

Romeels 10/W9/00
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K. SECRIVAS

S.V.L.No.26/98, R.No.11/2007 CITY CIVIL COURT SECUNDERABAD

### SALE DEED

This Sale Deed is made and executed on this the 29<sup>th</sup> day of October 2009 at SRO, Uppal, Ranga 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 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 50 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. P. MURALI KRISHNA, SON OF MR. P. VEERAIAH, aged about 46 years, Occupation: Service, residing at Flat No. 303, Ratnanidhi Towers, Road No. 4, Snehapuri Colony, Nacharam, Hyderabad - 500 076, 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 MEHITA & MODI HOMES

FOR MEHTA & MODI HOMES

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#### 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.<br>No. | Sale Deed<br>Doc. No. | Dated      | Extent of                          |
|------------|-----------------------|------------|------------------------------------|
| 1          | 10661/2005            | 9.11.2005  | Land                               |
| 2.         | 11023/2005            | 17.11.2005 | Ac. 2-05 Gts.,                     |
| 3.         | 1759/2006             | 27.01.2006 | Ac. 1-06 Gts.,<br>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.<br>No. | Sale Deed Doc. No. | Dated Dated | Extent of     |
|------------|--------------------|-------------|---------------|
| 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 Vendor is desirous of developing the balance land for which building permission from HUDA is yet to be obtained.

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Page-2 -

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riegistration Endorsement

Value.

M.O. Uppal

amount of Rs. 36260 towards Stamp Duty Including Transfer duty and Ro. 2010 towards Registration Fee was paid by the party through Challan Receipt Number 526749 Dated 29/10/08 at SBITHabsiguda Branch Sec

6.B.H. Hebsigude A/c No. 0100005070 d B.R.O. Uppal

H) The Vendee is desirous of purchasing a plot of land bearing no. 304 admeasuring 202 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,04,000/- (Rupees Four Lakhs Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

## NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 304 admeasuring 202 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. 4,04,000/- (Rupees Four Lakhs Four Thousand Only) for being Housing Loan issued by Axis Bank, Service Branch, Hyderabad. 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. 38,380/- is paid by way of challan No. 556743, dated 29 .10.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTING MODI HOMES

**Partner** 

FOR MEHTA & MODI HOMES

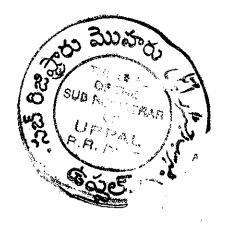
Partner

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స్తాన్ను సంగ్రామంలో మున్ని ల్లి సింజరుగా రిజిబ్జరు చేయబడి ప్రానింగు నిమిత్తం గుర్తింపు సెంజరు నె 229 ... 1-200 స్థాప్వడమైన 2008 సంగ్రామ్ స్టాన్స్ స్ట్రామ్ చేడి

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#### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 304 admeasuring about 202 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, marked in red in the plan annexed hereto, bounded on:

North

Plot No.303

South

Plot No.305

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 & MODI HOMES

Partner (Soham Modi) VENDOR

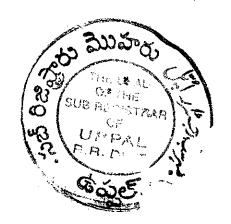
FOR MEHITA & MODI HOMES

Partner (Suresh U Mehta) V E N D O R

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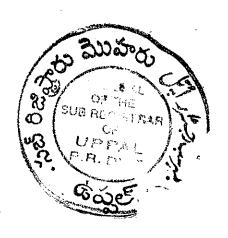
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**55**-88/2-4



| REGISTRATION F         | LAN SHOWING PLOT NO. 304, FOR            | PRMING A PART                                | ·      |
|------------------------|--|--|--------|
| IN 3" BVEY NO.         | 31, 40, 41, 42, 44, 45 & 55              | Situated                                     | at     |
|                        | CHERLAPALLY VILLAGE, GHA                 | ATKESAR <b>Mandal, R.R. Di</b>               |        |
| VENDOR:                | M/S. MEHTA & MODI HOMES, REPR            |  |        |
|                        | 1. MR. SOHAM MODI, SON OF SRI S          | SATISH MODI                                  |        |
|                        | 2. MR. SURESH U. MEHTA, SON OF           | F LATE SRI UTTAMLAL MEHTA                    |        |
| BUYER:                 | MR. P. MURALI KRISHNA, SON OF N          |  |        |
| REFERENCE:<br>AREA: 20 | SCALE: INCL:<br>2 SQ. YDS. SQ. MTRS.     | EXCL:  |        |
| Sy. No. 41 (Open Land) | Plot No. 303 56'-0"  32'-6" Plot No. 304 | N  |        |
| <b>ă</b> ,             | Plot No. 305                             | . ·  |        |
| WITNESSES:             | For MEHTA & M                            | Partner For MEHTA & MODI HOME Partner Partne | <br>er |
| 2.                     |  | P. Mindi Kan<br>SIGN. OF THE BUY!            |        |

పల్-రజిస్టా



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

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(LEFT THUMB)

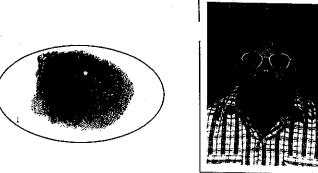


NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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 MANSIOM, M. G. ROAD SECUNDERABAD - 500 003



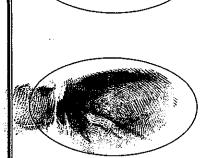
GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 69/BKIV/2008 Dt: 19.04.2008:

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.



