

6336 346

6308/08



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282759

Date : 24-07-2008 Serial No : 18,638 Denomination : 100

Purchased By :

G. KANDALA
370 S.A. ROAD
SECUNDERABAD

R. Satish
Sub Registrar
Ex. Office & Stamp Vendor
G.S.O., C&G Office, Byd

For Whom :
MEHTA & MODI HOMES
SECRET

SALE DEED

This Sale Deed is made and executed on this the ¹⁵ day of JULY 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

MRS. MEENAKSHI KANDALA, WIFE OF MR. B. B. MAHESH aged about 34 years. residing at C/o. Mr. Gangadhar Rao, H. No. 2-2-18/18/3/8, D. D. Colony, Bagh Amberpet. Hyderabad -500 013, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

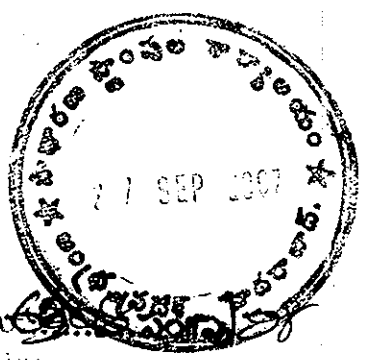
For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

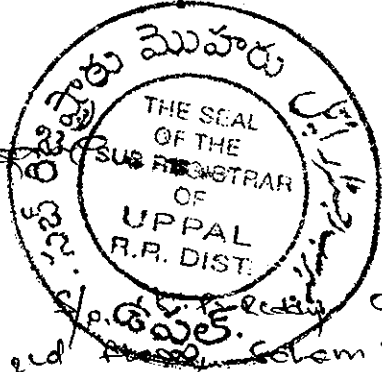
[Signature]
Partner

ENDORSEMENT	
The following amounts have been paid in respect of this document:	
Total: Rs. 29900/-	
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. 29300/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. -
4. adjustment of stamp duty u/s.15 of I.S.Act.1899, if any	Rs. -
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 2400/-
2. in the shape of cash.....	Rs. -
III. Registration fee:	
1. in the shape of challan.....	Rs. 2100/-
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. 29900/-



అది వ సం॥...నెల...11...తది
 1920 'వ.శ.శా...మాసము..20...తది
 పగలు...12...మరియు...గంటల మధ్య
 ఉన్నట్ సబ్-రిజిస్ట్రారు అఫీసులో
 శ్రీ. K.P. Reddy
 రిజిస్ట్రారు వద్దము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఖాబ్ గ్రాపులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 తునుము రూ॥ 2100/- చెల్లించారు.
 Receipt No. 803499 Dt. 11/7/07

ఉన్నవేజాల మొత్తం కాగితముల
 సంఖ్య 10 ఈ కాగితపు వరుస
 సంఖ్య.....
 సబ్-రిజిస్ట్రారు



వ్రాసే యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రాటనశ్రేణులు

K. Prabhakar Reddy
 (a) S-4-187/184, 2nd floor, Soham mansion, M.G. Road,
 Sec'bad, through attested SPA for presentation of
 Documents, vide SPA No. 69/14/08, Dt-19.04.08
 At SRO, UPPAL, R.R. DIST.



విరూపిణినది.
 K. SATYAPAL S/o Registrar via service
 1-35 Kastharamba colony UPPAL T.D. 39

మల్లారావు
 Ramulu S/o Ramachandrasaee Business
 R/o. 1-54, Krishanagar, Mallopur, Hyderabad.

2002 వ సం॥...నెల...11...తది
 '920 వ.శ.శా...మాసం...20...తది.

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.

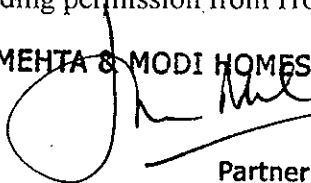
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

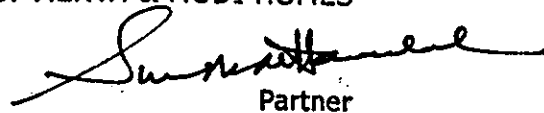
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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 & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

