3188/09 3161/09

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Acc 3324

SCANNED

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

7 131207

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

3219 Sl.No. 14/5/09 Date Rs. 100/-

To Abhishek

S/o Prakash Singh

For Whom mehta and modi Homes

See

SALE DEED

This Sale Deed is made and executed on this the 22nd day of May 2009 at SRO, Uppal, Ranga Reddy District by:

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 ears, 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

MR. SOHAM MODI, SON OF MR. SATISH MODI aged about 39 years, Occupation: Business, residing at Plot No. 280, Road No. 20, Jubilee Hills, Hyderabad - 500 034, 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

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,1899).....Rs. 24260/-
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. —

II. Transfer Duty:
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. 1740/-
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. 33160/-

12 MAY 2009

ఈ పుస్తకములో 161 సంఖ్య గల
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య 8 ఈ కాగితపు వరుస
సంఖ్య 1

సబ్-రిజిస్ట్రార్

ఈ వ సం॥ 2009 నెల 23
1921 - వ.శ.శా. క్రోధి మాసము 2 తేది
పగలు 11 మరియు 12 గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
శ్రీ K. Prabhakar Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహ దాఖలుచేసి
మనుము రూ॥ 1740/- చెల్లించినారు.
Receipt No 24857 Dt 22/5/09 Via
SBH, Habsiguda Branch, Secbad

వ్రాసి యిచ్చినది
ఎక్కడ పుట్టినది

K. Prabhakar Reddy S/o K. P. Reddy 8-1-293/A/84, 2nd floor, Solom mansion M. G. Road, Secbad, through General Power of Attorney for Presentation of Documents, vide GPA No. 69/IV/2008, dt. 19.4.08 at SRO, Uppal

L. Naresh S/o Bhooshanam occ: Business R/o. Beerappagadda, Uppal, Radm.

(1)

(2) PAVAN KUMAR S/o KRISHNA MURTHY occ: Business H/o 1-44 Uppal R.R. Dist

2009 వ. సం॥ మే 23 తేది
1921 వ.శ.శ. క్రోధి మాసం 2 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 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

ఇ వ పుస్తకము 3161...సం॥ న్న
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...8...ఈ కాగితపు వరుస
సంఖ్య...2.....

సబ్-రిజిస్ట్రార్

Assessment Under Section 42 of Act II of 1899
No. 3161 .....of 2009 Date 23/5/09

I hereby certify that the proper deficit stamp duty of Rs. 31220/- Rupees 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. 3480000/- ....being higher than the consideration agreed Market Value.

S.R.O. Uppal
Dated 23/5/09

Sub Registrar
and Collector U/S
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 31220/- towards Stamp Duty including Transfer duty and Rs. 17400/- towards Registration Fee was paid by the party through Challan Receipt Number 248957 Dated 22/5/09 at SBH Habsiguda Branch Secbad

S.B.H. Habsiguda
A/c No. [illegible]
of S.R.O. Uppal

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST

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 FOLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 338 admeasuring 174 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. 3,48,000/- (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.

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. C-24895 dated 22.05.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

ఈ పుస్తకము 3161 సంఖ్య/09
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 8 ఈ కాగితపు వరుస
సంఖ్య 3

సబ్-రిజిస్ట్రార్

ఈ పుస్తకము నెం (కాం) పు 3161/09
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబర్లు 3188-200 ఇవ్వడమైన
200 సం॥ 31 నెల 23 తేది

రిజిస్ట్రారింగు అధికారి

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST

ఉప్పల్.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 338 admeasuring about 174 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. 339
South	Plot No. 337
East	Plot 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

