

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 362010

Date : 28-07-2008

Serial No : 30,685

Denomination : 100

Purchased By :

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

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

For Whom :

MEHTA & MODI HOMES  
SEC'AD.

SALE DEED

This Sale Deed is made and executed on this the 4<sup>th</sup> day of September 2008 at Secunderabad by and between:

M/S MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-87/3&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

1. DR. T. KALYANA CHAKRAVARTHY, SON OF DR. KRISHNA BHAGWAN aged about 35 years,
2. MRS. N. SUDAKSHINA DEVI, WIFE OF DR. T. KALYANA CHAKRAVARTHY aged about 31 years, both are residing at H.No 7-7-61/3, Ashok Nagar, Jagtial, Karimnagar District, 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

For Mehta and Modi Homes

Page-1 -

Partner

Partner

DISBURSEMENT	
Certified that the following amounts have been paid in respect of this document.	
Stamp Duty:	
1. in the shape of stamp papers	Rs. 100/-
2. in the shape of challan (uls.41 of I.S.Act. 1899)	Rs. 30350/-
3. in the shape of cash (uls.41 of I.S.Act. 1899)	Rs. —
4. in the shape of Stamp duty u/s.16 of I.S.Act.1899, if any	Rs. —
Transfer Fee:	
1. in the shape of challan	Rs. 8700/-
2. in the shape of cash	Rs. —
Registration fee:	
1. in the shape of challan	Rs. 2125/-
2. in the shape of cash	Rs. —
User Charges:	
1. in the shape of challan	Rs. 100/-
2. in the shape of cash	Rs. —
Total:	Rs. 41425/-

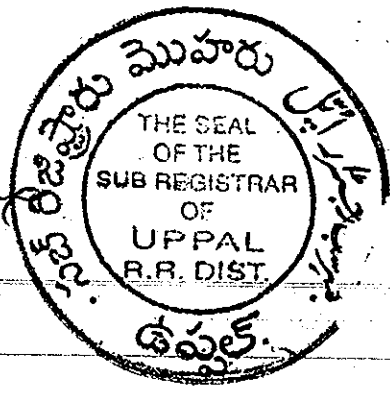


1. పుస్తకము...  
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య/0... ఈ కాగితపు వరుస సంఖ్య/12...

సహ-రిజిస్ట్రారు

శ్రీ K. Prabhakar Reddy, రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు మరియు వేలిముద్రలతో సహా దాఖలు చేసి కుసుము రూ... రిజిస్ట్రారు... చెల్లించినారు.

Receipt No. 12345678 Di. 21/6/08 Via  
 44, Mahasiguda Branch, Secbad



యచ్చినట్లు ఒప్పుకోస్తుంది  
 ఎదమ ప్రాటననీలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-93, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 69/1/2008 dated 19.4.08 registerer at SRO, Uppal, Ranga Reddy District.

హావించినది.

Witness

N. Narayana S/o N. Pullanna occupation Spl. Grade Deputy Collector  
 021019 H.M.C.

Address: 2-3-763 Saitalaji Residency  
 Flat 103 Golnaka Ambampeta  
 Hyderabad 500013

Verat Ramana Reddy S/o. Anji Reddy occ. Service  
 P/o. 11-15/2, Green Hills Colony, Secunderabad, Hyderabad

శ్రీ K. Prabhakar Reddy, రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు మరియు వేలిముద్రలతో సహా దాఖలు చేసి కుసుము రూ... రిజిస్ట్రారు... చెల్లించినారు.

సహ-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.

