

దస్తావేజులు మరియు రుసుముల రశీదు

7741

నెం.

శ్రీమతి / శ్రీ Soham modi Reg by: K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale			14/11	14
దస్తావేజు విలువ	2200000			15/14	Charlody
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	1413/14				
రిజిస్ట్రేషన్ రుసుము	11000				
లోటు స్టాంపు(D.S.D.)	8900				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు	33000				
అదనపు షీట్లు					
5 x .....	1				
మొత్తం	132000				

RETURNED

DD NO - 008837

15/4

(అక్షరాల

12/1

రూపాయలు మాత్రమే)

తేది 15/4

వాపసు తేది

*[Signature]*  
సబ్ రిజిస్ట్రార్  
నల్గొండ

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



28  
1460

2.30.1413/2014

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*(Signature)*

BF 279355

Sl.No. 3993 Dt: 14-11-2013

Sold to: RAMESH

S/o: NARASING RAO

For Whom: M/s. MEHTA & MODI HOMES

**T. LALITHA**  
Licensed Stamp Vendor  
LIC.No. 16-09-074/2012  
Plot No.32.H.No.3-48-266  
Kakaguda, Karkhana,  
Cantonment Secunderabad  
7842562342

**SALE DEED**

This Sale Deed is made and executed on this the 15<sup>th</sup> day of April 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. Niranjana Banoth, Son of Mr. Rupla Banoth, aged about 41 years, residing at H. No. 3-114/A2, Birappa Nagar Thorrur, Warangal - 506 163., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).





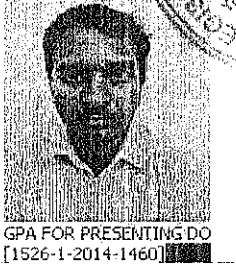

For MEHTA & MODI HOMES

*(Signature)*  
Partner







**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. 11000/- paid between the hours of 2 and 3 on the 15th day of APR, 2014 by Sri Soham Modi

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

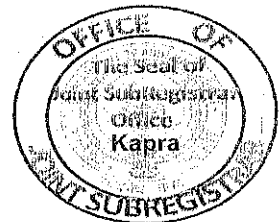
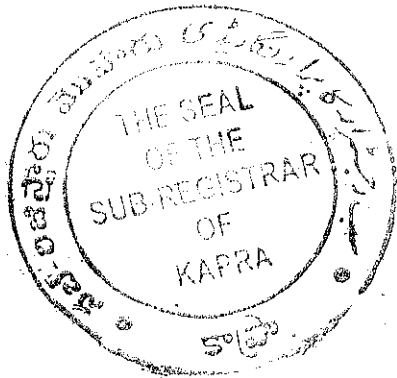
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 NIRANJANI BANOTH S/O. RUPLA BANOTH HNO 3-114/A2, BIRAPPA NAGAR, THORRUR WARANGAL NIRANJANI BANOTH: 15/04/2014 [1526-1-2014-1460]		
2	EX		 GPA FOR PRESENTING DOCT K. PRABHAKAR REDDY S/O. K. PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION MG ROAD SEC BAD GPA FOR PRESENTING DO [1526-1-2014-1460]		

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 CH. RAMESH: 15/04/2014, 1- [1526-1-2014-1460]	CH. RAMESH R/O. 1-3- 176/D/2, KAVADIGUDA, HYD.	
2		 D. RAMULU: 15/04/2014, [1526-1-2014-1460]	D. RAMULU R/O 4-10, MONDRAI VILLAGE, KONDAKANDLA MANDAL, WARANAGAL. DIST.	

