

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. Sahakar modei reply! K. prabhakar Reddy
 ప్రాంత / శ్రీ _____

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు వ్యభావము	Sale		vat		Cherlapally
దస్తావేజు విలువ	4068000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	3634/13				
రిజిస్ట్రేషన్ రుసుము	20340				
లోటు స్టాంపు (D.S.D.)	162620				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు	61020		904293		
అదనపు షీట్లు	1		30/4		
5 x					
మొత్తం	244080				

(అక్షరాల _____) Nil

తేది 2/9 _____ రూపాయలు మాత్రమే)
 వాపసు తేది _____

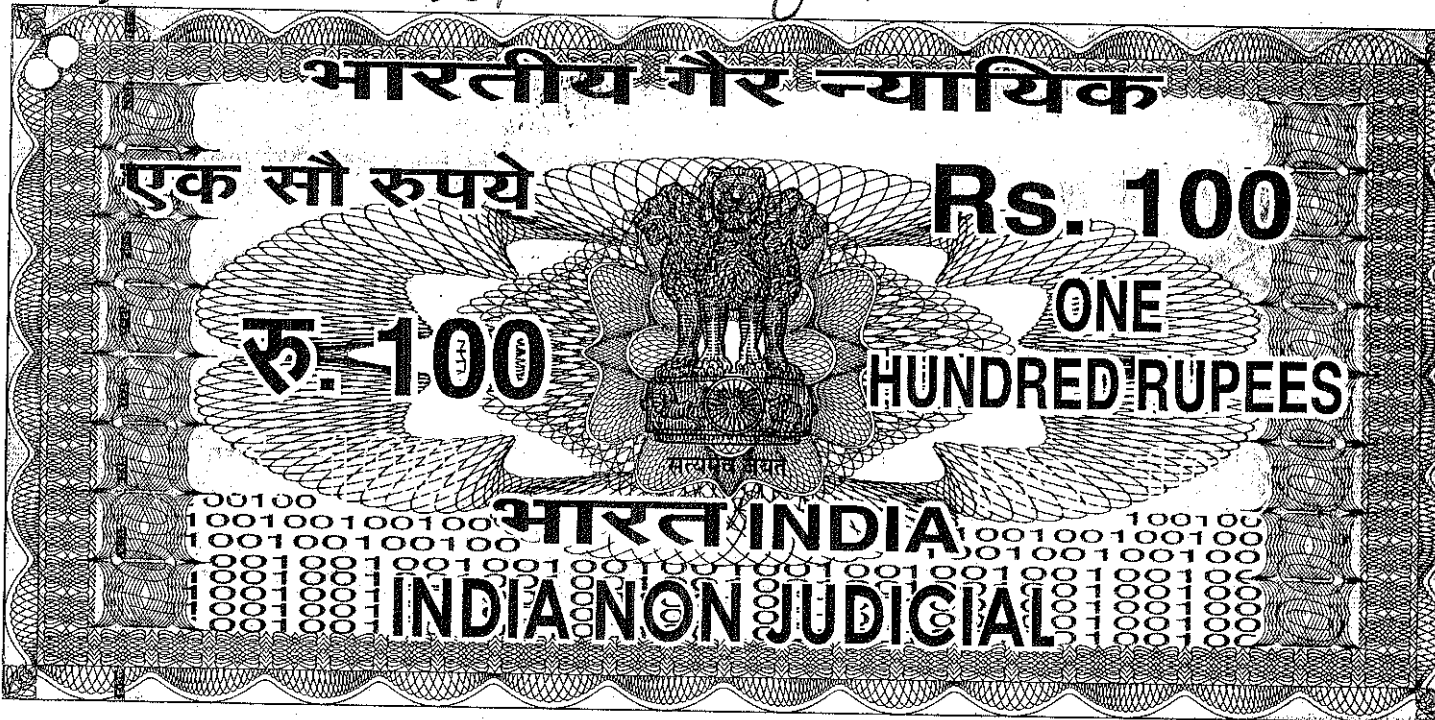
(Signature)
 నల్లపల్లి

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 charged.

