

2800/09

2732

2732



2921

SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 147181

Date : 23-03-2009 Serial No : 7,094 Denomination : 100

Purchased By :

G. VENKATESH
S/O. G. A. RAO
SECBAD

For Whom :

MEHTA & MODI HOMES
SECBAD

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

566000

This Sale Deed is made and executed on this the 23 day of May, 2009 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. SUDHIR U. MEHTA, SON OF LATE SHRI. UTTAMLAL MEHTA aged about 53 years, residing at Plot No. 20, Bapu Bagh Colony, 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

[Signature]
 Partner

For MEHTA & MODI HOMES

[Signature]
 Partner

[Signature]

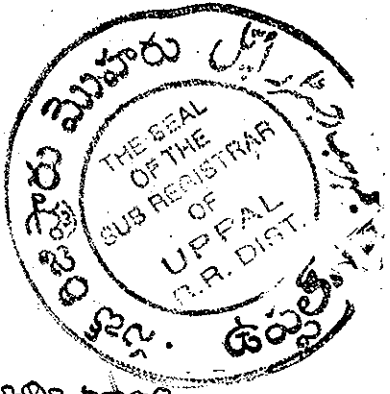
395
2830
100
113
537

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, 1930).....	Rs. 3920/-
3. in the shape of cash (u/s.41 of I.S.Act, 1930).....	Rs. -
4. adjustment of stamp duty u/s.16 of I.S.Act, 1930, if any	Rs. -
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 1120/-
2. in the shape of cash.....	Rs. -
III. Registration fee:	
1. in the shape of challan.....	Rs. 2830/-
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. 5320/-



వస్తువు...నంబర్
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య...ఈ కాగితపు వరుస
పంఖ్య.....
పబ్-రిజిస్ట్రార్



1921-వ.శ.శా.మై.రె.షా.మా.సం.1.వ.తేది
పగలు...మరియు...గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Prabhakar Reddy
రిజిస్ట్రేషన్ నంబర్ 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
కుసుము రూ. 2830/- చెల్లించినారు.

Receipt No. 238566 Dt. 19/11/08
Habsiguda Branch Secy
మొత్తం పంఖ్య ఒప్పుకొన్నది
ఎడమ బొటనవేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-18773 & 4, 2nd Floor, Seham Mansion, M.G. Road,
Secunderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA/SPA No. 69/BR/08
dated 19.4.08 registerer at SRO, Uppal
Ranga Reddy District.

నిరూపించినది
1) [Signature]

PAVAN KUMAR & O KRISHNA MURTHY
Secy. Business No 1-44 Uppal u u rd

2) [Signature]

Venkatesh Reddy S/o. Sujji Reddy
Occ: Service - R/A 11-18712, Rd no 12,
Green Hills Colony, Jangornagar, Hyderabad.

2009వ.శం.మై.నెం.నె.వ.తేది
1921.వ.శా.శ.మై.రె.షా.మా.సం.1.వ.తేది.
పబ్-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.,

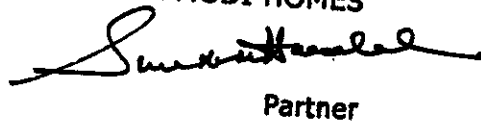
- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 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.

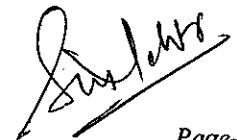
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and 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 & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner



పుస్తకము... 2732... సంగ్రహం
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 9... ఈ కాగితపు వరుస
 సంఖ్య... 2...
 పబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act No. 10 of 1957
 No. 2732 of 200... Date 1/1/2009

I hereby certify that the proper deficit
 stamp duty of Rs. 50840/- Rupees Fifty thousand
 Eight hundred and forty only
 has been levied in respect of this instrument
 in favour of R. Prabhakess Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 56600/- being
 higher than the consideration agreed Market
 Value.

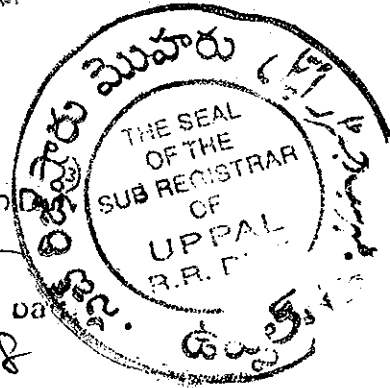
U.P.P.A. Uppal

1/1/2009

Sub Registrar
 and Collector U/S. 41 & 44
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 50840/- towards Stamp Duty
 including Transfer duty and Rs. 2820/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 238568
 Dated 1/1/2009 at SBI Habisiguda Branch Sec bad



