

దస్తావేజులు మరియు రుసుములు రశీదు

క్రమిక & కి 137 M/S Kadakia & modhi Housing (K. Prabhakar Reddy)
ఈ దిగువ ఉపవారిందిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది. (GPA)

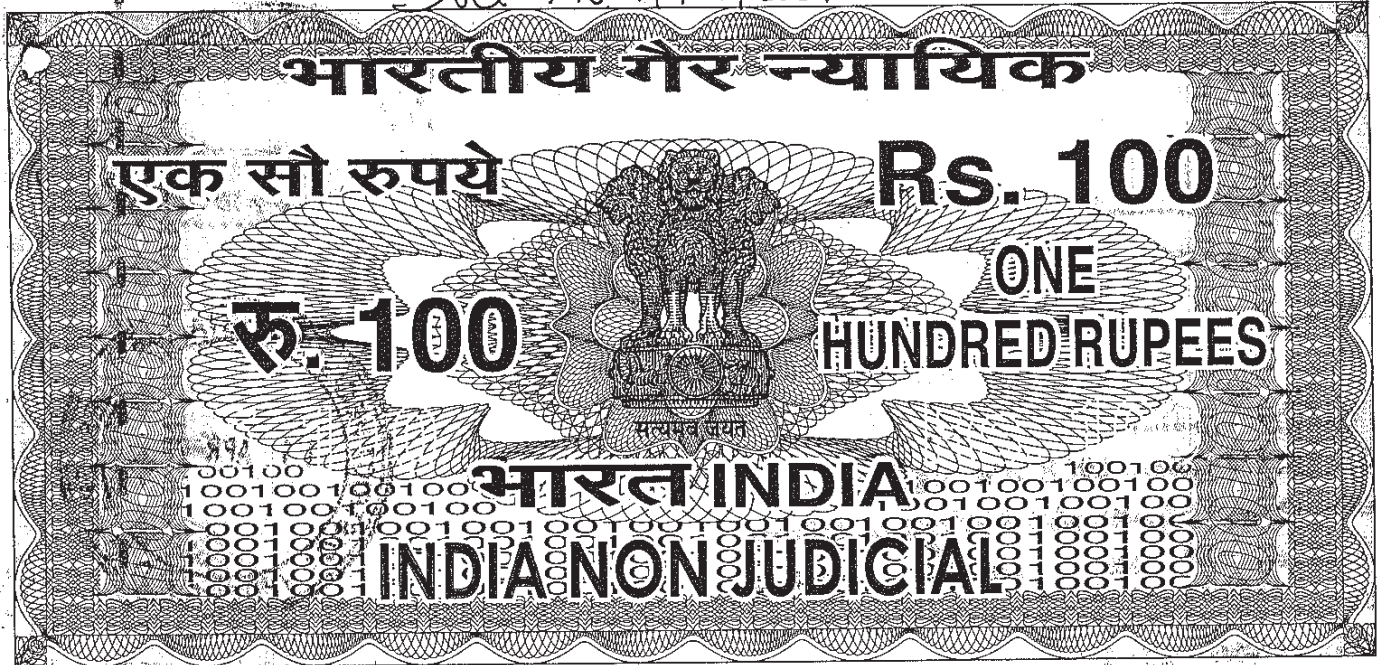
இதனால்

రూపాయలు మాత్రమే

496

Doc No. 499/2013

P 20/13



S.No. 16-02-2013 Dt. 16/2/13 Rs. 100/-

Sold to: Ramesh M. Narasing Rao and

For Whom: Kadalicia ee 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

SALE DEED

This Sale Deed is made and executed on this the 20th 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

