

301

9/10/08

Doc No. 9126/2008

449

SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 365829

Date : 23-09-2008

Serial No : 36,619

Denomination : 100

Purchased By :

D. RAMESH
S.O.D. SENKARAM
HYD

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

FOR WHICH :

MEHTA & MODI HOMES
SECURAB

SALE DEED

This Sale Deed is made and executed on this the 3rd day of October 2008 at Secunderabad 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 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. RAJEEV KUMAR PANDEY, SON OF MR. HARINARAYAN PANDEY aged about 33 years, residing at 58, Viman Nagar, S. P. Road, Secunderabad - 500 003, 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

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. 2500/-
- 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. 900/-
- 2. in the shape of cash..... Rs. —

III. Registration fee:

- 1. in the shape of challan..... Rs. 2400/-
- 2. in the shape of cash..... Rs. —

IV. Other Charges:

- 1. in the shape of challan..... Rs. 100/-
- 2. in the shape of cash..... Rs. —

Sub-Registrar Total: Rs. 6500/-

అమ్మ వ సంఖ్య... ఆర్డర్ నెం... 3...
 1920 వ.శ.శా... ఆర్డర్... మాసము... 11... తేదీ
 పగలు... 12... మరియు... 1... గంటలు మధ్య
 ఉపల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ... K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన పాటికాపులు
 మరియు పేదముద్రలతో సహా దాఖలు చేసి
 చుసుము కూ... 2400/- చెల్లించారు.

Receipt No. 823577 Dt. 2/1/08 via
 R.M.H. Habisidula Branch, Secbad:

పాసయినట్లు ఒప్పుకొన్నది
 ఎడమ తొటనవేటు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 69/8214/08
 dated 19.4.08 registerer at SRO, Uppal
 Ranga Reddy District.

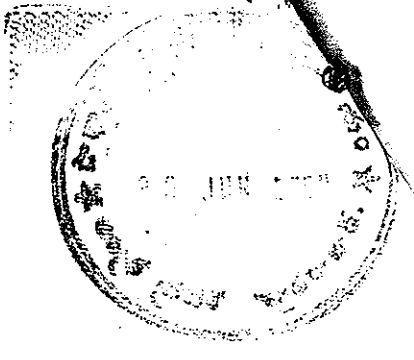
①

Venkatramona Reddy S/o. Anji Reddy Occ: Service
 11-107/2, Green Hills Colony, Hyderabad.

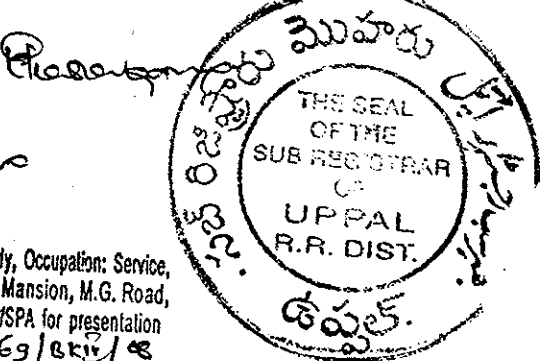
②

G. Pradeep Kumar S/o. G. Dhau Boy
 90, Rowapally, Secbad

అమ్మ వ సంఖ్య... ఆర్డర్ నెం... 3... వ తేదీ
 1920 వ.శ.శా... ఆర్డర్... మాసము... 11... వ తేదీ



నేను ప్రభాకర్ గారికి 126/08 నంబర్
 కింద ఉన్న పాటికాపులు దాఖలు చేసి
 సంఖ్య... 11... తేదీ... వ తేదీ
 సుబ్-రిజిస్ట్రారు ఆఫీసులో



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, 41, 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	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, 41, 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 tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

 Page 2
Partner

1 వ పుస్తకము 9126/08 పంపిణీ
 దస్తావేజుల మొత్తం వాసిగముల
 సంఖ్య 11 ఈ వాసిగపు పరుషే
 సంఖ్య 2

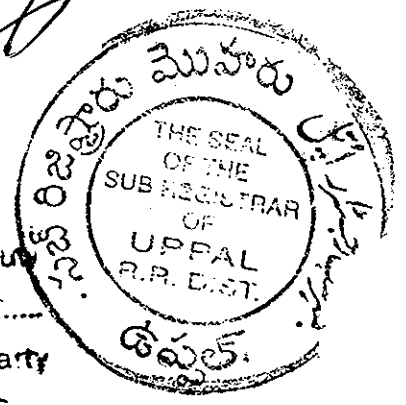
పట్-31/10/08

Endorsement Under Section 42 of Act II of 1908
 No. 9128 of 2008 Date 3/10/08

I hereby certify that the proper deficit
 stamp duty of Rs. 43100/- Rupees Forty three thousand
one hundred only
 has been paid in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of its agreed Market Value
 consideration of Rs. 480000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Date 3/10/08

