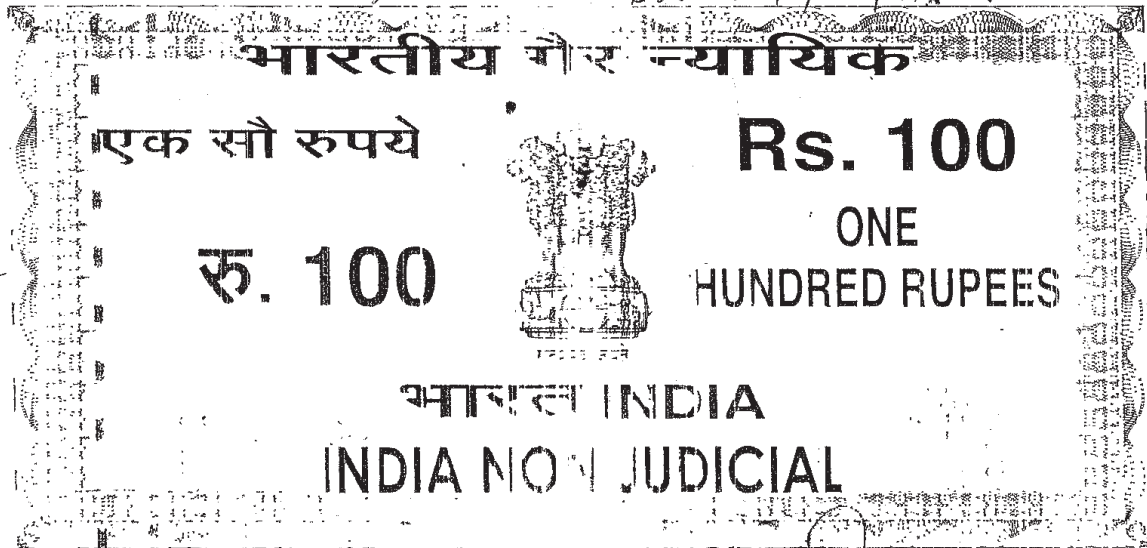




415

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 001618

K. SATISH KUMAR

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

J-2-80, Ponnavaiahpet (M),
F. Janara Nagar (Mdi), R.A. Dist

1829 16/01/2010 1000
 Sold to Venkatesh
 S/o. D. A. Ravi
 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



1405
11
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:

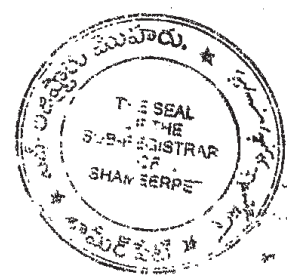
1. in the shape of challan Rs. 6625/-
2. in the shape of cash Rs. —

IV. User Charges

1. in the shape of challan Rs. 100/-
2. in the shape of cash Rs. —

Total Rs. 112725 = 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

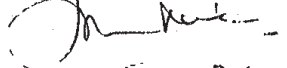
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- Smt. Immanni Sathyavari 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:

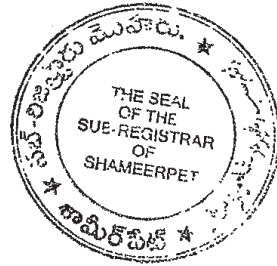
For KADAKIA & MODI HOLDINGS


Partner

1వ పుస్తకము 2010 వ సం॥ 11 పు..... 1405
 దస్తావేజు పేరు..... 11
 ఈ కాగితము నెంబరు..... 2

A
 సబ్-రిజిస్ట్రారు

2010 వ సం॥ 11 పు..... 1405 వ తేది
 1932 వ కా.శ. (స్రావక) మాసం..... 14 వ తేది
 12 వ పు..... 1 గంటల మధ్య
 K. prabhakar Reddy
 1908 లోని సెక్షన్ 32-ఎ ను
 వేరిఫై చేయడానికి దౌత్యం చేసి రుసుము
 రూ. 6625/- లు చెల్లించినారు.
 దానియొక్క నట్టు ఒప్పుకొన్నది
 ఎడమ బ్రతున ప్రేలు



ప్రొటోకాల్

K. Prabhakar Reddy S/o. K. P Reddy Occ. Secy.
 D/o. S-4-18-13 & 4, 2nd floor, Soham extension,
 opp. G. Road, Sec 13ad, Through GPA for Presentation
 Documents, V. No. GPA No. 2/BK/10, Dt. 27-1-10 at
 SRO, Shamierpet,
 R.R. District.

