

Doc. No. 1599/10

1630/10

भारतीय गैर न्यायिक

सौ रुपये

Rs. 100

रु. 100

ONE  
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 001606

Sl No. 1817 Date 16/01/2010

Sold to Venkatesh

S/o. D/o. W/o. C.A. Rao

For Whom Mehta & Modi Homes

**K. SATISH KUMAR**  
S.V.L.No. 13/2009, R.No. 16/2009  
3-2-30, Premavathipet (VII),  
Rajendra Nagar (Md), R.R. Dist

SALE DEED

This Sale Deed is made and executed on this the 11<sup>th</sup> day of March 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 40 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

1. MRS. S. SATYA KASTURI, WIFE OF MR. S. M. GOPAL RAO aged about 62 years
2. MR. S. M. GOPAL RAO, SON OF LATE S. L. NARASIMHA RAO aged about 68 years, both are residing at Flat No. 409, Jamuna Tirth Apartments, Dharam Karam Road, Ameerpet, Hyderabad - 500 016, 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

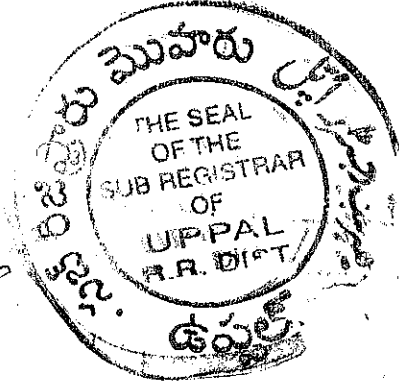
  
Partner

Stamp Duty: Rs. 100/-  
 Registration Fee: Rs. 6960/-  
 User Charges: Rs. 100/-  
 Total: Rs. 7160/-



వస్తుకము. 1599/నంబు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 4... ఈ కాగితపు వరుస  
 సంఖ్య: 1

సహాయక



2010 - వ సం॥ ఏప్రిల్ నెల... 11... వ తేది  
 1991 - వ.శ.శా. ఆర్డర్... మాసము 20... తేది  
 పగలు... 3... మరియు... 4... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించబడిన పోబోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 లిసుము రూ॥ 1716.01... చెల్లించారు.

Receipt No. 55028 D.D. 13/10/10  
 Habsiguda Branch, Sec'bad

శ్రీ. రవిచంద్ర

ద్రాస్ యిచ్చినట్లు ఒప్పుకొన్నది  
 ఎవరు వ్రాసినవేలు



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. 63/2010 dated  
 19.4.10 & registerer at SRO, Uppal  
 Ranga Reddy District.

యజమాని

Venkatramana Reddy S/o. Anji Reddy  
 Occ. Senior - R/o 11-187/2, Rd No. 2,  
 Green Hills Colony, Secranager, Hyderabad.

B. RAS KUMAR S/o. MUKUND RAO  
 Occ. BUSINESS - R/o. ATWAL, SEC'BAD.

2010 వ సం॥ ఏప్రిల్ నెల... 11... వ తేది  
 1991 వ.శ.శా. ఆర్డర్... మాసం 20... వ తేది.

సహాయక

**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.

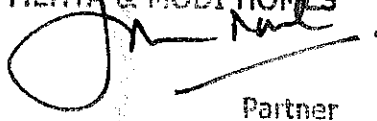
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

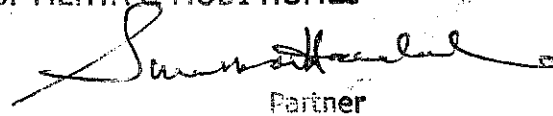
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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

వ పుస్తకము 1599/10 సంగ్రహ  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 9... ఈ కాగితపు వరుస  
 సంఖ్య 2.....

