

2831/10

2796/10

926

SCAA



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P-445462

S.No. 10154 Date 23/03/2010  
 Sold to Venkatesh  
 Sr. P. A. A. Rao  
 For M/s. Mehta & Modi Homes

*[Signature]*  
**K. SATISH KUMAR**  
 SVL.No.13/2000 R.No.16/2009  
 5-2-30, Premavathipet (V),  
 Rajendranagar (M), R.R. Dist.

**SALE DEED**

This Sale Deed is made and executed on this the 19<sup>th</sup> day of April 2010 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**

MRS. S. RAMA KUMARI, WIFE OF MR. SURESH KUMAR aged about 40 years, Occupation: Business, residing at Flat No. 202, Satya Eshwar Mansion, Kartikeya Nagar, Street no.7, Lane no. 1, 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

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

**I. Stamp Duty:**

1. In the shape of stamp papers..... Rs. 100/-

2. In the shape of challan (uls 41 of 1 S.A.)..... Rs. 21,260/-

3. In the shape of cash (uls 41 of 1 S.A.)..... Rs. 1,000/-

4. Adjustment of stamp duty (uls 18 of 1 S.A.)..... Rs. 1,000/-

**II. Transfer Duty:**

1. In the shape of challan..... Rs. 1,000/-

2. In the shape of cash..... Rs. 1,000/-

**III. Registration Fee:**

1. In the shape of challan..... Rs. 1,000/-

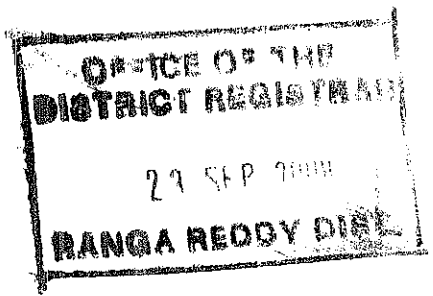
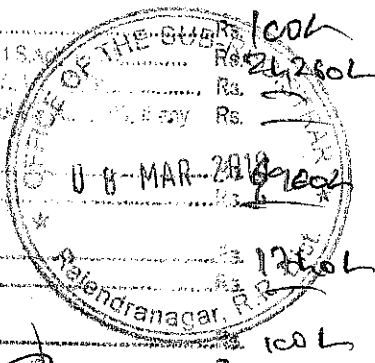
2. In the shape of cash..... Rs. 1,000/-

**IV. User Charges:**

1. In the shape of challan..... Rs. 100/-

2. In the shape of cash..... Rs. 100/-

Sub-Registrar: *[Signature]* Total: Rs. 33,160/-

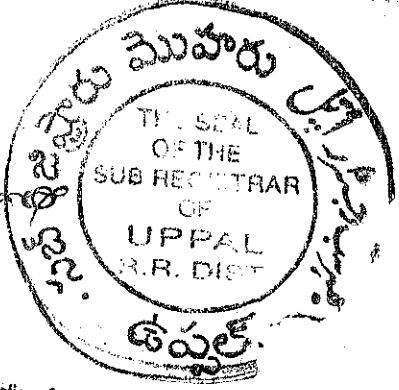


2018 - వ సం॥ ఏప్రిల్ నెల 23 వ తేదీ  
 1932 వ.శ.శా.త్ర.శా. మూసం. 3 వ తేదీ  
 పగలు 3 వ గంటలు మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రేషన్ కార్యాలయం

వస్తుముఖము 2286 / సంఖ్య  
 దస్తావేజాల మొత్తం కలిగితముల  
 సంఖ్య 1 కలిగివు వరుస  
 సంఖ్య 1

*[Signature]*  
 సబ్-రిజిస్ట్రేషన్

K. Prabhakar Reddy  
 వస్తుముఖము, 1932 వ.శ.శా.త్ర.శా. మూసం. 3 వ తేదీ  
 పగలు 3 వ గంటలు మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రేషన్ కార్యాలయం  
 చివరిముద్రలు సహా దాఖలు చేసి  
 చివరిముద్రలు 17406 చెల్లించినారు.  
 Receipt No. 640586 Di 22/11/18  
 R.H. Habsiguda Branch, Secbad.



సాక్షి యుద్ధయ్య ఒక్కొక్కడ  
 ఎడమ చేతిపదములు

*[Signature]*  
*[Signature]*



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA / SPA No. 69/2018/08  
 dated 19.4.08 registerer at SRO, UPPAL  
 Ranga Reddy District.

