

ORIGINAL

7234 దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ: Sahani Reddy by K. Praloksh

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	30/12		Cherukupak
దస్తావేజు విలువ	2829000	14/5		
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	1709/14			H
రిజిస్ట్రేషన్ రుసుము	14145		Val Rs. 37500/-	
లోటు స్టాంపు (D.S.D.)	113060		Date 2/12/13	
GHMC (T.D.)	42435		DD. NR 175510	
యూజర్ ఛార్జీలు				
అదనపు షీట్లు	100			
5 x			12/5	
మొత్తం	1697401/-			

(అక్షరాల) NU రూపాయలు మాత్రమే)

తేది 14/5

వాపసు తేది _____

(Signature)
సబ్ రిజిస్ట్రారు
కాప్లా

If Document is not claimed within 10 days from the date of Registration, sale cost of Rs. 500/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SCANNED

17/49
D: 30: 1709 of 2014



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH



BE 307591

CH. SHRAVANI

S.No. 9916 Date : 30-12-2013
 Sold to : MAHENDER
 S/o. MALLESH
 For Whom: MEHTA & MODI HOMES

LICENSED STAMP VENDOR
 LIC.No.15-31-029/2013,
 House On P.No.21, W.S. Colony,
 Abdullapurmet (V), Hayathnagar (M)
 R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this the 14th day of May 2014 at SRO, Kapra, 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 Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No.25, Jubilee hills, Hyderabad., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF


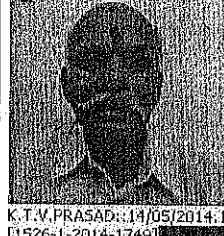

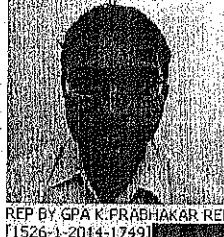
Mr. K .T. V. Prasad, Son of Late K. Basavayya Naidu, aged about 63 years, residing at #Plot No. 59, Flat No. 203, Indra Enclave, Road No. 3, Sneha Puri Colony, Nacharam, Hyderabad - 500 076., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES


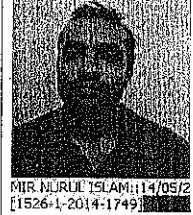
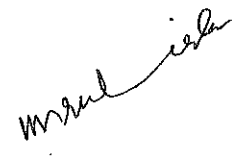



Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14145/- paid between the hours of 11 and 12 on the 14th day of MAY, 2014 by Sri Soham Modi

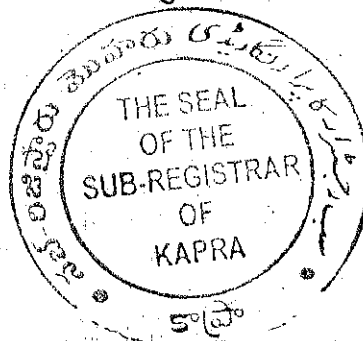
Execution admitted by (Details of all Executants/Claimants under Sec 32A):				
SI No	Code	Thumb Impression	Photo	Address
1	CL			K.T.V. PRASAD S/O. LATE K. BASAVAYYA NAIDU PLOT NO. 59 FLAT NO. 2003 INDRA ENCLAVE, ROAD NO. 3 SNEHAPURI CLY NACHARAM HYD
2	EX			REP BY G.P.A. K. PRABHAKAR REDDY S/O. K. PADMA REDDY 5-4-187/3 & 4 11 FLOOR, SOHAM MANSION M.G. ROAD SECBAD

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			MIR NURUL ISLAM R/O. A-16, BASHEER HOSTEL EFL UNIVERSITY, HYD.	
2			M. SANTOSH KUMAR R/O. IJAKLI, 56 APO.	

