

348 5065 5791 348 5065



STAMP

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3906 20000 100=
K. Venkatesh
A. R. Rao
Mehta and Modi Homes

See

P 532086
LEELA G CHIMALGI
STAMP VENDOR
N 12/2007
6-4-76/A, Usha Nagar, Secunderabad
SECUNDERABAD-500 002

SALE DEED

This Sale Deed is made and executed on this the 25th 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. BADI REDDI VENKATA JAGANNADA GANESH, SON OF MR. B. JAGANNAADA SWAMY aged about 42 years, residing at 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 and Modi Homes

[Signature]
Partner

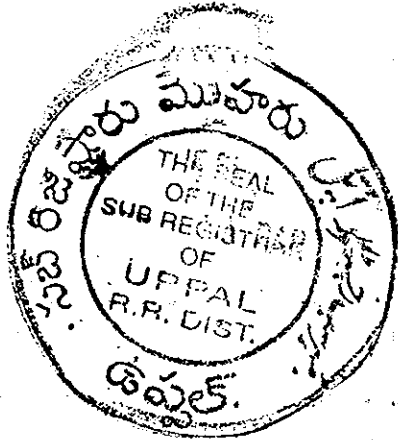
For Mehta and Modi Homes

[Signature]
Partner

ENDORSEMENT	
Certified that the following amounts have been paid in respect of this document:	
I. Stamp Duty: <u>11 APR 2008</u>	
1. in the shape of stamp paper.....	Rs. 100/-
2. in the shape of challan (U.S. Act. 1899).....	Rs. 32240/-
3. in the shape of cash (U.S. Act. 1899).....	Rs. —
4. adjustment of stamp duty U.S. Act. 1899, if any.....	Rs. —
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 9240/-
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 2310/-
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. 43390/-

వ పుస్తకము 762/...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు



అంకె వ సం|| డి.నె. నెల.. 2..వ.. తేది
 1930 వ. శ. శా. 2..వ. మాసము.. 4..వ. తేది
 పగలు... 3..వ. మరియు... 4..వ. గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఖాబ్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 దుసుముఖా... 2310/- చేల్పించినారు.

Receipt No. 823793 Dt. 25/6/08 via Registrar
 M.H. Habesiguda Branch, Sec'bad

హాబెసిగుడా బ్రాంచ్, సెకండ్ బాడ్
 Registrar s/o. K. P. Reddy Occ. Service
 107 S-H-187/3 & 4, 1st Floor, Soham Mansion,
 M. G. Road, Sec'bad, through attested GPA for
 Presentation of Documents, vide GPA No. 694/08
 at SRO, Uppal, R.R. Dist. Dt. 19.04.2008



1) Prabhakar Reddy Krishna s/o mallyal ee putempure
 H.No 19-124/A Nacharey
 H.No
 2) Pavan Kumar Pavan Kumar s/o Krishna murthy ee- Business
 No 1044 Uppal H H Dist

100.00 వ సం|| డి.నె. నెల.. 2..వ.. తేది
 1930 వ. శ. శా. 2..వ. మాసము.. 4..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.

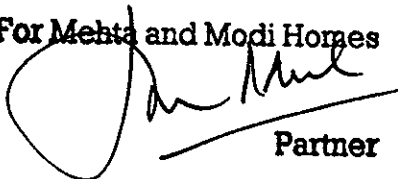
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

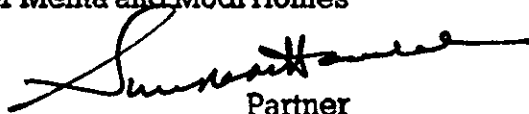
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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

వ పుస్తకము 7.62/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1... ఈ కాగితపు వరుస
సంఖ్య... 2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1908
No. 5762 of 2008 Date 25/6/08

I hereby certify that the proper deficit
stamp duty of Rs. 4480/- Rupees. *Four thousand -
four hundred and eighty 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. *62000/-* being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

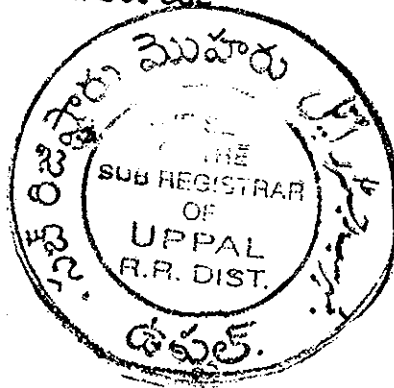
Date 25/6/08

[Signature]
Sub Registrar
and Collector O/S. 41 & 42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. *4480/-* towards Stamp Duty
including Transfer duty and Rs. *2310/-*
towards Registration Fee was paid by the party
through Challan Receipt Number *823793*
Dated *25/6/08* at SBH Habsiguda Branch. Sec 42

S.B.H. Habsiguda
A/c No. 01000059700
S.R.O. Uppal.



