

926

2831/10

2796/10



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 10154 Date 23/03/2010 1001

Sold to Venkatesh

S/A. P. A. A. Rao

For Use M. S. Mehta & Modi Homes

P-445462

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 19th day of April 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 39 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

MRS. S. RAMA KUMARI, WIFE OF MR. SURESH KUMAR aged about 40 years, Occupation: Business, residing at Flat No. 202, Satya Eshwar Mansion, Kartikeya Nagar, Street no.7, Lane no. 1, 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).

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

Page-1 -

Centric 3 that the following amounts have been paid in respect of this document:

I. Stamp Duty:

1. In the shape of stamp papers..... Rs. 100/-

2. In the shape of challan (u/s 41 of 1 S.A.)..... Rs. 24,260/-

3. In the shape of cash (u/s 41 of 1 S.A.)..... Rs. 100/-

4. Adjustment of stamp duty u/s 41 of 1 S.A. by Rs. 100/-

II. Transfer Charge:

1. In the shape of challan..... Rs. 100/-

2. In the shape of cash..... Rs. 100/-

III. Registration Fee:

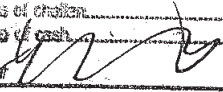
1. In the shape of challan..... Rs. 100/-

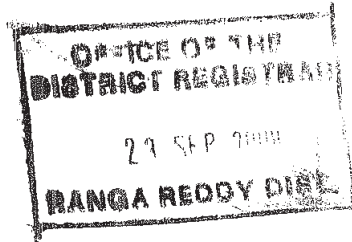
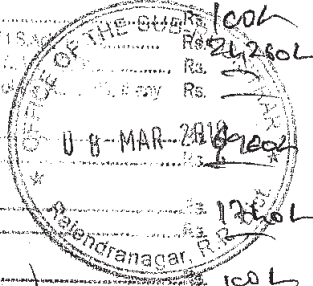
2. In the shape of cash..... Rs. 100/-

IV. User Charges:

1. In the shape of challan..... Rs. 100/-

2. In the shape of cash..... Rs. 100/-

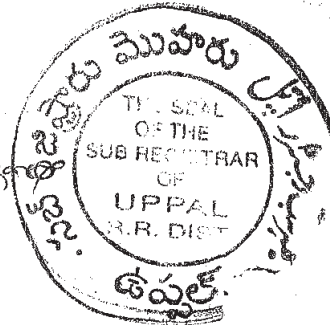
Sub-Registrar  **Total: Rs. 33,160/-**



2017- వ.సం||.డి.డి.ఎల్. నెం. 23- వ తేది
 1932- వ.స.శా.శ్రీ.శ్రీ.శ్రీ. మా.సం. 3- వ తేది
 పగలు..... 3- వ తేది..... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రార్లు వారు
 3. K. Prabhakar Reddy
 పుట్టిన తేదీ: 1970-01-01, పుట్టిన స్థానం: Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 69/2018 dated 19.4.2018 registerer at SRO, U.P.P.
 చసుము రూ. 1740/- చేల్పించినారు.
 Receipt No. 640586 Dt. 24.11.2018
 M. Habsiguda Branch, Secbad

వ.పుస్తకము 2296/సంఖ్య
 దస్తావేజాల మొత్తం కలిగియుం
 సంఖ్య..... రూ. 100/- వరుస
 సంఖ్య..... 1


 పబ్-రిజిస్ట్రార్

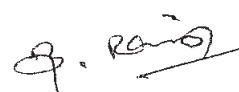


K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 69/2018 dated 19.4.2018
 Ranga Reddy District. registerer at SRO, U.P.P.

గూపించినది

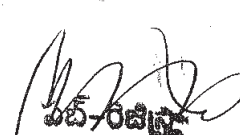
① 

Venkataswamy Reddy S/o. Anji Reddy
 Occ: SERVICE R/o. 11-12/2, Rd No. 2,
 Colony, Surbarnagar, Hyderabad

② 

B. RAJU KUMAR S/o. MURUND RAO
 Occ: SERVICE R/o. AIWAL, SECBAD.

2017- వ.సం||.డి.డి.ఎల్. నెం. 23- వ తేది
 1932- వ.స.శా.శ్రీ.శ్రీ.శ్రీ. మా.సం. 3- వ తేది.


 పబ్-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 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 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 tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The Vendor is desirous of developing the balance land for which building permission from HUDA is yet to be obtained.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

... 2296/సంఖ్య
 దస్తవేజుల మొత్తం గా రిజిస్ట్రేషన్
 సంఖ్య... ఈ క్రింది వరుస
 సంఖ్య... 2

సబ్-రిజిస్ట్రార్

... Section 42 of Act II of 1908
 No. 2796 of 2010 Date 23/11/10

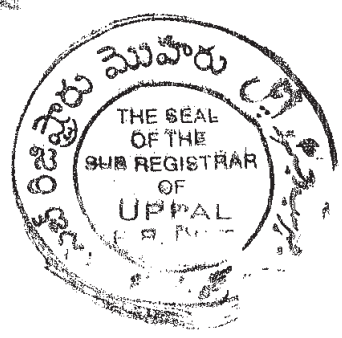
I hereby certify that the proper deficit
 stamp duty of Rs. 31220/- has been paid
 two hundred and twenty only
 has been (paid) in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 368000/- being
 higher than the consideration & agreed Market
 Value.