14th day of May, 2014

Signature of Joint SubRegistrar8
Kapra



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Joint SubRegistrar8
Kapra

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, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

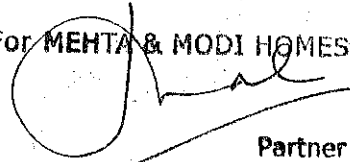
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	09.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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 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 **MENTA & MODI HOMES**


Partner

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		155495	155595
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		14145	14145
User Charges	NA	0	0		95	95
Total	100	0	0		169735	169835

Rs. 155495/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14145/- towards Registration Fees on the chargeable value of Rs. 2829000/- was paid by the party through DD No ,175510 dated ,12-MAY-14 of ,HDFC BANK/SEC-BAD

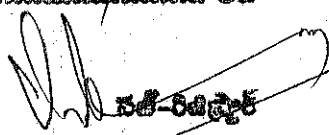
Date
14th day of May,2014

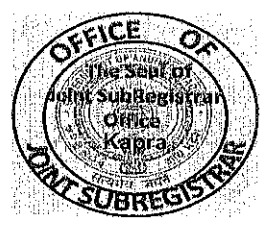
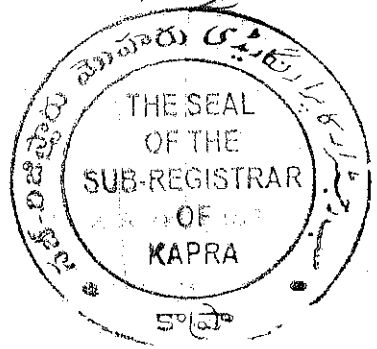
Signature of Registering Officer
Kapra

1936 లె టింగు ను 23వ కేసు.

BK - 1, CS No 1749/2014 & Doct No 1709/2014
 Joint Sub Registrar Kapra
 Sheet 2 of 11

ప్ర పుస్తకము 2014 నం./ కా.స. 1936వ
 పు.....1709/.....వెంబరుగా రిజిస్టరు చేయబడి
 స్కానింగ్ నిమిత్తం గుర్తింపు వెంబరు 106
 1709/2014 నా యాద్యుడమ్మెనరి
 2014 నం.....నెల.....14 వ తేది


 కె.వి.రామ్మోహన్

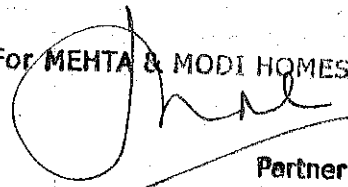


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac.8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed 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.397, admeasuring 302 sq. yds., along with semi-finished construction having a total area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs. 28,29,000/- (Rupees Twenty Eight Lakhs Twenty Nine 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.397, admeasuring 302 sq. yds., along with semi-finished construction having a total built-area of 1883 sft.; (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Property 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.28,29,000/- (Rupees Twenty Eight Lakhs Twenty Nine Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Property 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 Property.
3. The Vendor further covenant that the Schedule Scheduled Property 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 Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property / Bungalow to the Vendee.
5. Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Property unto and in favour of the Vendee in the concerned departments.

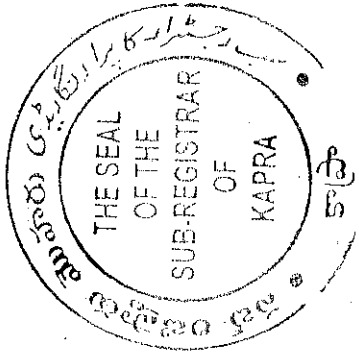
For MEHTA & MODI HOMES



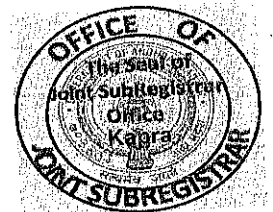
Partner

Bk-1, CS No 1749/2014 & Doct No
1705/2014

Joint SubRegistrar
KAPRA



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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.

SCHEDULED PLOT

All that piece and parcel of land bearing Plot No.397, admeasuring about 302 sq. yds, along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "Silver Oak Bungalows Phase – IIP", 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	Plot No. 396
South	Plot No. 398
East	Neighbours Land
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. *M. M. Islam*

