

ORIGINAL

4789

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ Meer B. Mehta

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	3954000	3954000			Chavlapaly
స్థాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	3954/13				
రిజిస్ట్రేషన్ రుసుము	18725				
లోటు స్థాంపు (D.S.D.)					
GHMC (T.D.)	149300				
యుజర్ ఛార్జీలు					
అదనపు పీట్లు	100				
5 x	56135				
	1				
మొత్తం	224700				

(అక్షరాల Ni/)

రూపాయలు మాత్రమే)

తేది 24/9

వాపసు తేది _____

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 655876

Sl.No. 4900 Dt: 21-09-2013

Sold to: Meet B. Mehta

S/o./W/o./D/o. Late Bharat U. Mehta

For Whom: Self

CH. SHRAVANI

Licensed Stamp Vendor

Licence No. 15-31-029/2013

House On P.No. 21, W.S. Colony,
Abdullapurmet (V), Hayathnagar (M),
R.R. Dist - 501 512,

SALE DEED

This Sale Deed is made and executed on this the 24th day of September 2013 at SRO, Kapra, Rang Reddy District by and between:

1. Mr. Meet B. Mehta, Son of Late Bharat U. Mehta, aged about 37 years, Occupation: Business, residing at # Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad - 500 003., hereinafter referred as the 'Vendor'.
2. M/s. Mehta & Modi Homes, 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 Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 43 years, Occupation: Business and Mr. Sudhir U. Mehta, S/o. Late Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred as the 'Consenting Party'.

IN FAVOUR OF

Mr. Bhavya Bhatnagar, Son of Mr. Pradeep Kumar Bhatnagar, aged about 32 years, Occupation: Service, residing at # Flat No. 502, Sai Santhosh Residency, Keemti Colony, Tarnaka, Hyderabad., hereinafter called the "Vendee". (The expression Vendor, Consenting Party and Vendee, where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

Meet

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Sudhir

Book - 1 CS Number 4122 of 2013 of SRO, Kapra

Regular document number 3954 of year 2013

Sheet 1 of 10 Sheets

Signature of Joint SubRegistrar
Kapra

Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18725/- paid between the hours of 2 and 5 on the 24th day of SEP, 2013 by Sri Meet B Mehta

Execution admitted by (Details of all Executants/Claimants of Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1526-1-2013-4122]BHA	BHAVYA BHATNAGAR FLATNO.502 SAI SANTHOSH RESIDENCY, TARNAKA HYD	
2	EX		 [1526-1-2013-4122]MEET	MEET B MEHTA PLOTNO.21 BAPUBAGH CLY P.G.ROAD, SEC BAD	
3	EX		 [1526-1-2013-4122]IV/10 K	GPA NO.166/BK-IV/10 K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, M.G.ROAD SEC BAD	

Identified By Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2013-4122]K.HA	K.HARI NARSIMHA KUMAR R/O.202,DECO RESIDENCY,NACHARA M,HYD.	
2		 [1526-1-2013-4122]VIKAS	VIKAS KUMAR OJHA R/O.D.NO.D4,BOLLARA M,SEC-BAD.	

Signature of Joint SubRegistrar

Kapra

24th day of September, 2013



WHEREAS:

A. The Vendor is the absolute and exclusive owner of the land bearing Plot No.366, admeasuring about 198 sq. yds., of Sy. No. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, by virtue of registered sale deed bearing document no.6805/2010, dated 14.09.2010, registered at the office of the Sub-Registrar, Uppal, hereinafter referred as Scheduled Plot and is more fully described at the foot of the document.

B. Originally, the larger piece of land in which the Schedule Plot is situated belonged to a partnership firm M/s. Mehta & Modi Homes (Consenting Party herein) having purchased the same by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	09.11.2005	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.,

C. M/s. Mehta & Modi Homes have entered into an Development Agreement with Mrs. 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 Mrs. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the M/s. Mehta & Modi Homes bearing document no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.

D. The larger piece of land admeasuring Ac. 8-37.5 Gts., 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 which was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.

