

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

స. 6509 Saham Modli Rypky
 సుతి / శ్రీ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. K-Prashant Reddy

దస్తావేజు స్వభావము	Sale		25/5	
దస్తావేజు విలువ	3665000		19/7	Cherlapaty
స్టాంపు విలువ రూ.	100			
దస్తావేజు వెంబరు	2984/13			
రిజిస్ట్రేషన్ రుసుము	18325	RETURNED ew: 6044/13 19/9		
లోటు స్టాంపు (D.S.D.)	146500			
GHMC (T.D.)	54975			
యూజర్ ఛార్జీలు				
అదనపు షీట్లు	100			
5 x				
మొత్తం	2199000/-			

(అక్షరాల)

రూపాయలు మాత్రమే)

తేది 19/7/13
 వాపసు తేది

(Signature)
 సబ్ రిజిస్ట్రారు
 సబ్ రిజిస్ట్రారు
 కర్నూలు

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.

3123

S.No. 2984 of 2013

SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

A. DINESH

AY 207324

Name: MAHENDER

S/o MALESH

For Whom: Mehta & Modi Homes

LICENSED STAMP VENDOR
L.No.15-07-041/2007
RL.No.15-07-015/2013
H.No.7-65/3, Shankar Nagar,
Peerjadiguda (V), Ghatkesar (M),
R.R. Dist. PIN-500 039.
Cell.No:9052571732

SALE DEED

This Sale Deed is made and executed on this the 19th day of July 2013 at SRO, Kapra, Ranga Reddy District by:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 3-4-187/3 & 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, S/o. Late Sri 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

Mr. Muthyala Buchi Shivshankar Gopal Naidu, son of Mr. Muthyala Trinath Rao, aged about 32 years, Occupation: Service, residing at # Villa 16/1, Street 5, Beside Phillipine National School, Al-Falah Street, Abu Dhabi, UAE, P.O., 126666., 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 3123 of 2013 of SRO, Kapra

Regular document number 2984 of year 2013






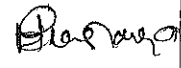
Sheet 1 of 12 Sheet

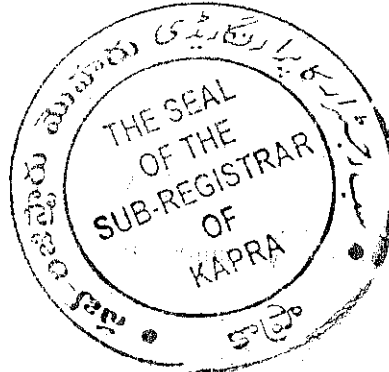
Signature of Sub Registrar

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. 18325/- (Registration Fee) paid between the hours of _____ and _____ on the 19th day of JUL, 2013 by M/S Mehta & Modi Homes

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1526-1-2013-3123]MUTHYALA	MUTHYALA UMA KIRAN (REP BY CLAIMANT) F.NO.E-402, MAYFLOWER PARK,, MALLAPUR, HYD.	
2	EX		 [1526-1-2013-3123]K.PRABHAKAR	K.PRABHAKAR REDDY (GPA HOLDER TO EXECUTANT) 5-4-187/3 & 4, 2 FLOOR, SOHAM MANSION,, M.G.ROAD, SEC-BAD. GPA NO. 166/BK/10, DATED: 03.09.2010.	



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	09.11.2005	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) Mrs. 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.

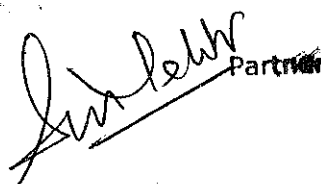
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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.
- 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)'.