హాసందినది

D. Murali Dhar
 S/o D. JAYARDHAN
 OCC. SERVICE
 R/o: 79, PICKET, SECUNDERABAD.

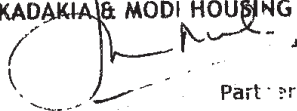
FINNY BACIA
 S/O B.R.V PRASAD.
 OCC. NETWORKING ENGINEER.
 C-672, VANATHALIPURAM, HYDERABAD.

2010 వ సం॥ 11 పు..... 1405 వ తేది సబ్-రిజిస్ట్రారు
 1932 వ కా.శ. (స్రావక) మాసం..... 14 వ తేది కామిర్షిట్

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
 దస్తావేజులను పైవేల ద్వారా దాఖలు చేయబడినది
 ఈ కాగితము వరుస నం॥ 3

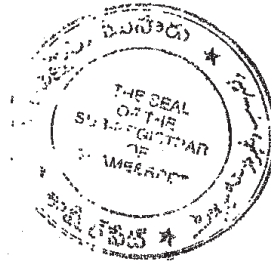

 సబ్-రిజిస్ట్రార్

An Amount of Rs. 105900/- towards Stamp Duty including Registration
 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॥ (కా.క. 1932) సం॥ పు
 1405 నం॥ 1405 నం॥ 1405 నం॥ 1405 నం॥ 1405
 నిమిత్తం గుర్తింపు నెంబరు 1516 1405 - 2010
 ఇవ్వబడ్డది.
 2010 సం॥ లిగింపు నెంబరు 5 పేజీ


 సబ్-రిజిస్ట్రార్ 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. 447916, dated 05.08.2016, 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.

[Signature]

2.

[Signature]

For KADAKIA & MODI HOUSING

[Signature]
Partner

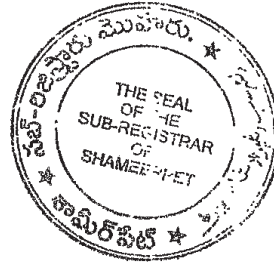
(Soham Modi)
VENDOR

[Signature]

[Signature]
VENDEE

1వ వర్గము 2010 . 1405
దస్తావేజుల సంఖ్యము : 11
ఈ ఆగ్రహము మొత్తము : 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

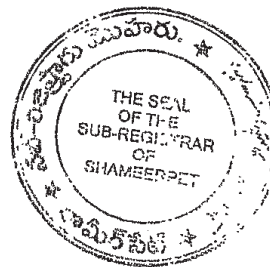
For KADAKIA & MODI HOUSING

Signature of the Executants Partner

B. R. R.

S. S. S.

సబ్-డివిజన్ డైరక్టర్:



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 PARTNER

MR. SOHAM MODI, SON OF SR SATISH MODI

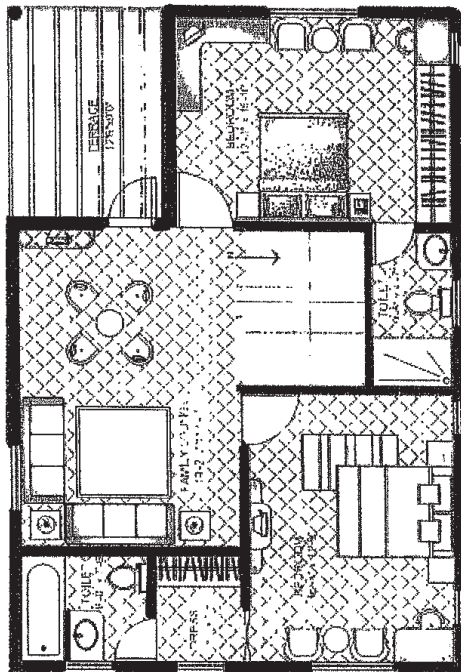
BUYER:

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

2. MR. BONGU VENKATA SURYA SASANKA, SON OF MR. BONGU RAJA RAO

REFERENCE:
AREA:

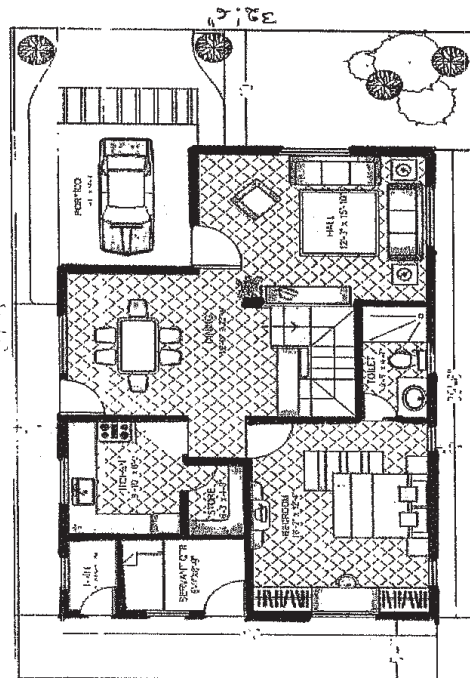
295

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.
TERRACE AREA : 113.00 Sft.
PORITCO AREA : 117.00 Sft.

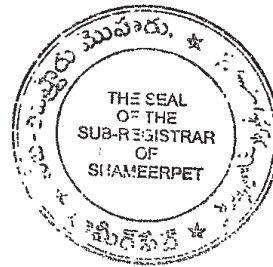
WITNESSES:

- 1.
- 2.

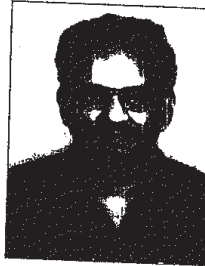
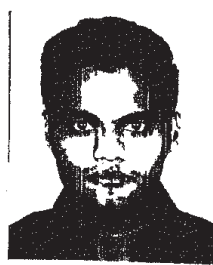
For KADAKIA & MODI HOUSING**SIG. OF THE VENDOR****B. R. SR****SIGN. OF THE BUYER**

వ సంవత్సరం 2010 : : : : 1405
దస్త్రాదేశా వ్యాప్తము కా : : : : 11
ఈ కాగితము వలన : : : : 6

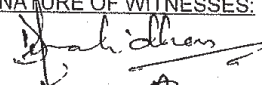
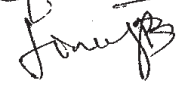

సబ్-రిజిస్ట్రార్



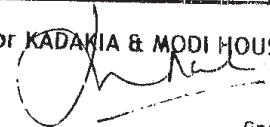
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

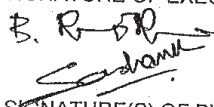
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G ROAD, SECUNDERABAD REP BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 02/BK/IV, Dt: 27.01.2010.</u> 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
			<u>BUYERS:</u> 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. 

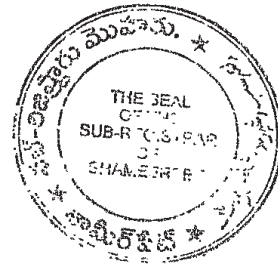
For KADAKIA & MODI HOUSING


SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)

సంఖ్య 2010-11-1 వృ..... 1405
చార్జ్ వేజ్ మొత్తం కాగితముల సంఖ్య..... 11
ఈ కాగితము 100 సంఖ్య..... 7


సబ్-రిజిస్ట్రార్



धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER ABMPPM6725H		
	नाम / NAME SONAM SATESH MODI	
पिता का नाम / FATHER'S NAME SATESH MANLAL MODI		
जन्म तिथि / DATE OF BIRTH 18-10-1989		
हस्ताक्षर / SIGNATURE 	मुख्य आयकर अधिकारी, बॉम्बे Chief Commissioner of Income-tax, Bombay	

