

3822

D: 30: 3635 of 2013



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 175361

Sl.No. 5061, Dt. 19-07-2013, Rs.100/-

Sold to Mahender R/o Secbad

S/o.D/o.W/o. Mallesh

For Whom Mehta & Modi Homes, Secbad

I

I. SRINIVAS

Licensed Stamp Vendor, L.No.15-29-020/2012,
 P.No.14, RTC Colony, Chengicherla (V),
 Ghatkesar (M), R.R.Dist.-500039.
 Ph.No.9849338280.

SALE DEED

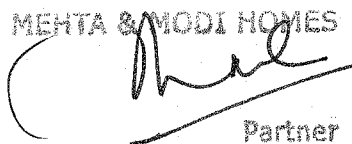
This Sale Deed is made and executed on this the 30th day of August 2013 at SRO, Kapra Ranga Reddy District by:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 43 years, Occupation: Business and Mr. Sudhir U. Mehta, Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

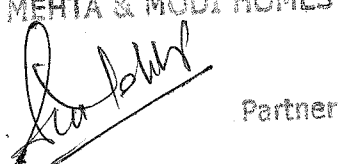
IN FAVOUR OF

Shri. Karna S. Mehta Son of Shri Sudhir U. Mehta, aged about 24 years, residing at Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad – 500 003., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES


 Partner

For MEHTA & MODI HOMES

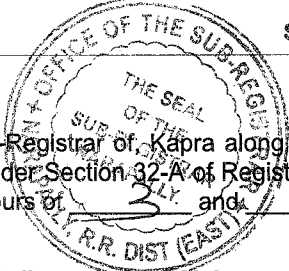
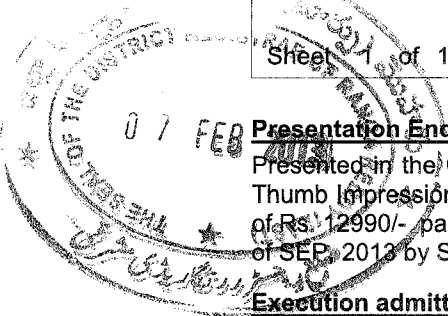

 Partner

Book - 1 CS Number 3822 of 2013 of SRO, Kapra

Regular document number 3635 of year 2013

Sheet of 10 Sheet







Signature of Sub Registrar

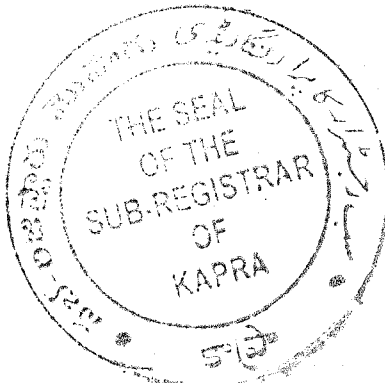


Presentation Endorsement:

Presented in the Office of the Sub-Registrar of Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 12990/- paid between the hours of 3:30 PM and 4:00 PM on the 02nd day of SEP, 2013 by Soham Modi

Execution admitted by (Details of all executants/Claimants under sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1526-1-2013-3822]SPA TO	SPA TO CLAIMENT K.PRABHAKAR REDDY 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M.G.ROAD SECBAD	
2	EX		 [1526-1-2013-3822]GPA K.PF	GPA K.PRABHAKAR REDDY 5-47-187/3 & 4 II FLOOR SOHAM MANSION, M.G.ROAD SECBAD	



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac.7-28.5 Gt. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

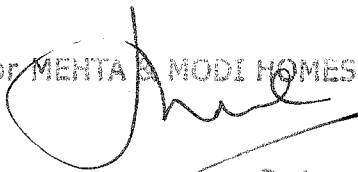
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac.1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

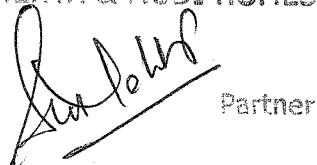
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Mrs. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac.1-09 Gts, as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Mrs. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac.8-37.5 Gts., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.