**BUYER:** 

MR. P. MURALI KRISHNA S/O. MR. P. VEERAIAH, R/O. FLAT NO. 303, RATNANIDHI TOWERS, ROAD NO. 4, SNEHAPURI COLONY, NACHARAM, HYDERABAD - 500076.





SIGNATURE OF WITNESSES:

1.

2.

101 PILITING HODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

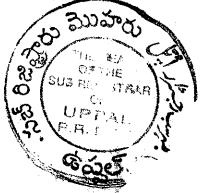
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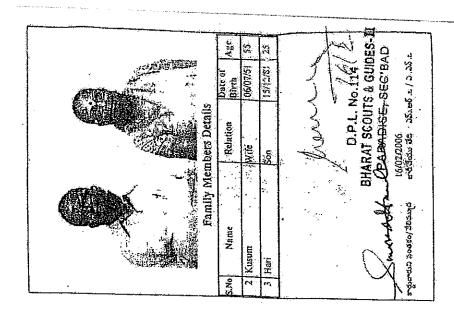
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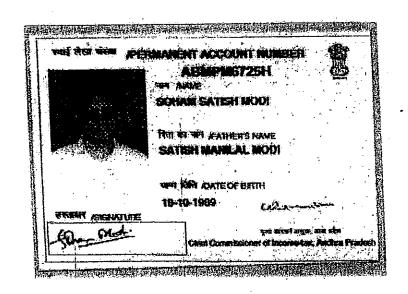
SIGNATURE OF BUYER

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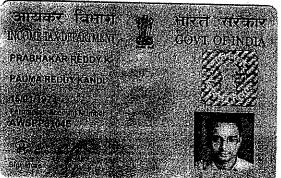
**పత్-రజిస్తా**\*







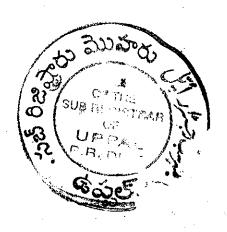




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`**36**-68€



#### FORM 6 INDIAN UNION DRIVING LICENCE

R ORIGINAL \*

NAME OF THE LICENCE HOLDER SON OF

P HURALI KRISHNA P VEERALAH



SPECIMEN SIGNATURE/THUMB IMPRESSION OF THE HOLDER OF THE LICENCE

DRIVING LICENCE NUMBER

8192 / VJA / 95

(N/ <

Atouromesterhood of the Ucensing Authority , wada, Krishna, (Dist)

DATE OF ISSUE

15.12,1995

NAME

P HURALI KRISHNA

SON OF

P VEERALAH

TEMPORARY ADDRESS/OFFICIAL ADDRESS IF ANY

JE 117 A COLONY VTPS **IBRAHINPATHAN** KRISHHA-DT

PERMANENT ADDRESS

JE 117 A COLOHY VTPS: IBRAKINPATHAN

KRISHHA-DT

DATE OF BIRTH

01.03.1963

**EDUCATIONAL QUALIFICATIONS** 

**BLOOD GROUP WITH RH FACTOR** 

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THE LICENCE TO DRIVE TRANSPORT VEHICLE VALID FROM

NAME AND DESIGNATION OF THE AUTHORITY WHO CONDUCTED THE DRIVING TEST SKI.R.V.I.