For MEHTA & MODI HOMES



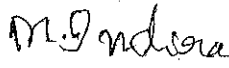




Partner

For MEHTA & MODI HOMES


Partner


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 Regular document number 2984 of year 2013
 Sheet 2 of 12 Sheet
 Signature of Sub Registrar

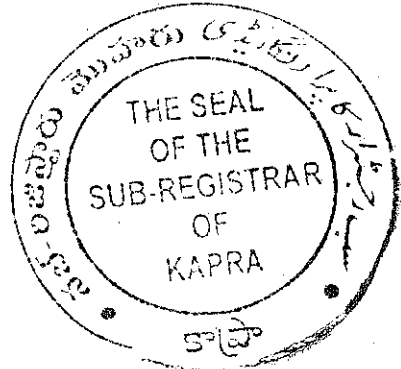
Witness:

Sl No	Name & Address	Photo	Thumb Impression	Signature
1	M.INDIRA F.NO. E 402,MAY FLOWER PARK,MALLAPUR,HYD	 <small>D5264-2013-3123/M.INDIRA</small>		
2	VIJAY JAIHIND REDDY 1-8- 115/2/D,GOLNAKA,ALW AL,R.R.DIST.	 <small>D5264-2013-3123/VIJAY JAI</small>		

Signature of Sub Registrar
 Kapra

ద పుస్తకము 2013 సం./కా.నం. 1935వ
 పు.నం. 2984 నెలవారుగా రిజిస్టరు చేయబడి
 స్టాంప్ నిమిత్తం రుజ్జువు నెంబరు 1526
 2984/2013 గా యిచ్చబడినది
 2013 సం. 19 నెం. 19 వ తేది


 రిజిస్ట్రార్



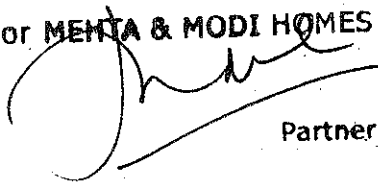
OFFICIAL USE ONLY

H) The Vendee is desirous of purchasing a plot of land bearing no. 313 admeasuring about 174 sq. yds., along with semi-finished construction having a total 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.36,65,000/- (Rupees Thirty Six Lakhs Sixty Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

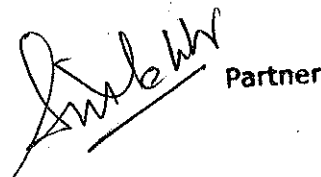
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.313 admeasuring about 174 sq. yds., along with semi-finished construction having a total 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 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.36,65,000/-(Rupees Thirty Six Lakhs Sixty Five 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.
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.2,19,900/- is paid by way of challan No. 604413, dated 19.07.2013, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

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 Regular document number 2984 of year 2012
 Sheet 3 of 12 Sheet
 Signature of Sub Registrar

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	201475	0		0	201575
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	18325	0		0	18325
User Charges	NA	105	0		0	105
Total	100	219905	0		0	220005

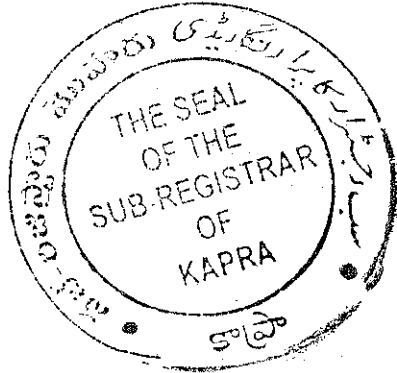
Rs. 201475/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18325/- towards Registration Fees on the chargeable value of Rs. 3665000/- were paid by the party through Challan/BC/Pay Order No. ,604413 dated ,19-JUL-13.

Date

Year 2013 July Month 19th day

1935 SE ಶುಕ್ರವಾರ 28ವೇದಿ

Signature of Registering Officer
 Kapra



SCHEDULED PLOT

All that piece and parcel of bungalow on Plot No. 313 admeasuring about 174 sq. yds, along with semi-finished construction having a total area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) in the project known as "SILVER OAK BUNGALOWS PHASE - IIP", 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	Plot No. 312
South	Plot No. 314
East	Commercial Complex
West	30' wide road

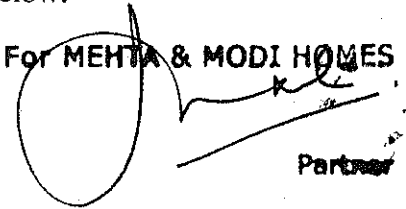
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. M. Indira

2. Vijay Reddy

For MEHTA & MODI HOMES

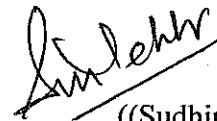


Partner

(Soham Modi)

VENDOR

For MEHTA & MODI HOMES



Partner

((Sudhir U. Mehta)

