

SCANNED

DN No 4619/12



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SL.No. 16076 Date 19-04-2012 Rupees 100/-
Sold to : C. Ramesh, S/o. C. Narsing Rao, R/o. Hyd.
For whom Modi & Modi Constructions.

AU 151686

S. ANJAMMA S J S
Licensed Stamp Vendor Lic No.9/94/ R 16/7/005-2012
H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
Hyderabad-29. Cell: 9394086136, 9866378260

SALE DEED

This Deed is made and executed on this the 30th day of July 2012 at SRO, Keesara, Ranga Reddy District by:

M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 42 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

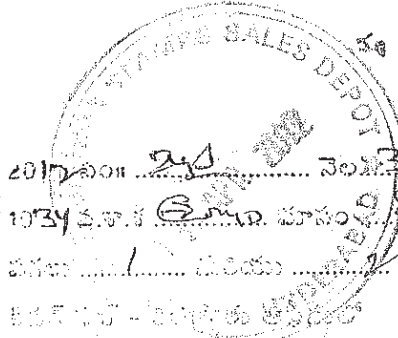
IN FAVOUR OF

1. Mr. DEEPAK MEHTA, SON OF Dr. RAJENDER MEHTA, aged about 44 years, Occupation: Service.
2. Mrs. HEENA MEHTA, WIFE OF Mr. DEEPAK MEHTA, aged about 39 years, both are residing at Flat No.105, B. R Apartments, Malani Colony, New Bowenpally, Secunderabad - 500 011., 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 MODI & MODI CONSTRUCTIONS

Partner

వ పుస్తకము 1012 వసవిగు.....4619.....
 దస్తావేజు వెయ్యం కొగితముల సంఖ్య.....12.....
 ఈ కొగితము కనుస పంఖ్య.....1.....



2017 సం॥ 24 నెల 30 వ తేది
 1934 వ.శ.స. నె.క్రొ.నె. ముసము 9/8 వ తేది
 పేజీలు 1 పేజీలు 2 గంటల పుస్తక
 కే.ప్రభాకర రెడ్డి
 కే.ప్రభాకర రెడ్డి సెక్టర్ 02.ఎ మ.
 అనుబంధం గుర్తింపులను పోలీస్ థావులు
 పంపించినందున ఈ థావులు చేసి ఉన్నాయి
 ధా.....9000.....లు చెల్లించినాడు
 ప్రతిపక్షాన్ని ఉద్ధరించు
 ఉదయ బాటన వెలు

చుట్-రిజిస్ట్రార్



Prabhakar

Prabhakar



K. Prabhakar Reddy S/o. K.P. Reddy, occ: Servn
 o/o. 5-6-187/3 & 4, 2nd floor, Soham mansion
 M.G. Road, Secbad, through GPA for presentation
 of documents, vide GPA no. 12/31CV/08, dt.5.3.0
 of Sec, Keesara, R.R. District

నిరూపించినది

CH. Venkata Ramana Reddy S/o. Kaka Anji Reddy
 occ: Servn H/o. 11-187/2, Road no. 2, Green Hills colony
 Hyderabad.

Venkat

Mahender

M. Mahender S/o. Late M. Mallesh, Servn
 R/o. 28-77, Yadav Basti, Neredmet, Hyderabad

2017 సం॥ 24 నెల 30 వ తేది చుట్-రిజిస్ట్రారు

1934 వ.శ.స. నె.క్రొ.నె. ముసము 9/8 వ తేది కీసర

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts., forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135 & 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

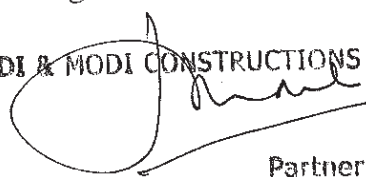
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
- Shri M. Pravarakya, S/o. Shri Kashinatham

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks/title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.

