

8546/11

Doc no: 85/9/2011

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

8572



ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

T 880920

Sl.No. 54632 Dt: 29-08-2011 Rs.100/-
Name : Ramesh
S/o.Narsing Rao
For Whom : M/s. Mehta & Modi Homes

K.SATISH KUMAR
Licenced Stamp Vendor
LIC.No.15-18-013.2000
RFN.No.15-18-016 2009
H.No.5-2-30. Premavathipet (V)
Rajendranagar Mandal,
Ranga Reddy District,
Ph.No.9849555156

SALE DEED

This Sale Deed is made and executed on this the 24th 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 63 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. Commander VIJENDER KUMAR KUNDU, SON OF Mr. S. K. KUNDU, aged about 43 years, Occupation: Service.
2. Mrs. POONAM SINGH KUNDU, WIFE OF Commander VIJENDER KUMAR KUNDU, aged about 39 years, Occupation: Housewife, both are residing at H. No. 14 Jai, Naval Park, Naval Base, Visakhapatnam - 530 014., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

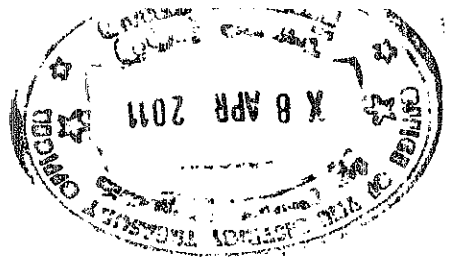
For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

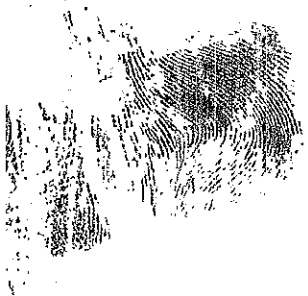
Partner

వ సం|| డిసెంబర్ నెం...
 1937 వ సం|| డిసెంబర్ నెం...
 పంపు...
 శ్రీ. K. Prabhakar Reddy
 రిజిస్ట్రార్...
 అనుసరించి...
 మరియు పేరిట...
 రుసుము రూ|| 36.40...
 Receipt No. 902868 Dt. 3/12/11
 Habsiguda Branch, Sec'bad



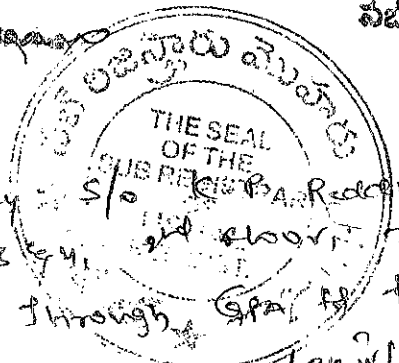
వ సం||పు దస్తావేజు నెం...
 ప్రజంబంతు...
 ఈ లా...
 వల్-రిజిస్ట్రార్,

యిచ్చినట్లు...
 ఎడమ...



విరూపించినది.

Prabhakar Reddy



K. Prabhakar Reddy S/o...
 P.O. S-1187/3...
 M.G. Road, Sec'bad, through...
 documents, vide G.A. no. 166/ARW/10, dt. 3.9.10
 at SRO, JEPPI, R.R. DIST.

1 [Signature]

CH. VENKAT RAMANA REDDY S/o ANJI REDDY
 OCC. SERVICE P.O. 11-187/2, ROAD NO. 2
 GREEN HILLS COLONY, HUBBARA BRAM

2 [Signature]

B. Raj Kumar S/o MUKUND RAO, OCC. BUSINESS
 P.O. 1-51, BOLLARAM, SEC'BAD,

2011 వ సం|| డిసెంబర్ నెం 3 తేది
 1937 వ సం|| డిసెంబర్ నెం 12 తేది

వల్-రిజిస్ట్రార్,
 ఉప్పల్

WHEREAS:

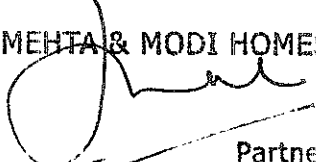
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

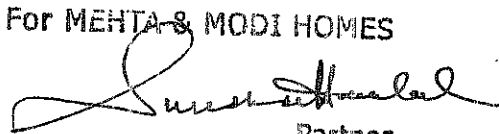
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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

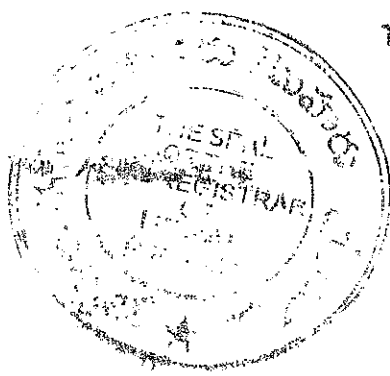
వ పుస్తకము 201 వ సం॥పు దస్తావేజు నంబర్ 8519/11
 ప్రజంటెంటు దా లు పరచిన త గికముల సం...10
 ఈ కాగితపు విలువ రూ 2
 సబ్-రిజిస్ట్రార్.

ENDORSEMENT

Certified that the following amounts have
 been paid in respect of the document by
 Cholan No. 902866, Dt: 3/12/11

- | | |
|--|-------------|
| I. Stamp Duty: | |
| 1. In the Shape of Stamp Paper | Rs. 100/- |
| 2. In the Shape of Chalan
(u/s.41 of I.S. Act 1899) | Rs. 36300/- |
| 3. In the Shape of Cash
(u/s.41 of I.S. Act 1899) | Rs. — |
| 4. Adjustment of Stamp Duty
(u/s.41 of I.S. Act 1899, if any) | Rs. — |
| II. Transfer Duty: | |
| 1. In the Shape of Chalan | Rs. 14560/- |
| 2. In the Shape of Cash | Rs. — |
| III. Registration Fee: | |
| 1. In the Shape of Chalan | Rs. 3640/- |
| 2. In the Shape of Cash | Rs. — |
| IV. User Charge: | |
| 1. In the Shape of Chalan | Rs. 100/- |
| 2. In the Shape of Cash | Rs. — |

TOTAL Rs. 57000/-



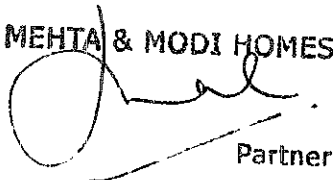
Sub
 [Handwritten signature]

- 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. 399D, admeasuring 182 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 7,28,000/- (Rupees Seven Lakhs Twenty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

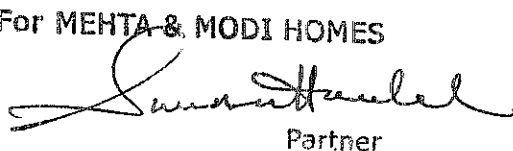
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 399D, admeasuring 182 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. 7,28,000/- (Rupees Seven Lakhs Twenty 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.

FOR MEHTA & MODI HOMES


Partner

FOR MEHTA & MODI HOMES


Partner

పంపించిన ధర: 308519/11
 (అనుబంధంగా చెల్లించిన పరిమాణం: 10
 ఈ కారణంగా మిగిలినది: 3
 తేదీ: 3/12/11
 హెబ్-హెబ్సిగూడ.

I hereby certify Under Section 42 of Act II of 1938
 No. 8219 of 2011 Date 3/12/11
 I hereby certify that the amount deficit
 stamp duty of Rs. 50860/11 (Rupees Fifty thousand -
 Eight hundred and sixty only)
 has been levied in respect of this instrument
 by M. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 of Rs. 72000/- being
 higher than the consideration agreed Market
 Value.

