

2114/08

Acc no: 217



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376146

Sl No. 11637 Date 29/2/2008  
 sold to G. Venkatesh  
 S. A. D. W/o. G. A. Rao  
 for whom M/s Mehta & Modi Homes

**K. SATISH KUMAR**  
 S.V.L. No:13/2000, R. No: 26/2008  
 6-2-30 FREMAVATHIPET (V)  
 R. NAGAR (M), R.R. DIST.

**SALE DEED**

This Sale deed is made and executed on this the 28<sup>th</sup> day of February, 2008 at Secunderabad by and between:

Smt. K. ANDALU, W/o. Shri K. Krishna, aged about 35 years, Occupation: house wife, resident of H.No. 3-25/1, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as "VENDOR".

**IN FAVOUR OF**

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 Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business, and Mr. Suresh U Mehta Son of Late Uttamlal Mehta, aged about 58 years, Occupation: Business, hereinafter referred to as the PURCHASER.

The terms VENDOR and PURCHASER herein used shall wherever the context so admit mean and include their respective heirs, executors, successors-in-interest, administrators, legal representatives, nominees, assignees, etc.



(left thumb imp. of K. Andalu)

**WHEREAS:**

- A. The VENDOR is the absolute owner and possessor of Plot No. 30 forming a part of Survey. No. 291, admeasuring 220 Sq. yds., or 183.92 sq. mts. situated at Cherlapally Village, Ghatkesar Mandal, R.R. District having purchased the same through sale deed bearing document no. 3912/2001, dated 5<sup>th</sup> May, 2001, registered at the Sub-Registrar, Uppal, R. R. District. Thereafter, the VEDNOR has constructed a RCC building admeasuring about 1,400 sft on the ground floor on the said Plot No. 30 along with constructions thereon is hereinafter referred to as Scheduled Property.
- B. The PURCHASER herein has purchased a major portion of Sy. No. 291 of Cherlapally Village and is constructing several bungalows on the said land after obtaining necessary permissions from HUDA & Kapra Municipality. The Scheduled Property is abetting the property of the PURCHASER. The said plot no. 30 refers to the plot nos. assigned in an old grampanchayat approved layout.
- C. The VENDOR has offered to sell the Scheduled Property free from all encumbrances for a total sale consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the PURCHASER has agreed to purchase the same for the said consideration.

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

1. The VENDOR has agreed to sell to the PURCHASER the Scheduled Land for a total consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) on the terms and conditions contained herein.
2. The VENDOR do hereby convey, transfer and sell the 'Scheduled Property' being Plot No. 30 admeasuring 220 Sq. yds., in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District along with constructions thereon, which is hereinafter referred to as the 'Scheduled Property' and more particularly described in the schedule and the plan annexed to this deed of sale, in favour of the PURCHASER for a total sale consideration of **Rs. 12,00,000/-** (Rupees Twelve Lakhs Only). The Vendor hereby acknowledge receipt of the said consideration having received the same in the following manner:-
  - a. A sum of Rs. 4,50,000/- by cheque bearing no. 093394 dated 19.11.2007 drawn on State Bank of India, M.G. Road Branch, Secunderabad.
  - b. A sum of Rs. 5,00,000/- by cheque bearing no. 093399 dated 01.12.2007 drawn on State Bank of India, M.G. Road Branch, Secunderabad.
  - c. A sum of Rs. 1,50,000/- by cheque bearing no. 998422 dated 27.12.2007 drawn on State Bank of India, M.G. Road Branch, Secunderabad.
  - d. A sum of Rs. 1,00,000/- by cheque bearing no. 110241 dated 27.02.2008 drawn on State Bank of India, M.G. Road Branch, Secunderabad.



