

1965/10

1961/10

1026

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 001612

1 No. 1813 Date 16/01/2010 book
 Sold to Ventakrishna
 P/o. D/o. G.A. Rao
 For Whom Mehta & Modi Homes

Satish Kumar
K. SATISH KUMAR
 S.V. No. 13/2000, R.No. 16/2009
 F-2-30, Premavasthipet (VII),
 Rajendra Nagar (Mdi), R.R. Dist

SALE DEED

This Sale Deed is made and executed on this the 20th day of March 2010 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

MS. MAYURI V. AMARNATH, DAUGHTER OF MR. V. AMARNATH aged about 27 years, Occupation: Service, residing at Flat no. 15, Shanti Apartments, Opp. Narayana Junior College, Tarnaka, Secunderabad - 500 017, 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]

For MEHTA & MODI HOMES

[Signature]
Partner

[Signature]

ENDORSEMENT
 Certificate 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 ...	Rs. 5520/-
3. In the shape of ...	Rs. ...
4. In the shape of ...	Rs. ...

II. Fees:

1. In the shape of ...	Rs. ...
2. In the shape of ...	Rs. ...

III. Charges:

1. In the shape of ...	Rs. 4200/-
2. In the shape of ...	Rs. ...

IV. Used Charges:

1. In the shape of ...	Rs. 100/-
2. In the shape of ...	Rs. ...

Sub-Registrar: _____ Total: Rs. 29990/-

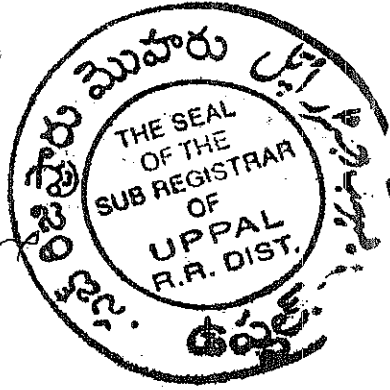


1961-వ సం॥...
 పంఖ్య... ఈ కాగితపు వరుష
 పంఖ్య...
 వత్-రిజిస్ట్రార్

2000 వ సం॥...
 1931- వ.శ.శా.శ్రేణి...
 పగలు...
 ఉపాధి సర్-రిజిస్ట్రారు ఆఫీసులో

K. P. Reddy
 రిజిస్ట్రార్ ఆఫీసు, రంగారెడ్డి జిల్లా సెక్షన్ 32 ఎ-ను
 అనుసరించి సాక్షిగా ఉండటానికి వాళ్ళ పులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 ముసువబు రూ॥ 4200/- చెల్లించినారు.

Receipt No. 5520/21/1009
 హాజుకులా-Branch, Sec'bad
 రిజిస్ట్రార్



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. 69/2001/08
 dated 19.4.08 registerer at SRO, Uppal
 Ranga Reddy District.

1) రిజిస్ట్రార్ ఆఫీసులో
 2) Rekha V Anjanathu

Venkat Ramang Reddy S/o. Raji Reddy
 608 Sec'bad - R/o. 11-187/21 rd No. 12, Green
 Colony, Hyderabad
 Rekha S/o. Magental B. Popat
 608 Business - R/o. 15, Shanks Apts,
 Opp: Narayana Jr. College, Gannavara
 Sec'bad - 017

2000 వ సం॥...
 1931 వ.శ.శా.శ్రేణి...
 వత్-రిజిస్ట్రార్

Handwritten signature and stamp.

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.

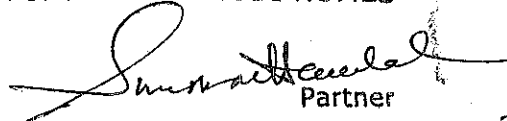
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

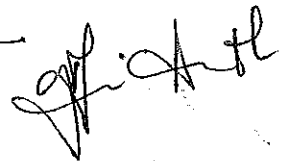
- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated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



సంఖ్య...1961...సంఖ్య
 మొత్తం కాగితముల
 సంఖ్య...9...ఈ కాగితపు వరుస
 సంఖ్య...2.....

