

365

6/61

6/25/08



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

N 500843

Date : 24-06-2008 Serial No : 3,623 Denomination : 100

Purchased By :

G. VENKATESH

S/O.G.A.RAO

R/O.SEC-BAD.

J. S. Srinivas
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. SHAMIRPET

For whom :

MEHTA AND MODI HOMES

SEC-BAD.

SALE DEED

This Sale Deed is made and executed on this the 7th day of JULY, 2008 at Secunderabad by and between:

1. Ms. Hetal K. Parikh, D/o. Shri. Krishna Kanth Parikh, aged about 23 years, resident of 1-10-98/6, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 500 016,
2. Shri. Pravesh B. Parikh, S/o. Shri. Bharat S. Parikh, aged about 28 years resident of 1-10-98/41, 1st Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 16.
3. Shri. Piyush J Parikh, S/o. late Shri. Jagadish S Parikh, aged about 25 years resident of 1-10-98/41, 2nd Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 16.

Being represented by Mehta & Modi Homes who are the General Power of Attorney holder by virtue of document no. 68/IV/2008 dated 19.04.2008 registered at S.R.O. Uppal.

AND

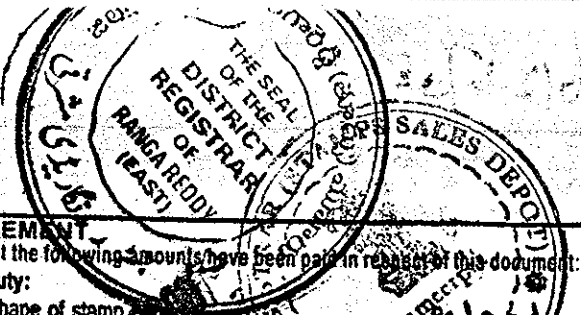
4. M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 being represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business and Mr. Suresh 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.)

For Mehta and Modi Homes

Soham Modi
Partner

For Mehta and Modi Homes

Suresh U. Mehta
Partner



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

Stamp Duty:

- 1. in the shape of stamp Rs. 100/-
- 2. in the shape of challan (w/s. 41 of I.S. Act, 1899) Rs. 200/-
- 3. in the shape of cash (w/s. 41 of I.S. Act, 1899) Rs. 200/-
- 4. adjucment of stamp duty w/s. 16 of I.S. Act, 1899 Rs. 200/-

Transfer Duty:

- 1. in the shape of challan Rs. 2160/-
- 2. in the shape of cash Rs. 2160/-

Registration fee:

- 1. in the shape of challan Rs. 1750/-
- 2. in the shape of cash Rs. 1750/-

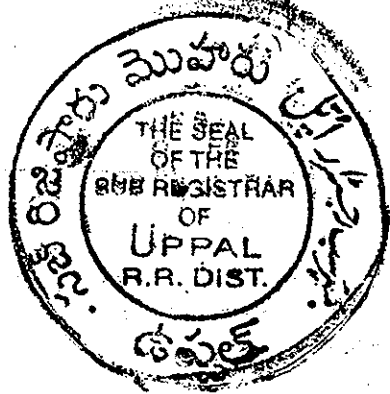
User Charges:

- 1. in the shape of challan Rs. 100/-
- 2. in the shape of cash Rs. 100/-

Sub-Registrar: *[Signature]* Total: Rs. 6125/-

వ పుస్తకము 6125 పత్రా
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 10 ఈ కాగితపు పనుల
 సంఖ్య 1

సబ్-రిజిస్ట్రారు



శ్రీ వ. సంగం గి. కె. కె. నెల. నె. వ. తది
 1920 వ. శ. శా. కె. కె. కె. మాసం. 6 వ తది
 పగలు. 11. మరయు. 2. గుంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. R. Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ. కు
 అనుగుణించి సమర్పించవలసిన ఖాటా గ్రాఫులు
 మరయు వేలిముద్రలతో సహా దాఖలు చేసి
 మనుషు రూ. 1750/- చెల్లించినారు.

