

7149/11

Dowl-No. 9115/2011

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

1492



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 739/1 Date 05/12/2011

For whom... Kamesh

... Modishy

For whom... my mother & modis Homes



AM 975662

K. SATISH KUMAR

Licence Stamp Vendor

LIC.No.15-8-513/2000

REN.No.15-16-016/2009

H.No.5-2-30, Promevathil ar (V)

Rajendrapagar Mandal,

Ranga Reddy District,

PR.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 16th day of December 2011 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 41 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Uttamlal Mehta, aged about 65 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

1. Mr. CHANDRA SEKHAR, SON OF Mr. B. V. RAMA SARMA, aged about 45 years, Occupation: Service
2. Mrs. P. DURGA BHAVANI, WIFE OF Mr. CHANDRA SEKHAR, aged about 41 years, both are residing at 303, Privik Residency, Lane No. 4, H. M. T. Nagar, 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

FOR MEHTA & MODI HOMES

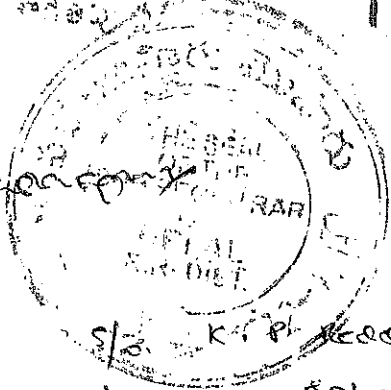
Partner

విషయం: కేసులు 17
 తేదీ: 26. 09. 10
 పేజీలు: 2, 3
 ఉపాధ్యక్షుడు: [Signature]

K. Prabhakar Reddy
 అధ్యక్షుడు
 మరణం చేసిన వారి వారసులు
 రుసుము రూ. 4000/-

Manuscript No. 902265
 హాసిద్దాద్ రిజిస్ట్రేషన్
 ప్రాసెస్ యిచ్చునట్లు & పుకార్లు

సీల్
 సీల్
 సీల్
 సీల్



నవ-పజ్జాగర్.

K. Prabhakar Reddy
 (1) S. No. 187/3 & 4, 2nd floor, Soham mansion,
 M.G. Road, Sec 2nd, Through GFA for Presentation
 of documents, vide GFA No. 166/BK/10, Dt. 3-09-10
 at SRO, Uppal. Range Reddy, District

(1) CH. Venkataramana Reddy s/o Late Anji Reddy
 Occ. Service R/o. 11-187/2, Rd No. 2, Green Hills
 Colony, Hyderabad.

(2) K. KRISHNA PRASAD, s/o. Late Hanmanth Rao, Occ. Service
 R/o. 1-21/54/111, Venkatapuram, Alwal, Secunderabad-015

17 తేదీ
 26 తేదీ

[Signature]

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.

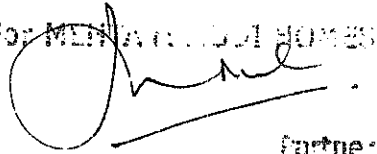
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

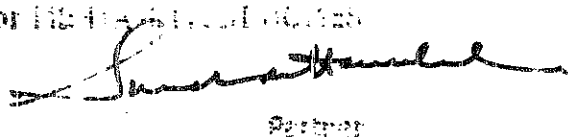
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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.
- 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 MENTOR/DEVELOPER


Partner

FOR THE DEVELOPER


Partner

వ పుస్తకం నంబర్ 1115/11
 ప్రజాశాసనసభ
 ఈ కాగితపు నంబర్ 2
 నల్-రిజిస్ట్రార్.

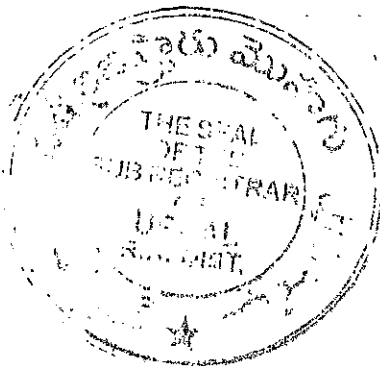
ENDORSEMENT

The following amounts have
 been paid in respect of the document by

No. 902265 Date 7/12/11

I. Stamp Duty	
1. In the Shape of Stamp Paper	Rs. 100/-
2. In the Shape of Challan (Under of I.S. Act 1899)	Rs. 40300/-
3. In the Shape of Cash (Under of I.S. Act 1899)	Rs. —
4. Payment of Stamp Duty (Under of I.S. Act 1899, if any)	Rs. —
II. In the Shape of Duty	
1. In the Shape of Challan	Rs. 16160/-
2. In the Shape of Cash	Rs. —
III. In the Shape of Fee	
1. In the Shape of Challan	Rs. 4040/-
2. In the Shape of Cash	Rs. —
IV. In the Shape of Charge	
1. In the Shape of Challan	Rs. 100/-
2. In the Shape of Cash	Rs. —