గూఢచారి

① *[Signature]*

Yencotaramang Reddy S/o. Anji Reddy  
 Occ: Service - R/o. 11-187/21 Rd no.2, Green Hills  
 Colony, Surbarnagar, Hyderabad

② *[Signature]*

B. RAJUMAR S/o. MURUND RAO  
 Occ: SERVICE R/o. AIWAL, SECIBAD.

2018 వ. సం॥ ఏప్రిల్ నెల 23 వ తేదీ  
 1932 వ. శా.శా. త్ర.శా. మూసం. 3 వ తేదీ.

*[Signature]*  
 సబ్-రిజిస్ట్రేషన్

**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.

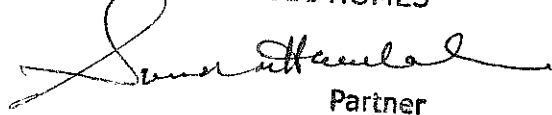
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with 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(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.
- 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

... 2296/సంఖ్య  
...  
...  
...  
... 2

పద-రెజిస్ట్రార్

... under Section 42 of Act II of 1957  
No. 2296 of 2010 Date 23/12/10

I hereby certify that the proper deficit stamp duty of Rs. 31220/- Three one thousand two hundred and twenty only has been levied in respect of this instrument from Sri. K. Pambhakar Reddy on the basis of the agreed Market Value consideration of Rs. 348000/- being higher than the unencumbered agreed Market Value.

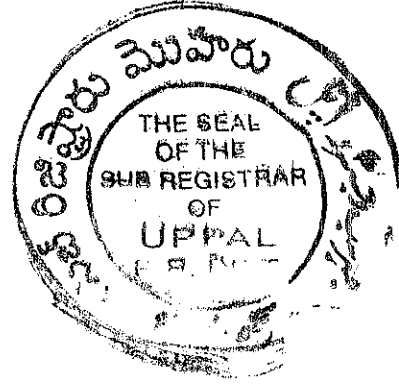
*[Signature]*  
Sub Registrar  
and Collector U/S. 41 & 42  
INDIAN STAMPS ACT

R.O. Uppal  
23/12/10

**Registration Endorsement**

An amount of Rs. 31220/- towards Stamp Duty including Transfer duty and Rs. 1750/- towards Registration Fee was paid by the party through Challen Receipt Number 640586 Dated 22/12/10 at S.P. 11 Hyderabad Branch. See back

...  
... 1000050783  
... R.O. Uppal

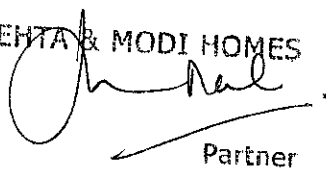


H) The Vendee is desirous of purchasing a plot of land bearing no. 310 admeasuring 174 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,48,000/- (Rupees Three Lakhs Fourty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

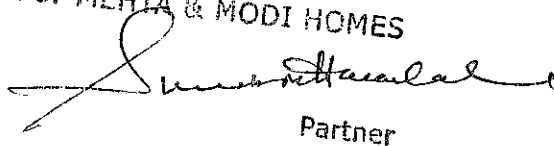
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 310 admeasuring 174 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.3,48,000/- (Rupees Three Lakhs Fourty Eight Thousand Only) for being Housing Loan issued by Bank of Baroda, A. S. Rao Nagar Branch, Hyderabad. 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. 33,060/- is paid by way of challan No. 640586 dated 22.4.10, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

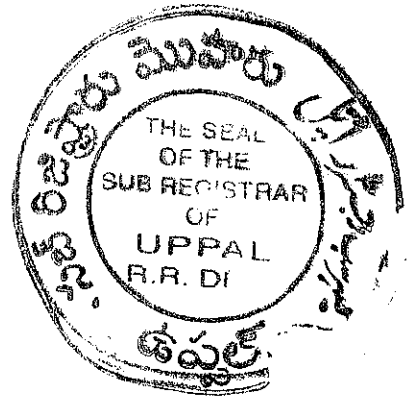
  
Partner

1 వ అక్షరము 2796/10 సం  
దస్తావేజాల వెయిత్తం కాగితముల  
సంఖ్యకి... తో కాగితపు పురుష  
పంఖ్య 3

Handwritten signature

1 వ అక్షరము సంఖ్య (కా.క) 2796/10  
సంబంధంగా రిజిస్ట్రారు వేయబడి స్వీకరించు నిమిత్తం  
గుర్తింపు నెంబరు 2831... 1-2010 ఇవ్వబడ్డది  
2019 సంఖ్య 29

Handwritten signature




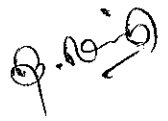
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 310 admeasuring about 174 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	Land belongs to Vendor
South	Plot No. 311
East	Commercial Complex
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 & MODI HOMES