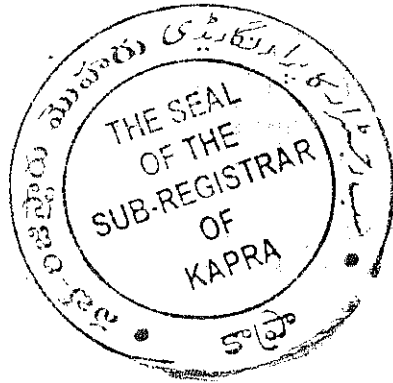
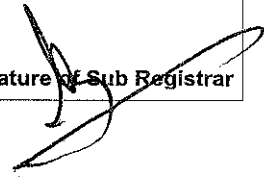
VENDOR

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Regular document number 2984 of year 2013

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Signature of Sub Registrar



ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on Plot No. 313, 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. 36,65,000/-

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

Signature of the Executants

Date: 19.07.2013

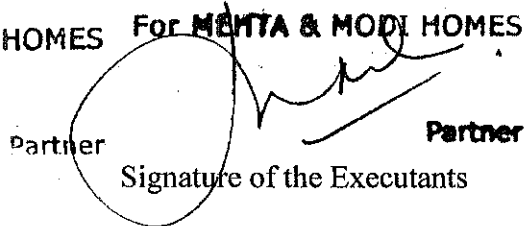
C E R T I F I C A T E

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

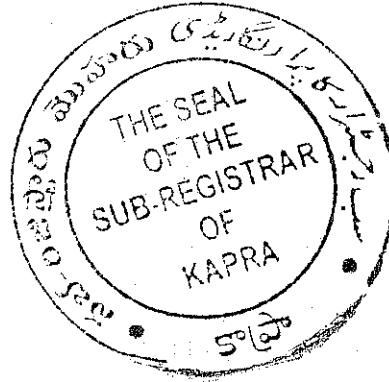
Date: 19.07.2013

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Regular document number 2984 of year 2013

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Signature of Sub Registrar



REGISTRATION PLAN SHOWING

PLOT NO. 313 FORMING A PART

SURVEY NO. 31, 40(P), 41(P), 42, 44, 45 & 55

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

BUILDER: 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: MR. MUTHYALA BUCHI SHIVSHANKAR GOPAL NAIDU, S/O.MR. MUTHYALA TRINATH RAO

REFERENCE:
AREA:

SCALE:
174 **SQ. YDS.**

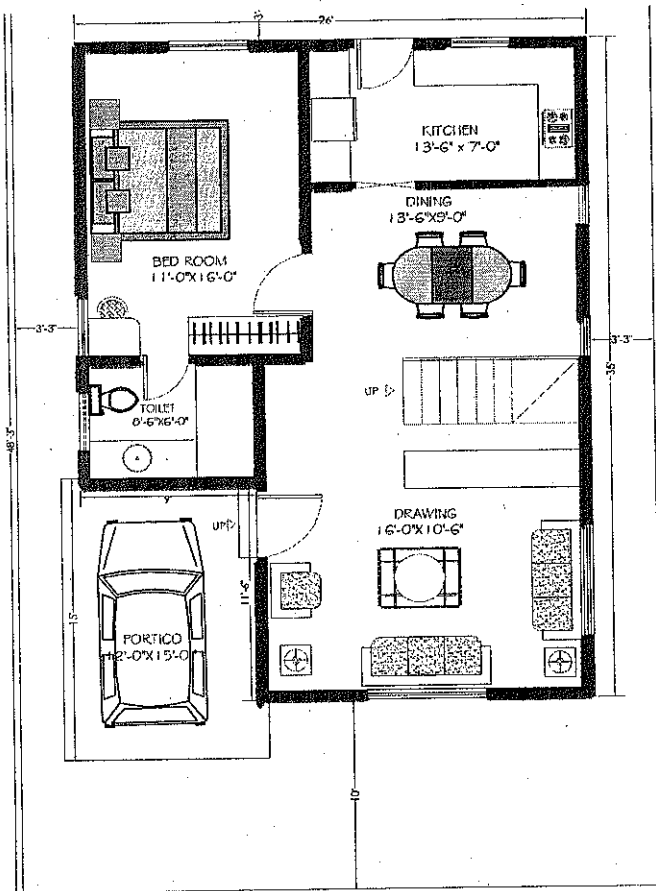
INCL:
SQ. MTRS.



