

Doc No 2254/2009

7

238



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 146343

Date : 12-03-2009

Serial No : 5,653

Denomination : 100

Purchased By :

VENKATESH
S/O G.A. RAO
SECBAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

2

For Whom :

MEHTA & MODI HOMES
SECBAD

SALE DEED

This Sale Deed is made and executed on this the 9th day of April 2009 at S.R. O. 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 39 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

MR. SUDHIR U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA aged about 53 years, residing at 21, Bapu Bagh Colony, Pendergast Road, Secunderabad - 500 003., 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

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

57320
3190
100
60610

ENDORSE
Certificate of Registration of Documents

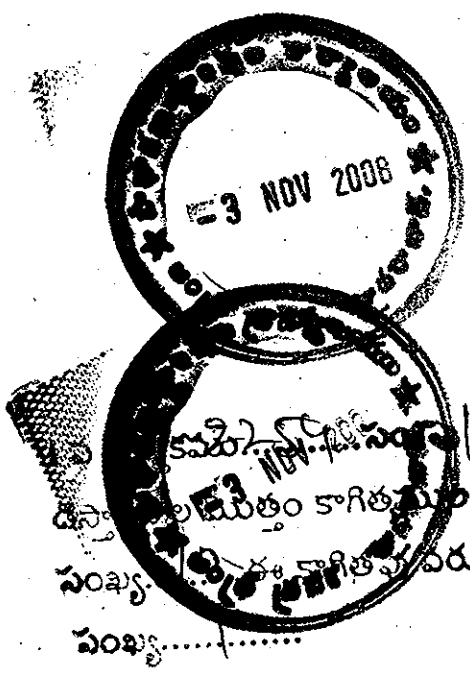
Stamp Duty: 100/-
57320/-

Transfer Duty: Rs. ---

Registration fee: Rs. 3190/-

User Charges: Rs. 100/-

Sub-Registrar: [Signature]
Rs. 60710/-

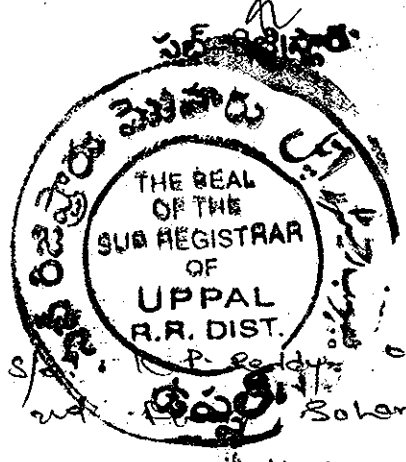


2008 - వ.శ.సం. వి.కె.లక్ష్మణ్ నెల. 9
1921 - వ.శ.సం. వి.కె.లక్ష్మణ్ మాసము. 19. 80
పగలు. 3. మరయు. 4. గంటల మధ్య
ఉన్నట్ వ-రిజిస్ట్రారు అఫీసులో
శ్రీ. Mehta
రెజిస్ట్రారు కేసు, మొదల లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
మరయు వేలిముద్రలతో సహా దాఖలుచేసి
మనుషు రూ. 3190/- చెల్లించినారు.

Receipt No. 238008 Dt. 9/14/08 Via
"44 Mahasuda Branch, Sec'bad



వరుసించినది



K. Prabhakar Reddy
C-4-187/3 & 4,
M. G. Road, Sec'bad,
Presentation of documents, vide G.P.A no. 69/14/08
Dt. 19.4.08 at SRO, Uppal, R.R. Dist.

Venkat Ramana Reddy S/o. Anji Reddy over Service
(R) 11-18/2, Rd No 2, Green Hills Colony,
Secrornager, And.

A. LAXMIBABU S/o. A. LADHANNA
over SERVICE 4, LALABET, Sec-BAD.

2008 వ.శ.సం. వి.కె.లక్ష్మణ్ నెల. 9 వ తేది
1921 వ.శ.సం. వి.కె.లక్ష్మణ్ మాసం. 19 వ తేది

[Signature]

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, 41, 42, 44 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

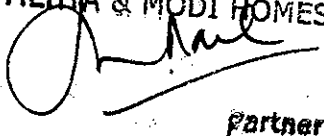
| Sl. No. | Sale Deed Doc. No. | Dated | Extent of Land |
|---------|--------------------|------------|------------------|
| 1. | 10661/2005 | 9.11.2005 | Ac. 2-05 Gts., |
| 2. | 11023/2005 | 17.11.2005 | Ac. 1-06 Gts., |
| 3. | 1759/2006 | 27.01.2006 | Ac. 0-35.5 Gts., |
| 4. | 12254/2006 | 19.08.2006 | 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.

