

**దస్తావేజులు మరియు రుసుములు రశీదు**

నెం

137  
 శ్రీమతి కె శ్రీ M/S Kadukra & Modi Housing (K. Prabhakar Reddy) (GPA)  
 ఈ దిగువ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	Sale		
దస్తావేజు విలువ రూ	16,90,000/-	17,12,000		
స్టాంపు విలువ రూ	100/-			
దస్తావేజు నెంబరు	P.No. 20/13	499/13		
రజిస్ట్రేషన్ రుసుము	8450/-			
లోటు స్టాంపు	135100/-			
యూజర్ చార్జీలు	100/-			
అధనపు వేట్లు	143650/-			
5 x .....				
	ch. no 507986			
మొత్తము	22/2/2013			

అక్షరాల

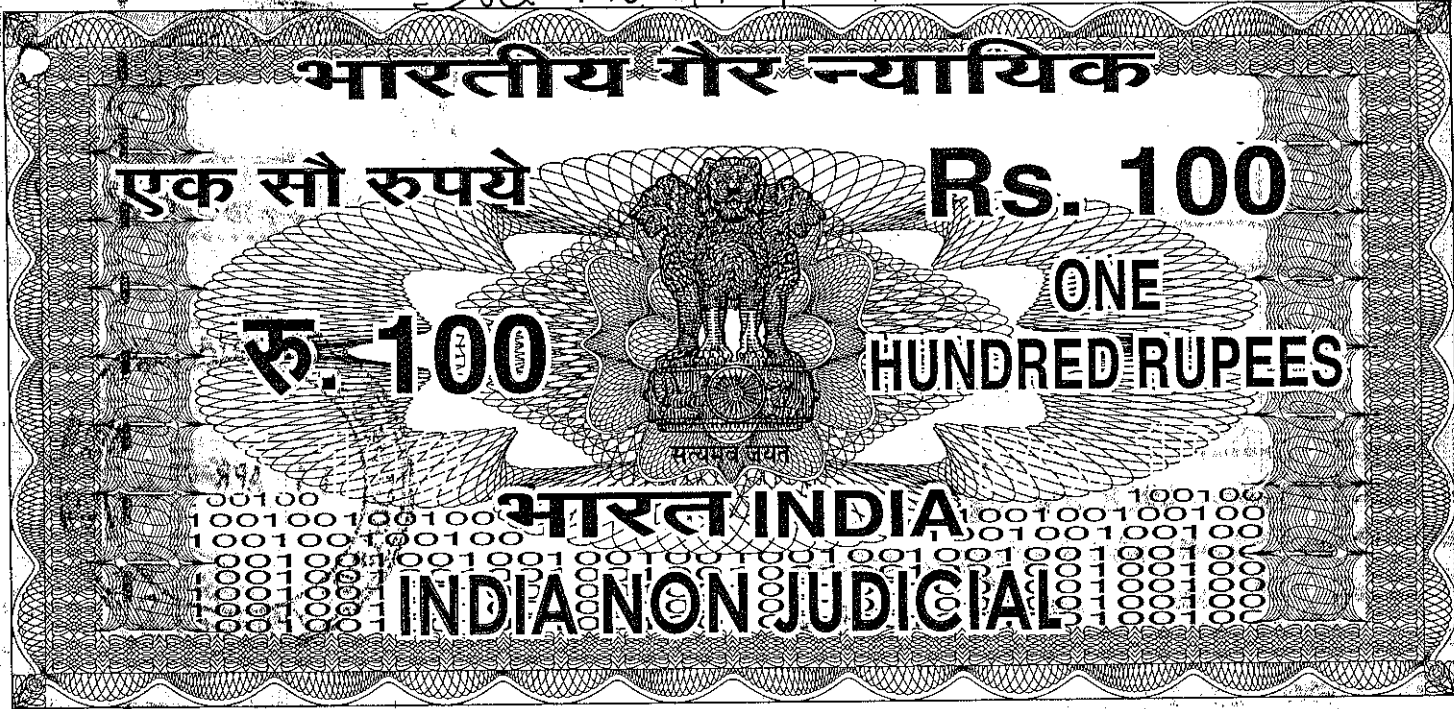
రూపాయలు మాత్రమే  
 /



496

Doc No. 499/2013

P 20/13



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 86 Dt. 20/2/13 Rs. 100/-

Sold to Ramesh N. Narasimha Rao and

For Whom Kadakia & Modi Housing and

AT 883595  
**K. GIRIBABU**  
 LICENCED STAMP VENDOR  
 LIC.No.16-02-20/1998  
 REN.No.16-02-08/2010  
 Sub-Bapunagar, Amberpet, Hyd-13.  
 Cell.No.9989259839

16,900,000  
- 1000

135100.  
8450  
100

143650

**SALE DEED**

This Sale Deed is made and executed on this the 20<sup>th</sup> day of February 2013 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, 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.)