Receipt No. 295963 D. H. A. 107. vid.
 RAH, Habsiguda Branch, Sec'bad

రిజిస్ట్రారు

వినియోగదారు యొక్క పేరు
 వేలిముద్రలు



రిజిస్ట్రారు
 K. R. Reddy Reddy S/o. K. P. Reddy occ. Service
 రూ. 5-187/3 & 4, 2nd Floor, Kothammaswamy,
 M. G. Road, Sec'bad, through attested GPA by
 presentation of documents, vide GPA No. 69/8/18
 dt. 19.4.08 at SRO, Uppal, R.R. Dist

వినియోగదారు

1) పేరు

Name: P. Srinivas S/o: P. Mammadharao.
 Occupation: Student R/o: G/o: S. Ramesh, Kalimela,
 Malkangiri (D), ORISSA - 764047

2) మరయు

Koushal S/o. Venkateshwar Rao occ. Business
 R/o. 2-5, Bhisma Nagar, Uppal, R.R. Dist

శ్రీ వ. సంగం గి. కె. కె. నెల. నె. వ. తది
 1920 వ. శ. శా. కె. కె. కె. మాసం. 6 వ తది.

సబ్-రిజిస్ట్రారు

IN FAVOUR OF

MR. BISHNU KUMAR IPPILI, SON OF MR. IPPILI SATYA RAO aged about 31 years, Parmanent Address at MaiNRoad, Kalimela, Malkangiri, Orissa - 764 047, Presently residing at Senior Engineer - ERP Systems, IT Dept, Sorouh Real Estate, Abu Dhabi Mall, Abu Dhabi, UAE. P.O Box No. 93666, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

WHEREAS:

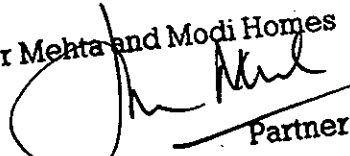
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

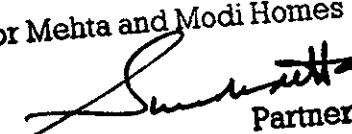
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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 Vendor No.1, Vendor No. 2 & Vendor No. 3 has executed a GPA in favour of the Developer bearing no. 68/IV/08 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

- వ పుస్తకము 6125 నంబర్
 దస్తావేజుల మొత్తం విలువ
 సంఖ్య 10 ఈ కింది విలువ
 సంఖ్య 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1908
 No. 6125 of 2008 Date 7/12/08

I hereby certify that the proper deficit
 stamp duty of Rs. 32120/- Rupees. Thirtytwo thousand
one 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. 358,000/- being
 higher than the consideration, agreed Market
 Value.

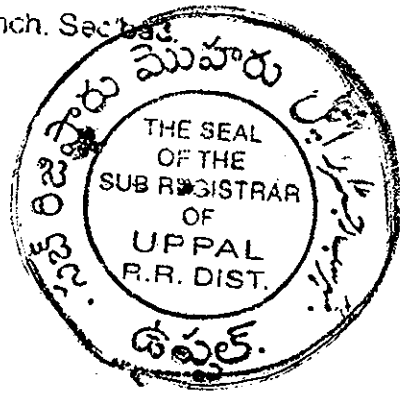
S.R.O. Uppal
 7/12/08

Sub Registrar
 and Collector U.S. 41&4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 32120/- towards Stamp Duty
 including Transfer duty and Rs. 1790/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 795963
 Dated 7/12/08 at SBH Habsiguda Branch, Sec 4B.

S.B.H. Habsiguda
 A/c No. 01000056788
 S.R.O. Uppal

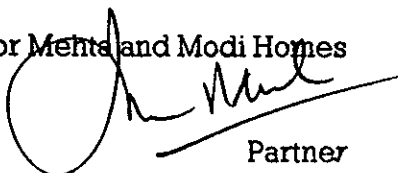


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The Vendor is desirous of developing 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. 365 admeasuring 179 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,58,000/- (Rupees Three Lakhs Fifty 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. 365 admeasuring 179 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.3,58,000/- (Rupees Three Lakhs Fifty 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.
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. 34,010/- is paid by way of challan No. 795963, dated 04.07.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

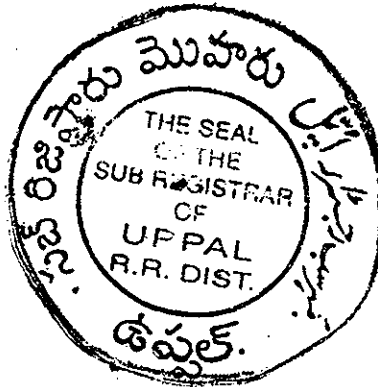

Partner

1 వ పుస్తకము 6125 సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 3

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (కా.శ) పు... 6125
నెంబరుగా రిజిస్ట్రారు చేయబడి స్వానింకు నిమిత్తం
గుర్తింపు నెంబరు... 6125... 1-2009 ఇవ్వడమైన
2009 సంఖ్య... నెల... డి... తేది

