

(333)

8627/09

8582/09

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

CANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 26532 Date 07/12/2009

Sold to Ramesh

No. D/o C. N. Rao

Mehta & Modi Homes

K. SRINIVAS
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 15th day of December 2009 at SRO, Uppal, Ranga Reddy District by:

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 60 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. VINAY AGNIHOTRI SON OF SHRI LATE. S. C. AGNIHOTRI, aged about 33 years, Occupation: Business, residing at 304, Vani Chowdhary Plaza, Street no. 4, Lane No. 2, Karthikeyanagar, 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 MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

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(P), 41(P), 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.

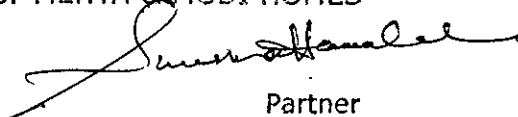
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Ms. 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 Ms. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document 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(P), 41(P), 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

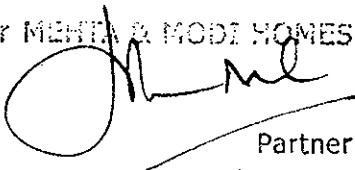

Partner

- 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.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 333 admeasuring 400 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.8,00,000/- (Rupees Eight Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

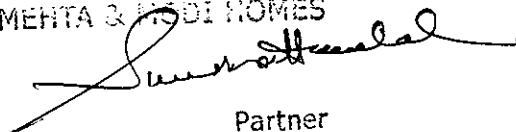
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 333 admeasuring 400 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 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.8,00,000/- (Rupees Eight Lakhs 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.

For MENTA & MODI HOMES


Partner

For MENTA & MODI HOMES

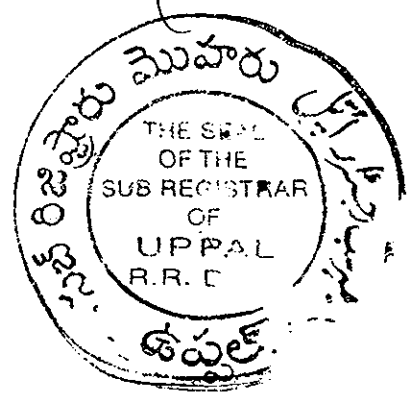

Partner

అవుస్త్రికము.....
విస్తారము.....
సంఖ్య.....
సంఖ్య.....

సచి-రిజిస్ట్రార్

అవుస్త్రికము సం|| (కా.శ) ౧౯౫౨/౧౯
సంఖ్య.....
సంఖ్య.....
సంఖ్య.....

రిజిస్ట్రార్ ఆఫీసు



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. 76,000/- is paid by way of challan no. S S 3573, dated 15.12.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

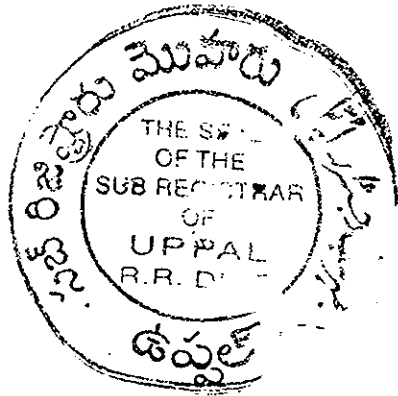
Partner

For MEHTA & MODI HOMES

Partner

పుస్తకము 454/99
దస్త్రవేదిక నంబర దాగితము
పంపు 10 దాగితపు వరుస
పంపు 4

మే-10-1999



SCHEDULED PLOT

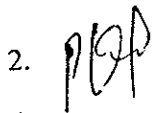
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 333 admeasuring about 400 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	30' wide road
South	Park
East	Open Land (Survey no. 25)
West	Plot no. 334 & 335

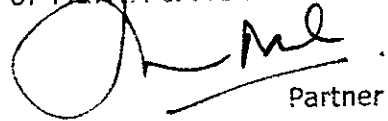
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For MEHTA & MODI HOMES

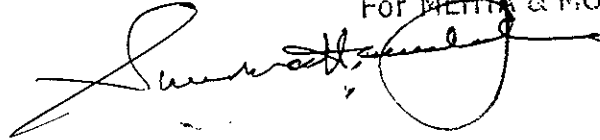


Partner

(Soham Modi)