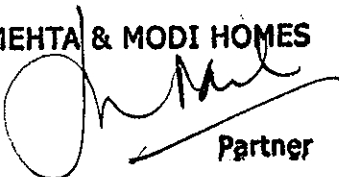
S.H. Habisiguda
 A/c No. 01000000000000000000
 U.P.P.A. Uppal

- 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. 322 admeasuring 283 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 5,66,000/- (Rupees Five Lakhs Sixty Six 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. 322 admeasuring 283 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. 5,66,000/- (Rupees Five Lakhs Sixty Six 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. 53,770/- is paid by way of challan No. C-738568 dated 05.05.09, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

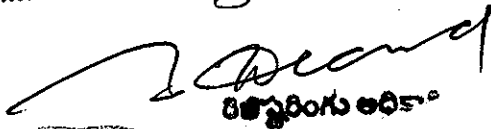
For MEHTA & MODI HOMES

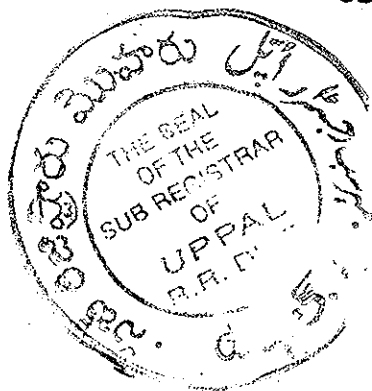

Partner

1 వ పుస్తకము 2732/199
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 3


పబ్లిక్ రిజిస్ట్రార్

2 వ పుస్తకము సం॥ (కా.క) పు 2732/199
వెంటుగా రిజిస్ట్రారు వేయబడి స్వామింగు నిమిత్తం
సుర్తింపు వెంటు 2722-2009 వ్యవహారము
2009 సం॥ 30-11-2009


రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 322 admeasuring about 283 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:

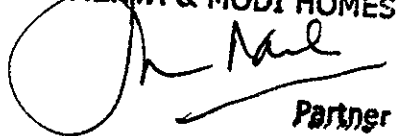
North	Plot No. 321
South	Plot No. 323
East	30' wide road
West	Sy.No.34(Open land)

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. 
2. 

For MEHTA & MODI HOMES

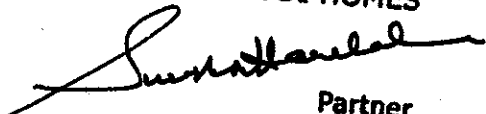


Partner

(Soham Modi)

VENDOR

For MEHTA & MODI HOMES



Partner

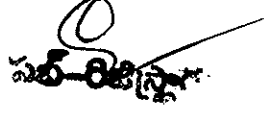
(Suresh U Mehta)

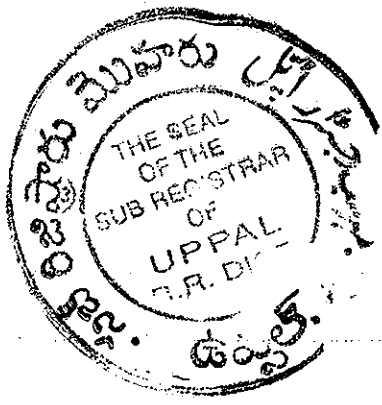
VENDOR



VENDEE

వ పుస్తకము 2.7.3. సెలవు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9..... ఈ కాగితపు వరుస
సంఖ్య..... 4.....


పబ్లికేషన్



REGISTRATION PLAN SHOWING

PLOT NO. 322, 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. SUDHIR U. MEHTA, SON OF LATE SHRI. UTTAMLAL MEHTA

REFERENCE:
AREA: 283

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

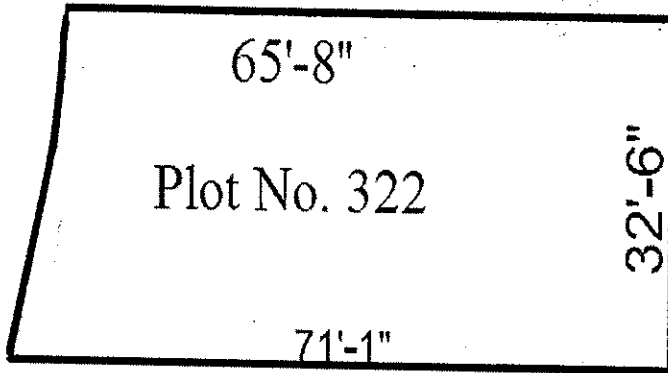


EXCL:



Plot No. 321

Sy. No. 34 (Open Land)



