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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 001618

K. SATISH KUMAR

S.V. No. 13/2000, P.No. 15/2009

1-2-30, Ponnavaipet (III),

Rajanna Nagar (MDI), R.R. Dist

No. 1829 Date 16/01/2010 100/-
 Sold to Venkatesh
 s/o. D/o. G.A. Rao
 For whom Kadakia & Modi Housing

SALE DEED

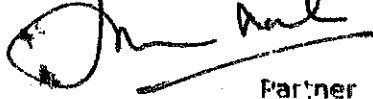
This Sale Deed is made and executed on this the 5th day of August 2010 at SRO, Shamirpet, Ranga Reddy District by:

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 39 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOR OF

1. MR. BONGU RAJA RAO, SON OF MR. SURYA NARAYANA aged about 58 years, Occupation: Service
2. MR. BONGU VENKATA SURYA SASHANKA, SON OF MR. BONGU RAJA RAO aged about 27 years, Occupation: Service, both are residing at HIG - 87, Bharat Nagar Colony, Near Moosapet, Hyderabad - 500 018, 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



శాసనము 2010 వ సంవత్సరము 1405
 ఆంధ్రప్రదేశ్ రాష్ట్రములోని మొదటి సర్కారు... 11
 ఈ సాక్షి... 1


 సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

By challan No. 649716 Dt. 5/8/2010

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. 105900/-
- 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. —

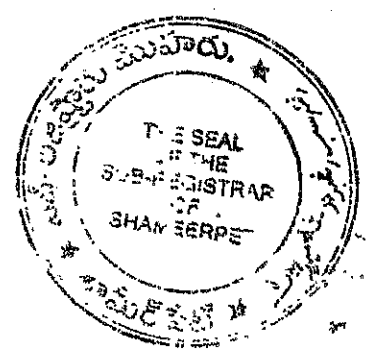
III. Registration fees:

- 1. in the shape of challan Rs. 6625/-
- 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. 1,12,725 = రూ




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

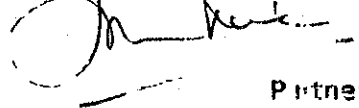
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- Smt. Immanni Sathyaveri 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/MP/Plg/HUDA/07 dated 12/05/2008.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 58 admeasuring 295 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.13,25,000/- (Rupees Thirteen Lakhs Twenty Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

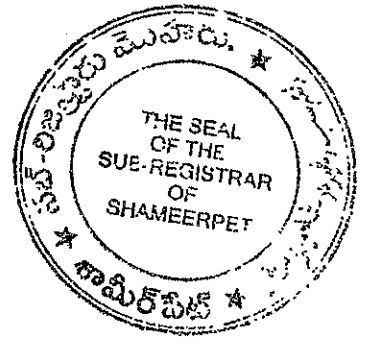
For KADAKA & MODI HOLDINGS



Partner

1వ పుస్తకము 2010 వ సం॥ 5 వ తేది 1405
 దస్తావేజు పేర్లను క్రమం క్రమం లో..... 11
 ఈ కాగితము నుండి..... 2

R
 సబ్-రిజిస్ట్రారు



2010 వ సం॥ 5 వ తేది
 1932 వ కా.క. (శా.వం) మా.సం. 14 వ తేది
 గంటల మధ్య
 అఫీసులో
 K. prabhakar Reddy
 1908 లోని సెక్షన్ 32-ఎ ను
 పాటించిన క్రీబీ గ్రాపులు మరియు
 వేలితపాత్రలకు సహా దాఖలు చేసి రుసుము
 యా 6625 = 00 లు చెల్లించినారు.

ప్రాసెసింగ్ ను తప్పిపోవడం
 ఎడమ ప్రొటెస్ ట్రేలు

Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy S/o. K. P Reddy Occ: Secy
 D/o. 5-4-15-13 & 4, 2nd Floor, Soham mansion,
 opp. G. Road, Sec Road, Through GPA for Presentation
 Documents, Vize GPA no. 2/BK/10, Dt. 27-1-10 at
 SRO, Shameerpet,
 R.R. District.