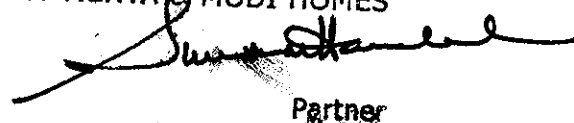
| Sl. No. | Sale Deed Doc. No. | Dated | Extent of Land |
|---------|--------------------|------------|----------------|
| 1. | 7876/2006 | 25.05.2006 | Ac. 1-09 Gts., |

- 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, 41, 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

1వ పుస్తకము. 2254 of 2009
 దస్తావేజుల మొత్తం కారితముల
 సంఖ్య... 10... ఈ కారితపు వయస్సు
 సంఖ్య... 2...

సబ్-రిజిస్ట్రారు

Registration Under Section 42 of Act 1 of 1957
 No. 2254 of 2009 Date 9/11/09

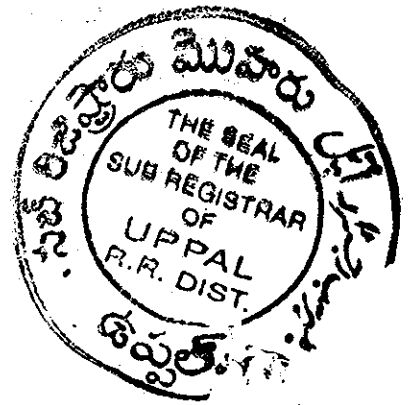
I hereby certify that the proper stamp duty of Rs. 57320/- Rupees FIFTY SEVEN THOUSAND THREE HUNDRED AND TWENTY ONLY has been levied in respect of this instrument from Sri. Mehta on the basis of the agreed Market Value consideration of Rs. 6,38,000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal
 dated 9/11/09

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

Registration Endorsement

An amount of Rs. 57320/- towards Stamp Duty including Transfer duty and Rs. 3190/- towards Registration Fee was paid by the party through Challan Receipt Number 238058 dated 9/11/09 at Sub Registrar Branch Sec bad



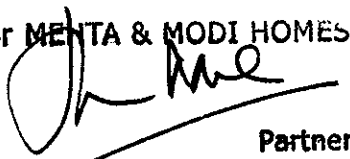
S.D.M. Mandragala
 A/c No. 01000058766
 at S.R.O. Uppal.

H) The Vendee is desirous of purchasing a plot of land bearing no. 319 admeasuring 316 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.6,38,000/- (Rupees Six Lakhs Thirty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

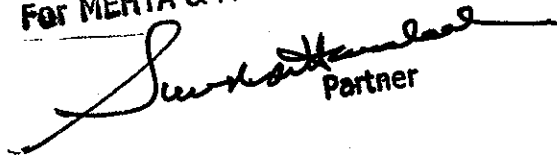
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 319 admeasuring 316 sq. yds. forming part of Sy. Nos. 31, 40, 41, 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.6,38,000/- (Rupees Six Lakhs Thirty 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. 60,610/- is paid by way of challan No. C-238258 dated 09.04.09, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

FOR MEHTA & MODI HOMES


Partner

FOR MEHTA & MODI HOMES

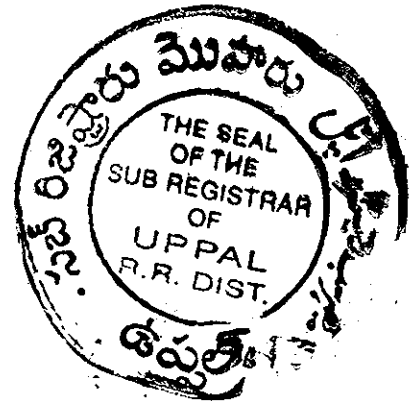

Partner

1 వ పుస్తకము 2254/09
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...3.....

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (కా.న) పు...2254/09
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నమిత్తం
గుర్తింపు నెంబరు...2009 ఇవ్వడమైన
2009 సంఖ్య...9...ది

రిజిస్ట్రారు అధికారి




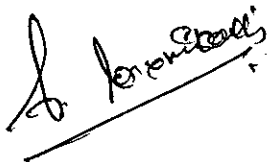
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 319 admeasuring about 316 sq. yds. forming part of Sy. Nos. 31, 40, 41, 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:

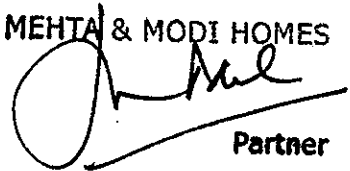
| | |
|-------|------------------------|
| North | 4' wide Nala |
| South | Plot No. 320 |
| East | 30' wide road |
| West | Sy. No. 34 (Open Land) |

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:

WITNESSESS:

1. 
2. 