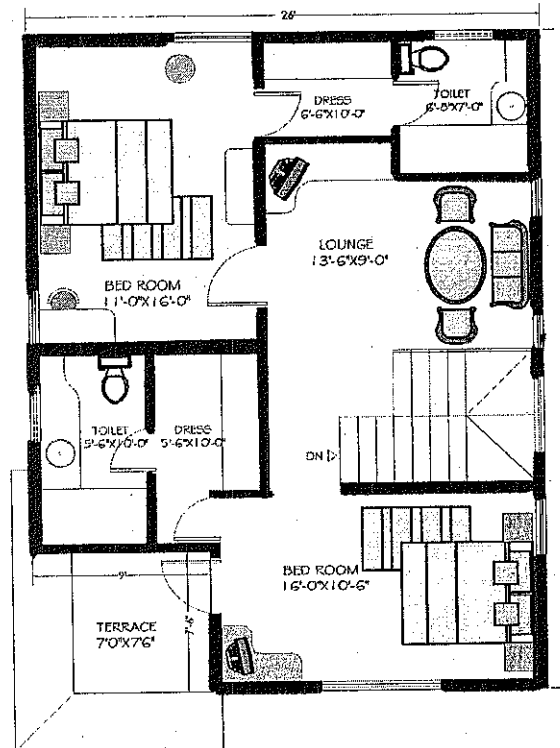
EXCL:



Built up Area ; 1883 Sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

WTNESSES:

1. *M. Indira*

2. *Sudhir Reddy*

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

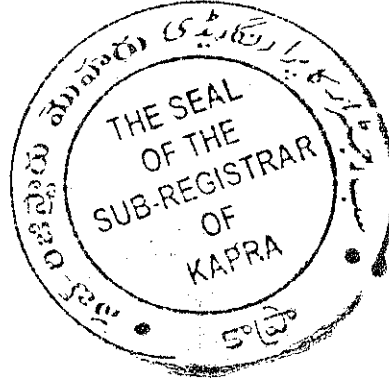
SIG. OF THE VENDOR

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Regular document number 2984 of year 2013

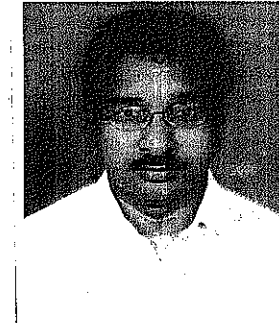
Sheet 6 of 12 Sheet

Signature of Sub Registrar



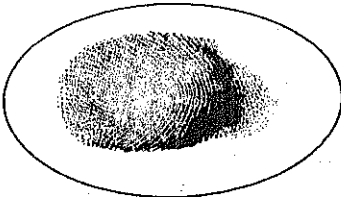
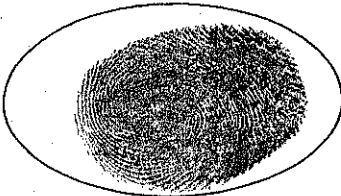
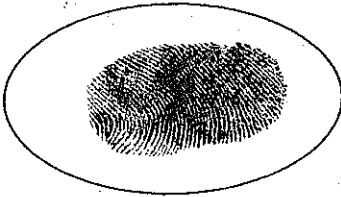
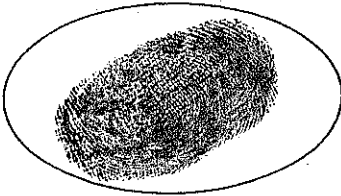
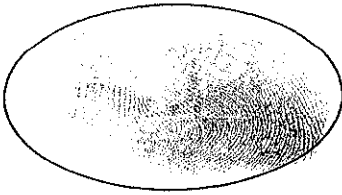
PHOTOGRAPHS

**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. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS

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

2. MR. SUDHIRU. 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:

MR. MUTHYALA BUCHI SHIVSHANKAR GOPAL NAIDU
S/O. MUTHYALA TRINATH RAO
R/O. VILLA 16/1, STREET 5,
BESIDE PHILLIPINE NATIONAL SCHOOL,
AL-FALAH STREET,
ABU DHABI, UAE.
P.O. 126666.