( left lump sum. of )  
K. Andalew

3. The Vendor further covenant that the 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 and 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 Purchaser are put to any loss on account of any claims on the scheduled property, the Vendor shall indemnify the Purchaser fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of the scheduled property to the Purchaser and the Purchaser shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the scheduled property unto and in favour of the Purchaser in the concerned departments.
6. That the VENDOR hereby covenants that they are peaceful possessors and absolute owners of the Scheduled Property and entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Property and to transfer all the rights. Further, the VENDOR hereby covenants and declares that he has not entered into any agreement or executed any deed prior to this sale agreement with respect to the Scheduled Property. If any claim arises on this count the VENDOR hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.
7. That the VENDOR hereby further declares that the VENDOR, nor his heirs, relatives or any other person or persons have any kind of right, title, interest in and over the Scheduled Property.
8. The Vendor hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc., in respect of the schedule property.
9. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the scheduled property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
10. The VENDOR have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.
11. The Vendor further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.



( left stamp imp.  
of K. Andalew )

12. The Vendor further covenants that the scheduled property is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Government Agencies/Undertakings.
13. Stamp duty and registration charges of the sale or deeds shall be borne by the PURCHASER in full.
14. The Market value of the property is Rs. 12,00,000/- and Stamp Duty and Registration Charges of Rs. 1,14,000/- paid on the market value by way of Challan No. 763843, dated 28.02.2008, drawn on SBH, Habsiguda branch, Hyderabad.

**SCHEDULE OF LAND**

All that the piece and parcel of land being Plot No. 30 admeasuring 220 Sq. yds., or 183.92 sq. mts. forming a part of Survey No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District along with about 1,400 sq. ft. of constructed area on the ground floor and bounded by:

North	:	30 ft wide road (40 ft wide at present)
South	:	Plot No. 35
East	:	Pot No. 31
West	:	Pot No. 29 belonging to the Purchaser

IN WITNESS WHEREOF this Sale Deed is made and executed on this 28<sup>th</sup> day of February, 2008 by the parties hereto in presence of the witnesses mentioned below:

**WITNESSES:**

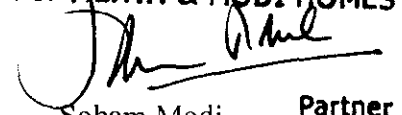
1. K. S. Rao
2. P. Chawla



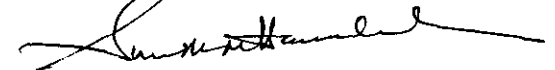
**VENDOR**

(Left Hand Imp. of Andaw. P.)

for Mehta & Modi Homes,  
**For MEHTA & MODI HOMES**

  
Soham Modi Partner  
(Partner)

**For MEHTA & MODI HOMES**

  
Suresh U Mehta Partner  
(Partner)  
(PURCHASER)

ANNEXURE - 1 - A

- 1) Description of the House : Plot No. 30, situated at Sy. No. 291 situated at Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District.
- (a) Nature of the roof : R.C.C.
- (b) Type of Structure : Framed Structure
- 2) Age of Building : 5 yrs
- 3) Total Extent of site : 220 sq.yds
- 4) Built up area particulars :
- a) In the Ground Floor : 1400 sft.
- 5) Annual Rental Value : Rs. 12,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the House : Rs. 12,00,000/-

Date: 28.02.2008

(left thumb of K. Andan)  
Signature of the Executant

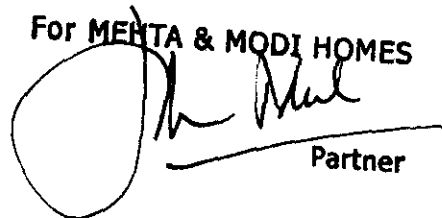
CERTIFICATE

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

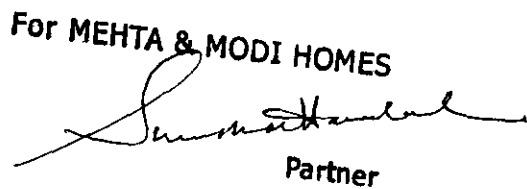
Date: 28.02.2008

(left thumb of K. Andan)  
Signature of the Executant

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

**REGISTRATION PLAN SHOWING**

OPEN PLOT NO. 30

**IN SURVEY NO.** 291 (PART)

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

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

**VENDOR:** SMT. K. ANDALU, WIFE OF SHRI K. KRISHNA

**BUYER:** M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

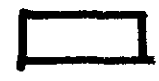
1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