E. The Consenting Party had sold the Schedule Plot to the Vendor on certain terms and conditions contained in the deeds executed between them. The Vendee herein has agreed to purchase the Schedule Plot and has requested the Consenting Party to jointly execute this deed in his favour. Amounts paid by the Vendee to Vendor or the Consenting Party shall be deemed to be towards consideration for the Schedule Plot. Distribution of the receipts between Vendor and the Consenting Party shall be their internal matter and they shall not raise any objections hereafter.

F. The Vendee is desirous of purchasing a plot of land bearing no.366, admeasuring 198 sq. yds. along with semi-finished construction having a total built-area of 1883 sft.,(built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.37,45,000/- (Rupees Thirty Seven Lakhs Forty Five Thousand Only).

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

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Regular document number 3954 of year 2013

Signature of Joint Sub Registrar
Kapra

Sheet 2 of 10 Sheets

Endorsement:

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	205875	0		0	205975
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	18725	0		0	18725
User Charges	NA	95	0		0	95
Total	100	224695	0		0	224795

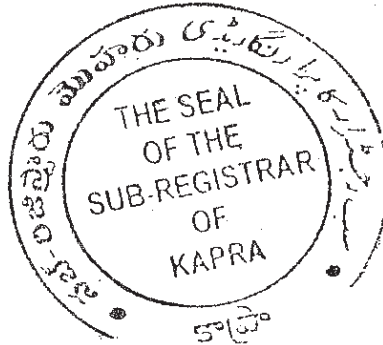
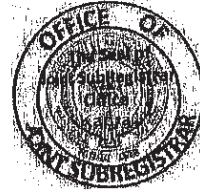
Rs. 205875/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18725/- towards Registration Fees on the chargeable value of Rs. 3745000/- was paid by the party through Challan/BC/Pay Order No ,904500 dated ,24-SEP-13.

Date

24th day of September 2013

Signature of Registering Officer

Kapra



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 366, admeasuring 198 sq. yds., along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) 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. 37,45,000/- (Rupees Thirty Seven Lakhs Forty Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot/bungalow 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/bungalow.
3. The Vendor further covenant that the Schedule Plot/bungalow 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/bungalow 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/bungalow, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot/bungalow 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/bungalow 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/bungalow 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. The Consenting Party has no objection to the transfer of the Schedule Plot/ bungalow by the Vendor in favour of the Vendee and shall not make any claims against the Vendee with respect to sale of this plot on a later date.

For MEHTA & MODI HOMES

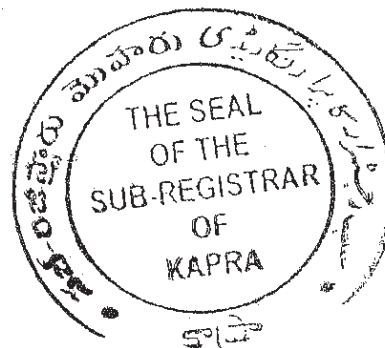
Partner

For MEHTA & MODI HOMES

Partner

[Signature]

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Regular document number 3954 of year 2013
Signature of Joint SubRegistrar
Kapra
Sheet 3 of 10 Sheets



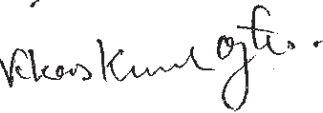
SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 366 admeasuring about 198 sq. yds. (Built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) along with semi-finished construction having a total built-area of 1883 sft., 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, Chinna Cherlapally Village, (Old Village), Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 367
South	Plot No. 365
East	Open Land
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



VENDOR

For MEHTA & MODI HOMES

Partner

CONSENTING PARTY



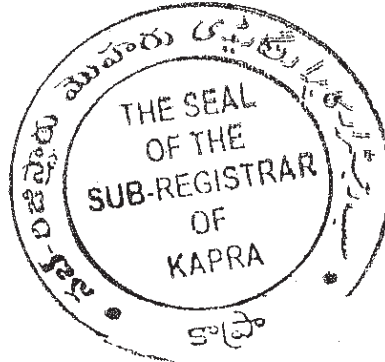
VENDEE

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Regular document number 3954 of year 2013