REPRESENTATIVE:

MS. MUTHYALA UMA KIRAN
D/O. MUTHYALA TRINATH RAO
R/O. FLAT NO. E-402,
MAYFLOWER PARK,
MALLAPUR,
HYDERABAD - 500076.

SIGNATURE OF WITNESSES:

1. *M. G. Indira*
2. *Ranga Reddy*

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Ms. Muthyala Uma Kiran, I cannot appear personally before the Registering Officer in the Office of District Registrar, Kapra, Ranga Reddy District.

Muthyala Uma Kiran
SIGNATURE OF THE REPRESENTATIVE

& MODI HOMES

For MEHTA & MODI HOMES

[Signature]
Partner SIGNATURE OF THE EXECUTANT

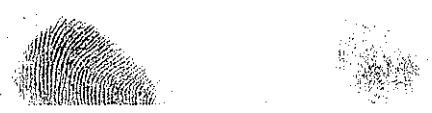
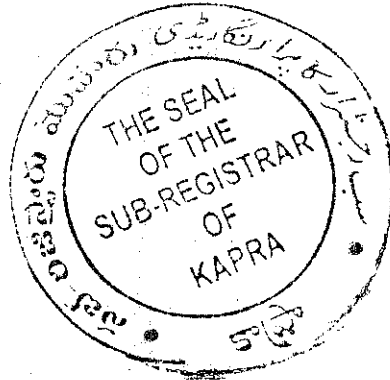
[Signature]
SIGNATURE(S) OF BUYER(S)

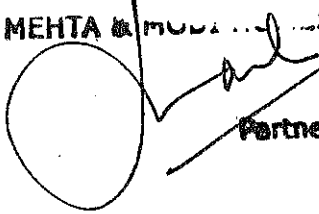
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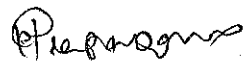
Regular document number 2984 of year 2013

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Signature of Sub Registrar



For MEHTA & MODI

Partner



00R?

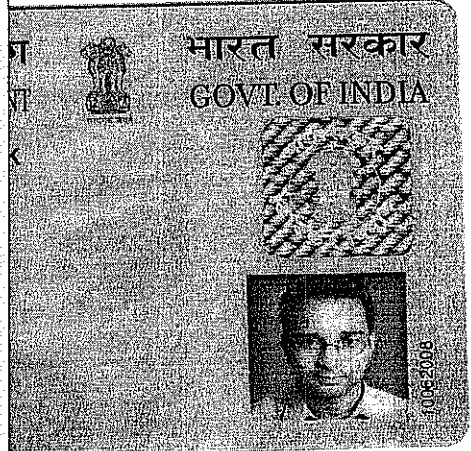
ACCOUNT NUMBER
ABMPM6725H

NAME
MANI SATISH MODI

FATHER'S NAME
MANI MANILAL MODI

DATE OF BIRTH
10-1969

Chief Commissioner of Income-tax, Andhra Pradesh



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Signature of Sub Registrar



VENDOR:



Family Members Details

S.No.	Name	Relation	Yatracat Birth	Age
1	Mrs. Ashwini Mehta	Wife	27/03/74	26
2	Mr. Mehta	Husband	11/08/50	47

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

Name of Head of Family:
 Name of Husband or wife:
 Date of Birth:
 Age:
 Occupation:
 Address / House No.:
 Street:
 Colony:
 Ward:
 Circle:
 District:
 Annual Income (Rs):
 LPG Consumer No. (1):
 LPG Dealer Name (1):
 LPG Consumer No. (2):
 LPG Dealer Name (2):

FOR MEHTA & MODI HOMES

[Handwritten Signature]

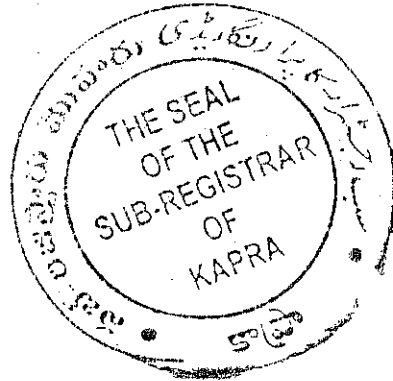
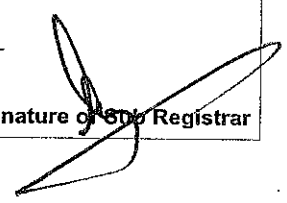
Partner