[Handwritten signature]
 పబ్లికేషన్

Under Section 41 of Act 1 of 187
 No. 1961 of 1910 Date 25/3/10

I hereby certify that the proper deficit
 stamp duty of Rs. 25,520/- (Twenty five thousand and ~~and~~
 five hundred and twenty 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. being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

25/3/10

[Handwritten signature]
 Sub Registrar
 and Collector U/S. 41 of
 INDIAN STAMP ACT

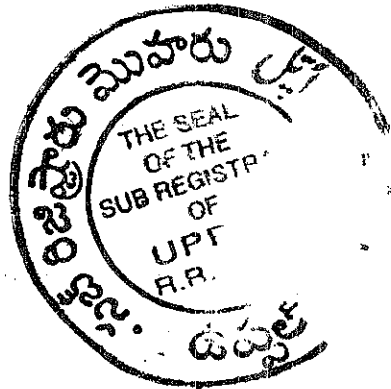
Registration Endorsement

An amount of Rs. 25,520/- towards Stamp Duty
 including Transfer duty and Rs. 42.70/-
 towards Registration Fee was paid by the part.
 through Chikan Receipt Number 553275
 Dated 15/12/09 at SBI Habsguda Branch Sec bar

G.B.M. Habsguda
 A/c No. 0100005870
 S.R.O. Uppal

Registration Endorsement


An amount of Rs. 54930/- towards Stamp Duty
 including Transfer duty and Rs. 205/-
 towards Registration Fee was paid by the part.
 through Chikan Receipt Number 640181
 Dated 25/3/10 at SBI Habsguda Branch Sec bar

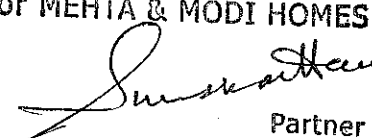


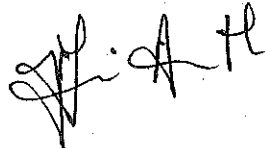
- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The Vendor is desirous of developing 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. 324 admeasuring 446 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 8,95,000/- (Rupees Eight Lakhs Ninety Five 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. 324 admeasuring 446 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. 8,95,000/- (Rupees Eight Lakhs Ninety Five Thousand Only) issued by Axis Bank, Service Branch, Hyderabad. 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. ²⁹⁸⁹⁰⁷ 55135/- is paid by way of challan No. ⁵⁵³⁵⁷⁵ 690137 dated ^{15.12.09} 25.03.10 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

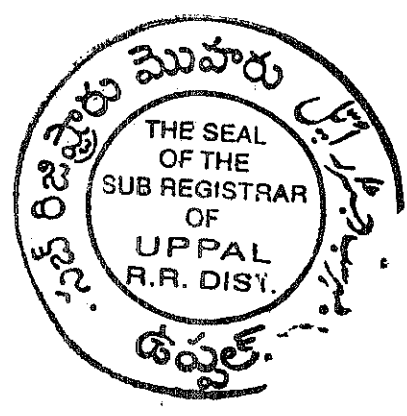


శ్రీ పుస్తకము. 1961/నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుణ
సంఖ్య... 3.....

[Handwritten signature]

శ్రీ పుస్తకము నంబు (కా.శ) పు..... 1961/నంబు
వింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు.... 1961.... 1240 ఇవ్వడమైన
22/10 నంబు... కె.ఎల్.సి.ఎల్. నెంబరు.... 25..... తది

[Handwritten signature]



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 324 admeasuring about 446 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	Plot No. 323
South	Open Land in Sy. No. 32
East	30' wide road
West	Open Land in Sy. No. 34

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. *Relcha V Amavathu*
2. *[Signature]*

FOR MEHTA & MODI HOMES

[Signature]
Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES

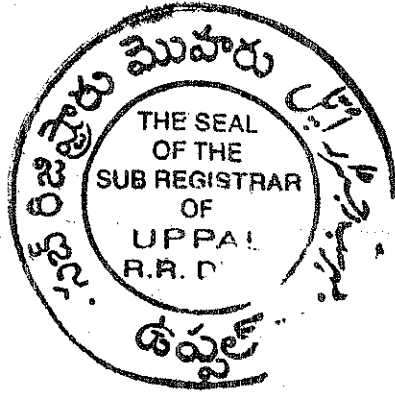
[Signature]
Partner

(Suresh U Mehta)
VENDOR

[Signature]
VENDEE

వ పుస్తకము. 1.4/6/. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....4.. ఈ కాగితపు వరుష
సంఖ్య.....4.....

