

320) 9909

986/08

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

10261

SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366238

Date : 03-10-2008 Serial No : 37,501 Denomination : 100

Purchased By :

G. VENU AVESH
G.A. RAO
SECRET

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

For whom :

MEHTA & MODI HOMES
SECRET

SALE DEED

This Sale Deed is made and executed on this the 4th day of October 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, Son of Sri Satish Modi, aged about 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 years, Occupation: Business., 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. C. KRISHNA MURTHY, SON OF MR. KOTIAIAH aged about 39 years, Occupation: Service, residing at Flat No. 203, Brindavan Apartments, 4th Lane, Karthikeya Nagar, 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 and Modi Homes

[Signature]
Partner

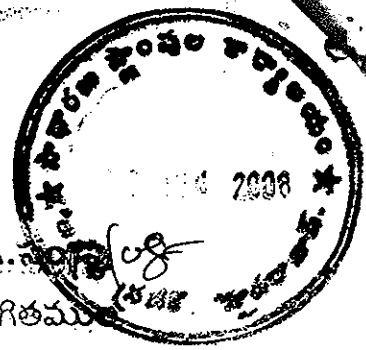
For Mehta and Modi Homes

[Signature]
Partner

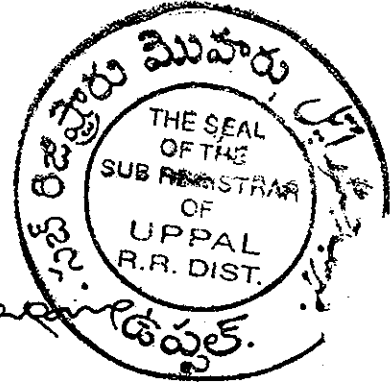
ENDORSEMENT

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 (u/s.41 of I.S.Act, 1899).....	Rs. 2700/-
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. —
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. 2650/-
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 [Signature]	Total: Rs. 3450/-



15 వ అక్టోబరు 1986...
 దస్తావేజు... కాగితము...
 పంపిణీ... గానితపు వర్కు...
 పబ్-రిజిస్ట్రార్

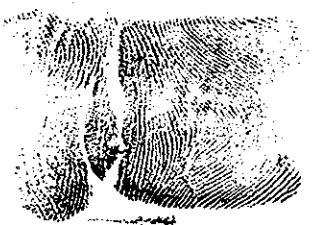


1920- వ.శ.శా. కె. ప్రభాకర్ మాసము. 1.2. వ తేది
 పగలు... 1.1. మరియు 1.2. గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 K. Prabhakar Reddy
 ఇన్స్టిట్యూట్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 ముసరించి సచుక్రియవలసిన పాట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 సుము రూ|| 2650/- చెల్లించినారు.
 Receipt No. 192563 Dt. 11/4/08 via
 24 Habsiguda Branch. Sec'bad

[Signature]

వాసి లుక్మినట్లు ఒప్పుకోస్తుంది
 ఎదమ ప్రొటెస్టేటు

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Seham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 69/14/08
 dated 19-4-08 registerer at SRO, Uppal,
 Rangareddy District.



సాక్షి

- 1. [Signature] Venkata Ramana Reddy S/o. Arign Reddy Sec: Secular cen Hyderabad.
- 2. [Signature] G. Pradeep Kumar S/o. G. Shankar Business R/o Bonnapet, Sec'bad.

200. ప్ర. సం|| వ. శ. శా. కె. ప్రభాకర్ నెల. 3. వ తేది
 1920. వ. శ. శా. కె. ప్రభాకర్ మాసము. 1.2. వ తేది.

[Signature]
 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.

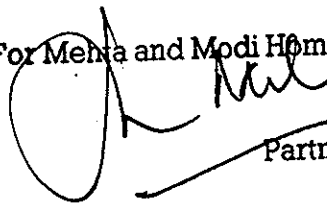
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

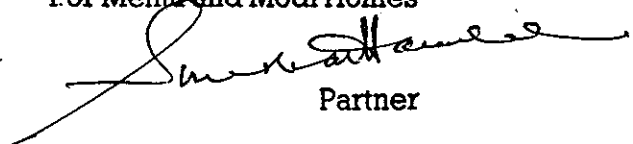
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with 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, 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 and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము గిరి...నంగా...క

దస్తావేజాల మొత్తం కాగితముల

పొందు...కా కాగితపు వరుస

సంఖ్య...2.....

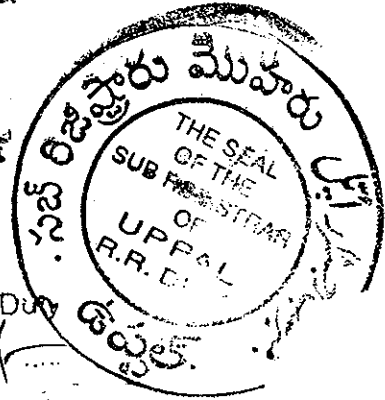
సబ్-రెజిస్ట్రార్

Measurement Under Section 42 of Act 1 of 1961
No. 9861 of 2008 Date 2/11/08

I hereby certify that the stamp duty of Rs. 47600/- Rupees Forty Seven thousand Six hundred 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. 530000/- being higher than the consideration agreed Market Value.

b.R.O. Uppal
3/11/08

Sub Registrar
and Collector U/S. 41
INDIAN STAMP ACT



Registration Endorsement

An amount of Rs. 47600/- towards Stamp Duty including Transfer duty and Rs. 2650/- towards Registration Fee was paid by the party through Challan Receipt Number 832563 dated 1/11/08 at SDH Habisiguda Branch Sec. ca.

