

221

Doc No 224/2010



22



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

M8

AL 202442

S.No. 4792 Date 15/12/2009 Rs. 100/-
 Name: Anil Kumar
 S/c. W/o. D/o: Narsing Rao
 For Whom: Mehta & Modi Homes.

U. MASTANA
 S.V.L. No. 09/2009
 H.No. 8-3-228/678/209
 YOUSUFGUDA, HYDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 11th day of January 2010 at SRO, Uppal, 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. J. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 years, Occupation: Business., herein after referred to as the Vendor (which term shall mean and include its successors in office, administrators / executors / nominees / assignee etc.)

IN FAVOUR OF

- MRS. S. RATNAVANI, WIFE OF MR. Y. RAMESH aged about 37 years, Occupation: Service
- MR. Y. RAMESH, SON OF MR. Y. S. RAM MURTHY aged about 38 years, Occupation: Service, both are residing at Flat No. 308, Jamuna Tirth Apartments, Dharam Karam Road, Ameerpet, Hyderabad - 500 016, 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

For MEHTA & MODI HOMES

Partner

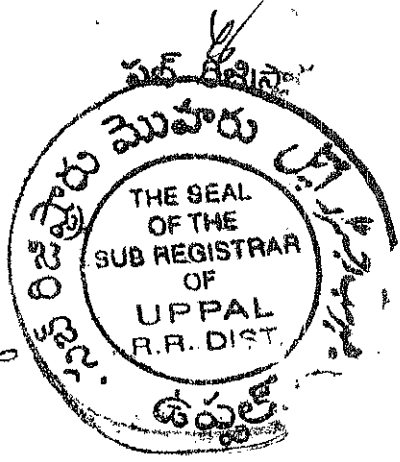
Partner

Stamp Duty:	Rs. 100/-
In the shape of challan (S. 1899)	Rs. 34620/-
In the shape of cash (S. 1899)	Rs. —
adjustment of Stamp Duty Sec. 16 of I.S. Act, 1899, if any	Rs. —
Transfer Duty:	Rs. 9720/-
In the shape of challan	Rs. —
In the shape of cash	Rs. —
Registration fee:	Rs. —
In the shape of challan	Rs. 2480/-
In the shape of cash	Rs. —
Lease Charges:	Rs. —
In the shape of challan	Rs. 100/-
In the shape of cash	Rs. —
Total:	Rs. 47220/-

వ పుస్తకము 224/సం. 1921
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య... 4... ఈ కాగితపు వరుస సంఖ్య!.....

Sub-Registrar
 1921-వ.శ.సం. 224/సం. 1921... తేది
 గలు... 3... మరియు... 4... గంటల మధ్య
 పుక్ సబ్-రిజిస్ట్రారు ఆఫీసులో

Soham Model
 కిస్ట్రోవన్ చట్టము, 1906 లోని సెక్షన్ 32 వ-ను
 మనదేని సమర్పించవలసిన పాటోగ్రాఫులు
 గరియు వేలిముద్రలతో సహా దాఖలుచేసి
 గుము ధా... 2480/- చెల్లించినారు.



Receipt No. 553/35...
 RM Habsiguda Branch Sec Bad

యిచ్చిస్తు ఉప్పుకొస్తుది
 ఎడమ బోటనవేలి



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Servant
 (O), 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. Co. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 69/355/08
 dated 17.4.08 registerer at SRO, Uppal
 Ranga Reddy District.

పంపినది

Venkata Ramana Reddy S/o. Anji Reddy
 occ: Service File No. 187/2, Rd No. 2, Green Hills
 Colony, Secunderabad, Hyderabad.

B. RAJAMAR S/o. MURUND RAO
 occ: SERVICE File No. AIWAL, SEC. BAO.

200...వ.సం. 224/సం. 1921... తేది
 1921-వ.శ.సం. 224/సం. 1921... తేది

సబ్-రిజిస్ట్రారు

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	3.07.2007	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. 681V/2008 dated 19.04.2008 and registered at SRO Uppal.