TOTAL Rs. 60700/-



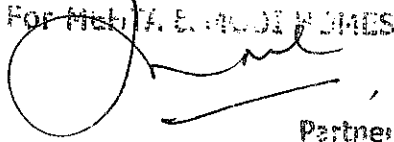
[Handwritten signature and scribble]
 Registrar

- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 303, admeasuring 202 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 8,08,000/- (Rupees Eight Lakhs Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

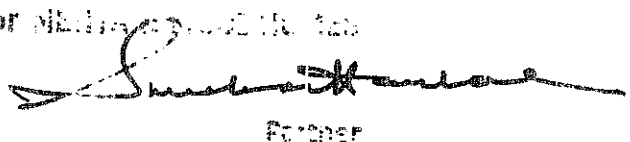
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 303, admeasuring 202 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Rangá 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. 8,08,000/- (Rupees Eight Lakhs 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.

FOR MISHA E. MOJI RAJES


Partner

FOR NEELIMA S. MOJI RAJES


Partner

వ పుస్తకము కి... రస్తా చేజు నెం... 9115/11
 ప్రజంతు... పనుల సం... 11
 ఈ కారితపు... 3

సబ్-రిజిస్ట్రార్.

Instrument under Section 42 of Act II of 1908
 No. 9115 of 2011 Date 12/12/11

I hereby certify that the proper deficit
 stamp duty of Rs. 56460/- Rupees fifty six thousand -
 four hundred and sixty only
 has been levied in respect of this instrument
 executed by R. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 808000/- being
 higher than the consideration agreed Market
 Value.

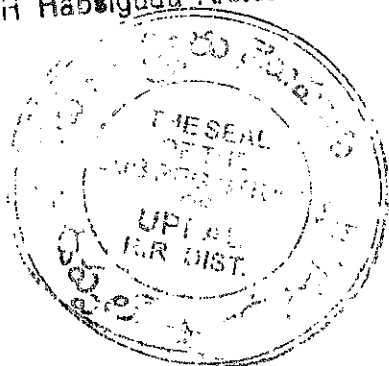
R O Uppal

12/12/11

Sub Registrar
 and Collector U.S. 41 & P
 INDIAN STAMP

REGISTRATION ENFORCEMENT

An amount of Rs. 56460/- towards Stamp Duty
 including Transfer Duty and Rs. 4040/-
 towards Registration Fee was paid by the party
 through Chaitan Receipt Number 902265
 Dated 12/12/11 at SBH Habsiguda Branch Sec'bad
 SBH Habsiguda A/c.32191012432 of SRO Upp



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. 60,600/- is paid by way of challan No. 902265, dated 16.12.2011, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

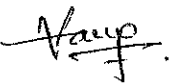
SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 303, admeasuring about 202 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "SILVER OAK BUNGALOWS PHASE - III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

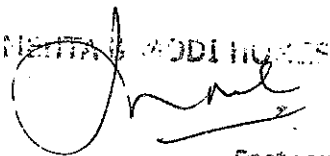
North	Plot No. 302
South	Plot No. 304
East	30' wide road
West	Open Land (Survey No. 34)

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:

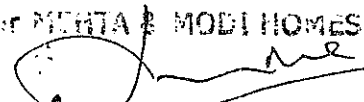
WITNESS:

1. 

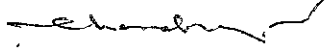
2. 
(KRISHNA BAIKAD)

For MHTA & MODI HOMES

Partner

(Soham Modi)
VENDOR

For MHTA & MODI HOMES


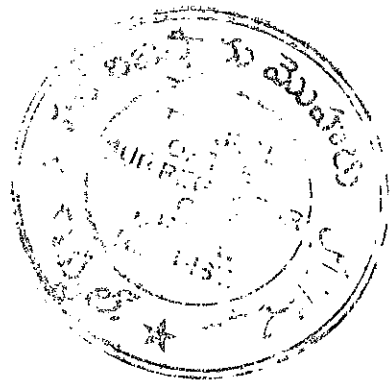
Partner
(Suresh U Mehta)
VENDOR


P. Durga Bhavani

VENDEE

వ ప్రస్తుతము 2011 వ సంవత్సరం ద్వారా కేజ్రీ కేంద్ర
 ప్రజాసంఘం ద్వారా కేజ్రీ కేంద్రం నుండి సంగ్రహించబడిన
 ఈ కార్యక్రమం సంఖ్య 4
 సచి-రిజిస్ట్రార్.

