

262 2/10/08

5625/08

P257/08
H: 385444



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 8574 23/8/07 100/-
 Sold to G. Venkatesh
 By A. Rao
 For Mehta & Modi Homes

Sec

L. G. Chimalgi
 H: 385444
 LEELA G CHIMALGI
 STAMP VENDOR
 5-4-79/A (Old) Rangana
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 23 day of February 2008 at Secunderabad 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 Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and Sri Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

1. MR. J. V. CHANDRA MOHAN, SON OF MR. JETTY VEERAIHAH, aged about 61 years,
 2. MRS. USHA JETTY, WIFE OF MR. MR. J. V. CHANDRA MOHAN aged about 51 years,
- Both residing at 1-8-215/30/C, Park Avenue, P. G. 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


 Partner

For MEHTA & MODI HOMES


 Partner

ENDORSEMENT
 Certified that the following amounts have been paid in respect of this document:

I. Stamp Duty:
 1. in the shape of stamp papers..... Rs. 100/-
 2. in the shape of challan (u/s. 41 of I.S. Act, 1899)..... Rs. 27900/-
 3. in the shape of cash (u/s. 41 of I.S. Act, 1899)..... Rs. _____
 4. adjustment of stamp duty u/s. 16 of I.S. Act, 1899, if any Rs. _____

II. Transfer Duty:
 1. in the shape of challan..... Rs. 8000/-
 2. in the shape of cash..... Rs. _____

III. Registration fee:
 1. in the shape of challan..... Rs. 2000/-
 2. in the shape of cash..... Rs. _____

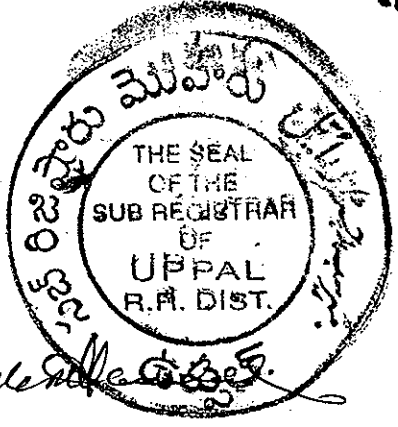
IV. User Charges:
 1. in the shape of challan..... Rs. 100/-
 2. in the shape of cash..... Rs. _____

Sub-Registrar: _____ Total: Rs. 38100/-

1 వ పుస్తకముకిది సంగ్రహం
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...11... ఈ కాగితపు వరుస
 సంఖ్య...1.....

సుబ్ రిజిస్ట్రార్ హబ్సిగూడా బ్రాంచ్ సెక్టార్
 1930-వ.శ.శా. జ్యూన్ 12... మాసము. 15వ తేదీ
 పగలు...11... మరియు...12... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



శ్రీ. Suresh V. Mehta
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఖాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 చుసుము రూ॥... 20000/-... చెల్లించినారు.
 Receipt No. 822535 Dt. 30/6/24. Vide
 CRH, Habsiguda Branch, Sec'bad

Suresh V. Mehta

దాని యిచ్చినట్లు ఒప్పుకొన్నట్లు
 ఎదమ ద్రోటన ప్రేలు

Suresh V. Mehta S/o. Late Uttamal R. Mehta
 o/c: Business R/o. S-4-187/3 & 4, 2nd Floor
 Boham mansion, M. G. Road, Sec'bad



విరూపించినది

1. *[Signature]* S/o. K. P. Reddy o/c: Service
 (R) - 2-3-64/10/24, Amberpet, Hyderabad.