S. R. O. Uppal
 23/11/10 Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 31220/- towards Stamp Duty
 including Transfer duty and Rs. 1750/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 640586
 Dated 22/11/10 at SRI HANUMANTH Branch, Sec 4 and

...
 ... 1000000788
 ...

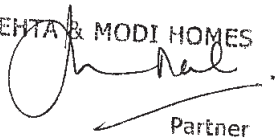


- H) The Vendee is desirous of purchasing a plot of land bearing no. 310 admeasuring 174 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,48,000/- (Rupees Three Lakhs Fourty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

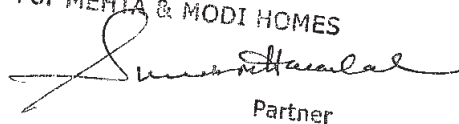
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 310 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.3,48,000/-(Rupees Three Lakhs Fourty Eight Thousand Only) for being Housing Loan issued by Bank of Baroda, A. S. Rao Nagar Branch, Hyderabad. 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. 33,060/- is paid by way of challan No. 640586 dated 22.4.10, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

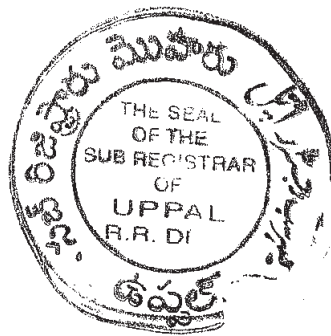
For MEHTA & MODI HOMES


Partner

1 వ పుస్తకము నంబు (కా. 4) పు. 2796/10
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 3 కాగితపు పరుప
 సంఖ్య 3
 డి.ఎస్.ఆర్.ఆఫీసు

1 వ పుస్తకము నంబు (కా. 4) పు. 2796/10
 నింబరుగా రిజిస్టరు చేయబడి స్వాగిలు నిమిత్తం
 గుర్తింపు నంబరు 2831...1-2010 ఇవ్వబడినది
 UPP నంబు 2831...1-2010 ఇవ్వబడినది

డి.ఎస్.ఆర్.ఆఫీసు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 310 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, bounded on:

North	Land belongs to Vendor
South	Plot No. 311
East	Commercial Complex
West	30' wide road

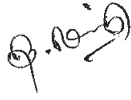
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



2.



For MEHTA & MODI HOMES

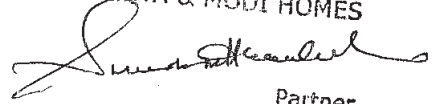


Partner

(Soham Modi)

VENDOR

For MEHTA & MODI HOMES



Partner

(Suresh U Mehta)

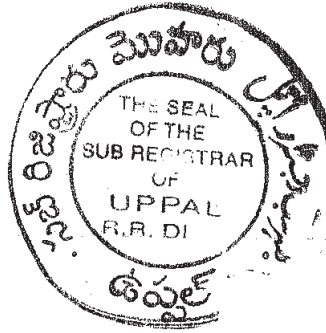
VENDOR

S. Ramakumari

VENDEE

1 వ పుస్తకము 2286/నంబ
దస్తావేజుల మొదల కాగితముల
సంఖ్య 8 ఈ కాగితపు వరుస
సంఖ్య 4

హక్-రిజిస్ట్రేషన్



REGISTRATION PLAN SHOWING

PLOT NO. 310,

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:

MRS. S. RAMA KUMARI, WIFE OF MR. SURESH KUMAR

REFERENCE:**AREA:**

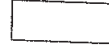
174

SCALE:

SQ. YDS.

INCL:

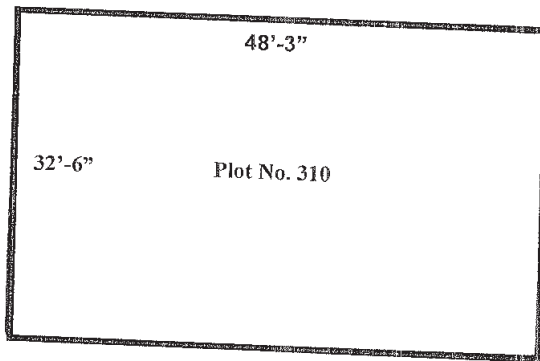
SQ. MTRS.