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 365 admeasuring about 179 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55. situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 366
South	Plot No. 364
East	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:

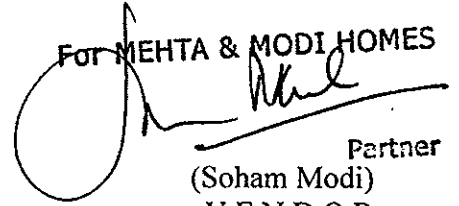
WITNESS:

1. 

2.

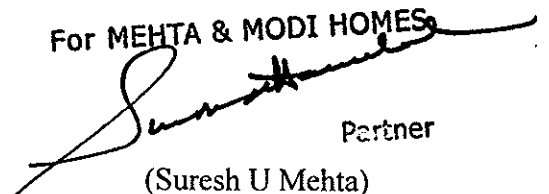


FOR MEHTA & MODI HOMES



Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES

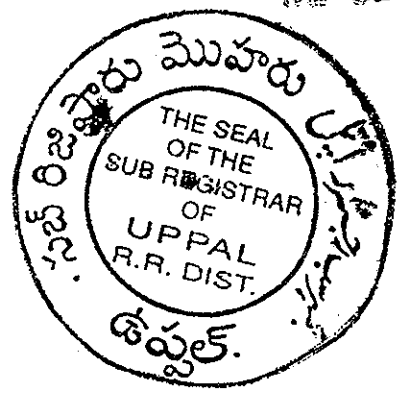


Partner
(Suresh U Mehta)
VENDOR

X


VENDEE
BISHNU KUMAR 19914

ప పుస్తకము 6125 నంబరు
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 4...
సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 365, 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: MR. BISHNU KUMAR IPPILI, SON OF MR. IPPILI SATYA RAO

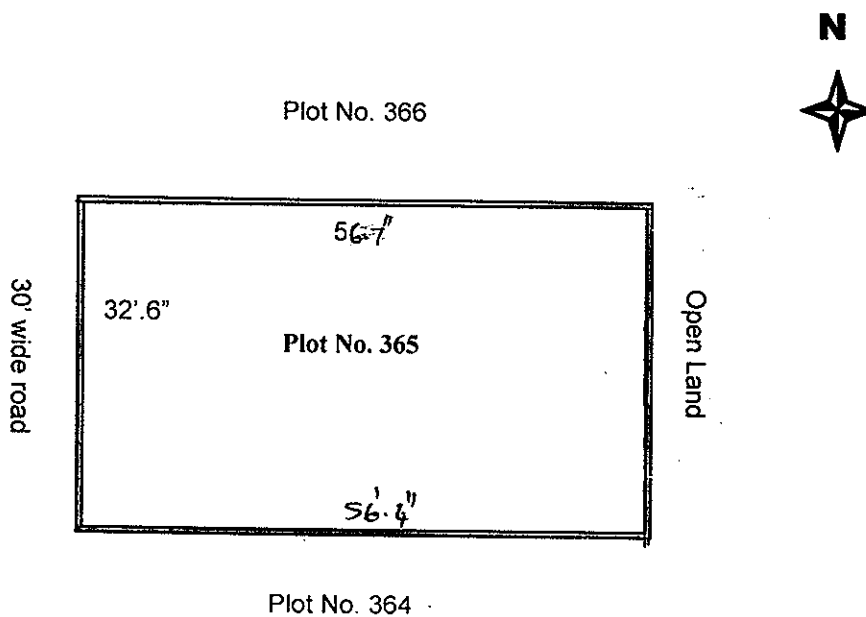
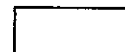
REFERENCE:
AREA: 179

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1. *[Signature]*

2. *[Signature]*

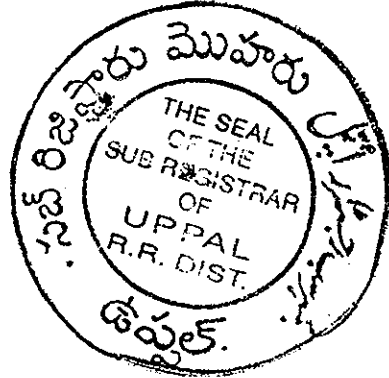
For Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner
SIG. OF THE VENDOR

SIG. OF THE BUYER

వ పుస్తకము 6125...సంఖ్య
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...5...

