

328

C&NO: 514A

512701

A&NO: 5301

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

5029 27/5/08 1000
G. VENKATASH
G. A. RAO
MEHTA & MODI HOMES

SECBAD

L. G. Chinnay
N 523056
LEELA G CHIMALGI
STAMP VENDOR
N: 12121
6-4-76/A, Leela, Raniganj
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 5th day of June 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. ANGAJALA KRISHNA RAO, SON OF MR. A. SRIRAMULAPPAIAH aged about 61 years, residing at H. No. 6-3-252/A/13 &14, Flat No.1, Gandhkuti Apartments, Erramanzil Colony, Hyderabad - 500 082, 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

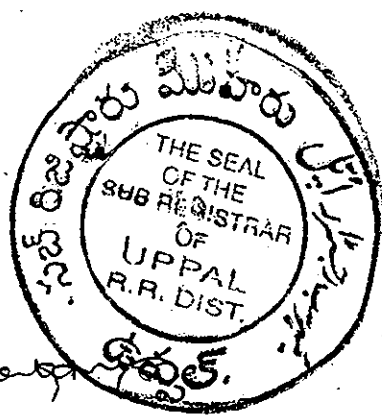
For Mehta and Modi Homes

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. 260/-
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. 6960/-
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 1200/-
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. 33160/-

1వ పుస్తకము..... 5123/10
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 13
 ఈ కాగితపు వరుస సంఖ్య..... 197

సబ్-రిజిస్ట్రారు



1920-వ.శ.శా.....
 పగలు..... 12..... మరియు..... గంటల మధ్య
 కప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన టాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥..... చెల్లించినారు.

Receipt No. 711/1920 Di. 10/10/20 Vide
 R.H. Habsiguda Branch, Sec'bad

దాని యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రావననీలు



Presented by K.P. Reddy s/o. K.P. Reddy Dec. Serrice
 10) 5-6-187/13 & 4, 1st floor, 20th mansion,
 M.G. Road, Sec'bad, through attested GPA bar
 Presentation of documents, vide GPA No. 69/18/1
 at SRO, Uppal, R.R. Dist.

విరూపించినది

1)

Kiren s/o. Ramachander Rao Dec. Bussine
 s/o. 101, Sri Sai Apts, Nagole 'x' locality
 Hyderabad.

2)

RAO s/o. VENKAT RAO Dec. BUSINESS
 40, 2-54, UPPAL, R.R. DIST.

200.8.వ.సం॥.....వ తేది
 1920.వ.శా.శ.....మాసం.1.వ 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, 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.
- 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 and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము... 123/08 సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 13 ఈ కాగితపు వరుస
 సంఖ్య... 2

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act No. 1 of
 No. 123 of 2008 Date 1/6/08

I hereby certify that the proper deficit
 stamp duty of Rs. 3122/- Rupees *Three thousand two hundred and twenty 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. *3,40,000/-* being
 higher than the consideration agreed Market
 Value.

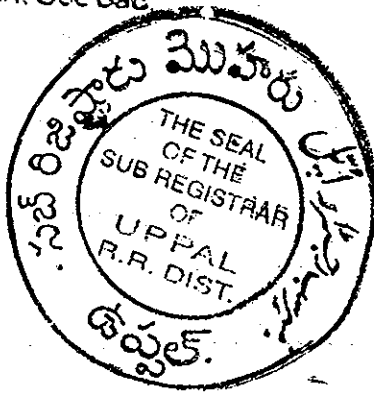
S.R.O. Uppal
 dated 1/6/08

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

Registration Endorsement

An amount of Rs. *3,220/-* towards Stamp Duty
 including Transfer duty and Rs. *1,240/-*
 towards Registration Fee was paid by the party
 through Challan Receipt Number *764776*
 dated *1/6/08* at SBI Habsiguda Branch, Sec'bad