పద-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 324, FORMING A PART

IN SURVEY NOS. 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: MS. MAYURI V. AMARNATH, DAUGHTER OF MR. V. AMARNATH

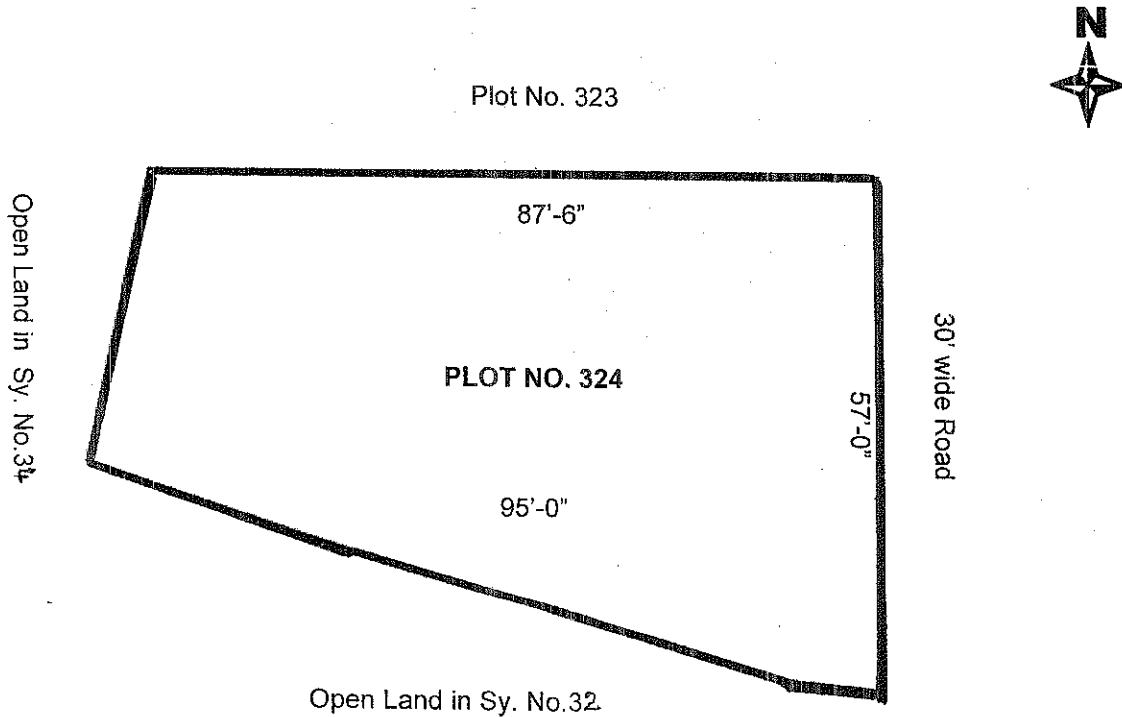
REFERENCE:
AREA: 446

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

WITNESSES:

1. *Relcha V Amarnath*

[Signature]
Partner

[Signature]
Partner

SIG. OF THE VENDOR

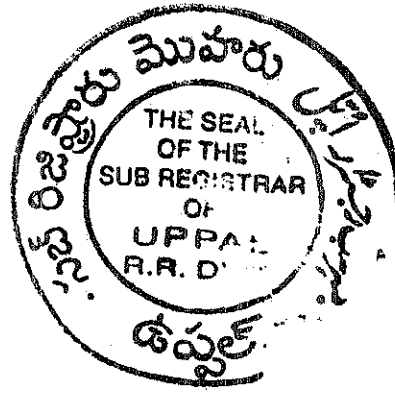
[Signature]

[Signature]

SIG. OF THE BUYER

1. అనుస్థాపకము. 1961/10 సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....కి.....ఈ కాగితపు వరుస
సంఖ్య.....క.....

పబ్-రిజిస్ట్రార్



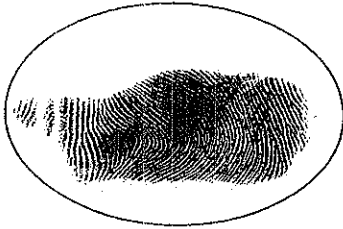
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

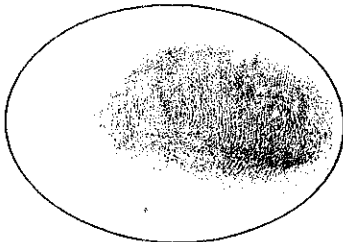
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



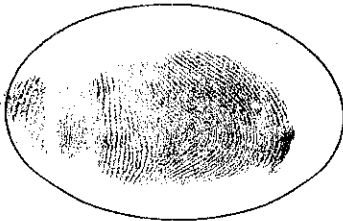
VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

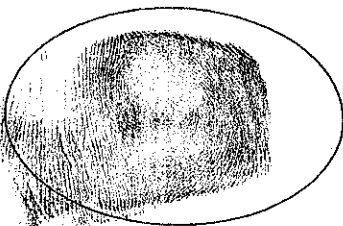


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



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

MS. MAYURI V. AMARNATH
D/O. MR. V. AMARNATH
R/O. FLAT NO. 15, SHANTI APARTMENTS
OPP. NARAYANA JUNIOR COLLEGE
TARNAKA
SECUNDERABAD - 500 017