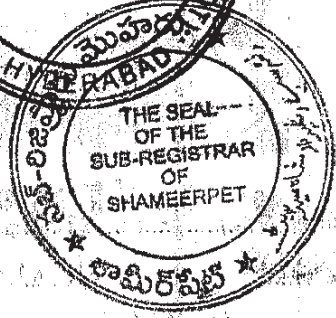
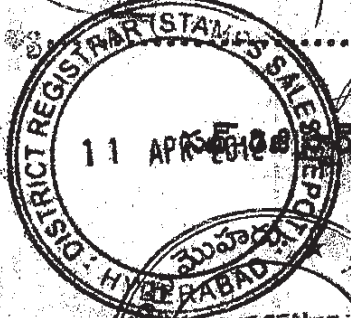
16-02-2013
100/-135100.
8450
100

143650

20/3 వ సం॥... ఫిబ్రవరి నెల... 22... వ తేది
 1934 వ క.శ.సం. 20... మానం... 3... వ తేది
 పదం... 2... మరియు... 3... గంటల మధ్య

కామిర్ పేట్ నవ్ రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి... K. Prabhakar Reddy
 డిస్ట్రిక్ట్ చట్టవాని, 1008 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి నమోదించవలసిన ఫోటోగ్రాఫులు మరియు
 రిజిస్ట్రేషన్ కోసం పత్రా లాభము చేసి రుసుము
 రూ. 8450/-... చెల్లించినారు.
 సమీక్షించినట్లు ఒప్పుకొన్నది
 ఉప ప్రొటెస్టేట్

1వ పుస్తకము 20/3...
 దస్తావేజు మొత్తము రూ. 14...
 ఈ కాగితము వరుస సంఖ్య...



Signature [Signature]
 Name K. Prabhakar Reddy
 S/o K. P. Reddy
 Occ Service
 R/o S-h-187/3 & 4, 1st Floor, Soham Mansion

M.G. Road, Sec 20B, through G.P.A for presentation of
Documents, vide G.P.A NO. 2/BK/10, dt. 27.01.2010
at SRO, Shamirpet, R.E. Office.

సాక్షి

Signature [Signature]
 Name M. MAHENDER
 S/o LATE M. MAHESHA
 Occ SERVICE
 R/o #1, 28-77, YADAV BASTI
NEELAMETI, HYDRABAD

Signature [Signature]
 Name M. Srinivas
 S/o S/o - LATE M. Lingappa
 Occ Service
 R/o # 2-11-369 Warrasiguda
Sec 20B

20/3 వ సం॥... ఫిబ్రవరి నెల... 22... వ తేది నవ్ రిజిస్ట్రారు
 1934 వ క.శ.సం. 20... మానం... 3... వ తేది కామిర్ 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.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 20/3 వ సం॥ పు. (P.No. 20) 499
 దస్తావేజు మొత్తము కా గిరముల సంఖ్య..... 14
 ఈ కా గిరము వరుస సంఖ్య..... 2

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ENDORSEMENT

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

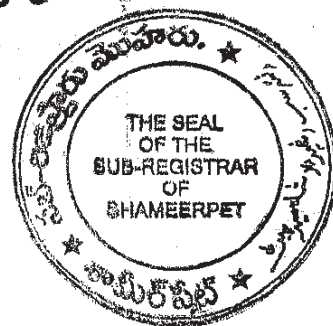
Sl No.	Description of fee/ duty	in the form of					Total
		Stamp papers	Challan u/s 41 of I.S. Act	Cash	Stamp duty u/s 18 of I.S. Act	DD/Ch/Ordr/ Pay order	
1	Stamp Duty	100	84400				84500
2	Transfer Duty	-	50700				50700
3	Registration fee	-	8450				8450
4	Use Charges	-	100				100
	Total	100/-	143650/-				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 India Ltd vide challan/DD/CC? Pay order no. 507886 date 22/2/13"

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

1వ పుస్తకము 20/3 సం॥ (కా.శ 1934) సం॥ పు
499.....నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1518- I-.....499.....- 20/3
 ఇవ్వబడినది
 20/3 సం॥.....ఫిబ్రవరి.....నెల.....23.....వతది

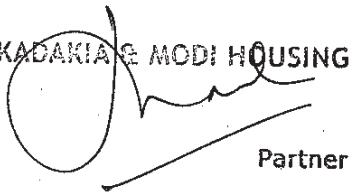
M. S. S.
 సబ్-రిజిస్ట్రార్ అధికారి
 యం. సుబ్బలక్ష్మి



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 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 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.