2. *[Signature]* S/o. RAMACHANDRAN o/c: BOEINGES
 R/o. 2-1-10, NAGOLE X'ROAD, HYDERABAD

200 రూ. వ. సంగ్రహం... నెల... వ తేదీ
 1930 వ. శా. శ... జ్యూన్... మాసం... 15 వ తేదీ.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 200 Sq. yards, forming a part in Survey No. 291, situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, by virtue of registered sale deed document no. 1324/07 dated 27.01.2007, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District, hereafter referred to as the Scheduled Land.
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District
- D) The said Sri P. Sanjeeva Reddy along with his Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud, S/o. Rajaiah have sold about 600 sq. yds., of land to the Vendor, vide registered sale deed document no. 6508/2005 dated 07/07/2005, registered at the Sub-Registrar, Uppal, R. R. District. The Vendor in turn sold about 200 sq. yds., being the Scheduled Land out of the 600 sq. yds., to Mr. Anand Mehta S/o. Mr. Suresh U Mehta, vide sale deed document no. 7812/06 dated 24.05.2006, registered with the SRO, Uppal, R. R. District. The Vendor has re-purchased the Scheduled Land from Mr. Anand Mehta S/o. Mr. Suresh U Mehta by virtue of registered sale deed document no. 1324/07 dated 27.01.2007, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District.
- E) The Vendor is desirous of developing the Scheduled Land by constructing an independent bungalow thereon and has obtained a sanction for construction vide proceeding no. BA/G1/69/2006-07 Dated 27.09.06 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'
- F) The Vendee is desirous of purchasing a plot of land bearing no. 262, admeasuring 200 sq. yds. hereinafter referred to as the Scheduled Land for a consideration of Rs. 4,00,000/- (Rupees Four 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. 262, admeasuring 200 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled land 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. 4,00,000/- (Rupees Four Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For MEHTA & MODI HOMES

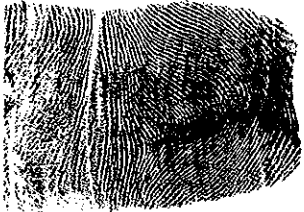

Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకమునకు సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...11...ఈ కాగితపు వరుస
 సంఖ్య...2.....

ఎడమ బొటనవ్రేలు



ఠాపించినది.

S. M. Modi

సబ్-రిజిస్ట్రారు

Setham modi గో. SETHAM MODI BUS BUSINESS
 (B) 5-4-187/324, 2nd floor, Setham mandir,
 M.G. Road, Sec'nd

1. శ్రీమతి

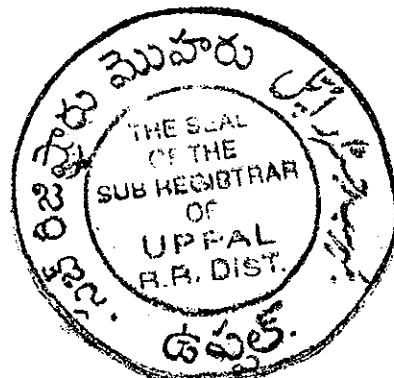
గో. K.R. Reddy రి: సర్వీస్
 2-3-64/10/11, Amberpet, 4th B.

2. శ్రీ

S. Prasad గో. S. Dhanraj రి: సర్వీస్
 గో. 1-10-263, New Benapur, Sec'nd.

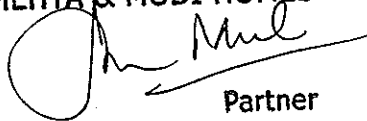
200.8 వ. సంఖ్య... 200.8 వ. సంఖ్య... నెం. 200.8 వ. తది
 1920 వ. సంఖ్య... 1920 వ. సంఖ్య... మా సం. 1920 వ. తది.

[Signature]
 సబ్-రిజిస్ట్రారు

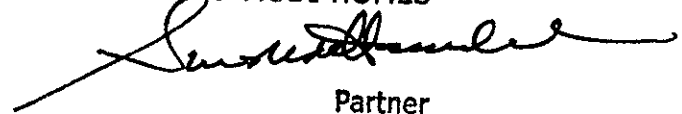


2. The Vendor hereby covenant that Scheduled Land is the absolute property belonging to it by virtue of registered sale deed referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Land.
3. The Vendor further covenant that the Schedule Land 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 Land 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 Land, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Land 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 Land 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 Land 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. 38,000/- is paid by way of challan no. 823835 dated 30.5.08, drawn on SBH, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకమున 35900/-
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య...1...ఈ కాగితపు వరుస
 సంఖ్య...3.....

పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 187
 No. 359 of 200. Date 5/6/08

I hereby certify that the proper deficit
 stamp duty of Rs. 35900/- Rupees Three five
thousand nine hundred only
 has been levied in respect of this instrument
 from Sri. Suresh U Mehta
 on the basis of the agreed Market Value
 consideration of Rs. 400000/- being
 higher than the consideration, agreed Market
 Value.

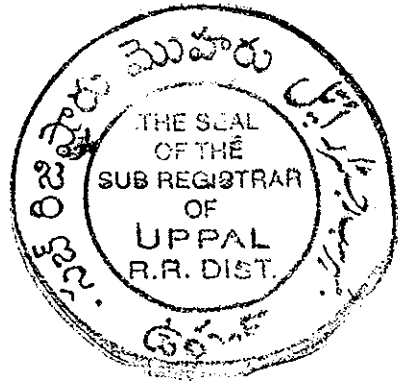
S.R.O. Uppal
 dated 5/6/08

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

Registration Endorsement

An amount of Rs. 35900/- towards Stamp Duty
 Including Transfer duty and Rs. 2000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 823435
 Dated 30/6/08 at SRI Habsiguda Branch Sec'bad

S.B.H. Habsiguda
 A/c No. 01000050700
 S.R.O. Uppal.



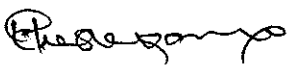
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 262, admeasuring about 200 sq. yds., forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

| | |
|-------|----------------------|
| North | Plot No. 261 |
| South | Plot No. 263 |
| East | Plot No. 244 |
| West | Existing Road - 40'' |

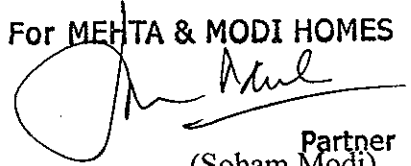
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For MEHTA & MODI HOMES

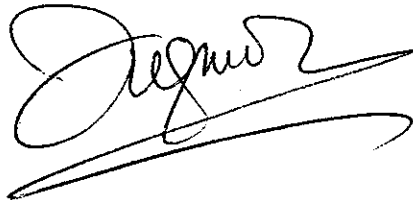


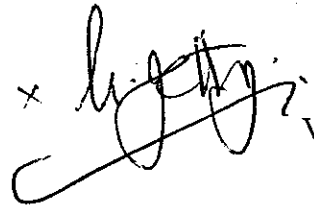
Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES



Partner
(Suresh U. Mehta)
VENDOR



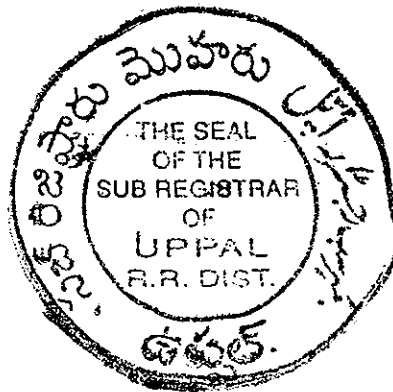
x  x
VENDEE

1వ పుస్తకము 636/సం||
దస్తావేజాల మొత్తం కాగితమే
సంఖ్య...1...ఈ కాగితపు వరుస
సంఖ్య...4.....

పబ్లికేషన్లు

1వ పుస్తకము సం|| (శా.శ) పు...636/సం||
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...1-2008 ఇవ్వడమైన
2008 సం||...నెం||...తే||

