

(318)

10940

10915/08

353

CANCELLED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369366

Date : 25-11-2008 Serial No : 42,409 Denomination : 100

Purchased By :

G. VENKATESH
S/O.G.P. RAO
SECRETARY

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

For Whom :

MEHTA & MODI HOMES
SECRETARY

SALE DEED

This Sale Deed is made and executed on this the 12 day of December 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Shri. Soham Modi, Son of Shri Satish Modi, aged about 38 years, Occupation: Business and Shri. Suresh U. Mehta, Son of Late Shri. Uttamlal Mehta, aged about 60 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include his successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

SHRI. DINAVAHU SRINIVASA RAO, SON OF LATE. SHRI. DINAVAHU SURYANARAYANA aged about 38 years, residing at 9-7-26. Road no. 6, Yadagiri Nagar, Hyderabad - 500 059, 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

ENFORCEMENT

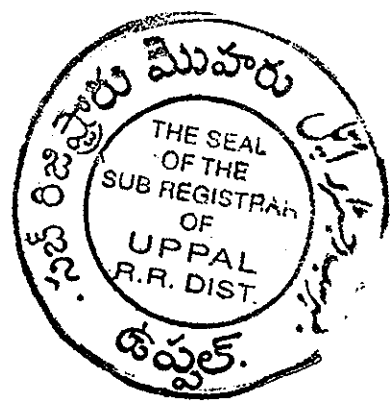
Certified that the following amounts have been paid in respect of this document:

Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (uls.41 of I.S.Act, 1899).....	Rs. 9760/-
3. in the shape of cash (uls.41 of I.S.Act, 1899).....	Rs. _____
4. adjustment of stamp duty u/s. 16 of I.S.Act, 1899, if any	Rs. _____
Transfer Duty:	
1. in the shape of challan.....	Rs. _____
2. in the shape of cash.....	Rs. _____
Registration fee:	
1. in the shape of challan.....	Rs. 270/-
2. in the shape of cash.....	Rs. _____
User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. _____
Sub-Registrar	Total: Rs. 52730/-



1 వ పుస్తకము 10.9.11 వ సెల్లె
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....

పబ్-రిజిస్ట్రార్



1929- వ.శ.శా. అక్రమములను... 21... తేది
 పగలు..... 1.1..... మరియు... 1.2..... గంటల మధ్య
 కప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Prabhakar Reddy, Sec'dary.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను
 అనుసరించి సమర్పించవలసిన పాబ్లికేషన్లు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 చుసుము రూ॥..... వెల్లించినారు.

Receipt No. 1046448 DA 21/2/08. Vid. Sec'dary
 Mabsouda Branch, Sec'dary

శ్రీ. Prabhakar Reddy
 శ్రీ. Prabhakar Reddy

దాని యొక్క ఒప్పుకొన్నది
 ఎడమ బొటనవేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPK/SPA No. 69/12/08
 dated 19.4.08 registerer at SRO, Uppal
 Ranga Reddy District.

కూపించినది

1.

P. Raghavulu, 3/04 P. Tanavath, occ. Service
 M.No. 12-1-87, Bahadur, Sec-abad-12

2.

Venkat Ramana Reddy S/o. Anji Reddy occ. Business
 P.O. 11-18/12, Green Hills Colony, Jeevannagar
 Hyderabad.

2008.వ.సం॥ ది. 20.04.08.....వెల. 12 వ తేది
 1929.వ.శా.శ. అక్రమములను... 21 వ తేది.

సబ్-రిజిస్ట్రార్

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.

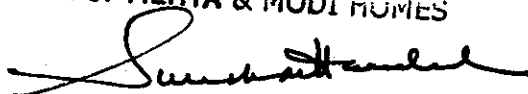
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

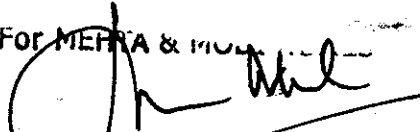
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Ms. 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 Ms. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document 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.

FOR MEHTA & MODI HOMES


Partner

FOR MEHTA & MODI HOMES


Partner

1వ పుస్తకము 0915 నెంబర్ (108)

దస్తవీజాల మొత్తం కాలితముల

విలువ 9... ఈ కాలితపు వరుస

విలువ 2...

[Handwritten signature]

Instrument Under Section 42 of Act 11 of 187
No. 10915 of 2008 Date 12/12/08

I hereby certify that the proper deficit
stamp duty of Rs. 49760/- Rupees Forty nine thousand -
Seven hundred and sixty only
has been levied in respect of this instrument
from Sri K. Prabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 54,000/- being
higher than the consideration agreed Market
Value.