15th day of April, 2014

Signature of   
Joint Sub Registrar  
Kapra



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**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, 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					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0		120900	121000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		11000	11000
User Charges	NA	0	0		95	95
<b>Total</b>	100	0	0		131995	132095

Rs. 120900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11000/- towards Registration Fees on the chargeable value of Rs. 2200000/- was paid by the party through DD No ,8837 dated ,15-APR-14 of ,HDFC BANK/SEC-BAD

Date

15th day of April, 2014

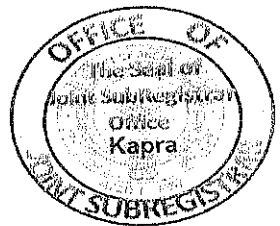
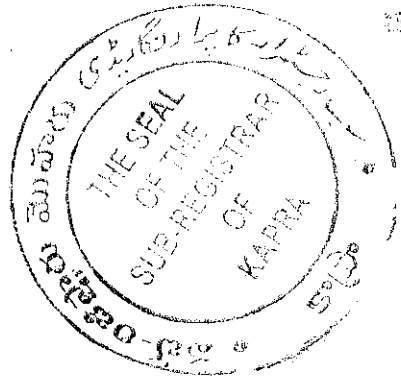
*T. Nagaraj*  
Signature of Registering Officer

Kapra

1936 SE 23 24 25 26

15 APR 2014 No. / R.H. 1936  
1413  
1413  
2014 No. 1526

*T. Nagaraj*



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- 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.386, admeasuring 174 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) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.22,00,000/- (Rupees Twenty Two Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

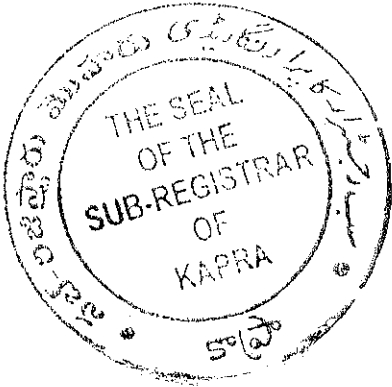
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. The Vendor do hereby convey, transfer and sell the Plot No.386, admeasuring 174 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.22,00,000/- (Rupees Twenty Two Lakhs Only) issued by HDFC Ltd., 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

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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 bungalow on bearing Plot No. 386, admeasuring about 174 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 – 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	Plot No. 385
South	Plot No. 387
East	Plot No. 392
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:**

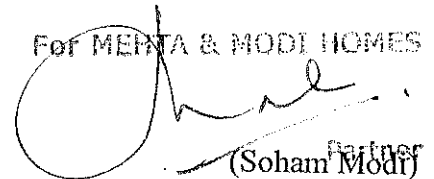
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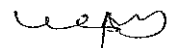
2.



FOR MENTA & MODI HOMES



(Soham Modi)  
VENDOR



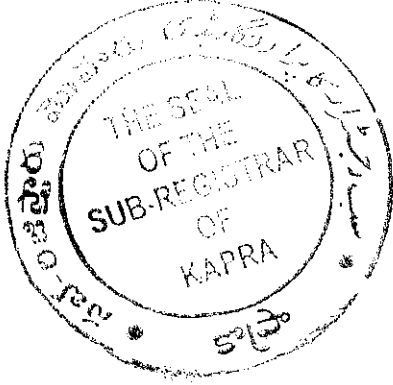
VENDEE

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ANNEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No.386 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 : 174 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. 22,00,000/-

Date: 15.04.2014

For MENTA & 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: 15.04.2014

For MENTA & MODI HOMES

Partner

Signature of the Executants

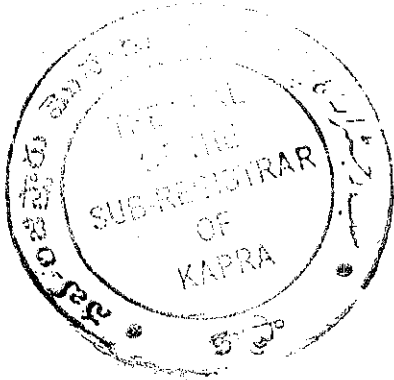
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**REGISTRATION PLAN SHOWING**

