

SOB. 370

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 1639

శ్రీమతి / శ్రీ Saham Moadi Reply K. prakhoskar

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	20/9		Chesterpal
దస్తావేజు విలువ	2190000	20/11/14		
స్టాంపు విలువ రూ.	100	22/11		
దస్తావేజు నెంబరు	210/14			H
రిజిస్ట్రేషన్ రుసుము	10950			
లోటు స్టాంపు (D.S.D.)	87500			
GHMC (T.D.)	32850			
యూజర్ ఛార్జీలు				
అదనపు షీట్లు	100			
5 x				
మొత్తం	131400			

RETURNED
Ch no: 845374
22/11

(అక్షరాల)

తేది 22/11

చాపను తేది

రూపాయలు మాత్రమే
సహజీ-రిజిస్ట్రార్

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

216

D: 30.210 of 2014

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 655815

Sl.No. 4834 Dt: 20-09-2013

CH. SHRAVANI

Sold to: MAHENDER

Licensed Stamp Vendor

S/o. MALLESH

Licence No.15-31-029/2013

For Whom: M/s. MEHTA & MODI HOMES

House On P.No.21, W.S. Colony,
Abdullapurmet (V), Hayathnagar (M),
R.R. Dist - 501 512,

SALE DEED

This Sale Deed is made and executed on this the 20th day of January 2014 at SRO, Kapra, Rang Reddy District by and between:

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 44 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

1. Mr. Mohan Kulkarni son of Mr. Ramesh Rao Kulkarni, aged about 42 years, and
2. Mrs. Sandhya Kulkarni wife of Mr. Mohan Kulkarni, aged about 39 years, both are residing at Flat No. 302, Manorama Apartments, SBH Colony, Uppal, Hyderabad - 500 039., 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 and Modi Homes

Partner

for Mehta and Modi Homes

Partner

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Regular document number 200 of year 2014









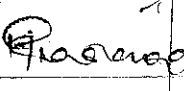
Sheet 1 of 10 Sheets

Signature of Joint SubRegistrar
Kapra



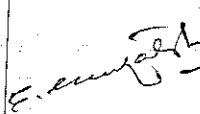


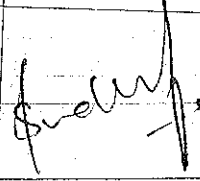
Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10950/- paid between the hours of 12:30 and 1 on the 22nd day of JAN, 2014 by Sri Soham Modi

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

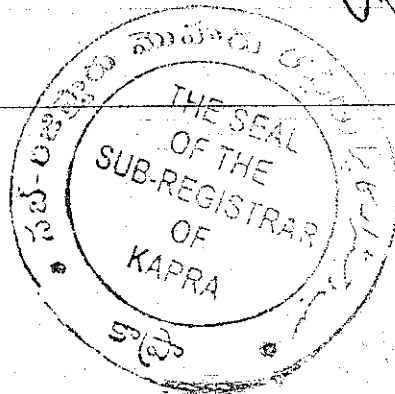
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1526-1-2014-216]MOHAN K	MOHAN KULKARNI FLATNO.302 MANORAMA APTS SBH CLY, UPPAL HYD	
2	CL		 [1526-1-2014-216]SANDHYA	SANDHYA KULKARNI FLATNO.302 MANORAMA APTS SBH CLY, UPPAL HYD	
3	EX		 [1526-1-2014-216]REP BY,GE	REP BY GPA K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	

Identified By Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2014-216]C.VENK	C.VENKATESWARLU R/O.F.NO.201,MANORA MA APTS,SBH CLNY,UPPAL,HYD.	
2		 [1526-1-2014-216]SUDHAK	SUDHAKAR MURHTY R/O.18-8- 254/A/1/39,BRH CLNY,SAIDABAD,HYD.	

22nd day of January ,2014

Signature of Joint SubRegistrar
Kapra



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 Block No. 2, Old Village, Cherlapally, 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 Smt. 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 Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing 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 Block No. 2, Old Village, Cherlapally, 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.

- 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)'.

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Regular document number 210 of year 2014

Sheet 2 of 10 Sheets

Signature of Joint SubRegistrar
Kapra

Endorsement:

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of I.s Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	120350	0		0	120450
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	10950	0		0	10950
User Charges	NA	95	0		0	95
Total	100	131395	0		0	131495

Rs. 120350/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10950/- towards Registration Fees on the chargeable value of Rs. 2190000/- was paid by the party through Challan/BC/Pay Order No ,845374 dated ,22-JAN-14.