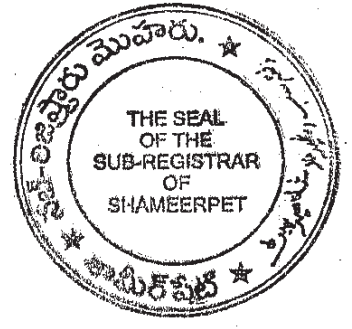
For KADAKIA & MODI HOUSING



Partner

1వ పుస్తకము 20/3 వ సం॥ పు. 499
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....14
ఈ కాగితము వరుస సంఖ్య.....3

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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

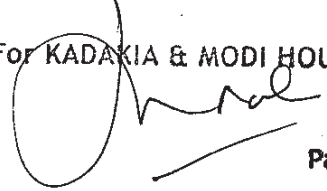
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For KADAKIA & MODI HOUSING

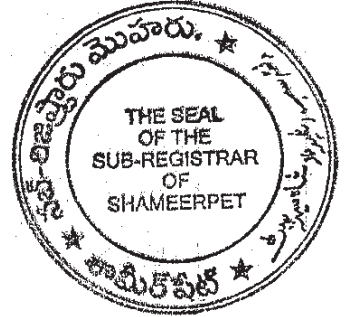


Partner

(Soham Modi)
VENDOR

1వ పుస్తకము 20/3 ప సం|| పు. 190.20 499
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14
ఈ కాగితము వరుస సంఖ్య..... 4

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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. 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

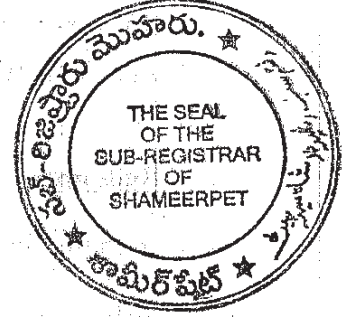
Partner

Signature of the Executants

Date: 20.02.2013

1వ పుస్తకము 20/3 వ సం॥ పు.నం. 499..
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14
ఈ కాగితము వరుస సంఖ్య..... 5

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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:**

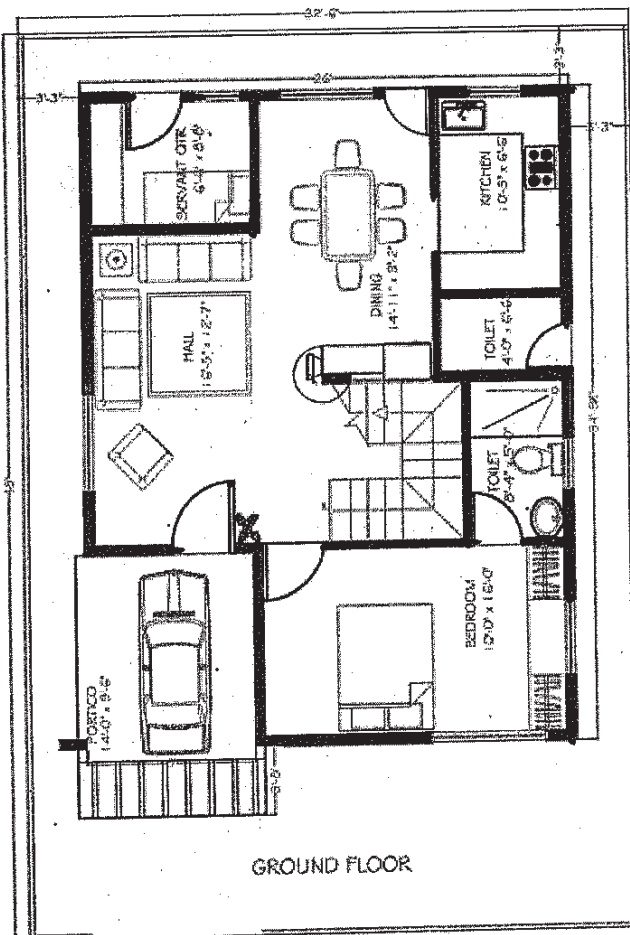
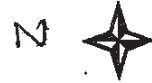
SQ. YDS.

