

(333)

8627/09

8582/09

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

CANNED

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

No. 26532 Date 07/12/2009

Sold to Ramesh

to D/o C. N. Rao

for Mehta & Modi Homes

Receipt

RE 350294

K. SRINIVAS  
S.V.L.No.26/98, R.No.11/2007  
CITY CIVIL COURT  
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 15<sup>th</sup> day of December 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 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

MR. VINAY AGNIHOTRI SON OF SHRI LATE. S. C. AGNIHOTRI, aged about 33 years, Occupation: Business, residing at 304, Vani Chowdhary Plaza, Street no. 4, Lane No. 2, Karthikeyanagar, 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 & MODI HOMES

*[Signature]*  
Partner

For MEHTA & MODI HOMES

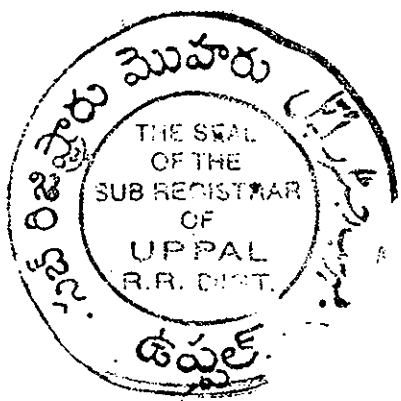
*[Signature]*  
Partner

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

Duty:	
shape of stamp papers.....	Rs. 100/-
shape of challan (u/s 41 of 1930 Act).....	Rs. 55900/-
shape of cash (u/s 1 of I.S. Act, 1930).....	Rs. 16000/-
payment of stamp duty u/s. 16 of I.S. Act, 1930, if any	Rs. 400/-
or Duty:	
shape of challan.....	Rs. 100/-
shape of cash.....	Rs. 100/-
Registration fee:	
shape of challan.....	Rs. 400/-
shape of cash.....	Rs. 100/-
Charges:	
shape of challan.....	Rs. 100/-
shape of cash.....	Rs. 100/-
Registration.....	Total: Rs. 26100/-

వస్తువులము.....  
 దస్తావేజులము.....  
 సంఖ్య.....  
 పంఖ్య.....  
 పద-రిజిస్ట్రారు

1- వ.సం||...  
 2- వ.స.శా...  
 3- ...



K. P. Reddy  
 ...  
 ...  
 ...

Receipt No. 552573 Dt. 15/12/2010  
 Habsiguda Branch, Secbad  
 యిచ్చునట్లు ఒప్పుకోన్నాడీ  
 ఎడమ బొటనము

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. 69/2010  
 dated 19.4.08 registerer at SRO, Uppal  
 Ranga Reddy District.

పంఖ్య  
 Search Nagar  
 S/o Sri Shankar Nagar  
 Service  
 A.M. Sri Shankar Nagar  
 Shankar Nagar  
 Madhav Nagar

P Venk Gopesh S/o Mr. Sadovalaiah  
 Service floor No. 649 Indira Nagar Banjara Hills Hyderabad

00...వ.సం||...వెల.15...వ తేది  
 '92...వ.స.శా.శ. ...వ తేది.  
 పద-రిజిస్ట్రారు

**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 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 Ms. 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 Ms. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document 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 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.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

...పుస్తకము 8582/09  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 6... కాగితపు వరుస  
 సంఖ్య 2.....

...

Registration Under Section 42 of Act II of 1908  
 No. 8582 of 2009 Date 15/12/09

I hereby certify that the proper deficit  
 stamp duty of Rs. 7,1500/- (Rupees Seventy one thousand  
 nine hundred only)  
 has been levied in respect of this instrument  
 from Sri. K.P. Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 8,00,000/- being  
 higher than the consideration/agreed Market  
 Value.

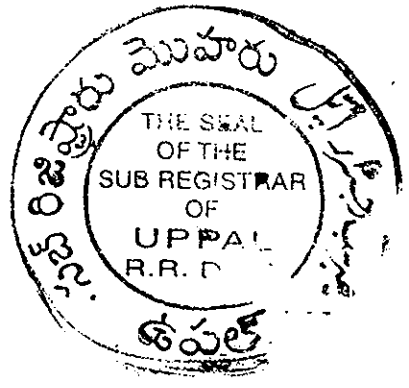
S.R.O. Uppal  
 dated 15/12/09

Sub Registrar  
 and Collector U/S. 41 & 42  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 7,1500/- towards Stamp Duty  
 including Tien... 4,000/-  
 towards P... paid by the party  
 through Ch...  
 Dated 15/12/09 at... Branch, Sec'bad.

...