VENDEE

1 వ పుస్తకము 3161 సం॥ లో

దస్తావేజుల మొత్తం కాగితము

సంఖ్య ... ... ఈ కాగితపు వరుస

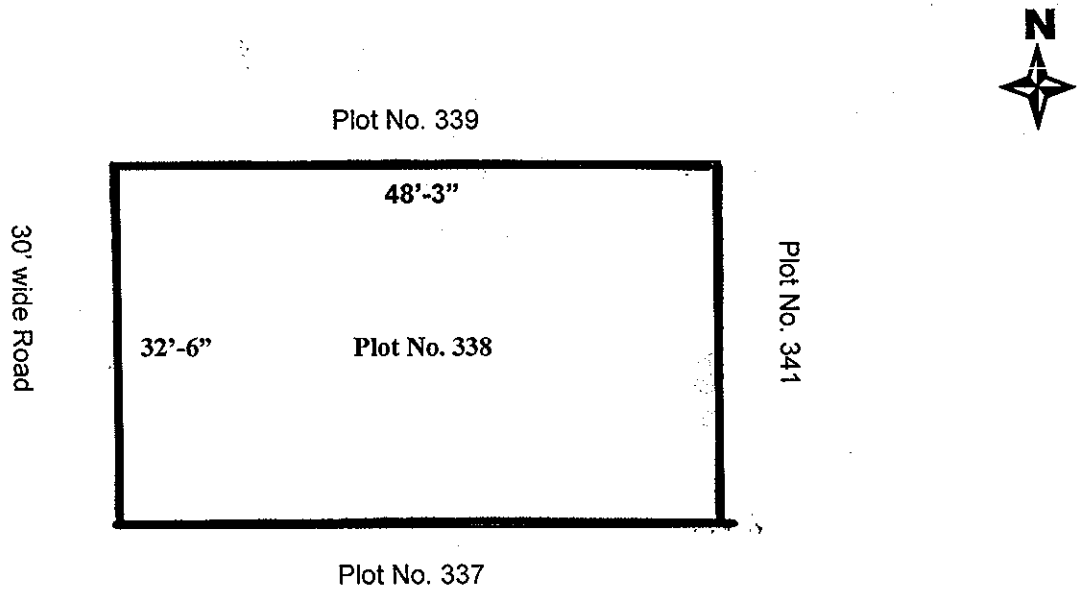
సంఖ్య ... 4 .....

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST

REGISTRATION PLAN SHOWING	PLOT NO. 338, 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. SOHAM MODI, SON OF SRI SATISH MODI	

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: 174 **SQ. YDS.** **SQ. MTRS.**



For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

WITNESSES:

1.

2.

SIG. OF THE VENDOR

SIGN. OF THE BUYER

ఎ పుస్తకము 3161 సం॥ 2009

దస్తావేజుల మొత్తం కాగితము

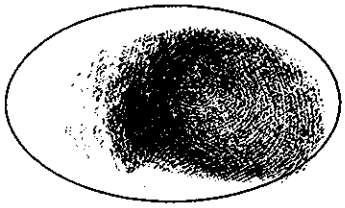
సంఖ్య 8 ఈ కాగితపు వరుస

సంఖ్య 5

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	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 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. SOHAM MODI, S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 20, JUBILEE HILLS, HYDERABAD - 500 034

SIGNATURE OF WITNESSES:

1.

2.

