

8317/11

Doc no: 8285/2011

8647



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

SCANNED

AM 972138

66950 08/11/2011 100/-
 Date
 Ramesh
 C.A. Rao
 For Mehta & Modi Homes

K. SATISH KUMAR
 Licensed Money Vendor
 License No. A-18 013/2000
 State License No. 104/2009
 Hyderabad, Rang Reddy District,
 Rang Reddy District,
 Ph. No. 947859155

SALE DEED

This Sale Deed is made and executed on this the 28th day of November 2011 at SRO, Uppal, Rang Reddy District by and between:

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 Sri 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

Mr. N. SRI HARI SWAROOP, SON OF Mr. N. SOMASUNDARA SASTRY, aged about 29 years, Occupation: Service, residing at Plot No. 80, Flat No. 102, S.B.I Colony, Ayodhyanager, Mehdiapatnam, Hyderabad - 500 028., 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

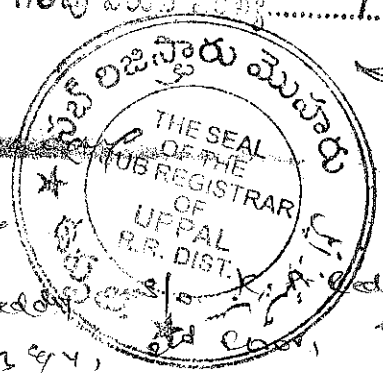
[Signature]
Partner

[Signature]
Partner

2011 వ సం||...నెల 28
 2023 వ. సం. 28/11/2023
 పేరులు... 1... మరియు 2... గుంటుల మధ్య
 కప్పి తీసుకోబడ్డట్లు ఈ కింది
 శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రార్, హైదరాబాద్, రి.పి.డి.
 అనునవి

మరియు పేరులు... సహా దాఖలు చేసి
 టునుము రూ. 6200/- వ్యయించారు. ఈ కాగితపు వసూల రుణం...
 Receipt No. 902455 Date 28/11/2023
 Habsiguda Branch, Sec'bad

వ పుస్తకము 2011 వ సం||పు దస్తావేజు నెం. 28/85/11
 ప్రజాపంతులు డాక్టరు కరచిన కాగితముల సం. 10



వడ్-రిజిస్ట్రార్.

డా. ఎ. యిచ్చినట్లు ఒప్పుకోవ్వది
 సాక్షిగా పేరు వేసినట్లు

K. Prabhakar Reddy
 రి.పి.డి. 5-6-187/394,
 M.G Road, Sec'bad, Through Gen A presentation
 of Documents, vide Gen no. 166/2023/10, dt
 3.09.10 at 110, Uppal, R.R
 Dist



నిరూపించినది.

- ① Chief CH. Venkateswaram Reddy S/o. Anji Reddy
 Occ: Service R/o. 11-187/2, Road no. 2,
 Green Hills Colony, Hyderabad
- ② A. Rang A. Rang Kumar S/o. Muvund Rao, Occ: Business
 R/o. 1-5/1, M. Bollaram, Sec'bad.

2011 వ సం||...నెల 28 తది
 2023 వ. సం. 28/11/2023 తది
 వడ్-రిజిస్ట్రార్
 కప్పి తీసుకోబడ్డట్లు

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 Block No. 2, Old Village, Cherlapally, 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.,

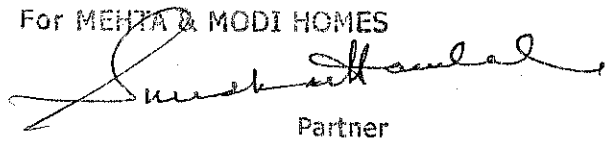
- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 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 Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

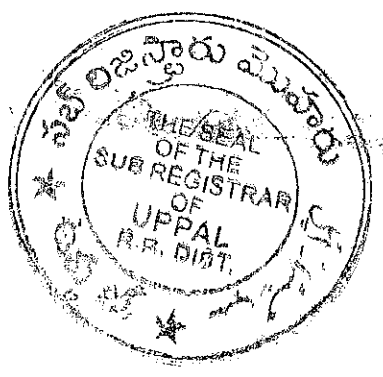

Partner

ప పుస్తకము కిరి వ పంపు దస్తావేజు నెం..... 8285 / 11
 ప్రజంబెంటు రాళ్ళలు పరచిన కాగితముల సం..... 10
 ఈ కాగితపు పరుపు సంఖ్య..... 2
 సబ్-రిజిస్ట్రార్.