VENDOR

For MEHTA & MODI HOMES



Partner

(Suresh U Mehta)

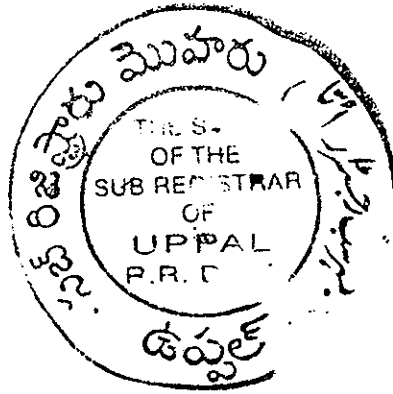
VENDOR



VENDEE

పుస్తకము.....
దస్తావేజుల మొత్తం కాగితముల
పంఖ్య ..10... నికపు వరుస
సంఖ్య...క.....

పద-~~...~~



SECTION PLAN SHOWING

PLOT NO. 333, FORMING A PART

KEY NO. 31, 40, 41, 42, 44, 45 & 55

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

R: 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

: MR. VIJAY AGNIHOTRI, SON OF SHRI. LATE. S. C. AGNIHOTRI

ENCE: 400

SCALE: SQ. YDS.

INCL: SQ. MTRS.

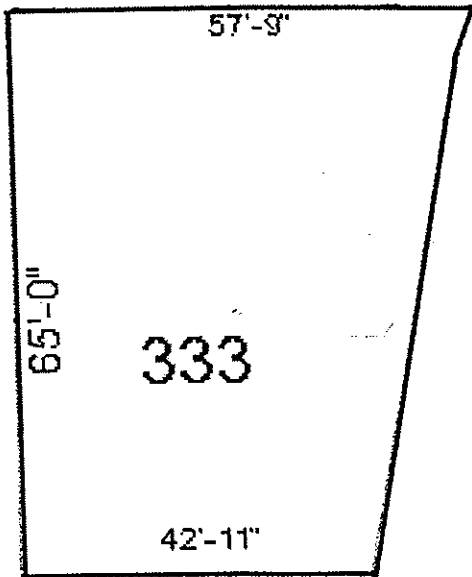


EXCL:



30' Wide Road

Plot No. 334 & 335



Open Land & (Survey No. 25)



Park

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

SIG. OF THE VENDOR

WESSES:

[Signature]
[Signature]

[Signature]

SIG. OF THE BUYER

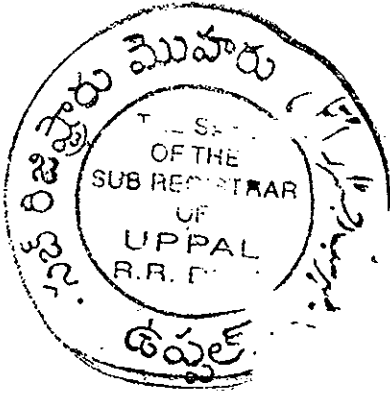
పల్లెటూరు 854203

గట్టావేజాల దేవస్థాన కార్యకర్తలు

ముఖ్య కార్యకర్తల వరుస

నెంబర్ 6

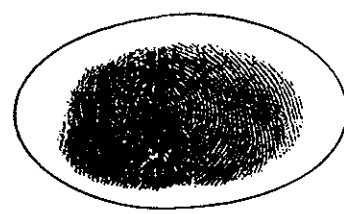
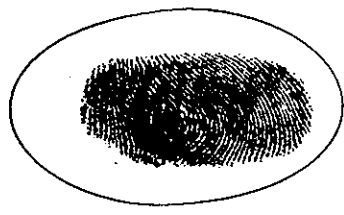
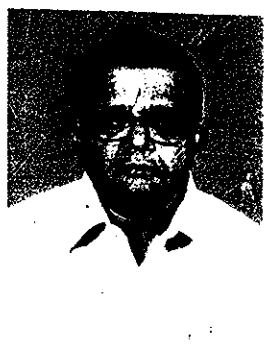
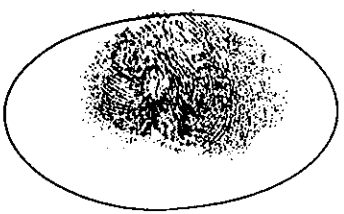
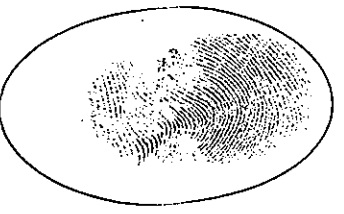
చిరునామా