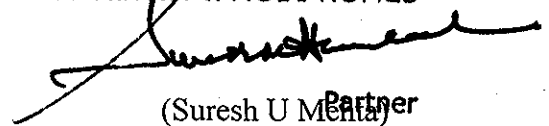
For MEHTA & MODI HOMES


Partner

(Soham Modi)

VENDOR

For MEHTA & MODI HOMES


Partner

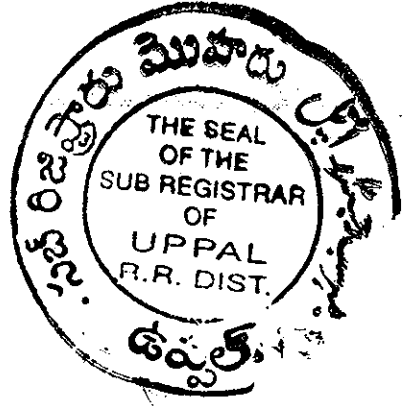
(Suresh U Mehta)
VENDOR


VENDEE



వ పుస్తకముకి...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...4.....

పబ్-86...



REGISTRATION PLAN SHOWING

PLOT NO. 319, FORMING A PART

IN SURVEY NO. 31, 40, 41, 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. SUDHIR U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

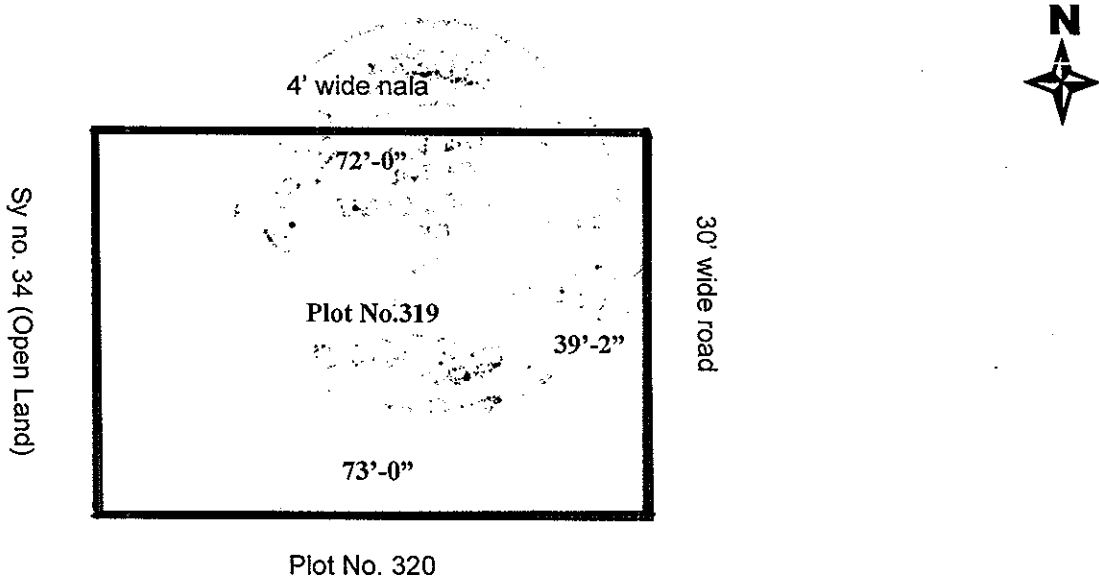
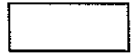
REFERENCE:
AREA: 316

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



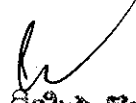
For MEHTA & MODI HOMES
[Signature]
Partner

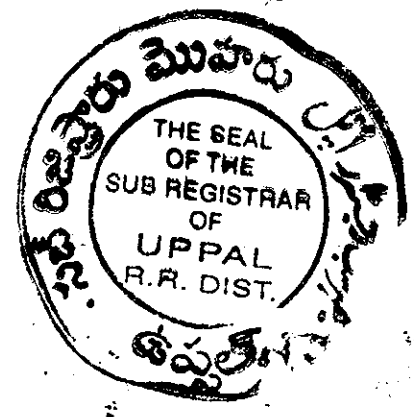
For MEHTA & MODI HOMES
[Signature]
Partner
SIG. OF THE VENDOR

WITNESSES:
1. *[Signature]*
2. *[Signature]*








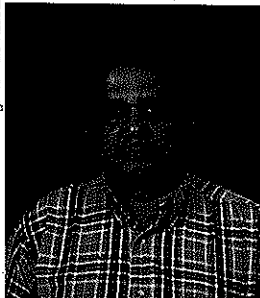
[Signature]
SIGN. OF THE BUYER

1వ పుస్తకము 22.5.5. సంఖ్య 10
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..10...ఈ కాగితపు వరుస
సంఖ్య...5.....