Date

22nd day of January ,2014

193556 దాఖలు / వేరే

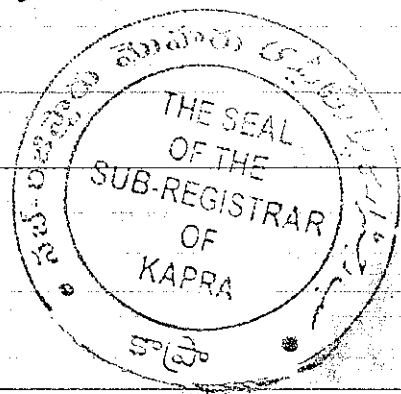
Signature of Registering Officer

Kapra



దాఖలు నం. 210/14 సం. / 2014. 1823 వ
సంఖ్యగా రిజిస్టరు చేయబడి
స్టాంప్ నిమిత్తం దాఖలు నంబరు 1026
210 / 2014 గా యివ్వబడ్డవారికి
జులై 22 వ తేదీ

Handwritten signature and initials.

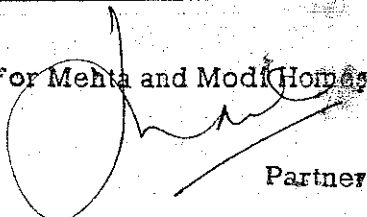


H) The Vendee is desirous of purchasing a plot of land bearing no.370, admeasuring 174 sq. yds., along with semi-finished construction having a total built-area of 1883 sft, (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.21,90,000/-(Rupees Twenty One Lakhs Ninety 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:

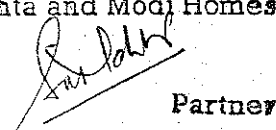
1. The Vendor do hereby convey, transfer and sell the Plot No. 370, admeasuring ~~xxxx~~ 174 sq. yds., along with semi-finished construction having a total built-area of 1883 sft, (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft), forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally, Ghatkesar 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.21,90,000/-(Rupees Twenty One Lakhs Ninety Thousand Only). ~~xxxx~~ The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.10,96,279/-(Rupees Ten Lakhs Ninety Six Thousand Two Hundred and Seventy Nine Only) paid by way of cheque no.131709, dated 17.01.2014 drawn on HDFC Bank, Anna Salai, Chennai, issued by Sundaram BNP Paribas Home Finance Ltd.,
 - ii. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.131708, dated 17.01.2014 drawn on HDFC Bank, Anna Salai, Chennai, issued by Sundaram BNP Paribas Home Finance Ltd.,
 - iii. ~~Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no.209049, dated 02.07.2013 drawn on ICICI Bank, Habsiguda Branch, Hyderabad.~~
 - iv. Rs.4,50,000/-(Rupees Four Lakhs Fifty Thousand Only) paid by way of cheque no.209051, dated 30.08.2013 drawn on ICICI Bank, Habsiguda Branch, Hyderabad.
 - v. Rs.43,721/-(Rupees Forty Three Thousand Seven Hundred and Twenty One Only) (Part Payment) paid by way of cheque no.209059, dated 23.11.2013 drawn on ICICI Bank, Habsiguda Branch, Hyderabad.
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 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.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

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Regular document number 210 of year 2011

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Signature of Joint SubRegistrar

Kapra



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.

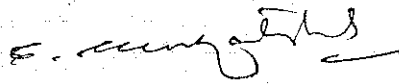
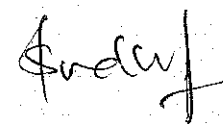
SCHEDULED PLOT

All that piece and parcel of land bearing plot no. 370, admeasuring about 174 sq. yds., along with semi-finished construction having a total built-area of 1883 sft, (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "Silver Oak Bungalows Phase - III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

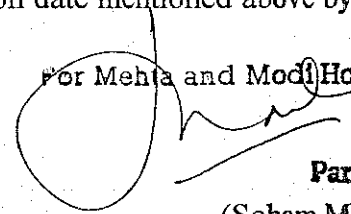
North	Plot No. 369
South	Plot No. 371
East	Plot No. 373
West	30" wide road

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:

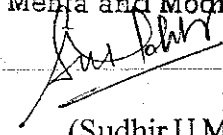
1. 
2. 