आयकर विभाग INCOME TAX DEPARTMENT PRABHAKAR REDDY K PADMA REDDY KANDI 18/01/1974 Permanent Account Number AWSP8104E Signature 	भारत सरकार GOVT OF INDIA  
--	--

Prabhaakar Reddy K

For KADAKIA & MODI PRACTISING

[Signature]

Partner

1వ ప్రస్తావన 2010 1405

దస్త్రానికి విలువలు : : : : : 11

ఈ కారితమం వారు : : : : : 8


సర్-రిజిస్ట్రారా



TIN e-Tax Payment

Confirm Data Page

Tax Applicable*		0021		CHALAN NO./TTNS 280	
Permanent Account Number*		AOQPM6229P		Assessment Year*	
Full Name		ANKIT ARVIND MEHTA		2010-11	
Flat/Door/BlockNo.				Name of premises/Building/Village	
Road/Street/Lane				Area/Locality	
City/District		SECUNDERABAD		State*	
Pin Code*		500003		ANDHRA PRADESH	
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 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

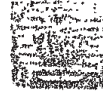
[Submit To the Bank](#) [Edit](#)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

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



Signature

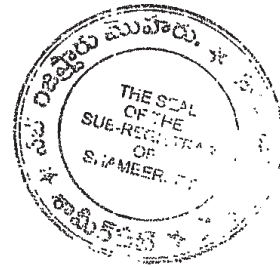
B. Raja Rao

In case this card is lost / found, kindly inform / return to :
Income Tax PAN S-rvice Unit, UTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट UTISL,
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई,
नवी मुंबई-400 614.

పేపర్ ఫస్ట్ కమ 2010 ప సంగి పు.....1405.....
ప్రదేశ మొత్తము కాగితముల సంఖ్య.....11.....
ఈ కాగితము వరుస సంఖ్య.....9.....

సబ్-రిజిస్ట్రార్:



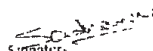
आयकर विभाग भारत सरकार
INCOME TAX DEPT. GOVT. OF INDIA

BONGU VEHATA : R/A SASHANKA

RAO RAJA BONGU

19/11/1982

AOPPB47 EC


Signature



09702008

पुनः प्रेषण के लिये
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली

If this card is not found, please inform the
Income Tax PAO, Section 136 L,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 032.

Tel: 91-22-2499 4000, Fax: 91-22-2493 0664,
e-mail: tininfo@tinindia.gov.in
- 11 - 611 13005

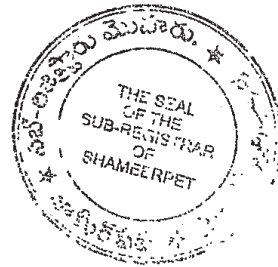
1. పేజీ సంఖ్య: 2010 వ సం॥ పు.....1405

దస్తావేజు పేర్లము కాగితముల సంఖ్య.....11

ఈ కాగితము వరుస సంఖ్య.....10



సబ్-రెజిస్ట్రార్



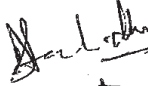
Photographs and FingerPrints As per Section 32A of Registration Act 1908

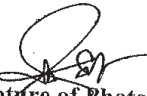
C.S.No./Year: 001415/2010 of SRO: 1516(SHAMIRPET)
 Presentant Name(Capacity): K.PRABHAKAR
 REDDY(SP)

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

This report prints Photo and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) BONGU RAJA RAO HIG- 87.BHARAT NAGAR COLONY.NEAR MOOSAPETHYD- BAD	B. R. V. R.
2			(CL) BONGU SANKATA SURYA SANKANKA HIG- 87.BHARAT NAGAR COLONY.NEAR MOOSAPETHYD- BAD	Sankar.
5			(SP) K.PRABHAKAR REDDY Not available	Prabhakar Reddy

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


 Capture of Photos and TIs
 done in my presence

1వ విభాగము 2010వ సం॥ పు.....1405

దస్త్రా జామీన్ము కాగితముల సంఖ్య.....11

ఈ కాగితము వరుస సంఖ్య.....11