- D) The total land admeasuring Ac. 8-57.5 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.

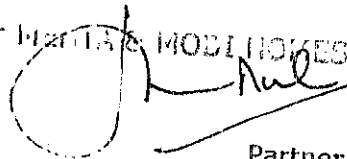
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.

FOR MENTIA & MODIFICATION



Partner

FOR MENTIA & MODIFICATION



Partner

1 వ పుస్తకము 224/10 సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...
 పట్-రెవెన్యూ

...ent Under Section 47 of Act II of 1927
 No. 224 of 2010 Date 11/1/10

I hereby certify that the stamp deficit
 stamp duty of Rs. 44,540/00pees. Forty four thousand
 five hundred and forty only
 has been levied in respect of this instrument
 from Sri. Sohem Mohd
 on the basis of the agreed Market Value
 consideration of Rs. being
 higher than the consideration agreed Market
 Value.

S R.O. Uppal

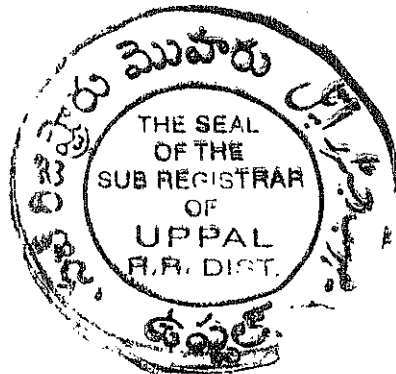
Dated 11/1/10

Sub Registrar
 and Collector U/S. 41, 1900
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 44,540/- towards Stamp Duty
 Including Transfer duty and Rs. 24,500/-
 towards Registration Fee was paid by the part.
 through Chaitan Reddy through S.S.V.37
 Dated 11/1/10 at S.H.H. Sub Registrar Branch, Sec 4

S.B.H. Habelguda
 a/c No. 01000050701
 B.R.O. Uppal

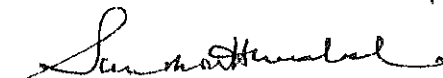


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gs., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The Vendor is desirous of developing the balance land for which building permission from HUDA is yet to be obtained.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 351 admeasuring 228 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs 4,96,000 - (Rupees Four Lakhs Ninety Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

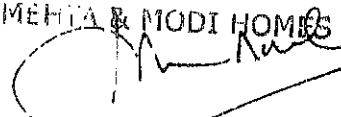
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 351 admeasuring 228 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandla, 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. 4,96,000/- (Rupees Four Lakhs Ninety Six Thousand Only) paid by way of Cheque No.871574, dated 07.01.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd. 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 claim. 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 MEHTA & MODI HOMES


Partner

FOR MEHTA & MODI HOMES

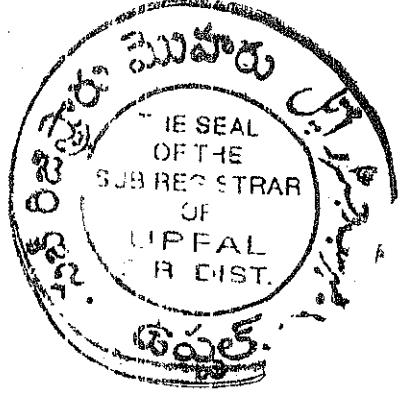

Partner

1వ పుస్తకము 224/10 పంపు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... కాగితపు వరుస
సంఖ్య... 224/10

[Handwritten Signature]
పద-రిజిస్ట్రార్

1వ పుస్తకము సం|| (శా.శ) పం... 224/10
నెంబరుగా రిజిస్ట్రారు చేయబడి... సం|| నిమిత్తం
గుర్తింపు నెంబరు... 224/10... 20/10 ఇవ్వడమైతి
20/10. సం||... 224/10... 1/1... 10

[Handwritten Signature]
రిజిస్ట్రారు ఆధికారి



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. 47,120/- is paid by way of challan No. SS3135, dated 11.01.2010 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.