[Signature]
 Sub Registrar
 and Collector U/S 41 & 4
 INDIAN STAMP ACT



Registration Endorsement

An amount of Rs. 43100/- towards Stamp Duty
 Including Transfer duty and 2600/-
 towards Registration Fee paid by the party
 through Challan Receipt No. 823522
 Dated 2/9/08 at SRI Habsiguda Branch Sec'bad

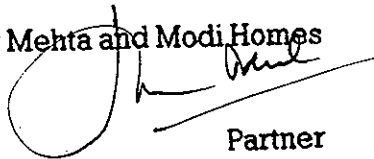
C.B.M. Habsiguda
 P.O. No. 21020030700
 H.A.O. Habsiguda

H) The Vendee is desirous of purchasing a plot of land bearing no. 301 admeasuring 192 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,80,000/- (Rupees Four Lakhs Eighty 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:

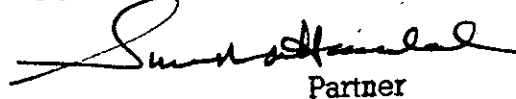
1. The Vendor do hereby convey, transfer and sell the Plot No. 301 admeasuring 192 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.4,80,000/- (Rupees Four Lakhs Eighty 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. 45600/- is paid by way of challan No. 823577, dated 2.09.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



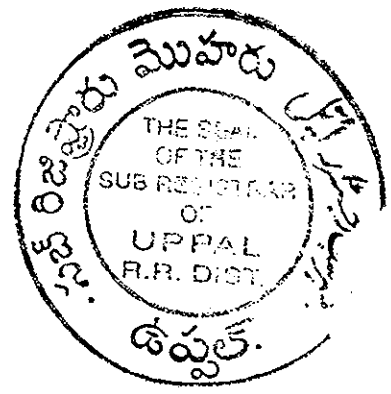
Partner

1 వ లుస్తకము సంఖ్య 9126/08
దస్తావేజుల మొత్తం కాగితములకు
సంఖ్య 11 ఈ కాగితపు పరుషం
సంఖ్య 3

సచి-రిజిస్ట్రారు

1 వ లుస్తకము సంఖ్య (777) నా 9126/08
నెంబరుగా రిజిస్ట్రారు కేసులో స్వీయింగు నిమిత్తం
గుర్తింపు నెంబరు 9126...1-2008 ఇవ్వడమైన
2008 సంఖ్య: డి.ఎ.నెం. 3 తీసి

రిజిస్ట్రారు ఆదేశం



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 301 admeasuring about 192 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block NO. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

North	Land belonging to the Vendor
South	Plot No.302
East	30' wide road
West	Sy.No.41(Open land)

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:

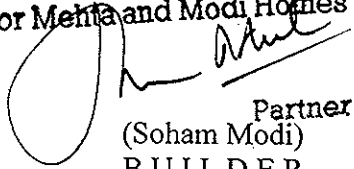
1.



2.



For Mehta and Modi Homes


Partner
(Soham Modi)
BUILDER



(Suresh U. Mehta)
BUILDER


BUYER.

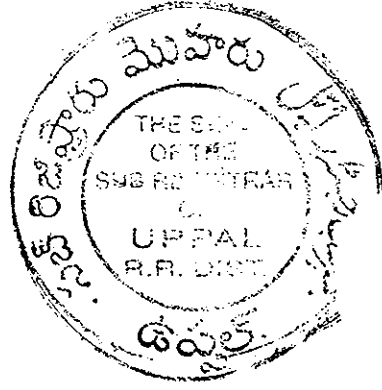
శ్రీ వ. పుస్తకము గొ. 26/68

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 11 ఈ కాగితపు వరుష

సంఖ్య 4

సవ-లిచిస్తారు



SECTION PLAN SHOWING

PLOT NO. 301, FORMING A PART

Survey No. 31, 40, 41, 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. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

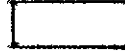
BUYER: MR. RAJEEV KUMAR PANDEY, SON OF MR. HARINARAYAN PANDEY

REFERENCE:
AREA:

192

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

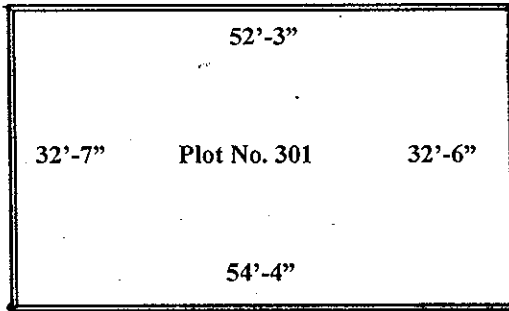


EXCL:



Sy. No. 41 (Open Land)

Land belongs to the Vendors



30' wide road



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

WITNESSES:

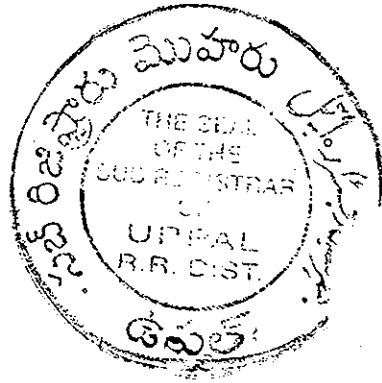
1.

2.




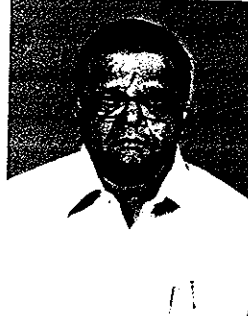
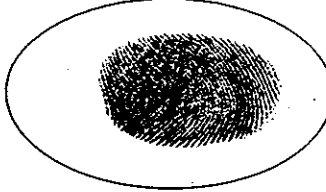

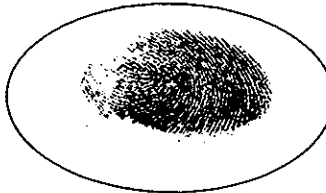

SIG. OF THE BUYER

1 వ పుస్తకము 91126/05 నంబర్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...11.....ఈ కాగితపు వరుస
సంఖ్య.....క.....

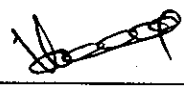
పబ్-రిజిస్ట్రారు




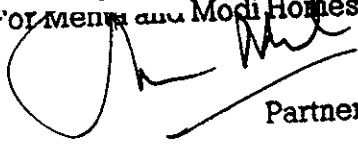
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

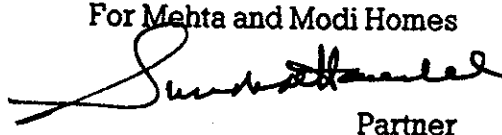
NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI
			2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC NO. 69/BKIV/2008 Dt: 19.04.2008:</u> 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.
			<u>BUYER:</u> MR. RAJEEV KUMAR PANDEY S/O. MR. HARINARAYAN PANDEY R/O. 58, VIMAN NAGAR S. P. ROAD SECUNDERABAD - 500 003.

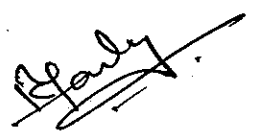
SIGNATURE OF WITNESSES:

1. 

2. 

For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner
SIGNATURE OF THE EXECUTANTS



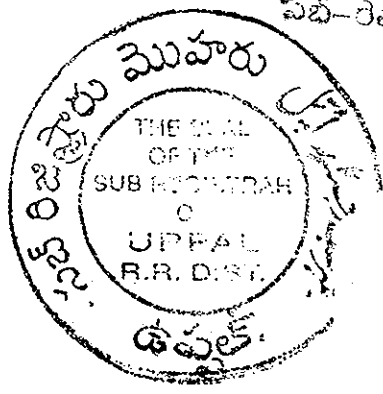
1వ ప్రకృతి 9126/08. సం. 12

దస్తావేజుల పంపిణీ కార్యక్రమం

సంఖ్య 11 ఈ కార్యక్రమం వరుస

పంపు 6

పబ్-రెజిస్ట్రార్



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/11/81	25

D.P.L. No. 114
BHARAT SCOUTS & GUIDES-II
 PARABHISE, SEG' BAD
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
ABMPPM6725H

नाम NAME
SONAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1959

हस्ताक्षर SIGNATURE
Sonam Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
 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
Prabhakar Reddy K

10083008

For Mehta and Modi Homes

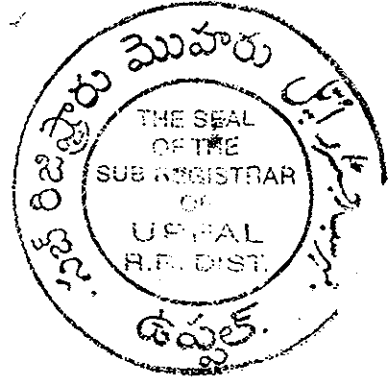
[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

1 వ పుస్తకము 9.14.6/8 పుస్తకం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...!!...ఈ కాగితపు వరుస
సంఖ్య...నీ.....