S.B.H. Habsiguda
 A/c No. 01000059789
 of S.R.O. Uppal



- H) The Vendee is desirous of purchasing a plot of land bearing no. 328 admeasuring 174 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,48,000/- (Rupees Three Lakhs Forty 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. 328 admeasuring 174 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.3,48,000/- (Rupees Three Lakhs Forty Eight 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. 33,060/- is paid by way of challan No. 76476, dated 05.06.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

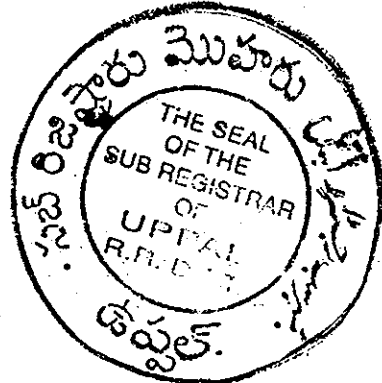

Partner

1 వ పుస్తకము 5.12.23/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..13...ఈ కాగితపు వరుస
సంఖ్య.....9.....

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు... 5.12.23/08
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు... 5.12.23...1-200...వ్యవహారమున
200...సం॥...నెల...వ...తేది

రిజిస్ట్రారు బదకాళి



SCHEDULED PLOT

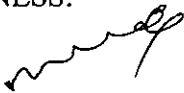
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 328 admeasuring about 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No.2 Old Village Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Park
South	Plot No. 327
East	Plot No. 329
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:

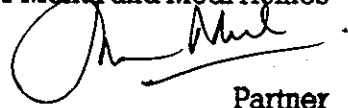
1.



2.



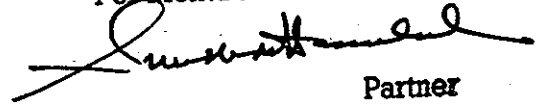
For Mehta and Modi Homes



Partner

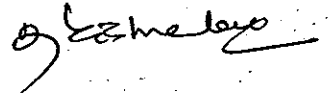
(Soham Modi)
VENDOR

For Mehta and Modi Homes



Partner

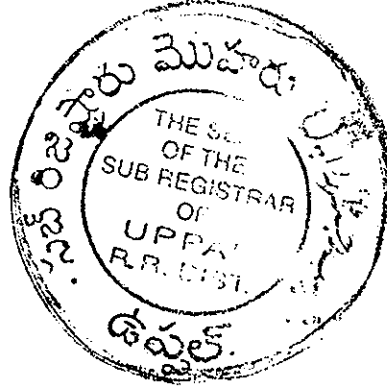
(Suresh U Mehta)
VENDOR



VENDEE

1 వ పుస్తకము 1234 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...13...ఈ కాగితపు వరుస
సంఖ్య.....4.....

పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 328, FORMING A PART

IN 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. ANGAJALA KRISHNA RAO, SON OF MR. A. SRIRAMULAPPAIAH

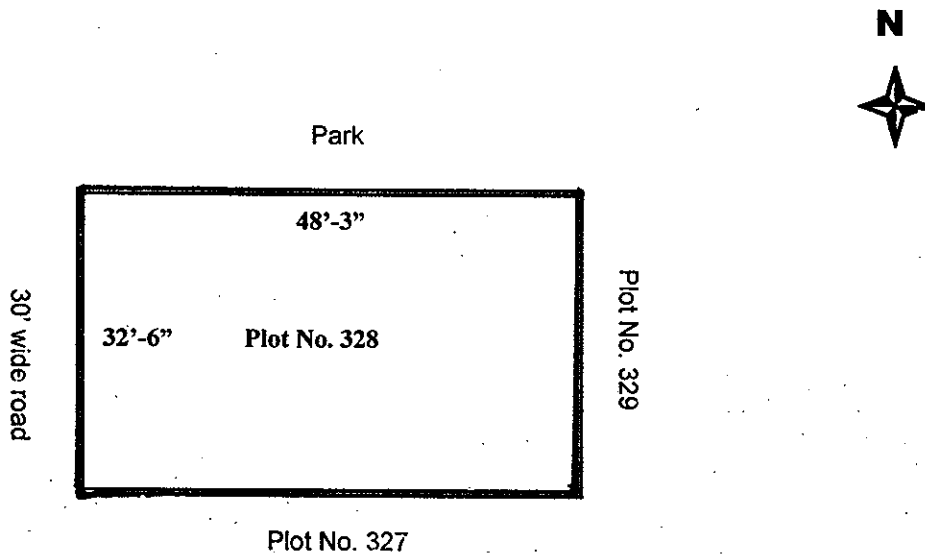
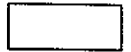
REFERENCE:
AREA: 174