రిజిస్ట్రారు అధికారి



REGISTRATION PLAN SHOWING

PLOT NO. 262, FORMING A PART

IN SURVEY NO. 291

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. MR. J. V. CHANDRA MOHAN, SON OF MR. JETTY VEERAAIAH

2. MRS. USHA JETTY, WIFE OF MR. MR. J. V. CHANDRA MOHAN

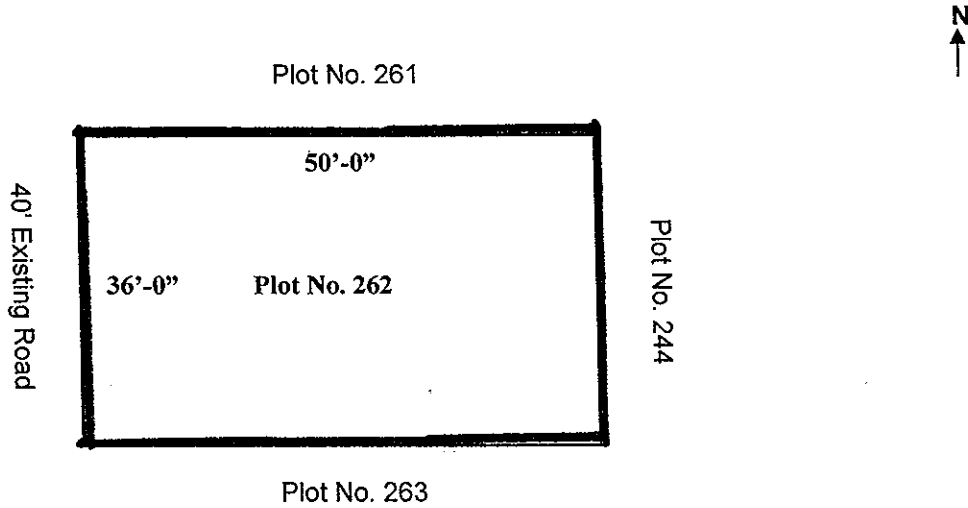
REFERENCE:
AREA: 200

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

WITNESSES:

1. *[Signature]*

2. *[Signature]*

SIG. OF THE VENDOR

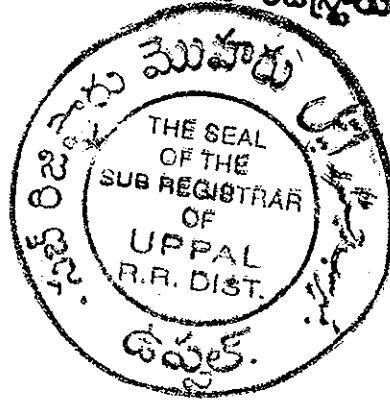
[Signature]

[Signature]


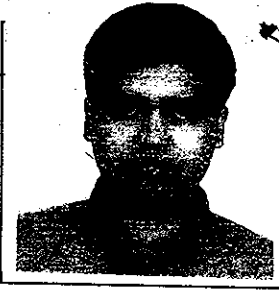


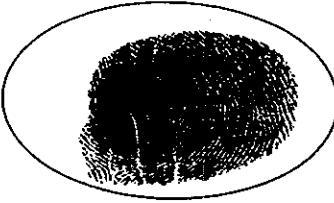

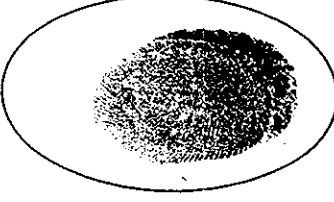

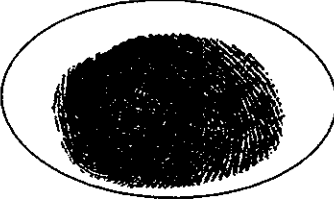

SIG. OF THE BUYER

1 వ పుస్తకము కరెక్టుగా
దస్తవీజాల మొత్తం కాగితముల
సంఖ్య...||...ఈ కాగితపు వరుస
సంఖ్య...క.....

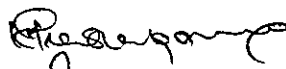
సబ్-రిజిస్ట్రారు



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

| 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>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 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 & 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p> |
| |  |  | <p><u>BUYER:</u></p> <p>1. MR. J. V. CHANDRA MOHAN S/O. MR. JETTY VEERAAIAH R/O. 1-8-215/30/C, PARK AVENUE P. G. ROAD SECUNDERABAD - 500 003.</p> |
| |  |  | <p>2. MRS. USHA JETTY W/O. MR. J. V. CHANDRA MOHAN R/O. 1-8-215/30/C, PARK AVENUE P. G. ROAD SECUNDERABAD - 500 003.</p> |
| |  |  | <p><u>REPRESENTATIVE:</u></p> <p>MR. DURGA DAS MALVE S/O. MR. NARASIMHA NARAYANA MALVE R/O. 1-8-215/30/C PARK AVENUE P. G. ROAD SECUNDERABAD - 500 003.</p> |

SIGNATURE OF WITNESSES:

1. 