**INFAVOUR**

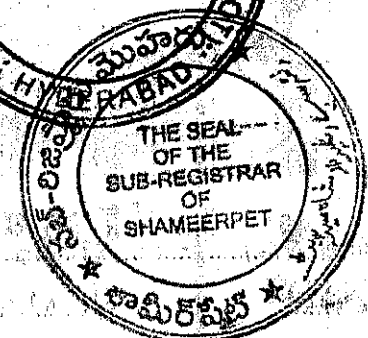
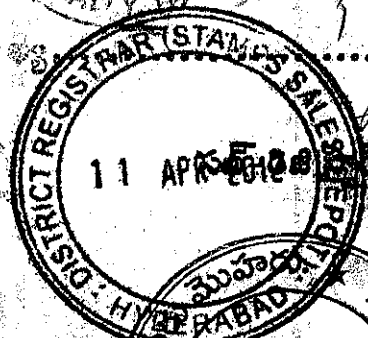
Mr. SRITEJA BONGU, SON OF Mr. BALA MOHAN BONGU, aged about 34 years, Occupation: Service, residing at # 49-58-5/8/1, Narsima Nagar, Visakhapatnam - 530 024, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For KADAKIA & MODI HOUSING

Partner

20/13 వ సం॥...ఫిబ్రవరి నెల...22... వ తేదీ  
 1934 వ శా.శ.సం.199...మూసం. 3... వ తేదీ  
 పదం...2... మరియు...3... గంటల మధ్య

1వ పుస్తకము 20/13  
 దస్తావేజు మొత్తము ఈ...  
 ఈ కౌ గిత్తము వరుస సంఖ్య



కామిర్షిట్ నామ్ రిజిస్ట్రారు అఫీసులో  
 శ్రీ/శ్రీమతి K. Prabhakar Reddy  
 రిజిస్ట్రారు చిరునామ, 1008 లోని సెక్షన్ 32-ఎ ను  
 అనుసరించి నమోదించవలసిన ఫోటో గ్రాఫులు మరియు  
 రిజిస్ట్రారుతో పాటు జాబ్బు చేసే రుసుము  
8450/-... తిల్లించినారు.

Prabhakar Reddy

కనీయమైనట్లు ఒప్పుకొన్నది  
 తమ ప్రతిపక్షాలు

Signature Prabhakar Reddy  
 Name K. Prabhakar Reddy  
 S/o K. P. Reddy  
 Occ Service  
 R/o S-4-187/3 & 4

2nd Floor, Soham mansion  
 M.G. Road, Sec 4, Hyderabad, through GFA for presentation of  
 Documents, vide GFA NO. 2/BRW/10, dt. 27.01.2010  
 at SRO, Shamirpet, R.E. Office.

కాపాదీన

Signature M. MALLA  
 Name M. MALLA  
 S/o LATE M. MALLA  
 Occ SERVICE  
 R/o #1 28-77, YADAV BASTI  
NEELMETI, HMD GRABAD

Signature M. Srinivas  
 Name M. Srinivas  
 S/o S/o: LATE M. Lingaiah  
 Occ Service  
 R/o # 2-11-369 Warasiguda  
కరీంనగర్

20/13 వ సం॥...ఫిబ్రవరి నెల...22... వ తేదీ నామ్ రిజిస్ట్రారు  
 1934 వ శా.శ.సం.199...మూసం. 3... వ తేదీ కామిర్షిట్

Prabhakar Reddy

**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
<b>Total Extent of Land</b>				<b>25250 Sq.yds</b>

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.48 admeasuring 178 sq. yds., along with semi-finished construction having a total area of 1849 sft., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.16,90,000/-(Rupees Sixteen Lakhs Ninety Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING

Partner

1వ పుస్తకము 2013 వ సం॥ పు. P.No. 20 499  
 దస్తావేజు మొత్తము కా గిరముల సంఖ్య..... 14  
 ఈ కా గిరము వరుస సంఖ్య..... 2

Amar  
 సబ్-రిజిస్ట్రార్

**ENDORSEMENT**

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

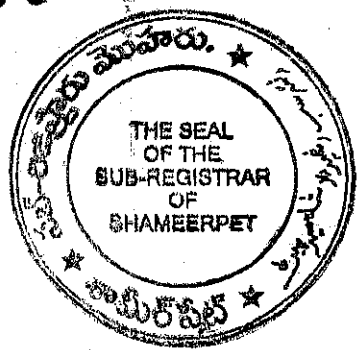
Sl No.	Description of fee/ duty	in the form of					Total
		Stamp papers	Challan u/s 41 of I.S Act	Cash	Stamp duty u/s 18 of I.S Act	DD/B/C/Pay order	
1	Stamp Duty	100	84400				84500
2	Transfer Duty	-	50700				50700
3	Registration fee	-	8450				8450
4	Usage Charges	-	100				100
	<b>Total</b>	100/-	143650/-				143750/-