For MODI & MODI CONSTRUCTIONS



Partner

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 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12 ..
 ఈ కాగితము వదున సంఖ్య..... 2 ..

సబ్-రిజిస్ట్రార్



ENDORSEMENT

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

Sl No	Description of fee/duty	In the form of					Total
		Stamp paper	Cheque or A/c or L.R. recd	Cash	Stamp duty or 16 or 15 300	DD/BG/ Pay order	
1	Stamp Duty	100	143700				144000
2	Transfer Duty						
3	Registration fee						9000
4	Other charges						100
5	Total						153100

[Signature]

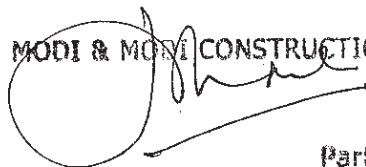
సబ్ రిజిస్ట్రార్
 కీసర

- D) The Vendee is desirous of purchasing a plot of land bearing no. 9, admeasuring 179 sq. yds., along with semi-finished construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.18,00,000/-(Rupees Eighteen Lakhs 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. 9, admeasuring 179 sq. yds., along with semi-finished construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 sft) forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Property 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.18,00,000/-(Rupees Eighteen Lakhs Only) The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.14,00,000/-(Rupees Fourteen Lakhs Only) paid by way of cheque no.979697, dated 30.07.2012 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
 - ii. Rs.2,75,000/-(Rupees Two Lakhs Seventy Five Thousand Only) paid by way DD. No.093054, dated 21.07.2012 drawn on Axis Bank. Secunderabad.
 - iii. Rs.1,00,000/-(Rupees One Lakhs Only) (Part Payment) paid by way of cheque no. 333228, dated 21.07.2012 drawn on Axis Bank Secunderabad.
 - iv. Rs. 25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no. 21086, dated 20.06.2012 drawn on Axis Bank, Secunderabad.
2. The Vendor hereby covenant that Scheduled Property 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 the Scheduled Property.
3. The Vendor further covenant that the Schedule Property 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 Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.

For MODI & MODI CONSTRUCTIONS



Partner

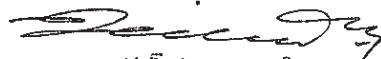
..... 4619
 సస్టావేజు మొత్తం కార్గితముల సంఖ్య..... 19
 ఈ కార్గితము వశమున సంఖ్య..... 3


 సబ్-రిజిస్ట్రార్

Rs. 143900 towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 9000 towards Registration fee on the
 chargeable value of Rs. 1,800,000 were paid by
 the party through Bank. 826392 vide
 challan/DD/BC/Pay order No. 30/3/17 date"


 Sub-Registrar
 Collector U/S 41 of I.S. Act

4619 పుస్తకము 20 17 సం॥ (కా.శ.1930) సం॥ను
 టెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1830-4619/2017.
 ఇవ్వబడినది.
 2017 నెంబరు 24 నెంబరు 30 వ తేది.


 సబ్-రిజిస్ట్రారు, కీసర



4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property 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 Property 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 Property 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. 1,53,000/- is paid by way of challan no. 826322, dated 30.7.12, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 9 admeasuring about 179 sq. yds., along with semi-finished construction having a total area of 2085 sft., (built-up area 1694 sft + terrace area 265 sft + portico area 126 sft) in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

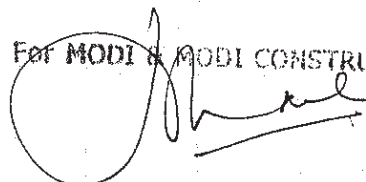
North	Plot No. 10
South	Plot No. 8
East	30' wide road
West	Plot No. 15

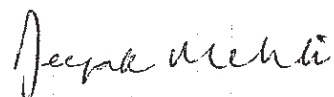
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

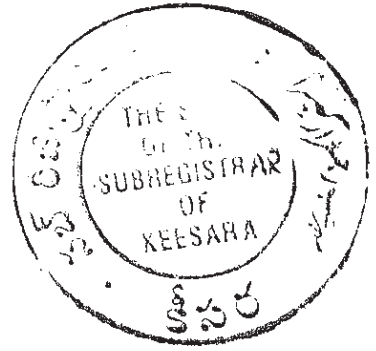
2. 