For Mehta and Modi Homes

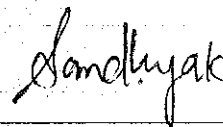


Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes



Partner
(Sudhir U Mehta)
VENDOR



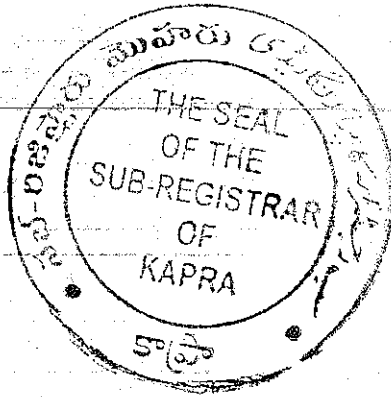
BUYERS

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Signature of Joint SubRegistrar
Kapra

Sheet 4 of 10 Sheets



ANNEXTURE-1-A

1. Description of the Building : all that piece and parcel of bungalow on bearing plot no.370 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 Cherlapally Village, Ghatkesar 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 : 174 sq. yds.,

4. **Built up area Particulars:**

a) Portico & Terrance Area : 233 Sft

b) In the Ground Floor : 807 Sft

c) In the First Floor : 843 Sft

Total Built up Area : 1883 Sft

5. Annual Rental Value : -

6. Municipal Taxes per Annum : -

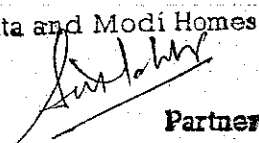
7. Executant's Estimate of the MV of the Building : Rs. 21,90,000/-

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

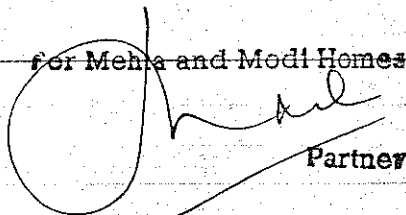
Date: 20.01.2013

Signature of the Executants

C E R T I F I C A T E

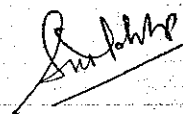
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Mehta and Modi Homes



Partner

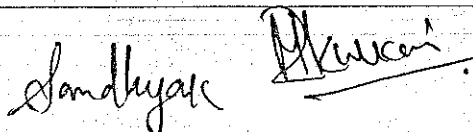
For Mehta and Modi Homes



Partner

Date: 20.01.2013

Signature of the Executants

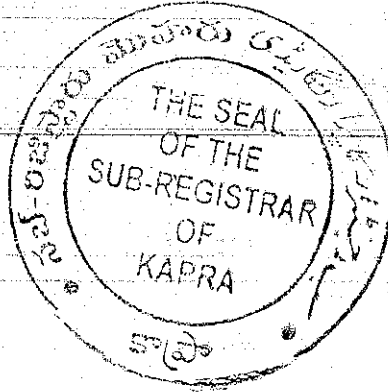


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Regular document number 210 of year 2018

Sheet 5 of 10 Sheets

Signature of Joint SubRegistrar
Kapra



SECTION PLAN SHOWING

PLOT NO. 370, FORMING A PART

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. SUDHIR U. MEHTA, SON OF LATE UTTAMLAL MEHTA

BUYER: 1. MR. MOHAN KULKARNI, SON OF MR. RAMESH RAO KULKARNI
2. MRS. SANDHYA KULKARNI, WIFE OF MR. MOHAN KULKARNI

REFERENCE:
AREA: 174

SCALE:
SQ. YDS.