Sub Registrar
 and Collector U/S. 41A
 INDEPENDENT

REGISTRATION ENDORSEMENT
 An amount of Rs. 50860/- Towards Stamp Duty
 including TDS of Rs. 3640/-
 towards Stamp Duty has been paid by the party
 through Challan Receipt Number 902863.
 Dated 3/12/11 At SBH Hebsiguda Branch Sachinad
 SBH Hebsiguda A/c. 52191012432 of SRU Off.



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. 54,600/- is paid by way of challan No. 902866, dated 03.12.11, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

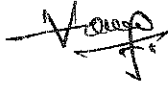

SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 399D, admeasuring about 182 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:

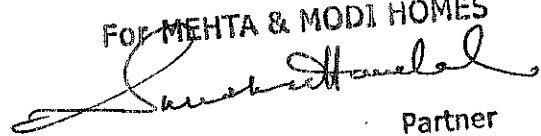
North	Plot No. 399C
South	Plot No. 301
East	30' wide road
West	Sy. No. 41 (Open Land)


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:

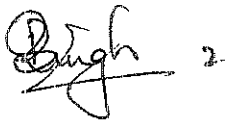
WITNESS:

1. 
2. 

FOR MEHTA & MODI HOMES

 Partner
 (Soham Modi)
 VENDOR

FOR MEHTA & MODI HOMES

 Partner
 (Suresh U Mehta)
 VENDOR


 VENDEE

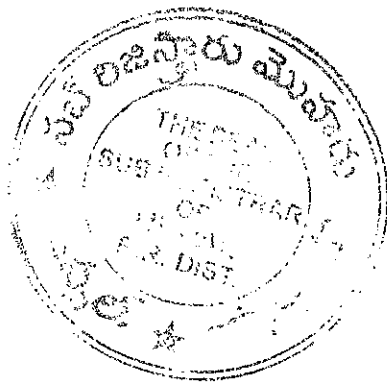


1వ పుస్తకము 201 వ సంవత్సరము నెం. 8519/11
 ప్రజాపాలనా దాఖలు పరిశోధనా గ్రంథాలయము
 ఈ కాగితపు పుస్తకము నంబ్ర. 4

సబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం. 8519/11
 వెంబయ్య రిజిస్ట్రారు నెం. 2211
 గుర్తింపు నెం. 201 | సం. 3

రిజిస్ట్రారు అధికారి



REGISTRATION PLAN SHOWING

PLOT NO. 399D, FORMING A PART

IN S. AVEY 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. Commander VIJENDER KUMAR KUNDU, SON OF MR. S. K. KUNDU
2. MRS. POONAM SINGH KUNDU, WIFE OF Commander VIJENDER KUMAR KUNDU