INCL:

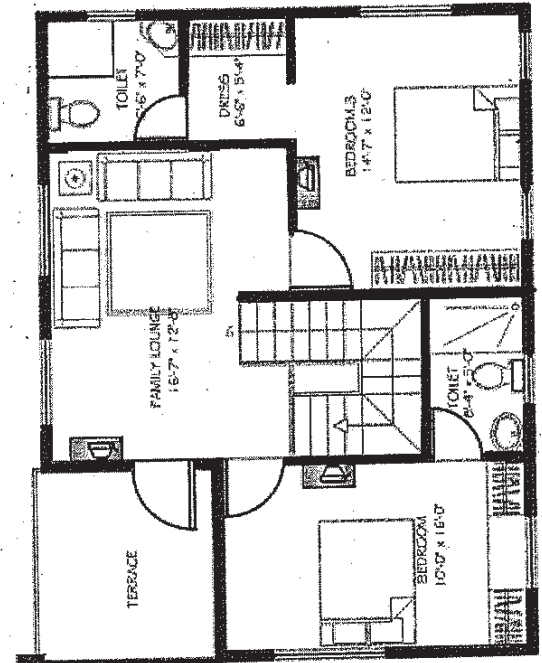
SQ. MTRS.

**EXCL:**

Total Built-up Area - 1849 Sft



GROUND FLOOR



FIRST FLOOR

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

WITNESSES:

1.

2.