For MODI & MODI CONSTRUCTIONS

Partner
(Soham Modi)
VENDOR


Heena Mehra
VENDEE

.. - పుస్తకము: చిట్టా సం. 1969.....
కస్తావేజు మొత్తం కాగితముల సంఖ్య.....12.....
4 కాగితము పేజీల సంఖ్య.....4.....


శుభ-08/సె-9



ANNEXTURE-1-A

1. Description of the Building

: ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 9 in the project known as "NILGIRI HOMES" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District

(a) Nature of the roof

: R. C. C.

(b) Type of Structure

: Framed Structure

2. Age of the Building

: Under Construction

3. Total Extent of Site

: 179 sq. yds.

4. Built up area Particulars:

a) Portico & Terrance Area

: 391 Sft

b) In the Ground Floor

: 799 Sft

c) In the First Floor

: 628 Sft

d) Head Rm+Servant+Toilet Area

: 267 Sft

Total Built up Area :

2085 Sft

5. Annual Rental Value :

6. Municipal Taxes per Annum :

7. Executant's Estimate of the MV of the Building :

Rs. 18,00,000/-

For MODI & MODI CONSTRUCTIONS



Partner

Signature of the Executants

Date: 30.07.2012

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For MODI & MODI CONSTRUCTIONS



Partner

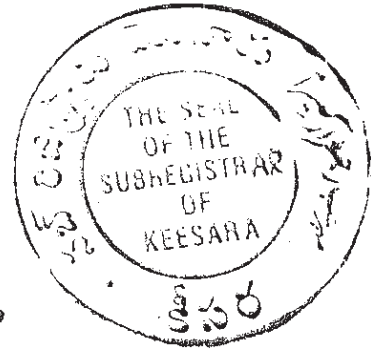
Signature of the Executants

Date: 30.07.2012

Heena Mehta
Heena Mehta

.. వ పుస్తకము 20 వ్యసంగము..... 4619.....
పస్తావేజు మొత్తం కారితముల సంఖ్య..... 12.....
.. కారితము వరుస సంఖ్య..... 5.....


చేసె-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO.9 , FORMING A PART

IN SURVEY NOS.