**REFERENCE:**  
**AREA:** 220

**SCALE:**  
**SQ. YDS.**

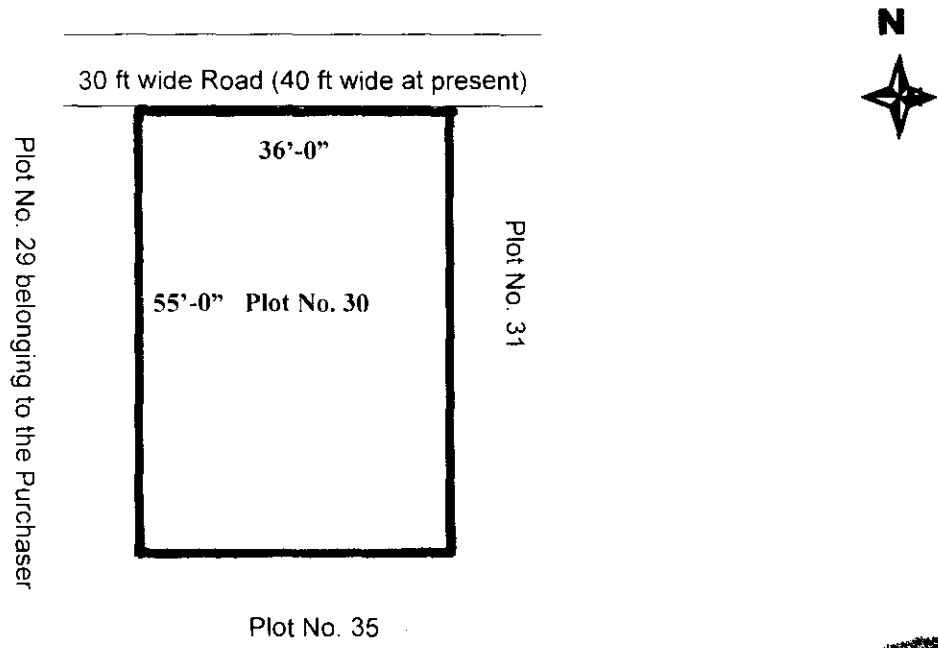
**INCL:**  
**SQ. MTRS.**



**EXCL:**



BUILT UP AREA : 1400 Sft.



**WITNESSES:**

1. K. S. Gupta

2. [Signature]

For MEHTA & MODI HOMES  
[Signature]  
Partner

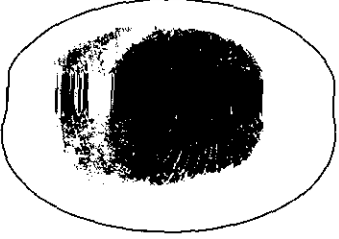

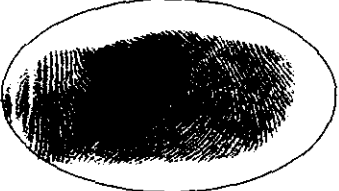
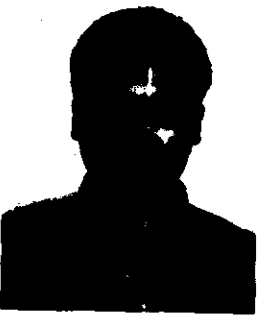
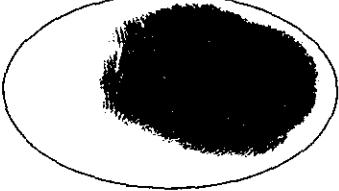
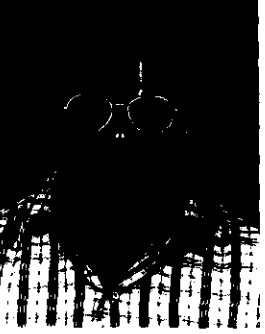

