

SCANNED

DocT. No. 2140/2015



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 11056 Date: 10-04-2014

Sold to: RAMESH

S/o. NARSING RAO

For Whom: KADAKIA & MODI HOUSING

CH. SHRAVANI

BE 738736

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

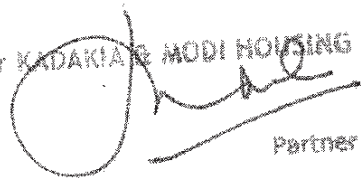
This Sale Deed is made and executed on this the 1st day of June 2015 at S.R.O., Shamirpet, Ranga Reddy District by and between:

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, Son of Sri Satish Modi, aged about 45 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, 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 36 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).

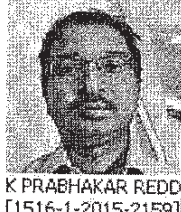
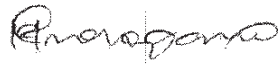
For KADAKIA & MODI HOUSING


Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15835/- paid between the hours of 3 and 4 on the 01st day of JUN, 2015 by Sri K Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SRITEJA BONGU::01 [1516-1-2015-2159]	SRITEJA BONGU S/O. BALA MOHAN BONGU 49-58-5/8/1, NARSIMA NAGAR, VISAKHAPATNAM	
2	EX		 K PRABHAKAR REDDY [1516-1-2015-2159]	K PRABHAKAR REDDY(GPA FOR PRESENTING DOCT[R]M/S KADAKIA & MODI HOUSING REP. BY ITS MANAGING PARTNER SOHAM MODI SATISH MODI 5-4-187/3 & 4, 2ND FLOOR, M.G.ROAD, SEC-BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B RAJANRAO::01/06 [1516-1-2015-2159]	B RAJANRAO SHAMIRPET, RR DIST	
2		 B ANEELA::01/06/20 [1516-1-2015-2159]	B ANEELA BONGULUR, LB NAGAR, HYD	

01st day of June, 2015

Signature of


T. Nagaraj
Joint SubRegistrar
Shamirpet

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Joint SubRegistrar

Shamirpet



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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.47 admeasuring 178 sq. yds., along with 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. 31,67,000/- (Rupees Thirty One Lakhs Sixty Seven Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For KADAKIA & MODI HOUSING

Partner

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	174085	174185
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		15835	15835
User Charges	NA	0	0		100	100
Total	100	0	0	0	190020	190120

Rs. 174085/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15835/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through DD No ,181517 dated ,01-JUN-15 of ,HDFC BANK/SEC-BAD

Date

01st day of June, 2015

T. Nagaraj
Signature of Registering Officer
Shamirpet

Joint SubRegistrar
Shamirpet

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15 వ పుస్తకము 20 వ పేజీ (క.శ. 1932) పేజీ పై
2140 - ట్రాన్స్ఫర్ డ్యూటీ చెయ్యబడినది. స్టాంపు
కట్టించి పుస్తకము నెంబరు 1316-I, 2140 - 2015
నమోదించబడింది.
2015 పేజీ..... 2015..... 1.....

T. Nagaraj
నమోదించబడినది



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.47 admeasuring 178 sq. yds, along with 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. 31,67,000/- (Rupees Thirty One Lakhs Sixty Seven Thousand Only) financed by HDFC Ltd., Hyderabad. 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.

FOR KADAKIA & MODI HOUSING

Partner

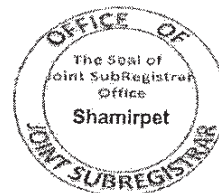
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SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 47 admeasuring about 178 sq. yds., along with 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	Plot No. 48
South	Plot No. 46
East	Plot No. 27
West	30' wide road

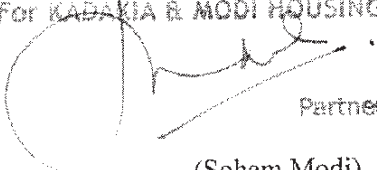
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. B. R. R.

2. B. S.

For KADAKIA R. MODI HOUSING


Partner

(Soham Modi)
VENDOR


VENDEE

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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. 47 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. (Ground + First Floor)
- (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. 31,67,000/-

FOR KADAKIA & MODI HOUSING

Partner

Signature of the Executants

Date: 01.06.2015

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: 01.06.2015

B. S. S. S. S.

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REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO.47, FORMING A PART