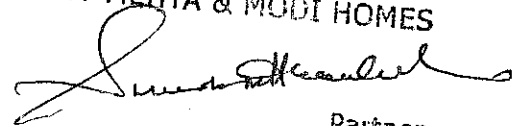


Partner

(Soham Modi)

VENDOR

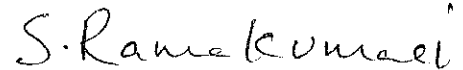
For MEHTA & MODI HOMES



Partner

(Suresh U Mehta)

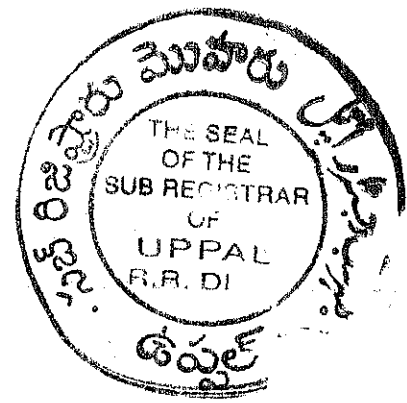
VENDOR



VENDEE

ప పుస్తకము 7786/నంబు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య. ౧౦౦౦ ఈ కాగితపు వరుస  
సంఖ్య 4

హబ్-రిజిస్ట్రార్





**REGISTRATION PLAN SHOWING**

PLOT NO. 310,

**IN SURVEY NO.**

31, 40(P), 41(P), 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. S. RAMA KUMARI, WIFE OF MR. SURESH KUMAR

**REFERENCE:**

**AREA:**

174

**SCALE:**

SQ. YDS.

**INCL:**

SQ. MTRS.



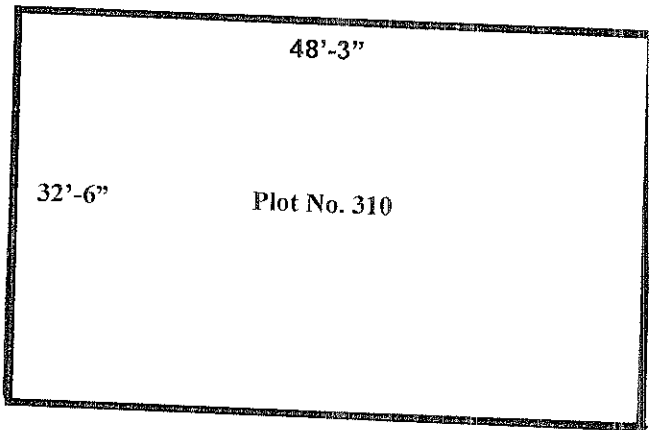
**EXCL:**



Land belongs to Vendor



30' wide road



Commercial Complex

For MEHTA & MODI HOMES

*[Signature]*  
Partner

For MEHTA & MODI HOMES

*[Signature]*  
Partner  
SIG. OF THE VENDOR

**WITNESSES:**

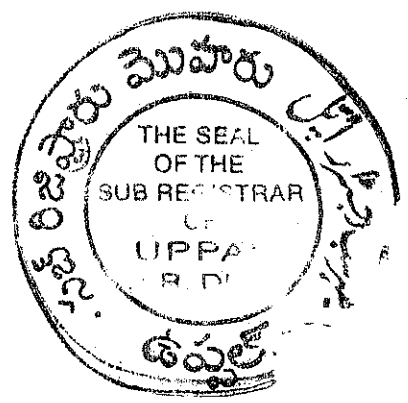
1. *[Signature]*

2. *[Signature]*

*[Signature]*  
S. Ramakumari  
SIGN. OF THE BUYER

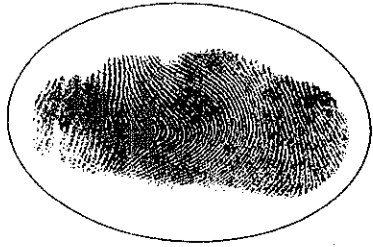
ప పుస్తకము 2796/సం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 4... కాగితపు వరువ  
సంఖ్య.....

