

7683/11

7652 of 2011



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

V 597754

S.No. 6345 Date 28/11/2011
 Sold to P. Suresh
 S/o. P. Suresh
 For Whom Mehta & Modi Homes

K. SATISH KUMAR
 Licenced Stamp Vendor
 LIC.No.15-18-013/2000
 REN.No.15-18-016/2009
 H.No.5-2-30, Premavathipet (V),
 Rajendranagar Mandal,
 Rang Reddy District.
 Ph.No.9349355156

SALE DEED

This Sale Deed is made and executed on this the 11th day of Nov, 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

1. Mr. DEV KUMAR MAHAPATRO, SON OF Mr. KAILASH CHANDRA MAHAPATRO, aged about 32 years, Occupation: Service
2. Mrs. SHREE MAHAPATRO, WIFE OF Mr. DEV KUMAR MAHAPATRO, aged about 30 years, both are residing at Plot No. 13, Defence R & D Enclave, Sikh Village, Secunderabad - 500 009, 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

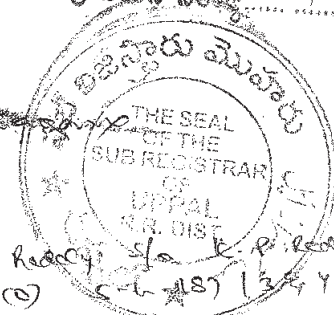
Page-1 -

Partner

Partner

1991 వ సం॥ నవంబరు 11
 1992 వ.శ. 2008 మాసము 20 తేది
 పగలు 2 మదియ 3 గంటల మధ్య
 డిప్యూటీ సబ్-రిజిస్ట్రార్ ఆఫ్ సబ్-రెజిస్ట్రార్
 శ్రీ K. P. Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన పాటగ్రాఫులు
 మరియు వేదికలపై సహకారాలు చేసి
 ముసుము రూ॥ 4200/- చెల్లించినారు.
 Receipt No. 996365 Dt. 11.11.11
 M. Habsiguda Branch Sec'bad
 ప్రాసెస్ లు పూర్తి అయ్యాయి
 ఎవరైనా అడిగితే
 నిరూపించవలసింది.

ప పుస్తకము 201 వ సం॥ గు రహితేజ వెం. 7652/11
 ప్రజంజెంటు దాఖలు పరచిన కేసుల సం॥ 10
 ఈ కారితపు వరుస శుంఖం



K. Prabhakar Reddy S/o K. P. Reddy
 Occ: Service (C) 5-6-187/134 Y, 2nd floor
 Soham Mansion, M.G. Road, Sec'bad, Through
 GPa for Presentation of documents, vide GPa
 No. 166/15K/10, Dt. 03.09.2010 at SRO, Uppal
 R.R. District

1) Mr. Suresh I/o Mellich sec Annu
 H. No 2-14/A Panel A

2) Venkatesh Reddy S/o. Late Sujji Reddy
 Occ: Service R/o. N-181/2, Road No. 2
 Green Hills Colony, Saroornagar
 H. No. 2 A B.

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.

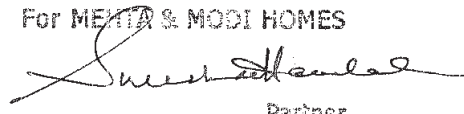
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner

వ పుస్తకము 171 వ పంపు దస్తావేజు నెం. 7652/11
 ప్రజాపంతులు డాక్టరు పరచిన కాగితముల సం. 18
 ఈ కాగితపు వరుస సంఖ్య 2
 సబ్-రిజిస్ట్రార్.