Signature of Joint Sub-Registrar
Kapra

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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No.366 in the project known as "Silver Oak Bungalows Phase-III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Chinna Cherlapally (Old Village), Ghatkesar Mandal, Ranga Reddy District
- (a) Nature of the roof : R. C. C. (G+1)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 198 sq. yds.
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 233 Sft
- b) In the Ground Floor : 807 Sft
- c) In the First Floor : 843 Sft
- Total Built up Area :** 1883 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 37,45,000/-

Date: 24.09.2013

For MEHTA & MODI HOMES

Partner

Signature of the Executants

For MEHTA & MODI HOMES

Partner

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 MEHTA & MODI HOMES

Partner

Signature of the Executants

For MEHTA & MODI HOMES

Partner

Date: 24.09.2013

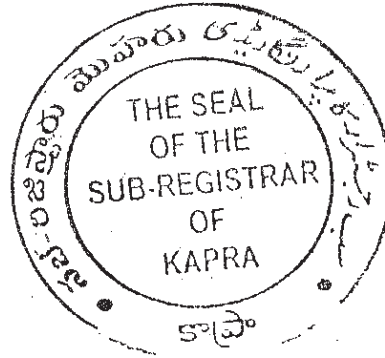
Bhargava

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Regular document number 3904 of year 2013

Signature of Joint SubRegistrar
Kapra

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REGISTRATION PLAN SHOWING

IN SURVEY NO.

31, 40(P), 41(P), 42, 44, 45 & 55

PLOT NO. 366, FORMING A PART

Situated at

CHINNA CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR:

MR. MEET B. MEHTA, SON OF LATE BHARAT U. MEHTA

CONSENTING PARTY:

M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SUDHIR U. MEHTA, S/O. LATE UTTAMLAL MEHTA

BUYER:

MR. BHAVYA BHATNAGAR, SON OF MR. PRADEEP KUMAR BHATNAGAR

REFERENCE:

AREA:

198

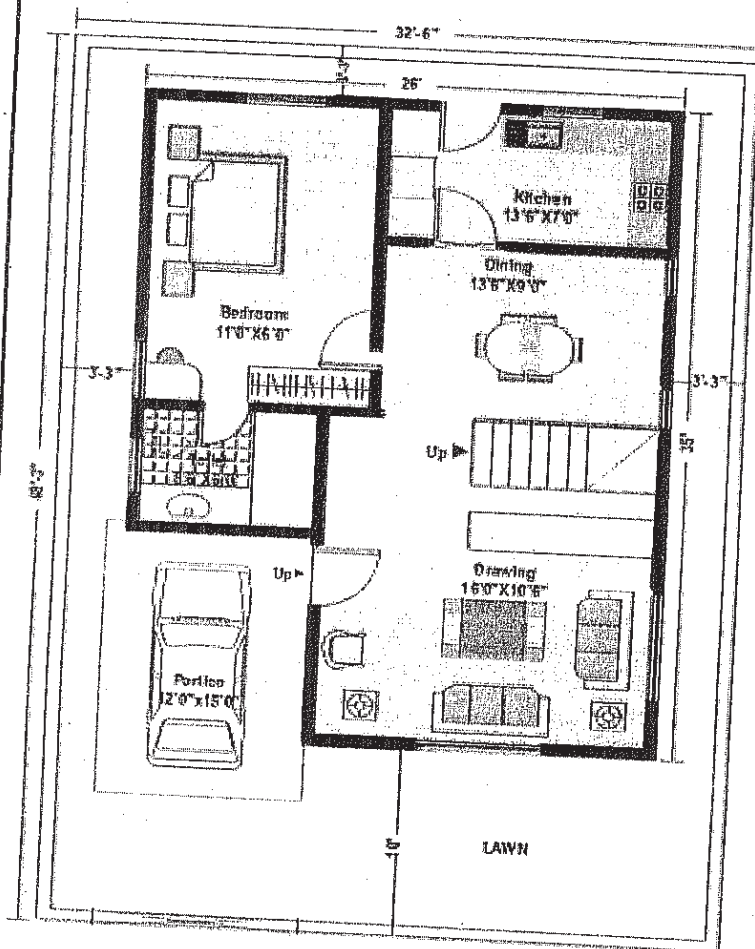
SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