BUNGALOW ON PLOT NO. 386, FORMING A PART

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

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

**Mandal, R.R. Dist.**

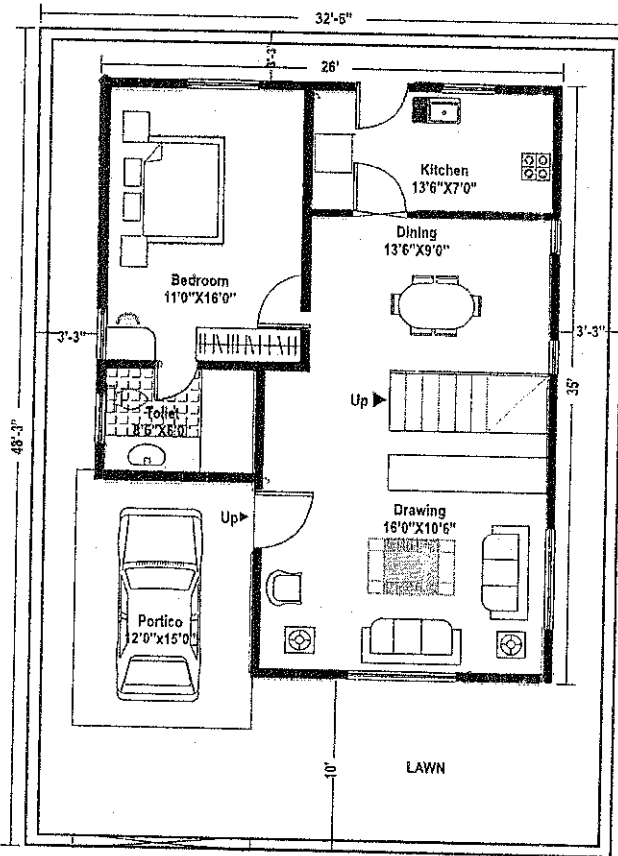
**VENDORS:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

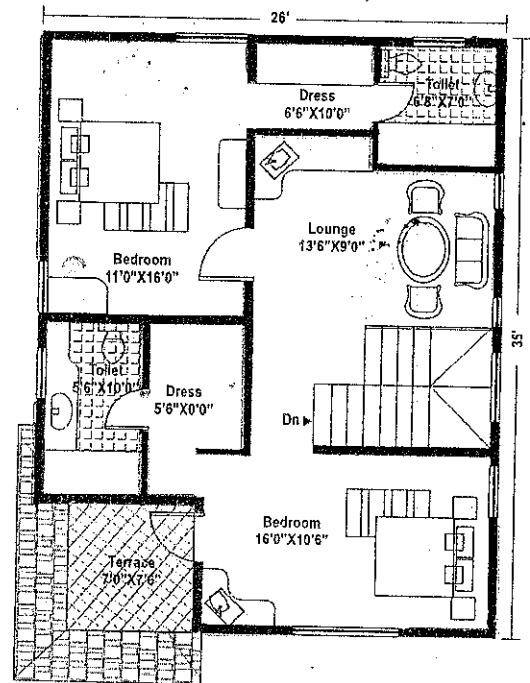
**BUYER:** MR. NIRANJAN BANOTH, SON OF MR. RUPLA BANOTH

**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.
<b>Total Area</b>	<b>1883 sft.</b>

**WITNESSES:**

1.

2.

For MEHTA & MODI HOMES

Partner

**SIG. OF THE VENDOR**

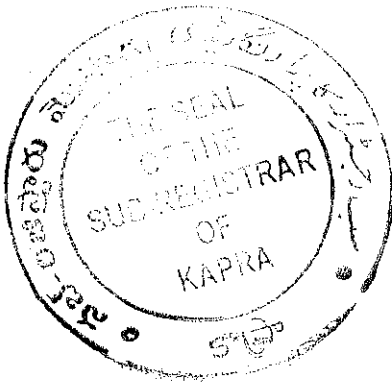
**SIGN. OF THE BUYER**

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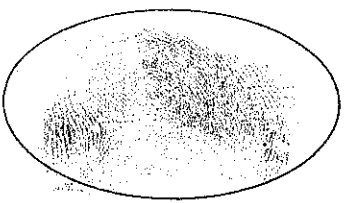