U 3821

8.30. 3634 of 2013

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 175366

Sl.No. 5666 , Dt. 19-07-2013 , Rs.100/-

Sold to Mahender P. Srinivas

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

For Whom Mehta & Modi Homes, Sec 5

[Signature]

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, Rang Reddy District by and between:

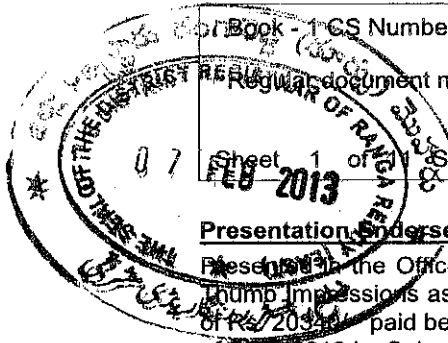
M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 43 years, Occupation: Business and Mr. Sudhir U. Mehta, 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

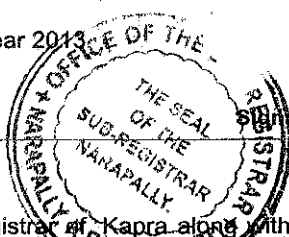
1. Mr. Gopi Krishna Chennam, Son of Mr. C. V. Koteswara Rao, aged about 34 years, Occupation: Service
2. Mrs. Sujana Chennam, Wife of Mr. Gopi Krishna Chennam, aged about 32 years, both are residing at # H. No. 12-13-158, Street No. 2, Tarnaka, Hyderabad - 500 017, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

FOR MEHTA & MODI HOMES
[Signature]

FOR MEHTA & MODI HOMES
[Signature]



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 Registrar document number 3634 of year 2013
 Sheet 1 of 1 Sheet



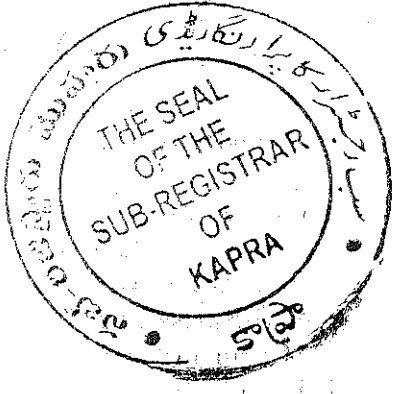
[Signature]
 Signature of Sub Registrar

Presentation, Undersement:

Presented to the Office of the Sub-Registrar of Kapra along with the Photographs & Thumb Impressions as required Under Section 17 of the Registration Act, 1908 and fee of Rs. 200/- paid between the hours of 3 and 4 on the 02nd day of SEP, 2013 by Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX			GPA K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR SOHAM MANSION, M.G.ROAD SEC BAD	<i>[Signature]</i>
2	CL			GOPI KRISHNA CHENNAM HNO.12-13-158 STNO.2 TARNAKA, HYD	<i>[Signature]</i>
3	CL			SUJANA CHENNAM HNO.12-13-158 STNO.2 TARNAKA, HYD	<i>[Signature]</i>



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, 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 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.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner






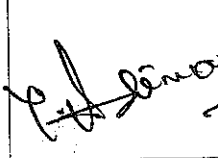
Book - 1 CS Number 3821 of 2013 of SRO, Kapra

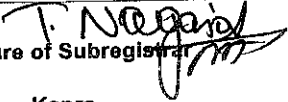
Regular document number 3634 of year 2013

Sheet 2 of 11 Sheet


Signature of Sub Registrar

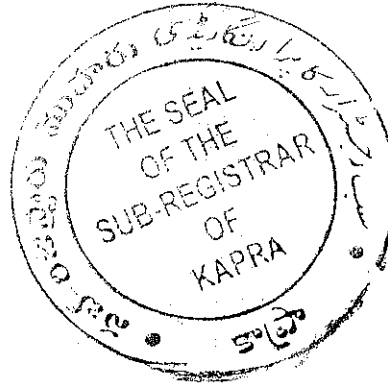
Identified by Witness:

SI No	Name & Address	Photo	Thumb Impression	Signature
1	P.V.SATYANARAYA NA R/O.B-204,BALAJI BHAGHNAGAR APTS,D.K.ROAD,AM EERPET,HYD.	 <small>(1526-1-2013-3821) P.V.SAT</small>		
2	Y.ADINARAYANA R/O.610,EC NAGAR,CHERLAPAL LY,HYD.	 <small>(1526-1-2013-3821) Y.ADI</small>		


Signature of Sub Registrar

Kapra

Year 2013 September Month 02nd day

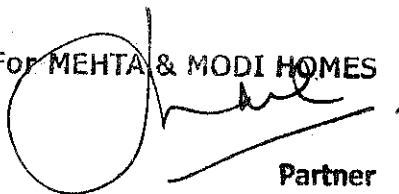


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no.396, admeasuring 300 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 Plot forming part of the Scheduled Land for a consideration of Rs.40,68,000/-(Rupees Forty Lakhs Sixty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

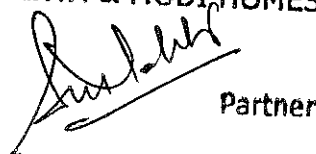
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 396, admeasuring 300 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 Village Cherlapally, 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. 40,68,000/-(Rupees Forty Lakhs Sixty 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. 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 MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

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 Regular document number 3634 of year 2013
 Sheet 3 of 11 Sheet

[Handwritten Signature]
 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	223640	0		0	223740
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	20340	0		0	20340
User Charges	NA	100	0		0	100
Total	100	244080	0		0	244180

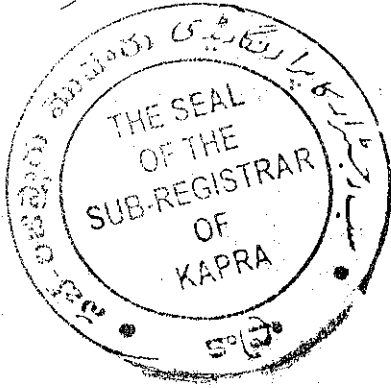
Rs. 223640/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20340/- towards Registration Fees on the chargeable value of Rs. 4068000/- were paid by the party through Challan/BC/Pay Order No. .904293 dated ,02-SEP-13.

Date

Year 2013 September Month 02nd day

1935 LE 9 12 2013

T. Nagai
 Signature of Registering Officer
 Kapra



5. 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.
6. Stamp duty and Registration amount of Rs.2,44,080/- is paid by way of challan no. 304293, dated 02.09.13, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.


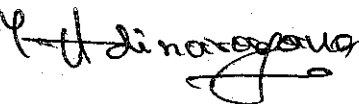
SCHEDULED PLOT

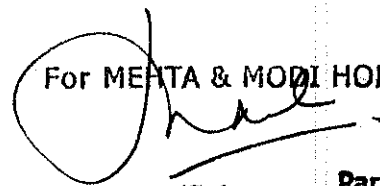
All that piece and parcel of bungalow on bearing Plot No. 396 admeasuring about 300 sq. yds., along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, in the project 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:

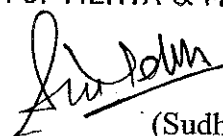
North	Plot No. 395 /
South	Plot No. 397 /
East	Neighbor's Land /
West	30' wide road

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

1. 
 BUYER

2. 

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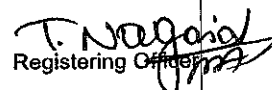
Regular document number 3634 of year 2013

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Signature of Sub Registrar

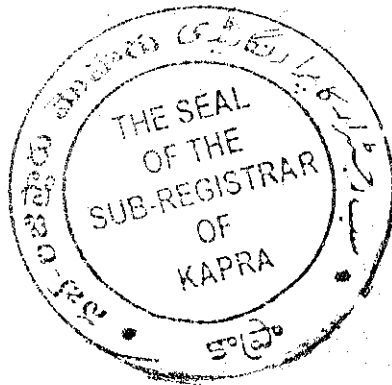
Certificate of Registration

Registered as document no. 3634 of 2013 of Book-1 and assigned the Identification number 1 - 1526 - 3634 - 2013 for Scanning.