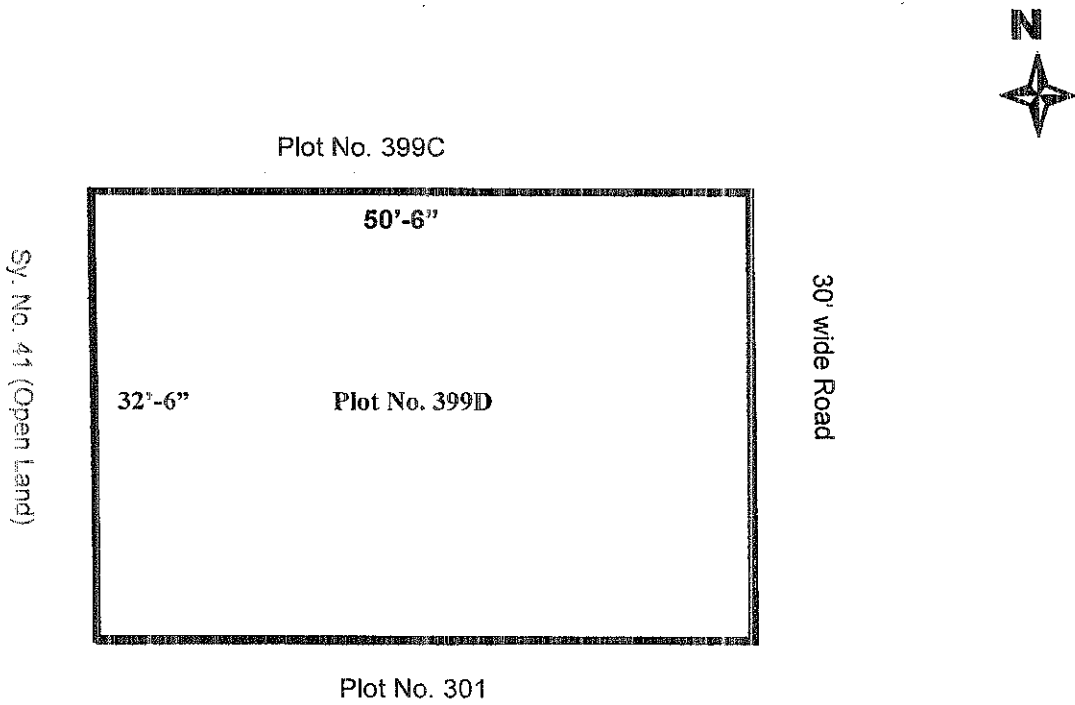
REFERENCE:
AREA: 182

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

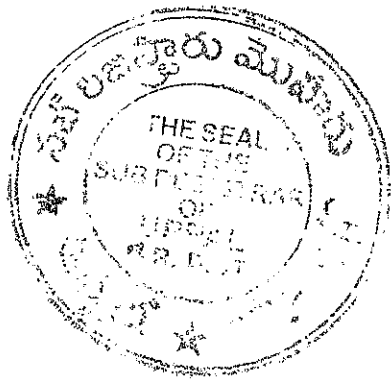
SIG. OF THE VENDOR

Partner

SIGN. OF THE BUYER

పంపించినది సమగ్రముగా పరిశీలించి పంపిణీ చేసినది
తేదీ 10/11/19
కార్యదర్శి

సబ్-రిజిస్ట్రార్.

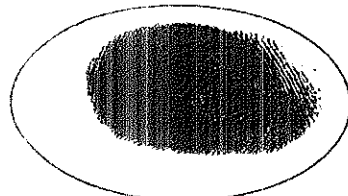
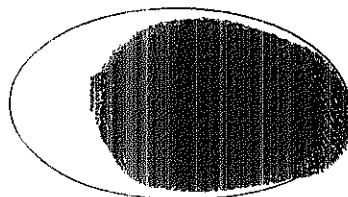
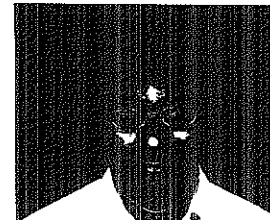
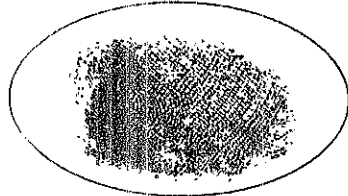
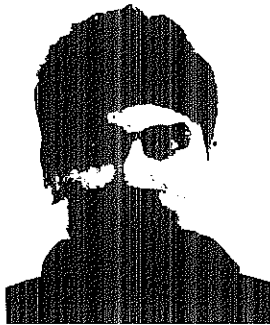
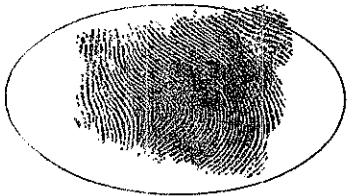


PHOTOGRAPHS A

**PRINTS AS PER SECTION 32A OF
N 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. 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, II FLOOR
SOHAM MANSION, 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. & Representative
to Buyers.