ENDORSEMENT

Certified that the following amounts have
 been paid in respect of the document by
 Challan No. 796365 Dt. 11/11/11

I. Stamp Duty:

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

Rs. 100/-
 Rs. 41900/-
 Rs. —
 Rs. —

II. Transfer Duty:

1. In the Shape of Challan
2. In the Shape of Cash

Rs. 16800/-
 Rs. —

III. Registration Fee:

1. In the Shape of Challan
2. In the Shape of Cash

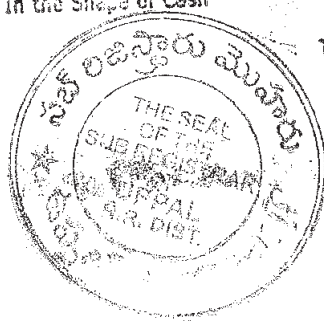
Rs. 4200/-
 Rs. —

IV. User Charges:

1. In the Shape of Challan
2. In the Shape of Cash

Rs. 100/-
 Rs. —

TOTAL Rs. 63100/-



Out. 11/11/11
 63100/-

- 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. 344, admeasuring 210 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 8,40,000/- (Rupees Eight Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

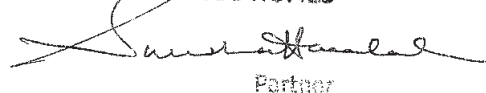
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 344, admeasuring 210 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. 8,40,000/- (Rupees Eight Lakhs Forty 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ. పుస్తకము 201 ప సంపు దస్తావేజు నెం. 7652/11
 ప్రజంటించు వాఖలు ఈనెల కారితముల సం.....10.
 ఈ కారితపు పరపు సంఖ్య..... 3

వబ్-రిజిస్ట్రార్.

Section 42 of Act II of 1908
 No. 7652 of 201 Date 11/11/11

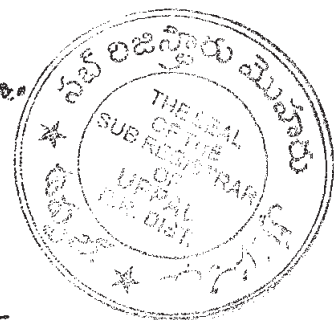
I hereby certify that the proper deficiency stamp duty of Rs. 58,700/-
 Seven hundred and eighty eight thousand
 has been levied in respect of this instrument
 from Sri. K. R. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 8,40,000/- being
 higher than the consideration agreed Market Value.

V.R.O. Uppal

11/11/11

Sub Registrar

and Collector U/S 41 & 42
 INDIAN STAMP ACT



REGISTRATION ENDORSEMENT

An amount of Rs. 58,700/- towards Stamp Duty
 including Transfer Duty and Rs. 4200/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 996365

Dated 11/11/11 at SBH Havelguda Branch Sec'bad
 SBH Havelguda A/c. 02191012432 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. 63,000/- is paid by way of challan No. 996365, dated 11.11.2011, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 344, admeasuring about 210 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	30' wide road
South	Park
East	Park
West	30' wide road

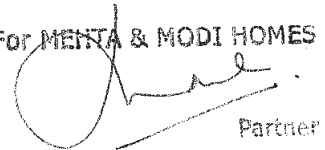
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For MEHTA & MODI HOMES

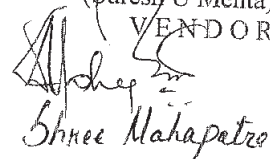

Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES


Partner

(Suresh U Mehta)
VENDOR


BUYERS

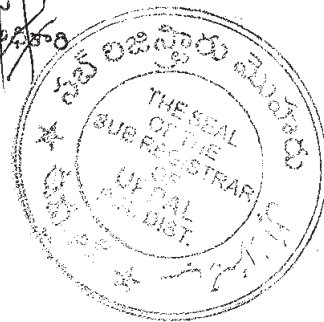
BUYERS

వ పుస్తకము 401 వ సంపుట దస్తవేజు నెం. 7652/11
 ప్రబంధించి దాఖలు పరచిన కారితముల సం. 10
 ఈ కారితపు పేరున సంఖ్య..... 4

నబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం. 7652/11
 నెంబరుగా రిజిస్టరు చేయబడిన స్థానికు నిమిత్తం
 గుర్తింపు నెం. 7652-1-2011 ఉత్తరమైనది.
 2011 సం. నిమిత్తం సం. 11 తేది.