Registering Officer

Kapra

(T.Nagaiah)



ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No.396 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 : 300 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. 40,68,000/-

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

Signature of the Executants

Date: 30.08.2013

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 MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

Signature of the Executants

Date: 30.08.2013

1. b. Goni kush...

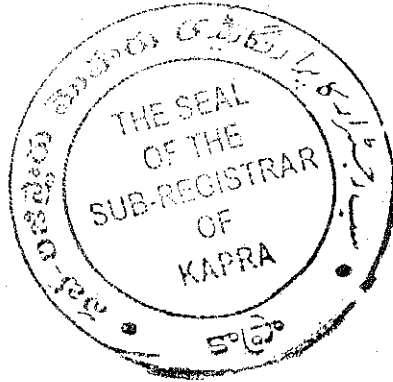
2. Y. Goni...

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Signature of Sub Registrar



REGISTRATION PLAN SHOWING

PLOT NO. 396, 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. SUDHIR U. MEHTA, S/O. LATE UTTAMLAL MEHTA

BUYER: 1. MR. GOPI KRISHNA CHENNAM, SON OF MR. C. V. KOTESWARA RAO

2. MRS. SUJANA CHENNAM, WIFE OF MR. GOPI KRISHNA CHENNAM

REFERENCE:
AREA: 300

SCALE:
SQ. YDS.

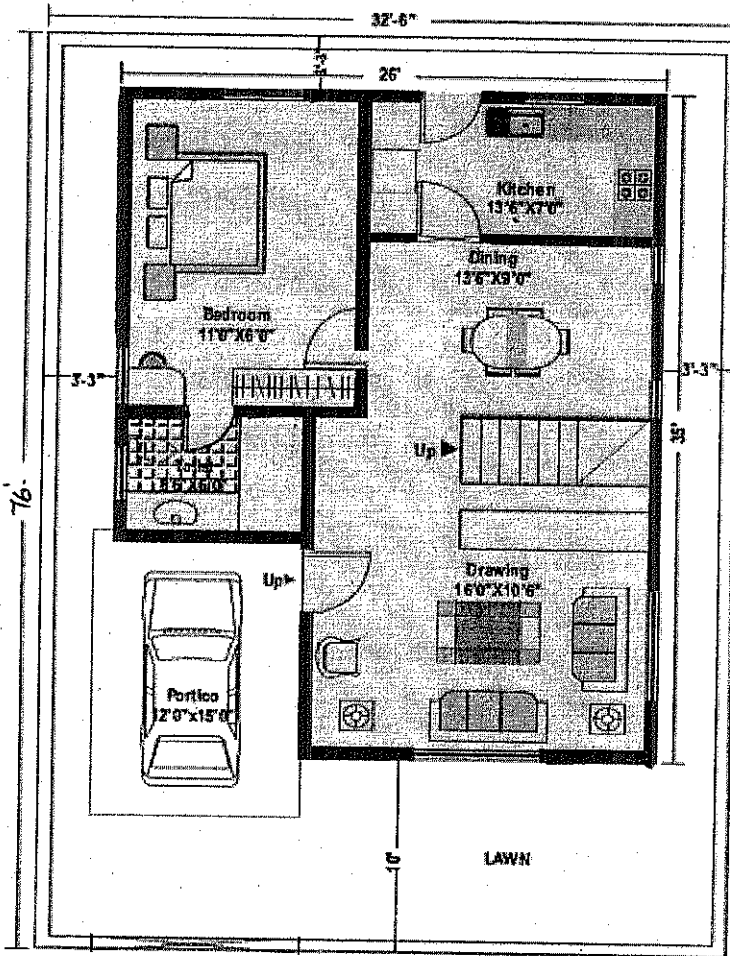
INCL:
SQ. MTRS.



