

C.S.No: 7334/11

Date 28/11/2011

382

7625



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

V 597749

S.No. 63410 Date 28/11/2011 100
Sold to: Ramesh
S/o. @/G. W/o: Madhuj Reddy
For Whom: Mehta & Modi Homes

K. SATISH KUMAR
Licenced Stamp Vendor
LIC.No.15-18-013/2000
REN.No.15-18-016/2000
H.No.5-2-30, Premavathipet (V),
Rajendranagar Mandal,
Ranga Reddy District.
Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 3rd day of November 2011 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 41 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Uttamlal Mehta, aged about 67 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. RAMESH CHANDA, SON OF Mr. VENKATESWARA RAO aged about 42 years, Occupation: Service, residing at 303, Santosh Residential Apts, Bhagyanagar Colony, Kukatpally, Hyderabad - 500 072, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

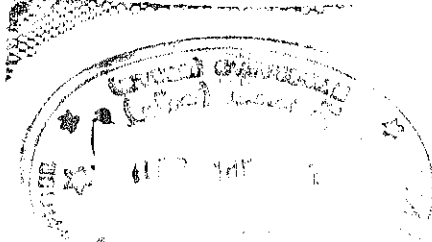
For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

సంఖ్య 3011 వ సం॥ నవంబర్ 3
 1933 వ.శ.శా. 3085 మాసము 12 తేదీ
 వగులు 2 మరియు 3 గంటల మధ్య
 కప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 శ్రీ... K. P. Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 ఎసుము రూ॥ 34 క్ర॥ చెల్లించినారు.
 Receipt No. 996835 Dt. 3/11/2011
 MH Mahisiguda Branch, Sec'bad
 సీల్ యిచ్చినట్లు డిప్యూట్ స్టాంపు
 ఎడమ పక్కన ఉంది

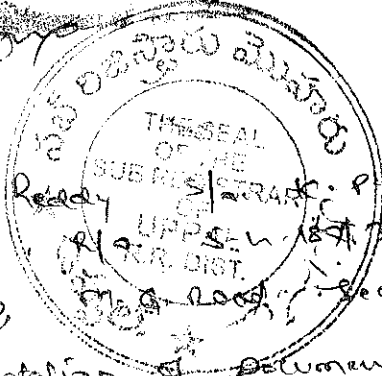


వస్తువులము 2011 కి సంబంధించి గస్టావేజు నెం. 7285
 ప్రజంటించు దాఖలు సమర్పించి తీరవలసి పం. 10
 ఈ కాగితపు వరుస పంఖ్య.....

W
 వల్-రిజిస్ట్రార్.



Prabha
 C. Prabhakar Reddy
 Occ: Scribe
 Soham mansion,
 Via the Presentation of Documents, vide G.A No
 166/BK/10, dt. 03.09.10 at SRO, Uppal, R.R
 Dist



విరూపిందారు
 1

P. SREENIVASULU
 S/o. VENKATARAMAIAH
 SERVICE
 H.No. 81-83/8/4/P
 Road No: 11,
 Veera Reddy Colony
 Bowlipal, 14yd-39.

2

N. BAPUJI,
 S/o Late Veera Venkatesh Rao.
 Plot No 101, Pochani Enclave
 Street No. 8, Halishiguda
 Hyderabad - 500007.

3011 వ సం॥ నవంబర్ 3 తేదీ
 1933 వ.శ.శా. 3085 మాసము 12 తేదీ

W
 వల్-రిజిస్ట్రార్.
 డిప్యూట్

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.,

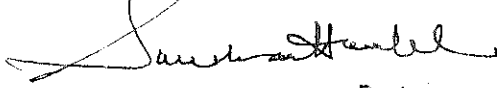
C) The Vendor herein has entered into an Development Agreement with Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac. 1-09 Gts, as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Ms. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము 201 వ సంఖ్య గా... నెం. 7285/11
 ప్రజాపరిమితు డాక్యుమెంట్ పరిమితు లాగి... సం. 10
 ఈ కాగితపు వరుస సంఖ్య... 2

నబ-రిజిస్ట్రార్.

