

15.8.11

390

Doc No: 853/2011



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Satish T 322030

Date: 24/2/2011
 Sold to: Santosh
 S/o: Shankar
 For Whom: Mehta & Modi Homes

K. SATISH KUMAR
 SVL.No.13/2000 R.No.16/2009
 5-2-30, Premavathipet (V),
 Rajendranagar (M), R.R. Dist.


SALE DEED

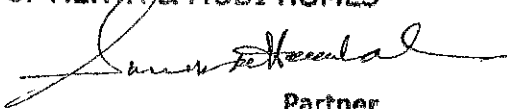
This Sale Deed is made and executed on this the 7th day of February 2011 at SRO, Uppal, Ranga Reddy District by:

M/p. 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 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

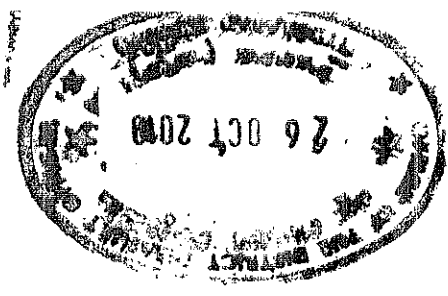
MR. N. PASKARAN, SON OF SRI R. A. NARAYANA SAMY aged about 41 years, Occupation: Service, residing at Flat No. 303, Kakarlas Live Well Apartments, Saijathpuram, A. S. Rao Nagar, Hyderabad - 500 002, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

DECLARATION
I hereby declare that the following amount has been paid in respect of this document.

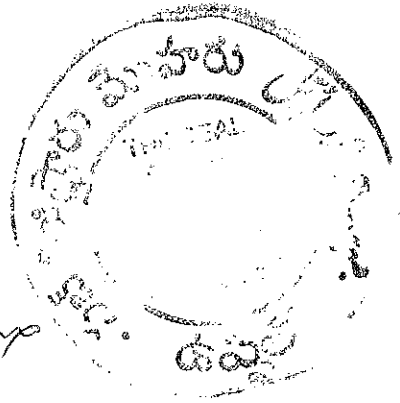
I. Stamp Duty:	
1. in the shape of challan	Rs. 100/-
2. in the shape of cash	Rs. 38,200/-
3. in the shape of cash	Rs. 2
4. adjustment of stamp duty	Rs. 2
II. Transfer:	
1. in the shape of challan	Rs. 15360/-
2. in the shape of cash	Rs. 15360/-
III. Registration fee:	
1. in the shape of challan	Rs. 3840/-
2. in the shape of cash	Rs. 3840/-
IV. User Charges:	
1. in the shape of challan	Rs. 100/-
2. in the shape of cash	Rs. 100/-
Sub-Registrar	Total: Rs. 57700/-



చ. పుస్తకము. 853/సంఖ్య
దస్తావేజాల మొత్తం చాక్రిముల
సంఖ్య. 9. ఈ చాక్రిముల
సంఖ్య. 1.
పద-రిజిస్ట్రార్

నామ - వ.సం. కి. ప్రా. వల. నె. నె. నె.
1992 వ.సం. శా.శ. మా.సం. 18. తీరి
పగలు... 11... మ.సం. 12... మ.సం. 12
ఉప్పల్ సబ్-రిజిస్ట్రార్ ఆఫీసులో

శ్రీ. Soham Modi
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 26 వ.సం.
అనుసరించి సమర్పించవలసిన పోస్ట్ గ్రాఫులు
మరియు వేలిముద్రలతో సహా చాఖలు చేసిన
చాసుము రూ. 3840/- చెల్లించినారు.



Receipt No. 3007-24 Dt. 2/11/10
Habisimla Branch, Sec'bad
శ్రీ. ప. యిచ్చినట్లు ఉప్పుకోస్తూ
ఎ.ప. బో. ల. కు

శ్రీ. రాజులక్ష్మి
శ్రీ. రాజులక్ష్మి



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. 166/ 23C-IV/10
dated 3.09.10 registerer at SRO, Uppal
Ranga Reddy District.

రియూపించినది

1) శ్రీ. S. Suresh Babu mellaiah o.c. - Business
శ్రీ. Suresh Babu mellaiah

2) శ్రీ. B. Raj Kumar S/o. Anurudh Rao, o.c. - Business
శ్రీ. B. Raj Kumar S/o. Anurudh Rao, Atwal, Sec'bad.

200/- వ.సం. కి. ప్రా. వల. నె. నె. నె.
1992 వ.సం. శా.శ. మా.సం. 18. తీరి

పద-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(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.

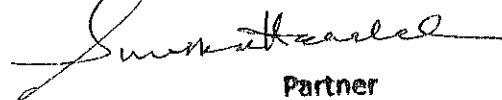
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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 MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

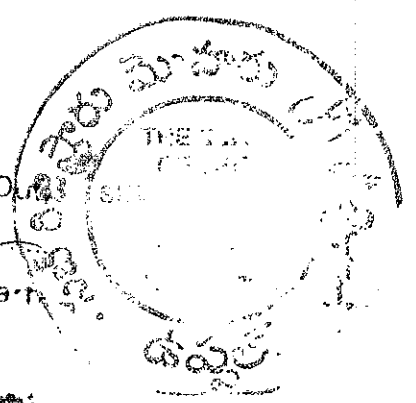

Partner

ಎ ಪುಸ್ತಕ ಸಂ. 853/2011
 ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11/2011
 ಪಂಚಾಯತ್ 9
 ಪುಟ 2

No. 853 of 2011 dated 7/2/11
 I hereby certify that the stamp duty of Rs. 53660/- Fifty three thousand six hundred and sixty only.
 S. Hanu Modi

7,68,000/-
 M.R.O. Uppal
 7/2/11
 MILAN STAMP

Registration Endorsement
 An amount of Rs. 53660/- towards Stamp Duty including Transfer duty and Rs. 3840/- towards Registration Fee was paid by the party through Cheque Receipt Number 300754 dated 7/2/11 at SRI Hanumanada Branch Sac Das
 S.A.N. Hanumanada
 A/c No. 01000000000000000000
 S.A.N. Hanumanada

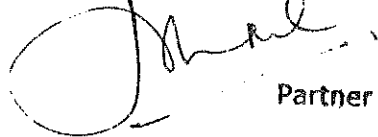


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed 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. 390 admeasuring 192 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 7,68,000/- (Rupees Seven Lakhs Sixty 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. 390 admeasuring 192 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. 7,68,000/- (Rupees Seven Lakhs Sixty 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 MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

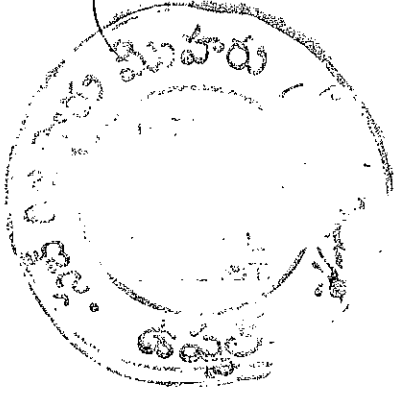

Partner

...వ పుస్తకము.డి.కె.సి./నంబరు
దస్తావేజాల మొత్తం కాగితముల
పంపిణీ...చే కాగితపు పదు
పంపిణీ...

మే-0000

...వ పుస్తకము.డి.కె.సి./నంబరు
...
...
2011 ...
2011 ...

...



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. 57,600/- is paid by way of challan No. 300784, dated 07.02.2011, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 390 admeasuring about 192 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:

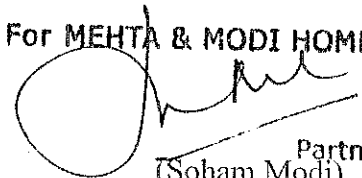
North	Plot No. 389
South	Plot No. 391
East	30' wide road
West	Plot No. 384

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:

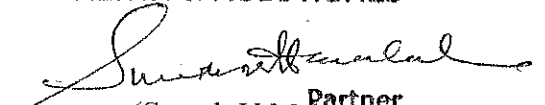
WITNESS:

1. 
2. 

For MEHTA & MODI HOMES


Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES


Partner
(Suresh U Mehta)
VENDOR


VENDEE

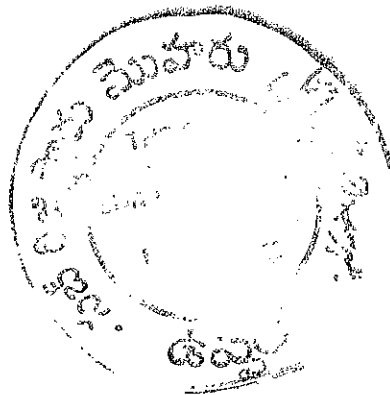
...వ పుస్తకము 857/...

...రక్షణమును పొందుటకు...

...పంపిణీ... 9...

...పంపిణీ 4...

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REGISTRATION PLAN SHOWING

PLOT NO. 390, FORMING A PART

IN SURVEY 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

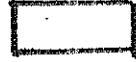
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. N. PASKARAN, SON OF SRI R. A. NARAYANA SAMY

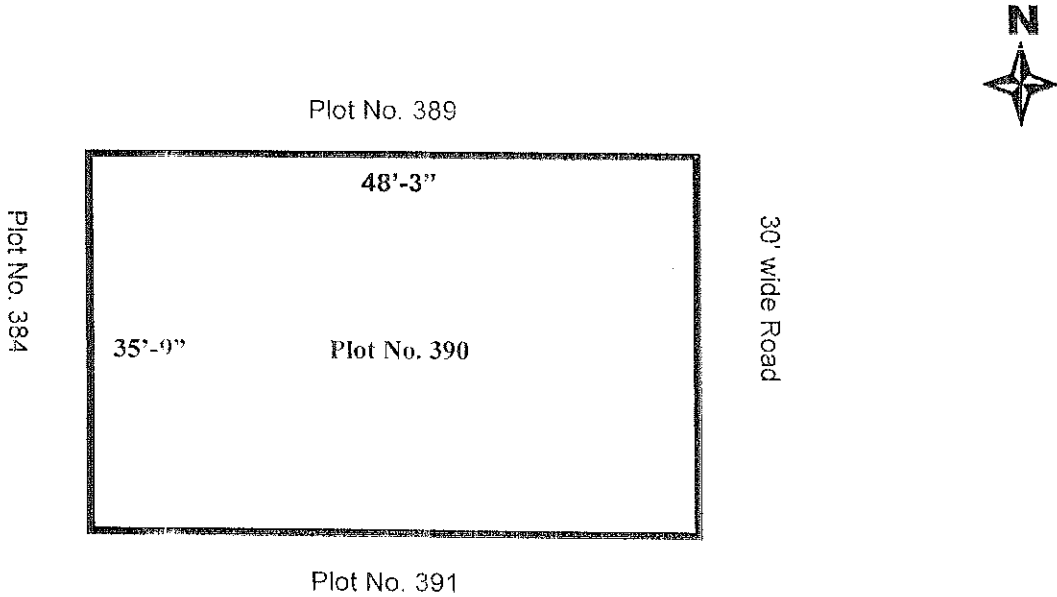
REFERENCE:
AREA: 192

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For MEHTA & MODI HOMES
[Signature]
Partner

For MEHTA & MODI HOMES
[Signature]
Partner

WITNESSES:

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

SIG. OF THE VENDOR

SIG. OF THE BUYER

వ పుస్తకము 853/నంబు
దస్తవేజుల మొత్తం కాగితములు
సంఖ్య.....సీ.నా.కాగితపు నమూనా
సంఖ్య.....

నా.నా.కాగితపు నమూనా



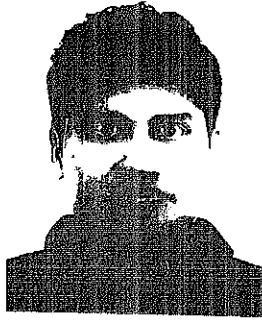
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

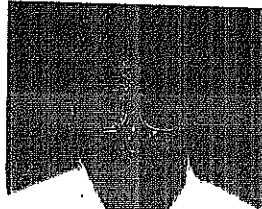
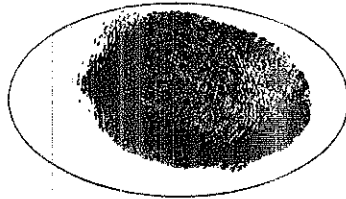
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
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.



BUYER:

MR. N. PASKARAN
S/O. SRI. R. A. NARAYANA SAMY
R/O. FLAT NO. 303
KAKARLAS LIVE WELL APARTMENTS
SAINATHPURAM
A. S. RAO NAGAR
HYDERABAD - 500 002



SIGNATURE OF WITNESSES:

1.

2.

For MENTA & MODI HOMES

Partner

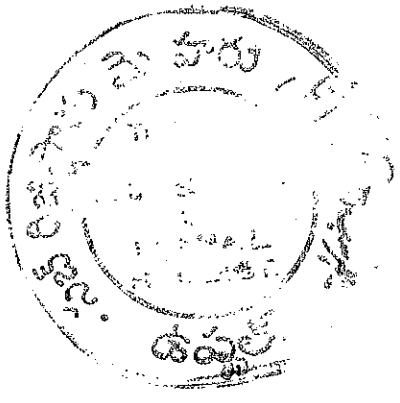
For MENTA & MODI HOMES

Partner
SIGNATURE OF THE EXECUTANTS

SIGNATURE OF BUYER

... 853/ ...
... 9 ...
... 6

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S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	13/12-81	25

Family Members Details

[Signature]
D.P.L. No. 114
BHARAT SCOUTS & GUIDES
16/02/2006
16/02/2006
16/02/2006

PERMANENT ACCOUNT NUMBER
AWSP8104E

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1909

[Signature]
Chief Commissioner of Income-Tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

प्रभाकर रेड्डी क
PRABHAKAR REDDY K

पद्मा रेड्डी कान्डी
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

[Signature]
Signature

भारत सरकार
GOVT. OF INDIA

[Photo]
30652008

HOUSEHOLD CARD
PAN No : PAP167881500R10

पता / Address : 815

विकास क्षेत्र / Division : 254

ग्राम / Village : N.M.A.S. Jno.1

पंचायत / Panchayat : 0952000

पिता/पति/होल्डर का नाम / Name of Head of Household : Udamal

जन्म तिथि / Date of Birth : 15/10/1948

व्यवसाय / Occupation : 38

व्यवसाय / Occupation : 000 - Business

घर का नंबर / House No. : 2-3-577

सड़क / Street : MINISTER ROAD

गाँव / Village : D.V. COLONY

मंडल / District : 254

जिला / District : 254

जिला / District : 254

जिला / District : 254

आय / Income (Rs.) : 190,000

LPG Consumer No. (1) : NE46359(Single)

P.G. Dealer Name (1) : Narayana Enterprises, ICC

P.G. Dealer No. (1) : /

P.G. Dealer Name (2) : /

P.G. Dealer No. (2) : /

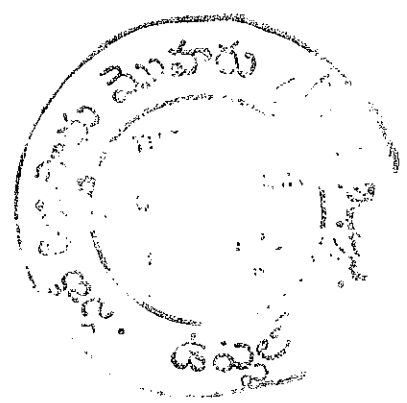
[Barcode]

For MEHTA & MODI HOMES
[Signature]
Partner

For MEHTA & MODI HOMES
[Signature]
Partner

.. వ శుభము. 2021 నవంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... గా. ఈ కాగితపు పుస్తక
సంఖ్య. 2.....

పబ్లి. 2021



स्थायित्व संख्या

/PERMANENT ACCOUNT NUMBER



AKRPS5393R

नाम /NAME

PASKARAN NARAYANA SAMY

पिता का नाम /FATHER'S NAME

NARAYANA SAMY RANGASAMY
ALAGASAMY

जन्म तिथि /DATE OF BIRTH

19-12-1969

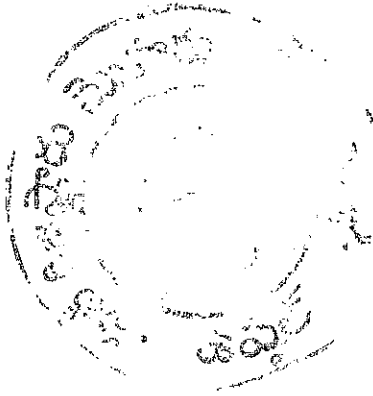
हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

వ పుస్తకము 857/నాంబూ
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య.....9...ఈ కాగిత కట్ట చదువ
పంఖ్య 8.....

పం-857





... పుస్తకము 853/...
...
... 9 ...
... 9 ...

✓