BUYERS:

1. COMMANDER VIJENDER KUMAR KUNDU
S/O. MR. S. K. KUNDU
R/O. H. NO. 14 - JAI
NAVAL PARK
NAVAL BASE
VISAKHAPATNAM - 530 014.

2. MRS. POONAM SINGH KUNDU
W/O. COMMANDER VIJENDER KUMAR KUNDU
R/O. H. NO. 14 - JAI
NAVAL PARK
NAVAL BASE
VISAKHAPATNAM - 530 014.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

SIGNATURE OF THE EXECUTANTS

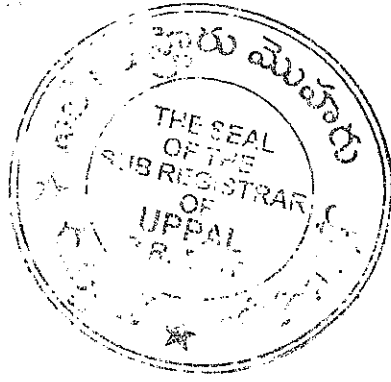
We stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Prabhakar Reddy as We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

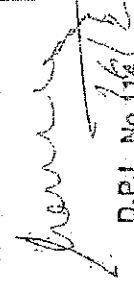
2.

SIGNATURE(S) OF BUYER(S)

వ పుస్తకము నందును గాని నున్నది- నెం. 85/19/11
ప్రజాపరిపాలనా సంస్థానమునకు సంబంధించినది
ఈ కాగితపు వివరము పంపింపు 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 25


 D.P.L. No. 114
BHARAT SCOUTS & GUIDES
 BHARAT PARADISE, SEC' BAD
 16/02/2006
 16/02/2006

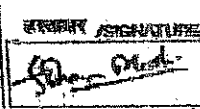
PERMANENT ACCOUNT NUMBER

AWSP104E

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1959

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

Handwritten signature


आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

PRAHAKAR REDDY K

PADMA REDDY KANDI

15/07/1974
Permanent Account Number
AWSP104E


Signature


01/02/09

HOUSEHOLD CARD

Card No : PAP16288150816

F.J. Sloop No : 815

Class : 20000

Name of Head of Household : Mitta, Suresh

Category No : 680000

Father/Husband name : Unknl

Age/Date of Birth : 18/10/1948

Sex/Age : M/35

Occupation : Own Business

Address/House No : 25-577

St./Street : MINISTER ROAD

Colony : D.V. COLONY

Ward : 2

Circle : VIII

City/District : Secunderabad/Hyderabad

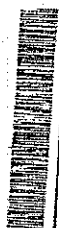
Annual Income (Rs.) : 190,000

LPG Consumer No. (F) : NPA6339(Single)

JPG Dealer Name (F) : Narra Enterprises, OC

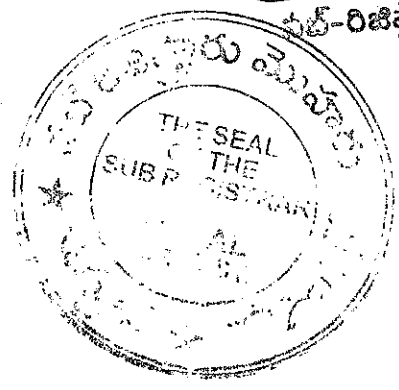
APG Consumer No. (F) : ?

PG Dealer Name (F) : ?


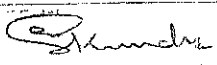


వ పుస్తకము... సం. 8519
10
7

శ్రీ-రిజిస్ట్రార్.