CERTIFICATE
 Certified that the following amounts have
 been paid in respect of the document by
 Challan No. 902457 Date 28/11/11

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. 61900/-
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. 24800/-
2. In the Shape of Cash	Rs. —
III. Registration Fee:	
1. In the Shape of Challan	Rs. 6200/-
2. In the Shape of Cash	Rs. —
IV. User Charge:	
1. In the Shape of Challan	Rs. 100/-
2. In the Shape of Cash	Rs. —

TOTAL Rs. 93100/-
 SUB
 U.P.P.L.



- 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. 378, admeasuring 310 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 12,40,000/- (Rupees Twelve Lakhs Forty 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. 378, admeasuring 310 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, 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. 12,40,000/- (Rupees Twelve Lakhs Forty Thousand Only) paid by way of cheque no. 070320, dated 21.11.2011 drawn on State Bank of India, St. Mary's Road Branch, Secunderabad, issued by SBI, RACPC Zonal Office, Secunderabad. 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము 401 వ సంపు దస్తావేజు నెం. 8285/11
 ప్రజాబంధం వాళ్ళు పరచిన కాగితముల సం. 10
 ఈ కాగితపు వరుస సంఖ్య. 3
 సబ్-రిజిస్ట్రార్.

Section 42 of Act II of 1901
 No. 8285 of 2011 Date 28/11/11

I hereby certify that the proper deficit
 stamp duty of Rs. 86700/- Rupees Eighty Six thousand
 Seven hundred only
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1240000/- being
 higher than the consideration agreed Market
 Value.

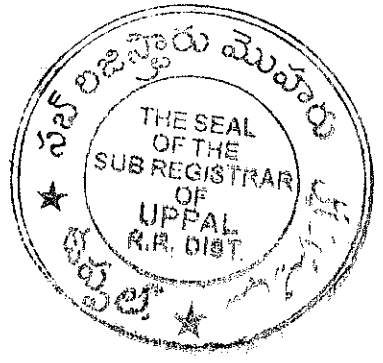
V.R.O. Uppal
 28/11/11

Sub Registrar
 and Collector U/S. 41&4
 INDIAN STAMP ACT

REGISTRATION ENDORSEMENT

An amount of Rs. 86700/- towards Stamp Duty
 including Transfer Duty and Rs. 6200/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 902655

Dated 28/11/11 At SBH Habsiguda Branch Sec'bad
 SBH Habsiguda A/c.52191012432 of SRO Uppal



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. 93,000/- is paid by way of challan No. 902453, dated 28.11.2011, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.


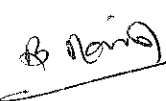
SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 378, admeasuring about 310 sq. yds., 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:

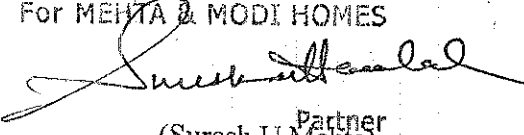
North	Plot No. 377
South	Open Land
East	Plot No. 381 & Plot No. 382
West	30' wide road


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. 
2. 

For MEHTA & MODI HOMES

 Partner
 (Soham Modi)
 VENDOR

For MEHTA & MODI HOMES

 Partner
 (Suresh U Mehta)
 VENDOR

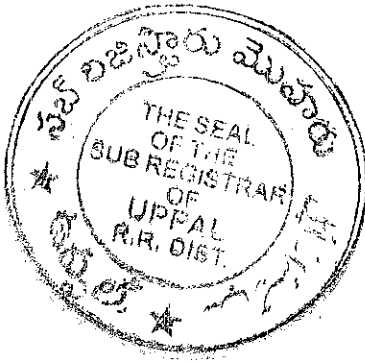

 BUYERS
 Page-4 -

వ పుస్తకము 2011 వ సం॥ గు దస్తావేజు నెం..... 8285/11
 ప్రజంకెంటు లా...లు పరచిన కాగితముల సం..... 10
 ఈ కాగితపు షుస సంఖ్య..... 4

నబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం॥ (కా.శ.) గు 8285/11
 నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు విమిత్తం
 గుర్తింపు నెంబరు 8285/12e11... ఇవ్వడమైనది
 2011 సం॥ గు దస్తావేజు నెం..... 24... చేది.....

