

7683/11

7652 of 2011



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

V 597754

S.No. 2810/2011  
 Sold to: Family  
 S/o. P/o. W/o. Natchay Rao  
 For Whom: Mehta & Modi Homes

**K. SATISH KUMAR**  
 Licenced Stamp Vendor  
 LIC.No.15-18-013/2000  
 REN.No.15-18-016/2009  
 H.No.5-2-30, Premavathipet (V),  
 Rajendranagar Mandal,  
 Rang Reddy District.  
 Ph.No.9849355156

**SALE DEED**

This Sale Deed is made and executed on this the 11<sup>th</sup> day of Nov, 2011 at SRO, Uppal, Rang Reddy District 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 41 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 65 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. Mr. DEV KUMAR MAHAPATRO, SON OF Mr. KAILASH CHANDRA MAHAPATRO, aged about 32 years, Occupation: Service
2. Mrs. SHREE MAHAPATRO, WIFE OF Mr. DEV KUMAR MAHAPATRO, aged about 30 years, both are residing at Plot No. 13, Defence R & D Enclave, Sikh Village, Secunderabad - 500 009, 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

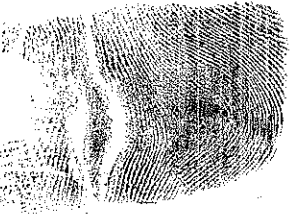
Partner

1923 వ.శ.శా.క. 20 తేది  
 పాటు 2 మరియు 3 గంటల మధ్య  
 ఉప్పు సబ్-రిజిస్ట్రారుల పేరుతో

శ్రీ K.P. Reddy  
 రిజిస్ట్రార్స్ చట్టము 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించబడిన పాబ్లికేషన్లు  
 మరియు వేరీయబులలో సహా చాఖలు వేసి  
 బసుము రూ|| 4200/- చెల్లించినారు.

Receipt No. 996365 Dt. 03/09/2010  
 2nd Habisiguda Branch Sec'bad

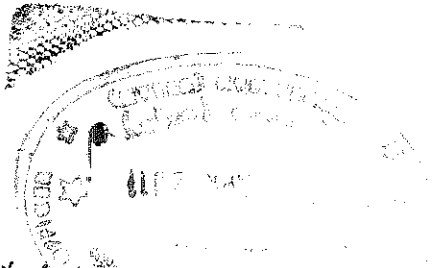
ప్రాసెస్ యిచ్చినట్లు ఉప్పు సబ్-రిజిస్ట్రారుల పేరుతో  
 ఎజిస్ట్రారుల పేరుతో



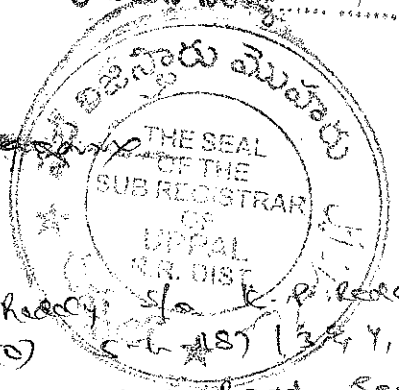
నయనాంబులము.

Prabhakar Reddy

K. Prabhakar Reddy s/o. K.P. Reddy  
 Occ: Service (C) 5-6-187/134 Y, 2nd floor  
 Soham Mansion, M.G. Road, Sec'bad, Through  
 GPa for Presentation of documents, vide GPa  
 No. 166/BK/10, dt: 03.09.2010 at SRO, UPPAL  
 R.R. DISTRICT



ప పుస్తకము 201 వ పంపు దస్తావేజు నెం. 7652/10  
 ప్రజాంబులు దాఖలు పరచిన కేసులముల నం. 10  
 ఈ కాగితపు వరుస నంబరు



సబ్-రిజిస్ట్రారు.

1) Mr. Suresh s/o. M. V. S. Reddy  
 fl. No. 2-14/A Market Area

2) Venkateswara Reddy s/o. Late Saji Reddy  
 Occ: Service R/o. 11-187/2, Road No. 2  
 Green Hills Colony, Saroornagar  
 HYDERABAD.