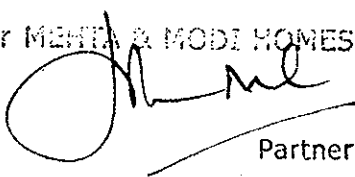


- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for 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. 333 admeasuring 400 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.8,00,000/- (Rupees Eight Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

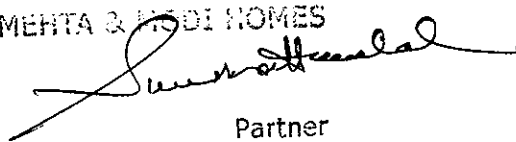
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 333 admeasuring 400 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 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.8,00,000/- (Rupees Eight Lakhs 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.

For MENTA & MODI HOMES

  
Partner

For MENTA & MODI HOMES

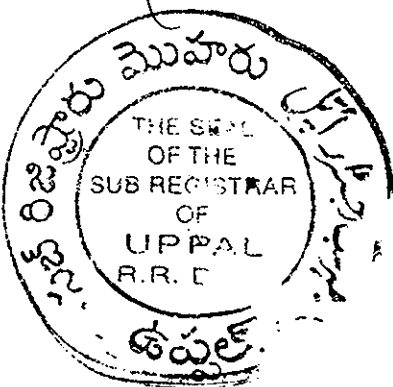
  
Partner

పుస్తకము.....  
దస్త్రపేజీల మొత్తం కాగితముల  
సంఖ్య.....  
సంఖ్య.....

సచి-రిజిస్ట్రార్

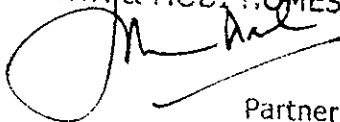
పుస్తకము సం|| (వా.శ) ౧౧ ౧౧/౧౯  
నంబరుగా రిజిస్ట్రార్ అధికారి నమోదు చేయబడిన  
గుర్తింపు నంబరు ౧౧/౧౧/౧౯౧౧  
అధికారి సంతకం.....

రిజిస్ట్రార్ అధికారి



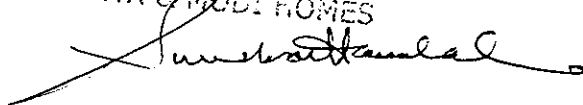
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned 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. 76,000/- is paid by way of challan no. S 53573, dated 15.12.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES



Partner

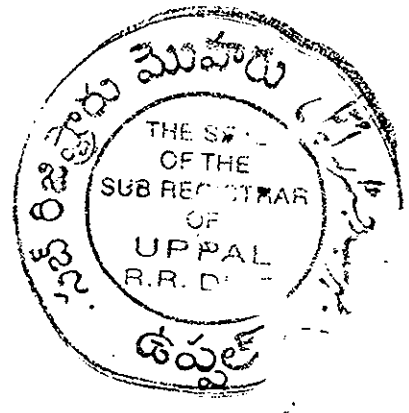
For MEHTA & MODI HOMES



Partner

పుస్తకము 458/99  
దస్తవేజుల సంఖ్య 10  
పరిష్కార సంఖ్య 4

మ. రెడ్డి





SCHEDULED PLOT

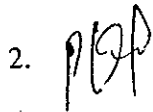
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 333 admeasuring about 400 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	30' wide road
South	Park
East	Open Land ( Survey no. 25)
West	Plot no. 334 & 335


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. 

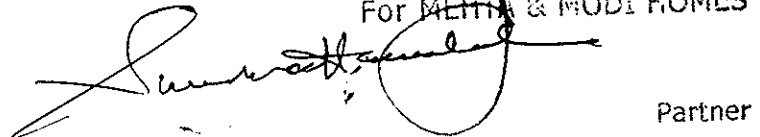
2. 