"Rs. 1,35,100/- towards stamp duty including T.D. under section 41 of the I.S. Act 1899 and Rs. 8450/- towards Registration fee on the chargeable value of Rs. 16,90,000/- were paid by the party through Bank of Hyderabad vide challan/DD/B/C? Pay order no. 507886 date: 22/2/13

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

1వ పుస్తకము 2013 సం॥ (కా.శ 1934 ) సం॥ పు  
 ..... 499..... నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్  
 నిమిత్తం నుర్తింపు నెంబరు 1516 - I - ..... 499..... - 2013  
 ఇవ్వబడినది  
 2013 సం॥ ఫిబ్రవరి నెల 23 వతది

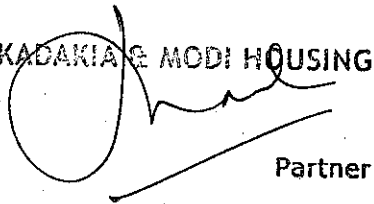
M. S. S.  
 సబ్-రిజిస్ట్రార్ అధికారి  
 యం. సుబ్బలక్ష్మి



**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. The Vendor do hereby convey, transfer and sell the Plot No.48 admeasuring 178 sq. yds., along with semi-finished construction having a total area of 1849 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.16,90,000/- (Rupees Sixteen Lakhs Ninety Thousand Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot 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 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 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, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 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.
7. Stamp duty and Registration amount of Rs.1,43,650/- is paid by way of challan no. 507886, dated 22.02.2013, drawn on State Bank of Hyderabad, Thumkunta Branch, Ranga Reddy District.

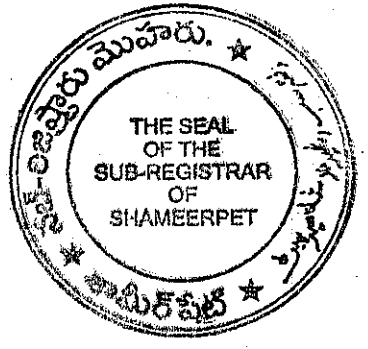
For KADAKIA & MODI HOUSING



Partner

1వ పుస్తకము 20/3 వ సం॥ పు. P.No 20 499  
దస్తావేజు మొత్తము కా గిత్తుల సంఖ్య..... 14  
ఈ కా గిత్తుల వరుస సంఖ్య..... 3

Amar  
చ-01195





**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF BUNGALOW on bearing Plot No. 48 admeasuring about 178 sq. yds., along with semi-finished construction having a total area of 1849 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	Garden
South	Plot No. 47
East	Plot No. 26
West	30' wide road

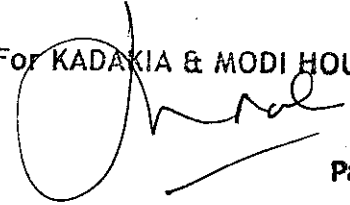
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For KADAKIA & MODI HOUSING

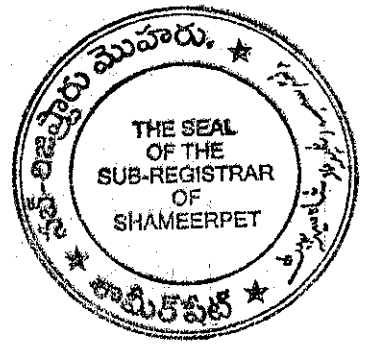


Partner

(Soham Modi)  
VENDOR

1వ పుస్తకము 2013 వ సం॥ పు. (NO. 20) 499  
దస్తావేజు మొత్తము కా గితముల సంఖ్య..... 14  
ఈ కా గితము వరుస సంఖ్య..... 4

*Ana*  
చా-రిజిస్ట్రార్



**NEXTURE-1-A**

1. Description of the Building : ALL THAT PIECE AND PARCEL of Semi-Finished Bungalow on bearing Plot No. 48 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 : 178 sq. yds.
4. **Built up area Particulars:**
- a) In the Ground Floor : 946 sft
- b) In the First Floor : 903 sft
- Total Built up Area : 1849 Sft**
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 16,90,000/-