ENDORSEMENT

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

Challan No. 996935, Dt. 3/11/2011

I. Stamp Duty:

- | | |
|---|-------------|
| 1. In the Shape of Stamp Paper | Rs. 100/- |
| 2. In the Shape of Challan (u/s.41 of I.S. Act 1899) | Rs. 34700/- |
| 3. In the Shape of Cash (u/s.41 of I.S. Act 1899) | Rs. - |
| 4. Adjustment of Stamp Duty (u/s.18 of I.S. Act 1899, if any) | Rs. - |

II. Transfer Duty:

- | | |
|----------------------------|-------------|
| 1. In the Shape of Challan | Rs. 13920/- |
| 2. In the Shape of Cash | Rs. - |

III. Registration Fee:

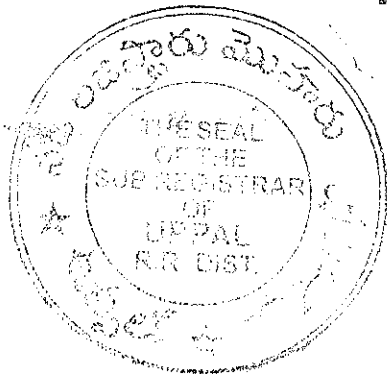
- | | |
|----------------------------|------------|
| 1. In the Shape of Challan | Rs. 3480/- |
| 2. In the Shape of Cash | Rs. - |

IV. User Charge:

- | | |
|----------------------------|-----------|
| 1. In the Shape of Challan | Rs. 100/- |
| 2. In the Shape of Cash | Rs. - |

TOTAL Rs. 52300/-

Sut. as per U.P.D.

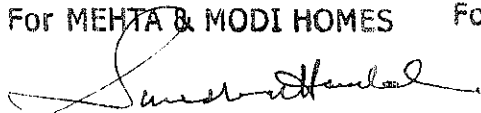


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 382, admeasuring 174 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 6,96,000/- (Rupees Six Lakhs Ninety Six 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. 382, 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. 6,96,000/- (Rupees Six Lakhs Ninety Six Thousand Only) issued by Axis Bank Ltd., Service 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము 201 వ పంపు రిస్ట్రీటేజీ నెం... 7285/11
 ప్రజాపాలనా శాఖలు పంపిన కాగితముల సం... 10
 ఈ కాగితపు వరుస సంఖ్య... 3

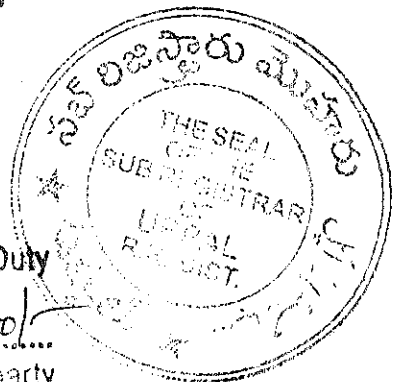
పబ్-025990.

Section 42 of Act II of 1926
 No. 7285 of 201 Date 3/11/2011

I hereby certify that the proper deficit
 stamp duty of Rs. 48620/- Rupees *forty eight thousand eight hundred and twenty only*
 has been levied in respect of this instrument
 from Sri... *K. P. Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. 496,000/- being
 higher than the consideration agreed Market
 Value.

