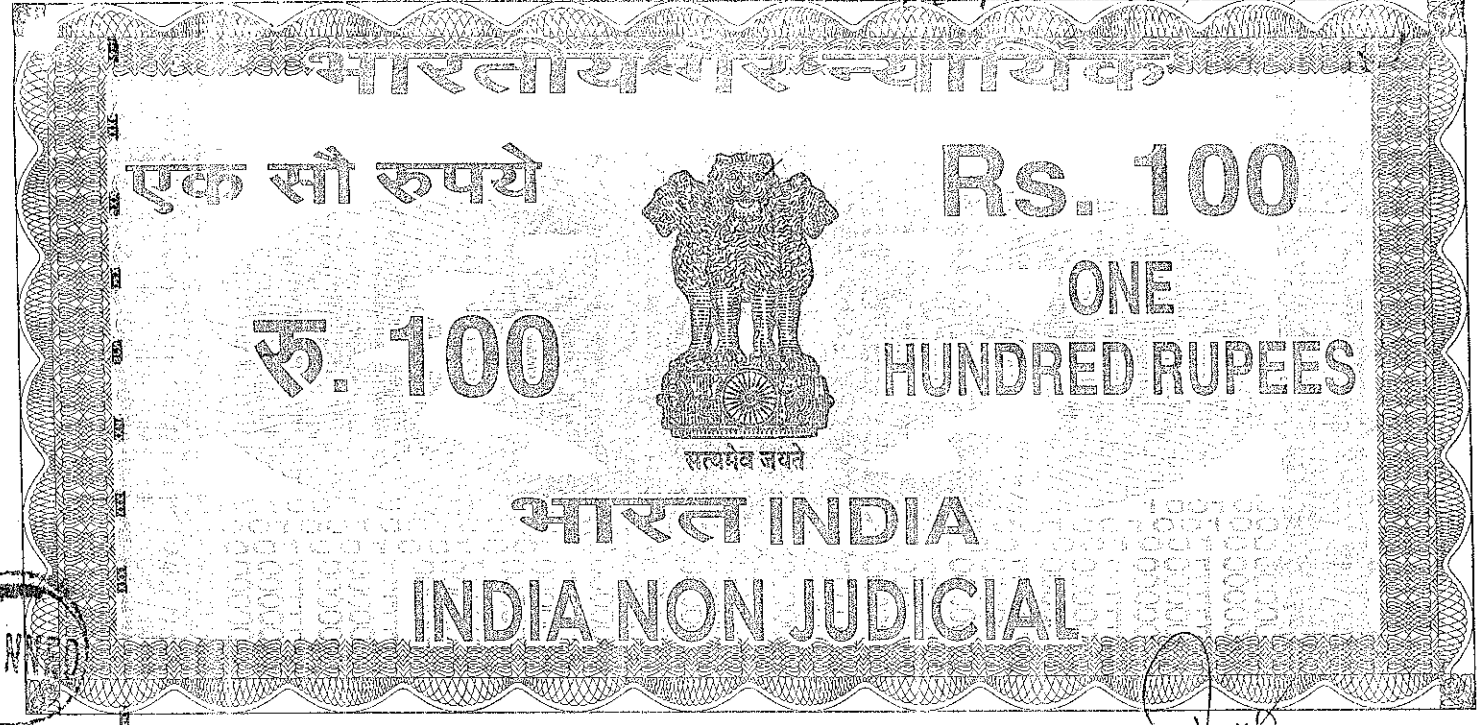


5520/11 374

Doc No. 5510/2011



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

912775

SI.No. 41059 Dt: 25-06-2011 Rs.100/-
 Name : Santosh
 S/o.Shankar
 For Whom : M/s 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,
 Ranga Reddy District.
 Ph.No.9849355156


SALE DEED


This Sale Deed is made and executed on this the 30th day of July 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. Dr. UTPAL BHADRA, SON OF LATE Dr. K. P. BHADRA, aged about 52 years, Occupation: Service
2. Mrs. MANIKA PAL BHADRA, WIFE OF Dr. UTPAL BHADRA, aged about 48 years, Occupation: Service, both are residing at Flat No. 12-13-645/D, Tarnaka, Secunderabad - 500 017, 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

1 - ఎ సం॥...
 2- వ.శ.శా...మాసము...
 3- మరియు...గంటల మధ్య
 త్ సబ్-రిజిస్ట్రారు ఆఫీసులో