2010 వ సం|| 20 తేది ||  
 1923 వ.శ.శా.క. 20 తేది ||

సబ్-రిజిస్ట్రారు  
 ఉప్పు 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(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, 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.,

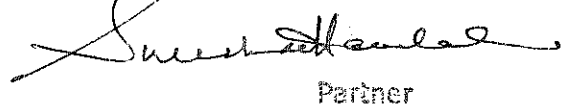
- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 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 Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

వస్తుకనా 101 వ సంపు దస్తావేజు నెం. 7652 / 11  
 ప్రజాపాలనా శాఖల పరచిన కాగితముల సం..... 100  
 ఈ కాగితపు వరుస సంఖ్య..... 2

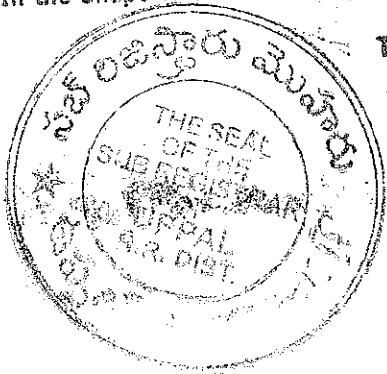
సబ్-రిజిస్ట్రార్.

ENDORSEMENT

Certified that the following amounts have  
 been paid in respect of the document by  
 Challan No. 796365, Dt. 11/11/11

- |  |             |
|--|-------------|
| I. Stamp Duty:   |             |
| 1. In the Shape of Stamp Paper                                   | Rs. 100/-   |
| 2. In the Shape of Challan<br>(u/s.41 of I.S. Act 1899)          | Rs. 41900/- |
| 3. In the Shape of Cash<br>(u/s.41 of I.S. Act 1899)             | Rs. -       |
| 4. Adjustment of Stamp Duty<br>(u/s.16 of I.S. Act 1899, if any) | Rs. -       |
| II. Transfer Duty:   |             |
| 1. In the Shape of Challan                                       | Rs. 16800/- |
| 2. In the Shape of Cash  | Rs. -       |
| III. Registration fee:   |             |
| 1. In the Shape of Challan                                       | Rs. 4200/-  |
| 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. 63100/-



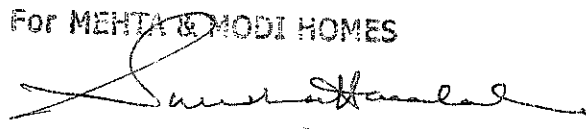
Out: [Signature]  
 11/11/11

- 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 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. 344, admeasuring 210 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 8,40,000/- (Rupees Eight Lakhs Forty 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. 344, admeasuring 210 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, 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. 8,40,000/- (Rupees Eight Lakhs Forty 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.

FOR MEHTA & MODI HOMES  
  
Partner

FOR MEHTA & MODI HOMES  
  
Partner

వ. పుస్తకము 201 త సం||పు దస్తావేజు నెం. 652 / 11  
 ప్రజాంశించు కాఫలు కలిగిన కాగితముల సం..... 10 ..  
 ఈ కాగితపు వరుస నంబర్..... 3 .....

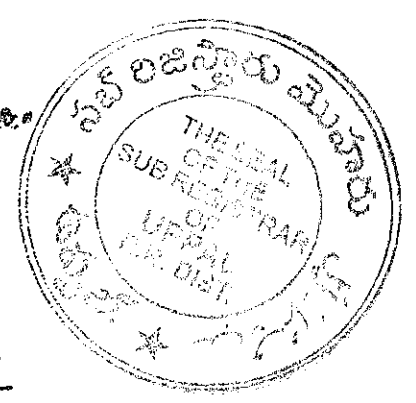
పబ్-0885998.

Section 42 of Act 11 of 1956  
 No. 7652 of 2011 Date 11/11/11

I hereby certify that the proper deficit  
 stamp duty of Rs. 58,700/- (Fifty eight thousand  
 Seven hundred only) has been levied in respect of this instrument  
 from Sri. K. R. Reddy on the basis of the agreed Market Value  
 consideration of Rs. 8,40,000/- being higher than the consideration agreed Market Value.