1వ ప్రస్తుతము సంఖ్య (శా.శ.) సంఖ్య 9115/11
 వెంబరుగా రిజిస్ట్రారు చేయబడిన ప్లానింగు నిమిత్తం
 గుర్తింపు సంఖ్య 9115/12/11 అవ్వడమైనది
 2011 సంవత్సరం జనవరి 17 తేదీ
 రిజిస్ట్రారు అధికారి



REGISTRATION PLAN SHOWING

PLOT NO. 303, FORMING A PART

IN SL. VEY NO. 31, 40(P), 41(P), 42, 44, 45 & 55**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

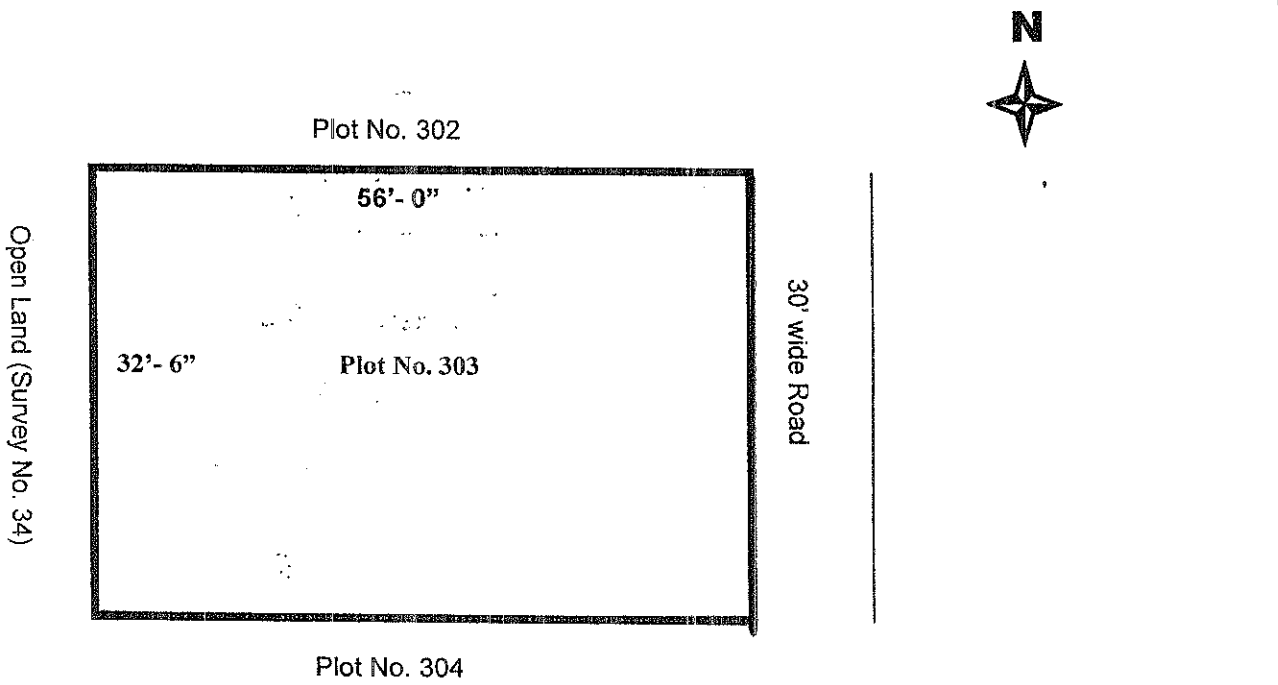
Mandal, R.R. Dist.**VENDOR:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

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

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

BUYER: 1. MR. CHANDRA SEKHAR, SON OF MR. B. V. RAMA SARMA

2. MRS. P. DURGA BHAVANI, WIFE OF MR. CHANDRA SEKHAR

REFERENCE:
AREA: 202**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

FOR MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

WITNESSES:

1.

