

8361

DOCT NO 8316/08

8667

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 362014

Date : 28-07-2008 Serial No : 30,689 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SEC'BAD

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MEHTA & MODI HOMES
SEC'BAD.

SALE DEED

This Sale Deed is made and executed on this the 28th day of September 2008 at Secunderabad 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 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 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. SOHAM MODI, SON OF SHRI SATISH MODI, aged about 38 years, residing at Plot no. 280, Road No. 35, Jubilee Hills, Hyderabad, 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

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

9 28000

64260
4640
100
69600

7 17

WHEREAS:

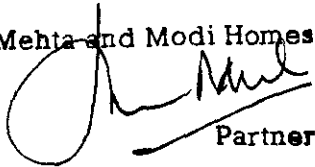
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds
7.	2557/2004	01/03/2004	202 Sq. Yds
8.	2558/2004	01/03/2004	202 Sq. Yds
9.	2559/2004	01/03/2004	202 Sq. Yds
10.	2560/2004	01/03/2004	202 Sq. Yds
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

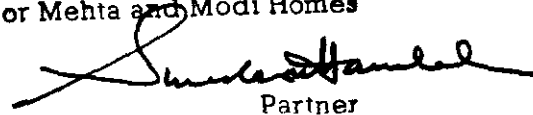
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

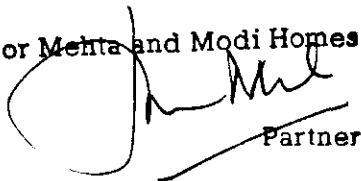

Partner

- E) The Vendee is desirous of purchasing a plot of land bearing no. 257, admeasuring 371 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 9,28,000/- (Rupees Nine Lakhs Twenty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

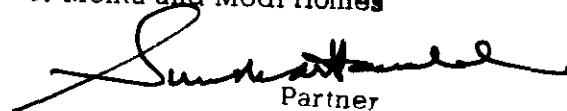
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 257, admeasuring 371 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. 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. 9,28,000/- (Rupees Nine Lakhs Twenty Eight Thousand Only) and 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. 88,160/- is paid by way of challan no. 823572, dated 2-09-08, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 257 (referred to as plot no. 57 in the HUDA approved plan), admeasuring about 371 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	40' wide road
South	100' wide road
East	Plot No. 258 (referred to as plot no. 58 in the HUDA approved plan)
West	Plot No. 256 (referred to as plot no. 56 in the HUDA approved plan)

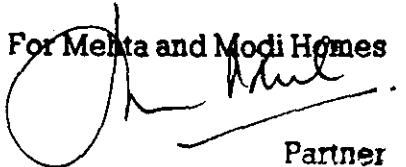
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For Mehta and Modi Homes



Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes



(Suresh U Mehta) Partner
VENDOR



VENDEE

REGISTRATION PLAN SHOWING

PLOT NO. 257 (Referred to as plot no. 57 in the HUDA Approved Plan)

IN SURVEY NO.

291

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.

VENDOR:

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

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

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

BUYER:

MR. SOHAM MODI, SON OF SRI SATISH MODI

**REFERENCE:
AREA:**

371

**SCALE:
SQ. YDS.**

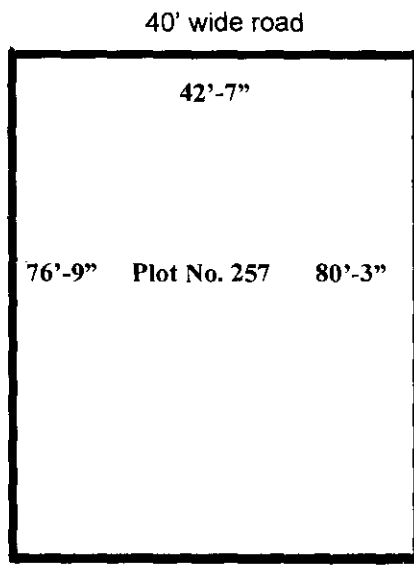
**INCL:
SQ. MTRS.**



EXCL:



PLOT NO. 256
(Referred to as plot no. 56 in the HUDA approved plan)



referred to as plot no. 58 in the HUDA approved plan)



WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

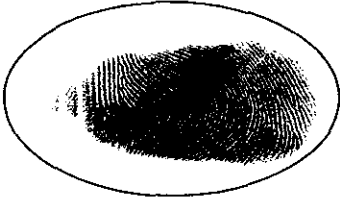

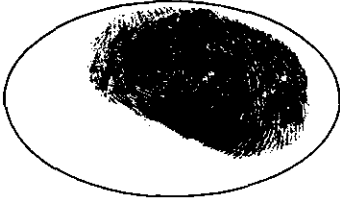

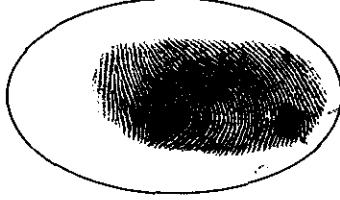





Partner

For Mehta and Modi Homes

Partner
SIG. OF THE VENDOR

SIG. OF THE BUYER

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

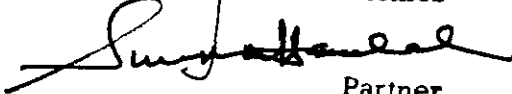
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>PURCHASER:</u></p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 35 JUBILEE HILLS HYDERABAD.</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. G. PRADEEP KUMAR S/o. MR. G. DHANARAJ P.O. 1-10-263 NEW BOWNBALLY SEC - 3A3</p>

SIGNATURE OF WITNESSES:

1. 