Idonogia Alberto

AUTHORISATION TO DRIVE TRANSPORT VEHICLE NUMBER

AUTHORISED TO DRIVE TRANSPORT VEHICLE WITH EFFECT FROM

BADGE NUMBER

SIGNATURE AND DESIGNATION OF THE LICENSING AUTHORITY

NAME AND DESIGNATION OF THE AUTHORITY

SPACE FOR ADDITION OF CLASS OF VEHICLES

DATE

ALSO AUTHORISED TO DRIVE THE FOLLOWING CLASSES OF OR DESCRIPTION OF MOTOR VEHICLES

- ruaal knows

NAME AND DESIGNATION OF THE AUTHORITY WHO CONDUCTED THE DRIVING TEST

SIGNATURE AND DESIGNATION OF THE LICENSING AUTHORITY

SPACE FOR RENEWAL OF DRIVING LICENCE

THE LICENCE TO DRIVE MOTOR VEHICLES OTHER THAN TRANSPORT VEHICLES IS HEREBY RENEWED

THE LICENCETTO DRIVE TRANSPORT VEHICLES HERERY RENEWED

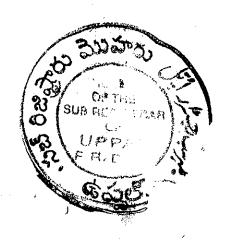
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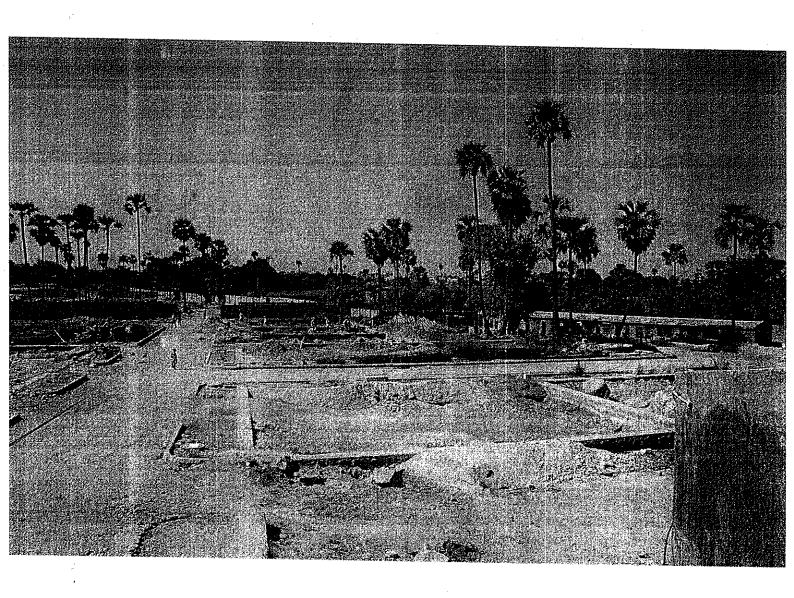
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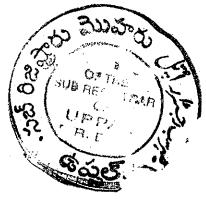
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**වන්**-රිස්ල



#### FORM 6 INDIAN UNION DRIVING LICENCE

\* ORIGINAL A

NAME OF THE LICENCE HOLDER SON OF

P MURALI KRISHWA P VEERALAH



SPECIMEN SIGNATURE/THUMB IMPRESSION OF THE HOLDER OF THE LICENCE

DRIVING LICENCE NUMBER

8192 / VJA / 95

Stinite or the Licensing Authority wada, Krishna. (Dist)

(1/1)

DATE OF ISSUE

15.12.1995

P VEERALAH

NAME SON OF

P HURALI KRISHNA

TEMPORARY ADDRESS/OFFICIAL ADDRESS IF ANY

JE 117 A COLONY VIPS **IBRAHIHPATHAH** KRISHHA-DT

PERMANENT ADDRESS

JE 117 A COLONY VTPS. IBRAHIMPATHAM KRISHHA-DT

DATE OF BIRTH

01.03.1963

**EDUCATIONAL QUALIFICATIONS** 

BLOOD GROUP WITH RH FACTOR

THE HOLDER OF THE LICENCE IS LICENCED TO DRIVE THROUGHT INDIA

LIGHT HOTOR VEHICLE HOTOR CYCLE WITH GEAR

A MOTOR VEHICLE OF THE FOLLOWING DESCRIPTION

THE LIGENCE TO DRIVE A MOTOR VEHICLE OTHER THAN TRANSPORT IS VALID FROM 15.12.1995 10 TQ8.02.2013

THE LICENCE TO DRIVE TRANSPORT VEHICLE VALID FROM TO

NAME AND DESIGNATION OF THE AUTHORITY WHO CONDUCTED THE DRIVING TEST SRI.R.V.HADHUSUDHAH, A.H.V.I.

APPOREDAIL DESIG OF THE REPRESENTATION OF THE PROPERTY

AUTHORISATION TO DRIVE TRANSPORT NUMBER

DATE

AUTHORISED TO DRIVE TRANSPORT VEHICLE WITH EFFECT FROM

BADGE NUMBER

SIGNATURE AND DESIGNATION OF THE LICENSING AUTHORITY

NAME AND DESIGNATION OF THE AUTHORITY WHO CONDUCTED THE DRIVING TEST

SPACE FOR ADDITION OF CLASS OF VEHICLES

NUMBER

DATE ALSO AUTHORISED TO DRIVE THE FOLLOWING CLASSES OF OR DESCRIPTION OF MOTOR VEHICLES

NAME AND DESIGNATION OF THE AUTHORITY WHO CONDUCTED THE DRIVING TEST DATE

SIGNATURE AND DESIGNATION OF THE LICENSING AUTHORITY

SPACE FOR RENEWAL OF DRIVING LICENCE

THE LICENCE TO DRIVE MOTOR VEHICLES OTHER THAN TRANSPORT VEHICLES IS HEREBY RENEWED

SIGNATURE OF LICENSING AUTHORITY

FROM

FROM

THE LICENCETTO DRIVE TRANSPORT VEHICLES HERERY RENEWED

SIGNATURE OF CENSING AUTHORITY

N-NON-TRANSPORT

T-TRANSPORT

**``\$**-08\\}-``