For MEHTA & MODI HOMES

  
Partner

(Soham Modi)  
VENDOR

For MEHTA & MODI HOMES

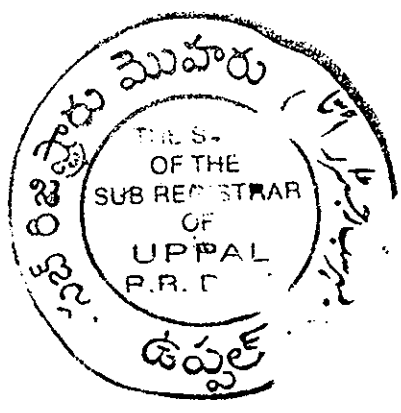
  
Partner

(Suresh U Mehta)  
VENDOR

  
VENDEE

పుస్తకము 2582/19  
చస్తావేజాల మొత్తం కాగితముల  
పంఖ్య 10. వికాస వరుణ  
సంఖ్య 2

పబ్-2/19



**SECTION PLAN SHOWING** PLOT NO. 333, FORMING A PART

**KEY NO.** 31, 40, 41, 42, 44, 45 & 55 **Situated at**

CHERLAPALLY VILLAGE, GHATKESAR **Mandal, R.R. Dist.**

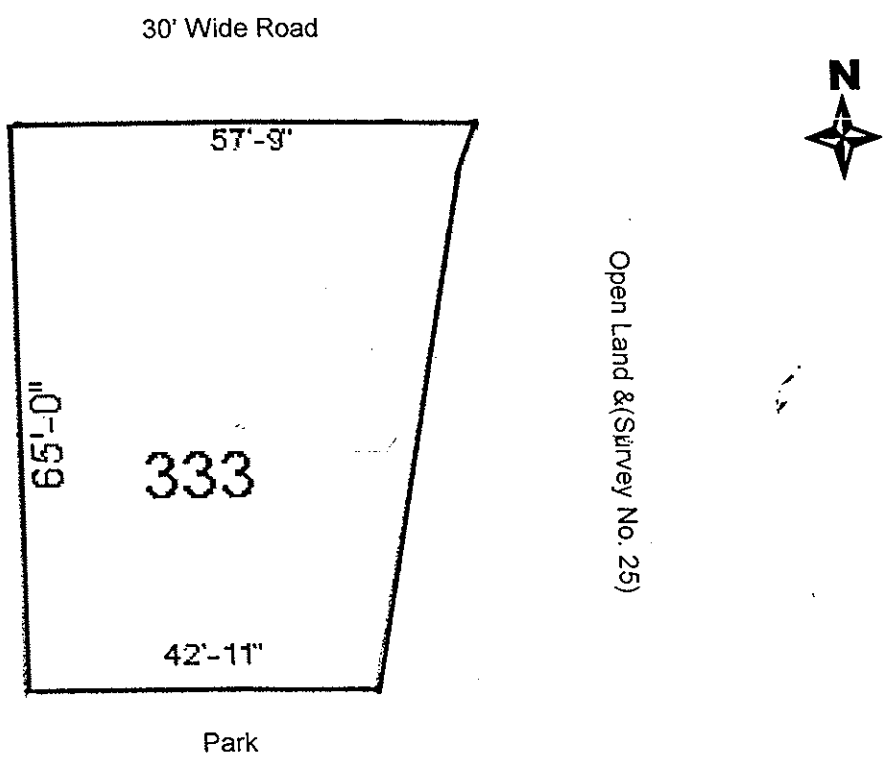
**R:** M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

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

: MR. VIJAY AGNIHOTRI, SON OF SHRI. LATE. S. C. AGNIHOTRI

**ENCE:** 400 **SCALE:** SQ. YDS. **INCL:** SQ. MTRS. **EXCL:**



**WESSES:**

For MEHTA & MODI HOMES *[Signature]* Partner

For MEHTA & MODI HOMES *[Signature]* Partner

**SIG. OF THE VENDOR**

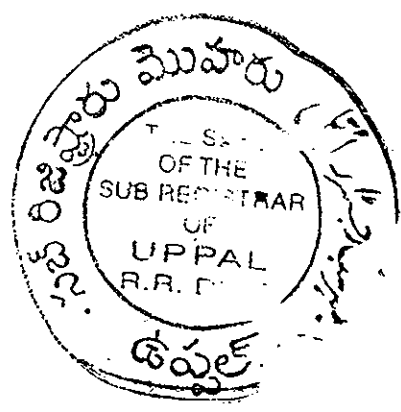
*[Signature]*

**SIG. OF THE BUYER**

అనుబంధం 854203

వస్త్రవేణుల మొదటి కార్యముల  
ముఖ్య 1200 కార్యపు వరుస  
పేజీ 6

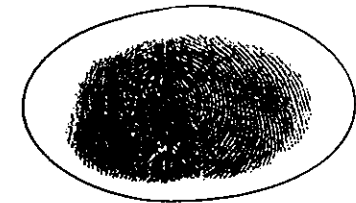
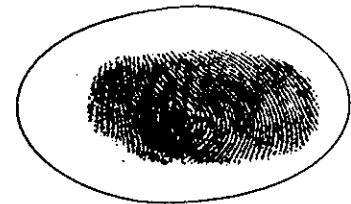
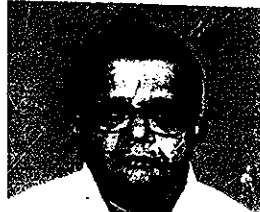
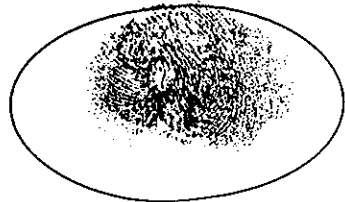
*(Handwritten signature)*