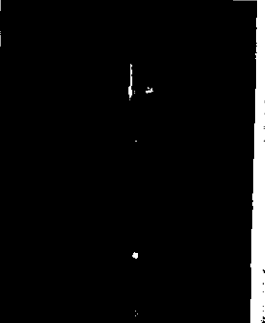
(left thumb of K. Andalu)

SIG. OF THE VENDOR

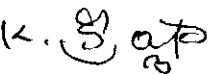
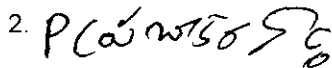
For MEHTA & MODI HOMES  
[Signature]  
Partner

SIG. OF THE BUYER

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

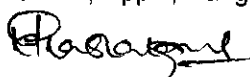
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>SMT. K. ANDALU W/O. SHRI K. KRISHNA R/O. H. NO. 3-25/1 CHERLAPALLY VILLAGE GHATKESAR MANDAL RANGA REDDY DISTRICT.</p>
			<p><u>PURCHASER:</u></p> <p>M/S. MEHTA &amp; MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III 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 &amp; 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. K. P. REDDY (O). 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD SECUNDERABAD - 500 003.</p>

SIGNATURE OF WITNESSES:

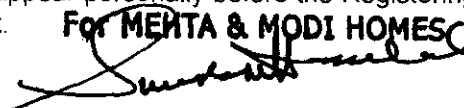
1. 
2. 

  
(left thumb of K. Andalu)  
SIGNATURE OF EXECUTANTS

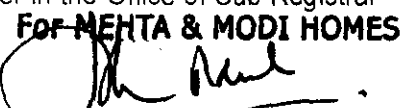
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.  
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,  
Mr. K. Prabhakar Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar  
of Assurances, Uppal, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

**FOR MEHTA & MODI HOMES**  


Partner

**FOR MEHTA & MODI HOMES**  


SIGNATURE(S) OF BUYER(S) Partner

स्थायी खाते संख्या

/PERMANENT ACCOUNT NUMBER



ABMPM6725H

नाम / NAME

SOHAM SATISH MODI

पिता के नाम / FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH

18-10-1969

हस्ताक्षर / SIGNATURE

DR. SANKAR K. S. RAM

Chief Commissioner of Income Tax, Andhra Pradesh

इस खाते में खोले गए धन के प्रत्येक अंश को

आपके प्रोपर्टी के अंतर्गत रखना होगा

मुख्य आयकर अधिकारी,

आयकर भवन,

नरसिंहराव

हैदराबाद - 500 004

Do give this card to the person who is liable to pay

the tax on the account

Chief Commissioner of Income Tax,

Income Tax Building,

Narasimharao

Hyderabad - 500 004

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner



### HOUSEHOLD CARD

Card No : WAP1587388E0391  
 F.P Shop No : 388  
 పేరు : కోపా . అండాలు  
 Name of Head of Household : Kosika . Andala  
 తండ్రి/భర్త పేరు : కృష్ణ  
 Father/ Husband Name : Krishna  
 పుట్టిన తేదీ/Date of Birth :  
 వయస్సు/Age : 25  
 వృత్తి/Occupation : House Wife  
 ఇం.నె./House No. : 2-3-25/1  
 రోడ్/Street : PEDDACHERLAPALLY  
 Colony : CHERLAPALLY  
 Ward No. : 4 / Ward-4  
 Municipality : కపరా / Kapra  
 జిల్లా/District : రంగారెడ్డి / Ranga Reddy  
 Annual Income (Rs.) : 16,000  
 LPG Consumer No. : 110102( Deepam )  
 LPG Dealer Name : Venkateshwara Rao C , HPC



### Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Krishna	Husband	10/05/75	31
3	Savitri	Daughter	20/02/95	11
4	Sai Babu	Son	03/08/98	8
5	Saikiran	Son	09/07/01	5

  
 Issuing Officer  
 PL Centre, Pedda Cherlapally,  
 08/01/2006  
 అధికారి పేరు/అధికారి పేరు : వెంకటేశ్వర రావు / వెంకటేశ్వర రావు



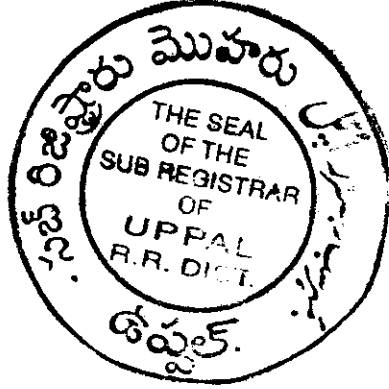
వ పుస్తకము 2114/స్వ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...10...ఈ కాగితపు వరుస  
సంఖ్య.....10....

సబ్ రిజిస్ట్రారు



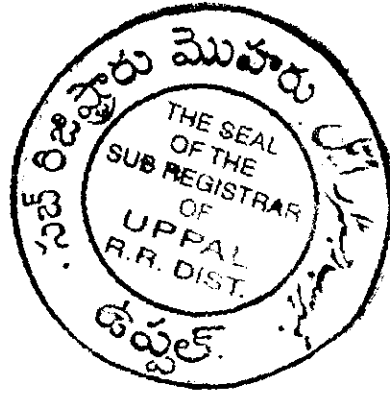
21/4/08  
1వ పుస్తకము.....సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....10 ఈ కాగితపు వరుస  
సంఖ్య.....9.....

పబ్-రిజిస్ట్రారు



1 వ పుస్తకము.....2114/081 సం॥  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....10 ఈ కాగితపు వరుస  
సంఖ్య.....10

పబ్-రిజిస్ట్రారు



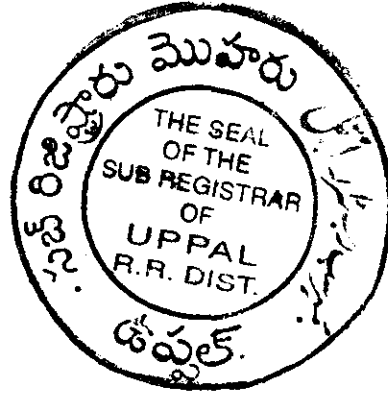
2114/08  
1 వ పుస్తకము.....సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....10.....ఈ కాగితపు వరుస

సంఖ్య.....7.....

పబ్-రిజిస్ట్రారు



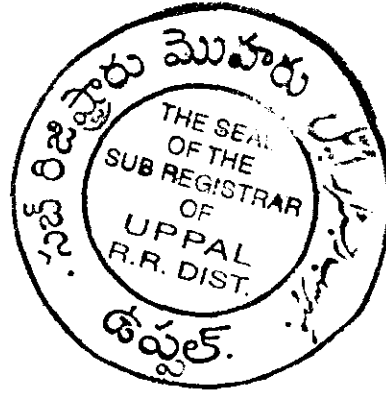
2/14/08  
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దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....10 ఈ కాగితపు వరుస

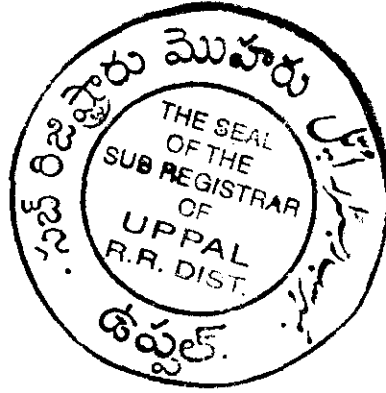
సంఖ్య.....6.....