K.R. O. Uppal  
 11/11/11

Sub Registrar  
 and Collector U/S 41 of  
 INDIAN STAMPS ACT



**REGISTRATION ENDORSEMENT**

An amount of Rs. 58,700/- towards Stamp Duty  
 including Transfer Duty and Rs. 4200/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 996365  
 Dated 11/11/11 At SBH Habalguda Branch Sec'had  
 SBH Habalguda A/c. 02191012432 of SRO Uppal

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. 63,000/- is paid by way of challan No. 996365, dated 11.11.2011, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 344, admeasuring about 210 sq. yds., 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 and bounded on:

North	30' wide road
South	Park
East	Park
West	30' wide road

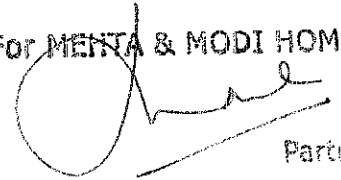
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

FOR MENTA & MODI HOMES

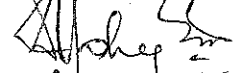
  
Partner

(Soham Modi)  
VENDOR

FOR MENTA & MODI HOMES

  
Partner

(Suresh U Mehta)  
VENDOR

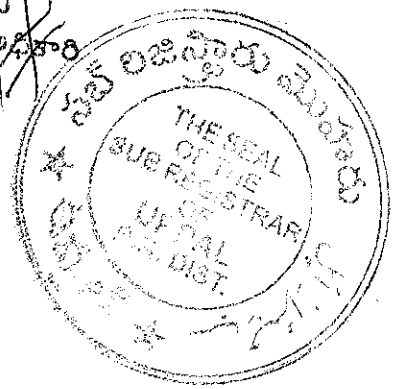
  
Shree Mahapatra  
BUYERS

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 ప్రజలకు అనుకూల పరిచిన కార్యముల సం... 10  
 ఈ కార్యము పరిచిన సంఖ్య... 4

వద్-రిజిస్ట్రార్.

1వ పుక్తము సంఖ్య 7652/11  
 నెంబరుగా రిజిస్టరు చేయబడని కార్యము నిమిత్తం  
 గురించి సంఖ్య 7652-1-2011 ద్వారా  
 2011 సంఖ్య 7652/11 తది...

రిజిస్ట్రార్ కి...





**REGISTRATION PLAN SHOWING**

PLOT NO. 344, 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:** 1. MR. DEV KUMAR MAHAPATRO, SON OF MR. KAILASH CHANDRA MAHAPATRO