2.

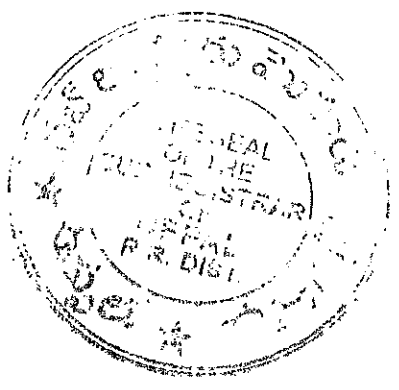
SIG. OF THE VENDOR

P. Durga Bhavani.

SIGN. OF THE BUYER


వ పుస్తకము 2001 వ సంవత్సరము దస్తావేజు నెం... 915/11
ప్రజాపాఠశాల... సం... 11
ఈ కాగితపు చదువు... S

నబ్-0జిప్సార్.



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	23


 D.P.L. No. 114/1
BHARAT SCOUTS & GUIDES - II
PARADISE, SEC' BAD
 16/02/2006
 16/02/2006

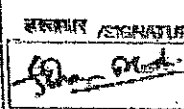
PERMANENT ACCOUNT NUMBER


ADMINISTRATIVE

नाम NAME
SOMAN SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE



 Chief Commissioner of Income-Tax, Andhra Pradesh


Handwritten note


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

C/PIN : F416288150016
 P.P. Slip No : 875
 Zone : Zone 055
 Name of Head of Household : Mahla Suresh
 House No : 888888
 Father/Husband name : Vidanial
 Reg-Id/Date of Birth : B1071048
 Sex/Age : M/55
 Occupation : Cw, Business

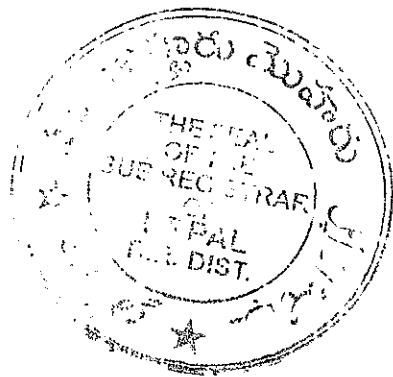
House No. : 2-3-577
 St. / Street : MINISTER ROAD
 Colony : D Y COLONY
 Ward : 2
 Circle : 7
 Circle Vill :
 District : Hyderabad
 Annual Income (Rs.) : 990,000
 LPG Consumer No. (1) : NS48358(Single)
 JG Dealer Name (1) : Narayana Enterprises, OC
 JG Dealer Name (2) :
 JG Dealer Name (3) :



వ ప్రతి.
ప్రబంధం.
ఈ కాగితపు పం.

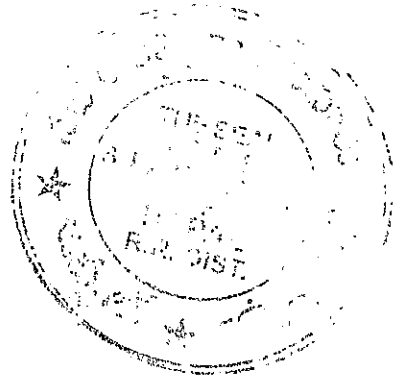
9115/11
7

సీ-రిజిస్ట్రేషన్.




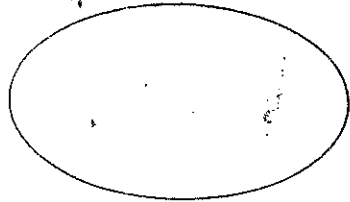





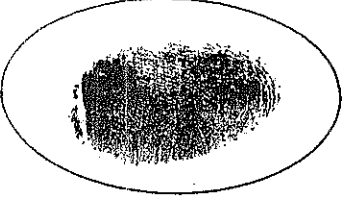
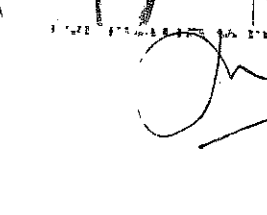


వ పుస్తకం (సంఖ్య) 10/11/19/11
ప్రజాపరిషత్తు
ఈ కార్యక్రమం వల్ల

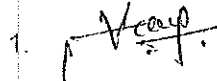
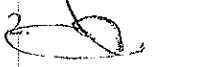
సహ-రిజిస్ట్రార్.