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

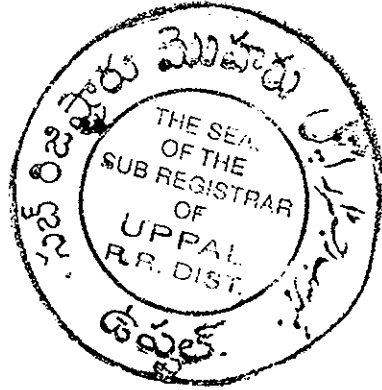
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

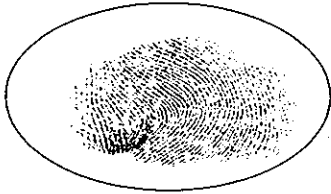
1 వ పుస్తకము 123/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 123.... ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు



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

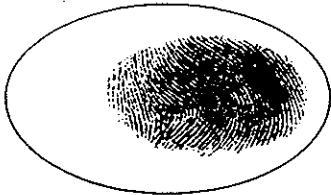
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III 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, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.

GPA FOR PRESENTING DOCUMENTS:

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. ANGAJALA KRISHNA RAO
S/O. MR. A. SRIRAMULAPPAIAH
R/O. H. NO. 6-3-252/A/13 & 14
FLAT NO.1, GANDHKUTI APARTMENTS
ERRAMANZIL COLONY
HYDERABAD - 500 082.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

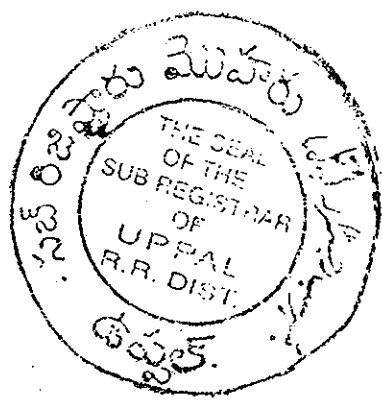
For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 123/08
దస్తావేజాల మొత్తం కాగితం
సంఖ్య 13 ఈ కాగితపు పరిమాణం
సంఖ్య 6

✓
పబ్-రిజిస్ట్రారు

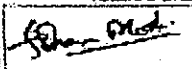


PERMANENT ACCOUNT NUMBER
AEMPM6725H

नाम NAME
SOHAN SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
19-10-1999

हस्ताक्षर SIGNATURE


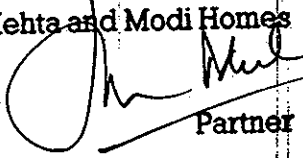
Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
DLDAP011193022002