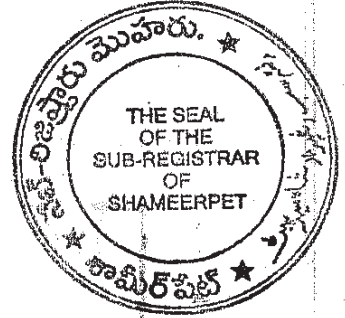
For KADAKIA & MODI HOUSING

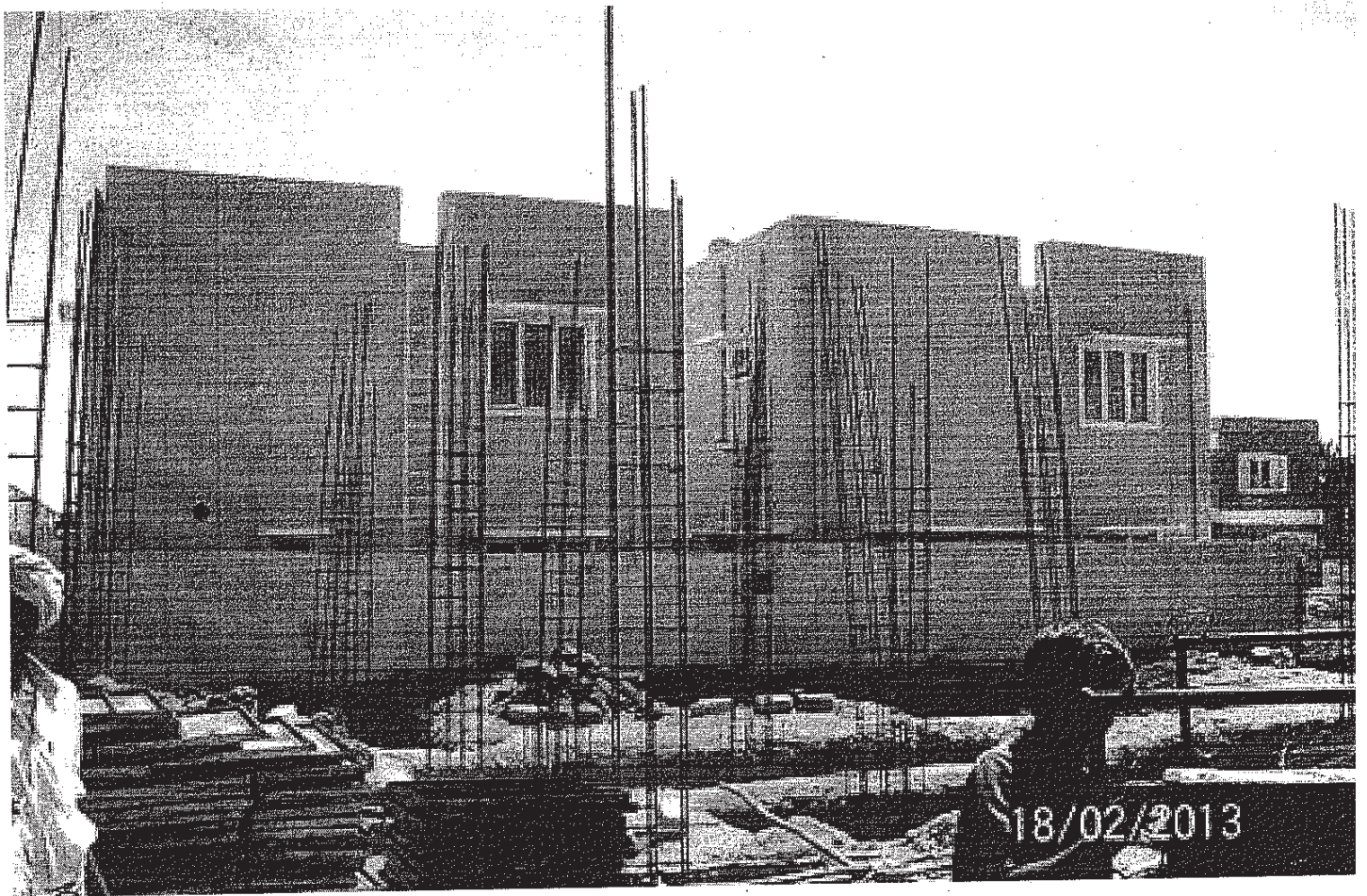
Partn

SIGN. OF THE VENDOR

1వ పుస్తకము 20/3 వ సం॥ పు. NO. 20 499...
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 19
ఈ కాగితము వరుస సంఖ్య..... 6

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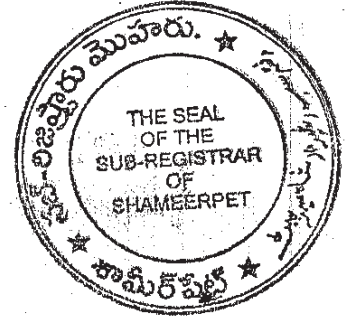


1వ పుస్తకము 20/3 వ సం॥ పు. P. NO. 20 499.

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

ఈ కాగితము వరుస సంఖ్య.....7.....

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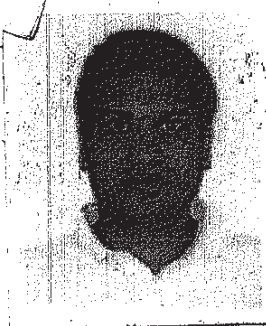


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

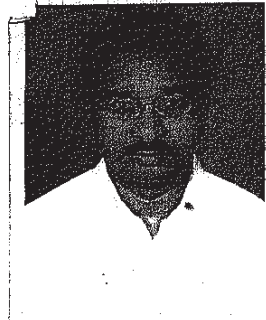
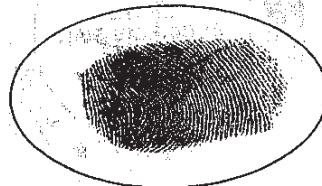
PASSPORT SIZE
PHOTOGRAPH