**EXCL:**

Land belongs to Vendor



30' wide road



Commercial Complex

Plot No. 311

WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

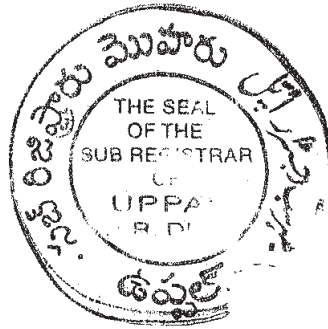
SIG. OF THE VENDOR

S. Ramakumari

SIGN. OF THE BUYER

శ్రీ వ. పుస్తకము. 27/12/2014. సం. 14
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 4. ఈ కాగితపు వరుస
సంఖ్య. 5

పట్-రిజిస్ట్రార్.



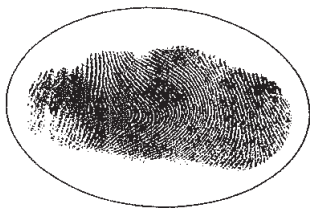
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

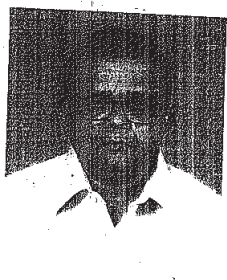
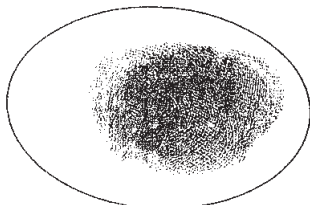
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



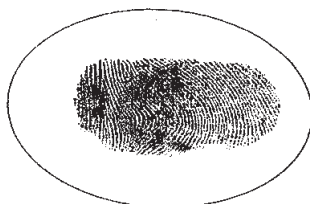
VENDOR:

M/s. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, 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, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 69/BKIV/2008,Dt.19.04.2008:

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.



BUYER:

MRS. S. RAMA KUMARI
W/O. MR. SURESH KUMAR
R/O. FLAT NO. 202
SATYA ESHWAR MANSION
KARTIKEYA NAGAR, STREET NO.7
LANE NO. 1, NACHARAM
HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

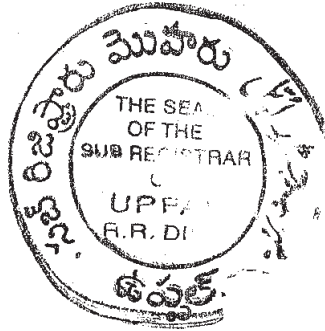
For MEHTA & MODI HOMES

SIGNATURE OF EXECUTANTS

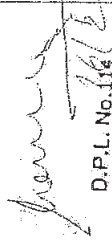
S. Ramakumari
SIGNATURE(S) OF BUYER(S)

వ పుస్తకము 2.9.96/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 6.....ఈ కాగితపు వరుస
సంఖ్య 6

పబ్లికేషన్



Family Members Details			
S.No	Name	Relation	Date of Birth
2	Kusum	Wife	06/07/51
3	Hari	Son	15/11/31


 D.P.L. No. 1146
 BHARAT SCOUTS & GUIDES-II
 16/02/2006
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
 ABMPM6725H
 NAME
 SOHAN SATISH MODI
 FATHER'S NAME
 SATISH MANLAL MODI
 DATE OF BIRTH
 18-10-1989
 SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSP8104E
 Signature

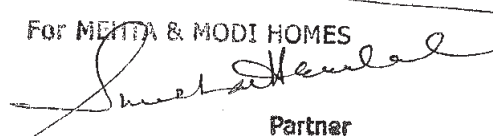
 भारत सरकार
 GOVT. OF INDIA

HOUSEHOLD CARD
 Card No : 1414138130015
 Family Name : MEHTA
 Name of Head of Household : MEHTA SURESH
 Father of Head of Household : MEHTA SURESH
 Date of Birth : 15/12/1948
 Sex : Male
 Religion : Hindu
 Occupation : Own Business
 Address : 23-577
 Street : KINSTER ROAD
 Colony : D.Y. COLONY
 Ward : 52
 Circle : 7
 City : Hyderabad
 District : Hyderabad
 Annual Income (Rs.) : 191,000
 LPG Consumer No. (I) : NE64358(Single)
 LPG Dealer Name (I) : Bhadrachal Enterprises (CC)
 LPG Consumer No. (II) :
 LPG Dealer Name (II) :

For MEHTA & MODI HOMES

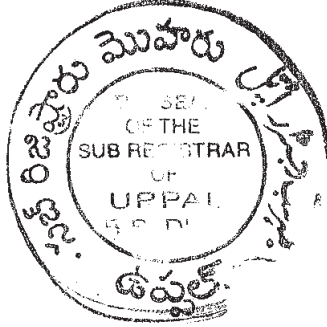

 Partner

For MEHTA & MODI HOMES


 Partner

వ పుస్తకము 22.9.6/సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 7

పబ్-రిజిస్ట్రా-స.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAMAKUMARI SARIKONDA

RANGRAJU SARIKONDA

21/09/1963

Permanent Account Number

BBGPS0362R

SRK
Signature



02082005

S. Ramakumari

...వ. పుస్తకము... 796/10 సంగీత
దస్తావేజాల మొత్తం కాగితముల
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సర్-రిజిస్ట్రార్