రిజిస్ట్రార్ అధికారి



REGISTRATION PLAN SHOWING

PLOT NO. 378, 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. SRI HARI SWAROOP, SON OF MR. N. SOMASUNDARA SASTRY

REFERENCE:
AREA:

310

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



N



Plot No. 377

48'-3"

30' wide Road

57'-9"

Plot No. 378

Plot No. 381 & 382

Open Land

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

WITNESSES:

- 1.
- 2.

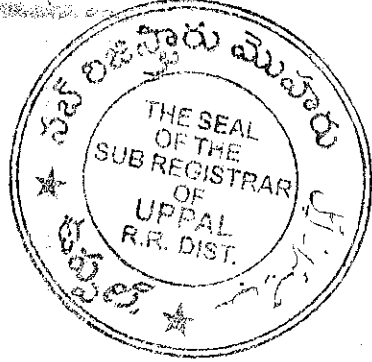
Partner

Partner

SIGN. OF THE VENDOR

వ పుస్తకము కింది వ సంఖ్య దస్తావేజు నెం. 8285 |
ప్రజంబెంటు డాక్యుమెంట్ల పరచిన-కాగితముల సం. 10 |
ఈ కాగితపు వరుస సంఖ్య..... 5

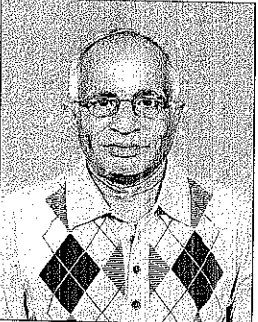
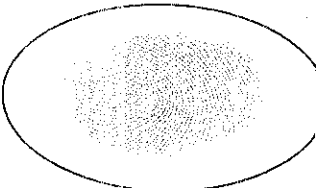
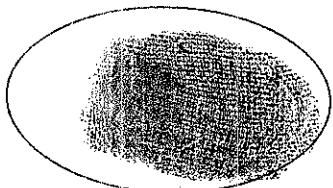
సబ్-రిజిస్ట్రార్.



PHOTOGRAPHS A

PRINTS AS PER SECTION 32A OF N 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
REPRESENTED 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. SRI HARI SWAROOP
S/O. MR. N. SOMASUNDARASASTRY
R/O. PLOT NO. 80
FLAT NO. 102, S.B.I COLONY
AYODHYANAGAR, MEHDIPATNAM
HYDERABAD - 500 028

REPRESENTATIVE:

MR. N. SOMASUNDARASASTRY
S/O. MR. RAMESHWARAM.
R/O. PLOT NO. 80
FLAT NO. 102, S.B.I COLONY
AYODHYANAGAR, MEHDIPATNAM
HYDERABAD - 500 028

SIGNATURE OF WITNESSES:

-
-

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

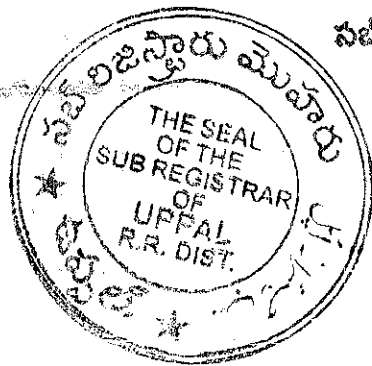
SIGNATURE OF THE EXECUTANTS

We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. N. Somasundar Sastry, as we cannot appear personally before the Registering Officer in the Office of District Registrar, Uppal, Ranga Reddy District.

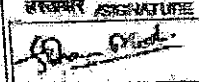
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వ పుస్తకము 201 వ సంపు రస్తావేజు నెం. 8285 ||
ప్రజలెంటు దాఖలు పరచిన కాగితముల సం. 10
ఈ కాగితపు వరుస సంఖ్య..... 6

నబ్-రిజిస్ట్రార్.