FOR MENTA & MODI HOMES


Partner

FOR MENTA & MODI HOMES


Partner







Book - 1 CS Number 3822 of 2013 of SRO, Kapra


Regular document number 3635 of year 2013

Sheet 2 of 10 Sheet

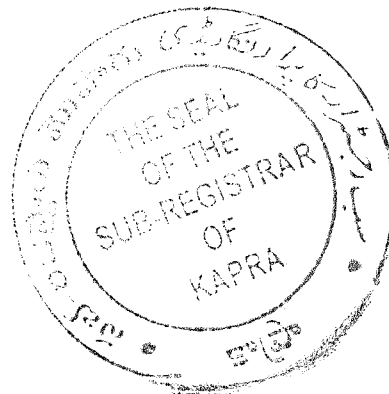

Signature of Sub Registrar

Identified by Witness:

Sl No	Name & Address	Photo	Thumb Impression	Signature
1	C.SUJANA R/O.12-13- 158,STNO.TARANAK A,HYD.	 [1526-1-2013-3822]C.SUJA		
2	C.GOPI KRISHNA R/O.12-13- 158,STNO.TARANAK A,HYD.	 [1526-1-2013-3822]C.GOPI		


Signature of Sub Registrar
Kapra

Year 2013 September Month 02nd day

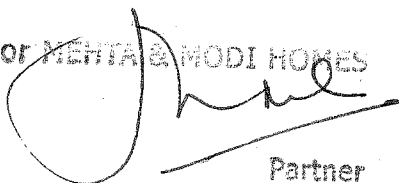


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac.8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.
- H) The Vendee is desirous of purchasing a land bearing plot no.399 F, admeasuring 519.60 sq. yds., (the land is separately marked in the sanction plan as 'Complex -I') hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.25,98,000/- (Rupees Twenty Five Lakhs Ninety Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

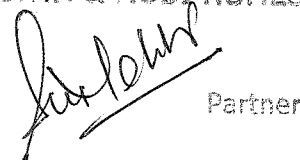
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the land bearing plot no.399 F admeasuring 519.60 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar 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.25,98,000/-(Rupees Twenty Five Lakhs Ninety Eight Thousand Only). 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 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.

For MERTA & MODI HOMES


Partner


For MERTA & MODI HOMES


Partner

Book - 1 CS Number 3822 of 2013 of SRO, Kapra

Regular document number 3635 of year 2013

Sheet 3 of 10 Sheet


Signature of Sub Registrar

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of i.s Act	Cash	Stamp Duty u/s 16 of i. act	DD/BC/ Pay Order	
Stamp Duty	100	142790	0		0	142890
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	12990	0		0	12990
User Charges	NA	95	0		0	95
Total	100	155875	0		0	155975

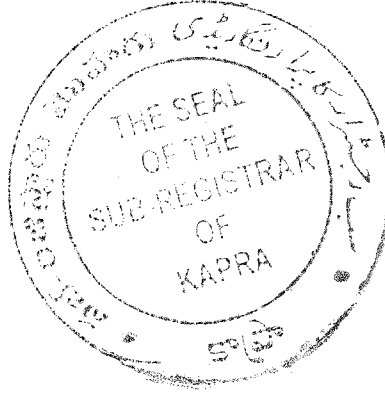
Rs. 142790/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12990/- towards Registration Fees on the chargeable value of Rs. 2598000/- were paid by the party through Challan/BC/Pay Order No. ,904294 dated ,02-SEP-13.

Date

Year 2013 September Month 02nd day

1935 SEP 02nd day 12:30 PM


Signature of Registering Officer
Kapra



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.1,55,880/- is paid by way of challan no. 90491, dated 02.09.2013, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

SCHEDULED PLOT

All that piece and parcel of land bearing plot no. 399 F admeasuring about 519.60 sq. yds., in the project known as 'Silver Oak Bungalows Phase – III' forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	40' wide road
South	Plot nos. 383 & 389
East	30' wide road
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. 

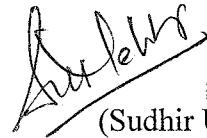
2. 