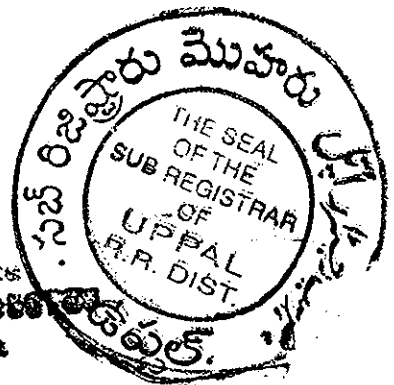
S.R.O. Uppal

dated 12/12/08

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

Registration Endorsement

An amount of Rs. 49760/- towards Stamp Duty
including Transfer duty, and Rs. 2770/-
towards Registration fee was paid by the party,
through Challan Receipt Number 046448...
dated 12/12/08 at SBI Habsiguda Branch Sec bad



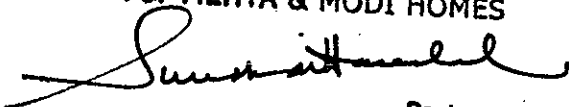
S. S. N. REDDY
A/c No. 01000380
S.R.O. Uppal

- 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.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 318 admeasuring 277 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.5,54,000/- (Rupees Five Lakhs Fifty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

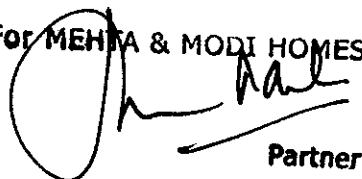
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 318 admeasuring 277 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.5,54,000/- (Rupees Five Lakhs Fifty Four Thousand Only) by way of D.D. No. 301159, dated 10.12.08 issued by Axis Bank Ltd. 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. 52,630/- is paid by way of challan No. 046448 dated 12.12.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

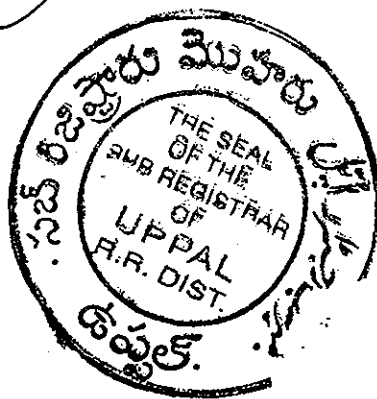

Partner

1వ పుస్తకము... 1.12.2008
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 3.....

సబ్-రిజిస్ట్రార్

1వ పుస్తకము సం॥ (శా.శ) పు. 1.12.2008
నంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నంబరు... 1-200...
2008 సంవత్సరం... 12... తేదీ

రిజిస్ట్రారు అధికారి






SCHEDULED PLOT

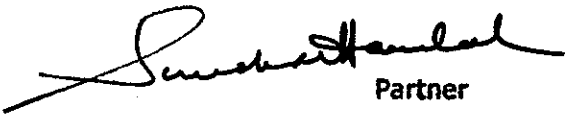
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 318 admeasuring about 277 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	30' Wide Road
South	4' Wide Nala
East	Sy. No. 30 (Open 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. 
2. 

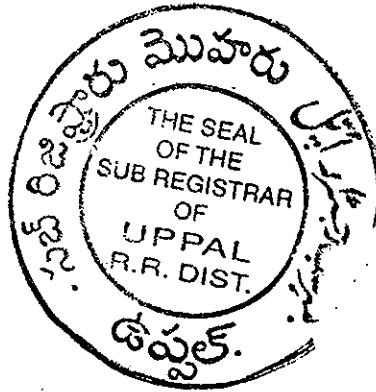
For MEHTA & MODI HOMES

Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES

Partner
(Suresh U Mehta)
VENDOR


VENDEE

1 వ పుస్తకము... సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 4...