కూపించినది

Prabhakar Reddy

D. MURALI DHAR
 S/O D. JANARDHAN
 OCC: SERVICE
 R/O: 79, PICKET, SECUNDERABAD.

Finny Bala

FINNY BALA.
 S/O B.R.V PRASAD.
 OCC: NETWORKING ENGINEER.
 C-672, VANASTHALIPURAM, HYDERABAD.

2010 వ సం॥ 5 వ తేది సబ్-రిజిస్ట్రారు
 1932 వ కా.క. (శా.వం) మా.సం. 14 వ తేది శామీర్ పేట్

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 58 admeasuring 295 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.13,25,000/- (Rupees Thirteen Lakhs Twenty Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs. 5,00,000/-(Rupees Five Lakhs Only) paid by way of Cheque No. 889320, dated 26.07.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd.
 - ii. Rs. 3,00,000/-(Rupees Three Lakhs Only) paid by way of Cheque No. 067453 dated 04.08.2010 drawn on HSBC, Hyderabad.
 - iii. Rs. 3,00,000/-(Rupees Three Lakhs Only) paid by way of Cheque No. 067454 dated 04.08.2010 drawn on drawn HSBC, Hyderabad
 - iv. Rs. 2,00,000/-(Rupees Two Lakhs Only) paid by way of Cheque No. 253810 dated 30.04.2010 drawn on HDFC Bank, Balanagar Br., Hyderabad.
 - v. Rs. 25,000/-(Rupees Twenty Five 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.

For KADAKIA & MODI HOUSING


Partner

1వ పుస్తకము 2010 సం॥ నం॥ 1405
 దస్తావేజు యొక్క ప్రమాణాన్ని నిర్ధారించుటకు
 ఈ కాగితము వారు పంపించిన తేదీ 3

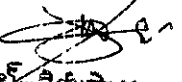

 సబ్-రిజిస్ట్రారు

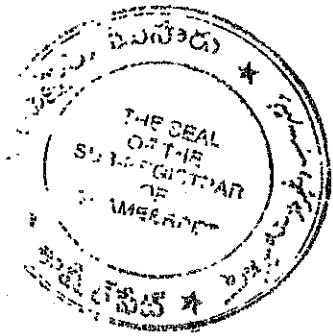
An Amount of Rs. 105900/- towards Stamp Duty including Transfer
 Duty and Rs. 6625/- towards Registration Fee was paid by the party
 through Challan Receipt Number 649716 Date 5/8/2010
 at S.B.H. bank Thumkunta Branch


 Sub Registrar

1వ పుస్తకము 2010 సం॥ (శా.క. 1932) సం॥ పు
 1405 నెంబరుకు రిజిస్ట్రారు చేయించిన స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516. 1405 - 2010
 ఇవ్వడమైనది.

2010 సం॥ ల్లగయ్య నెంబరు 5 వ తేదీ


 సబ్-రిజిస్ట్రారు అధికారి



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. 1.12,625/-/- is paid by way of challan No. 647916, dated 05.08.2010, drawn on State Bank of Hyderabad, Thumkunta Branch, Shamirpet, Ranga Reddy District

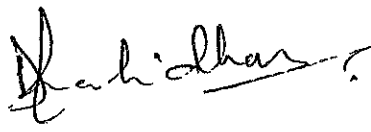
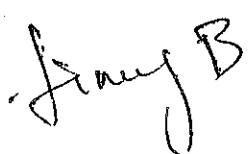
SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 58 admeasuring about 295 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, bounded on:

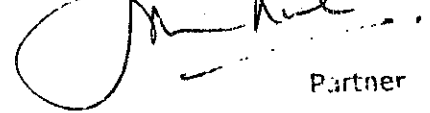
North	Plot No. 57
South	Plot No. 59
East	30' wide road
West	Neighbour's Land

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:

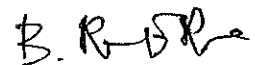
WITNESS:

1. 
2. 