S. R. O. Uppal
 3/11/11

[Signature]
 Sub Registrar
 and Collector U.S. 41&4
 INDIAN STAMP ACT



REGISTRATION ENDORSEMENT

An amount of Rs. 48620/- towards Stamp Duty
 including Transfer Duty and Rs. 3480/-
 towards Registration fee was paid by the party
 through Challan Receipt Number 9968.35
 Dated 3/11/11 At SSH Habsiguda Branch Sec'bad
 SBH Habsiguda Ac.52191012432 of SRO Uppal

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. 52,200/- is paid by way of challan No. 996835, dated 03.11.2011, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 382, admeasuring about 174 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "SILVER OAK BUNGALOWS PHASE-III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

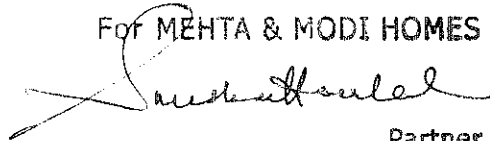
North	Plot No. 381
South	Tot-lot area
East	30' wide road
West	Plot No. 378


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:

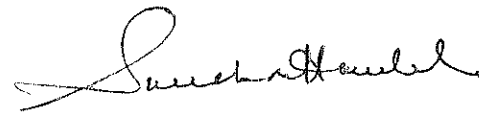
WITNESS:

1. 

2. 

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 (Soham Modi) Partner
 VENDOR


 (Suresh U Mehta)
 VENDOR


 VENDEE

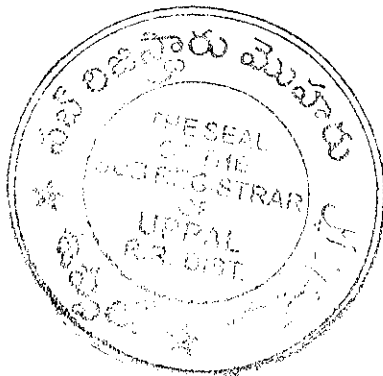
వ పుస్తకము 201 వ సం॥పు కస్తాజేజు నెం... 7285/11
 ప్రజంబెంటు దాఖలు పరచిన కాగితముల సం... 10
 ఈ కాగితపు వరుస సంఖ్య... 4

సబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం॥పు... 7285/2011
 నెంబరుగా రిజిస్టరు చేయబడిన స్కాపింగు నిమిత్తం
 గుర్తింపు నెంబరు 7285... 1... 2011/2వవ్యతవ్వారది.
 2011 సం॥... 3... తేదీ...

రిజిస్ట్రారింగు అధికారి

M.Y. RAHMAN
 I/c. SUB-REGISTRAR



REGISTRATION PLAN SHOWING

PLOT NO. 382, FORMING A PART

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: MR. RAMESH CHANDA, SON OF MR. VENKATESWARA RAO

REFERENCE:
AREA: 174

SCALE:
SQ. YDS.

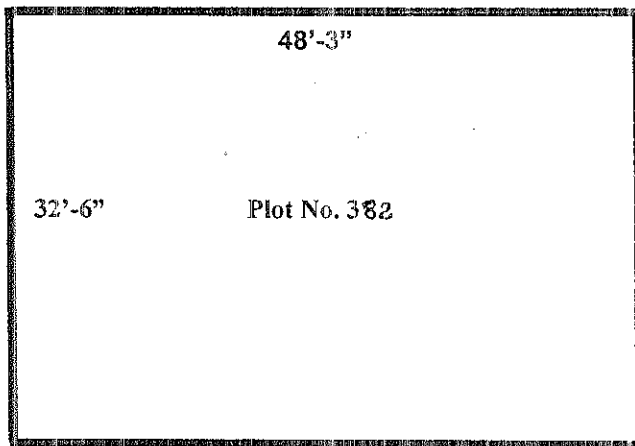
INCL:
SQ. MTRS.