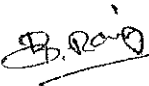
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 351 admeasuring about 228 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ianga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Open land (Sy. Nos. 43, 47, 51, 54 & 56)
South	Plot No. 352
East	30' wide road
West	Plot No. 353

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:

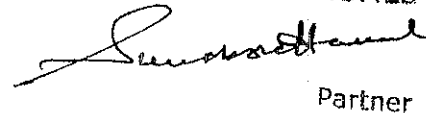
1. 
2. 

For MEHTA & MODI HOMES

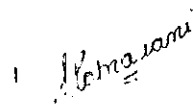

Partner

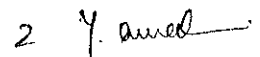
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES


Partner


(Suresh U Mehta)
VENDOR

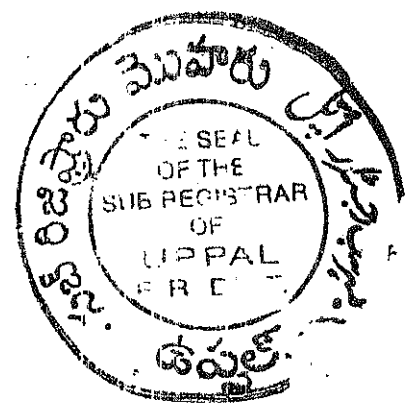
1. 

2. 

VENDEE

వ పుస్తకం 22.11/అసంఖ
దస్తావేజాల మేల్లం కాగితముల
సంఖ్య... ఈ కాగితపు వరుణ
సంఖ్య...


పబ్లికేషన్



REGISTRATION PLAN SHOWING

PLOT NO 351,

IN SURVEY NO.

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

Situated at

CHERLAPALLY VILLAGE, SHATKESAR

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. SURESH U MEHTA SON OF LATE SRI UTTAMLAL MEHTA

BUYER:

1. MRS. S. RATNAVANI, WIFE OF MR. Y. RAMESH

2. MR. Y. RAMESH, SON OF MR. Y. S. RAM MURTHY

REFERENCE:

AREA:

228

SCALE:

SQ. YDS.

INCL:

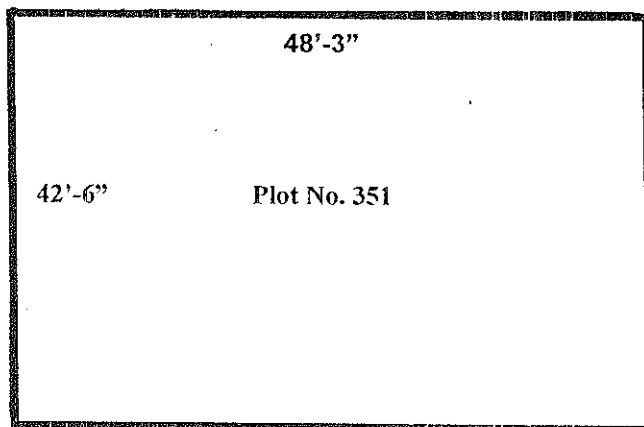
SQ. MTRS.



EXCL:



Open Land in
Sy. Nos. 43, 47, 51, 54 & 55



Plot No. 352

For MEHTA & MODI HOMES

Suresh U Mehta
Partner

For MEHTA & MODI HOMES

Soham Modi
Partner

SIG. OF THE BUILDER

WITNESSES:

1. *[Signature]*

2. *[Signature]*

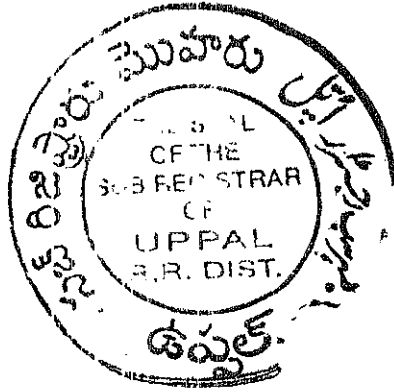
[Signature]