For KADAKIA & MODI HOUSING



Partner

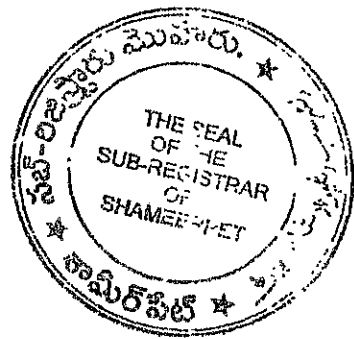
(Soham Modi)
VENDOR




VENDEE

1వ పేజీల సంఖ్య: 1405
పేజీల సంఖ్య: 11
ఈ ప్రతిపాదన పేజీ: 4


సబ్-రిజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 58 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 : 295 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. 13.25.000/-

Date: 05.08.2010


For KADAKIA & MODI HOUSING

Signature of the Executants Partner

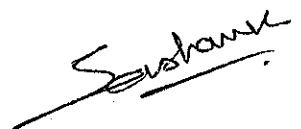
C E R T I F I C A T E

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


Date: 05.08.2010

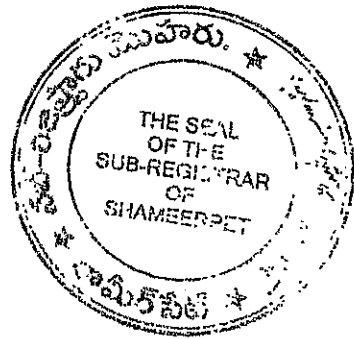
For KADAKIA & MODI HOUSING

Signature of the Executants Partner

B. R. V. R.



నంబరు 2010.3.10.1 పు..... 1405
వస్త్రాధికారి గారి కార్యాలయ సంఖ్య..... 11
ఈ కార్యాలయ నమోదు సంఖ్య..... 5


సబ్-రజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO.58, 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 SR SATISH MODI

BUYER:

1. MR. BONGU RAJA RAO, SON OF MR. SURYA NARAYANA

2. MR. BONGU VENKATA SURYA SASI-ANKA, SON OF MR. BONGU RAJA RAO

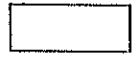
REFERENCE:
AREA: 295

SCALE:
SQ. YDS.

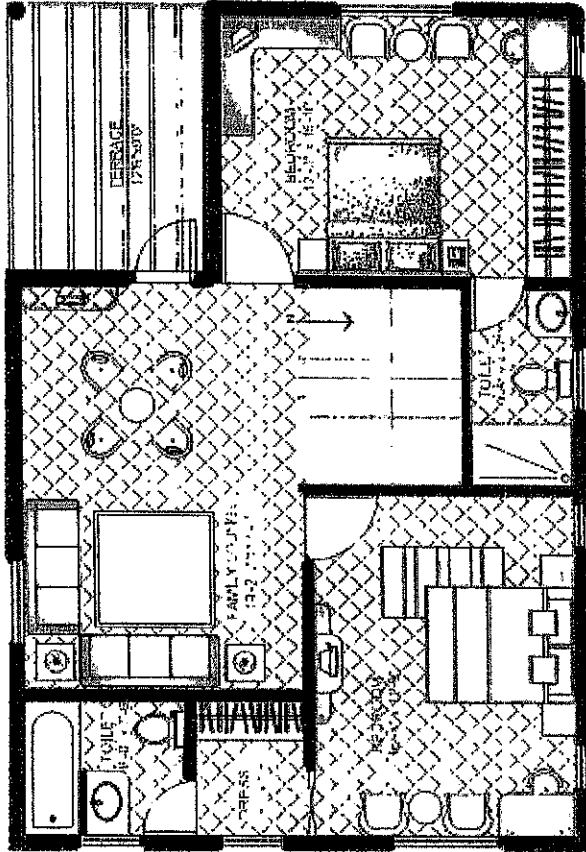
INCL
SQ. MTRS



EXCL:



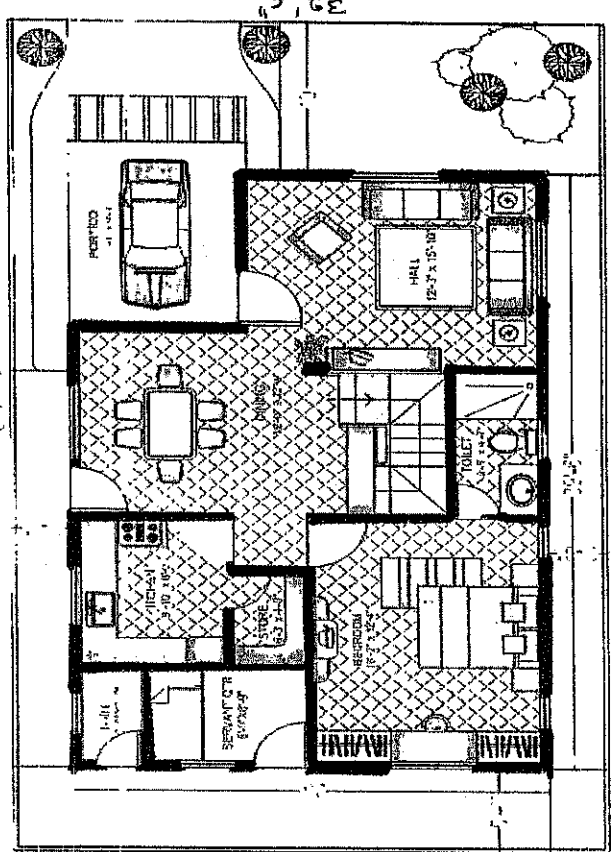
Total Built Up Area - 2077 Sft



N ←

FIRST FLOOR

NORTH: PLOT NO. 57
SOUTH: PLOT NO. 59
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.
TERFACE AREA : 113.00 Sft.
PORITCO AREA : 117.00 Sft.

WITNESSES:


- 1.
- 2.

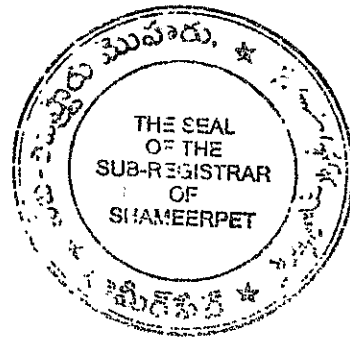
FOR KADAKIA & MODI HOUSING

SIG. OF THE VENDOR Part

SIGN. OF THE BUYER

వ. నంబరు : 2010 : : : : : 1405
దస్తావేజు పేరు : : : : : 11
ఈ కాగితము వలన : : : : : 6


సబ్-రిజిస్ట్రారు



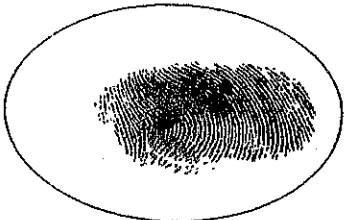
**HOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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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



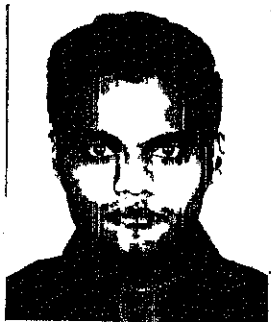
**GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 02/BK/IV, Dt: 27.01.2010.**

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




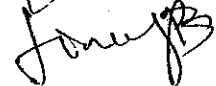
BUYERS:

1. MR. BONGU RAJA RAO
S/O.MR. SURYA NARAYANA
HIG - 87
BHARAT NAGAR COLONY
NEAR MOOSAPET
HYDERABAD - 500 018



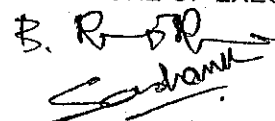
2 MR. BONGU VENKATA SURYA SASHANKA
S/O. MR. BONGU RAJA RAO
HIG - 87
BHARAT NAGAR COLONY
NEAR MOOSAPET
HYDERABAD - 500 018

SIGNATURE OF WITNESSES:

1. 
2. 

