

7542/10

Doc no: 7487/2010



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 486551

SRINIVAS RAO

S.V. No: 29/1998, R. No: 09/2010
12-11-696, Warasiguda,
SECUNDERABAD.

Santosh s/o Shankar
Mehta & Modi Homes

SALE DEED

This Sale Deed is made and executed on this the 6th day of October 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 40 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. VIPIN VIJAY RAGHAVAN, SON OF MR. T. C. VIJAYA RAGHAVAN aged about 32 years, Occupation: Service, residing at Flat no. 502, Mythri Apartments, Kanaka Durga Colony, Near Pillar 102, Karvan, Hyderabad., 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 and Modi Homes

For Mehta and Modi Homes

[Signature]

[Signature]

Partner

ACKNOWLEDGEMENT
 Certified that the following amounts have been paid in respect of this document.

Stamp Duty:

1. in the shape of stamp papers.....	Rs.	1000
2. in the shape of stamp paper of 1 S. No. 100.....	Rs.	347000
3. in the shape of stamp paper of 1 S. No. 100.....	Rs.	—
4. adjustment of stamp paper of 1 S. No. 100.....	Rs.	—

Transfer Duty:

1. in the shape of challan.....	Rs.	139200
2. in the shape of cash.....	Rs.	—

Registration fee:

1. in the shape of challan.....	Rs.	34800
2. in the shape of cash.....	Rs.	—

User Charges:

1. in the shape of challan.....	Rs.	—
2. in the shape of cash.....	Rs.	100

Sub-Registrar..... Total: Rs. 523000



1. వ పుస్తకము. 11.48.10/10/10
 దస్తావేజాల మొత్తం కాగితము
 పంఖ్య... 9... ఈ కాగితపు పంఖ్య...
 పంఖ్య... 1.....

1. వ పుస్తకము. 11.48.10/10/10
 దస్తావేజాల మొత్తం కాగితము. 20... వ తేదీ
 గల... 1... ఈ కాగితపు పంఖ్య...
 పుస్తకము. 11.48.10/10/10

Mr. Soham Mechi
 పుస్తకము. 11.48.10/10/10
 దస్తావేజాల మొత్తం కాగితము. 20... వ తేదీ
 గల... 1... ఈ కాగితపు పంఖ్య...
 పుస్తకము. 11.48.10/10/10

Receipt No. 386038 Di. 12/10/10
 H. Habsiguda Branch, Secbad
 వాస యజ్ఞునట్లు ఉప్పుకొన్నది

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. 169/3K/10
 dated 3.09.10 registerer at SRO, UPPF
 Ranga Reddy District.

అక్షయ కృష్ణారెడ్డి
 ఎడమ బ్రాహ్మణవేలు
 గూరూపించినది.

Vipin Vijay Raghavan
 S/o. T.C. Vijaya Raghavan Occ. Service
 R/o. Flat No. 502, Mythin Apts, Kanaka Durga
 Colony, Near Pillar 102, Karven,
 Hyderabad.

Venkatramana Reddy S/o. Anji Reddy Occ. Service
 R/o. 11-187/2, Rd no. 2, Green Hills Colony, Hyd.
 B. RAJ KUMAR S/o. MUKUND RAO Occ. Business
 R/o. Alwal, Secbad

2010.వ.సం|| 11.48.10/10/10 వ తేదీ
 192... వ.సం.శ. 11.48.10/10/10 వ తేదీ.

నంద-రెడ్డి

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.

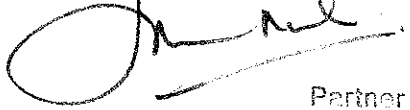
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Ms. 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.,

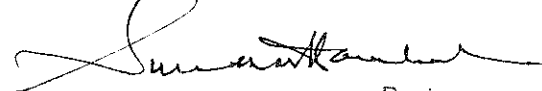
- C) The Vendor herein has entered into an Development Agreement with Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac. 1-09 Gts, as per the terms and conditions contained in the development agreement registered as document no. 6334/07,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

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

7482/10
12/10/10
48620
3480L

9

Section 49 of Act 19 of 1908
No. 7482 of 2010 Date 12/10/10

I hereby certify that the proper stamp duty of Rs. 48,620/- Rupees Forty eight thousand six hundred and twenty only has been levied in respect of the instrument

Executed by MR. Soham Morki on the basis of the agreed Market Value considered to be Rs. 48,620/- being higher than the consideration, agreed Market Value.

S.R.O. Uppal
Date 12/10/10

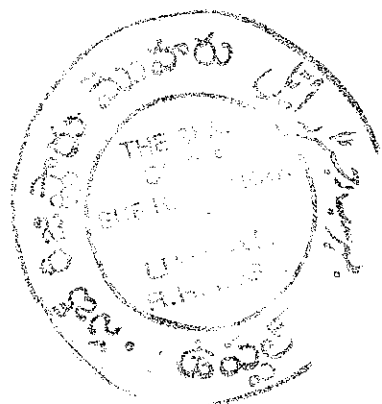
Signature of Registrar
and Collector of Stamps
INDIAN STATES

Registration Endorsement

An amount of Rs. 48,620/- towards Stamp Duty and Rs. 3480L towards the registration fee paid by the party through the Registrar, Uppal, Rs. 48,6038/-

Dated 12/10/10 at Sub Registrar's Office, Uppal Branch, Sec 6/2

Sd/- M. N. Srinivasan
A/c No. 01/0000000000
S.R.O., Uppal



H) The Vendee is desirous of purchasing a Plot of land bearing no. 337 admeasuring 174 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.6,96,000/- (Rupees Six Lakhs Ninety Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

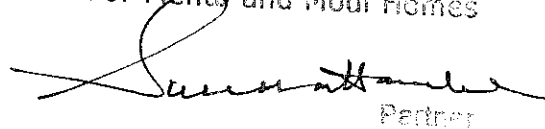
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 337 admeasuring 174 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.6,96,000/- (Rupees Six Lakhs Ninety 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. 52,200/- is paid by way of Challan No. 386038, dated 12.10.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

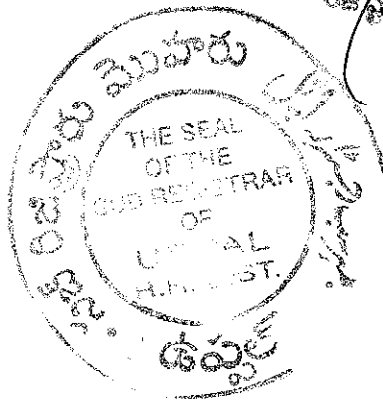

Partner

1 వ పుస్తకము 7482/10
దస్తవేజాల మొత్తం కాగితముల
పంఖ్య...9...ఈ కాగితపు వయస్
పంఖ్య...3.....

పద్-రెజిస్ట్రార్

1 వ పుస్తకము 7482/10
సంఖ్యగా రిజిస్ట్రేషన్ చేయబడి స్థానికంగా నిమిత్తం
గుర్తింపు సంఖ్య 7542 2010 రిజిస్ట్రేషన్
2010 సంఖ్య 10/25 పేజీ...12.....

రిజిస్ట్రేషన్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 337 admeasuring about 174 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 and bounded on:

North	Plot No. 338
South	Plot No. 336
East	Plot No. 342
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.



For Mehta and Modi Homes



Partner

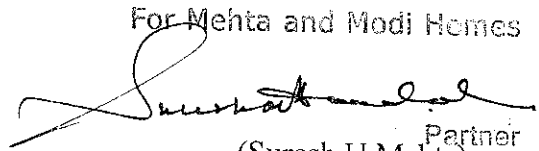
(Soham Modi)

VENDOR

2.



For Mehta and Modi Homes



Partner

(Suresh U Mehta)

VENDOR



VENDEE

.. ೨ ೨೨೨೨ 7487/10

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REGISTRATION PLAN SHOWING

PLOT NO. 337, 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. VIPIN VIJAY RAGHAVAN, SON OF MR. T. C. VIJAYA RAGHAVAN

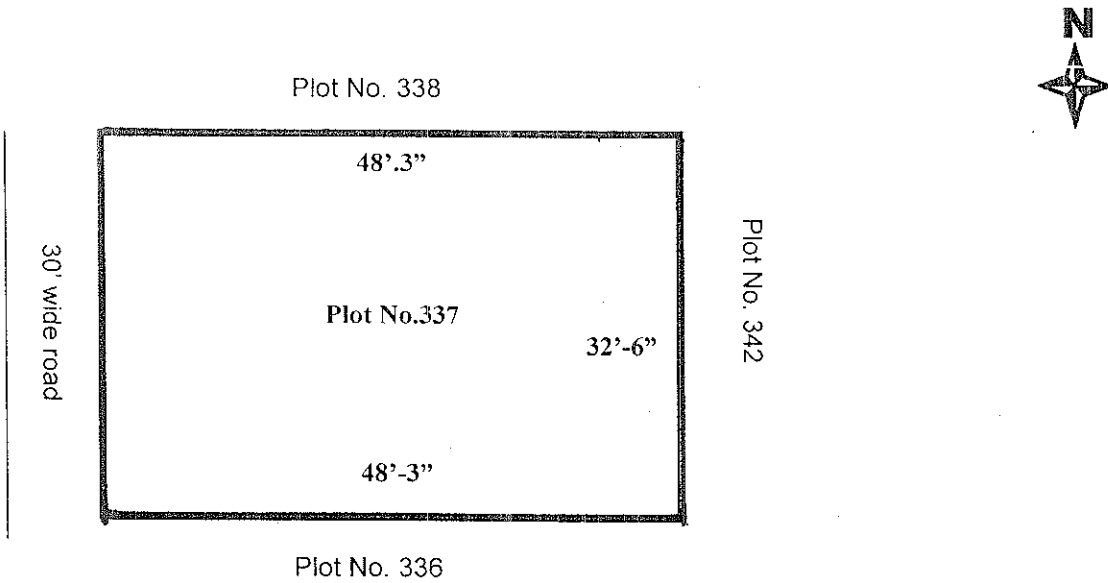
REFERENCE:
AREA: 174

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For Mehta and Modi Homes

For Mehta and Modi Homes

[Signature]
Partner

[Signature]
Partner

WITNESSES:

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

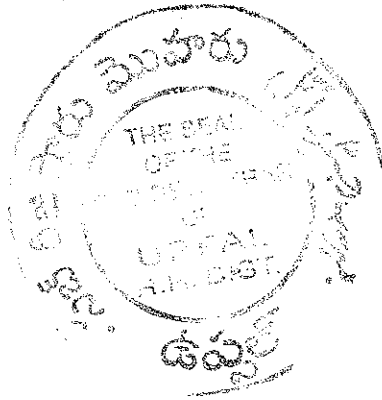
SIG. OF THE VENDOR

[Signature]







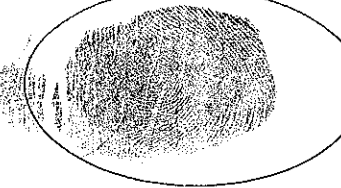
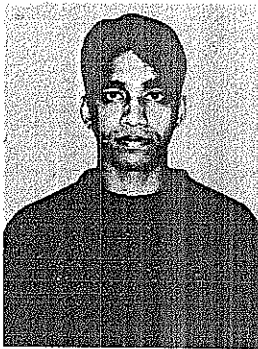
SIGN. OF THE BUYER

1 వ పుస్తకము. గె. సి. సి. / సంగం
రెవెన్యూ డివిజన్ మొక్కల కార్యముల
సంఖ్య... 9... ఈ కార్యపు వరుస
సంఖ్య.....

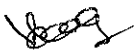
పదే-





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

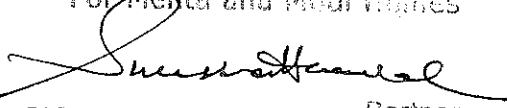
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI 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. 167/BKIV/2010, Dated: 3.09.2010 MR. K. PRABHAKAR REDDY S/O. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003
			BUYER: MR. VIPIN VIJAY RAGHAVAN S/O. MR. T. C. VIJAYA RAGHAVAN R/O.FLAT NO. 502 MYTHRI APARTMENTS KANAKA DURGA COLONY NEAR PILLAR 102 KARVAN, HYDERABAD.

SIGNATURE OF WITNESSES:

1. 

2. 

For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner
SIGNATURE OF EXECUTANTS


SIGNATURE OF BUYER

ಇಂ ಪ್ರವೃತ್ತಿ 7487/10
ಬಿಡಿಪುಸ್ತಕ ವಿಭಾಗ, ಬೆಂಗಳೂರು
ತಾರೀಖು 9...
ಪುಟ 6.....

✓
ವಹಿವಿಡು



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
 BHARAT SCOUTS & GUIDES-SEC'YAD
 16/02/2006
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER

AWSPM6725H

नाम NAME
SONAM 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

Prasanna

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

Signature

HOUSEHOLD CARD

Card No : PAP16788150016
P.U. Shop No : 1815
Name of Head of Household : Mehta Satish
Father/Husband name : Umamla
Date of Birth : 15/12/1948
Age : 58
Occupation : Own Business

Address/House No. : 23-377
Ag. Street : MINISTER ROAD
Colony : D.V. COLONY
Ward : 2
Circle : 2
District : Hyderabad

Annual Income (Rs.) : 190,000
LPG Consumer No. (1) : NE46359(Single)
PG Dealer Name (1) : Narayan Enterprises, JOC
PG Dealer No. (2) :
PG Dealer Name (2) :

For Mehta and Modi Homes

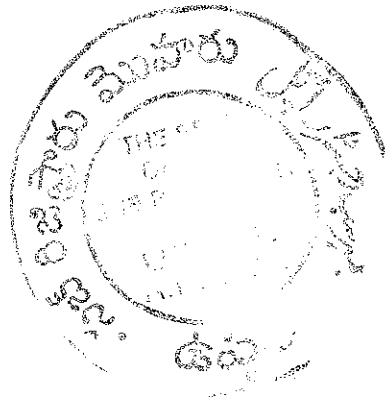
[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

1 వ పుస్తకము. 7.48.7 నా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... గీ. ఈ కాగితపు వరుస
సంఖ్య..... గీ.....

నా. రి. సా.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIPIN RAGHAVAN
VIJAYRAGHAVAN

05/12/1977
Permanent Account Number
AJYPR1571D



Signature

यदि कार्ड खोने / पाने पर कृपया सूचित करें / लोस्ट /
आयकर सेवा कार्ड, एन एस डी एल
पहली मंजिल; टाईम्स टॉवर, कमला मिड्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Service Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-249-1111 / 249-1564
e-mail: tininfo@nsdl.co.in

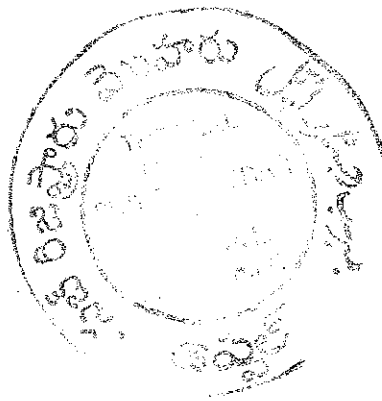
శ్రీ వాసుదేవులు 7487/10

రెవెన్యూ డివిజన్ కడప జిల్లా

పంచాయతీ 9

పంచాయతీ 8

పంచాయతీ





For Mehta and Modi Homes

[Handwritten Signature]
Partner

For Mehta and Modi Homes

[Handwritten Signature]
Partner

చివరి పుస్తకము 7482/స్టాంపు
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య...9...ఈ కాగితపు వరుస
పంఖ్య...9.....

పబ్-రిజిస్ట్రా