30' wide road

Plot No. 323

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

SIG. OF THE VENDOR

[Signature]

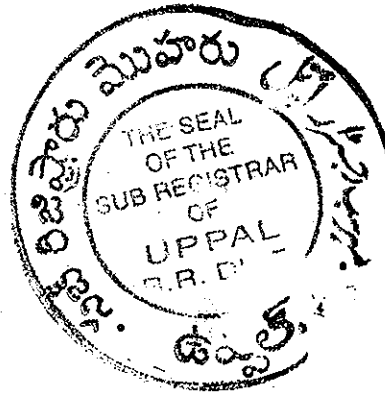
SIGN. OF THE BUYER

WITNESSES:

- 1. *[Signature]*
- 2. *[Signature]*

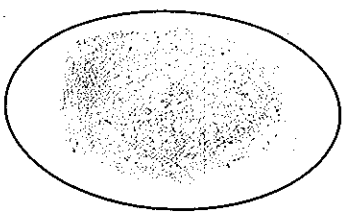
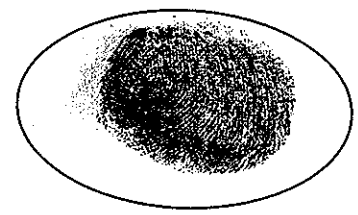
వ పుస్తకము 2732 నంబరు | 29
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 5.....

(Handwritten signature)
పరిశీలకుడు



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

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

**GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 69/BKIV/2008 Dt: 19.04.2008:**

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. SUDHIR U MEHTA,
SON OF LATE SHRI. UTTAMLAL MEHTA
R/O. PLOT NO. 20,
BAPU BAGH COLONY,
P. G. ROAD,
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

SIGNATURE OF EXECUTIVE Partner

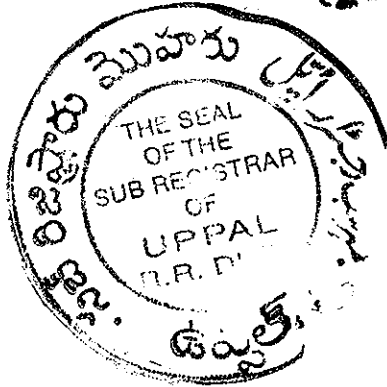
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

వ పుస్తకము... 7... 2 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 6.....

(Handwritten signature)
సబ్-రెజిస్ట్రార్



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	25

[Handwritten Signature]

D.P.L. No. 114

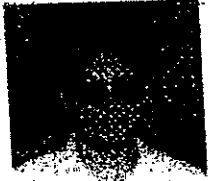
BHARAT SCOUTS & GUIDES - II
PALAPARISE - SEG' BAD

16/02/2006
5-63555 88 35546 1 / C 25 2

[Handwritten Signature]
Engineer/Accounts

PERMANENT ACCOUNT NUMBER

ABMPM6725H



नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1999

हस्ताक्षर / SIGNATURE

[Handwritten Signature]

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT



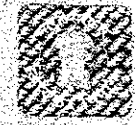
भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPP8104E



Signature

HOUSEHOLD CARD

Card No : PAP16789150816

P.F. Stamp No : 615

शुल्क : 2000/-

वर्ग : मिडिल-सूच

सूचकांक : 49500

पिता/हस्ताक्षरकर्ता : Diwanji

जन्म तिथि/Date of Birth : 15/12/1946

वय/आयु : 58

व्यवसाय/Occupation : Cw: Business

घर/घर नं./House No. : 23-577

सड़/सड़/Street : MINISTER ROAD

प्रकार/Category : E.V COLONY

वार्ड/Ward : 2

सड़/सड़/Ward No. : 2

सड़/सड़/Block VIII

सड़/सड़/District : Hyderabad

आय/Income (Rs.) : 190,000

LPG Consumer No (1) : NE46359(Single)


LPG Dealer Name (1) : Narain Enterprises, DC

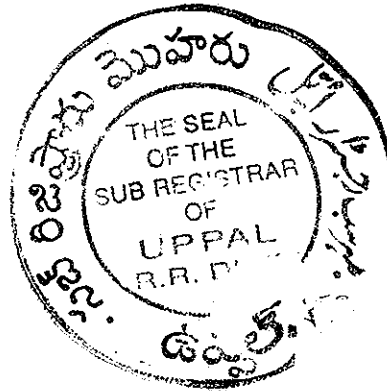
LPG Consumer No. (2) : /

LPG Dealer Name (2) : /



1 వ పుస్తకము 2732 నంబరు/29
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 7