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. RAOD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



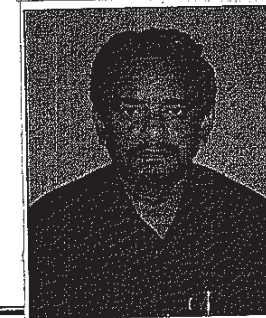
GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. 5-4-187/3 & 4, 2ND 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:

- 1.
- 2.

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

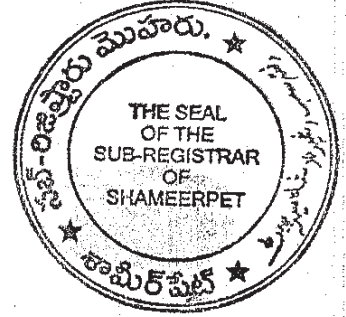
SIGNATURE(S) OF BUYER(S)

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

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

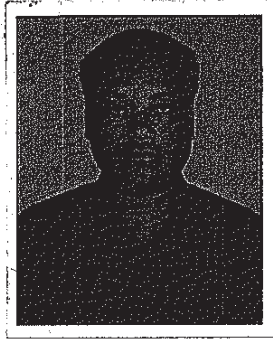
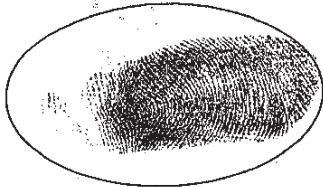
ఈ కాగితము వదున సంఖ్య..... 8.....

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సబ్-రిజిస్ట్రార్



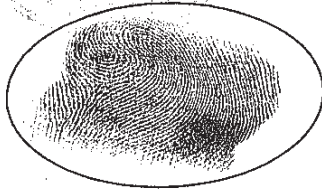
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

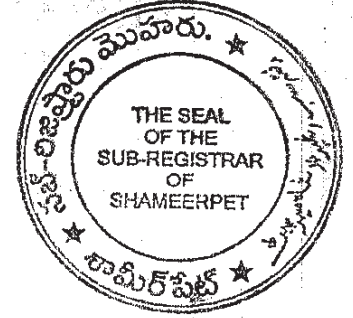
SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 2013 వ సం॥ పు. No. 499...

దస్తావేజు మొత్తము కాగితముల సంఖ్య 14

ఈ కాగితము వరుస సంఖ్య 9

Amar
సబ్-రిజిస్ట్రార్



VENDOR:

For KADAKIA & MODI HOUSING

Partner

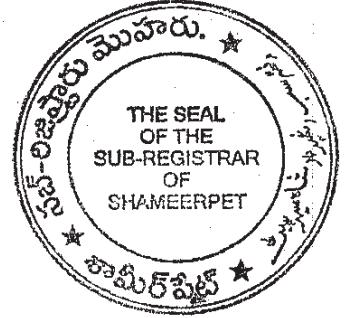
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

Prabha Reddy

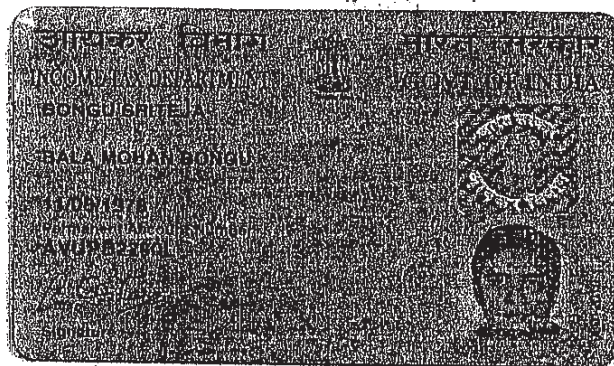
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		10062008

1వ పుస్తకము 20/3 వ సం॥ పు॥ No 20 499.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14.....
ఈ కాగితము చదువ సంఖ్య..... 10.....