పబ్-రెజిస్ట్రారు

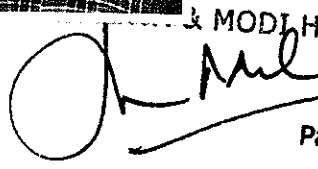


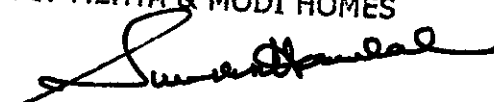
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE | 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 <u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC.NO. 69/BKIV/2008 Dt: 19.04.2008:</u> 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: MR. SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA R/O. 21, BAPU BAGH COLONY, PENDERGAST ROAD, SECUNDERABAD – 500 003 |
| |  |  | |
| |  |  | |
| |  |  | |

SIGNATURE OF WITNESSES:

- 
- 

 & MODI HOMES
Partner

For MEHTA & MODI HOMES

SIGNATURE OF EXECUTIVE PARTNER

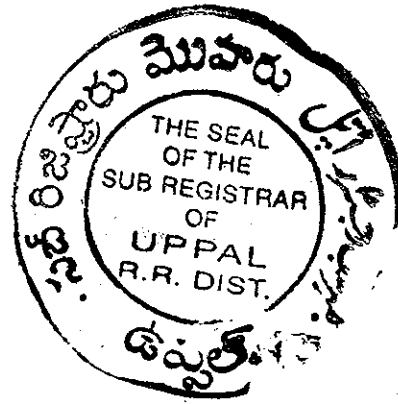
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE OF BUYER

వ పుస్తకము ద్వారా సాక్షి
దస్తావేజుల మొత్తం కాగితము
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య.....6.....

పబ్-రిజిస్ట్రారు



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 - III
PARADISE - SEC' BAD
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
ABMPM6725H

NAME
SHAH SATEH MODI

FATHER'S NAME
SATEH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE
Shah Sateh

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
AWSP6104E

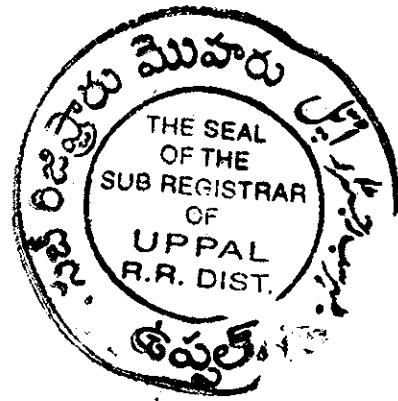
16/02/2006

HOUSEHOLD CARD

Card No : PAP167881500816
 F.P. Shop No : 815
 Type of Head of Household : Mahila Sresh
 Aadhar No : 95500
 Father/Husband name : Uttam Lal
 Date of Birth : 15/01/1948
 Sex : M
 Occupation : Own Business
 House No. / House No. : 23-577
 Street : MINISTER ROAD
 Colony : D V COLONY
 Ward : 2
 Circle : VIII
 District : Hyderabad
 Annual Income (Rs.) : 190,000
 LPG Customer No. (1) : NE46259 (Single)
 LPG Dealer Name (1) : Nannana Enterprises, DCC
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :

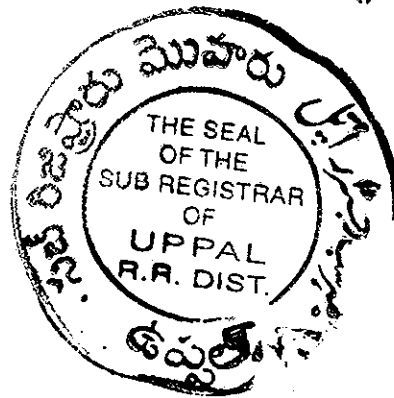
1 వ పుస్తకముకి.చి.పి.సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.10.....ఈ కాగితపు వరుస
సంఖ్య.....7.....