2. 


Modi Homes
Partner


For Mehta and Modi Homes
Partner
SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. G. Pradeep Kumar, as I / We cannot appear personally before the Registering Officer in the Office
Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/53	55
3	Hari	Son	15/11/77	27

D.P.L. No.114
BHARAT SCOUTS & GUIDES-I
D. P. Reddy, Secy, Secy's AD
16/02/2006
#6366588

PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम NAME
SOHAM SATISH MOOI

पिता का नाम FATHER'S NAME
SATISH MANILAL MOOI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE
Soham Mooi

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E

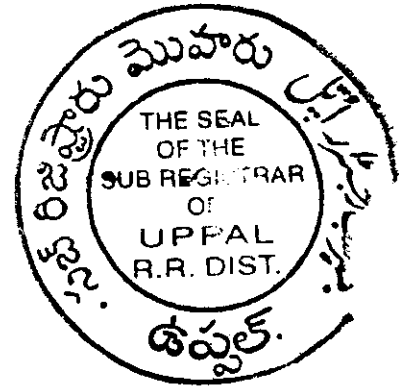
Signature *Prabha Reddy*

10062098



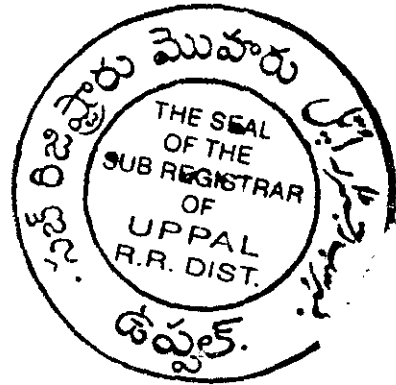
1 వ పుస్తకము 8316 | సంఖ్య ౧౯
దస్తావేజాల మొత్తం కాగితము
సంఖ్య ౯ ఈ కాగితపు వరుస
సంఖ్య ౯

శ్రీ శ్రీ శ్రీ



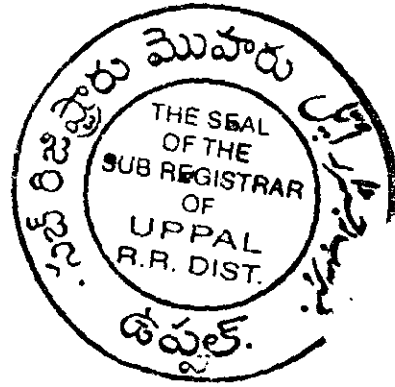
పుస్తకము..... 8316 / సర్కారు
చట్టావేజల మొత్తం దాగితము
సంఖ్య..... 6..... ఈ దాగితపు వరుస
సంఖ్య..... 7.....

చట్టావేజల
సర్కారు



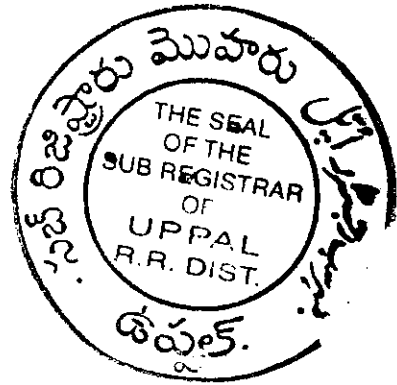
వి.పు.స్త.క.ము. 8316 / 16
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 16... ఈ కాగితపు వరుస
సంఖ్య... 16.....

పబ్-రిజిస్ట్రారు



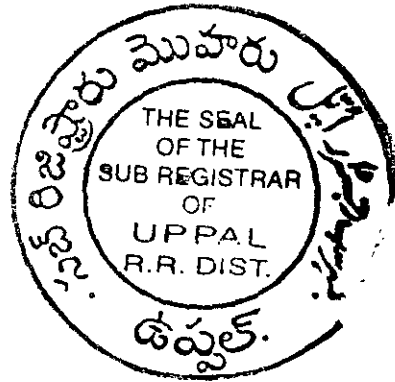
8316/88
దస్తావీజాల మొత్తం కారితముల
సంఖ్య 8 ఈ కారితపు వరుస
సంఖ్య 5

పబ్లిక్ రిజిస్ట్రార్



1 వ పుస్తకము 8216 / 08
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 6... ఈ కాగితపు వరుణ
సంఖ్య... 4.....