IN SURVEY NOS. 1139**Situated at**

SHAMIRPET VILLAGE,

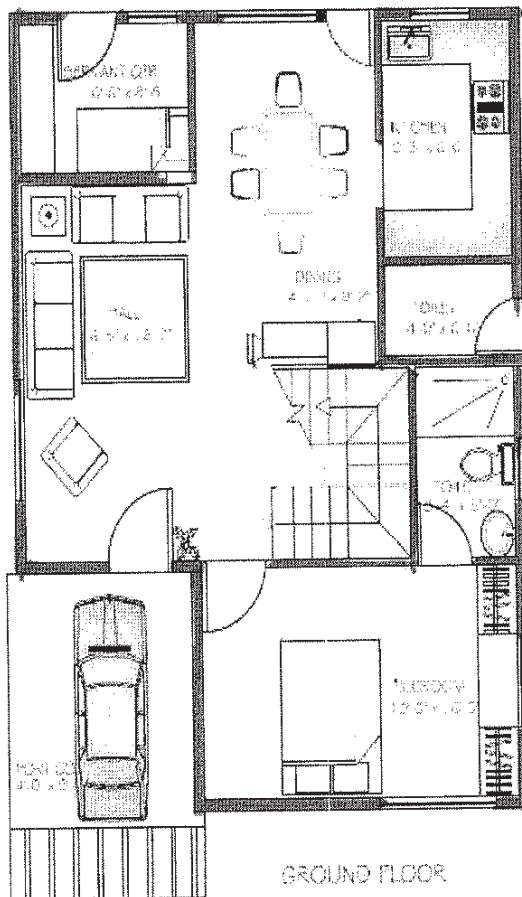
SHAMIRPET

Mandal, R. R. Dist.**BUILDER:** M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER

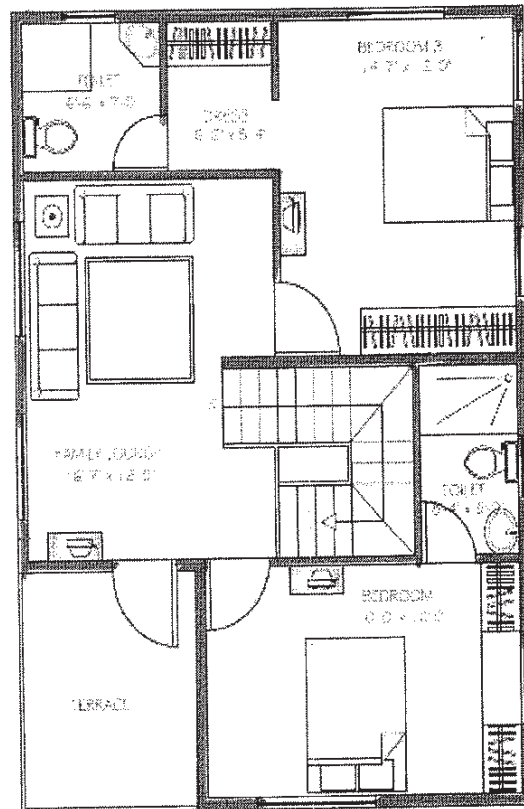
MR. SOHAM MODI, SON OF SRI SATISH MODI

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

WITNESSES:

1. *B R - S P*
2. *RS - L*

For KADAKIA & MODI HOUSING

Partner

SIGN. OF THE VENDOR

SIGN. OF THE BUYER

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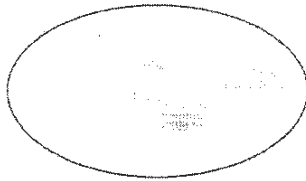
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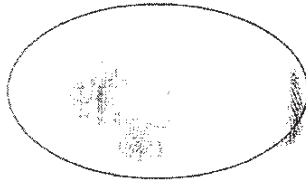
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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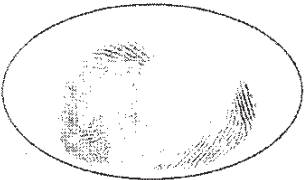
VENDOR:

M/S. KADAKIA & MODI HOUSING
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REPRESENTED 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
VISA KHAPATNAM - 530 024.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KADAKIA AND MODI HOUSING

23/02/2006
Permanent Account Number

AAHEK8714A

For KADAKIA & MODI HOUSING

संस्था/व्यक्ति का नाम /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

10/05/2008

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974
Permanent Account Number

AWSP8104E

Signature

10/05/2008

Prabha



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Bun en

DRIVER LICENCE
VICTORIA AUSTRALIA

LICENCE NO.
084456805

SRITEJA
BONGU
U 1 27 WAYMAR ST
CHELTENHAM VIC 3192

LICENCE EXPIRY
01-04-2020

DATE OF BIRTH
11-01-1978

LICENCE TYPE
R
CAR

CONDITIONS
S

B. Sriteja


vicroads

CONDITIONS
S Carry licence when driving

CARRY LICENCE WHEN DRIVING

08-78

LICENCE EXPIRY
01-04-2020

DATE OF BIRTH
11-01-1978

LICENCE NO.
084456805

ADDRESS by visiting www.vicroads.vic.gov.au
Box 777 Carlton Sth 3053

BONGU
30 PEARCE CCT
POINT COOK

VIC 3030

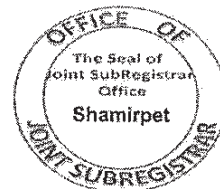


B. Sriteja

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WITNESS

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BONGU ANEELA

SURYA NARAYANA BONGU

05/01/1956

Permanent Account Number
AMBPA9004C


Signature





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

B RAJA RAO

SURYANARAYANA BONGU

15/05/1951

Permanent Account Number

AIBPB4282A


Signature







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