SIGNATURE OF WITNESSES:

1. *Rekha V Amarnath*
2. *[Signature]*

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

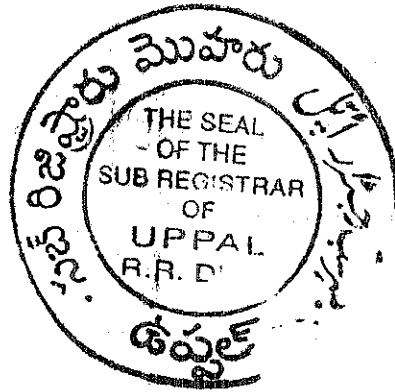
SIGNATURE OF EXECUTANTS

[Signature]

SIGNATURE OF THE BUYER

వ పుస్తకము గ్రామ...సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...గ్రా...ఈ కాగితపు వరుస
సంఖ్య...ర.....

పద-రిజిస్ట్రార్



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/11/81	25

D.P.L. No. 11412
BHARAT SCOUTS & GUIDES-II
 BHARADWAJ PABADISE, SEC' BAD
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
AWSPPB725H

NAME
 SONAM SATISH MODI

FATHER'S NAME
 SATISH RAMLAL MODI

DATE OF BIRTH
 16-10-1989

SIGNATURE
 Sonam Modi

Chief Commissioner of Income-tax, Andhra Pradesh

Received

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSPPB104E

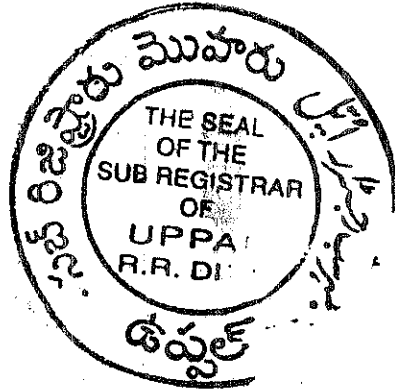
Signature

HOUSEHOLD CARD

Card No : 74P6785100016
 F.I. Slip No : 815
 Sex : Male / Female
 Name of Head of Household : Madia, Suresh
 Aadhar No : 86420000
 Father/Husband name : Unamaki
 Date of Birth : 15/12/1948
 Sex : M
 Occupation : Own Business
 No. of House No. : 2-3-577
 No. of Street : MINISTER ROAD
 Colony : D Y COLONY
 Ward : 2
 City : Warangal
 District : Warangal / Hyderabad
 Annual Income (Rs.) : 190,000
 LPG Customer No. (1) : NE46359/(Single)
 LPG Dealer Name (1) : Navranga Enterprises, ICC
 LPG Customer No. (2) :
 LPG Dealer Name (2) :

పత్రికాముఖము (9/6/10) సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ...కాగితపు వరుస
సంఖ్య...గా.....


పబ్-రెజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT



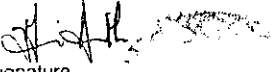
भारत सरकार
GOVT. OF INDIA

MAYURI AMARNATH
AMARANATH VENGIPURAPU

12/10/1982

Permanent Account Number

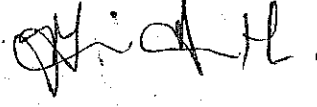
AHHPA2319L


Signature



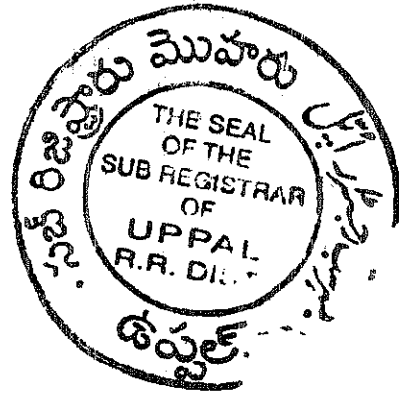
In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTI TSL,
Plot No. 3, Sector H, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें। नोटिफिकेशन :
आयकर पैन सेवा यूनिट, UTI TSL,
प्लॉट नं. 3, सेक्टर ११, मो. वी. डी. बेलपुर,
नवी मुंबई-४०० ६१४.



వ పుస్తకము. 19.61/25 సంగ్రా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 99..... ఈ కాగితపు వరుస
సంఖ్య. 81.....

పబ్-రిజిస్ట్రార్





వ పుస్తకము..1961..సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9...ఈ కాగితపు వరుస
సంఖ్య...9.....

చుట్-రిజిస్ట్రార్