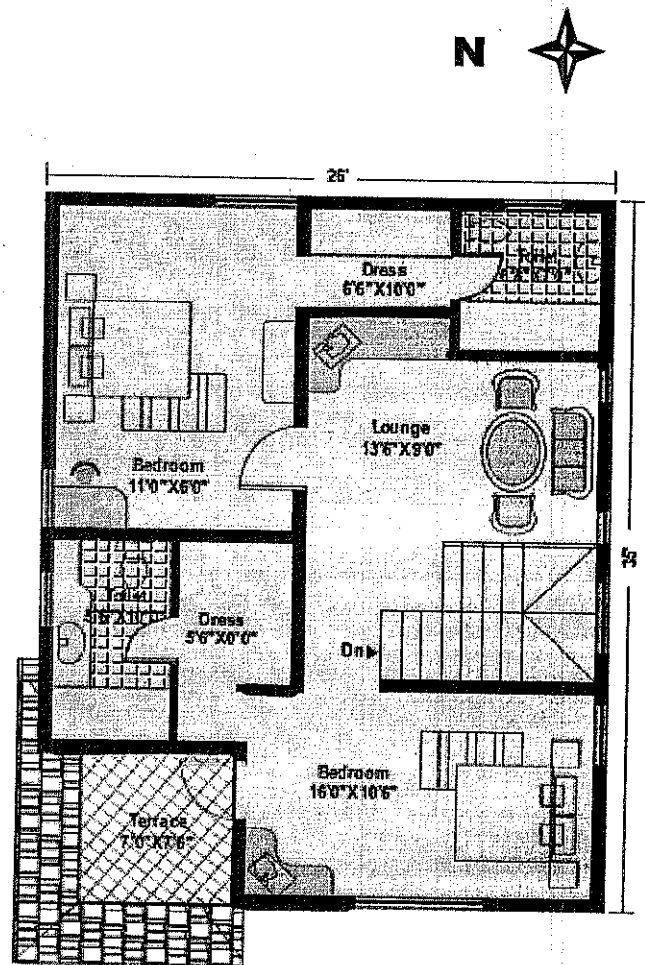
EXCL:



Built up area : 1883 Sft



Ground Floor Plan



First Floor Plan

BOUNDARIES:

- North: Plot No. 395
- South: Plot No. 397
- East: Neighbours Land
- West: 30' wide road

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

WITNESSES:

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

[Signature]

SIG. OF THE VENDOR

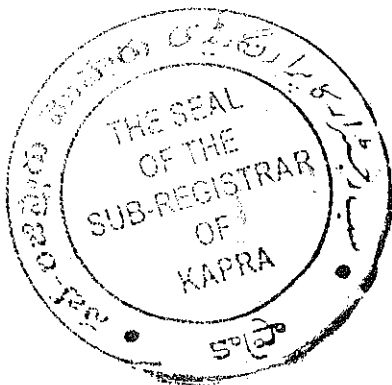
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SIGN. OF THE BUYER

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Regular document number 3634 of year 2013

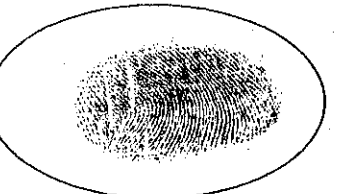
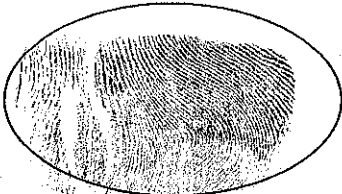
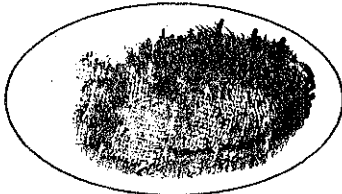
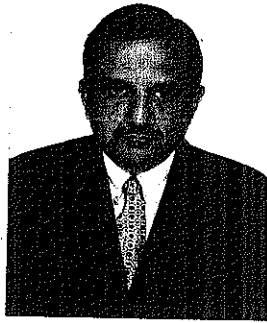
Sheet 6 of 11 Sheet


Signature of Sub Registrar



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

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



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNERS

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

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

**GPA FOR PRESENTING DOCUMENTS,
VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:**

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.

BUYER:

1. MR. GOPI KRISHNA CHENNAM,
S/O.MR. C. V. KOTESWARA RAO
R/O. # H. NO. 12-13-158
STREET NO. 2
TARNAKA
HYDERABAD - 500 017.