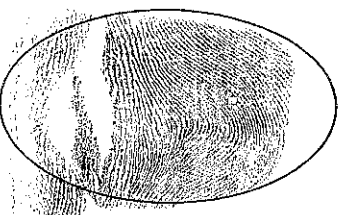

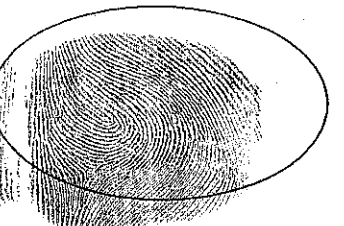
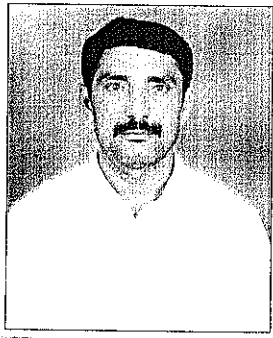
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDOR:</u></b>  M/S. MEHTA &amp; MODI HOMES  HAVING ITS OFFICE AT 5-4-187/3 &amp; 4  II FLOOR, SOHAM MANSION  M. G. RAOD, SECUNDERABAD  REPRESENTED BY ITS PARTNERS  1. MR. SOHAM MODI  S/O. MR. SATISH MODI</p>
			<p><b><u>GPA FOR PRESENTING DOCUMENTS</u></b>  <b><u>VIDE GPA NO. 167/BK-IV/2010, Dated: 3.09.2010</u></b></p> <p>MR. K. PRABHAKAR REDDY  S/O. MR. K. PADMA REDDY  (O). 5-4-187/3 &amp; 4  II FLOOR, SOHAM MANSION  M. G. ROAD  SECUNDERABAD – 500 003.</p>
			<p><b><u>BUYER:</u></b>  MR. NIRANJAN BANOTH  S/O. MR. RUPLA BANOTH  R/O. H. NO. 3-114/A2  BIRAPPA NAGAR  THORRUR  WARANGAL - 506 163</p>

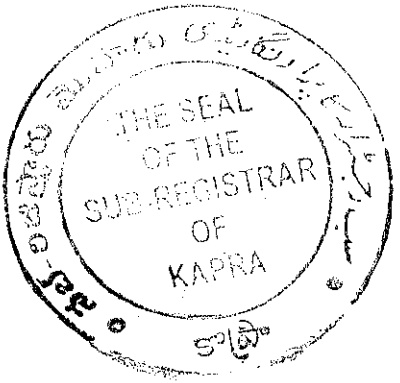
**SIGNATURE OF WITNESSES:**

1. 
2. 

For MEHTA & MODI HOMES  
  
Partner  
SIGNATURE OF THE EXECUTANTS

  
SIGNATURE OF THE BUYER

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VENDOR:

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

MEHTA AND MODI HOMES

20/08/2002  
Permanent Account Number

AAJFM0647C

Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H


नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI


जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी  
Chief Commissioner of Income-tax, Andhra Pradesh



For MEHTA & MODI HOMES



Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



PRABHAKAR REDDY K

PADMA REDDY KANDI

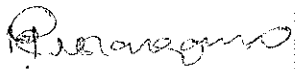
15/01/1974  
Permanent Account Number

AWSP8104E

Signature



10653038

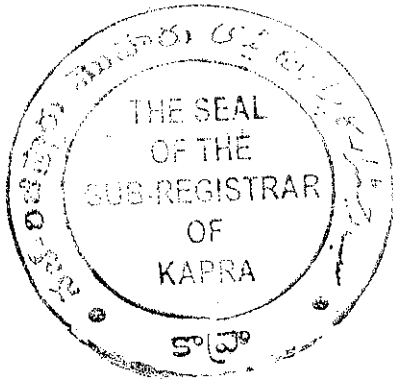


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Joint Sub Registrar

Kapra



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BUYER:-




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BANOTH NIRANJAN  
RUPLA BANOTH

04/06/1971  
Permanent Account Number  
AHMPB4706H

*[Signature]*  
Signature



*[Handwritten signature]*

WITNESS:




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

C RAMESH  
NARSING RAO CHANDRAGIRI

21/07/1979  
Permanent Account Number  
AKRPR1896C

*[Signature]*  
Signature



*[Handwritten signature]*

WITNESS:




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DARAVAT RAMULU  
KISHAN DARAVAT

05/05/1975  
Permanent Account Number  
BGNPD5497A

*[Signature]*  
Signature



*[Handwritten signature]*

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Kapra



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