

358

6933/2009

Doc No 6883/2009

1219



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

6087 51869
Sl. No. Date Rs. 100=

See

LEELA G CHIMALGI
 039108
 STAMP VENDOR
 Licence No.1/2009
 5-4-76/A, Cellar Ranigunj,
 SECUNDERABAD-500 003.

Sold To: A. Komesh
 S/o: A. Pochaiiah
 For Whom: mehta and modi homes

SALE DEED

This Sale Deed is made and executed on this the 14 day of Oct 2009 at SRO, Uppal, 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 Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 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

- 1. MR. P. GOPI, SON OF MR. P. P. HARI aged about 35 years, Occupation: Service
- 2. MRS. P. SAMATHA, WIFE OF MR. P. GOPI aged about 36 years, Both are residing at P. O. Box No. 3505, Ajman, UAE, 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

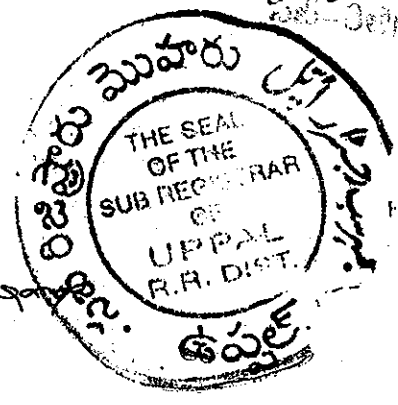
Certified that following amounts have been paid in respect of this document:

I. Stamp Duty:	
1. in the shape of stamp paper	Rs. 100/-
2. in the shape of challan (U/S 41)	Rs. 21260/-
3. in the shape of cash (U/S 41)	Rs. —
4. adjustment of stamp duty u/s 16 of Act, 1999, if any	Rs. —
II. Transfer Fee:	
1. in the shape of challan	Rs. 6960/-
2. in the shape of cash	Rs. —
III. Registration fee:	
1. in the shape of challan	Rs. 1760/-
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. 32160/-

వ పుస్తకము 68 కి. 3. సంఖ్య
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య... 12... ఈ కాగితపు పయ
 సంఖ్య... 1.....

1921-వ.శా.శ. ఆర్డర్ నెం. 22 వ తేది
 పగలు... 2... పుగియు... 3... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ... K. Prabhakar Reddy
 రెజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-కు
 అనుసరించి సమర్పించబడిన పోట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 చుసుము రూ|| 32160/- చెల్లించినారు.



Receipt No. 556283 Dt. 11/11/19
 M. Habsiguda Branch, Sec'bad

ప్రా. యిచ్చినట్లు బహుకౌస్తుది
 ఎడమ బొటన త్రలు

ఆధారము



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 67/328199
 dated 19.4.08 registerer at SRO, Uppal
 Ranga Reddy District.

యూ.ఎం.సి.సి.

1.

Venkateswara Reddy S/o. Anji Reddy
 R/o 11-13/2, Rd No. 2, Green Hills
 Saroornagar. Hyderabad, Sec: Secy
 Attny

2.

B. Raj Kumar S/o. A.N. Ramulu
 Sec: Business R/o. Uppal. R.R. Dist.

2009.వ.సం|| ఆర్డర్ నెం. 22 వ తేది
 1921.వ.శా.శ. ఆర్డర్ నెం. 22 వ తేది.

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 Block No. 2, Old Village, 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	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.

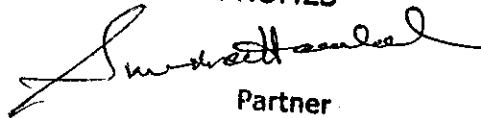
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

1 వ పుస్తకము 6883 నంబరు
 దస్తావేజాల మొత్తం విగతముల
 సంఖ్య... 12... ఈ కిందిపు వరుస
 సంఖ్య... 2

సర్టిఫికేట్

Subsequent to Section 41 of Act 19 of 1957
 No. 6883 of 2009 Date 14/10/09

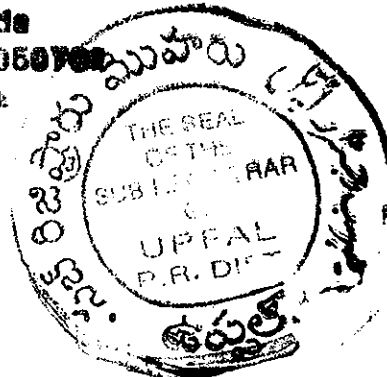
I hereby certify that the proper deficit
 stamp duty of Rs. 31220/- (Thirty one thousand
 two hundred and twenty only)
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 34000/- being
 higher than the consideration and Market
 Value.