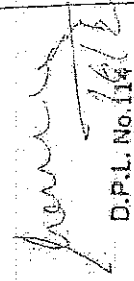
आयकर विभाग
 INCOME TAX DEPARTMENT
प्रभाकर रेड्डी क
 PRABHAKAR REDDY K
पादमा रेड्डी कान्डी
 PADMA REDDY KANDI
15/07/1974
 Permanent Account Number
AWSPR8104E
 Signature: 
 भारत सरकार
 GOVT OF INDIA


PERMANENT ACCOUNT NUMBER
ADMPM5725H
नाम NAME
सोमेश सतीश मोदी
पिता का नाम FATHER'S NAME
सतीश मानलाल मोदी
जन्म तिथि DATE OF BIRTH
18-10-1989
सूचक SIGNATURE

 Chief Commissioner of Income Tax, Andhra Pradesh

HOUSEHOLD CARD
 Card No : PAF1608150816
 FI/Shop No : 815
 Address : 24/25/26/27
 Name of Head of Household : Madhu Suresh
 Aadhar No : 4958222
 Father's (husband) name : Primalal
 Date of Birth : 18/10/1948
 Sex : M
 Age : 58
 Occupation : Own Business
 House No./House No. : 23-577
 Street : MINISTER ROAD
 Colony : D V COLONY
 Ward : 5
 Circle : 2
 District : 8
 State : 5
 Circle VIII : 2-60000 / Hyderabad
 Annual Income (Rs.) : 190,000
 LPG Consumer No. (1) : NE463598 (Single)
 LPG Dealer Name (1) : Sarvama Enterprises, (OC)
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :

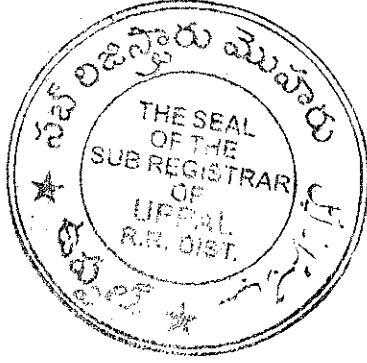
Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	25



 Signature: 
D.P.L. No. 114
BHARAT SCOUTS & GUIDES - B
CPA/RA/BISE/SEG/BAD
 15/02/2006
 15/02/2006

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం. 8285 / 11
ప్రజంటెంటు దాఖలు పఠవిన కాగితముల సం. 10
ఈ కాగితపు వసుల సంఖ్య 7

నల్-రిజిస్ట్రార్.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

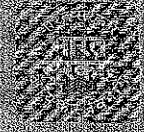
SRI HARI SWAROOP NIDICHENAMETLA

SOMASUNDARA SASTRY
NIDICHENAMETLA
07/05/1982

Permanent Account Number

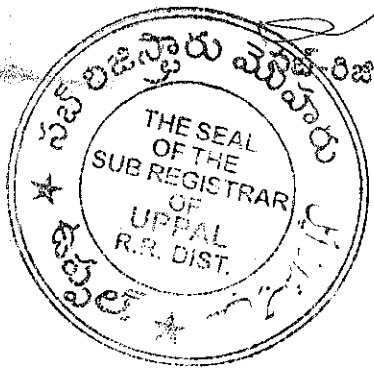
ANPPN0134L


Signature



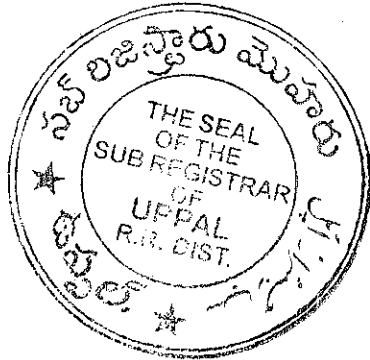
07/05/2011

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(ప్రజాబంధము లాభ పరచిన గీతముల సం. 10
ఈ కాగితపు వరుస సంఖ్య 8



వ స్తుకము 201 వ సం॥పు దస్తావేజు నెం. 8285 / 11
ప్రజంటెంటు దాఖలు పఠచిన కాగితముల సం. 10
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సబ్-రిజిస్ట్రార్.





వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం.....82-85
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ఈ కాగితపు వరుస సంఖ్య.....10

సబ్-రిజిస్ట్రార్.