EXCL:



Plot No. 381



Tot-Lot Area

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

WITNESSES:

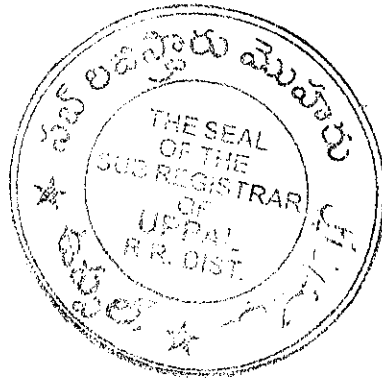
- 1. *[Signature]*
- 2. *[Signature]*

SIG. OF THE VENDOR








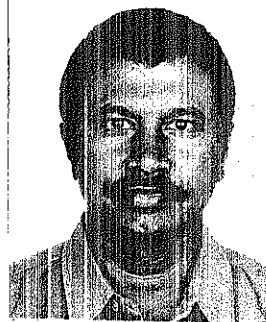
[Signature]
SIGN. OF THE BUYER

న పుస్తకము 201 వ సంపు దస్తావేజు నెం. 7285/11
సంజంబెంటు దాఖలు పరచిన కాగితముల సం. 10
ఈ కాగితపు వరుస సంఖ్య. 5


పబ్-లికేషన్.




**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
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI
			
			<u>GPA FOR PRESENTING DOCUMENTS.</u> <u>VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.
			<u>BUYER:</u> MR. RAMESH CHANDA S/O. MR. VENKATESWARA RAO R/O. 303, SANTOSH RESIDENTIAL APTS BHAGYANAGAR COLONY KUKATPALLY HYDERABAD - 500 072

SIGNATURE OF WITNESSES:

1. 

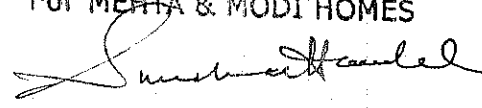
2. 

For MEHTA & MODI HOMES




Partner

For MEHTA & MODI HOMES



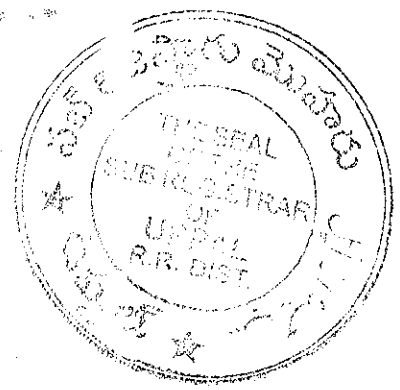
SIGNATURE OF THE EXECUTANTS



SIGNATURE(S) OF BUYER(S)

వ పుస్తకము 201 వ సం॥పు, దశావేది నెం..... 72857/11
ప్రజంటెంటు దాఖలు పరచిన కారితముల సం..... 10
ఈ కారితపు వరుస సంఖ్య..... 6

సబ్-రిజిస్ట్రార్.



HOUSEHOLD CARD



Cr.No : PAF1677620357
 P.P Shop No : 2762

Name of Head of Household : Gangwal, Samit
 తండ్రి/భర్త పేరు : సుశిల్ కుమార్

Father/Husband name : Sushil Kumar
 పుట్టిన తేదీ/Date of Birth : 20/Oct/71
 వయస్సు/Age : 35
 వృత్తి/Occupation : Own Business

వంట.సం./House No. : 8-2-293/82A/1211
 వీధి/Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8 / Ward- 8
 Circle : పట్టణం 7 / Circle VII

జిల్లా/District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 100,000
 LPG Consumer No. (1) : 620316/(Single)
 LPG Dealer Name (1) : B S Enterprises, HPC
 LPG Consumer No. (2) : 1805/Double
 LPG Dealer Name (2) : Venkata Sai


Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/11/72	34
3	Samath	Son	29/07/00	6

DPL No 102
 Jubilee Hills club,
 Jubilee Hills

27/01/2006
 In-Charge

भारत सरकार
 GOVT OF INDIA



आयकर विभाग
 INCOME TAX DEPARTMENT
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSPPB104E