రిజిస్టరింగు ఆఫీసరు



REGISTRATION PLAN SHOWING

PLOT NO. 344, 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:

1. MR. DEV KUMAR MAHAPATRO, SON OF MR. KAILASH CHANDRA MAHAPATRO

2. MRS. SHREE MAHAPATRO, WIFE OF MR. DEV KUMAR MAHAPATRO

REFERENCE:**AREA:**

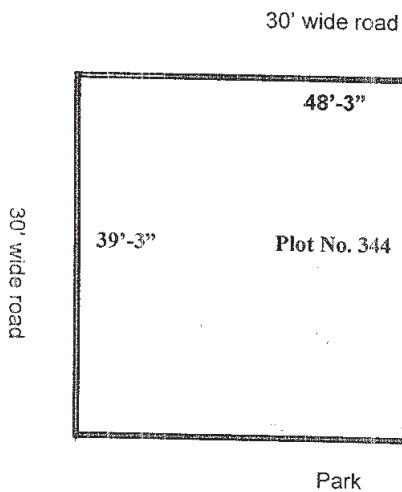
210

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

**EXCL:**

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner**WITNESSES:**

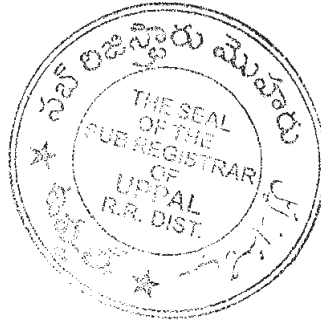
- 1.
- 2.

SIG. OF THE VENDOR

SIGN. OF THE BUYER

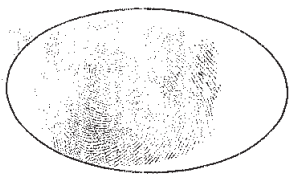
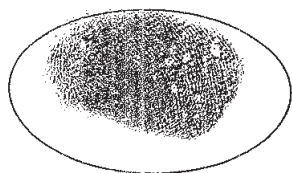
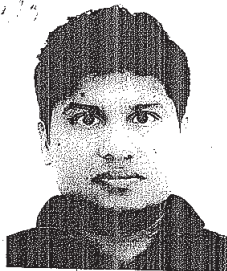
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ప్రజుండెంబు ధాశాలు పఠచిన కాగితముల సం..... 10
ఈ కాగితపు వరుస సంఖ్య..... 5

సబ్-రిజిస్ట్రార్.



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF 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
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.

BUYERS:

1. MR. DEV KUMAR MAHAPATRO
S/O. MR. KAILASH CHANDRA MAHAPATRO
R/O. PLOT NO. 13
DEFENCE R & D ENCLAVE
SIKH VILLAGE
SECUNDERABAD - 500 009

2. MRS. SHREE MAHAPATRO
W/O. MR. DEV KUMAR MAHAPATRO
R/O. PLOT NO. 13
DEFENCE R & D ENCLAVE
SIKH VILLAGE
SECUNDERABAD - 500 009

SIGNATURE OF WITNESSES:

1.

2.

MODI HOMES

For MEHTA & MODI HOMES

Partner

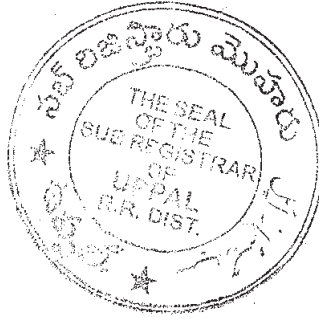
SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

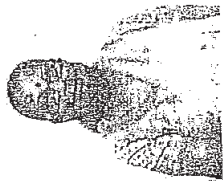
Shree Mahapatro

వ పుస్తకము కింది వ సంగిపు దస్తావేజు నెం. 7.652/11
ప్రజలకు తెలియజేయు వారముల కాలముల నం. 10.
ఈ కాలముల వారముల పంఖ్య. 6

చిట్-రిజిస్ట్రార్.