For KADAKIA & MODI HOUSING

Partner

Signature of the Executants

Date: 20.02.2013

**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

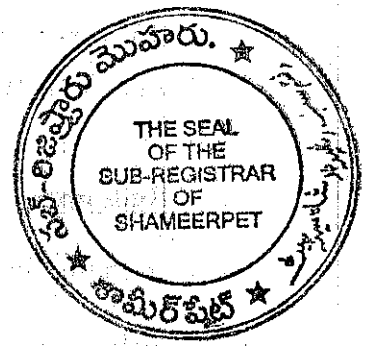
Partner

Signature of the Executants

Date: 20.02.2013

1వ పుస్తకము 20/3 వ సం॥ పు. NO. 20 499.....  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14  
ఈ కాగితము వరుస సంఖ్య..... 5

*Ana*  
సబ్-రిజిస్ట్రార్



**REGISTRATION PLAN SHOWING**

PLOT NO.48, 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:** MR. SRITEJA BONGU, SON OF MR. BALA.MOHAN BONGU

**REFERENCE:**  
**AREA:** 178

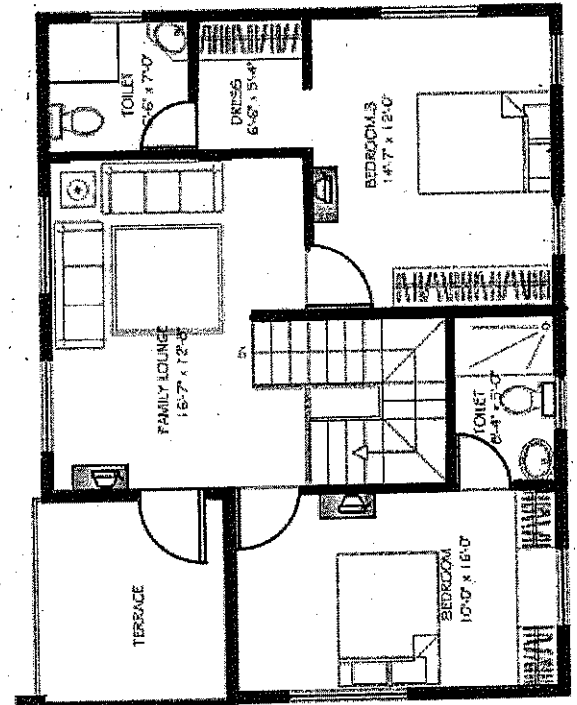
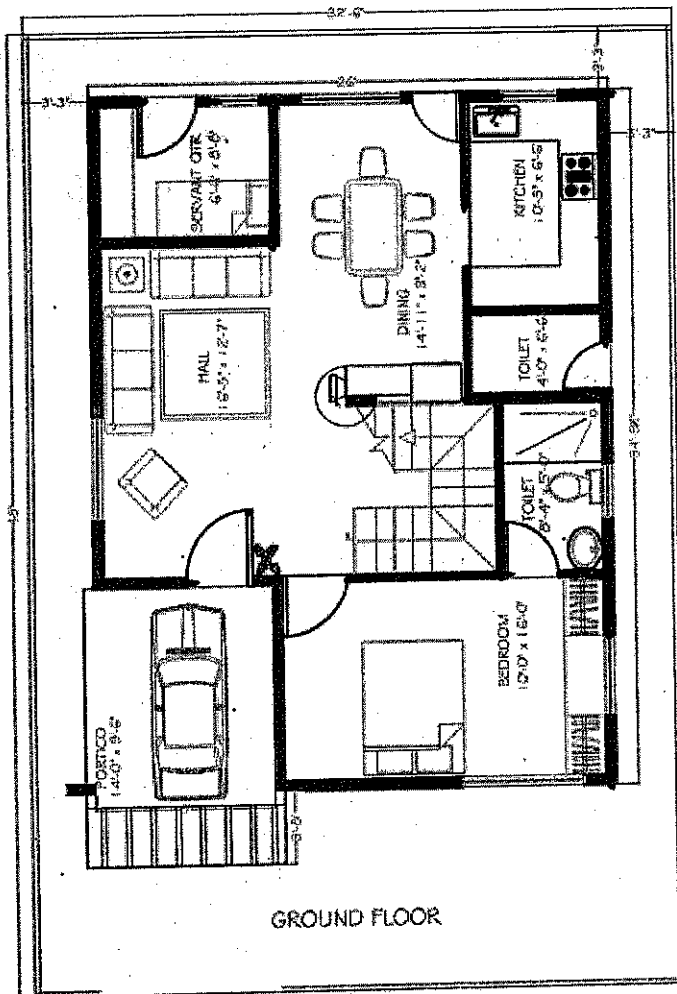
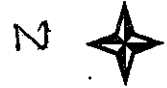
**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**