S.R.O. Uppal
 14/10/09

Registration Endorsement

An amount of Rs. 31220/- towards Stamp Duty
 including Transfer duty and Rs. 1740/-
 towards Registration Fee also paid by the party
 through Challan No. 556283
 Dated 14/10/09 at S.D. Registrar's Office, Seebad

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



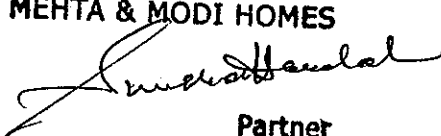
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- 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. 338 admeasuring 174 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,48,000/- (Rupees Three Lakhs Forty Eight 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. 338 admeasuring 174 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, 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. 3,48,000/- (Rupees Three Lakhs Forty Eight 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.

For MEHTA & MODI HOMES

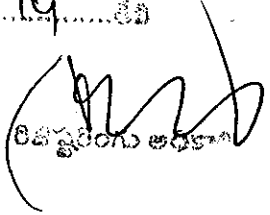
Partner

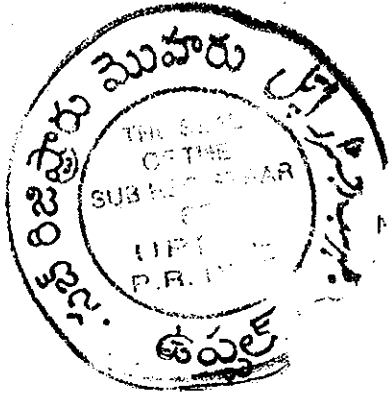
For MEHTA & MODI HOMES

Partner

1వ పుస్తకము. 6883 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 12
సంఖ్య... 3



చేసినది

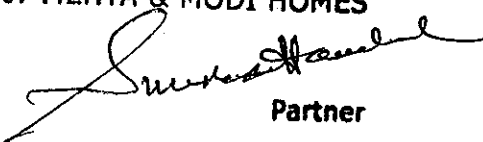
1వ పుస్తకము సంఖ్య (కా.క) పు... 6883/01
వెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు వెంబరు... 6922... 1-2009
2009 సంఖ్య... 14


రిజిస్ట్రేషన్ అధికారి



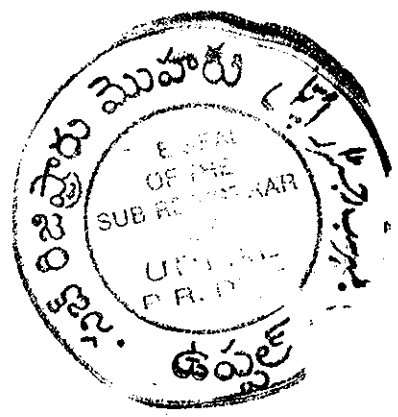
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled 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. 33,060/- is paid by way of challan No. SS 6283, dated 14.10.09, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

1వ పుస్తకము. 6882 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 12 ఈ కాగితపు వరుస
సంఖ్య... 4.....

సబ్-రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 338 admeasuring about 174 sq. yds., of Sy. Nos. 31, 40(P), 41(P), 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	Bungalow No. 339
South	Bungalow No. 337
East	Bungalow No. 341
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:

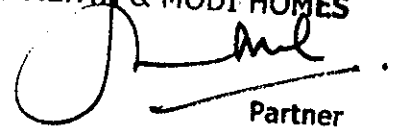
1.



2.