Family Members Details			
S.No	Name	Relation	Date of Birth
2	Kusum	Wife	06/07/51
3	Hari	Son	15/12/81

D.P.L. No. 114
 BHARAT SCOUTS & GUIDES - II
 16/02/2006
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
 ABBPM6725H
 NAME
 SOHAN SATESH MODI
 FATHER'S NAME
 SATESH HANMUL 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 KANLI
 15/01/1974
 Permanent Account Number
 AWSPP8104E
 भारत सरकार
 GOVT OF INDIA
 Signature

HOUSEHOLD CARD
 Card No. : FAP/688/30016
 EP Stamp No. : 815
 Name of Head of Household : Mehta Suresh
 Date of Birth : 13/12/1944
 Occupation : Cus. Business
 Address/House No. : 23-577
 Street : MEISTER ROAD
 Colony : D.V. COLONY
 Ward : 2
 Circle : 8
 Annual Income (Rs.) : 190,000
 LPG Consumer No. (C) : 8846359 (Single)
 LPG Dealer Name (D) : Narayana Engineering, JEC
 LPG Consumer No. (D) :
 LPG Dealer Name (E) :

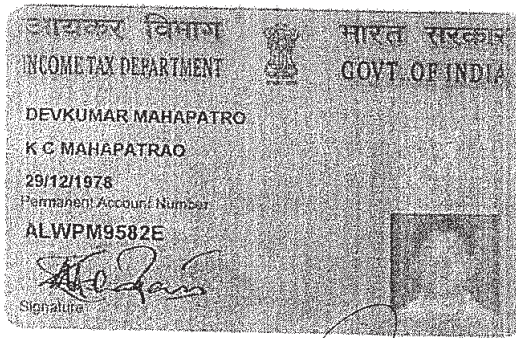
For MEHTA & MODI HOMES
 Partner

For MEHTA & MODI HOMES
 Partner

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం.....7652/11
(ప్రజుండెంటు లాఠిలు పరచిన ౬ గిరముల సం.....10 ,
ఈ కాగితపు వయస్సు సం.....7 ..

సబ్-రజిస్ట్రార్.

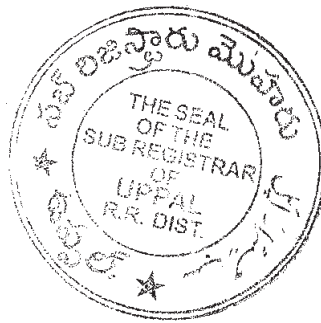




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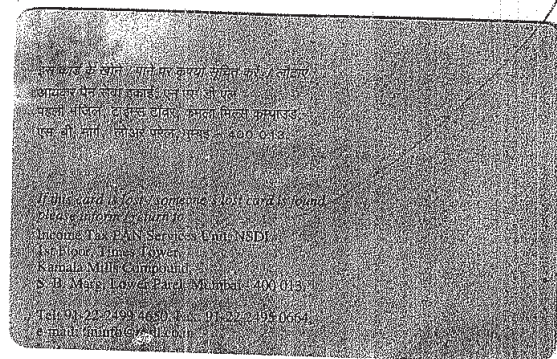
వస్తువుకము 2011 వ సం॥పు దస్తావేజు నెం...7652/11
ప్రజంధెంతు దాఖలు పరచిన కాగితముల సం...10..
ఈ కాగితపు వయస్సు సంఖ్య...8

సబ్-రిజిస్ట్రార్.



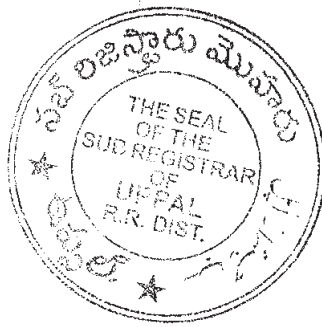


Shree Mahapatra



వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం...7652/11
(ప్రజాపరిపాలన దాఖలు పరచిన కారితముల సం...10
ఈ కారితపు వయస సంఖ్య.....9

నబ్-రిజిస్ట్రార్.





For MERTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

వ పుస్తకము 201 వ పంపు దశావళి నెం...7652/111
ప్రజుండెండు రాశిలా పరచిన లెగిడము సం...10.
ఈ కాగితపు వరుస సంఖ్య...10.
పబ్-రిజిస్ట్రార్.