**Total Built-up Area – 1849 Sft**



AREA:	
GROUND :	946 sq.ft
FIRST :	903 sq.ft
TOTAL :	1849 sq.ft

**WITNESSES:**

- 
- 

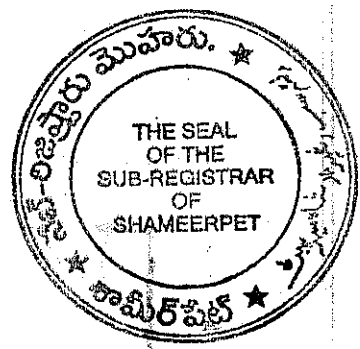
For KADAKIA & MODI HOUSING

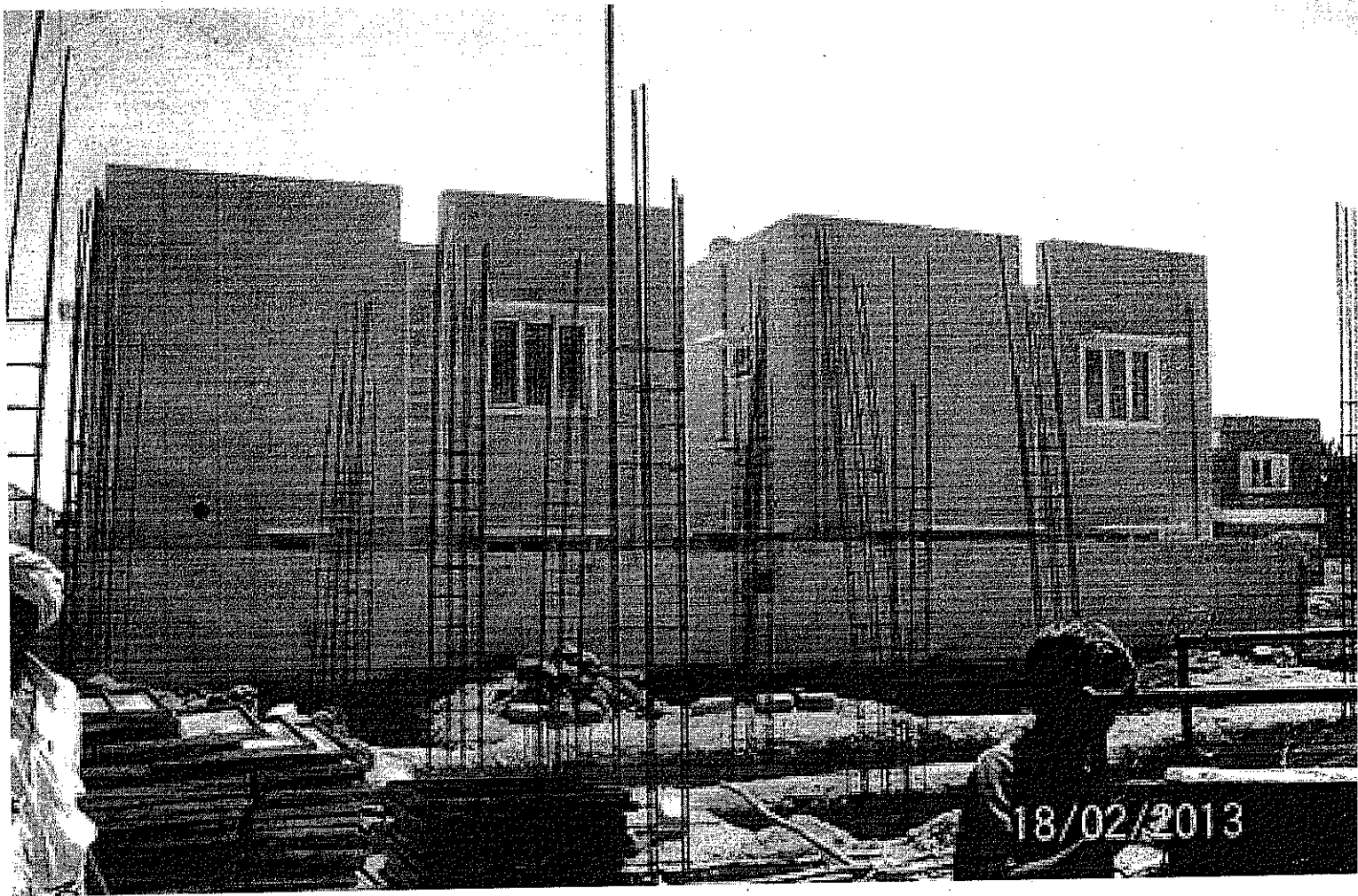
Partn

**SIGN. OF THE VENDOR**

1వ పుస్తకము 20/3 వ సం॥ పు **PN.D. 20** 499.....  
దస్తావీజు మొత్తము కాగితముల సంఖ్య..... 14  
ఈ కాగితము వరుస సంఖ్య..... 6

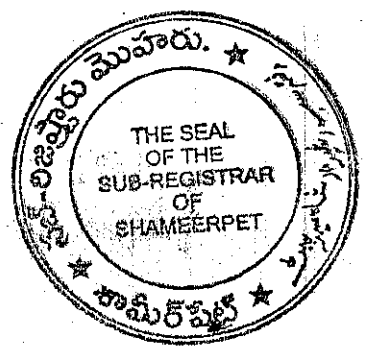
*Amar*  
సబ్-రిజిస్ట్రార్





1వ పుస్తకము 20/3 వ సం॥ ను PNO.20 499.  
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....14.....  
ఈ కాగితము వదున సంఖ్య.....7.....