పబ్-రిజిస్ట్రారు



1 వ సెక్షన్ కు 22 కేసులు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10 ఈ కాగితపు వరుష
సంఖ్య... 8

సబ్-రెజిస్ట్రార్



WITNESSES NO. 2:

WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :


Valid upto : 30 April 2009



Issuing Authority :

Blood Group : O +ve

Address.
5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

www.modiproperties.com

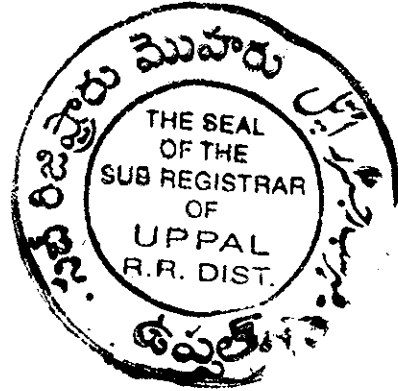

सत्यमेव जयते
Election Commission Of India
భారత ఎన్నికల సంఘము
IDENTITY CARD
గుర్తింపుకార్డు
CVG2736122

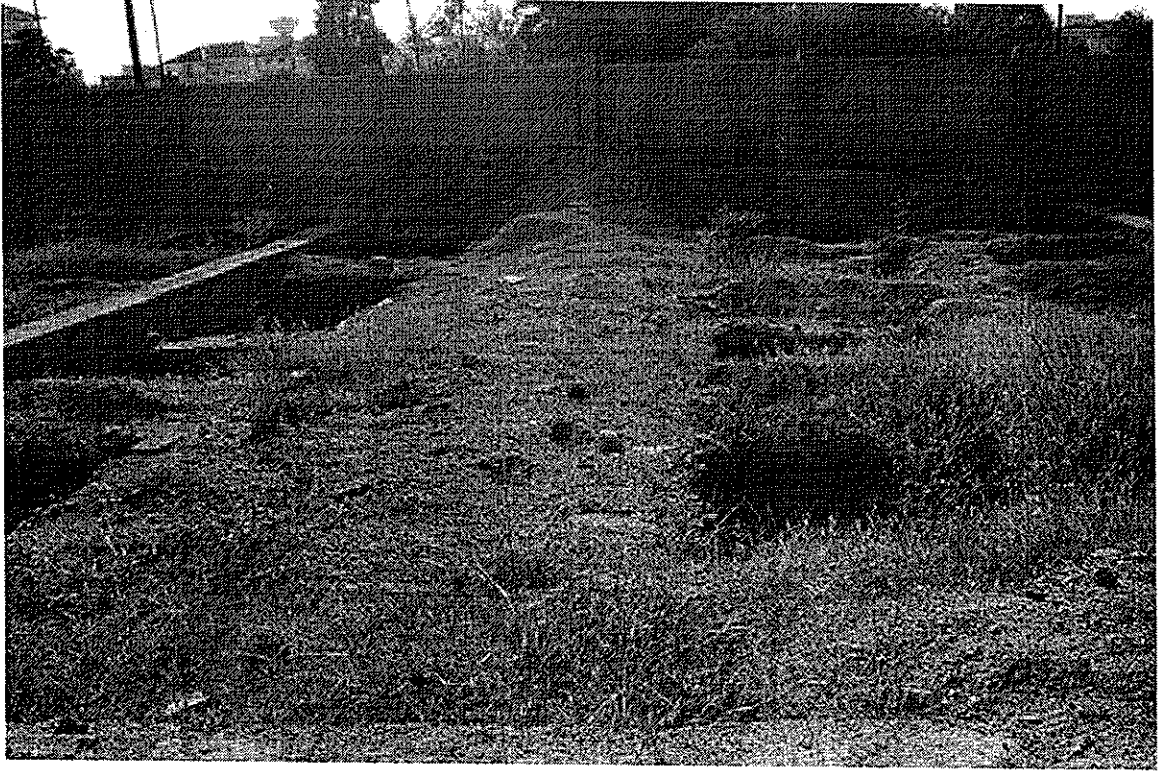
Elector's Name : A LAXMI KANTH
ఓటరు పేరు : ఎ లక్ష్మీ కాంత్
Father's Name : A SADHARMA
తండ్రి పేరు: ఎ సధర్మ
Sex : M Age as on 1-1-2003
లింగము : పు 1-1-2003 నాటికి వయస్సు 24

1వ పుస్తకము 22.9.1950/109
దస్తావేజాల మొత్తం కాగితము
సంఖ్య. 10..... ఈ కాగితపు వరుణి
సంఖ్య. 9.....

పబ్-రిజిస్ట్రారు



8



1 వ పుస్తకముకి...సంఖ్య...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...10.....

పబ్-రిజిస్ట్రారు