పబ్-రిజిస్ట్రార్



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

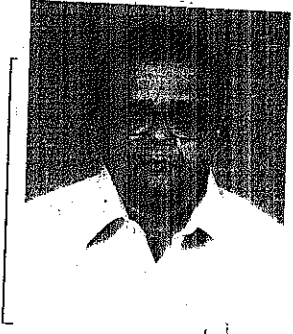
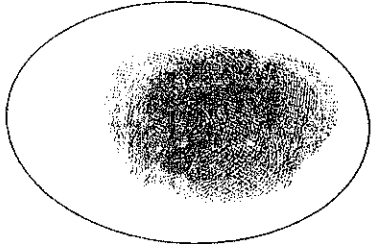
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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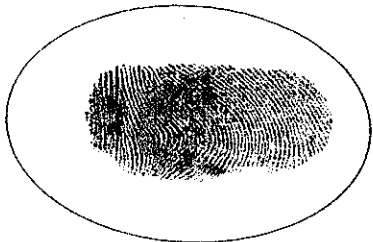
**VENDOR:**

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

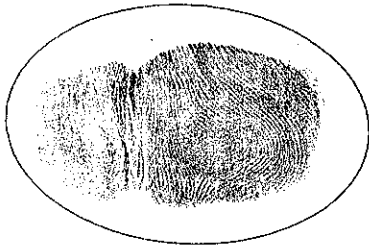


2. MR. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.



**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:**

MRS. S. RAMA KUMARI  
W/O. MR. SURESH KUMAR  
R/O. FLAT NO. 202  
SATYA ESHWAR MANSION  
KARTIKEYA NAGAR, STREET NO.7  
LANE NO. 1, NACHARAM  
HYDERABAD - 500 076

**SIGNATURE OF WITNESSES:**

1.

2.

For MEHTA & MODI HOMES

Partner

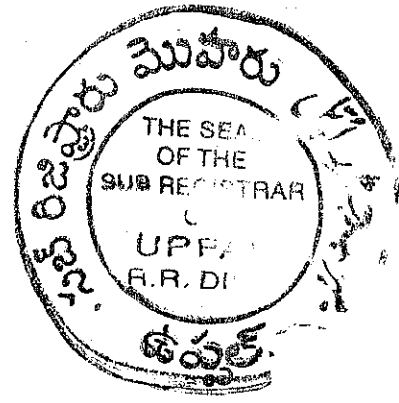
For MEHTA & MODI HOMES

SIGNATURE OF EXECUTORS

SIGNATURE(S) OF BUYER(S)

వ పుస్తకము 27.9.6/సం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 4.....ఈ కాగితపు వరుస  
సంఖ్య 6.....

పబ్-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 . 28

D.P.L. No. 114  
**BHARAT SCOUTS & GUIDES-II**  
 PARABHISE, SEC-8/BAD  
 16/02/2006  
 16/02/2006

**PERMANENT ACCOUNT NUMBER**

**ABMP6725H**

**नाम NAME**  
**SCHAM SATISH MODI**

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

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

**हस्ताक्षर SIGNATURE**

Chief Commissioner of Income Tax, Andhra Pradesh

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**

**15/01/1974**  
 Permanent Account Number  
**AWSP8104E**

Signature

**HOUSEHOLD CARD**

**CEH No** : KAP1539130815  
**FI Shop No** : 815

**शुद्ध** : Bomen, NSS  
**पति/पति/पति** : Mehta, Suresh  
**पति/पति/पति** : 95/950

**पति/पति/पति** : Dharmaj  
**पति/पति/पति** : 15/12/1968  
**पति/पति/पति** : 58  
**पति/पति/पति** : Own Business

**पति/पति/पति** : 2-1-877  
**पति/पति/पति** : MINISTER ROAD  
**पति/पति/पति** : D Y COLONY  
**पति/पति/पति** : 52  
**पति/पति/पति** : Ward-2  
**पति/पति/पति** : 59/56  
**पति/पति/पति** : Circle VIII  
**पति/पति/पति** : Hyderabad / Hyderabad

**पति/पति/पति** : 190,000  
**पति/पति/पति** : ME6639(Single)  
**पति/पति/पति** : Akhara Enterprises, (C)  
**पति/पति/पति** : 1/1  
**पति/पति/पति** : 1/1

For MEHTA & MODI HOMES

*(Signature)*

Partner

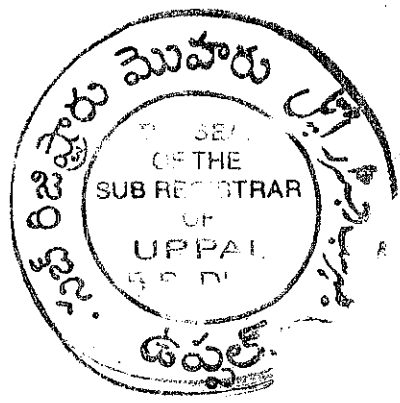
For MEHTA & MODI HOMES

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Partner

వ పుస్తకము 27.9.6/సం॥  
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సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....7

పబ్-రిజిస్ట్రా-గి.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAMAKUMARI SARIKONDA

RANGRAJU SARIKONDA

21/09/1963

Permanent Account Number

BBCPS0362R



02082005

*SRK*  
Signature

S. Ramakumari

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10  
రవాణాదేబాల మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు పనులు  
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