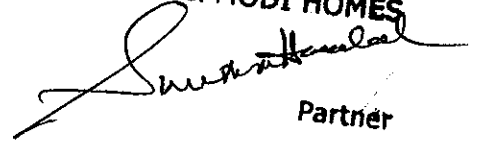


For MEHTA & MODI HOMES



Partner
(Soham Modi)
VENDOR


For MEHTA & MODI HOMES

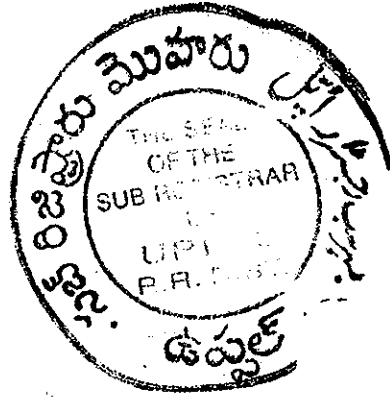


Partner
(Suresh U Mehta)
VENDOR

T. G. ... P. Samalra

1 వ పుస్తకము. 688.3 సం|| త్రి||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 12... ఈ కాగితపు వరుస
సంఖ్య... 5.....


సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 338,

IN SURVEY NO.

31, 40(P), 41(P), 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:

1. MR. P. GOPI, SON OF MR. P. P. HARI

2. MRS. P. SAMATHA, WIFE OF MR. P. GOPI

REFERENCE:**AREA:**

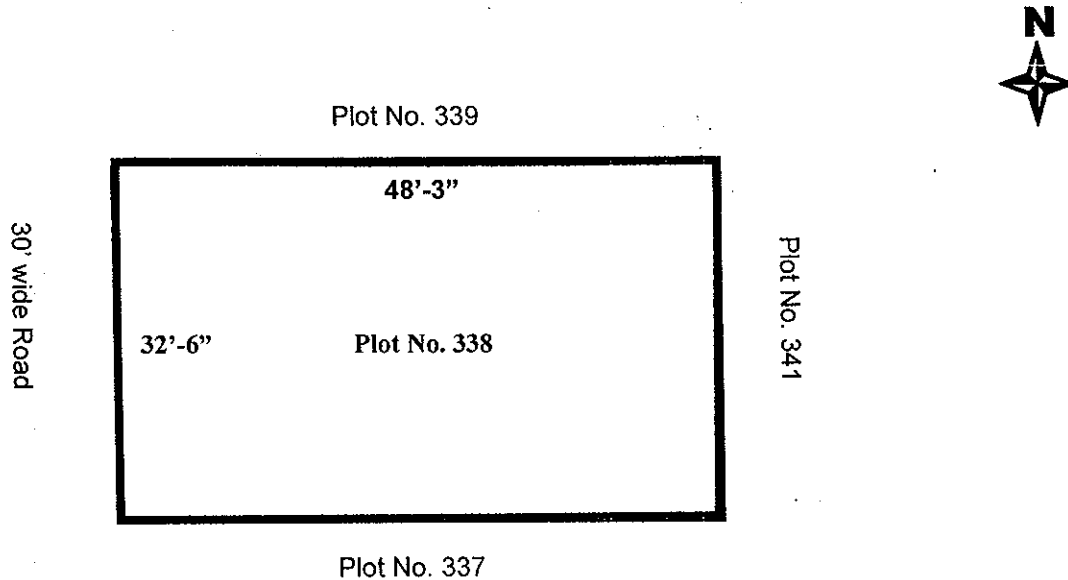
174

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

**EXCL:****WITNESSES:**

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

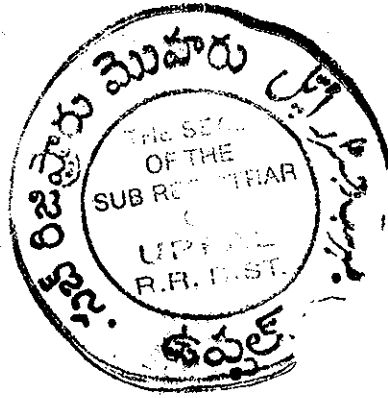
Partner

SIG. OF THE VENDOR



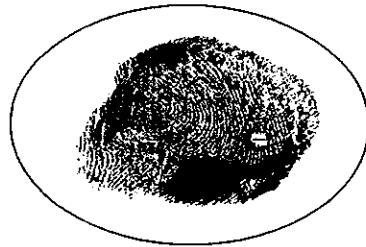
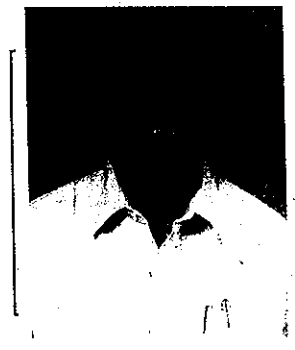


SIG. OF THE BUYER

1 వ పుస్తకము. 6883. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.../2... ఈ కాగితపు వరుస
సంఖ్య..6.....