జి.వి. రిజిస్ట్రారు



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

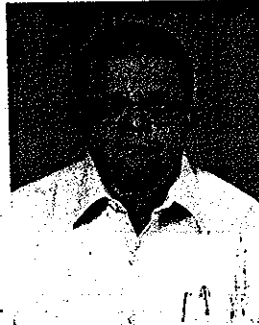
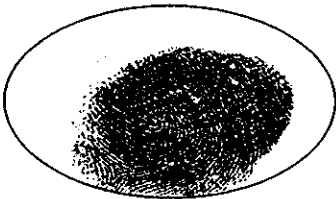
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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 MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. P. REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

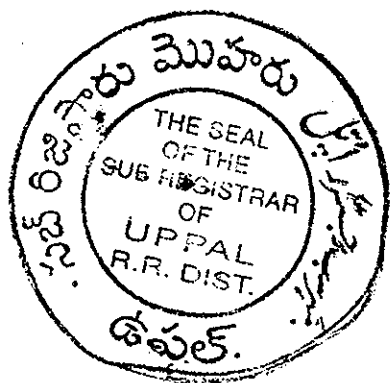
For MEHTA & MODI HOMES

Partner
SIGNATURE OF EXECUTANTS

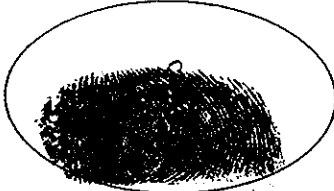



BUSHNU KUMAR I PPI

- వ పుస్తకము 6125...సంఖ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...12...ఈ కాగితపు వరుస
సంఖ్య...6.....

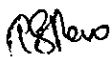

✓
సబ్-రిజిస్ట్రారు



**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>BUYER:</u></p> <p>MR. BISHNU KUMAR IPPILI S/O. MR. IPPILI SATYA RAO PARMANENT ADDRESS AT MAINROAD, KALIMELA MALKANGIRI ORISSA - 764 047 PRESENTLY RESIDING AT SENIOR ENGINEER - ERP SYSTEMS IT DEPT, SOROUH REAL ESTATE ABU DHABI MALL ABU DHABI, P.O BOX NO. 93666 U.A.E</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. I. SATYA RAO S/O. I. JAGANNADHA RAO R/O. MAIN ROAD KALIMELA, MALKANGIRI (O) ORISSA - 764 047.</p>

SIGNATURE OF WITNESSES:


- 
- 

For MEHTA & MODI HOMES For MEHTA & MODI HOMES

 
Partner SIGNATURE OF EXECUTANTS Partner

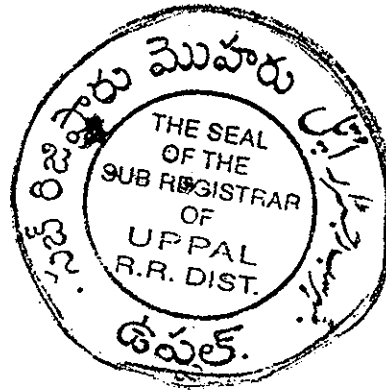
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. Mr. Satya Rao, as I / We cannot appear personally before the Registering Officer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


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)
BISHNU KUMAR IPPILI

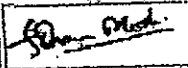
ప పునాది 6125 కి 08
దస్తావేజు
సంఖ్య 10
సంఖ్య 7

పబ్-రిజిస్ట్రార్



Family Members Details			
S.No	Name	Relation	Date of Birth
2	Kusum	Wife	06/07/51
3	Hari	Son	15/11/83

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

PERMANENT ACCOUNT NUMBER
AERPM16725H
 NAME
SOHAN SATISH MODI
 FATHER'S NAME
SATISH MANJAL MODI
 DATE OF BIRTH
18-10-1969
 SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
 DRIVING LICENCE
DLDAP01193022002
 PRANAB KUMAR X
 K. PRANAB KUMAR
 2-2-107/1024
 JAINUL ABIDIN
 HYDERABAD
 30/07/2002
 DUPLICATE
 Licencing Authority
 RTA-HYDERABAD-02