2. MRS. SHREE MAHAPATRO, WIFE OF MR. DEV KUMAR MAHAPATRO

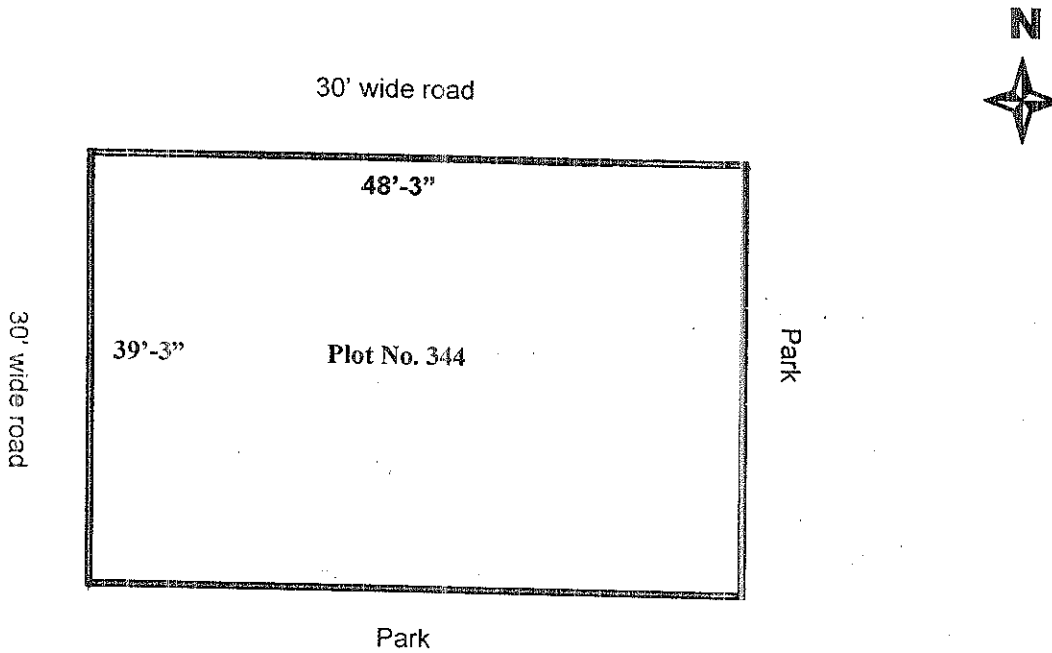
**REFERENCE:**  
**AREA:** 210

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



For MEHTA & MODI HOMES

*[Signature]*  
Partner

For MEHTA & MODI HOMES

*[Signature]*  
Partner

**WITNESSES:**

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

SIG. OF THE VENDOR

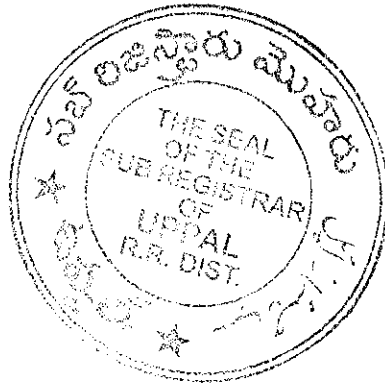
*[Signature]*

SIGN. OF THE BUYER

*[Signature]*  
Shree Mahapatro

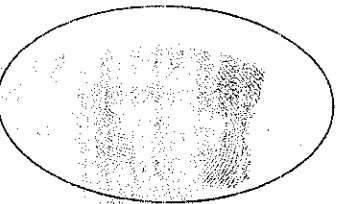
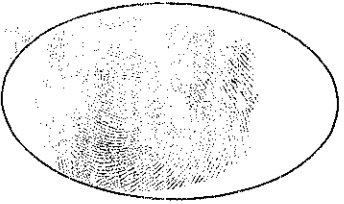
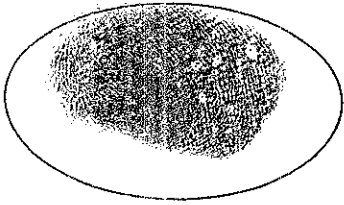
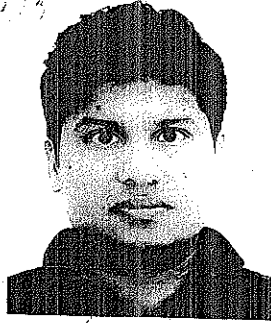
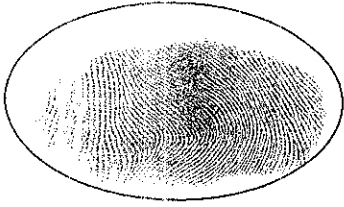
వ పుస్తకము-201 వ సం॥పు దస్తావేజు నెం...7652/11  
ప్రజంటించు దాఖలు పఠచిన కాగితముల సం...10  
ఈ కాగితపు వరుస సంఖ్య.....5

నల్-రిజిస్ట్రార్.



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF 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  
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

**GPA FOR PRESENTING DOCUMENTS, VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:**

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.

**BUYERS:**

1. MR. DEV KUMAR MAHAPATRO  
S/O. MR. KAILASH CHANDRA MAHAPATRO  
R/O. PLOT NO. 13  
DEFENCE R & D ENCLAVE  
SIKH VILLAGE  
SECUNDERABAD - 500 009

2. MRS. SHREE MAHAPATRO  
W/O. MR. DEV KUMAR MAHAPATRO  
R/O. PLOT NO. 13  
DEFENCE R & D ENCLAVE  
SIKH VILLAGE  
SECUNDERABAD - 500 009

SIGNATURE OF WITNESSES:

1.

2.

MODI HOMES

For MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

వ పుస్తకము కింది వ సంఖ్య దస్తావేజు నెం. 7652 |  
ప్రజలకు తెలియజేయు వాఖరు పరచిన కాగితముల సం. 10 |  
ఈ కాగితపు వరుస సంఖ్య 6

సబ్-రిజిస్ట్రార్.



Family Members Details			
S.No	Name	Relation	Date of Birth
2	Kusum	Wife	06/07/51
3	Hari	Son	15/12/81

D.P.L. No. 114  
BHARAT SCOUTS & GUIDES-II  
16/07/2006  
16/07/2006

**PERMANENT ACCOUNT NUMBER**  
ABMP16725H

**नाम NAME**  
SOHAN SATESH MODI

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

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



**हस्ताक्षर SIGNATURE**  
*Sohan Modi*

Chief Commissioner of Income Tax, Andhra Pradesh

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANLI  
15/01/1974  
Permanent Account Number  
AWSPB104E

**HOUSEHOLD CARD**

Card No : PAF16788150016  
F.I Stamp No : 815  
Type : Above card

Name of Head of Household : Manu Suresh  
Address : 85/850

Father/Husband name : Dhanu  
Date of Birth : 15/10/1948  
Sex : M  
Occupation : Own Business