పబ్-రిజిస్ట్రారు



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:
5-4-187/3&4, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

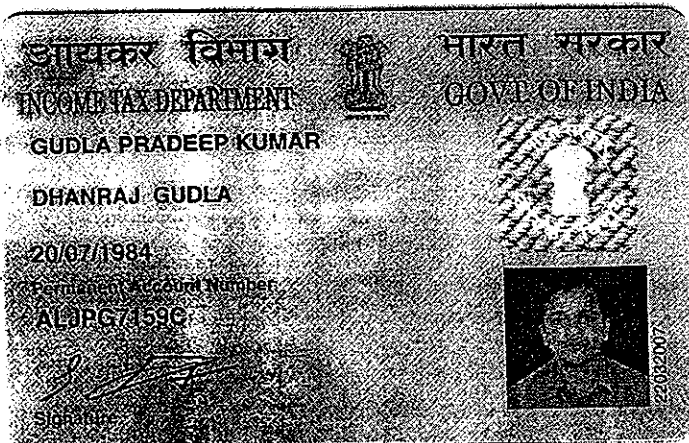
www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESSES NO. 2



हस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारों :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

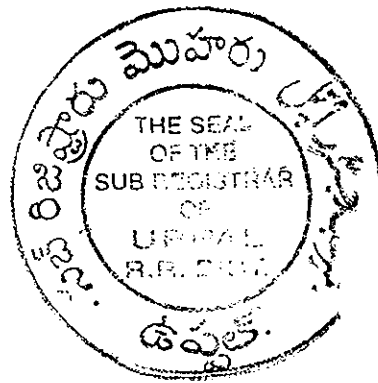
If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tiniinfo@nsdl.co.in

1వ ప్రభుత్వ గ్రాంట్/04/2018
దక్కణ్ జిల్లా మొత్తం కొరవూరి
సంఖ్య 11... ఈ వారితో పాటు
సంఖ్య 8

పట్టణం





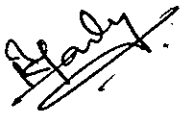
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 009169/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 03/10/2008 14:48:40

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RAJEEV KUMAR PANDEY 58, VIMAN NAGARS.P. ROAD SEC BAD	

Identified by

Witness 1

Witness 2



Photos and TIs
captured by me

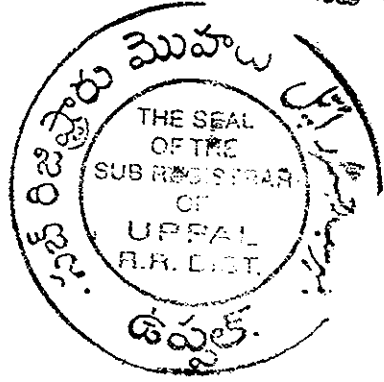


Capture of Photos and TIs
done in my presence



1 వ సెక్షన్ము. 9126/02011
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 11..... ఈ కాగితపు వరుస
సంఖ్య. 91.....

పబ్-రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

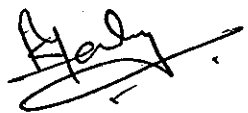
RAJEEV KUMAR
HARINARAYAN PANDEY



19/07/1975
Permanent Account Number
AOHPP3431K

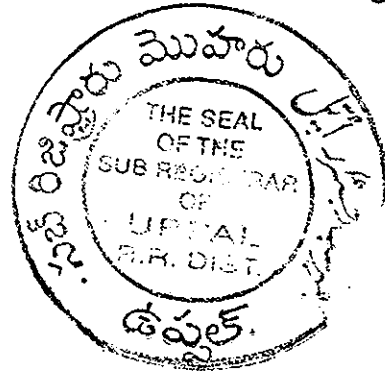



Signature



1వ పుస్తకము 91.1.1.1.1/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..11.....ఈ కాగితపు వరుస
సంఖ్య...1.0.....

✓
సబ్-రిజిస్ట్రారు





09/09/2008

Vertical text on the right edge of the page, possibly a page number or document identifier.

Handwritten mark or signature at the top right corner.

1వ పుస్తకము 9/12/6/28/12
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 11... ఈ కాగితపు వరుస
సంఖ్య... 11...

సబ్-రిజిస్ట్రారు