K. Prabhakar Reddy
 స్టాఫ్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 సరించి సమర్పించవలసిన పాబ్లికేషన్లు
 యు వేలిముద్రలతో సహా దాఖలుచేసి
 యము రూ॥...చెల్లించినారు.

eipt No. 289...
 † Habsiguda Branch. Sec'bad
 సయ్యిబ్బట్ల అప్పారావు
 ఎడమ బొటనవేలు



సమీచనము

P. దేవేందర్

P. Derender s/o. P. Hanima, Occ: Service
 R/o. 4-9-56, HMT Nagar, Nacharam, Andhra Pradesh

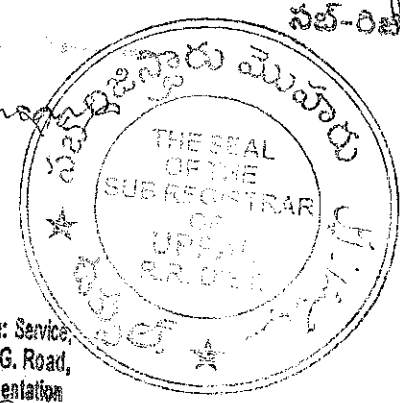
M. Kogamuddin

M. Kogamuddin s/o. Md. Nalceruddin occ- Service
 H: No: 12-14-11/1, Lalapet, Tarnaka, Hyd 500017.

201 (వ సం॥... 30 తేదీ సబ్-రిజిస్ట్రారు
 1933వ శాశ...మాసం 8 తేదీ ఉత్పాద

వ పుస్తకము 201 వ సం॥ రస్తావేజు నెం. 250/11
 ప్రజంటెంటు దాఖలు పరచిన తారీఖుల సం॥ 11
 ఈ తారీఖు వరుస సంఖ్య.....

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 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.,

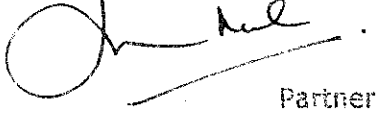
C) The Vendor herein has entered into an Development Agreement with Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac. 1-09 Gts, as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 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

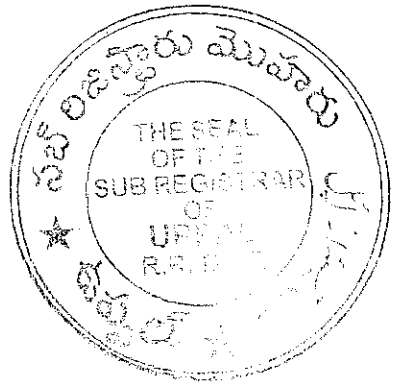
వ పుస్తకము కింది వ రుపపు వస్తావేజు నెం. 5510/11
 ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం.....!!
 ఈ కాగితపు వరుస సంఖ్య..... 2

[Signature]
 వల్-రీజిస్ట్రార్.

ENDORSEMENT
 Certified that the following amounts have
 been paid in respect of the document by
 Challan No. 28295 D. 2017/11

- I. Stamp Duty:
 - 1. In the Shape of Stamp Paper Rs. 100/-
 - 2. In the Shape of Challan (u/s. 41 of S.S. Act 1909) Rs. 70700/-
 - 3. In the Shape of ... Rs. -
 - 4. ... (u/s. ... Act 1623, if any) Rs. -
- II. Transit ...
 - 1. In the ... Rs. 283202
 - 2. In the ... Rs. -
- III. Registration ...
 - 1. In the Shape of Challan Rs. 7000/-
 - 2. In the Shape of ... Rs. -
- IV. User Charge ...
 - 1. In the ... Rs. 100/-
 - 2. In the ... Rs. -

TOTAL Rs. 106302/-

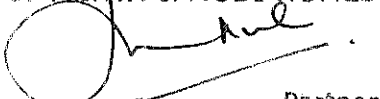


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed 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. 379, admeasuring 354 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 14,16,000/- (Rupees Fourteen Lakhs Sixteen Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

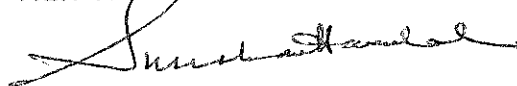
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 379, admeasuring 354 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. 14,16,000/-(Rupees Fourteen Lakhs Sixteen 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