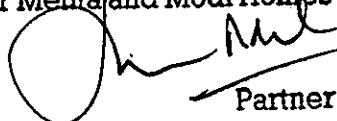
S.D.H. Habisiguda
A/c No. 0100050785
b.R.O. Uppal

- 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. 320 admeasuring 265 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.5,30,000/- (Rupees Five Lakhs Thirty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

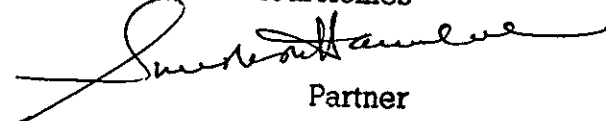
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 320 admeasuring 265 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. 5,30,000/- (Rupees Five Lakhs Thirty Thousand Only). 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. 50,350/- is paid by way of challan No. 832563, dated 01-11-08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

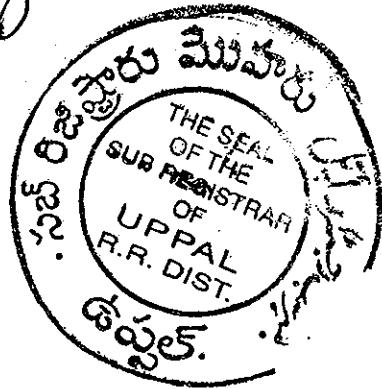
Page-3 -

1 వ పుస్తకము 9861..సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9... కాగితపు వరుస
... 3.....

పబ్లికేషన్

1 వ పుస్తకము 9861 / 08
సంఖ్యగా రిజిస్ట్రేషన్ చేయబడినది
గుర్తింపు సంఖ్య 9861 / 2008
2008 సంవత్సరం... 2... తది

పబ్లికేషన్ అధికారి



SCHEDULED PLOT

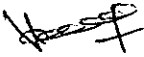
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 320 admeasuring about 265 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No.2 Old Village Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 319
South	Plot No. 321
East	30' wide road
West	Survey No. 34 (Open Land)

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:

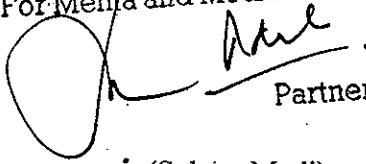
1.


(Venkateshwar Reddy)

2.

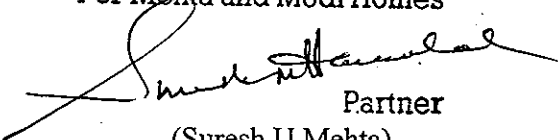


For Mehta and Modi Homes

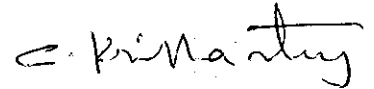

Partner

(Sohām Modi)
VENDOR

For Mehta and Modi Homes


Partner

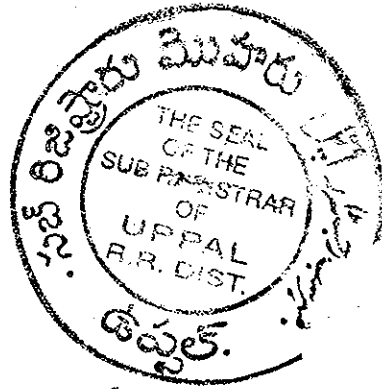
(Suresh U Mehta)
VENDOR



VENDEE

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

✓
పబ్-రిజిస్ట్రార్



SECTION PLAN SHOWING

PLOT NO. 320, FORMING A PART

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

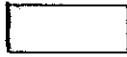
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. C. KRISHNA MURTHY, SON OF MR. KOTAIAH

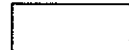
REFERENCE:
AREA: 265

SCALE:
SQ. YDS.

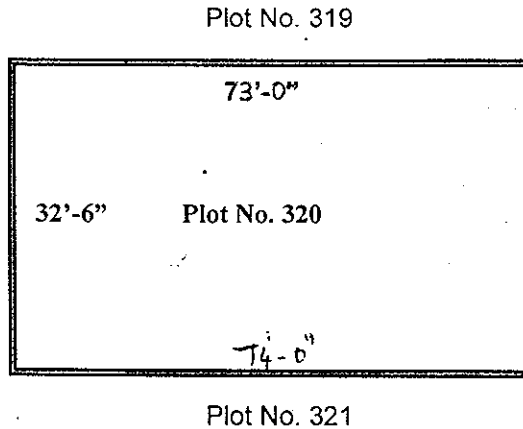
INCL:
SQ. MTRS.