2. *S. S. S. S.*

For MENTA & MODI HOMES

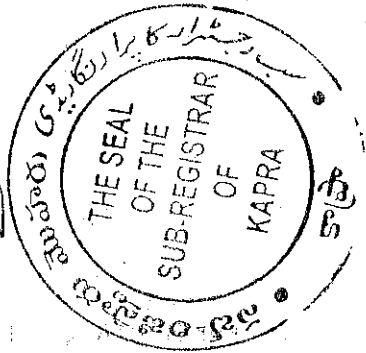
[Signature]
Partner
(Soham Modi)
VENDOR

[Signature]
VENDEE

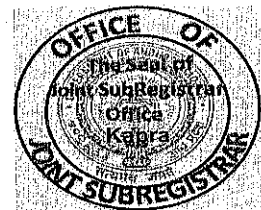
Bk - 1, CS No 1749/2014 & Doct No
1709/12014

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Joint SubRegistrar
KAPRA



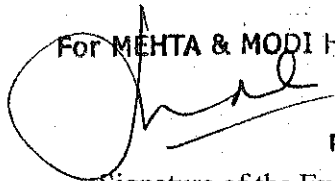
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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No.397 in the project known as "Silver Oak Bungalows Phase-III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District
- (a) Nature of the roof : R. C. C. (G+1)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 302 sq. yds.
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 233 Sft
- b) In the Ground Floor : 807 Sft
- c) In the First Floor : 843 Sft
- Total Built up Area :** 1883 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 28,29,000/-


Date: 14.05.2004

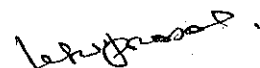
For MEHTA & MODI HOMES

Partner
Signature of the Executants

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 14.05.2014

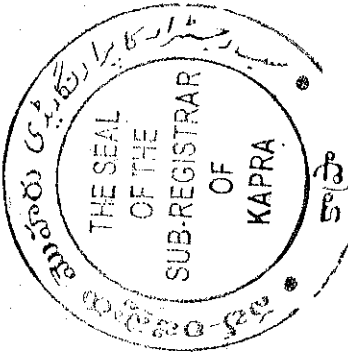
For MEHTA & MODI HOMES

Partner
Signature of the Executants



Bk-1, CS No 1749/2014 & Doct No
1709/2014

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Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO. 397, FORMING A PART

IN SURVEY NOS. 31, 40(P), 41(P), 42, 44, 45 & 55

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDORS: M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MR. K. T. V. PRASAD, SON OF LATE K. BASAVAYYA NAIDU

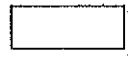
REFERENCE:
AREA: 174

SCALE:
SQ. YDS.

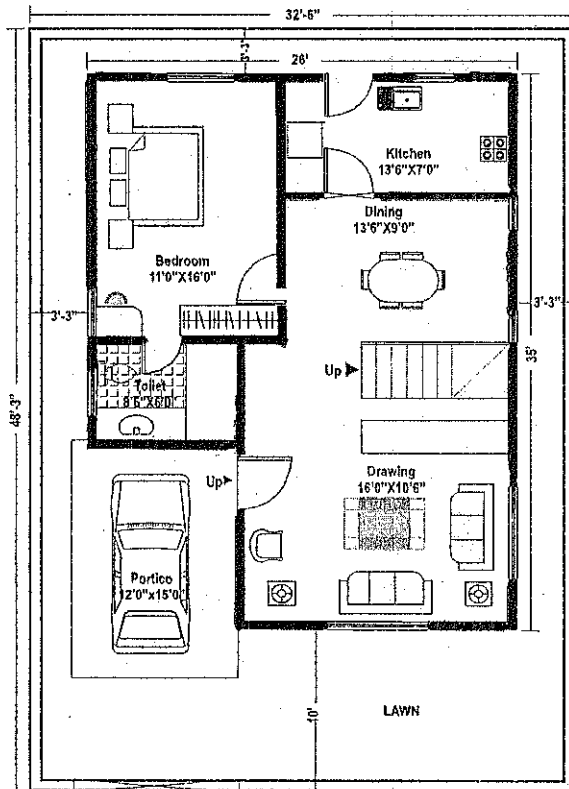
INCL:
SQ. MTRS.