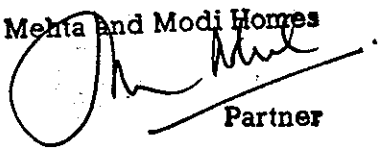
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

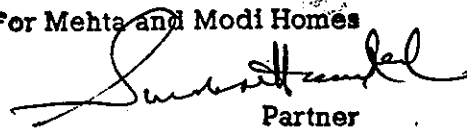
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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. 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.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

1 వ పుస్తకము 3437  
 దస్తావేజాల మొత్తం కాగితము  
 సంఖ్య 10 ఈ కాగితపు వరుస  
 సంఖ్య 2

*[Signature]*  
 సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1908  
 No. 8345 of 2008 Date 4/9/08

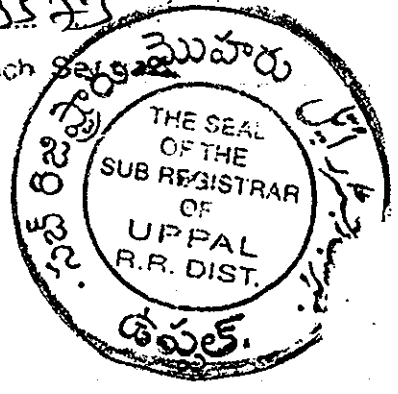
I hereby certify that the proper deficit  
 stamp duty of Rs. 39050/- Rupees Thirty nine thousand  
 and fifty only  
 has been levied in respect of this instrument  
 from Sri. K.P. Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. .... being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal Sub Registrar  
 dated 4/9/08 and Collector U/S. 41&4  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 39050/- towards Stamp Duty  
 Including Transfer duty and Rs. 2175/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 823523  
 dated 2/9/08 at SBI Habisiguda Branch

G.B.H. Habisiguda  
 A/c No. 01000050700  
 of S.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 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.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 329 admeasuring 174 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,35,000/- (Rupees Four Lakhs Thirty Five 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. 329 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.4,35,000/- (Rupees Four Lakhs Thirty Five Thousand Only) issued by Sundaram BNP Paribas Home Finance Limited. 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. 41325/- is paid by way of challan No.823573, dated 02.09.2008, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

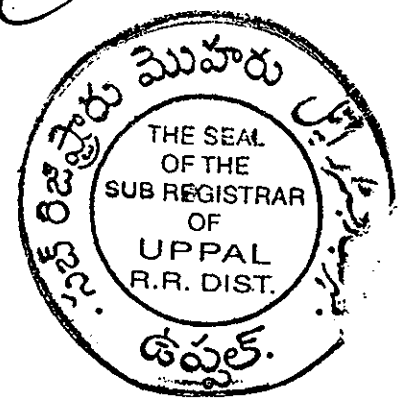
  
Partner

1 వ పుస్తకము...  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు పరుసె  
సంఖ్య...

సబ్-రిజిస్ట్రార్.

1 వ పుస్తకము సం॥ (కా.క) పు...  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు... 1-200  
200...

రిజిస్ట్రార్ ఆఫీసు




SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 329 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. 330
East	30' wide Road
West	Plot No. 328

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

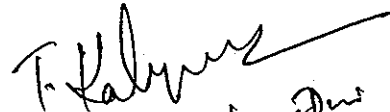
  
Partner

(Soham Modi)  
VENDOR

For Mehta and Modi Homes

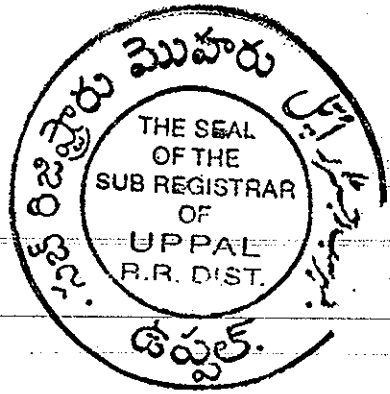


Partner  
(Suresh U Mehta)  
VENDOR

  
N. Sudakshini Devi  
VENDEE

1వ పుస్తకము: 8248/2011  
ఉస్మావేజాల మొత్తం కాగితముల  
సంఖ్య: 10 ఈ కాగితపు వరుష  
సంఖ్య: 4

సబ్-రిజిస్ట్రార్.