2 *[Signature]*

SIGN. OF THE BUYER

వ పుస్తకము 22.4/10 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

✓
పబ్-రిజిస్ట్రా

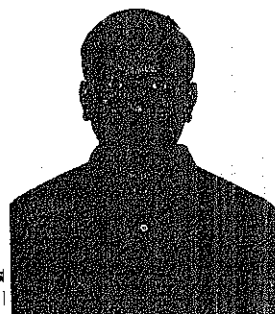
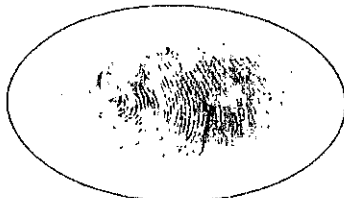
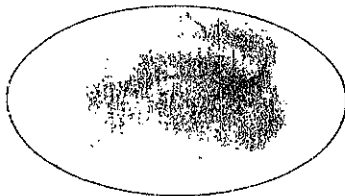
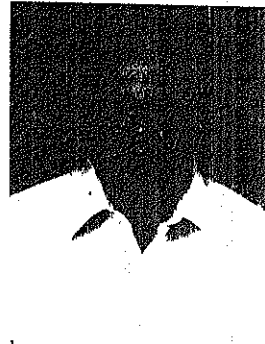
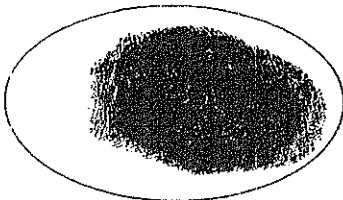
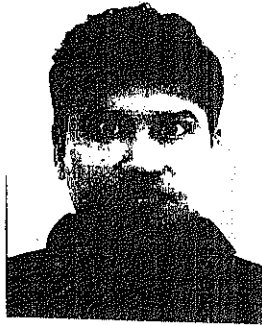


PHOTOGRAPHS AND

PRINTS AS PER SECTION 32A OF THE REGISTRATION 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. SURESH 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. 69/IV/2008 dated 19.04.2008:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003

BUYERS:

1. MRS. S. RATNAVANI
W/O. MR. Y. RAMESH R/O. FLAT NO. 308 JAMUNA TIRTH APARTMENTS DHARAM KARAM ROAD AMEERPET, HYDERABAD - 500 016
2. MR. Y. RAMESH
S/O. MR. Y. S. RAM MURTHY R/O. FLAT NO. 308 JAMUNA TIRTH APARTMENTS DHARAM KARAM ROAD AMEERPET, HYDERABAD - 500 016

SIGNATURE OF WITNESSES:

- 1.
- 2.

MODI HOMES

FOR MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS
Partner

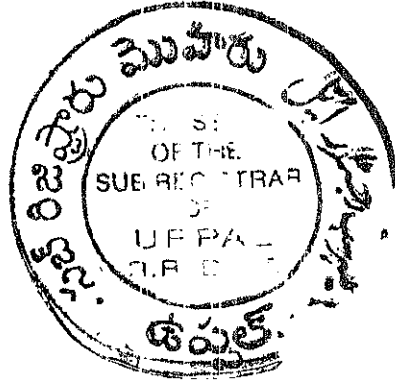
We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

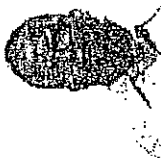

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

పట్-రజిసా



Family Members Details			
Sr.No	Name	Relation	Date of Birth
2	Kusum	Wife	06/07/51
3	Hari	Son	15/12/81

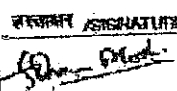
D.P.L. No. 114
 BHARAT SCOUTS & GUIDES - III
 BABARISEE, SEC' BAD
 16/07/2006
 16/07/2006

PERMANENT ACCOUNT NUMBER
AWSPR16725H

NAME
SONAR SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI


DATE OF BIRTH
19-10-1969

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
 15/01/1973
 Permanent Account Number
AWSPR16725H