పబ్-రిజిస్ట్రారు



21/4/08  
1 వ పుస్తకము.....సంగ్రహ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....10...ఈ కాగితపు వరుస  
సంఖ్య.....5.....

పబ్-రిజిస్ట్రారు





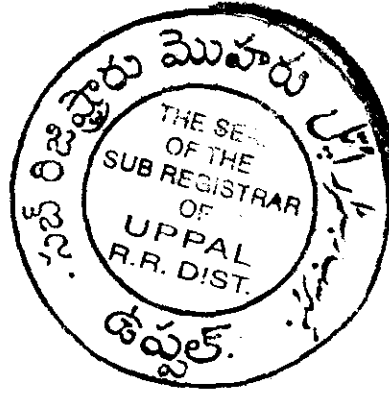
2114/08  
1 వ పుస్తకము.....సంఖ్య

దస్తావేజాల మొత్తం కాగితము

సంఖ్య.....10 ఈ కాగితపు వరుస

సంఖ్య.....4.....

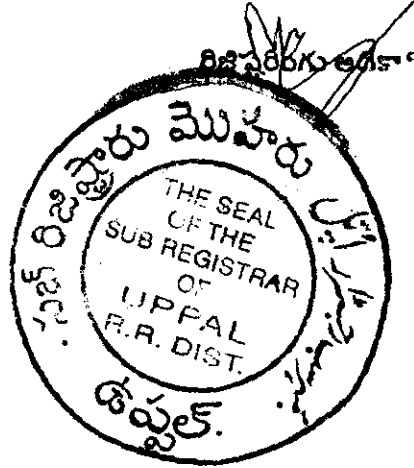
పబ్-రిజిస్ట్రారు



1వ పుస్తకము.....2114/08.....సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....10.....ఈ కాగితపు వరుస  
సంఖ్య.....3.....

పబ్-రిజిస్ట్రారు

.....2114/08.....  
వింటేజులు కొనుగోలు చేయించి స్వామిగు సమితి  
సుర్తిపు సంఖ్య.....2114.....1-200 రివ్యూయైన  
2008 సం.డి.బి.నె.డి.ల.....2008.....తేదీ



1 వ పుస్తకము 2114/08 నంబరు  
దస్తావేజాల మొత్తం కాగితము  
సంఖ్య...10 ఈ కాగితపు వరుస  
సంఖ్య...2

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1908  
No. 2114 of 2008. Date 28/2/08

I hereby certify that the proper deficit  
stamp duty of Rs. 107900/- Rupees one lakh seven  
thousand nine hundred only  
has been levied in respect of this instrument  
from Sri. K. Andalu  
on the basis of the agreed Market Value  
consideration of Rs. 1200000/- being  
higher than the consideration agreed Market  
Value.

S R.O. Uppal

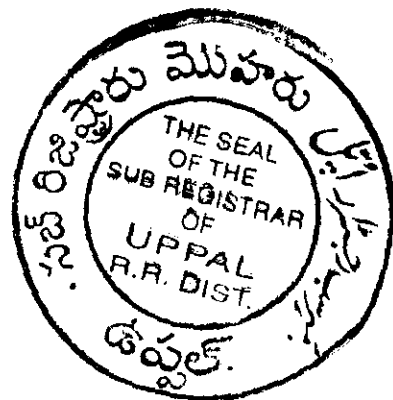
Dated 28/2/08

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

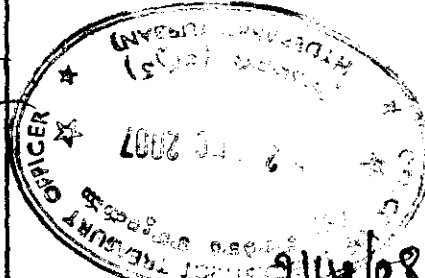
### Registration Endorsement

An amount of Rs. 107900/- towards Stamp Duty  
including Transfer duty and Rs. 6000/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number 763843  
dated 28/2/08 at SBI Habsiguda Branch Secbad