**REGISTRATION PLAN SHOWING**

PLOT NO. 329, 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:** 1. DR. T. KALYANA CHAKRAVARTHY, SON OF DR. KRISHNA BHAGWAN

2. MRS. N. SUDAKSHINA DEVI, WIFE OF DR. T. KALYANA CHAKRAVARTHY

**REFERENCE:**  
**AREA:** 174

**SCALE:**  
**SQ. YDS.**

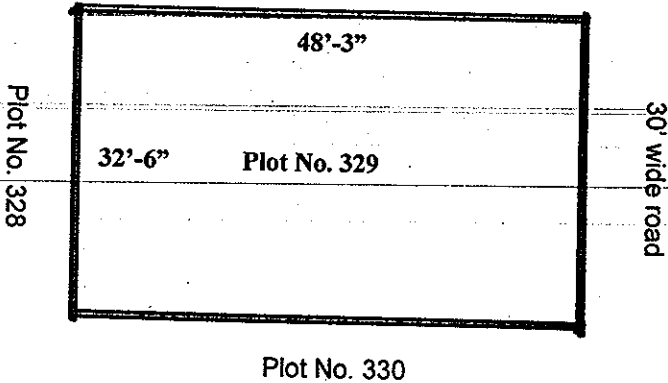
**INCL:**  
**SQ. MTRS.**



**EXCL:**



Park



For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

**WITNESSES:**

1. *[Signature]*

2. *[Signature]*

**SIG. OF THE VENDOR**

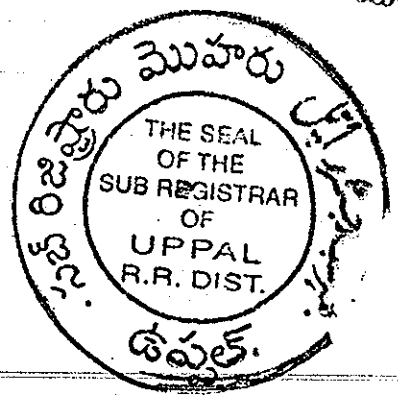
*[Signature]*

**SIGN. OF THE BUYER**

*[Signature]*

1 వ తుస్వము. 2012/02  
రస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 10 ఈ కాగితపు వరుస  
సంఖ్య 2

సబ్-రిజిస్ట్రారు



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

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

**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 MANSIOM, M. G. ROAD  
SECUNDERABAD - 500 003

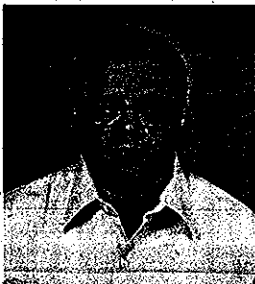
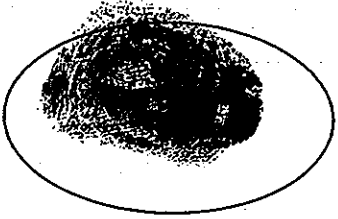
**GPA FOR PRESENTING DOCUMENTS:**

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

**BUYER:**

1. DR. T. KALYANA CHAKRAVARTHY  
S/O. DR. KRISHNA BHAGWAN  
R/O. H.NO. 7-61/3, ASHOK NAGAR  
JAGTIAL  
KARIMNAGAR DISTRICT.

2. MRS. N. SUDAKSHINA DEVI  
W/O. DR. T. KALYANA CHAKRAVARTHY  
R/O. H.NO. 7-61/3, ASHOK NAGAR  
JAGTIAL  
KARIMNAGAR DISTRICT.