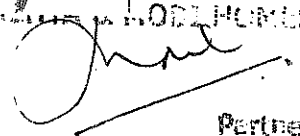


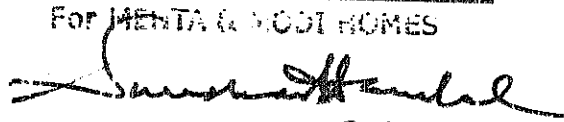
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

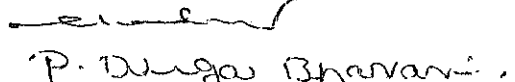
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI 2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003 GPA FOR PRESENTING DOCUMENTS, VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003. BUYERS: 1. MR. CHANDRA SEKHAH S/O. MR. B. V. RAMA SARMA R/O. 303, PRIVIK RESIDENCY LANE NO 4, H. M. T. NAGAR NACHARAM HYDERABAD - 500 076. 2. MRS. P. DURGA BHAVANI W/O. MR. CHANDRA SEKHAH R/O. 303, PRIVIK RESIDENCY LANE NO. 4, H. M. T. NAGAR NACHARAM HYDERABAD - 500 076.
			
			
			
			

SIGNATURE OF WITNESSES:

1. 
 2. 

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner
 SIGNATURE OF THE EXECUTANTS


 P. Durga Bhavani
 SIGNATURE(S) OF BUYER(S)

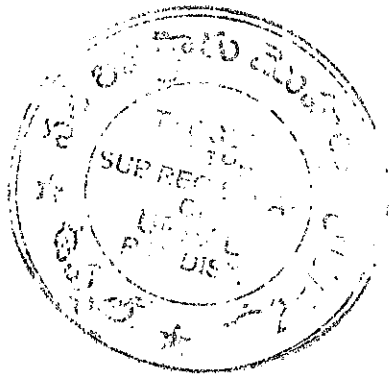
3 5 7
2 4 6 8
10 12 14 16

9/11/11
11
6




1 వ పుస్తకము అంక 10 వ పంక్తి దశాక్షరము 30. 9/11/11
ప్రజలకు తెలియజేయుట కొరకు
సంఖ్య 9

సహాయక కార్యదర్శి



Customer Relation Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.




Ch. Venkat Ramana Reddy
Designation : Asst Manager (C.R.)
Valid Upto : 31-Mar-2012
Blood Group : O+ve

Emp. Signature *Ch. Venkat Ramana Reddy* Issuing Authority *[Signature]*

5-4-1873&4, 1st Floor, M.G Road, Secbad-500003
Ph: 040-66335551, Fax: 040-27544058
www.modiproperties.com

Customer Relations Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



K. Krishna Prasad
Designation : Manager (C.R.)
Valid Upto : 31-Mar-2012
Blood Group : O+ve

Emp. Signature *K. Krishna Prasad* Issuing Authority *[Signature]*

5-4-1873&4, 1st Floor, M.G Road, Secbad-500003
Ph: 040-66335551, Fax: 040-27544058
www.modiproperties.com

Res. Address :
11-13-184/1, Road, No.1,
Green Hills Colony, Saroornagar,
Hyderabad.

In case of Emergency Call
9246165561

- 1 Employee must display this card while on duty
- 2 This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

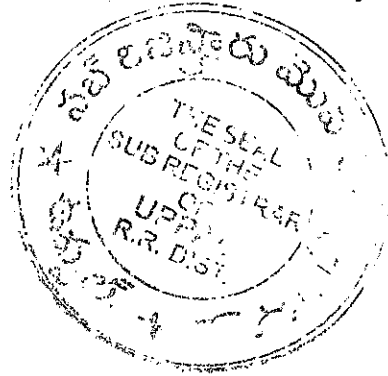
Res. Address :
1-21-54/1/1, Venkatapuram, Alwal,
Secunderabad - 15.

In case of Emergency Call
040-66108930, 9963009525

- 1 Employee must display this card while on duty
- 2 This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

వ పుస్తకము 201 వ సం॥పు రస్తావజు నెం... 9115/11
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం... 11
ఈ కాగితపు వరుస సంఖ్య... 10

నబ్-రిజిస్ట్రార్.





29/07/2011 14:04

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం... 9115/11
ప్రజలెంబు దాఖలు సురచిన కారితమున నెం... 11
ఈ కారణము వలన సంఖ్య..... 11

స. లి. క. ప్లే. ర్.