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 318, 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:

SHRI. DINAVAHI SRINIVASA RAO, SON OF LATE. SHRI. DINAVAHI SURYANARAYANA

REFERENCE:
AREA:

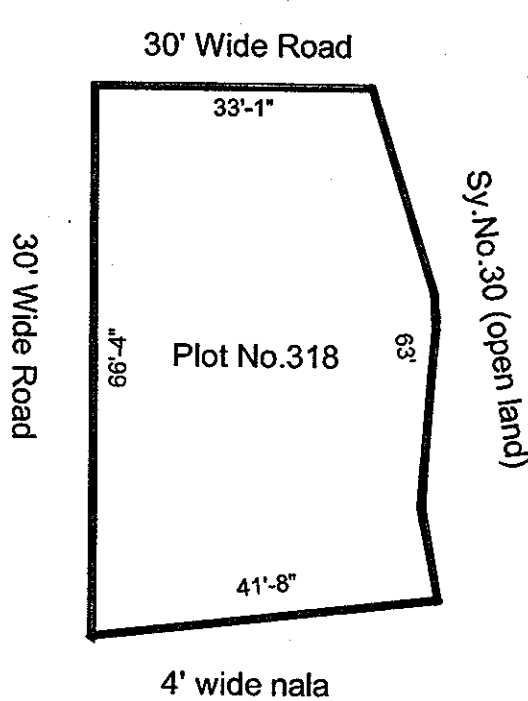
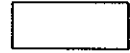
277

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

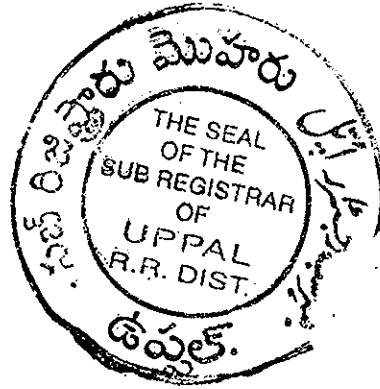
For MEHTA & MODI HOMES

SIG. OF THE VENDOR



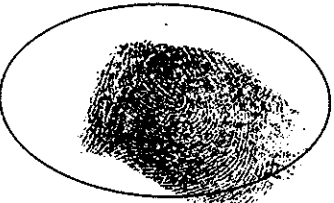



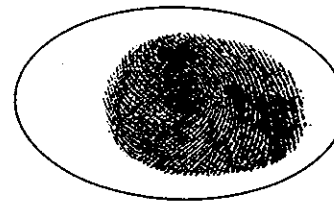


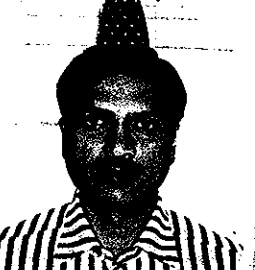
Partner

1 వ పుస్తకములో... సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

సన్-రిజిస్ట్రార్



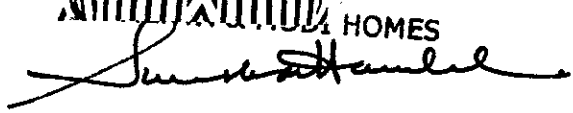
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>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.</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, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p> <p>GPA FOR PRESENTING DOCUMENTS: <u>VIDE GPA. No. 69/IV/2008, 19.04.08.</u></p> <p>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.</p> <p>PURCHASER:</p> <p>SHRI. DINAVAHI SRINIVASA RAO S/O. LATE. SHRI. DINAVAHI SURYANARAYANA R/O. 9-7-26, ROAD NO. 6, YADAGIRI NAGAR, HYDERABAD - 500059</p> <p>REPRESENTATIVE:</p> <p>MR. A.V.L. NARASIMHAM S/O. MR. A.V. RAMULU R/O. 303, DHANA BALA RESIDENCY SRI RAM NAGAR COLONY MASAB TANK HYDERABAD.</p>
			
			
			
			

SIGNATURE OF WITNESSES:

1. 

2. 

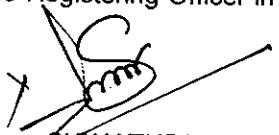

Partner


FOR MEHTA & MODI HOMES
SIGNATURE OF EXECUTANTS
Partner

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

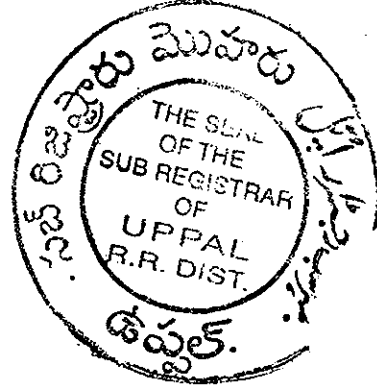
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. A.V.L. Narasimham as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

A.V.L. Narasimham
SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము/19.1.19.సం||కర
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9 కాగితపు వరుస
వెంఖ్య 6