S.B.H. Habsiguda  
A/c No. 01000059700  
of S.R.O. Uppal



PAYMENT	
I. Stamp Duty: (Total that the following amounts have been paid in respect of this document:)	
1. In the shape of stamp papers.....	Rs. 100/-
2. In the shape of challan (u/s. 41 of I.S. Act, 1899).....	Rs. 107900/-
3. In the shape of cash (u/s. 41 of I.S. Act, 1899).....	Rs. =
4. Adjustment of stamp duty u/s. 45 of I.S. Act, 1899, if any	Rs. =
II. Transfer Duty:	
1. In the shape of challan.....	Rs. =
2. In the shape of cash.....	Rs. =
III. Registration fee:	
1. In the shape of challan.....	Rs. 6000/-
2. In the shape of cash.....	Rs. =
IV. User Charges:	
1. In the shape of challan.....	Rs. 100/-
2. In the shape of cash.....	Rs. =
Sub-Registrar	Total: Rs. 114100/-



1 వ పుస్తకము..... 1000/-  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య..... 10 ఈ కాగితపు వరుసు  
 సంఖ్య..... 1

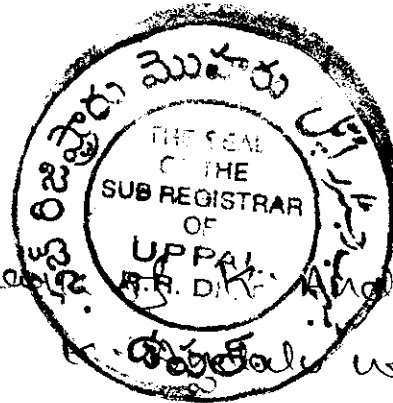
సబ్-రిజిస్ట్రారు

2008 వ. సం. 10. 20 తేదీన..... నెల..... 2008 వ. తేదీ  
 1929 వ. శ. శా. వేద్యం..... మాసము..... తేదీ  
 చదువ..... మరయు..... గంటల మధ్య  
 కింద వ్రాసిన రిజిస్ట్రారు అఫీసులో

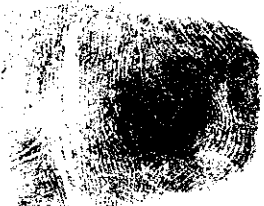
K. Ardalalu.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు  
 మరియు పేరిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ||..... చెల్లించినారు.

Receipt No. 638/2008 Dt. 20/10/08 Vide X mark  
 SBH, Habsiguda Branch, Sec'bad

శాసన ముద్దినట్లు ఒప్పుకొన్నది  
 ఎడమ బ్రాహ్మణవేలు



X mark వద్ద K. Ardalalu వద్ద K. Krishnalingu  
 wife of K. Krishnalingu  
 wife of K. Krishnalingu  
 Housewife No H.No 3-25/1  
 Cherlapally (V) Ghatkesar (M) R.R. dist



అధికారిని.

1) K. Sailoo s/o. K. Sailoo o/c: Centring mastree  
 R/o. 3-25/1, Cherlapally (V), Ghatkesar (M)  
 R.R. dist

2) P. Narshime Reddy s/o. P. Narshime Reddy Plot No. 22  
 Sainagar Colony, (Chinna Cherlapally (V)  
 Ghatkesar (M), R.R. dist.

2008 వ. సం. 10. 20 తేదీన..... నెల..... 2008 వ. తేదీ  
 1929 వ. శ. శా. వేద్యం..... మాసము..... తేదీ.

సబ్-రిజిస్ట్రారు