పబ్-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 III FLOOR, SOHAM MANSION M. G. ROAD, 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 MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p>GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 69/BKIV/2008:</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>

SIGNATURE OF WITNESSES:

1.



2.

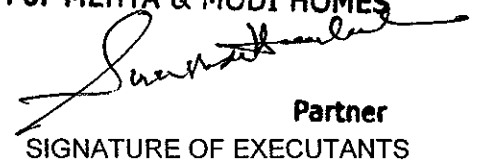


For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES

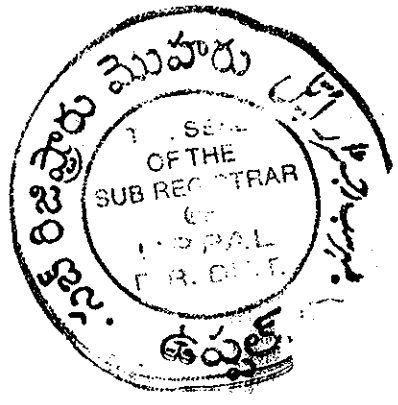


Partner

SIGNATURE OF EXECUTANTS

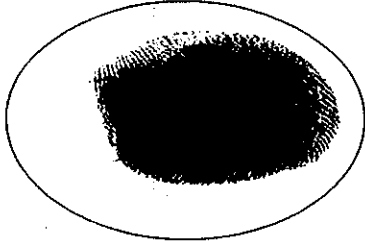
1 వ పుస్తకము రికార్డు సంగ్రహం
దస్తావేజుల వెళ్ళుచు వాగితముల
సంఖ్య.../2...
సంఖ్య...:.....





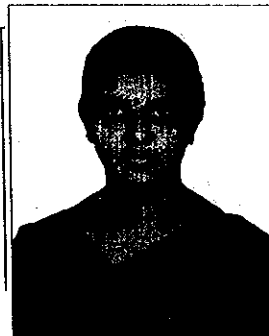
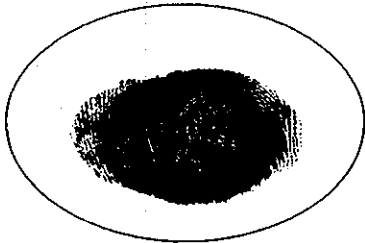
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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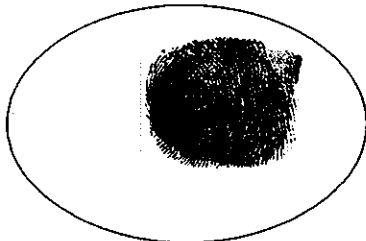


BUYERS:

1. MR. MR. P. GOPI
S/O. MR. P. P. HARI
R/O. P. O. BOX NO. 3505,
AJMAN, UAE



2. MRS. P. SAMATHA
W/O. MR. P. GOPI
R/O. P. O. BOX NO. 3505,
AJMAN, UAE



REPRESENTATIVE:

MR. VIJAY JAGABATHULA
S/O. MR. J. K. NAGAIAN
R/o. FLAT NO. 108
VAISHNAVI RESIDENCY
NIZAMPET (ROAD)
LUKATPALLY, HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

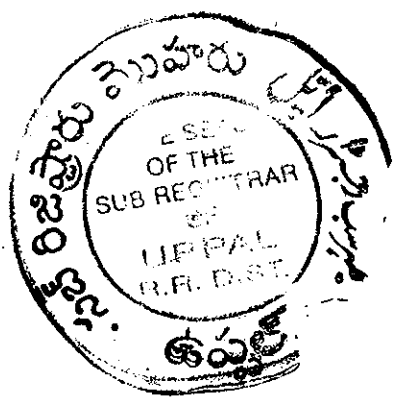
Partner
SIGNATURE OF EXECUTANTS

P. Gopi
 P. Samatha
SIGNATURE(S) OF BUYER(S)


(REPRESENTATIVE)

1వ పుస్తకము 6883 సంఖ్య
దస్తావేజాల తెలుగు లిపి గ్రంథముల
సంఖ్య... 12...
సంఖ్య... 8...