128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE,

KEESARA

Mandal, R.R. Dist.**VENDOR:**

M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

1. MR. DEEPAK MEHTA, SON OF Dr. RAJENDER MEHTA

2. MRS. HEENA MEHTA, WIFE OF MR. DEEPAK MEHTA

REFERENCE:**AREA:**

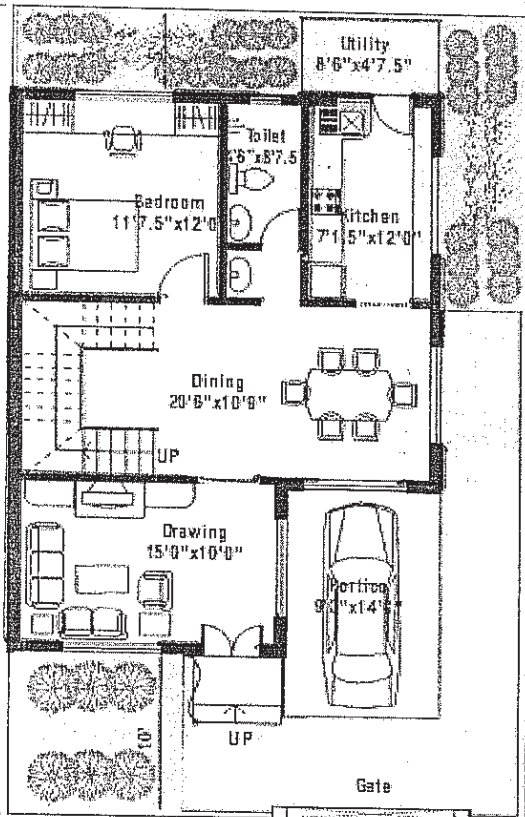
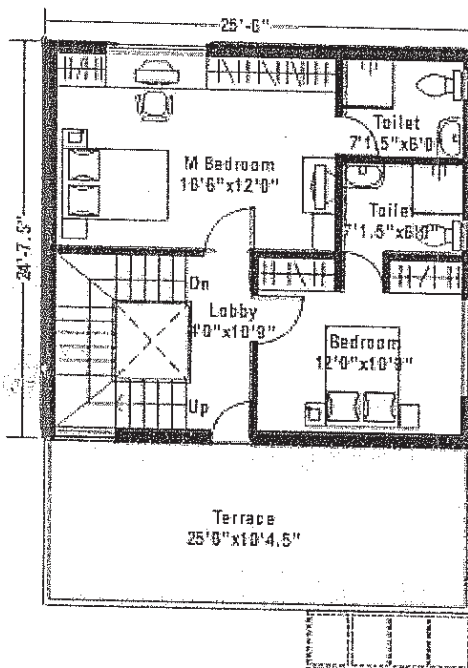
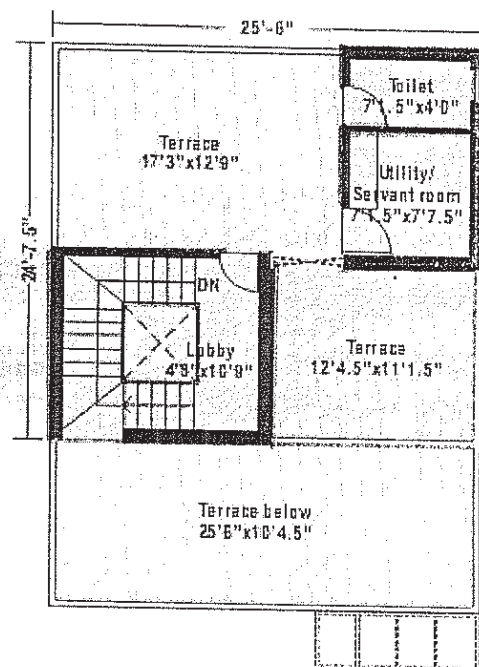
179

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

EXCL:**TOTAL BUILT UP AREA : 2085 Sft.****GROUND FLOOR****FIRST FLOOR****TERRACE FLOOR****BOUNDARIES:**

NORTH : PLOT NO. 10
SOUTH : PLOT NO. 08
EAST : 30' WIDE ROAD
WEST : PLOT NO. 15

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

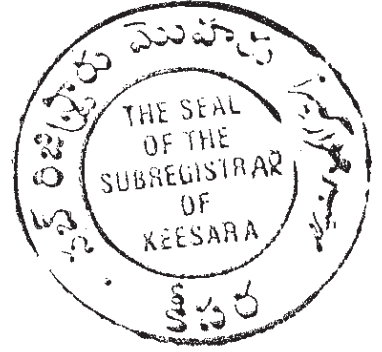
Partner

SIG. OF THE VENDOR

Heena Mehta
SIG. OF THE BUYER

. ప పుస్తకము 20 వ సం॥పు.....4619.....
సస్తావేజు మొత్తం కాగితముల సంఖ్య.....12.....
కాగితము వకుల సంఖ్య.....6.....