*[Handwritten Signature]*  
 పబ్లిక్ రికార్డర్

Statement Under Section 42 of Act II of 1939  
 No. 1599 of 2010 Date 11/3/10

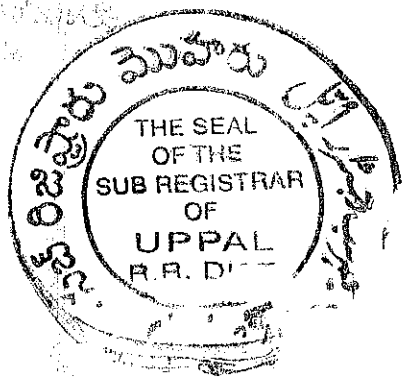
I hereby certify that the proper deficit  
 stamp duty of Rs. 31220/- Rupees *Thirty one thousand - two hundred and twenty only*  
 has been levied in respect of this instrument  
 from Sri. *K. Prabhakar Reddy*  
 on the basis of the agreed Market Value  
 consideration of Rs. *3,58,000/-* being  
 higher than the consideration agreed Market  
 Value.

S. R. O. Uppal  
 dated 11/3/10  
 Sub Registrar  
 and Collector U.S. 4124  
 INDIAN STATE

Registration Endorsement

An amount of Rs. *31220/-* towards Stamp Duty  
 including Transfer duty and Rs. *1740/-*  
 towards Registration Fee was paid by the party  
 through Challan Receipt No. *555028*  
 dated *11/3/10* at Sub Registrar Branch, Sec'nd

*[Handwritten Signature]*  
 పబ్లిక్ రికార్డర్

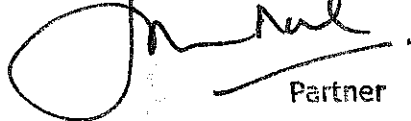


H) The Vendee is desirous of purchasing a plot of land bearing no. 352 admeasuring 174 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,48,000/- (Rupees Three Lakhs Forty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

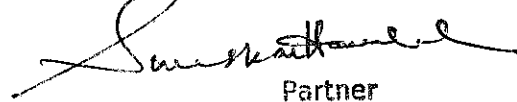
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. The Vendor do hereby convey, transfer and sell the Plot No. 352 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 Forty Eight 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. 33,060/- is paid by way of challan No. 555028, dated 11.03.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MENTA & MODI HOMES

  
Partner

For MENTA & MODI HOMES

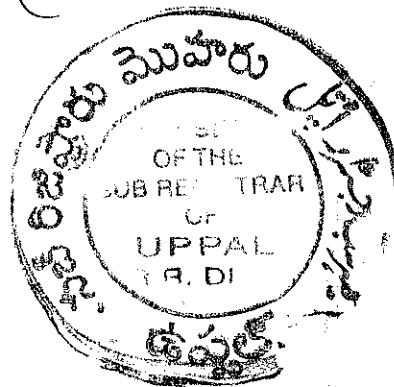
  
Partner

ప పుస్తకము. 1599/నంబు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....9....ఈ కాగితపు వరుస  
సంఖ్య.....3.....

సబ్-రెజిస్ట్రార్

ప పుస్తకము నంబు (కా.క) నంబు.....1599/నంబు  
వింబరుగా రిజిస్ట్రారు చేయబడి స్వామిండు నిమిత్తం  
గుర్తింపు నెంబరు. 1670.....-2090 అవ్వడమైన  
2090 నంబున రిజిస్ట్రారు నెంబరు.....4.....కి

రిజిస్ట్రారు గారు





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 352 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:

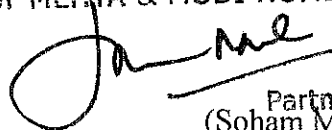
North	Plot No. 351
South	Plot No. 353
East	30' wide road
West	Plot No. 349

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:

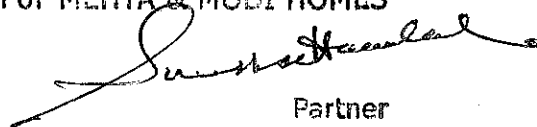
WITNESS:

1. 
2. 

For MEHTA & MODI HOMES

  
Partner  
(Soham Modi)  
VENDOR

For MEHTA & MODI HOMES

  
Partner  
(Suresh U Mehta)  
VENDOR

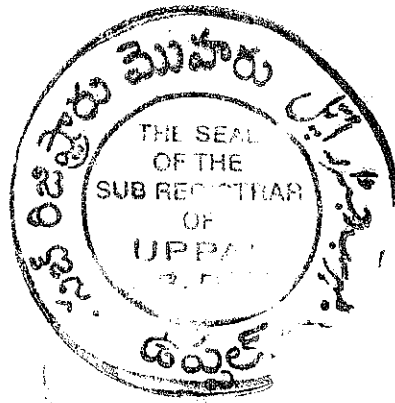
15. Satya Kasturi

VENDEE

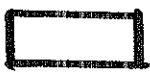
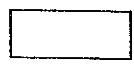


వ పుస్తకము. క్ర. సం. ౧౯౫౬  
వస్తావేజాల మొత్తం కాగితముల  
సంఖ్య ౧. ఈ కాగితపు వరుక  
సంఖ్య ౫.

పబ్లికేషన్

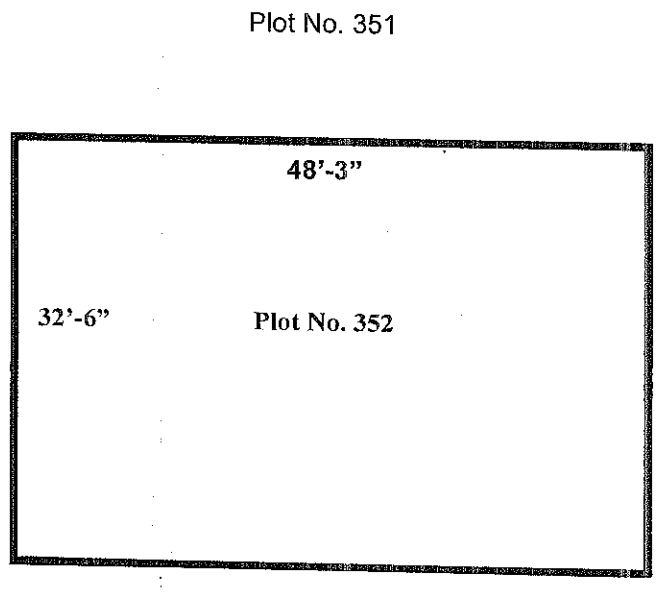




<b>REGISTRATION PLAN SHOWING</b>		PLOT NO. 352,	
<b>IN SURVEY NO.</b>	31, 40(P), 41(P), 42, 44, 45 & 55	<b>Situated at</b>	
	CHERLAPALLY VILLAGE, GHATKESAR	<b>Mandal, R.R. Dist.</b>	
<b>VENDOR:</b>	M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS		
	1. MR. SOHAM MODI, SON OF SRI SATISH MODI		
	2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA		
<b>BUYER:</b>	1. MRS. S. SATYA KASTURI, WIFE OF MR. S. M. GOPAL RAO		
	2. MR. S. M. GOPAL RAO, SON OF LATE S. L. NARASIMHA RAO		
<b>REFERENCE:</b>	<b>SCALE:</b>	<b>INCL:</b>	<b>EXCL:</b>
<b>AREA:</b> 174	SQ. YDS.	SQ. MTRS. 	


  

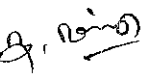
Plot No. 351



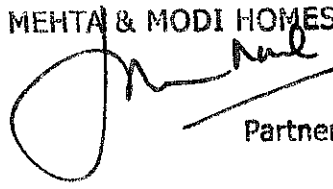
Plot No. 353

**WITNESSES:**

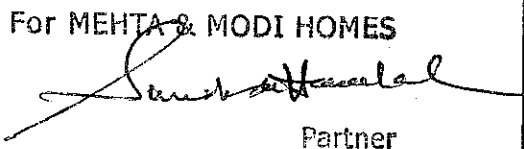
1. 

2. 

For MEHTA & MODI HOMES

  
Partner

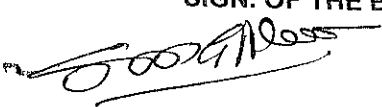
For MEHTA & MODI HOMES

  
Partner

**SIG. OF THE VENDOR**

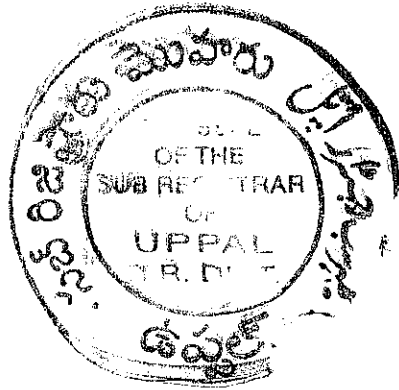
S. Satya Kasturi

**SIGN. OF THE BUYER**



వ పుస్తకము. 1. క. గ. 9. / స. 10  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... గ్రీ... ఈ కాగితపు వరుస  
సంఖ్య..... క.....

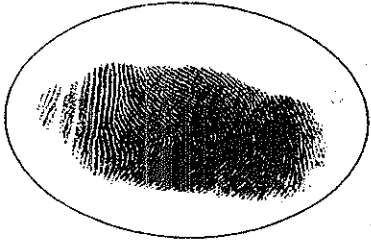
పబ్-రిజిస్ట్రార్



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

SL. NO. FINGER PRINT  
IN BLACK  
(LEFT THUMB)

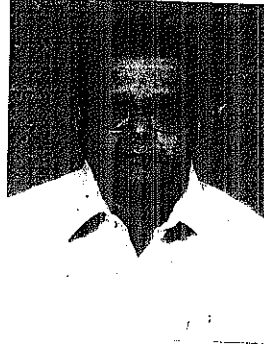
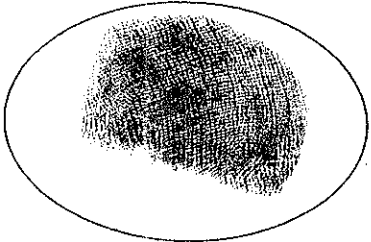
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. MEHTA & MODI HOMES,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD  
REP. BY ITS PARTNERS.

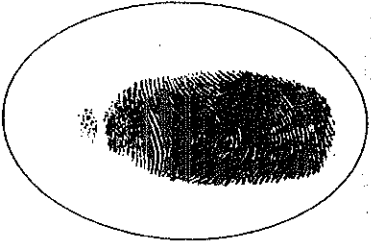
1. MR. SOHAM MODI  
S/O. MR. SATISH MODI



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.

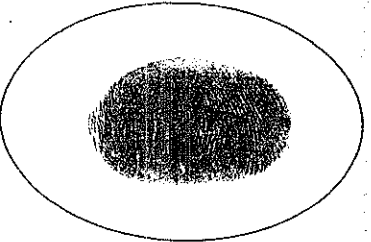
GPA FOR PRESENTING DOCUMENTS  
VIDE DOC. NO. 69/BKIV/2008:

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.

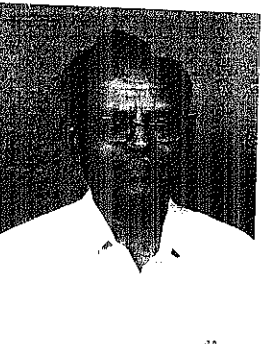
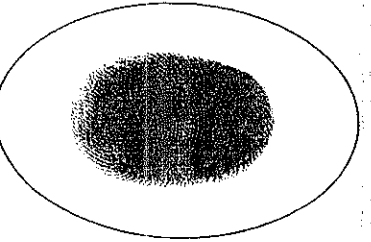


BUYERS:

1. MRS. S. SATYA KASTURI  
W/O. MR. S. M. GOPAL RAO  
R/O. FLAT NO. 409  
JAMUNA TIRTH APARTMENTS  
DHARAM KARAM ROAD  
AMEERPET  
HYDERABAD - 500016



2. MR. S. M. GOPAL RAO  
S/O. LATE S. L. NARASIMHA RAO  
R/O. FLAT NO. 409  
JAMUNA TIRTH APARTMENTS  
DHARAM KARAM ROAD  
AMEERPET  
HYDERABAD - 500016



SIGNATURE OF WITNESSES:

- 
- 

We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K, Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

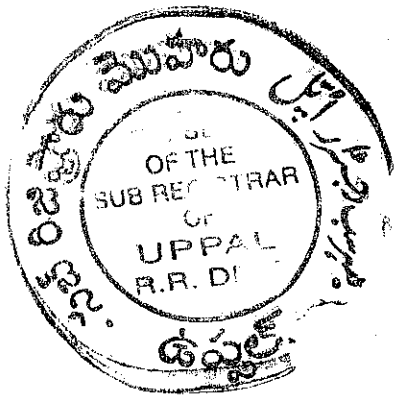
~~FOR MEHTA & MODI HOMES~~ For MEHTA & MODI HOMES

Partner  
SIGNATURE OF EXECUTANTS

S. Satya Kasturi   
SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 1899/20  
దస్తవేజుల వివరము లిందును  
నంబు 9  
పంపు 6

*[Handwritten signature]*



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  
PARADISE, SEGWAD

16/02/2006  
16/02/2006

**PERMANENT ACCOUNT NUMBER**  
AWSP8104E

**नाम / NAME**  
SOMAN SATISH MODI

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

**जन्म तिथि / DATE OF BIRTH**  
18-10-1989

**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**

Card No : PAP16389100816  
E.P. Shop No : 815  
No. : 20000, 3000  
Name of Head of Household : Manita Suresh  
Emp/Ag No. : 950000  
Father/Husband name : Urabhi  
Emp/Ag/Date of Birth : 15/12/1948  
Age : 38  
Emp/Ag/Occupation : Own Business  
Address/House No. : 2-3-577  
No. of Street : MINISTER ROAD  
Colony : D.V. COLONY  
Ward : 2  
Circle : VIII  
City/District : Secunderabad/Hyderabad  
Annual Income (Rs.) : 190,000  
JPG Consumer No. (1) : NE46359(Single)  
JPG Dealer Name (1) : Narayan Enterprises, JOC  
JPG Consumer No. (2) :  
JPG Dealer Name (2) :

For MEHTA & MODI HOMES

*[Signature]*

Partner

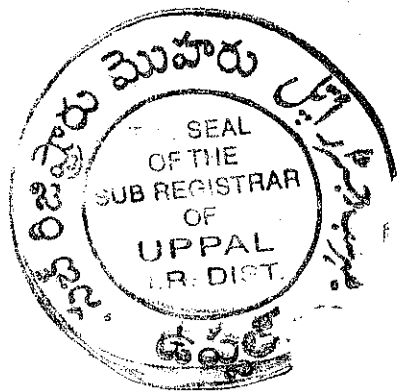
For MEHTA & MODI HOMES

*[Signature]*

Partner

చి పుస్తకము. (599/10) పంపు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 9... తం కాగితపు వరుష  
సంఖ్య... 9...

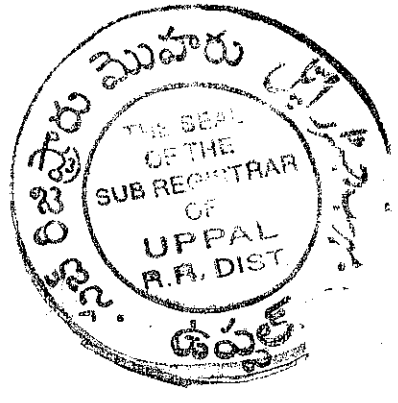
మే...  



1. అ ప్రకము. 1599/సం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుష  
పంఖ్య... 8.....

పంఖ్య-8







ప పుస్తకము. (క.గ.గ.) స్థానం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... గీ..... ఈ కాగితపు వరుష  
సంఖ్య..... గీ.....

పద-లి

