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Doc No 10473/2008

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366582

Date : 06-10-2008 Serial No : 38,005 Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

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

For Whom :

MEHTA & MODI HOMES  
SECBAD

SALE DEED

This Sale Deed is made and executed on this the 24<sup>th</sup> day of November 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 GALI PADMAVATHI, WIFE OF MR. VENKATA RAMANA aged about 35 years, Occupation: Housewife, residing at H. No. 15-87, Sri Padmavathi Nagar, Thirupathi. - 517 502, 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

Partner

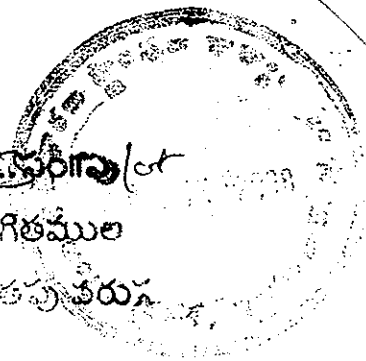
For MEHTA & MODI HOMES

Partner

**ENDORSEMENT**

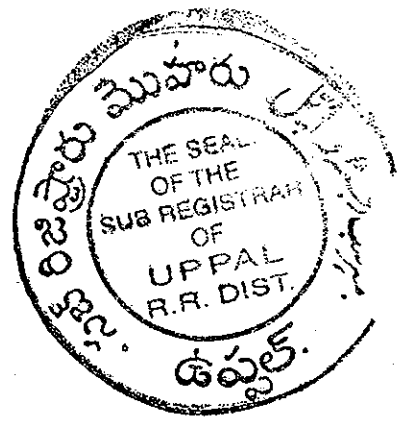
certified that the following amounts have been paid in respect of this document:

Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (w/s.41 of I.S.Act, 1899).....	Rs. 36860/-
3. in the shape of cash (w/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty w/s.16 of I.S.Act, 1899, if any.....	Rs. —
Transfer Duty:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
Registration fee:	
1. in the shape of challan.....	Rs. 2310/-
2. in the shape of cash.....	Rs. —
User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Sub-Registrar	Total: Rs. 39270/-



1వ పుస్తకము (0.4 ఎకరాల) లో  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య..... కాగితపు వరుస  
 సంఖ్య.....

పబ్-రిజిస్ట్రార్



1920- వ.సం. 24-వ తేదీ  
 1920- వ.సం. 3-వ తేదీ  
 పగలు..... మరియు 4  
 ఉప్పల్ పబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 26-ను  
 అనుసరించి సమర్పించవలసిన పాబ్ గ్రాఫులు  
 మరియు కేవలము ద్రలతో సహా దాఖలు చేసి,  
 చుసుము యా... 2310/- చెల్లించినారు.  
 Receipt No. 832969 dt 24/11/08  
 24 Habasiguda branch, Sec'bad

Prabhakar

Prabhakar

ప్రాసెస్ ముచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటనవేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O), 5-4-18773 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/GPA for presentation  
 of documents, Vide GPA / SPA No. 67/11/08  
 dated 19.4.08 registerer at SRO, Uppal,  
 Ranga Reddy District.

యోచించినది

- ① G. Pradeep Kumar S/o. G. Dhanraj  
 occ: Business R/o. Bowrepetty, Sec'bad.
- ② K. Ramiah S/o. Ramulu  
 occ: Business R/o. Torubera, Sec'bad.

200. రి. వ. సం. 24-వ తేదీ  
 1920- వ.సం. 3-వ తేదీ

పబ్-రిజిస్ట్రార్

**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.
- 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

1 వ పుస్తకము/౧౧.౧.౨౦౧౮/౪

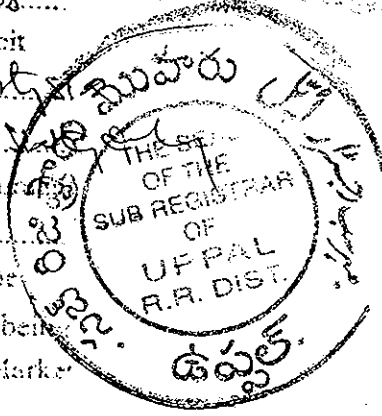
దస్త్రవేలాల మొత్తం కారితముల

వి.నెం. 9

2

Sub-section (Under Section 42 of Act II of 1908)  
No. 10493 of 2008 Date 24/11/08

I hereby certify that the proper deficit stamp duty of Rs. 36860/- Rupees Thirty six thousand Eight hundred and Sixty only has been levied in respect of this instrument from Sri K. Prabhakar Reddy on the basis of the agreed Market value of consideration of Rs. 462000/- being higher than the consideration agreed Market Value.