**SIGNATURE OF WITNESSES:**

1. *N. Vinayak*

2. *[Signature]*

For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

**SIGNATURE OF THE EXECUTANTS**

*T. Kalyana Chakravarthy*  
*N. Sudakshina Devi*

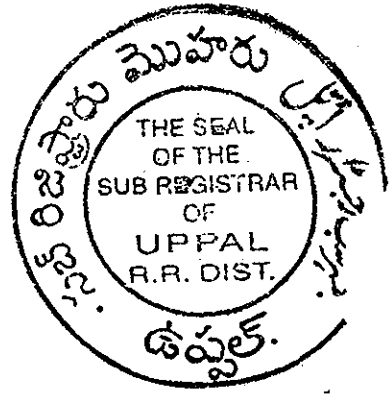
1 వ పుస్తకముది *[Handwritten Signature]*

దస్తానేజాల మొత్తం కాగితముల


సంఖ్య *[Handwritten]* ఈ కాగితపు వరుష

సంఖ్య *[Handwritten]*

*[Handwritten Signature]*  
సబ్-రిజిస్ట్రార్



Family Members Details			
S.No	Name	Relation	Date of Birth / Age
2	Kusum	Wife	06/07/51   55
3	Hari	Son	15/12/81   25

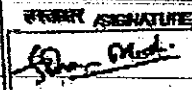
  
 D.P.L. No. 114/12  
**BHARAT SCOUTS & GUIDES-II**  
 BHARAT SCOUTS & GUIDES-II  
 BHARAT SCOUTS & GUIDES-II  
 16/07/2006  
 16/07/2006

PERMANENT ACCOUNT NUMBER  
**ADMPN6725H**

NAME  
**SONAM SATISH MODI**

FATHER'S NAME  
**SATISH MANLAL MODI**

DATE OF BIRTH  
**18-10-1983**


SIGNATURE  



Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग  
 INCOME TAX DEPARTMENT

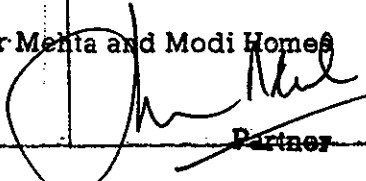
भारत सरकार  
 GOVT OF INDIA

**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**  
 15/07/1974  
 Permanent Account Number  
**AWSPB104E**

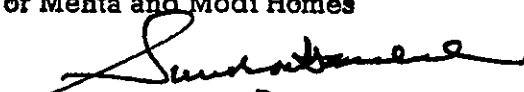
  
 Partner



For Mehta and Modi Homes

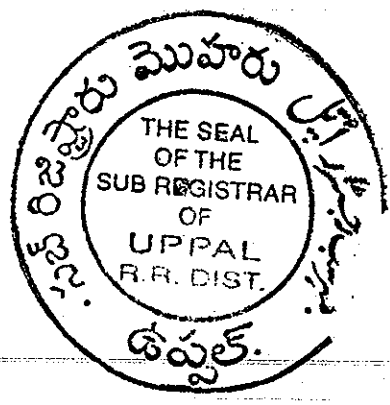
  
 Partner

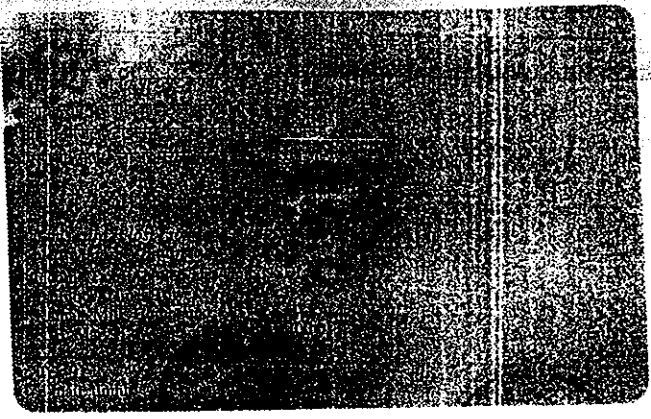
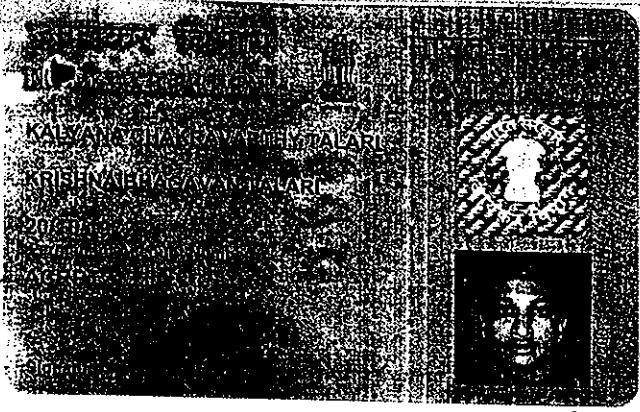
For Mehta and Modi Homes