2. 

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner

SIGNATURE OF EXECUTANTS

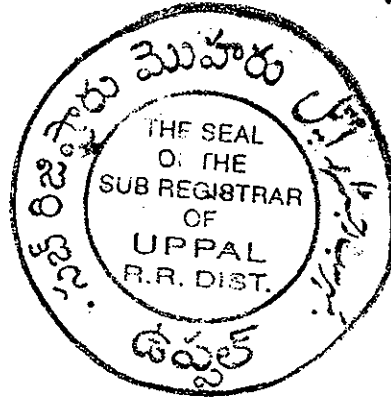
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed. I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Durga Das Malve, as I / We cannot appear personally before the Registering Officer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


SIGNATURE OF THE REPRESENTATIVE

 
SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 5625 సం||
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.....11 ఈ కాగితపు వరుస
సంఖ్య.....6.....

పబ్-రిజిస్ట్రారు

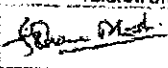


खाई लेख संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

भारत गणराज्य REPUBLIC OF INDIA

भारतीय नगरपालिका संख्या /Indian City Number
82791005

नाम /Name
SOHAM SATISH MODI

जाति /Religion
INDIAN

लिंग /Sex
male

जन्म तिथि /Date of Birth
18-10-1969

पता /Address
PO HYDERABAD

जारी तिथि /Date of Issue
9-10-2000

समाप्त तिथि /Date of Expiry
8-10-2016

भारतीय नगरपालिका संख्या /Indian City Number
82791005

नाम /Name
SOHAM SATISH MODI

जाति /Religion
INDIAN

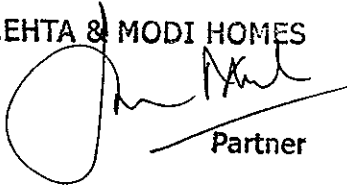
लिंग /Sex
male

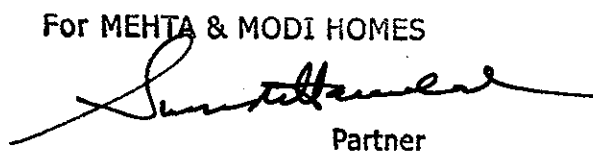
जन्म तिथि /Date of Birth
18-10-1969

पता /Address
PO HYDERABAD

जारी तिथि /Date of Issue
9-10-2000

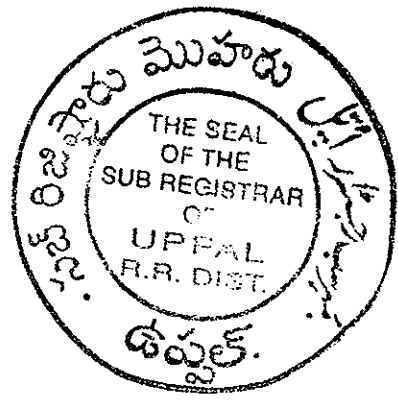
समाप्त तिथि /Date of Expiry
8-10-2016

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

1 వ పుస్తకము నందలి
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...||...ఈ కాగితపు వరుస
సంఖ్య...7.....

సబ్-రిజిస్ట్రార్



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: **005145/2008** of SRO: **1507(UPPAL)**
Presentant Name(Capacity): **SURESH U.MEHTA(GP)**

Report Date: 05/06/2008 14:16:45

This report prints the list of parties for whom Photos and FPs are Manual Enclosures


| SINo. | Thumb Impression | Photo | Name and Address of the Party | PartySignature |
|-------|------------------|------------------|---|----------------|
| 1 | Manual Enclosure | Manual Enclosure | (CL) CHANDRA MOHAN J.V. H.NO.1-8-215/30/C, PARK AVENUE, PG.ROADSEC'BAD | |
| 2 | Manual Enclosure | Manual Enclosure | (CL) USHA JETTY H.NO.1-8-215/30/C, PARK AVENUE, PG.ROADSEC'BAD | |
| 3 | Manual Enclosure | Manual Enclosure | (EX) M/S.MEHTA & MODI HOMES 5-4-187/3&4, II FLOORSOHAM MANSION, M.G.ROAD, SEC'BAD | |