పబ్-రజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/07/1974

Permanent Account Number
AWSPP6104E

Signature



HOUSEHOLD CARD

Card No. : FAXP162881508615
 F.I. Slip No. : 65
 Sex : Male
 Name of Head of Household : Maha Suresh
 Age : 65
 Father/Husband name : Umairaj
 Date of Birth : 15/12/1948
 Age : 58
 Occupation : Dr. Business
 Address/House No. : 2-5-577
 Street : MINISTER ROAD
 Colony : D.V. COLONY
 Ward : 5
 Circle : 2
 District : Hyderabad
 Annual Income (Rs.) : 190,000
 LPG Consumer No. (1) : VEG46359(Single)
 LPG Dealer Name (1) : Nerram Enterprise, OC
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :

शुद्ध लेख संख्या PERMANENT ACCOUNT NUMBER
ABMP166725H

नाम NAME
SOHAN SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MAHLAL MODI

जन्म तिथि DATE OF BIRTH
19-10-1989

हस्ताक्षर SIGNATURE

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

Family Members Details

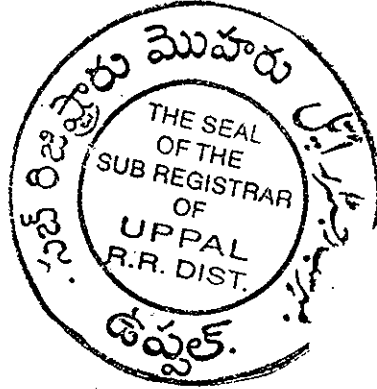
S.No	Name	Relation	Date of Birth
2	Kusum	Wife	06/07/51
3	Hari	Son	15/11/81

Signature:

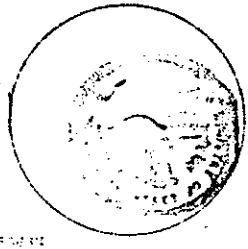
D.P.L. No. 114
 BHARAT SCOUTS & GU
 BHARAT SCOUTS & GU
 15/02/2006
 15/02/2006

1 వ పుస్తకము... సంగ్రహము | 18
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... కం కాగితపు వరుస
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సబ్-రిజిస్ట్రార్



ॐ श्री गुरुभ्यो नमः
 आसामि सुभाष
 BY THE DIRECTOR
 OF PASSPORT OFFICE
 HYDRABAD



THESE ARE TO REQUEST AND RECORD IN THE NAME OF THE
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHO (IT MAY
 CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LETTING
 HINDRANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND
 PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.



भारत गणराज्य REPUBLIC OF INDIA

serial type संख्या और Country Code
 IND B 0808823

Name / Surname
 DINAVATHI

Full name (Given Names)
 SPEENIVASA RAO

sex लिंग
 MALE

Date of Birth
 1-2-1970

Place of Birth
 DRAKSHARANAM - A.P.

Date of Issue
 29-10-1999

Date of Expiry
 28-10-2009



Po: HYDRAABAD
 29-10-1999 28-10-2009

[Handwritten signature]

भारतीय नागरिक
 भारत के सभी राज्यों में भारतीय नागरिकों को भारत के बाहर से आने के लिए भारत में प्रवेश करने के लिए आवश्यक है।

भारतीय नागरिकों को भारत के बाहर से आने के लिए भारत में प्रवेश करने के लिए आवश्यक है।
 भारतीय नागरिकों को भारत के बाहर से आने के लिए भारत में प्रवेश करने के लिए आवश्यक है।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.
 THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MISUSED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA, OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRY SHALL A REPLACEMENT PASSPORT BE ISSUED.

ॐ श्री गुरुभ्यो नमः

Name of Father/Legal Guardian
 DINAVATHI SURYA NARAYANA

Name of Holder of Passport
 DINAVATHI PRAKASHANATHI

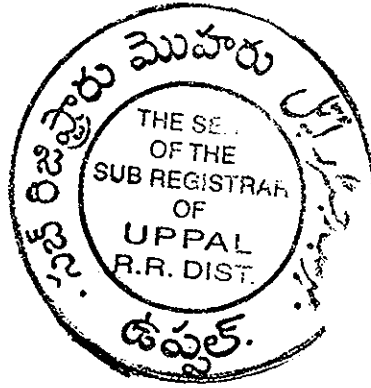
City in which was born / Name of Spouse

Control stamp or signature of issuing authority / Visible distinguishing marks on the passport holder

serial no. / File No.
 A-73024/99

1 వ పుస్తకము 19.9.1. క్ర. సం. 1911
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సంఖ్య..... కం.

పబ్-రిజిస్ట్రార్





1 వ పుస్తకము... సలహా
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సబ్-రిజిస్ట్రార్