వ పుస్తకము 201 న సంపు దస్తావేజు నెం. 5510/11
 ప్రజంబెంటు దా లు ఏరచిన కాగితముల సం.....
 ఈ కాగితపు వరుస సంఖ్య..... 3

సబ్-రజిస్ట్రార్

Instrument Under Section 42 of Act II of 1907
 No. 5510 of 2011 Date 30/7/11

I hereby certify that the proper stamp duty of Rs. 99020/- Rupees Ninety nine thousand and twenty only
 has been paid in respect of this instrument from Sri. K. Prabhakar Reddy on the basis of the agreed Market Value consideration of Rs. 1,16,000/- being higher than the consideration agreed Market Value.

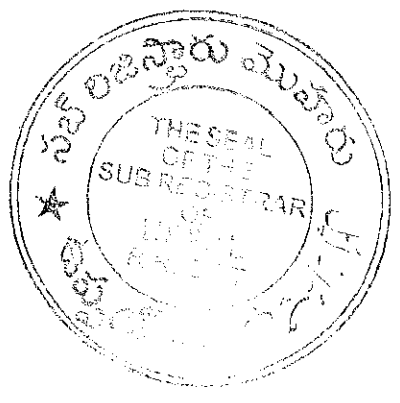
SRO. Uppal
 30/7/11

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

REGISTRATION, ENDORSEMENT

An amount of Rs. 99020/- towards Stamp Duty including Transfer Duty and Rs. 7080/- towards Registration Fee was paid by the party through Challan Receipt Number 288194

Dated 30/7/11 At SBH Habsiguda Branch Sec'bad
 SBH Habsiguda A/c. 52191012432 of SRO Upp



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. 1,06,200/- is paid by way of challan No. 289494, dated 30.07.11, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

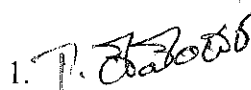

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 379, admeasuring about 354 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:

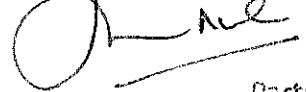
North	40' wide road
South	Plot No. 380
East	30' wide road
West	Plot No. 376

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:

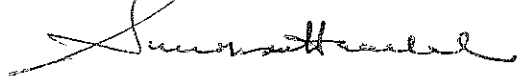
1. 
2. 

For MEHTA & MODI HOMES


Partner

(Soham Modi)
VENDOR


For MEHTA & MODI HOMES


(Suresh U Mehta) Partner
VENDOR

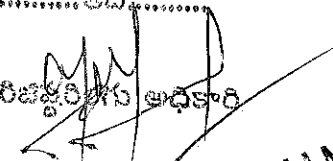
1. 
VENDEE

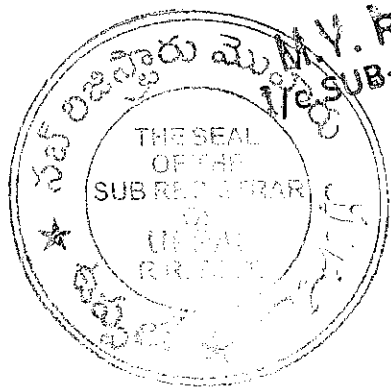
2. 

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం. 5510/11
(ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం॥) ..
ఈ కాగితపు వరుస సంఖ్య..... 4


సబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం॥(శా.శ.)పు. 5510/11
నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు నిమిత్తం
సూరింపు నెంబరు 5510/1201 ఇవ్వడమైనది.
201 (సం॥ 2012 నెం. 10 తేదీ


రిజిస్ట్రార్ అధికారి



M. V. RAHMAN
SUB-REGISTRAR

REGISTRATION PLAN SHOWING

PLOT NO. 379,

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. DR. UTPAL BHADRA, SON OF LATE DR. K. P. BHADRA

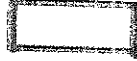
2. MRS. MANIKA PAL BHADRA, WIFE OF DR. UTPAL BHADRA

REFERENCE:
AREA:

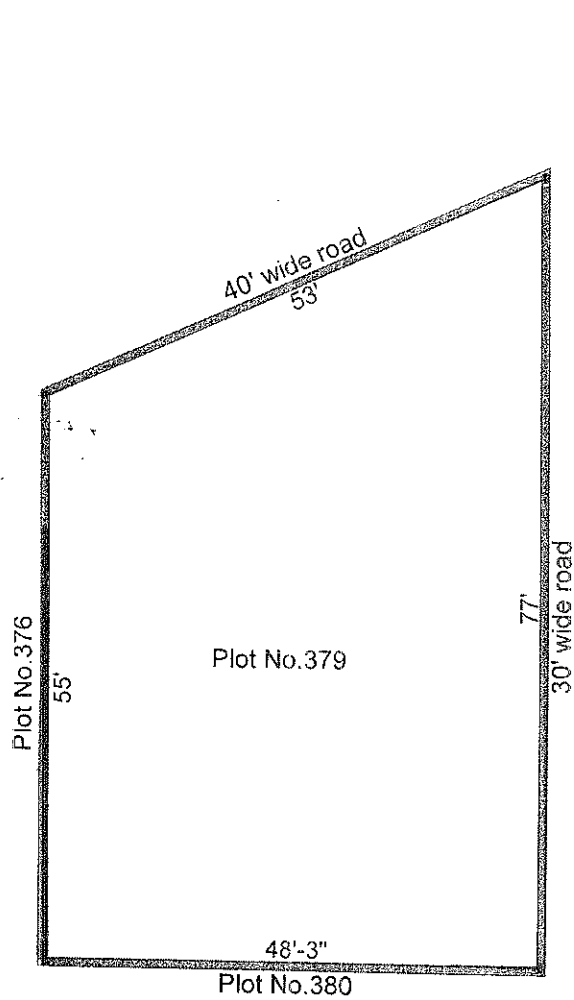
354

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

WITNESSES:

1. P. Sathish

2. K. Sai

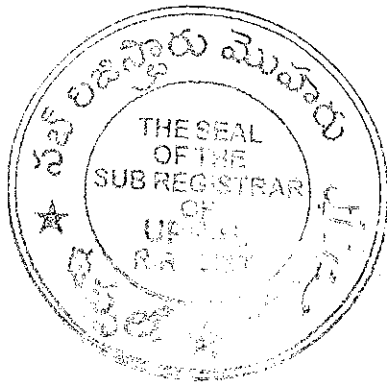
1. Utpal Bhadra

2. Manika Pal Bhadra

SIGN. OF THE BUYER

వ పుస్తకము 201 వ సం॥పు రస్తాపేజీ నెం...5510/11
(ప్రజంటెంటు దాఖలు పరచిన తాగితముల సం...11
ఈ తాగితపు వరుస సంఖ్య...5

నబ్ లిజిస్ట్రార్.



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
F I 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
REPRESENTED 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. 167/BKIV/2010, Dated: 3.09.2010

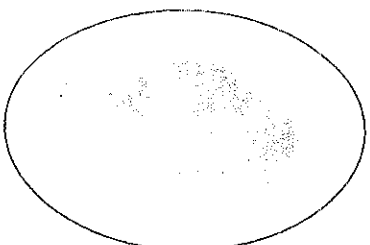
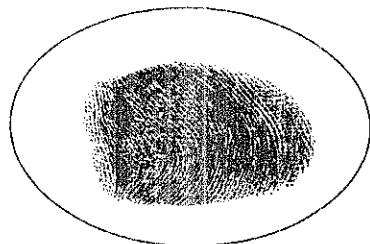
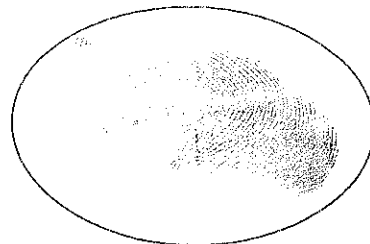
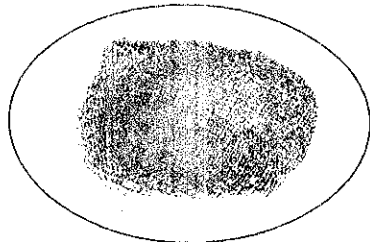
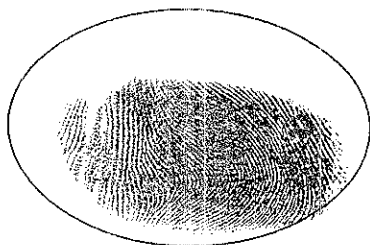
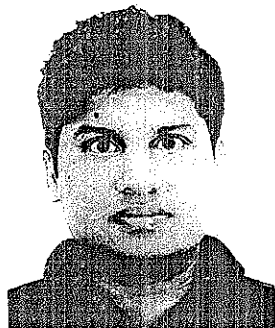
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