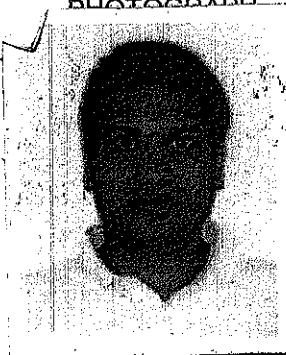
*Amar*  
సబ్-రిజిస్ట్రార్





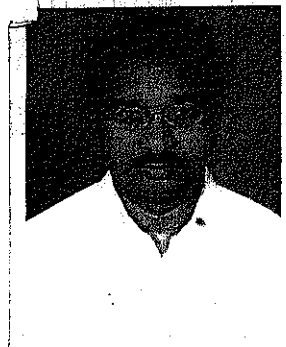
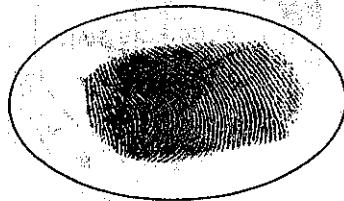
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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. RAOD, SECUNDERABAD  
REP. BY ITS MANAGING PARTNER  
MR. SOHAM MODI  
S/O. MR. SATISH MODI



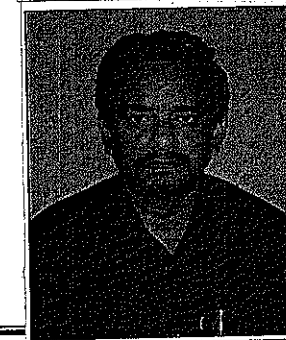
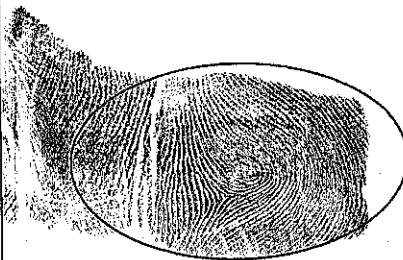
**GPA FOR PRESENTING DOCUMENTS  
VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.**

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



**BUYER:**

MR. SRITEJA BONGU  
S/O. MR. BALA MOHAN BONGU  
R/O. # 49-58-5/8/1  
NARSIMA NAGAR  
VISAKHAPATNAM - 530024



**REPRESENTATIVE:**

MR. BONGU RAJA RAO  
S/O. MR. SURYA NARAYANA  
R/O. # BUNGALOW NO. 58  
SY. NO. 1139, BLOOMDALE  
OPP: ORGANGE BOWL - CELEBRITY CLUB  
SHAMIRPET, RANGA REDDY DISTRICT.

**SIGNATURE OF WITNESSES:**

- 
- 

For KADAKIA & MODI HOUSING

Partner

SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Bongu Raja Rao, 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

SIGNATURE(S) OF BUYER(S)

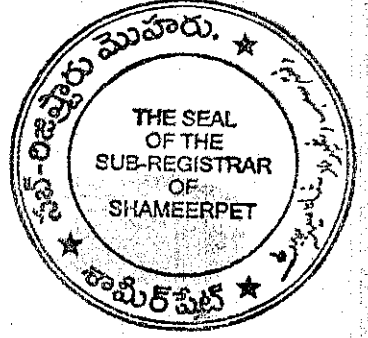
1వ పుస్తకము 20/2 వ సం॥ పు. (P.No. 20) 499

దస్తావేజు మొత్తము కొ గిటముల సంఖ్య..... 14

ఈ కొ గిటము వరుస సంఖ్య..... 8

*Anwar*

సబ్-రిజిస్ట్రార్

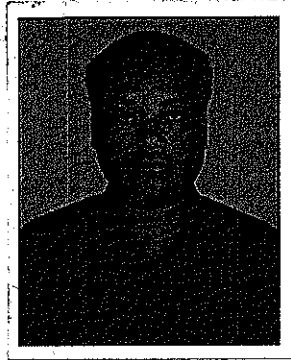
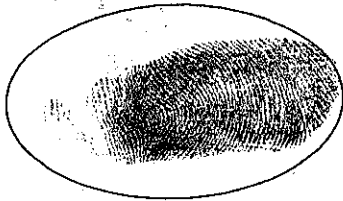