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

NO.
FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

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

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. VINAY AGNIHOTRI
S/O. LATE. SHRI. S. C. AGNIHOTRI
R/O. 304, VANI CHOWDHARY PLAZA,
STREET NO. 4, LANE NO. 2,
KARTHIKEYANAGAR,
NACHARAM,
HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

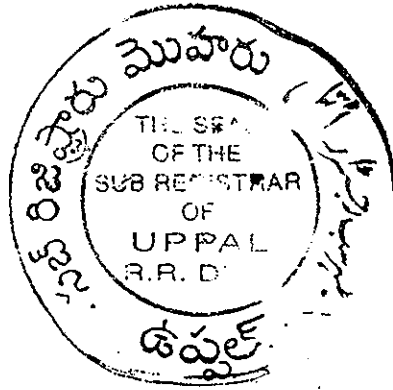
Partner

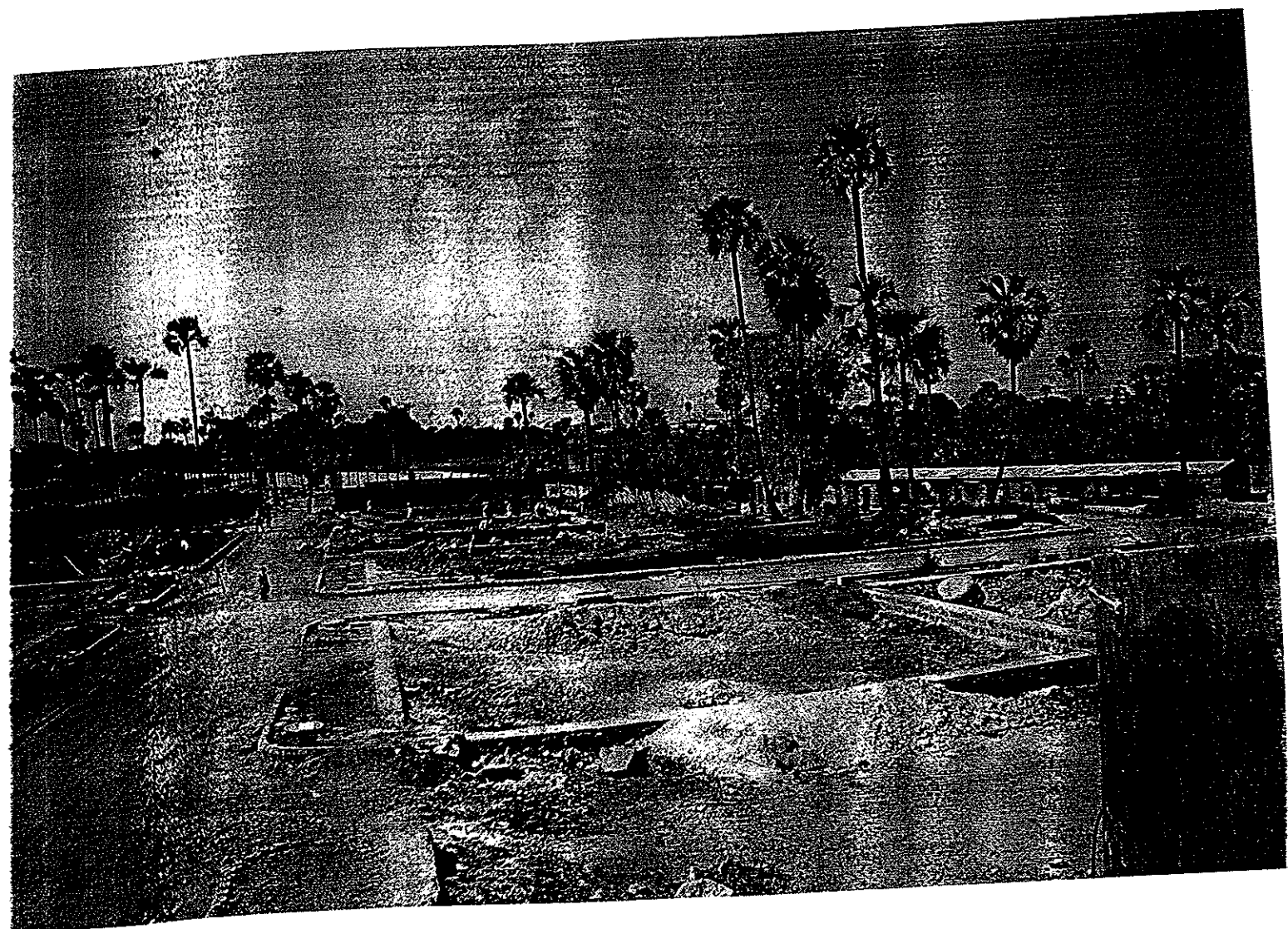
SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