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Signature of Sub Registrar

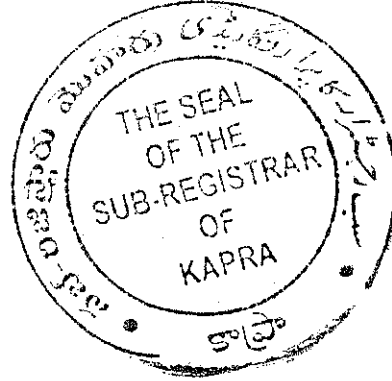


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BUMBLER

पंजीकरण

विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे निकटतम भारतीय मिशन/केन्द्र में अपना पंजीकरण करवाएं।

चेतावनी

यह पासपोर्ट भारत सरकार की सम्पत्ति है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी से इसके बारे में कोई सूचना मिलती है जिसमें पासपोर्ट लौटाने की मांग भी शामिल है तो यद्यथा तुरंत अनुपालन किया जाए।

यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के कब्जे में ही होना चाहिए। इसमें किसी भी प्रकार का फेरबदल या विकृति नहीं की जानी चाहिए।

पासपोर्ट गुप्त हो जाने, चोरी हो जाने अथवा नष्ट हो जाने पर उसकी सूचना भारत में सबसे निकटतम पासपोर्ट अधिकारी को अथवा यदि पासपोर्ट धारक विदेश में है तो निकटतम भारतीय मिशन/केन्द्र और स्थानीय पुलिस को तत्काल दी जानी चाहिए। विस्तृत सूचना के बाद ही डुप्लीकेट पासपोर्ट जारी किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

पिता या पत्नी का नाम / Name of Father / Legal Guardian
MUTHAYALA TRINATH RAO

माता या पत्नी का नाम / Name of Spouse
MUTHAYALA INDIRA

पता
BLOCK NO 8 , FLAT NO 16 ,

HIG II , BAGHLINGAMPALLY ,

HYDERABAD 500044

उपरोक्त पते पर जारी होने वाले पुराने पासपोर्ट को नष्ट कर दिया गया है।
33813172
270672009
Old Passport No. with
HYDERABAD Issue

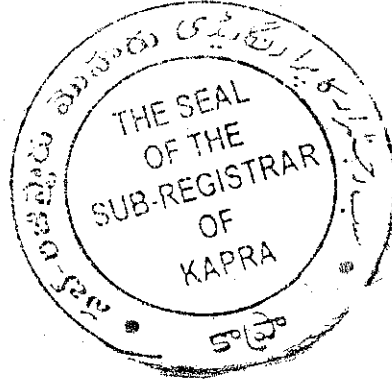
क्या
HYDERABAD 926412 OLD PPT CONTAINS VALID VISA

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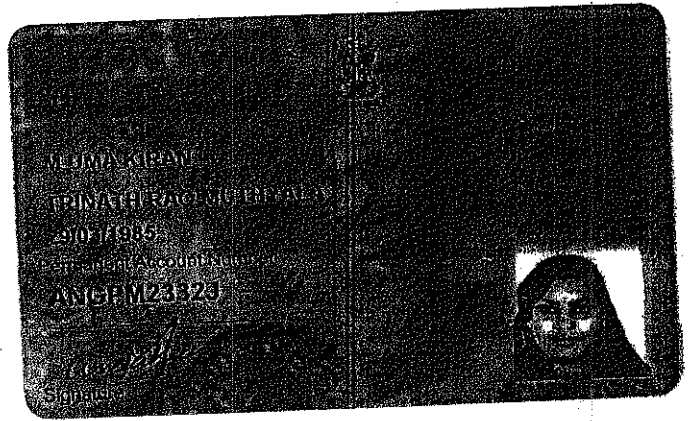
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Signature of Sub Registrar



Representative:



Amptian

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Signature of Sub Registrar