S.R.O. Uppal  
dated 24/11/08

Sub Registrar  
and Collector U.S. 4184  
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 36860/- towards Stamp Duty including Transfer duty and Rs. 2310/- towards Registration Fee was paid by the party through Chaitan Mahapatra A/c No. 832969 on 24/11/08 at Uppal Branch Secbad

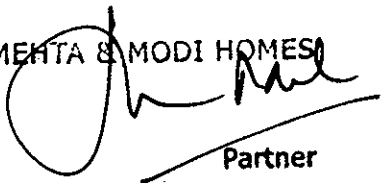
S.D. H. Mahapatra  
A/c No. 01000850705  
S.R.O. Uppal

H) The Vendee is desirous of purchasing a plot of land bearing no. 353 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. 353 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. 39,270/- is paid by way of challan No. 832969, dated 24.11.2008, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

FOR MEHTA & MODI HOMES



Partner

FOR MEHTA & MODI HOMES



Partner

1వ పుస్తకము (ఆంధ్రప్రదేశ్)

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 9... కాగితపు వరుస

పుస్తకము సం. (కా.క) ఖయ్యం... 3

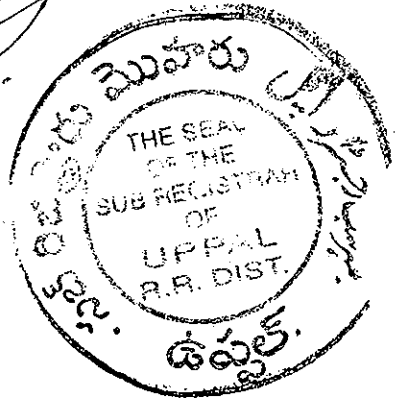
బిరుదుగా రిజిస్టరు చేయబడిన స్థానికుని నివాసం

సంఖ్య... 1-2008

సంఖ్య... 24

పబ్-రిజిస్ట్రార్

Handwritten signature and text



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 353 admeasuring about 231 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	Plot No. 352
South	30' wide road
East	30' wide road
West	Plot No. 348

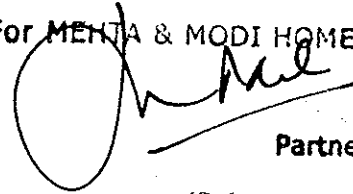
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.



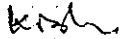
For MEHTA & MODI HOMES



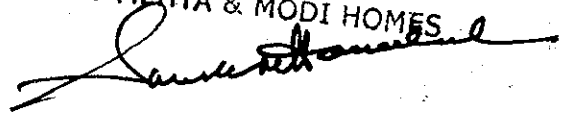
Partner

(Soham Modi)  
VENDOR

2.



For MEHTA & MODI HOMES



Partner

(Suresh U Mehta)  
VENDOR

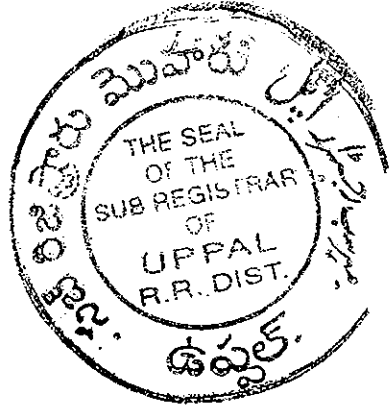
1వ పుస్తకం 10/12/2013 నామినేట్

దస్తావేజాల మొదటి కఠినముల

సంఖ్య 9

9

Handwritten signature





**REGISTRATION PLAN SHOWING**

PLOT NO. 353, 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. GALI PADMAVATHI, WIFE OF MR. VENKATA RAMANA

**REFERENCE:  
AREA:**

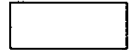
231

**SCALE:  
SQ. YDS.**

**INCL:  
SQ. MTRS.**



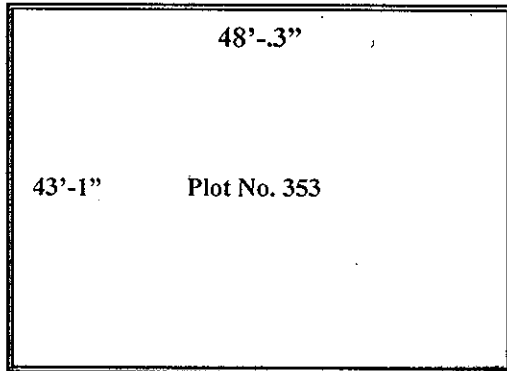
**EXCL:**



Plot No. 352



Plot No. 348



30' wide road

30' wide road

**WITNESSES:**

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

1.