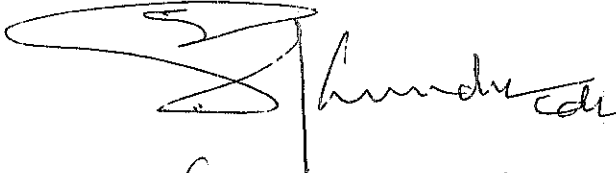


Commander VIJENDER KUMAR KUNDU

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AFTPK3947A	
नाम /NAME	VIJENDER KUMAR KUNDU	
पिता का नाम /FATHER'S NAME	SAJJAN KUMAR KUNDU	
जन्म तिथि /DATE OF BIRTH	17-12-1968	
हस्ताक्षर /SIGNATURE		आयकर आयुक्त (कम्प्यूटर केन्द्र) Commissioner of Income-tax (Computer Operations)

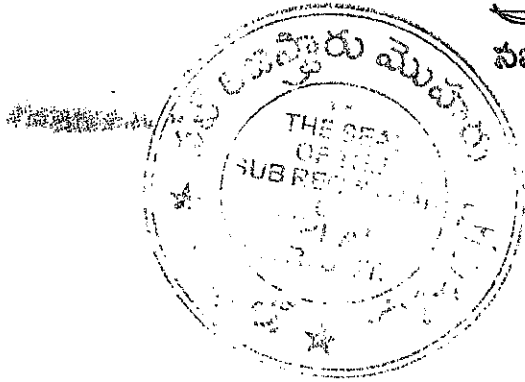
इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्यूटर केन्द्र),
सी-13, प्रत्यक्षकर भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.

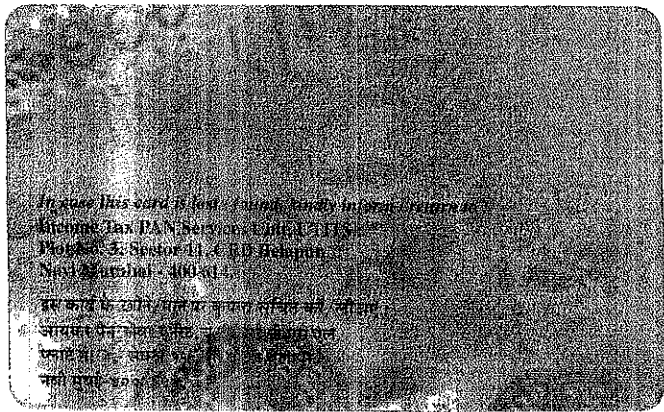
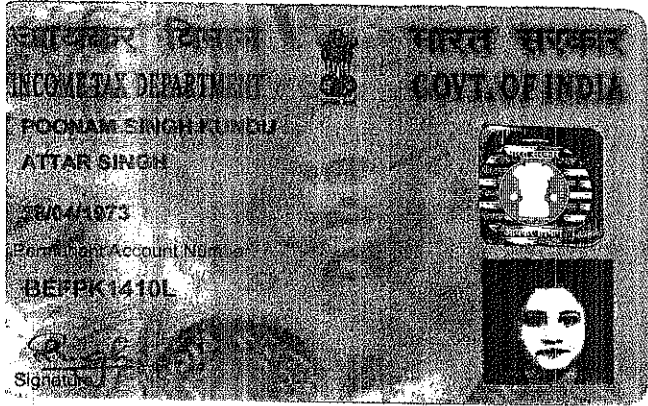

(V.K. KUNDU)

వ స్తు కము 221 క నుంపు కస్తావేజు నెం... 85/9/11
(ప్రబంధించు క... నం... 10
ఈ కాగితపు వయస్సు... 8

సబ్-రిజిస్ట్రార్.