6308/08
10.6.2008
2

Section 42 of Act 19 of 2008
No. 6308 of 2008 Date 11/7/08

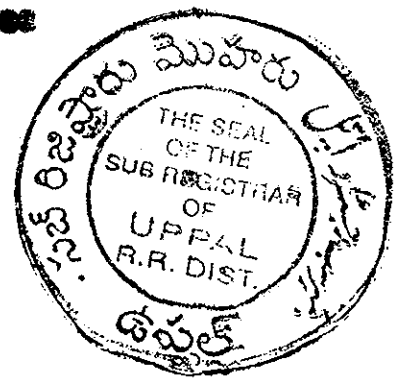
I hereby certify that the proper deficit
stamp duty of Rs. 37700/- Rupees. Thirty Seven
Seven Thousand only. ~~Thirteen Thousand~~
has been levied in respect of this instrument
from Sri. K. P. Reddy
on the basis of the agreed Market Value
consideration of Rs. 420,000/- being
higher than the consideration, agreed Market
Value.

R.O. Uppal
11/7/08
Sub Registrar
and Collector U.S. 41&4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 29300/- towards Stamp Duty
including Transfer duty and Rs. 2100/-
towards Registration Fee was paid by the part,
through Challan Receipt Number 803499
Dated 11/7/08 at SBI Habsiguda Branch Sec 6&3.

S.B.H. Habsiguda
A/c No. 01000050700
S.R.O. Uppal.

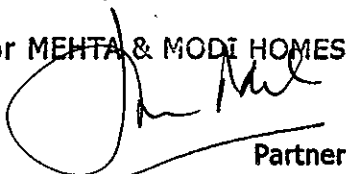


- H) The Vendee is desirous of purchasing a plot of land bearing no. 346 admeasuring 210 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,20,000/- (Rupees Four Lakhs Twenty Thousand Only) and the Vendor is desirous of selling the same 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. 346 admeasuring 210 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.4,20,000/- (Rupees Four Lakhs Twenty 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. 39,900/- is paid by way of challan No. 803499, dated 11.07.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

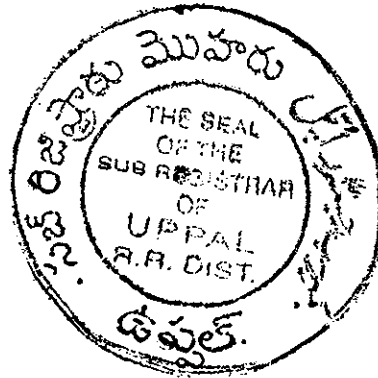

Partner

1 వ పుస్తకము 6308 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 3

పద్ - రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (శా.శ) పు. 6308/08
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 6308-1-200 కివ్వడమైన
2008 సంఖ్య 11 నెల 11 తేదీ

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

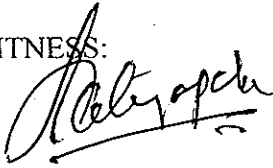
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 346 admeasuring about 210 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 347
South	30' wide road
East	30' wide road
West	Plot No. 345

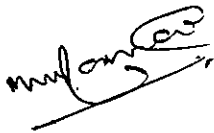
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

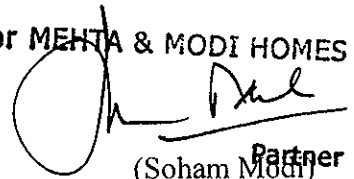
1.



2.

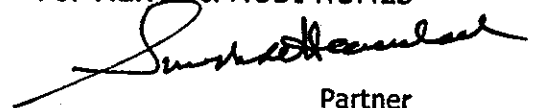


For MEHTA & MODI HOMES



Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES

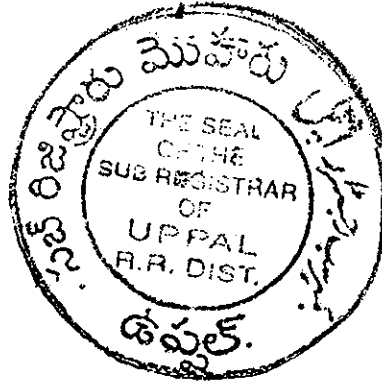


Partner
(Suresh U Mehta)
VENDOR

X

1 వ పుస్తకము. (2010 సంవత్సరం)
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 100... ఈ కాగితపు వరుణ
సంఖ్య..... 4.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 346, 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:

MRS. MEENAKSHI KANDALA, WIFE OF MR. B. B. MAHESH

REFERENCE:

AREA:

210

SCALE:

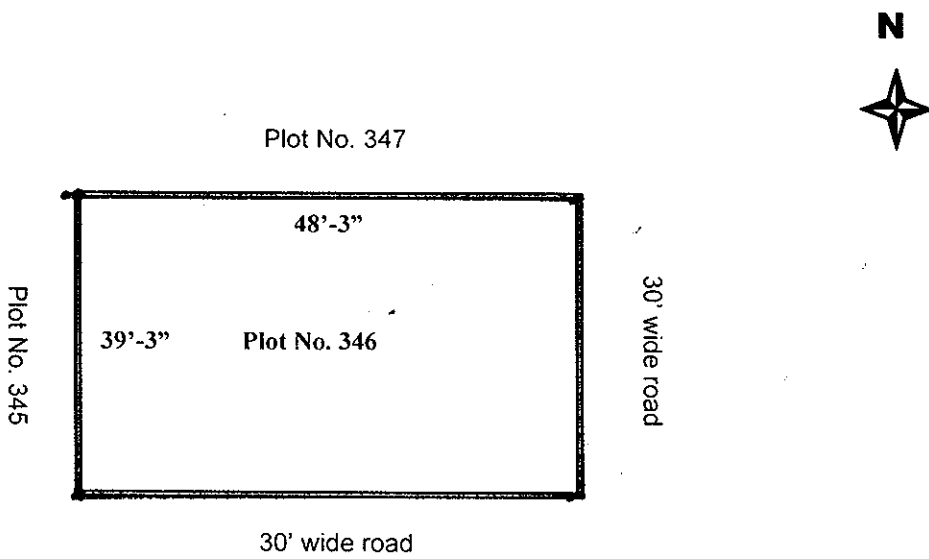
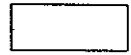
SQ. YDS.

INCL:

SQ. MTRS.



EXCL:



WITNESSES:

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
SIG. OF THE Partner

1.

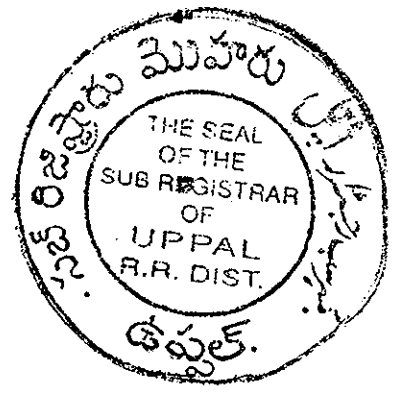
2.

[Signature]




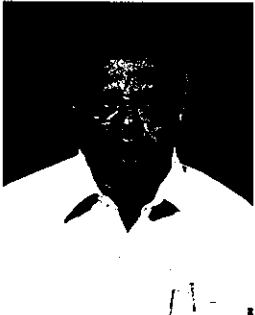


X

6208/108
10/5

✓
పట్టణము



**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
			<p><u>VENDOR:</u></p> <p>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.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4 2nd FLOOR SOHAM MANSIOM M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 69/BK/2008, 19.04.2008:</u></p> <p>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.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF EXECUTANTS

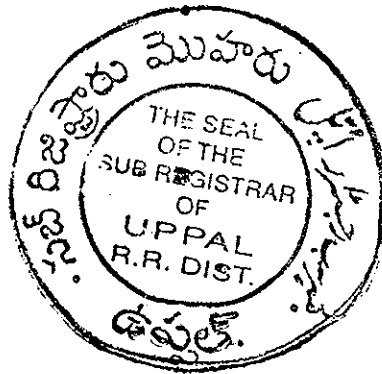
ప్రతి ప్రాంతంలో 6308 సం. 108

వస్తావేనాల మొత్తం బాగా ఉంది

పరిష్కారం 10 ఈ కారణం వల్ల

పరిష్కారం 6

M/ ✓
ప.శ్రీ-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
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BUYER:

MRS. MEENAKSHI KANDALA
W/O. MR. B. B. MAHESH
R/O. FLAT NO. 120/6
MADHURA FLATS
COLLECTOR NAGAR
ANNA NAGAR, WEST EXTN.
CHENNAI - 600 101.



REPRESENTATIVE:

MR. KANDALA RAJAMANNAR
S/O. LATE SRI KANDALA GOPAL NAIDU
R/O. FLAT NO. 120/6
MADHURA FLATS
COLLECTOR NAGAR
ANNA NAGAR, WEST EXTN.
CHENNAI - 600 101.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS

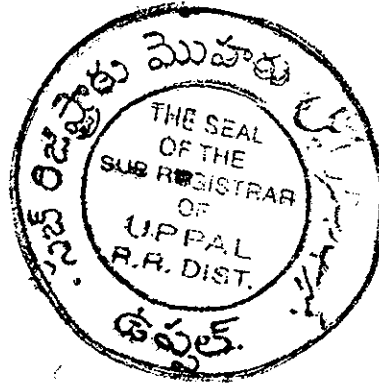
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. Kandala Rajamannar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar
of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

శ్రీ వ. శ్రీ సైకము: క్రై. సంగం: ద్రి
దస్తానేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 7

సా. రిజిస్టారు



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/55	55
3	Hari	Son	15/01/87	25

D.P.L. No.114
 BHARAT SCOUTS & GUIDES-11
 BHARADWAJ-BANGALURU-SEC'6AD
 16/02/2005
 16/02/2005
 16/02/2005

PERMANENT ACCOUNT NUMBER

ABMPN6725H

NAME
SOHAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
16-10-1999

SIGNATURE
[Signature]

Chief Commissioner of Income-tax, Andhra Pradesh

INDIA PRADESH

DRIVING LICENCE

DLDAPG11193822002

PROBATION PERIOD
 2-3-6 MONTHS
 JAISTON NAGAR
 HYDERABAD

DUPLICATE

Licencing Authority
RTA-HYDERABAD-2

For Mehta and Modi Homes

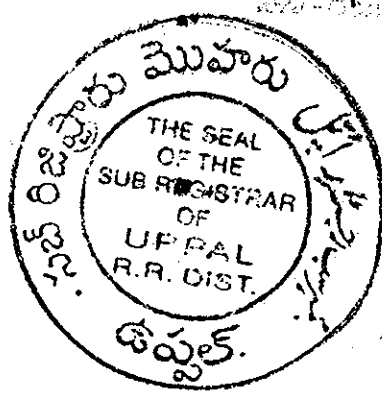
[Signature]
Partner

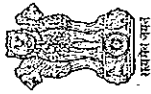
For Mehta and Modi Homes

[Signature]
Partner

6208...
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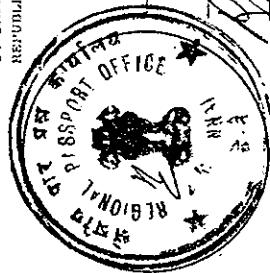




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से विनम्र
 श्रा वात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वास्तव में बिना रोक-टोक,
 आजादी से अति-जाते हैं, और उसे हर तरह की ऐसी सहायता और सुलभा प्रदान करें
 जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY
 CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR
 HINDRANCE, AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND
 PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
 BY ORDER OF THE PRESIDENT OF THE
 REPUBLIC OF INDIA



[Signature]
 Regional Passport Officer
 Chennai

भारत गणराज्य REPUBLIC OF INDIA



वर्ण / Type	राष्ट्रीय कोड / Country Code	पासपोर्ट नं. / Passport No.
	IND	A835872
उपनाम / Surname		
दिये जाये नाम / Given Names	KANDALA MEENAKSHI	
राष्ट्रियता / Nationality	लिंग / Sex	जन्मतिथि / Date of Birth
INDIAN	F	12.10.75
जन्म स्थान / Place of Birth	CHITTOOR, A.P.	
जारी करने का स्थान / Place of Issue	CHENNAI	
जारी करने की तिथि / Date of Issue	समाप्ति की तिथि / Date of Expiry	
15.11.99	14.11.2009	

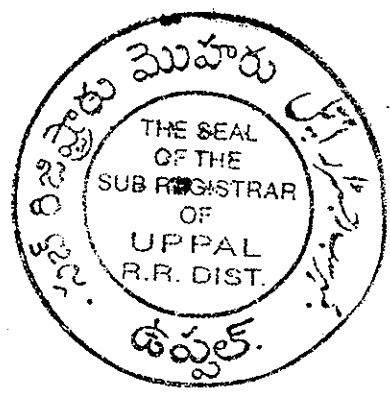
1 వ పుస్తకము 6208 సంఖ్య/08

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 10 ఈ కాగితపు వరుస

సంఖ్య... 9

పబ్-రిజిస్ట్రారు





26/06/2008

1 వ పుస్తకమంత్రి...సంఖ్య...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...10...

సబ్-రిజిస్ట్రారు