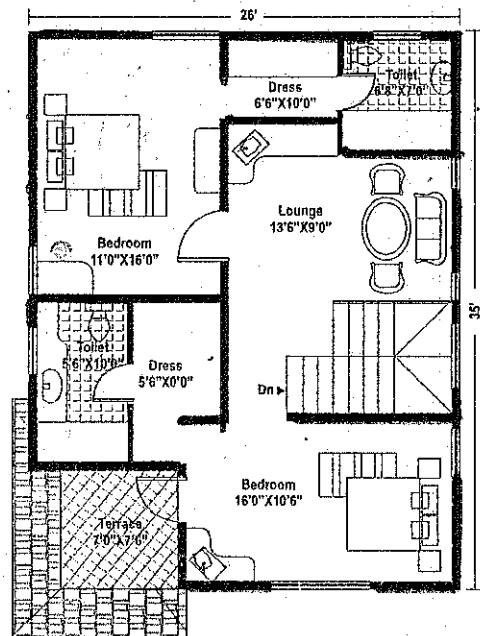
EXCL:



Built up area : 1883 Sft



Ground Floor Plan



First Floor Plan

AREA STATEMENT

Ground Floor	807 sft
First floor	843 sft
Portico area	180 sft
Terrace area	53 sft
Total Area	1883 sft

WITNESSES:

- M. S. Islam*
- Sudhakar*

For MEHTA & MODI HOMES

Partner
SIG. OF THE VENDOR

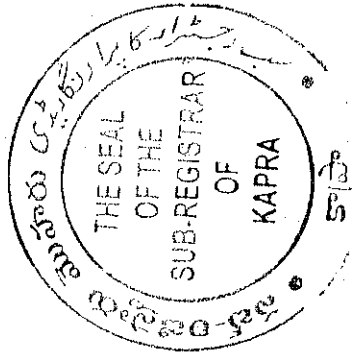
SIGN. OF THE BUYER

Bk - 1, CS No 1749/2014 & Doct No
1709-12014

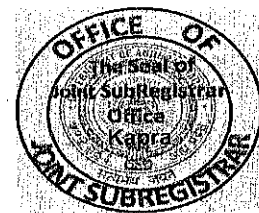
Sheet 6 of 11

Joint SubRegistrar
Kapra

Kapra

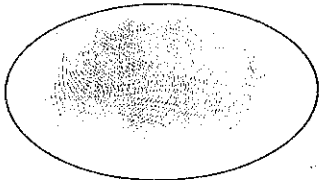


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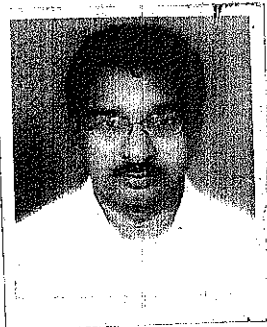
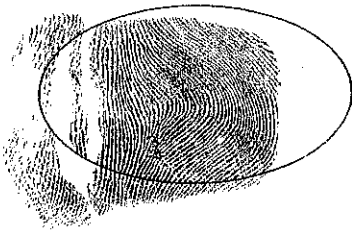
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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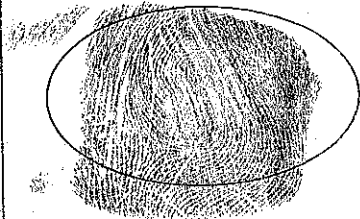
VENDOR:

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



GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 167/BK-IV/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:

MR. K. T. V. PRASAD
S/O. LATE K. BASAVAYYA NAIDU
R/O. PLOT NO: 59, FLAT NO. 203
INDRA ENCLAVE, ROAD NO. 3
SNEHA PURI COLONY
NACHARAM
HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