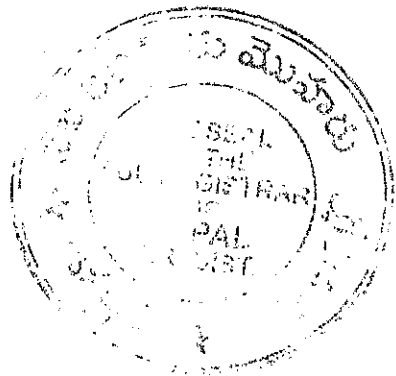
Mrs Poonam Singh Kunder

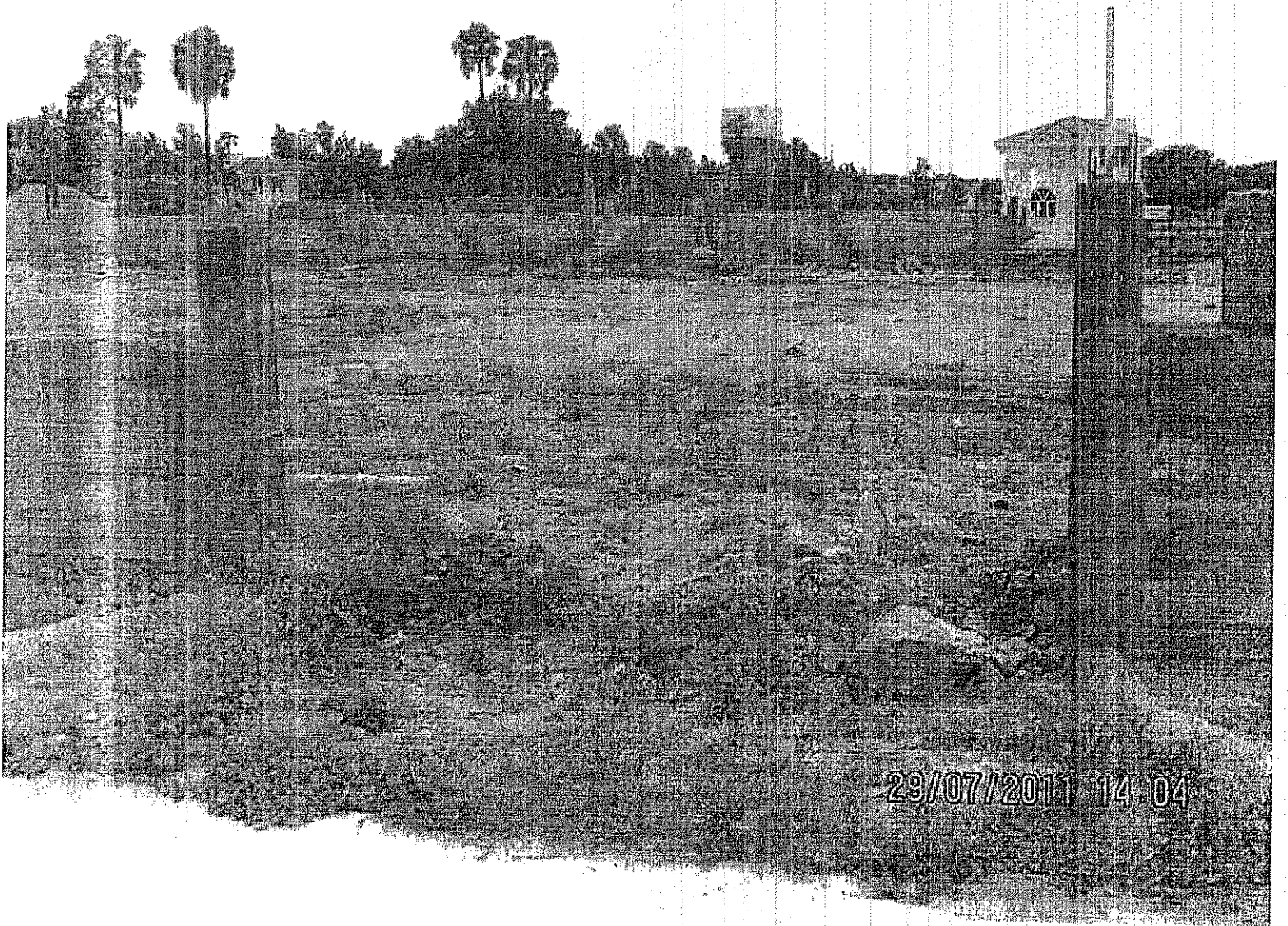


Singh
(POONAM SINGH)