For MEHTA & MODI HOMES



Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES



Partner
(Sudhir U Mehta)
VENDOR

Book - 1 CS Number 3822 of 2013 of SRO, Kapra

Regular document number 3635 of year 2013

Sheet 4 of 10 Sheet

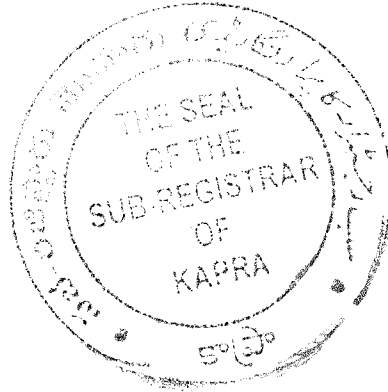

Signature of Sub Registrar

Certificate of Registration

Registered as document no. 3635 of 2013 of Book-1 and assigned the identification number 1 - 1526 - 3635 - 2013 for Scanning.


Registering Officer

Kapra
(T.Nagaiah)



REGISTRATION PLAN SHOWING

PLOT NO. 399F, FORMING A PART

IN SURVEY NO.

31, 40(P), 41(P), 42, 44, 45 & 55

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR:

M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA

BUYER:

SHRI. KARNA S. MEHTA SON OF SHRI SUDHIR U. MEHTA

REFERENCE:
AREA:

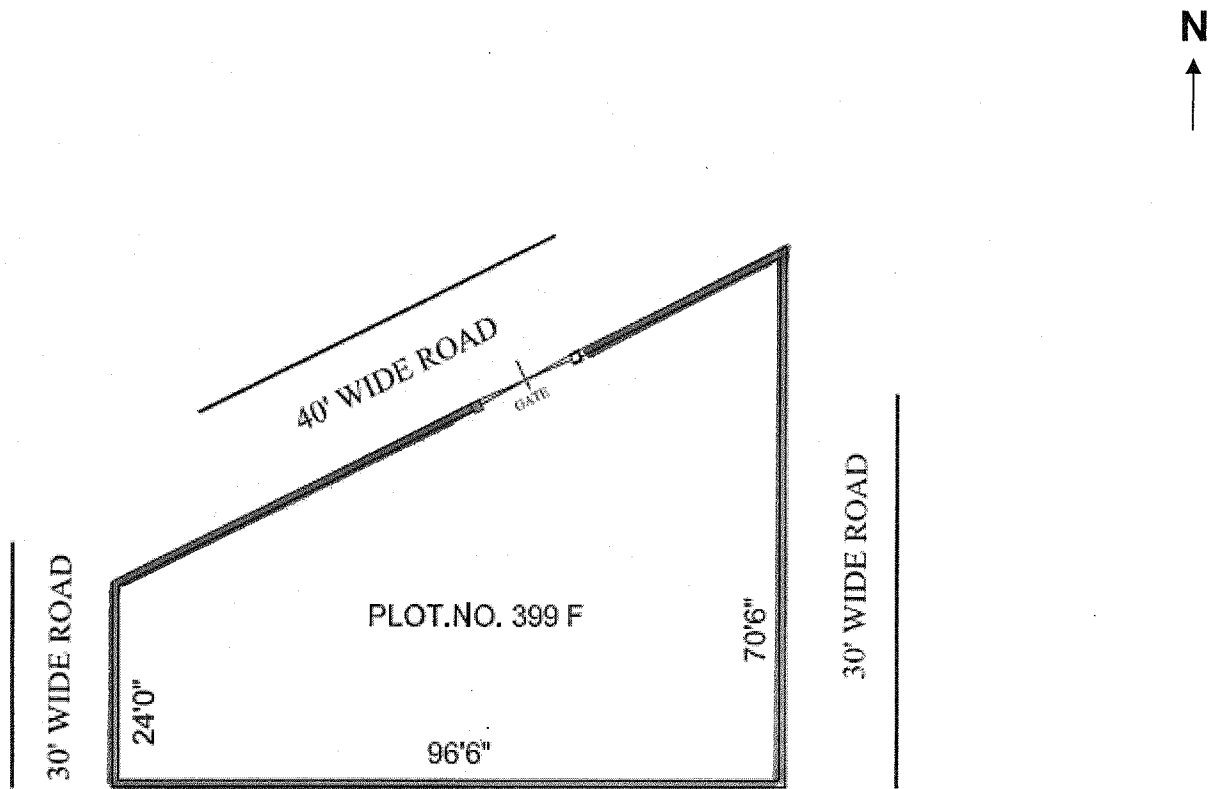
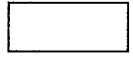
519.60