Identified by

Photos and TIs

Capture of Photos and TIs

Witness 1  captured by me

 done in my presence

Witness 2 

Photographs and FingerPrints As per Section 32A of Registration Act 1908

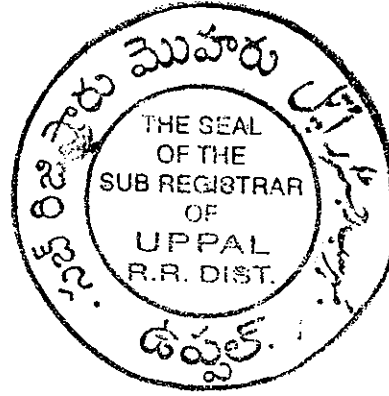
C.S.No./Year: **005145/2008** of SRO: **1507(UPPAL)**
Presentant Name(Capacity): **SURESH U.MEHTA(GP)**

05/06/2008 14:16:45

This report prints the list of parties for whom Photos and FPs are Manual Enclosures

1 వ పుస్తకము 2625/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...11...ఈ కాగితపు వరుస
సంఖ్య...8.....

సబ్-రిజిస్ట్రారు



| SINo . | Thumb Impression | Photo | Name and Address of the Party | PartySignature |
|--------|------------------|------------------|--|----------------|
| 4 | Manual Enclosure | Manual Enclosure | (EX) SOHAM MODI [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABA D | |

Identified by

Witness 1

Witness 2

Photos and TIs

captured by me

Capture of Photos and TIs
done in my presence

[Handwritten signature]

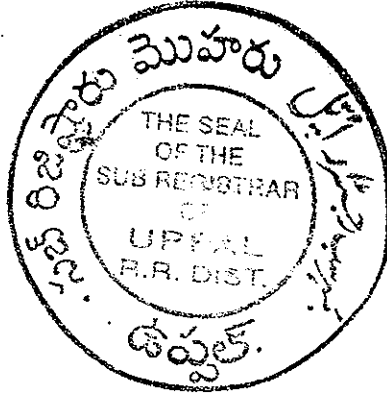
[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

1 వ పుస్తకము 2.6.2.5 గుంపు
దస్తావేజాల మొత్తం కాగితపు
సంఖ్య.....11...ఈ కాగితపు వరుస
సంఖ్య.....9.....

పబ్-రిజిస్ట్రారు



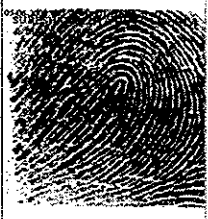


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005145/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SURESH
U.MEHTA(GP)

Report Date: 05/06/2008 14:15:58


This report prints the Photos and FPs taken on 05/06/2008 14:14:54

| SINo . | Thumb Impression | Photo | Name and Address of the Party | PartySignature |
|--------|---|---|--|---|
| 5 |  |  | (EX) SURESH U.MEHTA [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABA D |  |