- M. Abdul Salam*
- Santosh*

For MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

K. T. V. Prasad
SIGNATURE OF THE BUYER

Bk-1, CS No 1749/2014 & Doct No
1709/2014 Sheet 7 of 11

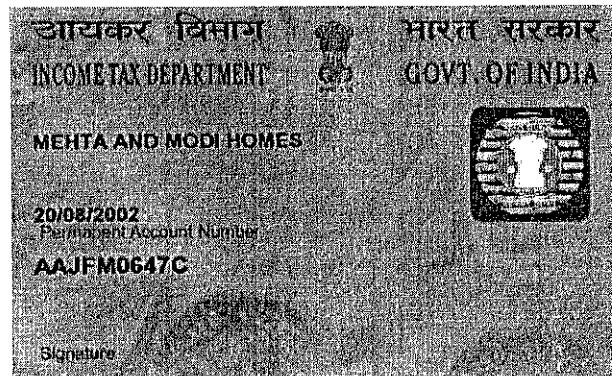
Joint SubRegistrar
Kapurthala



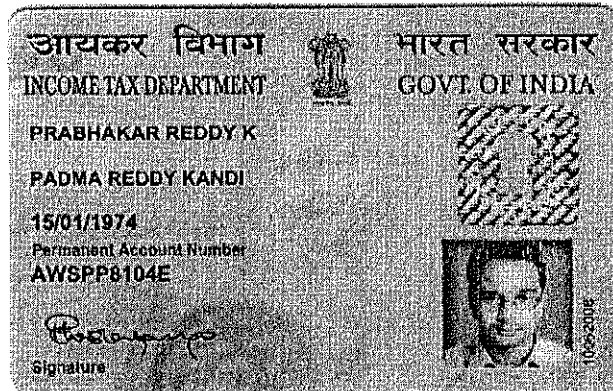
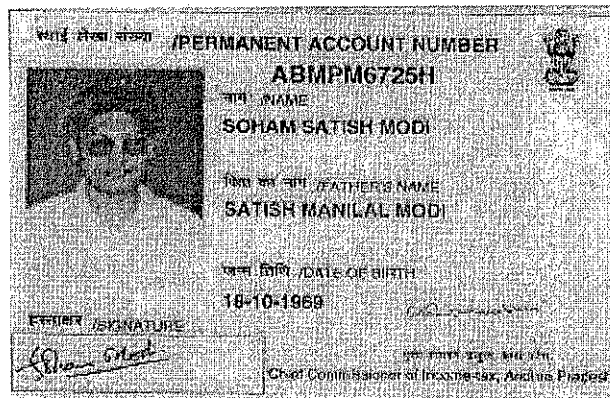
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VENDOR:



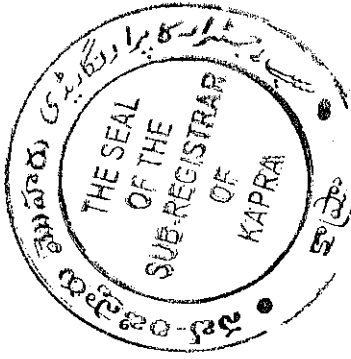
For MEHTA & MODI HOMES
[Signature]
Partner



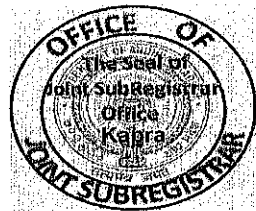
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1709/2014, Sheet 8 of 11


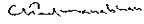

Joint Sub Registrar
Kapra



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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	
ACBPK9409Q	
नाम /NAME	
TULASI VARA PRASAD KOLLIPARA	
पिता का नाम /FATHER'S NAME	
BASAVAYYA NAIDU KOLLIPARA	
जन्म तिथि /DATE OF BIRTH	
23-10-1950	
हस्ताक्षर /SIGNATURE	
	
मुख्य आयकर आयुक्त, 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.

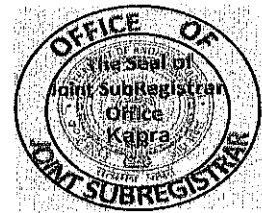
In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

Notified

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1709/12-014

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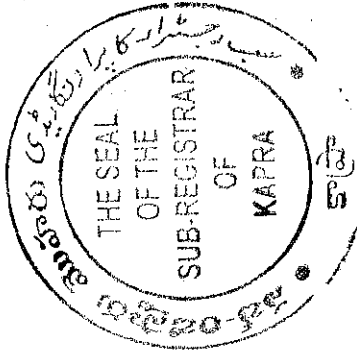


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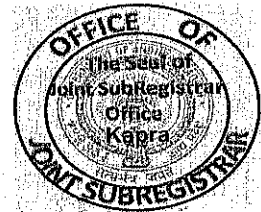


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1109/2014 Sheet 10 of 11

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Kapra



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W 190929:


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTOSH KUMAR MANWAR
KUNDAN LAL
27/07/1984

Permanent Account Number
BDUPM4643P


Signature



Santosh

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1709/2014

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Kabra



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