వ ప్రభుత్వం ద్వారా ప్రకటించబడిన కేసు నెం. 85/19/11
(ప్రజలకు తెలియజేయుట కొరకు) నెం. 10
ఈ కార్యక్రమం, తేదీ 9

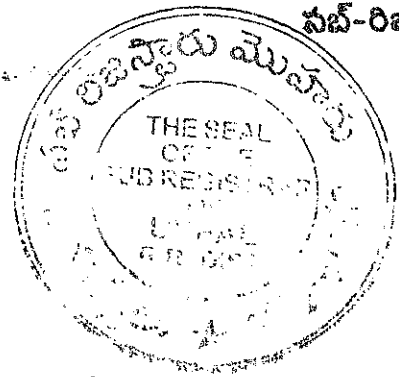
సచి-రిజిస్ట్రార్.



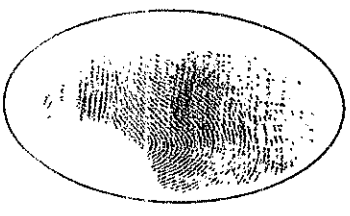
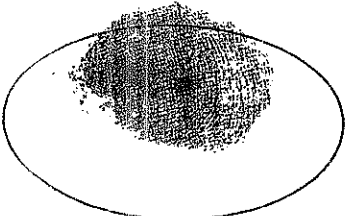
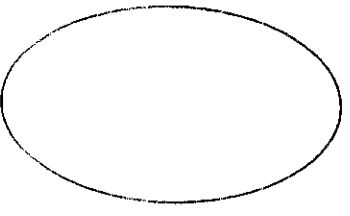
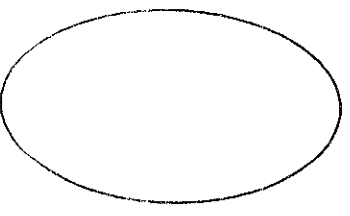
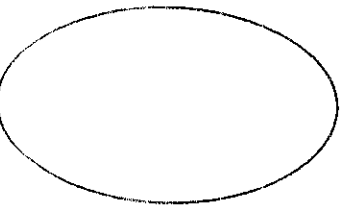


వ పుస్తకము 2011 నవంబరు 19 వేదిక నెం... 19/11
ప్రజాపాలకుల సంఖ్య... 10
ఈ కాగితపు వలస నంబరు... 10

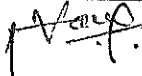

సబ్-రిజిస్ట్రార్.



**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
		PHOTO BLACK & WHITE	<p>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</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003</p> <p>GPA FOR PRESENTING DOCUMENTS, VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:</p> <p>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.</p> <p>BUYERS:</p> <p>1. MR. CHANDRA SEKHAR S/O. MR. B. V. RAMA SARMA R/O. 303, PRIVIK RESIDENCY LANE NO. 4, H. M. T. NAGAR NACHARAM HYDERABAD - 500 076.</p> <p>2. MRS. P. DURGA BHAVANI W/O. MR. CHANDRA SEKHAR R/O. 303, PRIVIK RESIDENCY LANE NO. 4, H. M. T. NAGAR NACHARAM HYDERABAD - 500 076.</p>
		PHOTO BLACK & WHITE	
		PHOTO BLACK & WHITE	
		PHOTO BLACK & WHITE	
		PHOTO BLACK & WHITE	

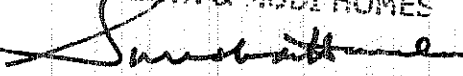
SIGNATURE OF WITNESSES:

1. 
2. 

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


SIGNATURE OF THE EXECUTANTS
Partner

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 District Registrar, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