H) The Vendee is desirous of purchasing a plot of land bearing no. 348 admeasuring 231 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,62,000/- (Rupees Four Lakhs Sixty Two 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. 348 admeasuring 231 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. 4,62,000/- (Rupees Four Lakhs Sixty Two 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. 43,890/- is paid by way of challan No. 823792, dated 25.06.2008 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

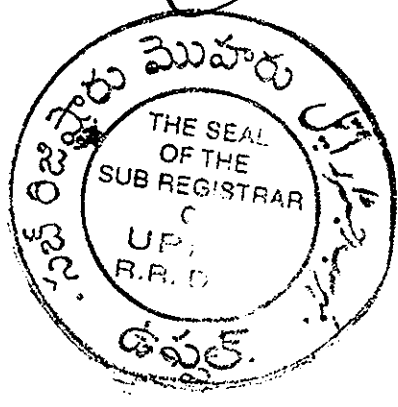

Partner

1 వ పుస్తకము...5762/స
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు...5762/08
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...5762-1-200 రిజిస్ట్రేషన్
2008 సం॥ జులై...నెల...25...తేది

రిజిస్ట్రారు గారికి




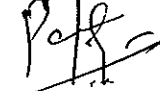
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 348 admeasuring about 231 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:

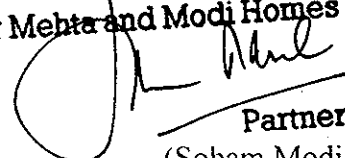
North	Plot No. 349
South	30' wide road
East	Plot No. 353
West	30' wide road

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:

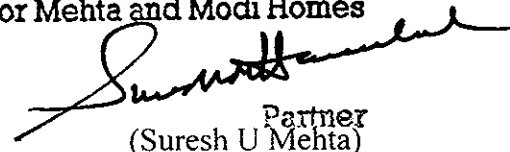
WITNESS:

1. 
2. 

For Mehta and Modi Homes


Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes

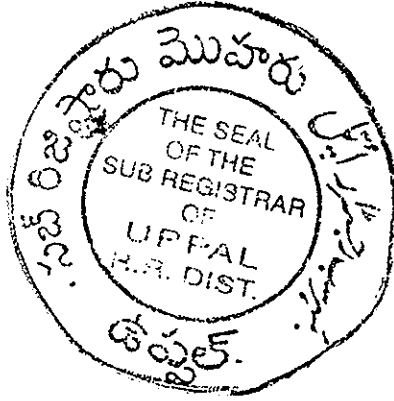

Partner
(Suresh U Mehta)
VENDOR


VENDEE

5762/08

వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 4.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 348, 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. BADI REDDI VENKATA JAGANNADA GANESH, SON OF MR. B. JAGANNAADA SWAMY

REFERENCE:

AREA:

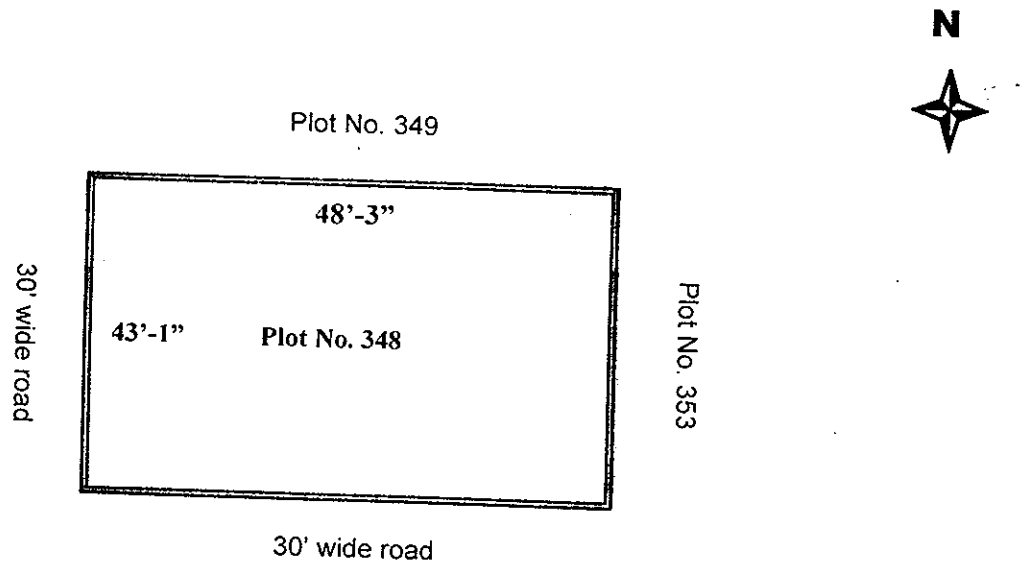
231

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

[Handwritten signature]

[Handwritten signature]

For Mehta and Modi Homes

[Handwritten signature]

Partner

For Mehta and Modi Homes

[Handwritten signature]