2. MRS. SUJANA CHENNAM
W/O. OF MR. GOPI KRISHNA CHENNAM
R/O. # H. NO. 12-13-158
STREET NO. 2
TARNAKA
HYDERABAD - 500 017

SIGNATURE OF WITNESSES:

- 1.
- 2.

FOR MEHTA & MODI HOMES.

Partner

For MEHTA & MODI HOMES

Partner
SIGNATURE OF THE EXECUTANTS

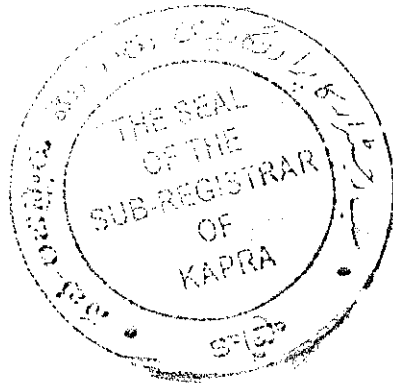
2
SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 3821 of 2013 of SRO, Kapra

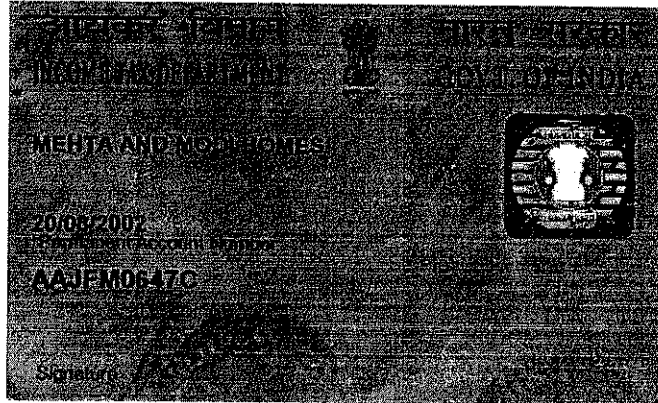
Regular document number 3634 of year 2013

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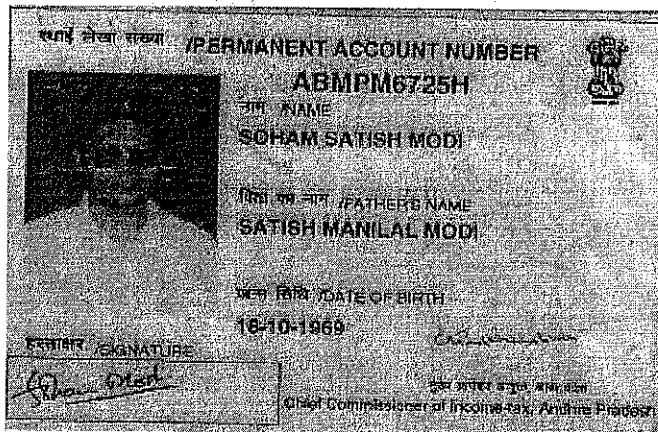

Signature of Sub Registrar



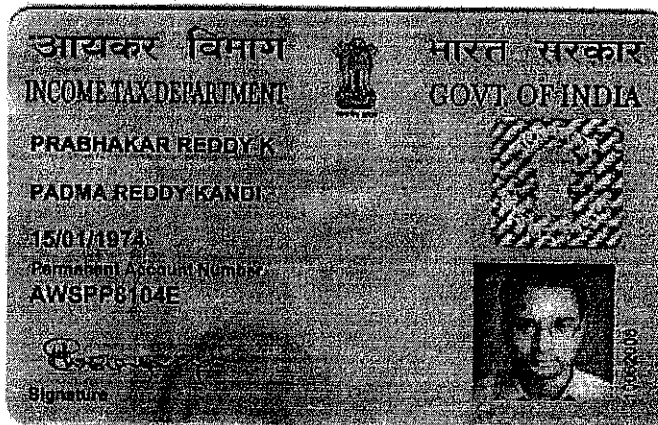
VENDOR:



For MEHTA & MODI HOMES
[Signature]
Partner



For MEHTA & MODI HOMES
[Signature]
Partner



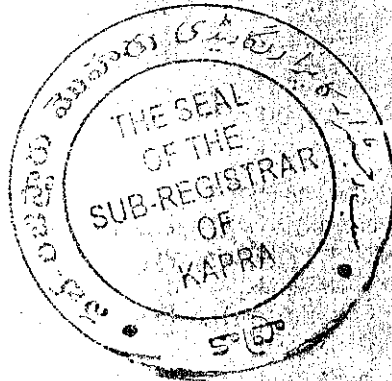
[Signature]

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Regular document number 3634 of year 2013

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Signature of Sub Registrar



VENDOR -



Family Member Details

Sr. No.	Name	Age	Sex	Relation	Date of Birth
1
2

D.P.L. No. 14
BHARAT SCOUTS & GUIDES
 PARADISE, SEC. 8 AD

HOUSEHOLD CARD

NAME: ...
 ADDRESS: ...
 Name of Head of Household: ...
 Family / Husband name: ...
 Date of Birth: ...
 Age: ...
 Occupation: ...
 House No.: ...
 Street: ...
 Colony: ...
 Ward: ...
 District: ...
 Annual Income (Rs.): ...
 LPG Consumer No. (1): ...
 LPG Dealer Name (1): ...
 LPG Consumer No. (2): ...
 LPG Dealer Name (2): ...

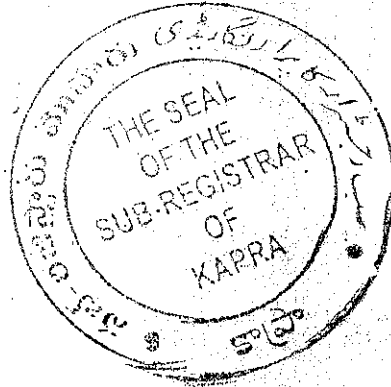


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Signature of Sub Registrar




BUNEL?

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOPI KRISHNA CHENNAM
V R CHENNAM
05/09/1978
Permanent Account Number
AGNRC9919R

[Signature]
Signature



Gopi Krishna

Gopi Krishna



First Name Last Name
GOPI KRISHNA C

Associate No. **56774**

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



Authorised Signatory

Satyam

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUJANA YALLA
ADINARAYANA YALLA

01/09/1980
Permanent Account Number
ABRPY8935G

[Signature]
Signature



22/07/2005

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, टैन एस डी एल
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, केनला मिल्स कंपाउंड,
एस. बी. मार्ग, लोवर पार्ल, 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

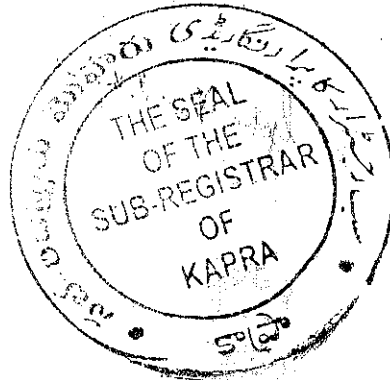
[Signatures]

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WITNESSES



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



Yella Adinarayana

పుట్టిన తేదీ/Year of Birth: 1948

పురుషుడు: Male

4178 9119 8390



భారత ప్రభుత్వం ప్రభుత్వ సంచార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O. 10-610, E C Nagar
Cherlapally, Kapra, Rangareddi,
Andhra Pradesh, 500051

ఆధార్ - సామాన్య ని హక్కు

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

స.స. పో. 33, 1947
New Delhi, India

Handwritten signature



INDIAN UNION DRIVING LICENCE

ANDHRA PRADESH

AP10519940000077

P V SATYANARAYANA

SUBBA ROAD

7-1-78 P. NO. 8-346

BALAJI BHAGYA NAGAR APTS

D K ROAD

AMEERPET

HYDERABAD - 500016



Signature
Issued On: 17/05/2013

Licensing Authority
RTA-HYDERABAD-CZ

Handwritten signature

Non Transport Motor Cycle With Gear

Date of Validity Transport 05/05/2023

Date of Validity Badge No.

Reference No. DLRAP0091019613

Original LA RTA RAJAHMUNDRY

Date of First Issue 28/10/1994

Date of Birth 10/05/1973

Blood Group

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