శ్రీ-రెజిస్ట్రార్



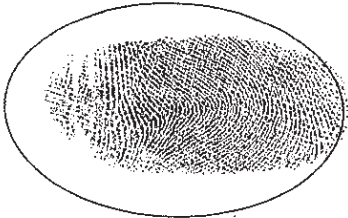
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

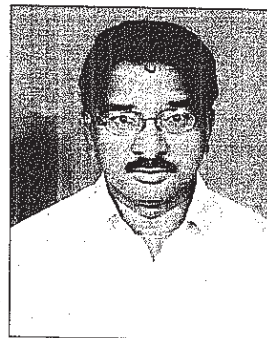
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



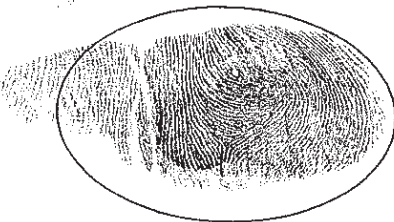
VENDOR:

M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



SPA FOR PRESENTING DOCUMENTS:
VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008

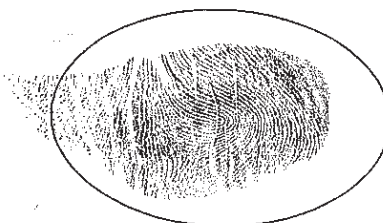
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



BUYERS:

1. MR. DEEPAK MEHTA
S/O. Dr. RAJENDER MEHTA
R/O. FLAT NO.105, B. R APARTMENTS
MALANI COLONY
NEW BOWENPALLY
SECUNDERABAD - 500 011

2. MRS. HEENA MEHTA
W/O. MR. DEEPAK MEHTA
R/O. FLAT NO.105, B. R APARTMENTS
MALANI COLONY
NEW BOWENPALLY
SECUNDERABAD - 500 011.



SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

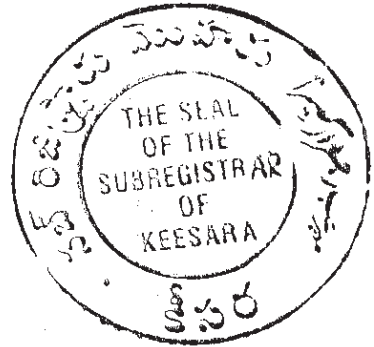
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

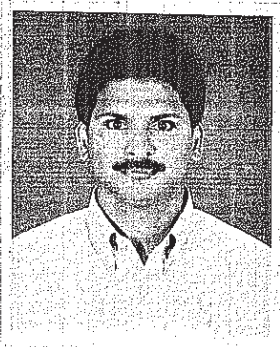
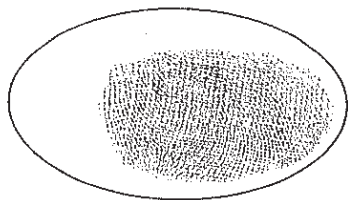
వి పుస్తకము తయ్యవ సంఖ్య..... 4619
వస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12
ఈ కాగితము వలన సంఖ్య..... 7

సబ్-రిజిస్ట్రార్



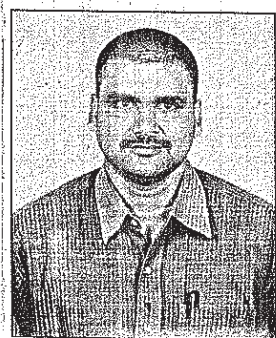
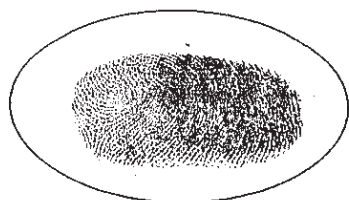
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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WITNESSES:

1. MR. CH. VENKATA RAMANA REDDY
S/O. LATE ANJI REDDY
R/O. H. NO: - 11-187/2
ROAD NO. 2, GREENHILLS COLONY
SAROORNAGAR
HYDERABAD.