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

NO. FINGER PRINT  
IN BLACK  
(LEFT THUMB)

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. VINAY AGNIHOTRI  
S/O. LATE. SHRI. S. C. AGNIHOTRI  
R/O. 304, VANI CHOWDHARY PLAZA,  
STREET NO. 4, LANE NO. 2,  
KARTHIKEYANAGAR,  
NACHARAM,  
HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

*[Signature]*  
Partner

For MEHTA & MODI HOMES

*[Signature]*  
Partner

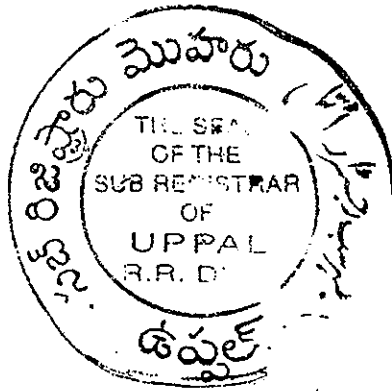
SIGNATURE OF EXECUTANTS

*[Signature]*

SIGNATURE OF BUYER

1 వ పుస్తకముకి...  
దస్తావేజుల మొత్తం కాగితముల  
పంఖ్య.../... కాగితపు వరుస  
పంఖ్య...

*[Handwritten signature]*





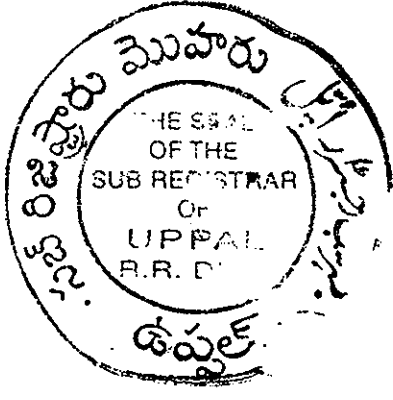
వ పుస్తకము ౪౪౪౪౪౪

చస్తావేదాల మొదలు కాగితములు

సంఖ్య... ౧౦... ఈ కాగితపు వరుస

సంఖ్య... ౪

పద రికార్డు





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIYPK2089F



नाम /NAME  
SRIDEVI KALICHETI

पिता का नाम /FATHER'S NAME  
VENKATA RAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH  
19-04-1977

हस्ताक्षर /SIGNATURE

*Sridevi*

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh



Family Members Details

No.	Name	Relation	Date of Birth	Age
1	Sridevi	Wife	08/02/84	22

*[Signature]*  
D.P.L. No. 114  
BHARAT SCOUTS & GUIDES

HOUSEHOLD CARD

Card No : PAP167881501086  
 F.P. Slip No : 815  
 Name of Head of Household : Mehta. Sahal  
 Father/Husband name : Bharat  
 Date of Birth : 04/12/1950  
 Age : 26  
 Occupation : Own Business  
 House No. : 108-572, 401, JYOTI TOWERS  
 Street : MINISTER ROAD  
 Colony : D.V. COLONY  
 Ward : Ward-2  
 Circle : Circle VIII  
 District : Hyderabad  
 (Rs.) : 100,000  
 No. (1) : 457294 (Double)  
 No. (2) : /  
 No. (1) : Navratna Enterprises PCC  
 No. (2) : /

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

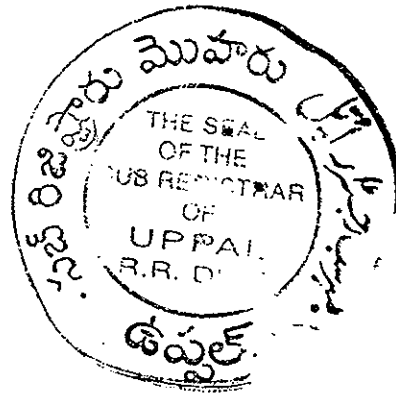
Permanent Account Number  
AWSPP8104E

*[Signature]*  
Signature



పుస్తకము 552/19  
ఈ రికార్డు మొత్తం కాగితముల  
సంఖ్య... 12... ఈ కాగితపు వరుస  
సంఖ్య... 9.....

పబ్లికేషన్





పుస్తకము 8582/09  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 4... ఈ కాగితపు వరుస  
సంఖ్య... 10.....

సబ్ రిజిస్ట్రార్