Signature

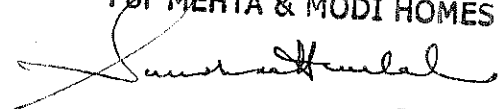
PERMANENT ACCOUNT NUMBER
 ABWPM6725H

पिता का नाम / FATHER'S NAME
 SOHAM SATISH MODI

पिता का जन्म तिथि / DATE OF BIRTH
 18-10-1969

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

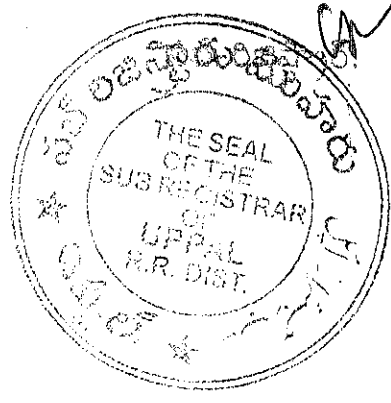
हस्ताक्षर / SIGNATURE

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

వ పుస్తకము 2011 వ సంవత్సరము తప్పింజా నెం... 7285 /
ప్రజలెంటు దాఖలు పరచిన తారీఖున సం... 10... /
ఈ తారీఖు వరకు సంఖ్య... 7



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADDPC1004G



नाम /NAME

RAMESH CHANDA

पिता का नाम /FATHER'S NAME

VENKATESWARA CHANDA

जन्म तिथि /DATE OF BIRTH

12-06-1969

हस्ताक्षर /SIGNATURE



Rdy

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

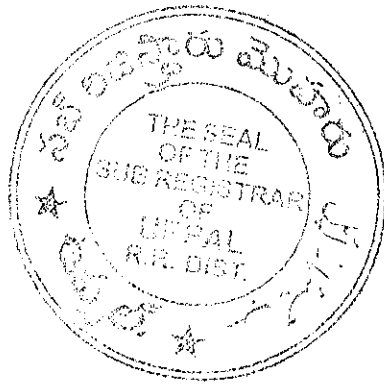
In case this card is lost/found, kindly inform/return to
the issuing authority :

Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

Rdy

న ప్రస్తుతము 2011 వ సం॥పు రస్తా నెం.. 7285/11
ప్రజంటింటు దాఖలు పరచిన తాగితముల సం.. 10.....
ఈ తాగితపు వరుస సంఖ్య..... 8.....

సబ్-రిజిస్ట్రార్.



WITNESS NO.1

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SREENIVASULU PAVANI

VENKATA RAMANAIAH PAVANI

01/07/1961

Permanent Account Number

AUUPP3671Q

Signature



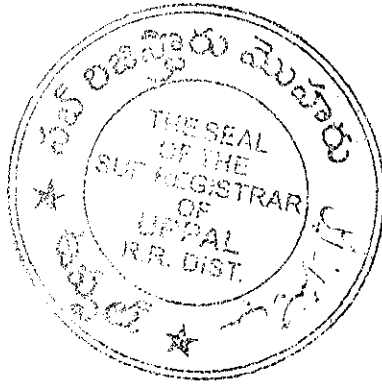
150221003

WITNESS NO.2

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER	ADYPM1333P	
नाम / NAME	BAPUJI MANEM	
पिता का नाम / FATHER'S NAME	VEERA VENKATA-RAO MANEM	
जन्म तिथि / DATE OF BIRTH	15-04-1948	
हस्ताक्षर / SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

వ పుస్తకము 201 వ సం॥పు రస్తావేజు నెం.....7285/11
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం.....10..
ఈ కాగితపు వరుస సంఖ్య.....9.....

నబ్-జిప్సాం.





For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

వ పుస్తకము 201 వ పంపు దస్తావేజు నెం..... 7285 | 11
ప్రజాపతి దాఖలు పత్రముల పరిశీలన పం..... 10 ..
ఈ కాగితపు వరుస సంఖ్య..... 10 ..

సబ్-రెజిస్ట్రార్.