  
 Partner

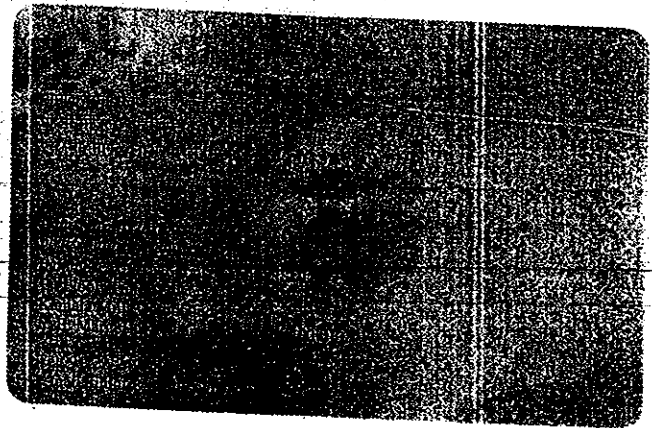
1 వ పుస్తకము దిక్కుబడి  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... రి... ఈ కాగితపు వరుస  
సంఖ్య... శి.....

సబ్-రిజిస్ట్రారు





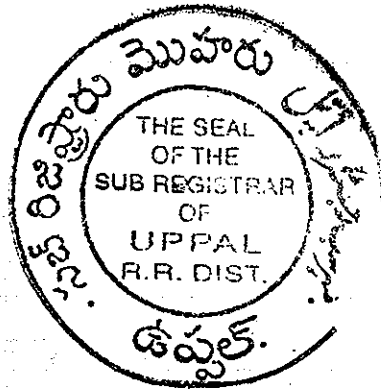
*T. Klyms*



*M. Sudakshina Devi*

1వ పుస్తకము రిజిస్ట్రార్  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 16 ఈ కాగితపు వరుషే  
సంఖ్య. 9

సబ్-రిజిస్ట్రార్









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

C.S.No./Year: 008392/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 04/09/2008 13:54:36

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) N. SUDAKSHINA DEVI H.NO. 7-61/3, ASHOK NAGAR JAGTIALKARIMNAGAR DIST	<i>N. Sudakshina Devi</i>
2			(CL) T. KALYANA CHAKRAVARTHY H.NO. 7-61/3, ASHOK NAGAR JAGTIALKARIMNAGAR DIST	<i>T. Kalyana</i>

Identified by

Witness 1 *[Signature]*

Witness 2 *[Signature]*

Photos and TIs

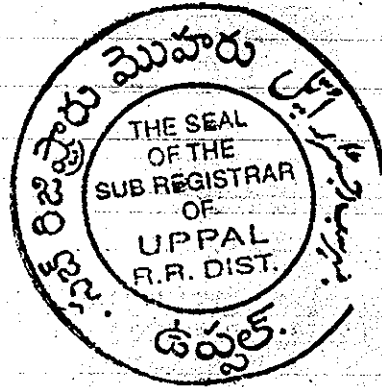
captured by me *[Signature]*

Capture of Photos and TIs

done in my presence *[Signature]*

వ పుస్తకము.....  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....10.....ఈ కాగితపు వరుస  
సంఖ్య.....9.....

సబ్-రిజిస్ట్రారు





26/06/2008 13:27

1 వ పుస్తకమునకిది కుండా  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 10 ఈ కాగితపు వరుస  
సంఖ్య 60

సబ్-రిజిస్ట్రారు