Amar
సబ్-రిజిస్ట్రార్



BUYER:



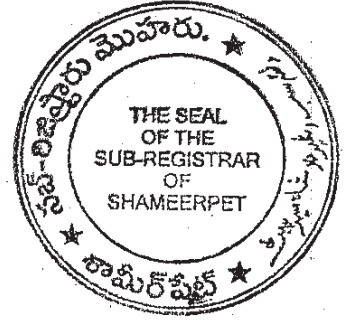
B. S. Teja

1వ పుస్తకము 2013 వ సం॥ పు. ప్. NO 20 499

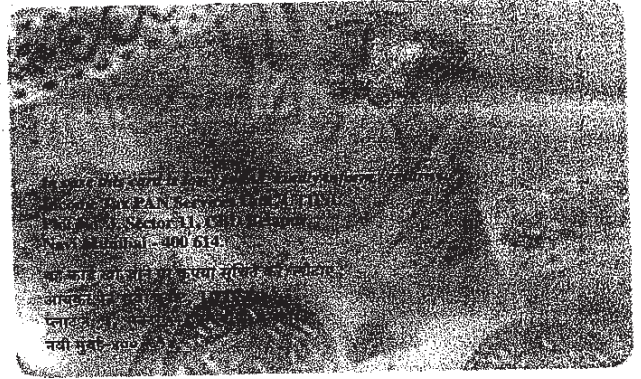
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ఈ కాగితము వదులు సంఖ్య..... 11

Amar
సబ్-రిజిస్ట్రార్



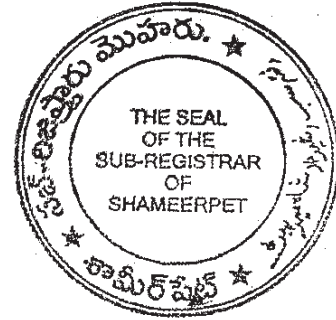
Representative :



B. R. V. R.

1వ పుస్తకము 20/3 వ సం॥ పు. (No. 20) 499
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14
ఈ కాగితము వదున సంఖ్య..... 12

Amar
సబ్-రిజిస్ట్రార్



WITNESS

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

Number: DLFAP010413402001
Name: SRINIVAS M
S/D/W of: M LINGAIAH
Address: 12-11-364/6
WARSIGUDA
SECUNDERABAD
PIN: 500001
DOB: 06-06-1971
Blood Gr:
Signature:
Dt. Of Issue: 09-10-2001
Addl. Licencing Authority
Secunderabad

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

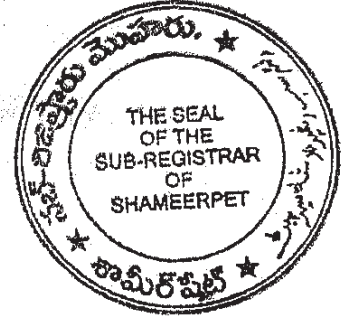
Signature



04072007

1వ పుస్తకము 20/3 వ సం॥ పు॥ నం॥ 20 498
దస్తావేజు మొత్తము కాగితముల సంఖ్య 14
ఈ కాగితము వరుస సంఖ్య 13

Ana
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

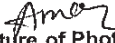
This report prints Photos and FPs of all parties

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]S		SRUTEJA 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 PA: K. Prabhakar 5-4-187/3&4, IIND Floor FLOOR, SOHAM MANSION, MG ROAD, SEC-BAD-500 003

Identified by
Witness 1 
Witness 2 


Photos and TIs
captured by me


Caputure of Photos and TIs
done in my presence

1వ పుస్తకము 20/3 వ సం॥ పు. NO. 20 498

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

ఈ కాగితము వరుస సంఖ్య.....14.....

Amor
మన్-రిజిస్ట్రార్