సబ్-రిజిస్ట్రారు

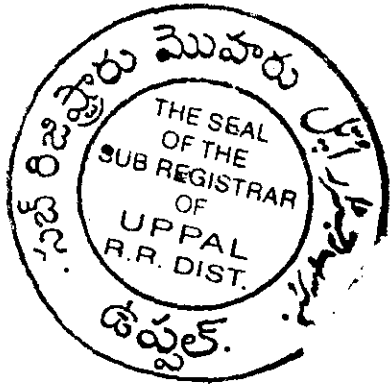


పంపుకము 8316/02
పంపుకము మొత్తం కాగితము
పంపు... 8... ఈ కాగితపు వరుణ
పంపు... 3.....

పద్-రిజిస్ట్రార్

పంపుకము సం॥ (కా.శ) పు... 8316/02
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు... 8316... 1-200 గ్రామ్యమైన
200 గ్రామ్యమైనది... 2... తది

రిజిస్ట్రారు ఆధికారి



పదేళ్లు కము 8316 / 68
 పస్తావేజాల మొత్తం కాగితము
 సంఖ్య...డి...ఈ కాగితపు వరుస
 సంఖ్య... 2

పట్-816

Instrument Under Section 42 of Act II of 1864
 No. 8316 of 2008 Date 2/9/08

I hereby certify that the proper deficit
 stamp duty of Rs. 8362/- Rupees Eight thousand
 four hundred and twenty two only
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 92800/- being
 higher than the consideration agreed Market
 Value.

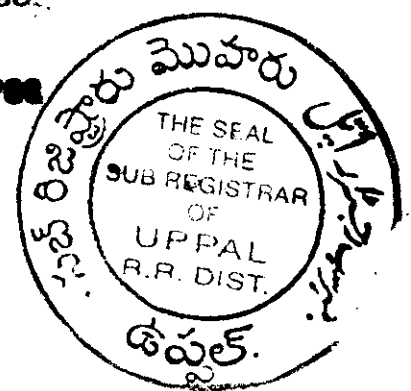
S. R.O. Uppal

Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

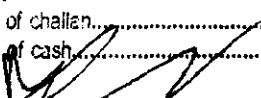
An amount of Rs. 8362/- towards Stamp Duty
 Including Transfer duty and Rs. 4640/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 823527
 Dated 2/9/08 at SBH Habisiguda Branch Sec'bad.

S.B.H. Habisiguda
 A/c No. 01000056788
 S. R. O. Uppal



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:

I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 64860/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.Act,1899, if any	Rs. —
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 18560/-
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 4640/-
2. in the shape of cash.....	Rs. —
IV. User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Sub-Registrar: 	Total: Rs. 85260/-



అమ్మ - వ.సం||.నెల్లూరిపాడు.నెల్లూరిపాడు
 1992- వ.శ.శా.2002...మాసము...11...తేదీ
 పకలు.....11...మరియు.....12...గంటల మధ్య
 కప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 శ్రీ...K. Prabhakar Reddy...
 కె.ప్రభాకర్ రెడ్డి, 1508 లోని సెక్షన్ 32 ఎ-కు
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 వసతియు పేలిముద్రలతో సహా దాఖలుచేసి
 రు. 4640/- చెల్లించినారు.

8316 సంఖ్య
 కె.ప్రభాకర్ రెడ్డి
 కె.ప్రభాకర్ రెడ్డి మొత్తం కారితముం
 మొత్తం ఈ కారితపు వరుస
 కె.ప్రభాకర్ రెడ్డి

కె.ప్రభాకర్ రెడ్డి

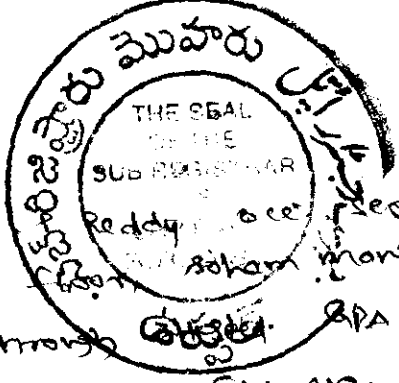
Receipt No. 823527 Dt. 2/9/07
 BH Habsiguda Branch, Sec'bad
 దాని యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ ప్రాటనవేలు



గమనించినది.

కె.ప్రభాకర్ రెడ్డి

K. Prabhakar Reddy s/o. K. Prabhakar Reddy
 5-4-187/344, 2nd floor
 9-9 Road, Sec'bad
 Presentation of documents, vide GIA No. 201/2006
 Dt. 26.08.06 at SRO, Uppal, R.E. Office



Remotion Ho. Nayana Rao Old Service
 R/o 1-2-168/10, Kanadiguda, Sec'bad.

Ventat Ramana Reddy s/o. Anji Reddy Old Service
 40-11-187/2. Green Hills Colony, Saranagar. Hyderabad

2007వ.సం||.నెల్లూరిపాడు.నెల్లూరిపాడు తేదీ
 1992వ.శా.శా.2002...మాసము...11...తేదీ:

కె.ప్రభాకర్ రెడ్డి