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL. NO. FINGER PRINT  
IN BLACK  
(LEFT THUMB)

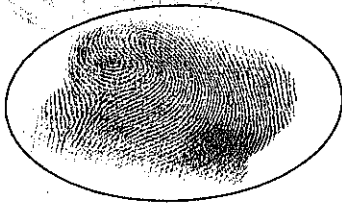
PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**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

1

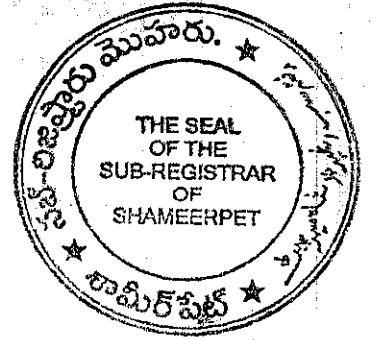
1వ పుస్తకము 2013వ సం॥ పు. (No. 20) 499...

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14.....

ఈ కాగితము వరుస సంఖ్య..... 9.....

Amer



సబ్-రిజిస్ట్రార్





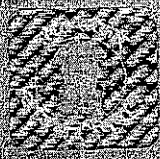
VENDOR:

For KADAKIA & MODI HOUSING

*[Handwritten Signature]*  
Partner

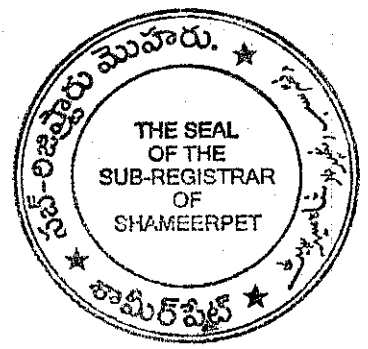
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE	<i>[Handwritten Signature]</i>	
मुख्य आयकर अधिकारी / Chief Commissioner of Income-tax, Andhra Pradesh		

*[Handwritten Signature]*

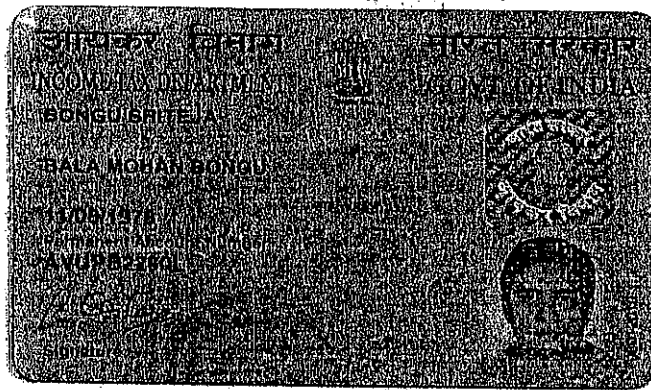
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSPP8104E		
<i>[Handwritten Signature]</i> Signature		10062003

1వ పుస్తకము 20/3 వ సం॥ ప. No. 20 499  
దస్తావేజు మొత్తము కా గికముల సంఖ్య..... 14  
ఈ కా గికము వదుల సంఖ్య..... 10

Amar  
సబ్-రిజిస్ట్రార్



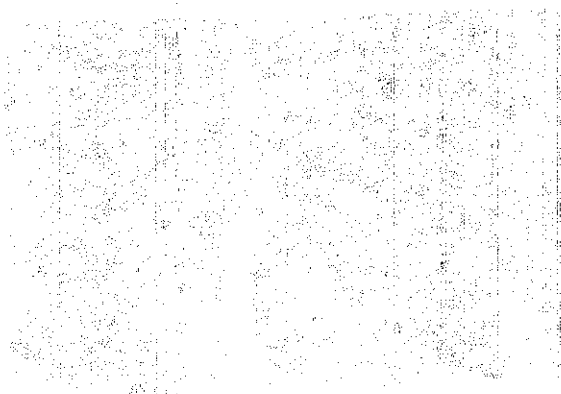
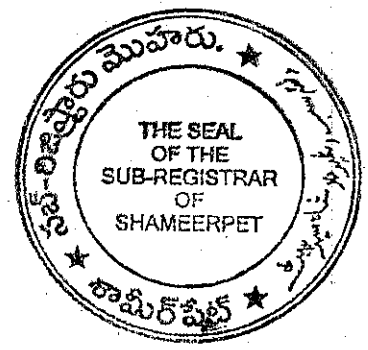
BUYER:



B. S. Teja

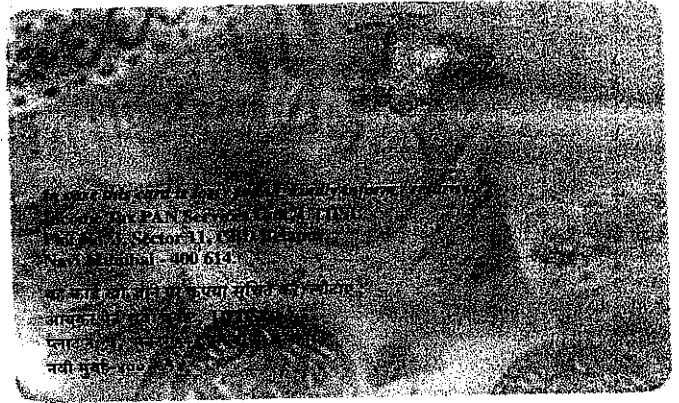
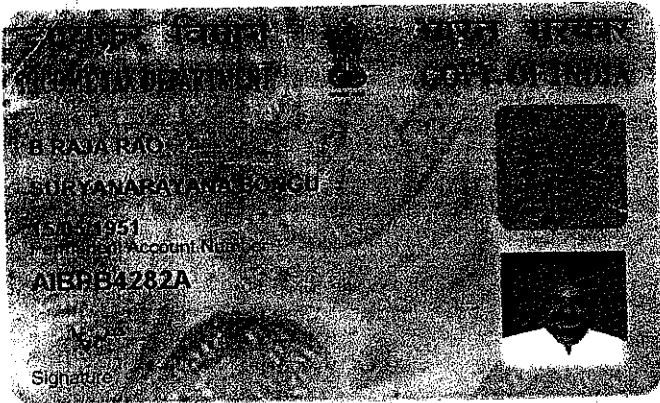
1వ పుస్తకము 20/3 వ సం॥ పు PNO.20 499  
దస్తావేజు మొత్తము కా గిరిముఖ సంఖ్య..... 14  
ఈ కా గిరిముఖ వరుస సంఖ్య..... 11

*Anwar*  
సబ్-రిజిస్ట్రార్





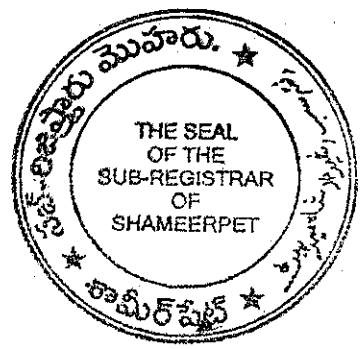
Representative



B. RAO

1వ పుస్తకము 20/7 వ సం॥ పు. PNO. 20 499  
దస్తావేజు మొత్తము కా గితముల సంఖ్య..... 14  
ఈ కా గితము వరుస సంఖ్య..... 12

Amar  
సబ్-రిజిస్ట్రార్



WITNESS

**INDIAN UNION DRIVING LICENCE**  
**ANDHRA PRADESH**


Number: DLFAP010413402001  
Name: SRINIVAS M  
SIDM of: M LINGAIAH  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD

DOB: 06-06-1971

Signature: \_\_\_\_\_

Dr. Of Issue: 09-10-2001

Add. Licensing Authority  
Secunderabad



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

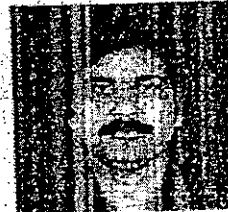
MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

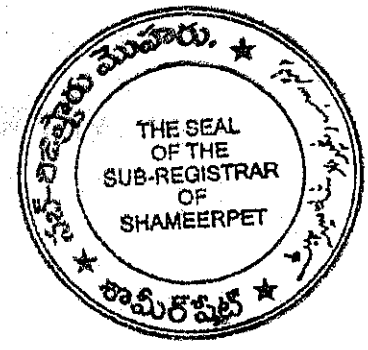
Signature



04072007

1వ పుస్తకము 20/3 వ సం|| పు నో.20 499  
దస్తావేజు మొత్తము కా గితముల సంఖ్య..... 14  
ఈ కా గితము వరుస సంఖ్య..... 13

*Aman*  
సబ్-రిజిస్ట్రార్






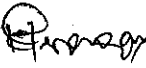




**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

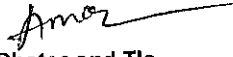
RegNo/Year: 496 /2013 of SFO: 1516 Report Date: 22-FEB-13 02:19 PM

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		 [ 16-1-2013-496]M		SRITEJA BONGU 49-58-5/8/1, NARSIMHA NAGAR, VISAKAPATNAM- 530 024 Rep. B. Raja Rao
2	EX		 [ 16-1-2013-496]M		M/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI S. K. Prabhakar 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॥ పు. NO. 20 498

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితము వరుస సంఖ్య..... 14

Ana  
నా-అక్షర