Partner

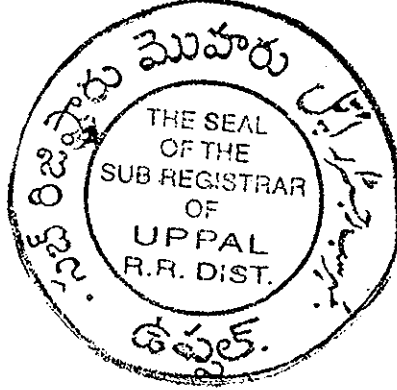
SIG. OF THE VENDOR

[Handwritten signature]

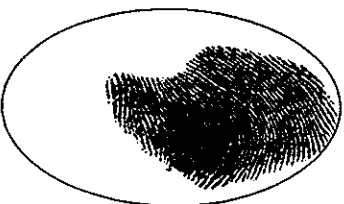


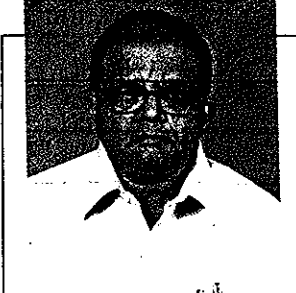




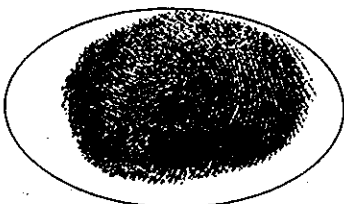


SIG. OF THE BUYER

వ పుస్తకము. గ. క. 2/స్వ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... రీ... ఈ కాగితపు వరుస
సంఖ్య... క.....

సబ్-రిజిస్ట్రారు



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

S.L.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> 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.
			<u>GPA FOR PRESENTING DOCUMENTS:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. P. REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.
			<u>PURCHASER:</u> MR. B. V. J. GANESH S/O. MR. B. V. JAGANNATHA SWAMY R/O. H. NO. 2-2-18/18/3/8 D. D. COLONY BAGH AMBERPET HYDERABAD - 500 013.
			<u>REPRESENTATIVE:</u> MR. P. GANGADHAR RAO S/O. MR. P. CHINA KONDAL RAO R/O. H. NO. 2-2-18/18/3/8 D. D. COLONY BAGH AMBERPET HYDERABAD - 500 013

SIGNATURE OF WITNESSES:

[Handwritten signatures of witnesses]

For Mehta and Modi Homes
[Signature]
 Partner

For Mehta and Modi Homes
[Signature]
 SIGNATURE OF EXECUTANTS
 Partner

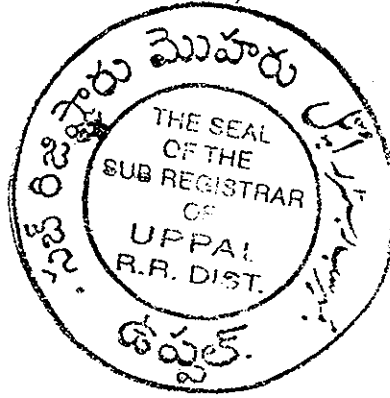
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
 We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
 Mr. P. Gangadhar rao, as I / We cannot appear personally before the Registering Officer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

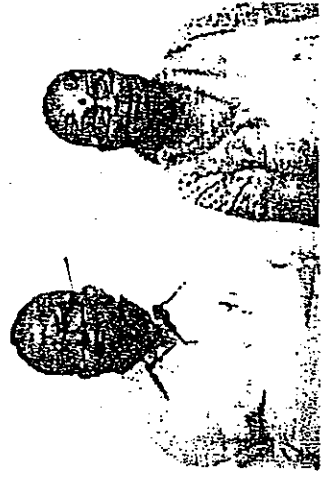
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వ పుస్తకము 7.62/స్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు





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
BHARAT SCOUTS & GUIDES-II
BARABADISE-SEG'BAD

Signature
16/07/2006
అధ్యక్షుడు నందమూరి కె. ఎస్.ఆర్.సి/సెగ'బాద్

Permanently Account Number
APMP16725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE
Sonam Modi

Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH

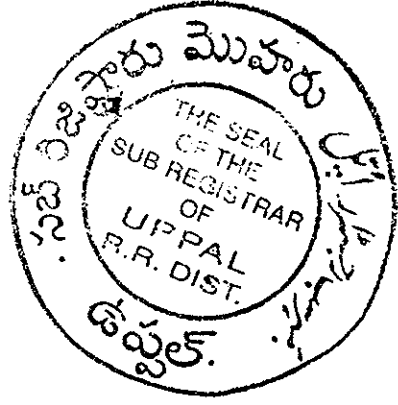
DRIVING LICENCE
OLDAP011193022002

FRAMMENT, HENRY K
K. PRASAD HENRY K
2-3-11-1953
JRISHYR, GANDEN
HYDERABAD

30-07-2002
DUPLICATE
RTA-HYDERABAD-02

వ పుస్తకము 762/స
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....7

సబ్-రిజిస్ట్రారు





18/03/2008 11:42

వ పుస్తకమునకు 26/2/58
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రజిస్ట్రారు