For MEHTA & MODI HOMES

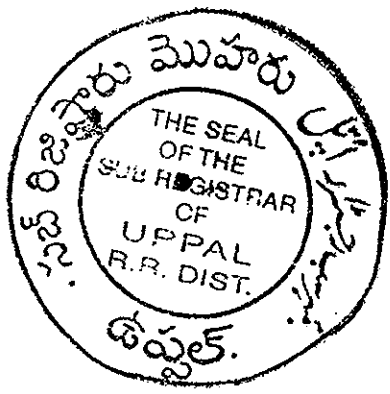
Partner

For MEHTA & MODI HOMES

Partner

వ పుస్తకము 125...సంఖ్య
దస్తావేజాల మొత్తం కాగితం
సంఖ్య...10...ఈ కాగితపు సంఖ్య
సంఖ్య...8

సబ్ రిజిస్ట్రారు

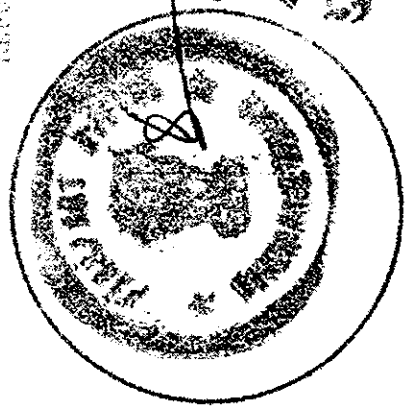




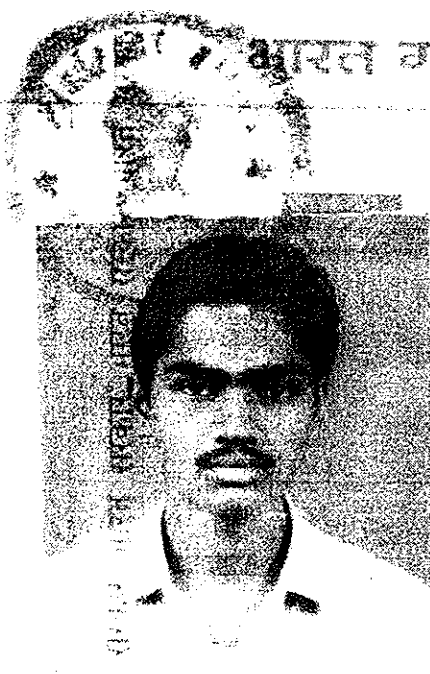
येस प्रति, यह प्रति है, अमेरिकन संघ, संघ राज्य
 एन एन के राज्य में, का प्रति है अमेरिकन संघ, संघ राज्य
 राजनी से प्रति-प्रति है, और से प्रति है, और से प्रति है
 प्रति से प्रति है।

THESE ARE TO REQUEST AMERICANS TO PERFORM THE
 DUTY OF THE REPUBLIC OF INDIA TO THEM IN MAY
 CONSENT TO ALLOW THE REASONS THAT THEY WILL NOT BE IN A
 HINDERANCE, AND TO NOTIFY IN THE INTERESTS OF THE
 PROTECTION OF WHICH IS OR BEING MADE, AND IN THE

BY ORDER OF THE SECRETARY OF THE
 DEPARTMENT OF



(Handwritten signature)
 DIRECTOR
 AGENT
 OFFICE



भारत गणराज्य REPUBLIC OF INDIA		
प्रकार / Type	देश कोड (Country Code)	पासपोर्ट नं. / Passport No.
	IND	B 0365622
उपनाम / Surname	I P P I L I	
पूर्ण नाम / Given Names	BISHNU KUMAR	
राष्ट्रियता / Nationality	लिंग / Sex	जन्म तिथि / Date of Birth
INDIAN	MALE	1-7-1997
जन्म स्थान / Place of Birth		
KALIMELA		
उत्प्रेषण स्थान / Place of Issue		
MURANESWAR		
उत्प्रेषण तिथि / Date of Issue	वैधता तिथि / Date of Expiry	
17 AUG 1999	16-8-2009 (F)	