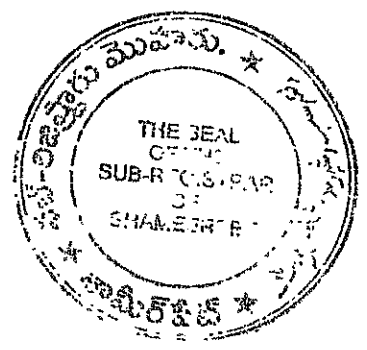
For KADAKIA & MODI HOUSING



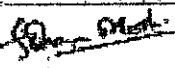

SIGNATURE OF EXECUTANTS ^{Partner}






SIGNATURE(S) OF BUYER(S)

సంఖ్య 2010... 1405
... 11
... 7

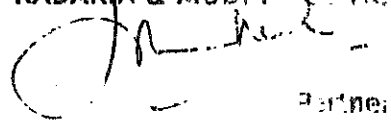

సబ్-రజిస్ట్రార్



<p>धार्मिक चिह्न</p> 	<p>PERMANENT ACCOUNT NUMBER AEIIPN6725H</p>
	<p>नाम / NAME SONAM SATISH MODI</p>
	<p>पिता का नाम / FATHER'S NAME SATISH MANLAL MODI</p>
	<p>जन्म तिथि / DATE OF BIRTH 15-10-1989</p>
<p>हस्ताक्षर / SIGNATURE</p> 	<p>मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh</p>

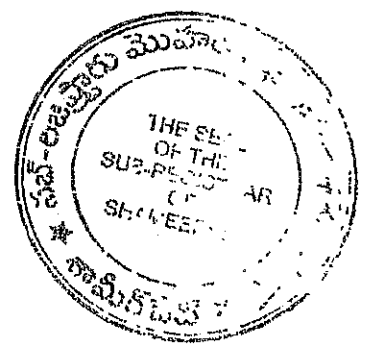
<p>आयकर विभाग INCOME TAX DEPARTMENT</p>		<p>भारत सरकार GOVT. OF INDIA</p>
<p>PRABHAKAR REDDY K PADMA REDDY KANDI</p>		
<p>15/01/1974 Permanent Account Number AWSP8104E</p>		
<p>Signature</p> 		

Prasanna

For KADAKIA & MODI H & S NG

Partner

1వ పుస్తకం - 2010 1405
దస్తావేజు వెలుపులకు 11
ఈ కారితమం పంపించు 2

A
సబ్-రిజిస్ట్రారు



TIN e-Tax Payment

Confirm Data Page

Tax Applicable*		0021	CHALAN NO./TNS 280	
Permanent Account Number*		AQPM6229P	Assessment Year* 2010-11	
Full Name		ANKIT ARVIND MEHTA		
Flat/Door/BlockNo.			Name of premises/Building/ Village	
Road/Street/Lane			Area/Locality	
City/District		SECUNDERABAD	State* ANDHRA PRADESH	
Pin Code*		500003		
Type of Payment*		300		
Bank Name*		Union Bank of India		
Email ID				
Mobile No.				

The name of the taxpayer is as per the ITD TAN / PAN Master. You are required to verify the name before making payment. In case any discrepancy is observed, please confirm the TAN / PAN entered by you. Any change required in the name displayed as per the TAN / PAN Master can be updated by filling up the relevant change request forms for TAN / PAN.

If the name is correct, then click on "Submit to the bank"

Note: Provision to Enter Amount Value is Given in the Bank's Site.