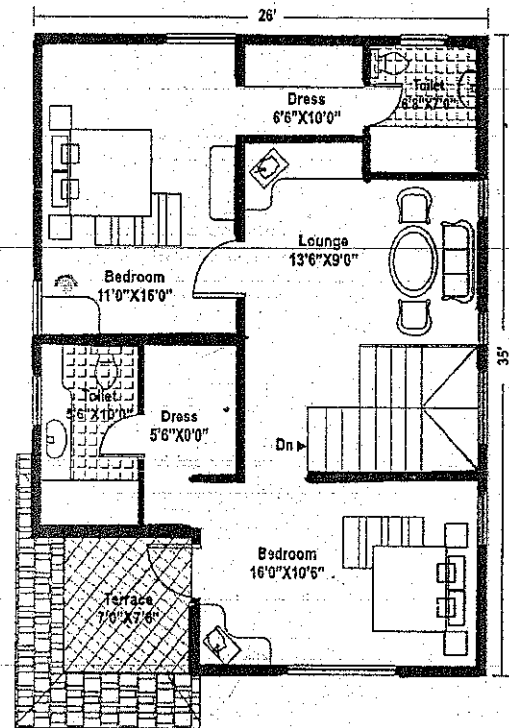
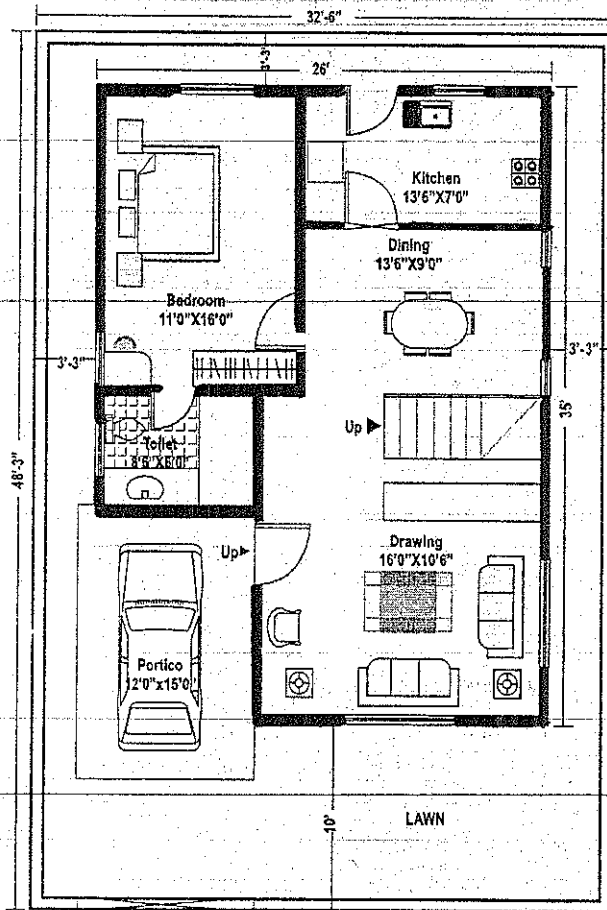
INCL:
SQ. MTRS.



EXCL:



Built up area : 1883 Sft



AREA STATEMENT

Ground Floor	807 sft
First floor	849 sft
Portico area	180 sft
Terrace area	53 sft
Total Area	1883 sft

WITNESSES:

1. *[Signature]*
2. *[Signature]*

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIG. OF THE VENDOR

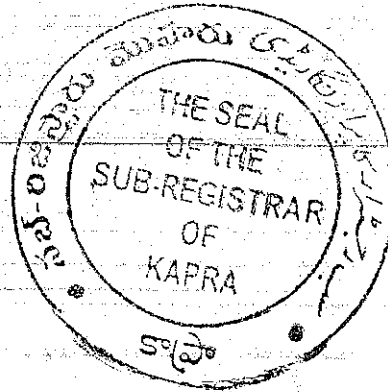
[Signature]

Book - 1 CS Number 216 of 2014 of SRO, Kapra

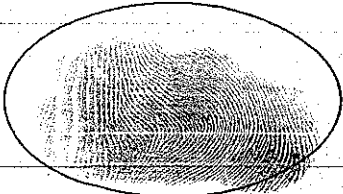
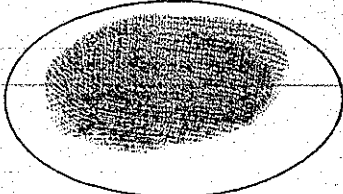

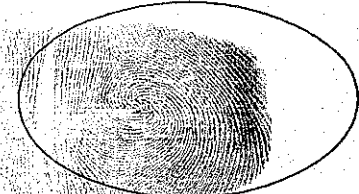
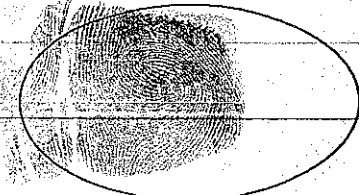
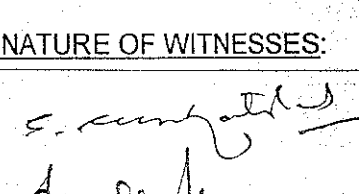
Regular document number 210 of year 2019