I-Doshmee Kumar

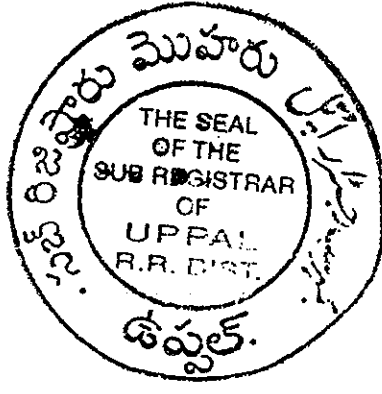
1వ పుస్తకము 25...నంబరు

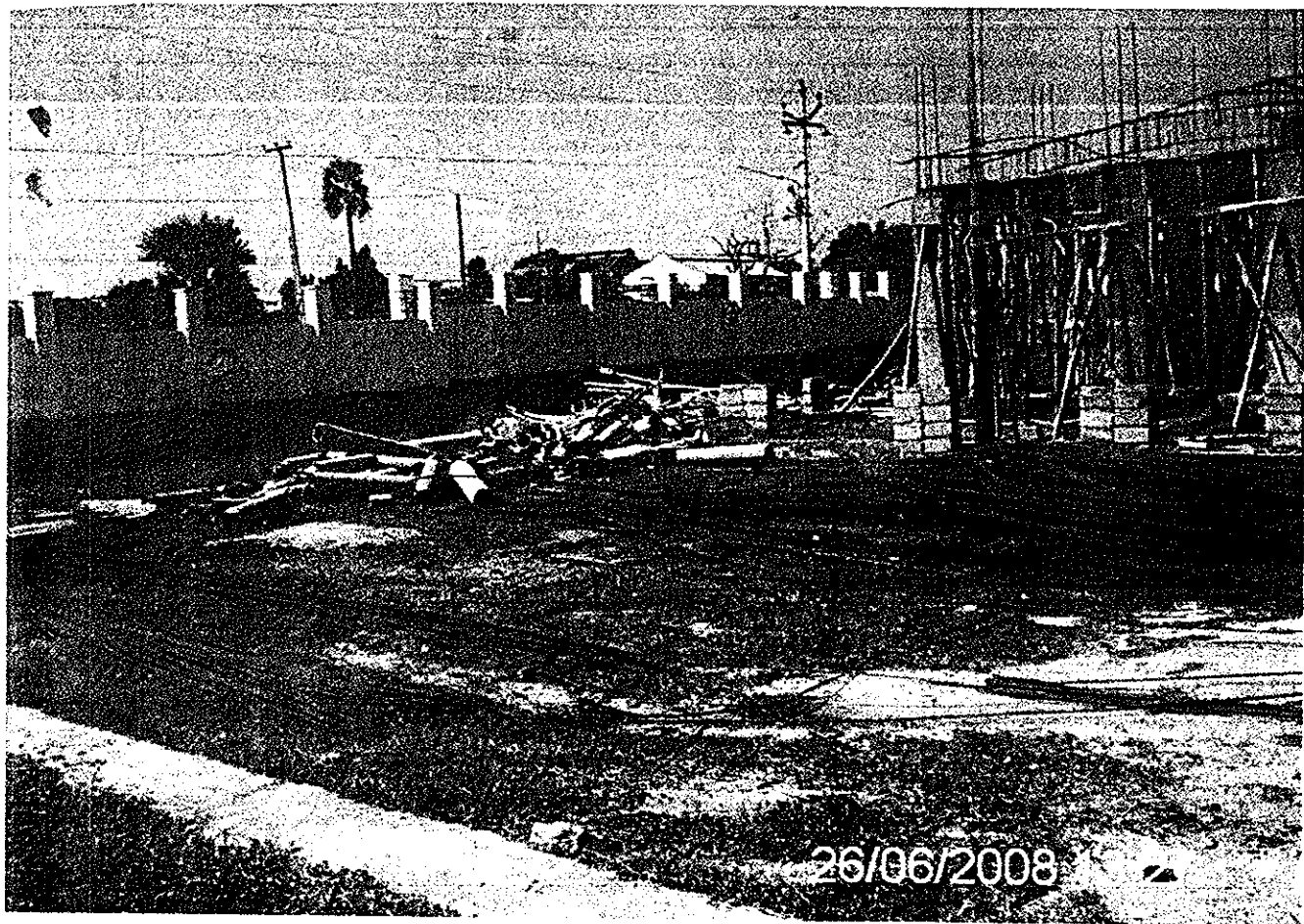
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....10...ఈ కాగితపు విలువ

సంఖ్య.....9....

సబ్-రిజిస్ట్రారు





వ పుస్తకము 6125...సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..10....ఈ కాగితపు వరుస
సంఖ్య.....10.....

సబ్-రిజిస్ట్రారు