MODI HOMES

Partner

For MEHTA & MODI HOMES,

Partner

SIGNATURE OF EXECUTANTS

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

ఎ పుస్తకము 7161 సంగ్రహ/09

దస్తావేజుల మొత్తం కాగితము

సంఖ్య 8 ఈ కాగితపు వరుస

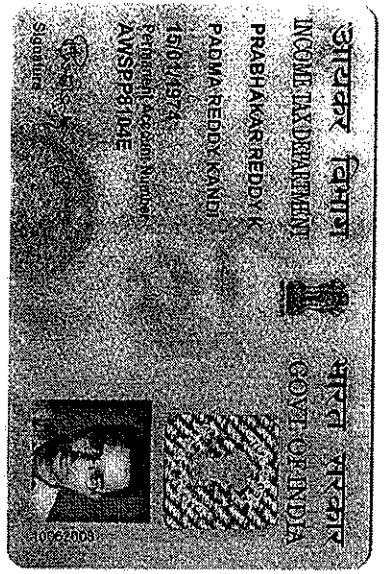
సంఖ్య 6

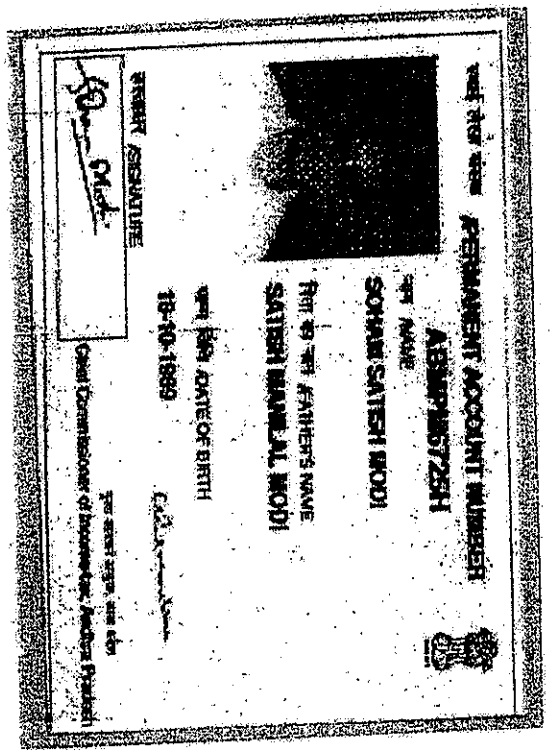
సబ్-రిజిస్ట్రార్

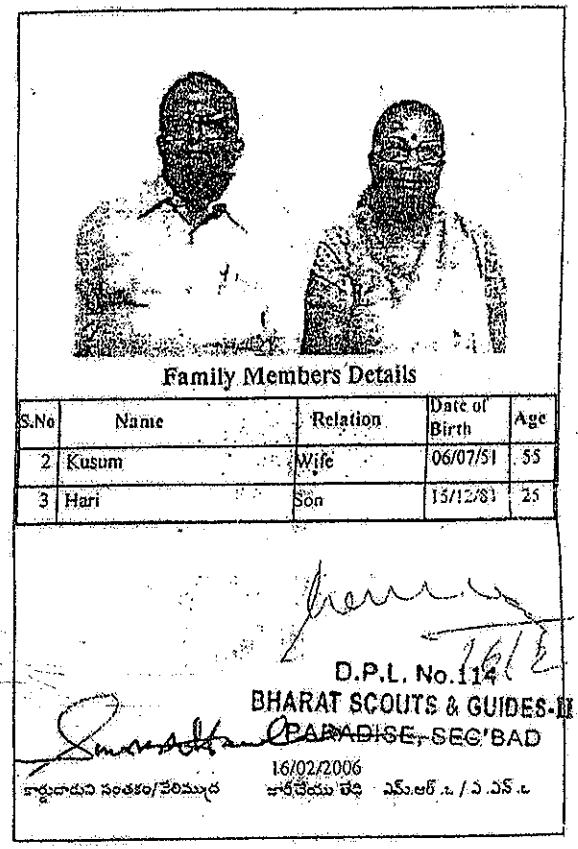
సబ్ రిజిస్ట్రారు మెహరాలు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST

ఉప్పల్.







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

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

HOUSEHOLD CARD

Card No	: PAP167881500816
F.P. Shop No	: 815
పేరు	: మహేష్, మెహతా
Name of Head of Household	: Mehta Suresh
తండ్రి/భర్త పేరు	: ఉతమలాల
Father/Husband name	: Utamlal
పుట్టినతేది/Date of Birth	: 15/10/1948
వయస్సు/Age	: 58
వృత్తి /Occupation	: Own Business
ఇంటినెం./House No.	: 2-3-577
వీధి /Street	: MINISTER ROAD
Colony	: D V COLONY
Ward	: వార్డు 2 Ward- 2
Circle	: సర్కిల్ 8 Circle VIII
జిల్లా /District	: హైదరాబాదు / Hyderabad
Annual Income (Rs.)	: 190,000
LPG Consumer No. (1)	: NE46359/(Single)
LPG Dealer Name (1)	: Navratna Enterprises,IOC
LPG Consumer No. (2)	: /
LPG Dealer Name (2)	:

3

1 వ పుస్తకము 3.1.6.1...సం॥ 2019

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య...8...ఈ కాగితపు వరుస

సంఖ్య...7.....

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST

ఉప్పల్.

ఈ పుస్తకము 3161 సంఖ్య 1/09

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య 5 ఈ కాగితపు వరుస

సంఖ్య 5

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST