

8545/11

Duct no 8518/2011



1480

RECEIVED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

66955 08/11/2011 100/-
 Sold to: Ramesh
 S/o. C.V. Rao
 For Whom: Mehta & Modi Homes

AM 972143
 E. SATISH KUMAR
 Licensed Stamp Vendor
 License No. 20/2009/0000
 28-10-2009
 1st Floor, S.R.O. Uppal (V),
 Ranga Reddy District,
 Ph. No. 9849333133

SALE DEED

This Sale Deed is made and executed on this the 30th day of November 2011 at SRO, Uppal, Ranga Reddy District by:

1. MS. HETAL K. PARIKH, D/O. SHRI. KRISHNA KANTH PARIKH, aged about 23 years, resident of 1-10-98/6, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 500 016.
2. SHRI. PRAVESH B. PARIKH, S/O. SHRI. BHARAT S. PARIKH, aged about 28 years resident of 1-10-98/41, 1st Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 500 016.
3. SHRI. PIYUSH J PARIKH, S/O. LATE JAGADISH S PARIKH aged about 25 years, resident of 1-10-98/41, 2nd Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 500 016.

Being represented M/s. Mehta & Modi Homes who are the General Power of Attorney holder by virtue of document no. 68/IV/2008 dated 19.04.2008 registered at S.R.O. Uppal.

For MEHTA & MODI HOMES

[Signature]

Partner

For MEHTA & MODI HOMES

[Signature]

Partner

63,000/-
 100/-
 2500
 2100
 3200
 10000/-

2011 వ సం॥ 3

1933 వ.శ. 12

పశువు... గంటల మధ్య

కప్ప... రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Prabhakar Reddy

రిజిస్ట్రారు చట్ట... 32

అను... సాక్షులు

మరియు... నామ దాఖలు చేసి

అనుము రూ... 160/-

Receipt No. 902865 Dt. 3/12/10

Habsiguda Branch, Sec'bad

సాస యిచ్చినట్లు ఆధారము

అందు తీసుకోవటం

విరూపింపబడి.

1

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2

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వ పుస్తకము 201 వ సం॥ పు ద సంఖ్య వెంకటేశ్వర్లు
(ప్రజలెందు దాఖలు పరచిన తారీఖవల సం.. 12
ఈ తారీఖపు వరుస సంఖ్య..

సబ్-రిజిస్ట్రార్.

THE SEAL OF THE SUB REGISTRY OF C.P.R. Reddy

S/O. C.P.R. Reddy, Sec'bad

Soham mansion

GPA for presentation

of documents vide GPA no. 166/BK/10, dt

2.09.10 at SRO, Uppal, R.R. Dist

CH. Venkatarang Reddy S/o. Arji Reddy

Occ. Sec'bad R/o. 11-187/2. Road no. 2

Green Hills Colony, Hyderabad.

B. Rajkumar S/o. Mukund Rao, Occ. Business

R/o. 10/51, M. Bollaram, Sec'bad.

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AND

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 being represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 41 years, Occupation: Business and Mr. Bhavesh V. Mehta, Son of Late Vasanth U. Mehta, aged about 41 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. ANIL KUMAR KONGARI, SON OF Mr. BALRAM KONGARI, aged about 34 years, Occupation: Service, Flat No. 402, Vijaya Vamsi Residency, Karthikeya 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).

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.,

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము 201 న సం||పు దస్తావేజు నెం. 518/11
 ప్రజంబెంటు డాక్యుంట్లు పరచిన తాగితముల సం||.....
 ఈ తాగితపు వరుస సంఖ్య.....2.....

సబ్-రిజిస్ట్రార్.

ENDORSEMENT

Certified that the following amounts have been paid in respect of the document by

Challan No. 902865 Dt. 3/12/11

I. Stamp Duty:

- 1. In the Shape of Stamp Paper Rs. 100/-
- 2. In the Shape of Challan (u/s.41 of I.S. Act 1899) Rs. 81500/-
- 3. In the Shape of Cash (u/s.41 of I.S. Act 1899) Rs. -
- 4. Adjustment of Stamp Duty (u/s.16 of I.S. Act 1899, if any) Rs. -

II. Transfer Duty:

- 1. In the Shape of Challan Rs. 32640/-
- 2. In the Shape of Cash Rs. -

III. Registration Fee:

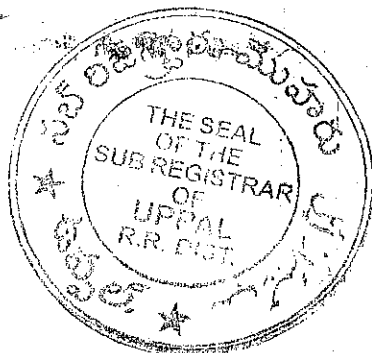
- 1. In the Shape of Challan Rs. 8160/-
- 2. In the Shape of Cash Rs. -

IV. User Charges:

- 1. In the Shape of Challan Rs. 100/-
- 2. In the Shape of Cash Rs. -

TOTAL Rs. 22500/-

Sub-Regl
Lappe

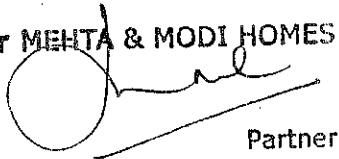


- C) The Vendor herein has entered into an Development Agreement with Ms. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Vendor No.1, Vendor No. 2 & Vendor No. 3 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.
- 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. 360, admeasuring 408 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.16,32,000/- (Rupees Sixteen Lakhs Thirty Two Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

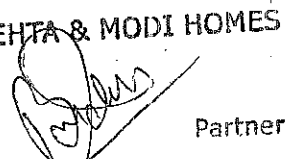
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 360, admeasuring 408 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. 16,32,000/- (Rupees Sixteen Lakhs Thirty Two Thousand Only) financed by HDFC Ltd., The Vendor hereby admit and acknowledge the receipt of the said consideration.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వస్తువులము 201 వ సంపు తస్మావేజు నెం. 8518/11
 పంపించు లాభలు పరచిన కారితముల సం. 12
 ఈ కారితపు వరుస సంఖ్య * 3

సబ్-రిజిస్ట్రార్.

Section 42 of Act II of 1914
 No. 8518 of 2011 Date 3/12/11

I hereby certify that the proper deficit
 stamp duty of Rs. 11440/- Rupees *one ten fourteen*
thousand one hundred and forty
 has been levied in respect of this instrument
 from Sri. *Prabhakar Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. 1632000/- being
 higher than the consideration agreed Market
 Value.

U.O. Uppal

3/12/11

Sub Registrar
 and Collector U.S. 4124
 INDIAN STATE

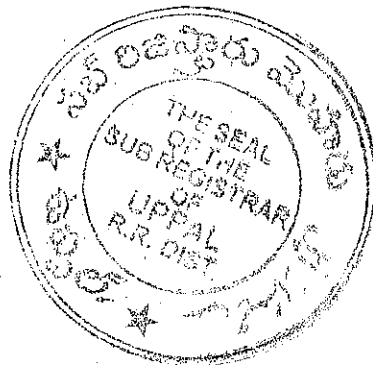
REGISTRATION, ENDORSEMENT

An amount of Rs. 11440/- towards Stamp Duty

including Transfer Duty and Rs. 8160/-
towards Registration Fee was paid by the party

through Challan Receipt Number 902865

Date: 3/12/11. At SBH Habsiguda Branch Sec'had
 SBH Habsiguda A/c. 52191012432 of SRA Uppal

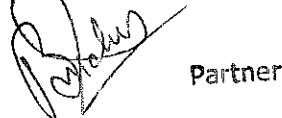


2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule 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.1,22,400/- is paid by way of chalian No. 902-865, dated 03.11.11, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

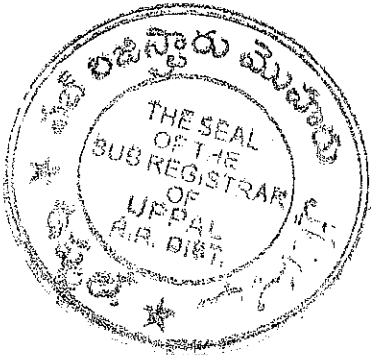

Partner

1వ పుస్తకము 201 వ సం|| (కా.శ.) పుస్తకము నెం... 8518/11
 ప్రజాపతిండు బాధలు పరచిన కారితముల సం... 12
 ఈ కారితపు వరుస సంఖ్య... 4

పబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం|| (కా.శ.) పుస్తకము నెం... 8518/11
 సెంటరుగా రిజిస్టరు చేయబడిన స్కానింగు విమిత్తం
 గుర్తింపు నెంబరు... 2011 ఇవ్వడమైనది.
 2011 సం|| నెంబరు... 3 తేది...

రిజిస్టరింగు అధికారి



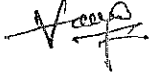
SCHEDULED PLOT

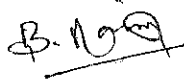
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 360, admeasuring about 408 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55 in the project known as "Silver Oak Bungalows Phase - III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	30' wide road
South	Open Land (Sy. No. 30)
East	Plot No. 361
West	Open Land (Sy. No. 30)

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. 

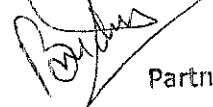
For MEHTA & MODI HOMES



Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES



Partner

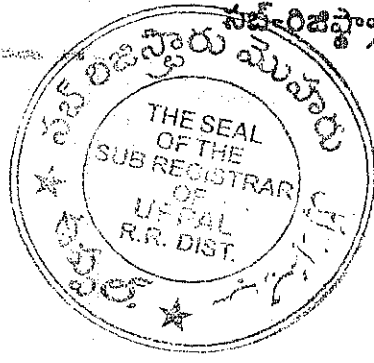
(Bhavesh V. Mehta)
VENDOR





VENDEE

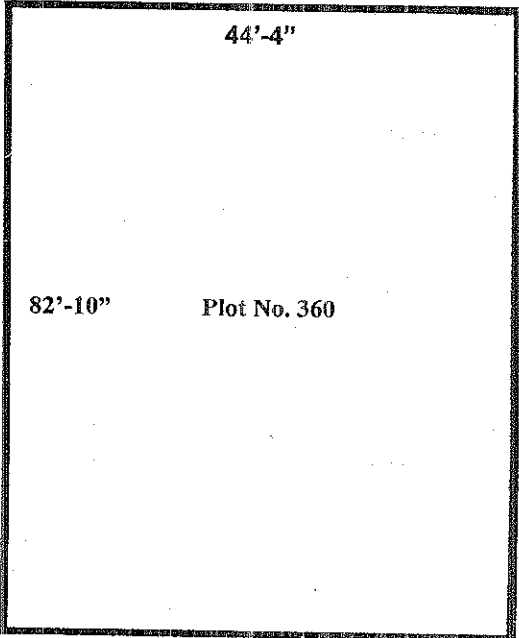
వ ఖుస్తకము 201 వ సం॥పు గస్తావేజు నెం... 8578/11
సంజంబెంటు దాఖలు పరచిన కాగితముల సం... 12 ..
ఈ కాగితపు వరుస సంఖ్య..... 5

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REGISTRATION PLAN SHOWING		PLOT NO. 360, 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. BHAVESH V. MEHTA, SON OF LATE VASANTH U. MEHTA		
BUYER:	MR. ANIL KUMAR KONGARI, SON OF MR. BALRAM KONGARI		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 408	SQ. YDS.	SQ. MTRS. 	

30' wide road

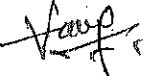





Open Land (Sy. No. 30)

Plot No. 360

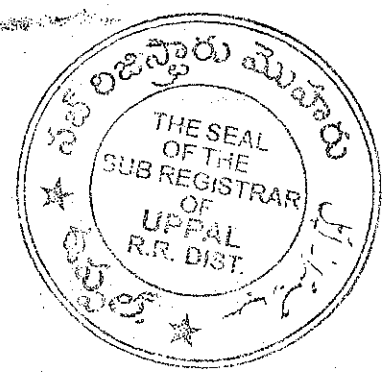
Plot No. 361

Open Land (Sy. No. 30)





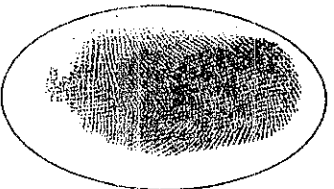

<p>WITNESSES:</p> <p>1. </p> <p>2. </p>	<p>For MEHTA & MODI HOMES</p> <p></p> <p>Partner</p>	<p>For MEHTA & MODI HOMES</p> <p></p> <p>Partner</p> <p>SIGN. OF THE VENDOR</p>
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వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం... 35.18/1
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం.../...
ఈ కాగితపు వరుస సంఖ్య.....


సబ్-రిజిస్ట్రార్.

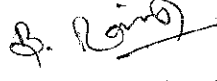


**[PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

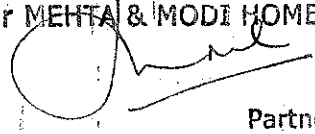
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			PRINCIPAL OWNERS: 1. MS. HETAL K. PARIKH D/O. SHRI. KRISHNA KANTH PARIKH R/O. 1-10-98/6 DWARAKADAS CO-OPERATIVE SOCIETY BEGUMPET HYDERABAD – 500 016.
			2. SHRI. PRAVESH B. PARIKH S/O, SHRI. BHARAT S. PARIKH R/O. 1-10-98/41, 1 ST FLOOR DWARAKADAS CO-OPERATIVE SOCIETY BEGUMPET HYDERABAD – 500 016.
			3. SHRI. PIYUSH J PARIKH S/O. LATE JAGADISH S PARIKH R/O. 1-10-98/41, 2 ND FLOOR DWARAKADAS CO-OPERATIVE SOCIETY BEGUMPET HYDERABAD – 500 016

SIGNATURE OF WITNESSES:

1. 

2. 

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner

SIGNATURE OF THE EXECUTANTS









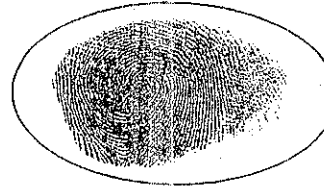

SIGNATURE(S) OF BUYER(S)

సంవత్సరము 201 వ సంవత్సరము కెం... 85/18/11
ప్రజాపరిపాలన దాఖలు పరచిన తేదీ... 12
ఈ కాగితపు వరుస సంఖ్య... 7



పబ్-రిజిస్ట్రార్.



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

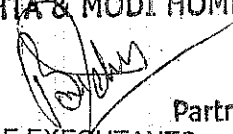
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI 2. MR. BHAVESH V. MEHTA S/O. LATE VASANTH U. 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. ANIL KONGARI, K S/O. MR. BALRAM KONGARI R/O. FLAT NO. 402 VIJAYA VAMSI RESIDENCY KARTHIKEYA NAGAR NACHARAM, HYDERABAD - 500 076.
			

SIGNATURE OF WITNESSES:

1. 
2. 

For MEHTA & MODI HOMES For MEHTA & MODI HOMES



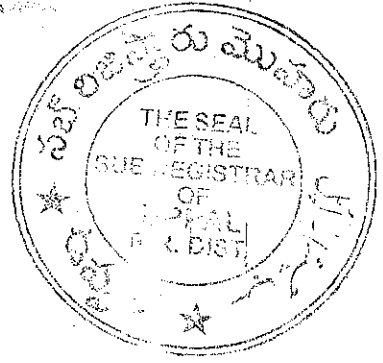



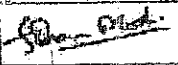
Partner Partner
SIGNATURE OF THE EXECUTANTS





SIGNATURE(S) OF BUYER(S)

వ పుస్తకము 201 న క కాపు దస్తావేజు నెం... 8518 /
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం... 12 ||
ఈ కాగితపు వరుస సంఖ్య 8

సబ్-రిజిస్ట్రార్.