పబ్లికేషన్



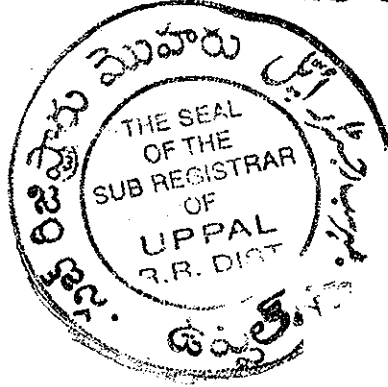
1 వ పుస్తకము.....2732 నంబర్

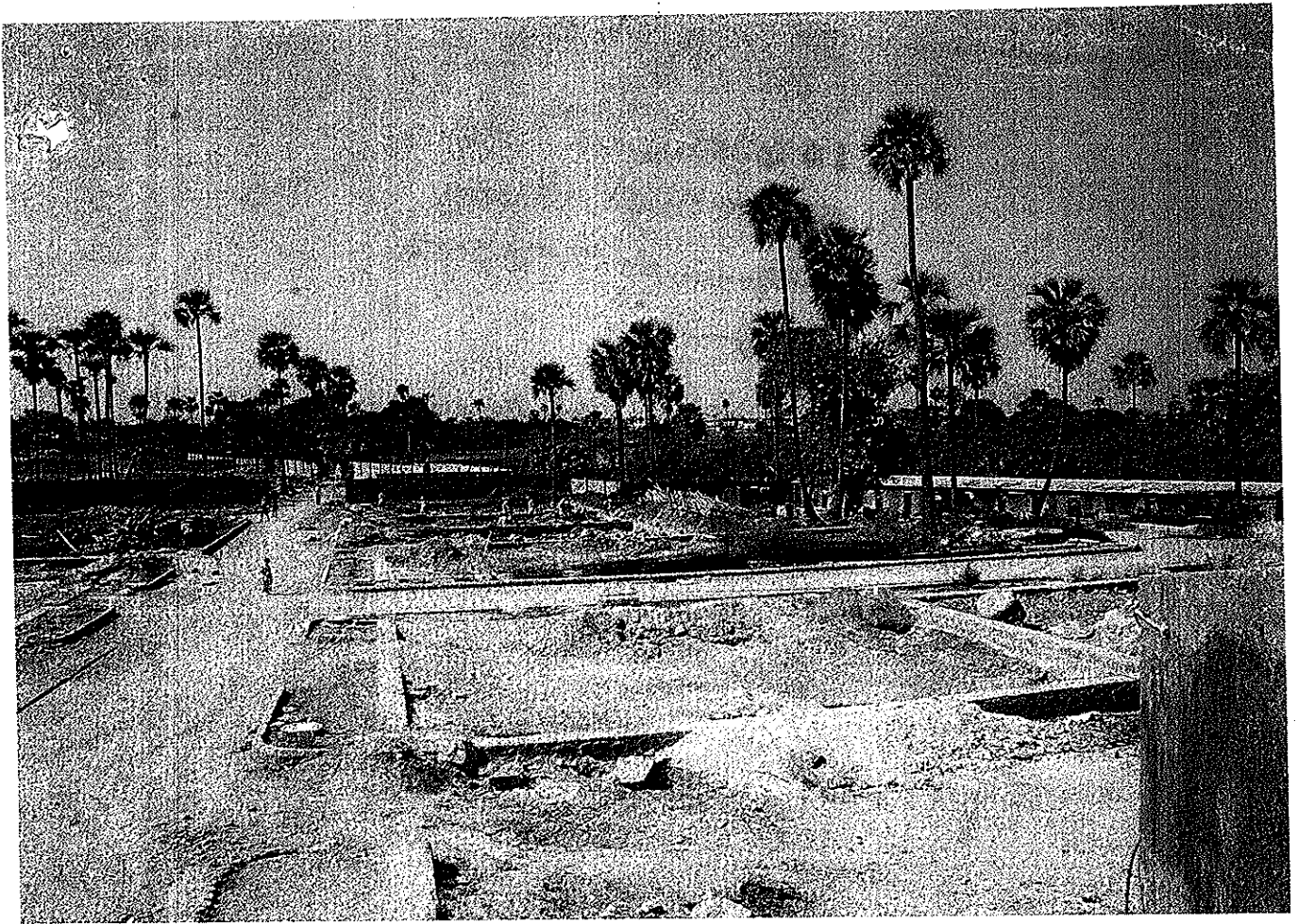
దస్తావేజాల మొత్తం కాగితముం

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

పట్టణము





12 చుస్తకు... 732... 09
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

పబ్-రిజిస్ట్రార్