EXCL:



Vendor's Land (Survey No. 34)



For Mehta and Modi Homes

[Handwritten Signature]
Partner

For Mehta and Modi Homes

[Handwritten Signature]
Partner

SIG. OF THE VENDOR

[Handwritten Signature: C. Krishna Murthy]

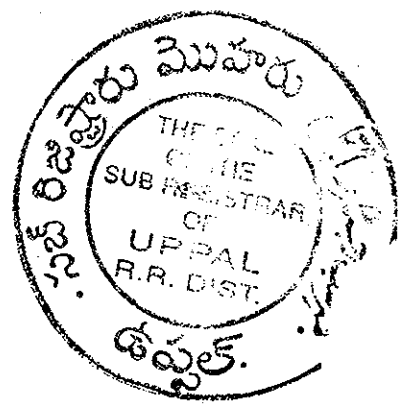
WITNESSES:

1. *[Handwritten Signature]*

2. *[Handwritten Signature]*

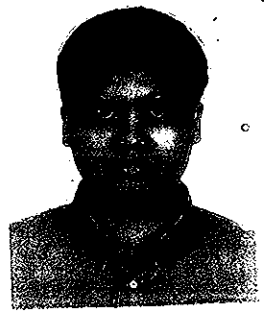
1 వ పేజీ నంబరు 986... పంపిణీ/08
ఉత్తర... పేజీ నంబరు 3-గిరిముల
పేజీ నంబరు 9... పేజీ నంబరు వరుణ
పేజీ నంబరు 5

←
పేజీ-రిజిస్ట్రార్



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

S.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS

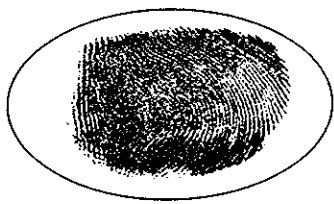
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



GPA FOR PRESENTING DOCUMENTS:
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. C. KRISHNA MURTHY
S/O. MR. KOTAIAH
R/O. FLAT NO. 203
BRINDAVAN APARTMENTS, 4TH LANE
KARTHIKEYA NAGAR
NACHARAM
HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

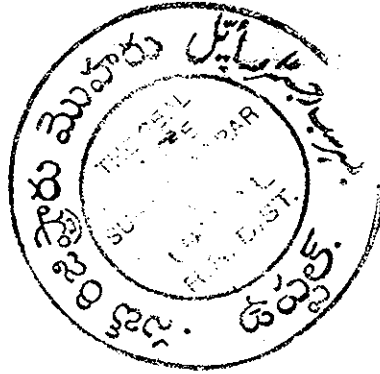
Partner

For MEHTA & MODI HOMES

Partner
SIGNATURE OF THE EXECUTANTS

1వ పుస్తకము.....9861 / సా.నా.
08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....6.....

పబ్లికేషన్స్



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/11/81	25

D.P.L. No. 114
BHARAT SCOUTS & GUIDES-II
PARADISE, SEC' BAD
16/07/2006
16/07/2006
16/07/2006

PERMANENT ACCOUNT NUMBER
ABMP16725H

नाम NAME
SONAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
19-10-1989

हस्ताक्षर SIGNATURE
Sonam Modi

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E

1008-2008

Signature

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

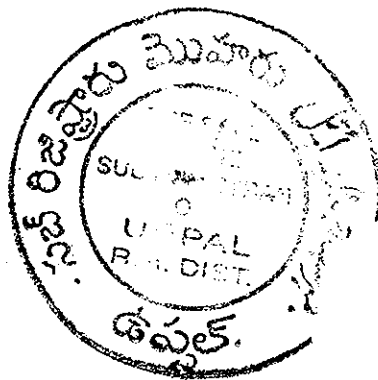
Partner

9861

9

7


Handwritten signature



भारत सरकार
आयकर विभाग
भारत सरकार
आयकर विभाग

C KRISHNA MURTHY
KOTAIAH CHAKIRI
15/04/1967
Permanent Account Number
AGAPC5411B

C. Krishna Murthy
Signature



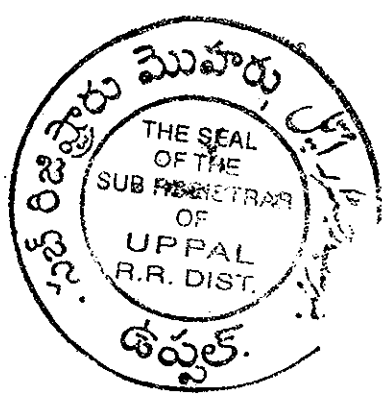
*In case this card is lost / found kindly inform / return to
Income Tax PAN Service Unit (ATTISI)
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.*

यह कार्ड खो जाने पर कृपया सूचित करें/सीटाए।
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नवी मुंबई-४०० ६१४

C. Krishna Murthy

వ హుజురూబ్ గారి... సంగ్రహం
కాగితము
9. కాగితపు వరుస
8.

పబ్-రిజిస్ట్రార్





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

పబ్-రిజిస్ట్రేషన్