प्रमाणित किया गया K
K PANDU REDDY
2-3-64/11224
JATSON GARDEN
HYDERABAD

30-07-2002 **DUPLICATE**

Licensing Authority
RTA-HYDERABAD, E2

For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner

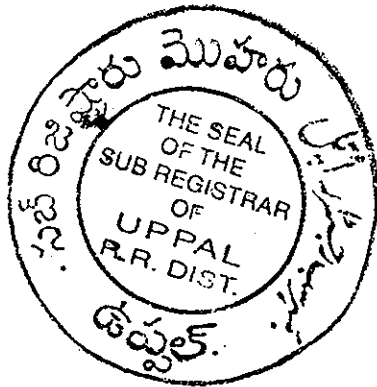
1 వ పుస్తకము 2128/08

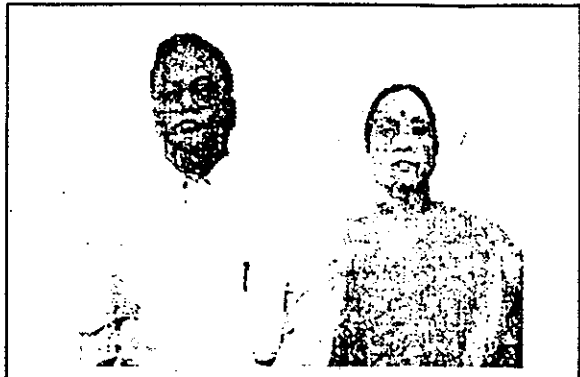
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 13 ఈ కాగితపు పరుప

సంఖ్య 7

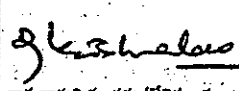
పబ్-రిజిస్ట్రారు ✓





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Ratnamala	Wife	15/01/49	57
3	Srinivasa Rao	Son	01/01/78	28
4	Sailaja Rao	Daughter	09/01/73	33
5	Rajasekhar	Son in-law	23/07/69	37
6	Sriramulappaiah	Father	30/06/16	90




 31/01/2006

DPL Incharge

Handwritten signature

HOUSEHOLD CARD

Card No. : PAPI677/1500170
 F.P Shop No. : 715
 Name of Head of Household : Anajala Krishna Rao
 Father/ Husband name : Sriramulappaiah
 Date of Birth : 14/03/1947
 Age : 59
 Occupation : Employee-Private (Migrant Laborer)
 House No. : 6-3-252/A/B14 F 1
 Street : IRRUMANZIL
 Colony : GANDHA KUTI APTS
 Ward : 6
 Circle : Circle VII
 District : Hyderabad
 Annual Income (Rs.) : 1,260,000
 LPG Consumer No. (1) : 37692/(Double)
 LPG Dealer Name (1) : Tirumala Enterprises,BPC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :



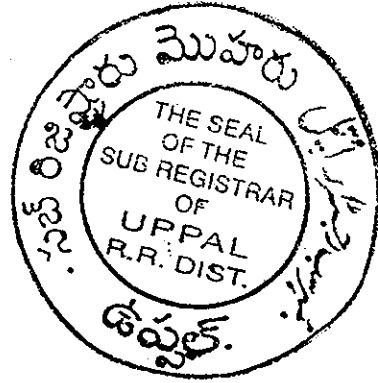
వ పుస్తకము 122/08

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 13 ఈ కాగితపు వరుస

సంఖ్య 8

సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 005147/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): **K.PRABHAKAR
REDDY(GP)**

Report Date: 05/06/2008 14:30:46

This report prints the list of parties for whom Photos and FPs are Manual Enclosures

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2	Manual Enclosure	Manual Enclosure	(EX) M/S.MEHTA & MODI HOMES 5-4-187/3&4, II FLOOR SOHAM MANSION, M.G.ROAD, SEC'BAD	
3	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	
4	Manual Enclosure	Manual Enclosure	(EX) SURESH U.MEHTA [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	

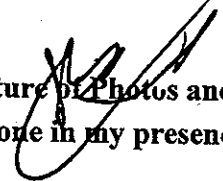
Identified by
Witness 1
Witness 2




Photos and TIs
captured by me

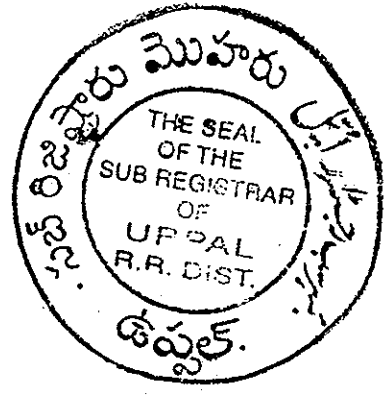


Capture of Photos and TIs
done in my presence



వ పుస్తకము... 5123/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 13... ఈ కాగితపు వరుస
సంఖ్య... 9