Identified by

Witness 1

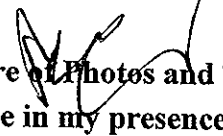
Witness 2

Photos and TIs
captured by me

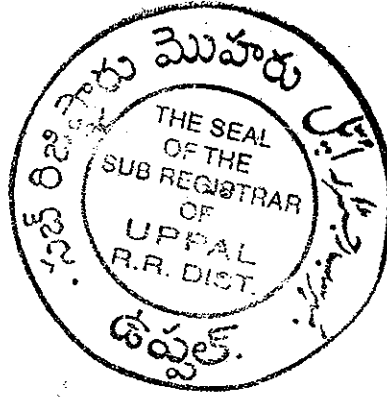


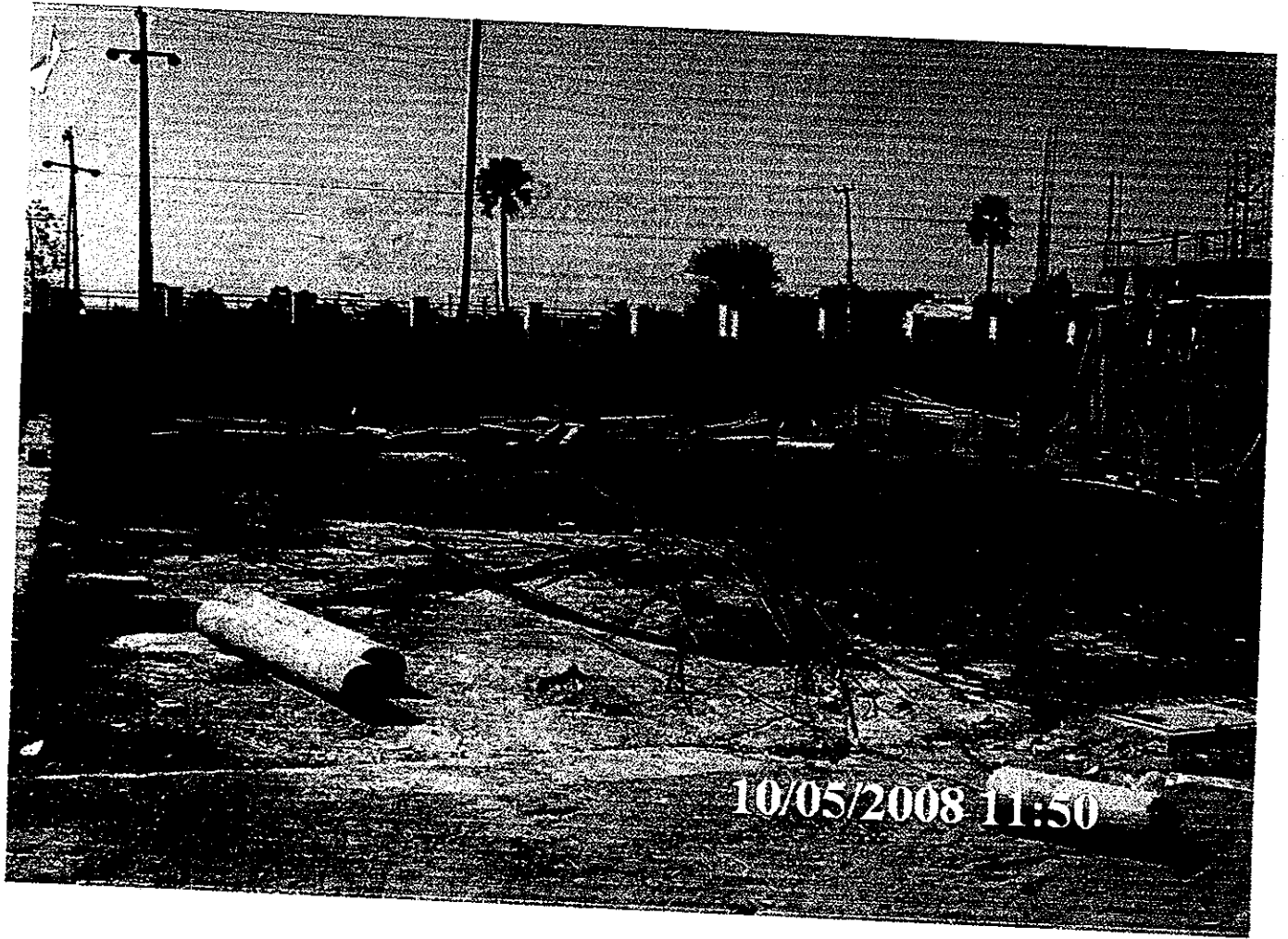
Capture of Photos and TIs
done in my presence



1 వ పుస్తకమున 625/సంఖ్య
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.....11. ఈ కాగితపు వరుస
సంఖ్య.....10....

పబ్-రిజిస్ట్రారు





10/05/2008 11:50

1 వ పుస్తకమున రిజిస్ట్రార్ల
దస్తావేజుల మొత్తం కాగితము
సంఖ్య.....!!...ఈ కాగితపు వరుస
సంఖ్య.....!!.....

పబ్-రిజిస్ట్రారు