BUYER:

1. DR. UTPAL BHADRA
S/O. LATE DR. K. P. BHADRA
R/O. FLAT NO. 12-13-645/D
TARNAKA
SECUNDERABAD - 500 017

BUYER CUM REPRESENTATIVE:

2. MRS. MANIKA PAL BHADRA
W/O. DR. UTPAL BHADRA
R/O. FLAT NO. 12-13-645/D
TARNAKA
SECUNDERABAD - 500 017



SIGNATURE OF WITNESSES:

-
-

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

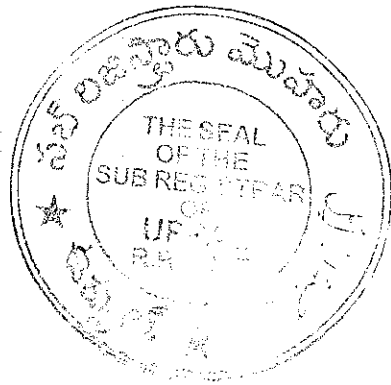
Partner
SIGNATURE OF EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Manika Pal Bhadra, as I cannot appear personally before the Registering Officer in the Office of District Registrar, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE


పట్టణము 201 వ సంపు డస్తావేజు నెం... 5510/11
ప్రజంబెంటు దా: లు పరచిన కాగితముల సం... 11 ..
ఈ కాగితపు వరుస సంఖ్య... 6

సబ్-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. 116
BHARAT SCOUTS & GUIDES - II
BARADISE, SEC' BAD
 16/02/2006
 16/02/2006

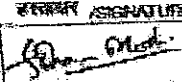
PERMANENT ACCOUNT NUMBER

AWSP16725H

नाम NAME
SOHAN SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
13-10-1989

हस्ताक्षर SIGNATURE


Chief Commissioner of Income Tax, Andhra Pradesh


Prabakar


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPB104E


Signature


10042009

HOUSEHOLD CARD

Card No : PAP16788150016
F.P. Sheet No : 815
Date : 09/01/2009

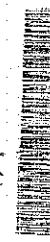
Name of Head of Household : Madha Suresh
Age : 69 years

Father/Husband name : Dhanraj
Date of Birth : 12/12/1948
Age : 58
Occupation : Own Business

Household No. : 24-577
No. / Street : MINISTER ROAD
Colony : D V COLONY
Ward : 2
City : Sec 3

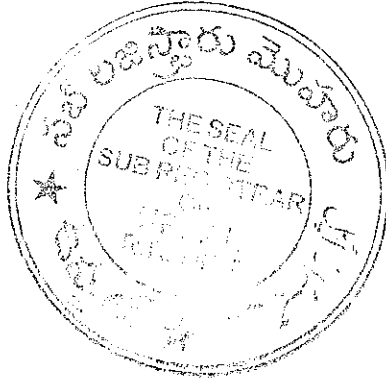
Area / District : Srisastry / Hyderabad
Annual Income (Rs.) : 190,000

LPG Customer No. (1) : NE4359(Single)
LPG Dealer Name (1) : Narraiah Enterprises, HCC
LPG Customer No. (2) :
LPG Dealer Name (2) :



వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం. 5510/11
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం॥...!!...
ఈ కాగితపు పయస సంఖ్య..... 7.....

సబ్-రిజిస్ట్రార్.



जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UTPAL BHADRA

LATE PADA BHADRA

16/12/1959

Permanent Account Number

AHEPB1272A

Utpal Bhadra

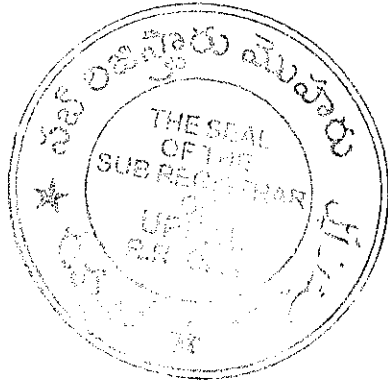
Signature

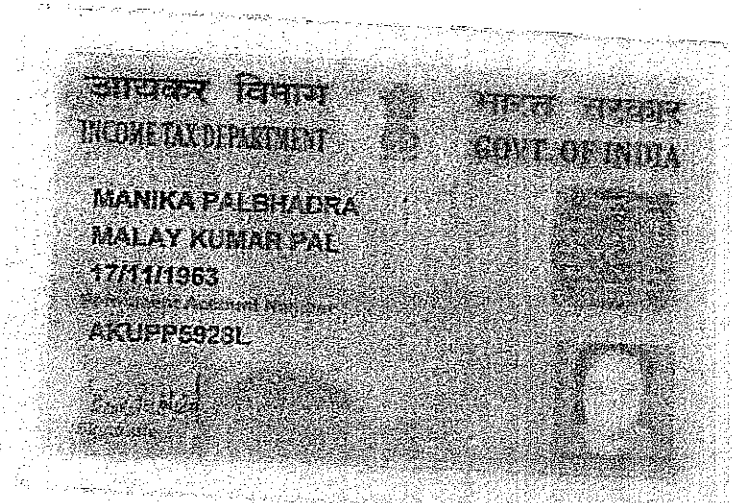


Utpal Bhadra

వ పుస్తకము 201 వ సం॥పు రస్తావేజు నెం...5510/11
ప్రజంటెంటు దా: లు పఠచిన కాగితముల సం...11...
ఈ కాగితపు వరుస సంఖ్య: 8

సబ్-రజిస్ట్రార్.

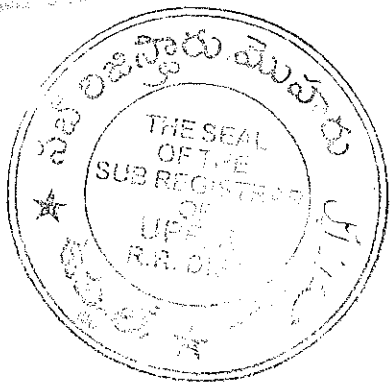




Mani Ka Pal Palshadra

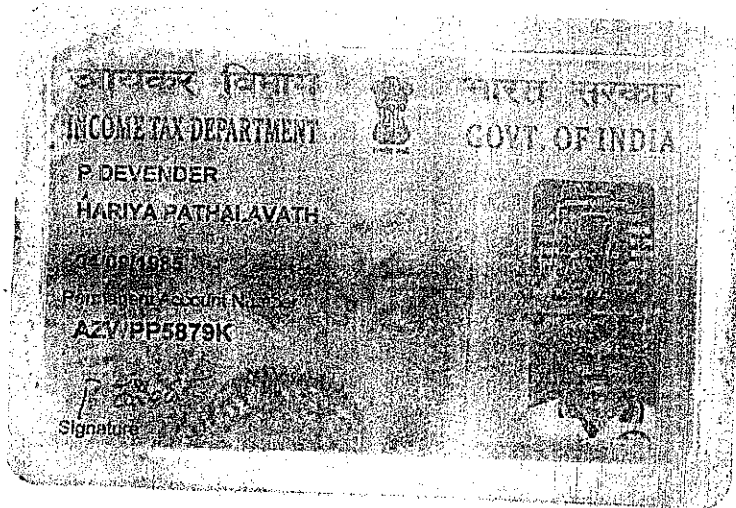
వ పుస్తకము 201 వ సం॥పు రప్తివేజు నెం... 55/0/11
ప్రజంటెండు దాని లు పరచిన కాగితముల సం...!!...
ఈ కాగితపు వరుస సంఖ్య..... 9.....

పబ్-రిజిస్ట్రార్.





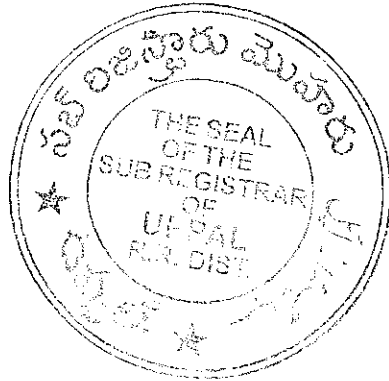
M. Kazamuddin



P. Devender

వ పుస్తకము 201 వ సం॥పు రస్తావేజు నెం..... 5510/11
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం.....!!
ఈ కాగితపు వరుస సంఖ్య..... 10

సబ్-రజిస్ట్రార్.





వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం.5510/11
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం॥...
ఈ కాగితపు వయస సంఖ్య.....

Ch
సబ్-రిజిస్ట్రార్.