సబ్ రిజిస్ట్రార్



Family Members Details			
S.No	Name	Relation	Date of Birth / Age
2	Kusum	Wife	06/07/51 / 55
3	Hari	Son	13/12/81 / 25




 D.P.L. No. 114
 BHARAT SCOUTS & GUIDES-II
 BHARAT SCOUTS & GUIDES-SEC'YAD
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
 ABRM1657251

NAME
 SONAM SATESH MODI

FATHER'S NAME
 SATESH MANLAL MODI

DATE OF BIRTH
 18-10-1989

SIGNATURE



Chief Commissioner of Income-tax, Andhra Pradesh

भारत सरकार
 GOVT. OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT


PRABHAKAR REDDY
 PADMA REDDY (WIFE)

18/07/2006
 AWEP/2006



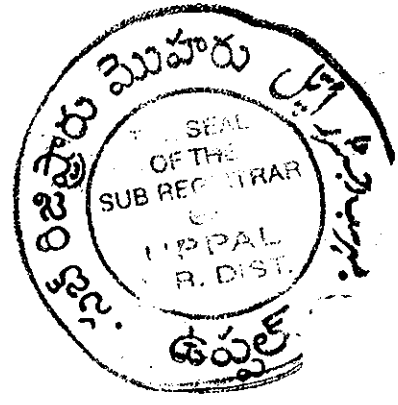
HOUSEHOLD CARD

Card No : P4P167881500816
 F.I. Sheet No : 815
 Name of Head of Household : Madha Suresh
 Father/Husband name : Dharmal
 Date of Birth : 15/12/1948
 Sex : M
 Occupation : Own Business
 Address : 2-1-577
 Street : MINISTER ROAD
 Colony : D.Y. COLONY
 Ward : 1
 Circle : VIII
 District : Hyderabad
 Annual Income (Rs) : 190,000
 LPG Consumer No. (1) : 4E46359(Single)
 LPG Dealer Name (1) : Navranga Enterprises, (CC
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :



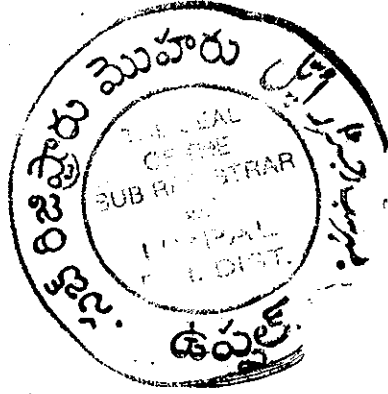
1 వ పుస్తకము 688.3.. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 12... ఈ కాగితపు వరుస
సంఖ్య... 9.....

చూడండి - రిజిస్ట్రారు



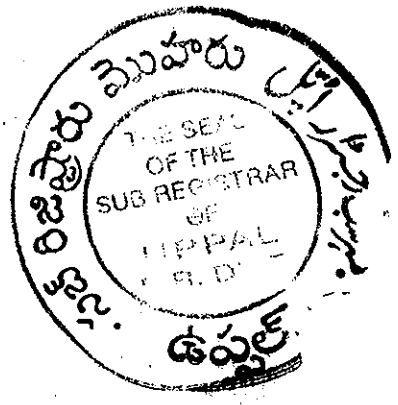
1 వ పుస్తకము. 6883. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 19... క... గ... త... పు... వ... రు...
సంఖ్య... 19.....

పబ్లికేషన్



వ పుస్తకము. ౧౬౬౩. సం॥ ౧౯౧౯
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ౧౨... ఈ కాగితపు వరుస
సంఖ్య... ౧౧.....

సబ్-రిజిస్ట్రార్





వ పుస్తకము. 6 గది కుండా
దస్తావేజాల వెలుతుం కాగితముల
సంఖ్య... 12... ఈ కాగితపు వరుస
సంఖ్య... 12.....

పబ్లికేషన్