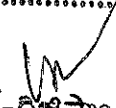
House/Flats No. : 2-3-377  
Area/Street : MASTER ROAD  
Colony : D.V. COLONY  
Ward : 7  
Circle : 8  
District : Hyderabad / Hyderabad

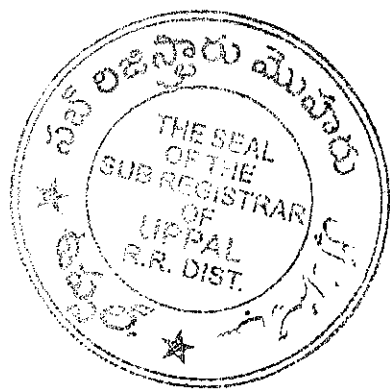
Annual Income (Rs.) : 190,000  
PG Consumer No. (1) : NE46356(Single)  
PG Dealer Name (1) : Narayana Enterprises/PG  
PG Dealer Name (2) :  
PG Dealer Name (3) :

For MEHTA & MODI HOMES  
*[Signature]*  
Partner

For MEHTA & MODI HOMES  
*[Signature]*  
Partner

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం...7652/11  
ప్రజండెంటు లా లు పరచిన ౬ గిరవల సెం...10  
ఈ కాగితపు వలన ఎం... 7

  
సబ్-రజిస్ట్రార్.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEVKUMAR MAHAPATRO

K C MAHAPATRAO

29/12/1978

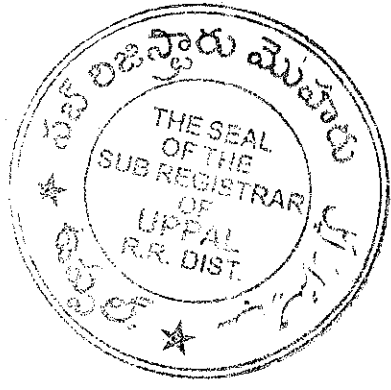
Permanent Account Number

ALWPM9582E

Signature

వస్తువుకము లిని వ పంపు దస్తావేజు నెం. 7652/11  
ప్రజారెండు దానిలు పరచిన కారితముల నం. 10  
ఈ కారితపు వరకు సంఖ్య. 8

సబ్-రిజిస్ట్రార్.





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

**भारत सरकार**  
**GOVT OF INDIA**

**SHREE MAHAPATRO**  
**TAPAN KUMAR MISHRA**  
**07/11/1981**  
 Permanent Account Number  
**AQCPM46640**

*Shree Mahapatra*  
 Signature





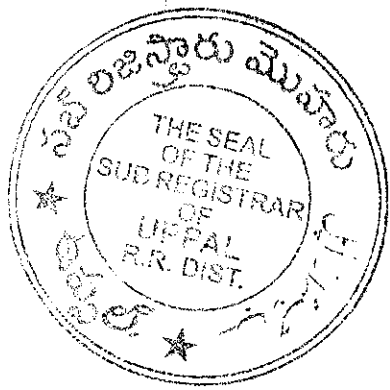
*Shree Mahapatra*

आयकर विभाग, मुंबई आयकर विभाग, मुंबई  
 आयकर विभाग, मुंबई, एन. सी. रोड  
 मुंबई शहर, पोस्टल कोड, मुंबई शहर, महाराष्ट्र  
 (ता. ४०० ०१३)

If this card is lost, someone's lost card is found,  
 please inform us immediately.  
 Income Tax PAN Services Unit (NSD)  
 1st Floor, Times Tower  
 Kumbha Mills Compound,  
 S. B. Marg, Lower Parel, Mumbai - 400 013  
 Tel: 01-22-24934620 Fax: 01-22-24981664  
 e-mail: mumbai@nsd.gov.in

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(ప్రజాబంధం దాఖలు పరచిన త గతముల సం...10 |  
ఈ కాగితపు వయస సంఖ్య.....9.....

నబ్-రిజిస్ట్రార్.





For MEHTA & MODI HOMES

*[Handwritten signature]*  
Partner

For MEHTA & MODI HOMES

*[Handwritten signature]*  
Partner

వ పుస్తకము 201 వ సం॥ను దసావేదిక నెం.....7652/111  
 ప్రజంబెందు దాఖలా పరచిన కారముల సం.....10.  
 ఈ కాగితపు వరుస సంఖ్య.....10.....  
 సబ్-రిజిస్ట్రార్.