1. వ పుస్తకముకి...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.../...లో కాగితపు వరుస
ముఖ్య...
పేరు...

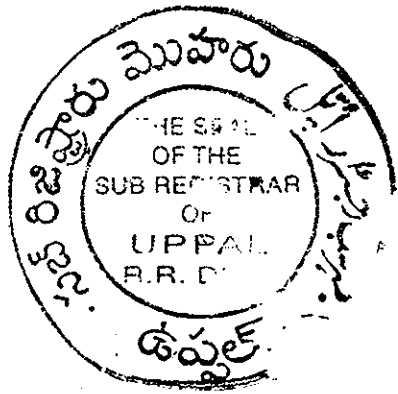
పేరు...





... పుస్తకము ౪౫౩...
... వస్తావేదాల మొత్తము కాగితములు
... సంఖ్య... 10... ఈ కాగితపు వరుస
... సంఖ్య... 8

పబ్లికేషన్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F



नाम /NAME
SRIDEVI KALICHETI

पिता का नाम /FATHER'S NAME
VENKATA RAMI REDDY NARALA

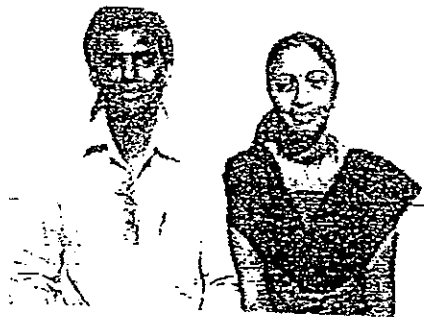
जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE

Sridevi

Sridevi

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



Family Members Details

No.	Name	Relation	Date of Birth	Age
1	Sridevi	Wife	08/02/84	22

[Signature]

D.P.L. No. 114
BHARAT SCOUTS & GUIDES

HOUSEHOLD CARD

Card No : PAP167881401086
 F.P Shop No : 815
 Name of Head of Household : Moha. Rajul
 Father/Husband name : Bharat
 Date of Birth : 04/12/1980
 Age : 26
 Occupation : Own Business
 House No. : 11-3-577, 401, UTTAM TOWERS
 Street : MINISTER ROAD
 Colony : D.V. COLONY
 Ward : Ward-2
 Circle : Circle VIII
 District : Hyderabad / Hyderabad
 (Rs.) : 100,000
 No. (1) : 455394 (Doubtful)
 No. (1) : Navranga Enterprises POC
 No. (2) : /
 No. (2) :

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

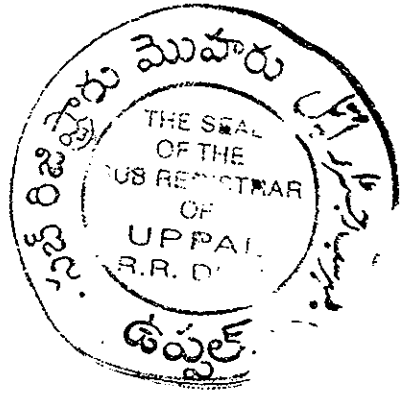
Permanent Account Number
AWSPP8104E



[Signature]

పుస్తకము ౧౫౪౭/౧౯...
ఈ పేజీల మొత్తం కాగితముల
పంఖ్య... ౧౨... ఈ కాగితపు వరుణ
పంఖ్య... ౧.....

పబ్లికేషన్



పుస్తకము 4582/09
చస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుష
సంఖ్య 10

సబ్ రిజిస్ట్రార్

