENCY AREA, AIRFORCE, IZZATNAGAR, B AREILLY, UP-243002 <i>Representative</i> <i>K. Prabhakar Reddy</i>
3	EX		 [16-1-2013-497]M		M/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI, GFA <i>K. Prabhakar Reddy</i> 5-4-187/3&4, IIND FLOOR, SOHAM MANSION, MG ROAD, SEC-BAD-500 003

Identified by

Witness 1

Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

1వ పుస్తకము 2013 వ సం॥ కృ. (NO. 21) 500

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితము వదులు సంఖ్య..... 13

Ana
సబ్-రిజిస్ట్రార్