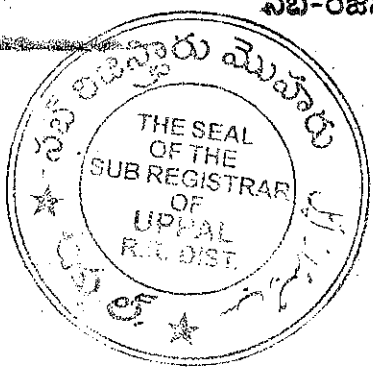
स्थायी लेखा संख्या **PERMANENT ACCOUNT NUMBER** 
ABMP167231
 नाम / NAME
SONAR SATISH MODI
 पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI
 जन्म तिथि / DATE OF BIRTH
18-10-1959
 हस्ताक्षर / SIGNATURE 
 प्रमुख आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग  भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 PRABHAKAR REDDY, K.
 PADMA REDDY, KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

 Signature 

Prabhaakar Reddy, K.

వ పుస్తకము 2011 న సంపు గ్రంథము నెం. 8518/11
ప్రజలకు దానిని పంపించు గ్రంథము సం. 12
ఈ కాగితపు వరుస సంఖ్య 9

సబ్-రిజిస్ట్రార్.

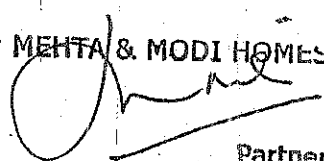


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM67540
नाम / NAME	BHAVESH VASANT MEHTA
पिता का नाम / FATHER'S NAME	VASANT UTTAMLAL MEHTA
जन्म तिथि / DATE OF BIRTH	02-09-1970
हस्ताक्षर / SIGNATURE	
Chief Commissioner of Income Tax, Andhra Pradesh	

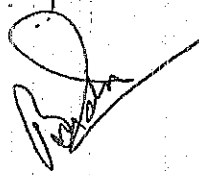
इस कार्ड को खो / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / ब्यापक कर दें
 मुख्य अधिकारी, ऑडिटर,
 आसफ़ भवन,
 बरतार बाग,
 हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Chief Commissioner of Income Tax,
 Asafdar Bhawan,
 Baratar Bagh,
 Hyderabad - 500 004.

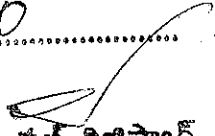
For MEHTA & MODI HOMES

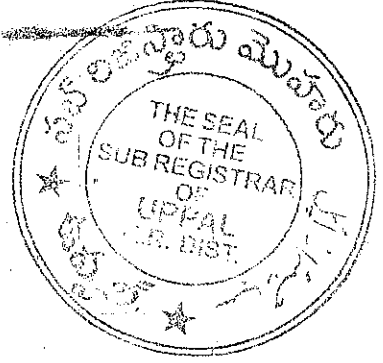


Partner



వ పుస్తకము 101 న సం॥పు తప్పాచేజు నెం. ౧౯౯౧/8/11
ప్రజలెంటు దానిని పొందిన కాగితముల సం..... 12
ఈ కాగితపు వరుస సంఖ్య..... 10


సబ్-రిజిస్ట్రార్.




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

K ANIL KUMAR
BALRAM KONGARI


16/07/1977
Permanent Account Number
AMLPK4161F

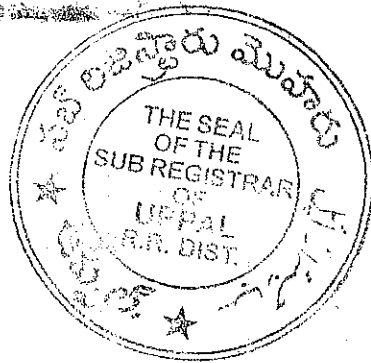
K. Anil Kumar
Signature



K. Anil Kumar

వ పుస్తకము 201 వ సంపుట రస్తాపేజీ నెం. 18/18
[ప్రజలకు తెలియజేయుటకు ఉద్దేశించిన కారణముల సం. 12
ఈ కాగితపు వరుస సంఖ్య.....


సబ్-రిజిస్ట్రార్.





వ పుస్తకమునకు కారితప్పు దస్తావేజు నెం. 8518/11
ప్రజంబెంటు దాఖలు పంపిన కారితముల సం... 12
ఈ కారితపు వరుస సం... 12

సబ్-రిజిస్ట్రార్.