2.

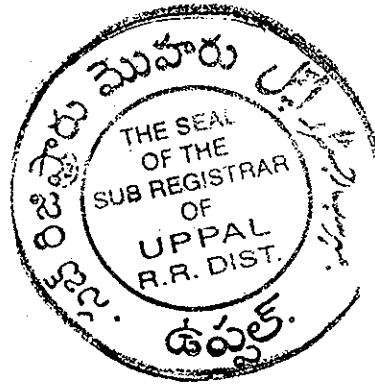
1వ పుస్తకము... సంగ్రహం

దస్తావేజాల మొత్తం కాగితముల

పంఖ్య... ఈ కాగితపు వరుస

సంఖ్య...

పబ్-రిజిస్ట్రార్

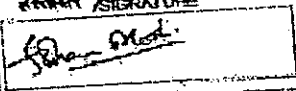


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABMPN6725H**

नाम / NAME  
**SOHANI SATISH MODI**

पिता का नाम / FATHER'S NAME  
**SATISH MANLAL MODI**

जन्म तिथि / DATE OF BIRTH  
**18-10-1969**

हस्ताक्षर / SIGNATURE  


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

आयकर विभाग  
 INCOME TAX DEPARTMENT



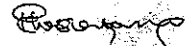
भारत सरकार  
 GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

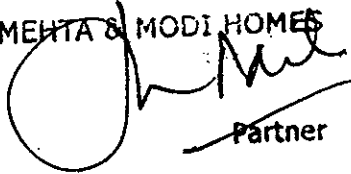
Permanent Account Number  
 AWSPP8104E

  
 Signature



10062008

For MEHTA & MODI HOMES

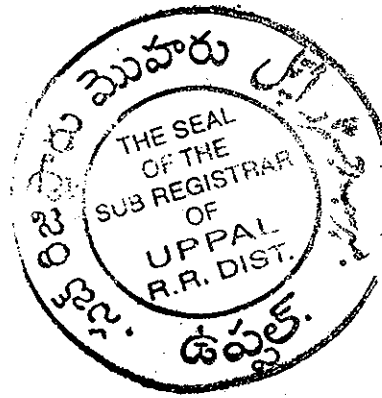
  
 Partner

For MEHTA & MODI HOMES

  
 Partner

1 వ పుస్తకము (రెగిస్ట్రేషన్) కి  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

పబ్-రిజిస్ట్రార్

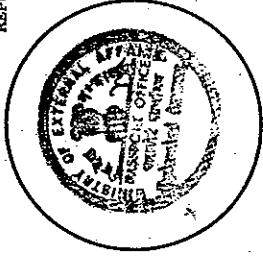




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से निम्नलिखित बात से सावधान हो, यह गर्वनाम एवं अंगना की जाती है कि वे बाहक को बिना रोक-टोक, आगामी से जाने-बाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

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



MEYMOONA FAZIL  
For Passport Office  
New Delhi

भारत गणराज्य REPUBLIC OF INDIA



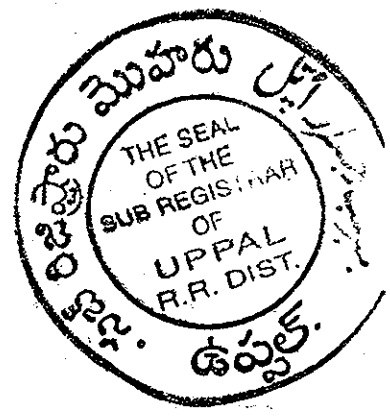
Padmaavathi G.  
GOVERNMENT

अंगना प्रकार / Category	देश कोड / Country Code	अंगना नं. / Passport No.
	IND	B 0462977
अंगना नाम / Surname	GALI	
अंगना नाम / Given Names	PADMAVATHI	
अंगना जाति / Nationality	लिंग / Sex	अंगना तिथि / Date of Birth
INDIAN	FEMALE	1-6-1974
अंगना जन्म स्थान / Place of Birth	GALINARPALEI AP	
अंगना जन्म तिथि / Date of Birth	1-6-1974	
अंगना जारी करने की तिथि / Date of Issue	अंगना समाप्त तिथि / Date of Expiry	
12-8-99	11-8-2009	

Padmaavathi G.

1 వ పుస్తకము ల. ౧౩. సంఖ్య ౪  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... 9.....  
చెల్లు..... 8.....

వద్ద - రిజిస్ట్రార్



Padmalakshmi G.



1 వ పుస్తకములోని సర్దిబెట్టె  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య... 9.....

పబ్-రజిస్ట్రా