సబ్-రిజిస్ట్రారు





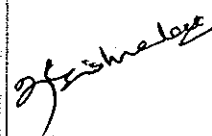
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005147/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): **K.PRABHAKAR
REDDY(GP)**

Report Date: 05/06/2008 14:30:20

This report prints the Photos and FPs taken on 05/06/2008 14:28:06

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ANGAJALA KRISHNA RAO H.NO.6-3- 252/A/13, FLAT NO.1 GANDHKUTI APTS, ERRAMANZIL, HYDERABAD	

Identified by
Witness 1
Witness 2



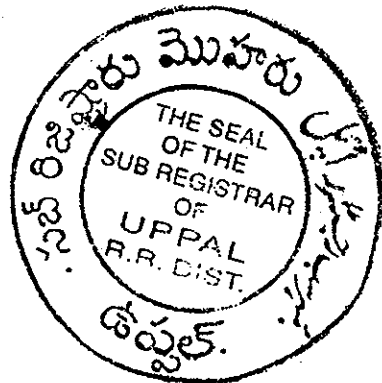

Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence

1 వ పుస్తకము 5123/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 13 ఈ కాగితపు పరిమాణం
సంఖ్య 10

✓
మొదటి కాగితం



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

C.S.No./Year: 005147/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K.PRABHAKAR

REDDY(GP)

Report Date: 05/06/2008 14:30:46

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Identified by

Witness 1

Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

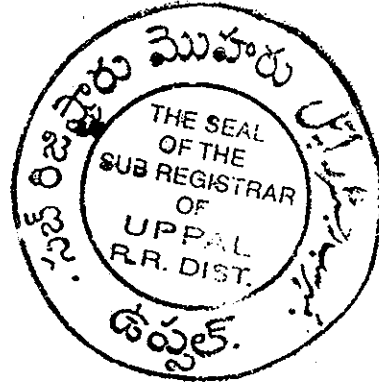
వ పుస్తకము 5123/08

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 13 ఈ కాగితపు వరుస

సంఖ్య 11

సబ్-రిజిస్ట్రారు





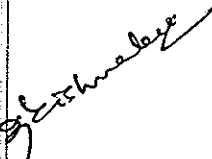
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005147/2008 of SRO: 1507(UPPAL)

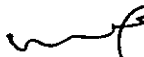
Presentant Name(Capacity): K.PRABHAKAR
REDDY(GP)


Report Date: 05/06/2008 14:30:20

This report prints the Photos and FPs taken on 05/06/2008 14:28:06

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) ANGAJALA KRISHNA RAO H.NO.6-3- 252/A/13, FLAT NO.1 GANDHKUTI APTS, ERRAMANZIL, HYDERABAD	

Identified by
Witness 1
Witness 2

 Photos and TIs
captured by me

 Capture of Photos and TIs
done in my presence

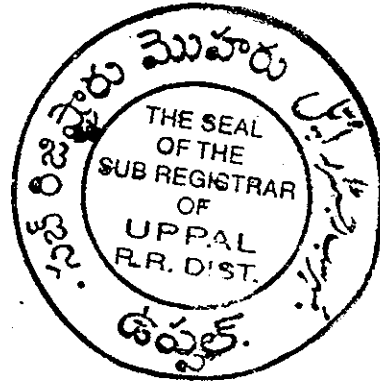
- వ పుస్తకము 5123/08

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. 13..... ఈ కాగితపు వరుస

సంఖ్య..... 12.....

సబ్-రిజిస్ట్రారు





18/03/2008 11:42

1 వ పుస్తకము... 123/08
దస్తావేజుల మొత్తం కాగితము
సంఖ్య... 13... ఈ కాగితపు పరుష
సంఖ్య... 13.....

పబ్-రిజిస్ట్రార్