2. MR. M. MAHENDER
S/O. LATE M. MALLESH
R/O. H. NO: - 28-77
YADAV BASTI
NEREDMET
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

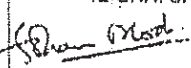
1. Jeegade duchi
2. Heena Mehta
(BUYERS)

పుస్తకమును జరిగిన ప్రకారము..... 4619
 ఎన్నవేదా మొత్తం కాగితములు పంపిణీ..... 12
 కాగితము వ్రాసిన తరువాత..... 8

శా. రి. (స. 1)

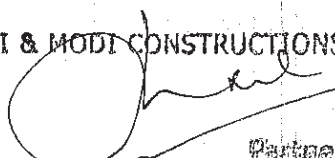


VENDOR:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम /NAME	SOHAM SATISH MODI	
पिता का नाम /FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि /DATE OF BIRTH	18-10-1969	
हस्ताक्षर /SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		10062008

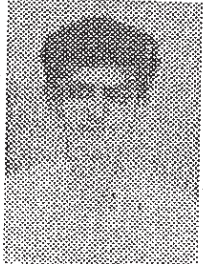
For MODI & MODI CONSTRUCTIONS


Partner

1. అంబుసియం పేజీ 12 వ పేజీలు 4619
 2. స్టాపేజ్ మోడల్ కార్గిలముల పంఖ్య 12
 3. కార్గిలము వత్తున పంఖ్య 9


 100-00120

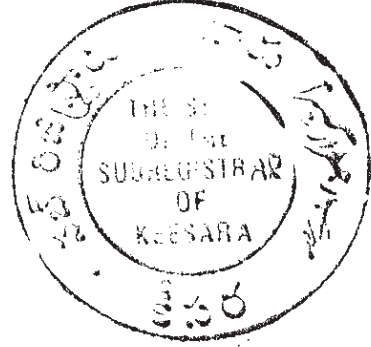
BUYER:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AATPM6260F	
	नाम /NAME DEEPAK MEHTA	
	पिता का नाम /FATHER'S NAME RAJENDRA MEHTA	
	जन्म तिथि /DATE OF BIRTH 18-06-1968	
हस्ताक्षर /SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

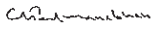
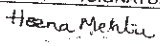
Deepak Mehta

అంతరిక్షములకు వసతి..... 4619.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12.....
కాగితము వకుల సంఖ్య..... 10.....

సర్-రజిస్ట్రార్



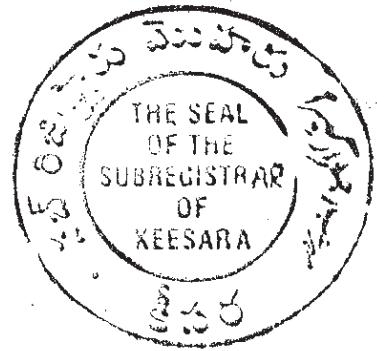
BUYER.

स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	ACIPM2844E	
नाम /NAME	HEENA MEHTA	
पिता का नाम /FATHER'S NAME	PADMAKANT JANAKCHANDRA MEHTA	
जन्म तिथि /DATE OF BIRTH	27-05-1974	
हस्ताक्षर /SIGNATURE		
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh		

Heena Mehta

... అస్తకము 20/2 వ సం॥పు..... 46/9.....
... సస్తావేణ మొత్తం కాగితముల పంఖ్య..... 12.....
... కాగితము వకుస పంఖ్య..... 11.....


శుభ-రిజిస్ట్రార్



W 1971-6-15

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA
ANJI REDDY CHEERUKA

05/03/1972

Permanent Account Number

AHNPC8363Q

V. Ramana Reddy
Signature

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

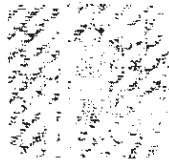
MALLESH MANDA

20/07/1973

Permanent Account Number

AQAPM0412C

M. Mahendar
Signature



04072007

Handwritten signature

. ఎ పుస్తకము 20 వ్రసఁబడు..... 4619.....

దస్తావేజు మొత్తం కారితముల సంఖ్య..... 12.....

ఈ కారితము వ్రసఁబడు సంఖ్య..... 12.....

హా-రిజిస్ట్రార్