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

WITNESSES:

1. *[Signature]*

2. *[Signature]*

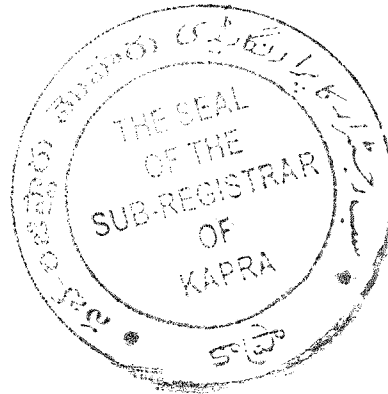
SIG. OF THE VENDOR

Book - 1 CS Number 3822 of 2013 of SRO, Kapra


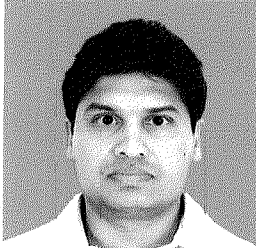
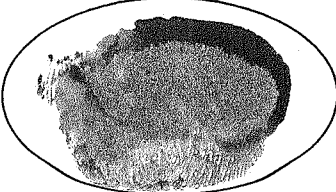


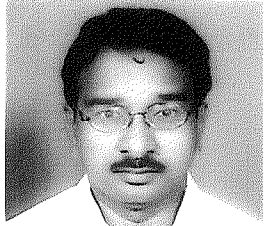
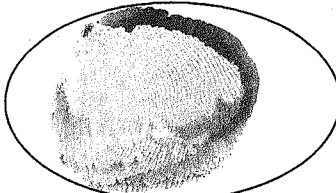
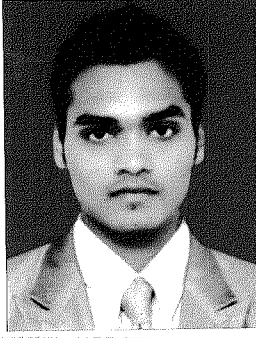
Regular document number 3635 of year 2013

Sheet 5 of 10 Sheet

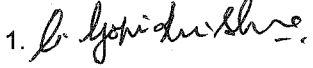
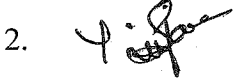

Signature of Sub Registrar

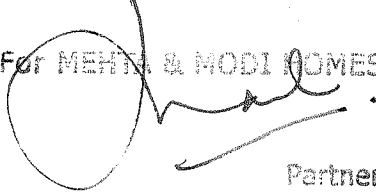


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

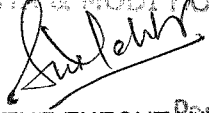
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM M. G. ROAD SECUNDERABAD - 500 003</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS,</u> <u>VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003. <i>& Representative to Buyer.</i></p>
			<p><u>BUYER:</u></p> <p>SHRI. KARNA S. MEHTA S/O. SHRI SUDHIR U. MEHTA, R/O. PLOT NO. 21, BAPUBAGH COLONY, P. G. ROAD, SECUNDERABAD - 500003</p>

SIGNATURE OF WITNESSES:

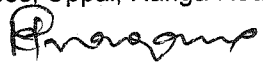
- 
- 

For MEHTA & MODI HOMES

Partner

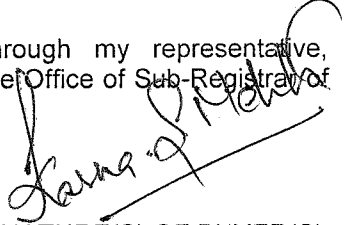
For MEHTA & MODI HOMES


SIGNATURE OF THE EXECUTANT'S

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 3822 of 2013 of SRO, Kapra

Regular document number 3635 of year 2013

Sheet 6 of 10 Sheet



Signature of Sub Registrar



VENDOR:



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MEHTA AND MODI HOMES

20/08/2002
Permanent Account Number
AAJFM0647C

Signature



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
Soham Modi

मुख्य आयकर अधिकारी
Chief Commissioner of Income-tax, Andhra Pradesh



For MEHTA & MODI HOMES
Soham Modi
Partner


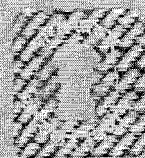

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

Signature
Prabakaran




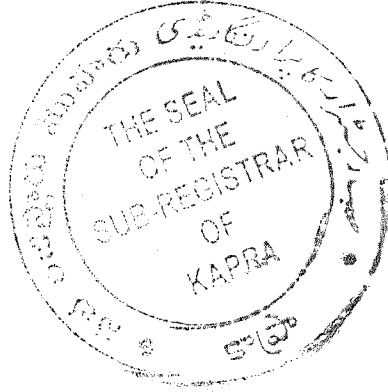
Prabakaran

Book - 1 CS Number 3822 of 2013 of SRO, Kapra

Regular document number 3635 of year 2013

Sheet 7 of 10 Sheet


Signature of Sub Registrar



VENDOR



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Mrs Aradhana Mehta	Wife	20/07/57	49
3	Msi Karna Mehta	Son	11/10/90	16

D.P.L. No.114
BHARAT SCOUTS & GUIDES-II
PARADISE SEC' BAD

HOUSEHOLD CARD

Card No : PAP167880500507
 F.P Shop No : 405
 Name of Head of Household : Mehta Sudhir
 Father/Husband name : Uttamal
 Date of Birth : 18/07/1935
 Age : 51
 Occupation : Own Business
 House No : 1-3-32/27D
 Street : F G ROAD
 Colony : BAPUBAGH
 Ward : Ward 1
 Circle : Circle VII
 District : Secunderabad / Hyderabad
 Annual Income (Rs.) : 290,000
 LPG Consumer No. (1) : 09806 (Single)
 LPG Dealer Name (1) : Navratna Enterprises/OC
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :



Book - 1 CS Number 3822 of 2013 of SRO, Kapra

Regular document number 3635 of year 2013

Sheet 8 of 10 Sheet

Signature of Sub Registrar

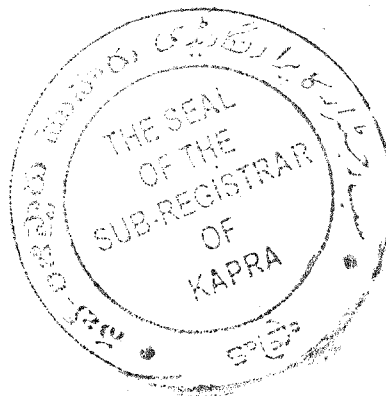


Book - 1 CS Number 3822 of 2013 of SRO, Kapra

Regular document number 3635 of year 2013

Sheet 9 of 10 Sheet


Signature of Sub Registrar




W 1970 ESS 1

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOPI KRISHNA CHENNAM
V R CHENNAM
16/09/1978
Permanent Account Number
AGNPC9919R

G. Krishna
Signature



G. Krishna



First Name Last Name
GOPI KRISHNA C

Associate No. **56774**

Date of joining **09/02/2007**

Authorised Signatory



Satyam

Satyam

आयकर विभाग
INCOME TAX DEPARTMENT
SUJANA YALLA
ADINARAYANA YALLA
01/09/1980
Permanent Account Number
ABRPY8935G



भारत सरकार
GOVT. OF INDIA



22072006

Signature

उस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कामला मिल्स कंपाउंड,
एस. बी. मार्ग, लोवर पैरल, मुंबई - 400 013.

If this card is lost / someone's lost card is found, please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

S. Satyam

Book - 1 CS Number 3822 of 2013 of SRO, Kapra

Regular document number 3635 of year 2013

Sheet 10 of 10 Sheet

Signature of Sub Registrar