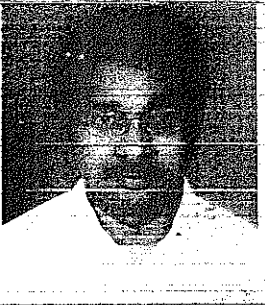
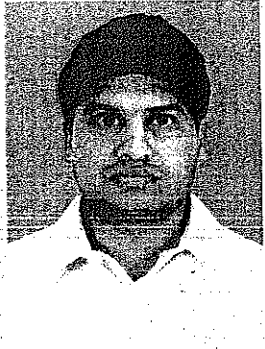
Sheet 6 of 10 Sheets

Signature of Joint SubRegistrar
Kapra



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

S. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	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 REPRESENTED 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 MANSION M. G. ROAD SECUNDERABAD - 500 003</p> <p><u>FOR PRESENTING DOCUMENTS:</u> <u>VIDE GPA NO. 166/IV/2010, Dt. 03.09.2010:</u></p> <p>SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p>
		
		
		<p><u>BUYER:</u></p> <p>1. MR. MOHAN KULKARNI S/O. MR. RAMESH RAO KULKARNI R/O. # FLAT NO. 302 MANORAMA APARTMENTS SBH COLONY, PUPIL HYDERABAD - 500 039.</p> <p>2. MRS. SANDHYA KULKARNI W/O. MR. MOHAN KULKARNI R/O. # FLAT NO. 302 MANORAMA APARTMENTS SBH COLONY, UPPAL HYDERABAD - 500 039.</p>
		
		



SIGNATURE OF WITNESSES:

S. Sankar
Prady

Modi/Homes

Partner

For Mehta and Modi Homes

Sudhir Mehta

Partner

SIGNATURE OF THE EXECUTANTS

Sandhya Kulkarni

M. Kulkarni

SIGNATURE(S) OF BUYER(S)

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Regular document number 210 of year 2014

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Signature of Joint SubRegistrar8
Kapra



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

MEHTA AND MODI HOMES

20/08/2002
Permanent Account Number

AAJFM0647C

Signature



For Mehta and Modi Homes

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


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6739K

नाम / NAME
SUDHIR UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

जन्म तिथि / DATE OF BIRTH
16-07-1968

हस्ताक्षर / SIGNATURE



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

For Mehta and Modi Homes

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



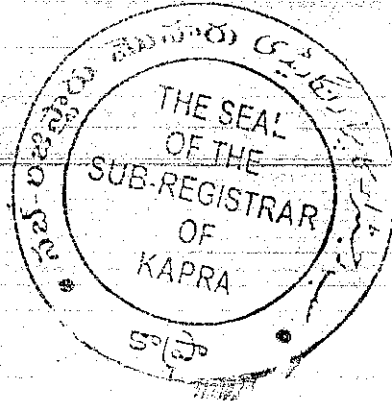
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
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Signature of Joint SubRegistrar
Kapra



BUMER

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AIYPK1075H	
	नाम /NAME MOHAN KULKARNI	
	पिता का नाम /FATHER'S NAME RAMESHRAO KULKARNI	
	जन्म तिथि /DATE OF BIRTH 17-07-1970	
हस्ताक्षर /SIGNATURE		 मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

M. Kulkarni

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SANDHYA KULKARNI VASANTH DEGAONKAR 10/12/1973 Permanent Account Number AMUPK9731E		
 Signature		

Sandhyak

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Regular document number

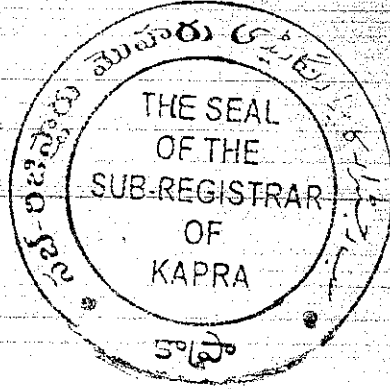
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of year

2014

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Signature of Joint SubRegistrar
Kapra

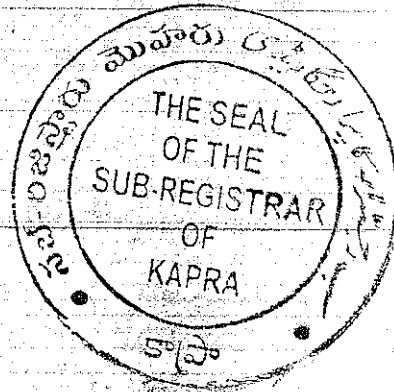


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Signature of Joint Sub Registrar
Kapra



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