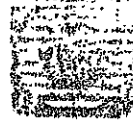
Online Tax Statement helps you in filing your income return, " Click here " for Registration

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

B RAJA RAO
SURYANARAYANA BONGU
15/05/1951
Permanent Account Number
AIBPB4282A



Signature

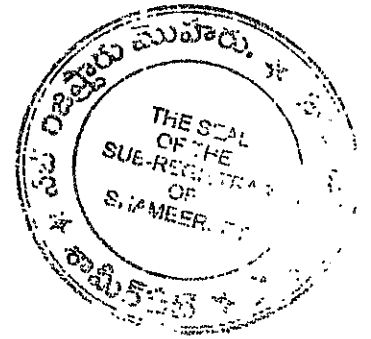
B. R. Rao

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, I TISL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 401 614.

यदि कार्ड खो जाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट I TISL,
प्लॉट नं. 3, सेक्टर 11, नावो बी बेलपुर,
नवी मुंबई-400 614.

1. పుస్తకము 2010 ప సం॥ పు.....1405.....
2. ప్రతిపాదనా మొత్తము కాగితముల సంఖ్య.....11.....
3. కాగితము వరుస సంఖ్య.....9.....

②
సబ్-రిజిస్ట్రార్:



आयकर विभाग
INCOME TAX DEPARTMENT

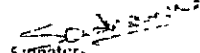
भारत सरकार
GOVT. OF INDIA

BONGU VEHATA S. R. / A SASHANKA

RAO RAJA BONGU

19/11/1982

AOPFB47 EC


Signature



02/02/2008

Sashanka

इस कार्ड को ध्यानपूर्वक पढ़ें।
यदि इस कार्ड पर कोई त्रुटि है तो
कृपया तुरंत इस कार्ड को वापस भेजें।
यदि इस कार्ड पर कोई त्रुटि नहीं है तो
यह कार्ड वापस भेजें।

If this card is not yours, please inform the
Income Tax PAO Services Centre, S. R. L,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 032.

Tel: 91-22-2499 4670, Fax: 91-22-2494 0564,
e-mail: ominfo@nildeo.in

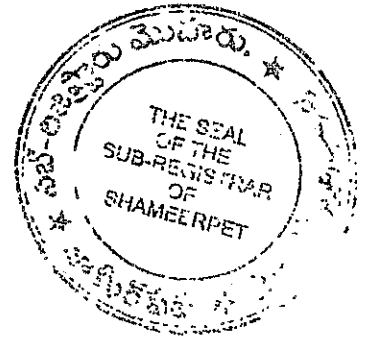
15 జనవరి 2010 వ సం॥ పు..... 1405.....

దస్త్రాలకు చెల్లించిన కారితముల సంఖ్య..... 11.....

ఈ కారితము వరుస సంఖ్య..... 10.....



సబ్-రిజిస్ట్రార్









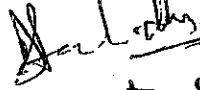
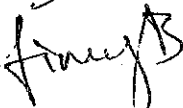
Photographs and FingerPrints As per Section 32A of Registration Act 1908


C.S.No./Year: 001415/2010 of SRO: 1516(SHAMIRPET)
 Presentant Name(Capacity): K.PRABHAKAR
 REDDY(SP)

Report Date: 05/08/2010 13:36:17

This report prints Photos and TIs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) BONGU RAJA RAO HIG- 87.BHARAT NAGAR COLONY.NEAR MOOSAPETHYD- BAD	B. R. S. R.
2			(CL) BONGU VENKATA SURYA SASE ANKA HIG- 87.BHARAT NAGAR COLONY.NEAR MOOSAPETHYD- BAD	S. S. S.
5			(SP) K.PRABHAKAR REDDY Not available	K. Prabhakar

Identified by  Photos and TIs
 Witness 1 captured by me
 Witness 2 


 Capture of Photos and TIs
 done in my presence

1వ పట్టణము 2010వ సం॥ పు..... 1405
2వ పట్టణము కాగితముల సంఖ్య..... 11
ఈ కాగితము వరుస సంఖ్య..... 11