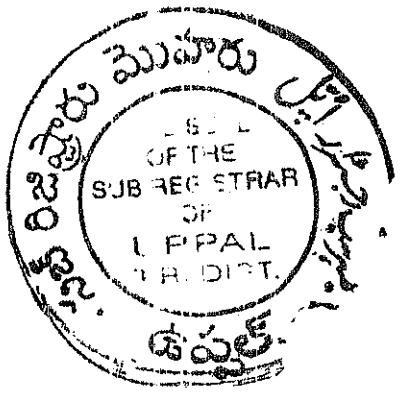


HOUSEHOLD CARD
 15/01/1973

Name : PRABHAKAR REDDY K
 Date of Birth : 15/01/1973
 Sex : Male
 Religion : Hindu
 Education : Graduate
 Occupation : Business
 Address : 23-577
 Street : MINISTER ROAD
 Colony : D.V. COLONY
 Ward : 2
 City : Hyderabad
 District : Hyderabad
 Annual Income (Rs.) : 190,000
 LPG Customer No. (1) : N/A
 LPG Dealer Name (1) : N/A
 LPG Customer No. (2) :
 LPG Dealer Name (2) :

వ పుస్తకము...24/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...కాగితపు వరుస
సంఖ్య...


పబ్లికేషన్



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AIRPS7929K

नाम / NAME

RATNAVANI SARIPALLI

पिता का नाम / FATHER'S NAME

MADAN GOPALRAO SARIPALLI

जन्म तिथि / DATE OF BIRTH

22-10-1972

हस्ताक्षर / SIGNATURE

Ratnavani

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

Ratnavani

इस कार्ड के खोलने/मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित/बातचीत करें।

मुख्य आयकर अधिकारी,

आयकर भवन,

बासहेरबाग,

हैदराबाद - 500 004.

In case this card is lost/found kindly inform/return to

the issuing authority :

Chief Commissioner of Income-tax,

Ayakar Bhavan,

Basheerbagh,

Hyderabad - 500 004.

आयकर विभाग

INCOME TAX DEPARTMENT

रामेश यानामान्द्रा

SUNDARA RAMA MURTHY

यानामान्द्रा

01/06/1972

Permanent Account Number

ABUPY4287C

हस्ताक्षर

R. Murthy

भारत सरकार
GOVT OF INDIA



18102006

R. Murthy

यदि इस कार्ड को खोया/प्राप्त किया जाये तो कृपया जारी करने वाले प्राधिकारी को सूचित/बातचीत करें।
मुख्य आयकर अधिकारी,
आयकर भवन,
बासहेरबाग,
हैदराबाद - 500 013

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

Income Tax PAN Services Unit, NSDI,

4th floor, X-Wings, Trade World,

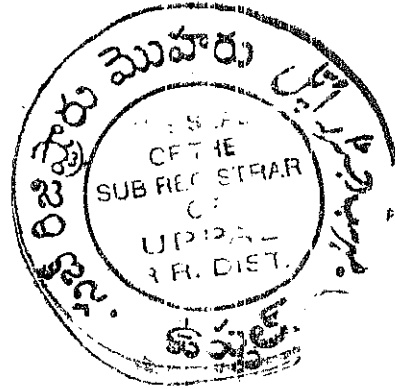
Kanale Mills Compound,

S. B. Marg, Lower 2nd, Hyderabad - 500 013.

Tel: 91-22-2499 6411 Fax: 91-22-2805 8664
e-mail: info@nsdi.co.in

వ పుస్తకము. 2024/25 సంవత్సరం
దస్తావేజాల మొత్తం : గాత్రముల
సంఖ్య..... ఈ కారణము వలన
సంఖ్య.....

పట్టణము





1వ పుస్తకము 224/10 సంఖ్య
దస్తావేజాల మొత్తం కారితముల
సంఖ్య... గ్రీ... ఈ కారితము వరుస
సంఖ్య... గ్రీ... ..

పట్ - రజినా