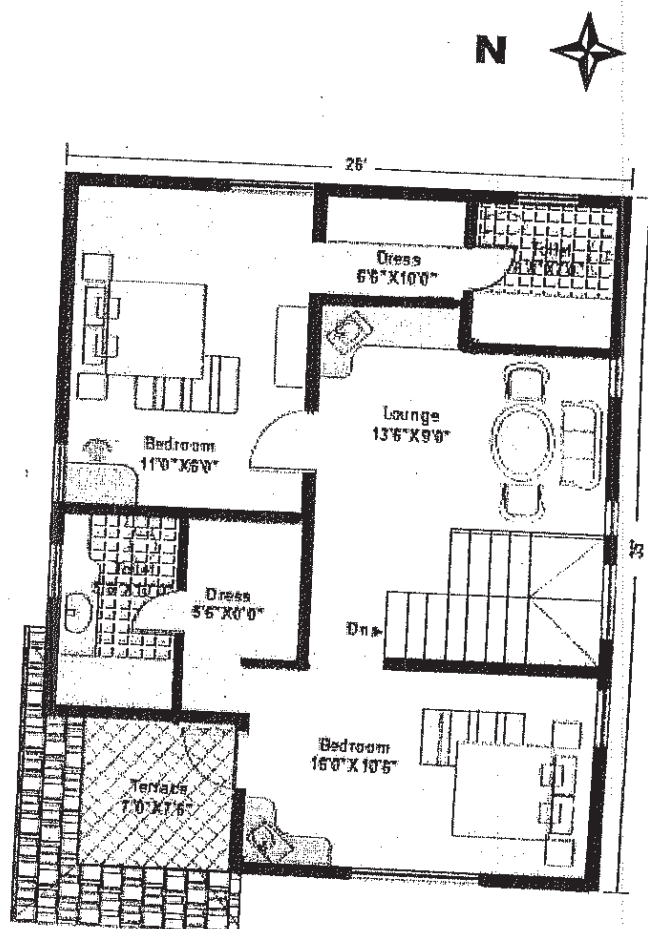
EXCL:



Built up area : 1883 Sft



Ground Floor Plan



First Floor Plan

BOUNDARIES:

North: Plot No. 367
South: Plot No. 365
East: Open Land
West: 30' wide road

WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR
For MEHTA & MODI HOMES

SIG. OF THE CONSENTING PARTY

SIGN. OF THE BUYER

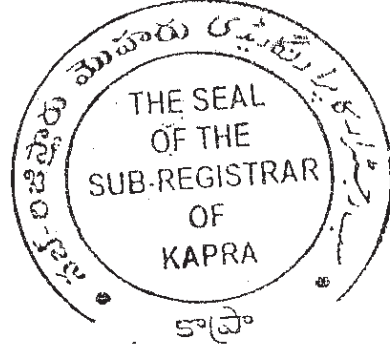
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Regular document number 3954 of year 2013

Signature of Joint SubRegistrar

Kapra

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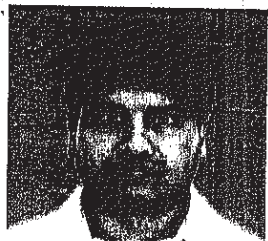
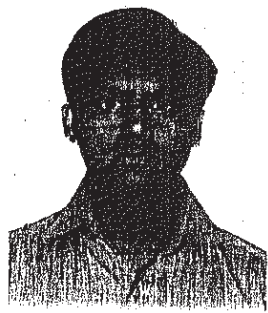


PHOTOGRAPHS AND

PRINTS AS PER SECTION 32A OF ON ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

SHRI. MEET B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. # PLOT NO. 21
BAPUBAGH COLONY
PENDERGHAST ROAD
SECUNDERABAD - 500 003

CONSENTING PARTY:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

2. MR. SUDHIR 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. BHAVYA BHATNAGAR
S/O. MR. PRADEEP KUMAR BHATNAGAR
R/O. # FLAT NO. 502
SAI SANTHOSH RESIDENCY
KEEMTI COLONY
TARNAKA
HYDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

VENDOR

SIGNATURE(S) OF BUYER(S)

For MEHTA & MODI HOMES

Partner
For MEHTA & MODI HOMES

SIGNATURE OF THE CONSENTING PARTY

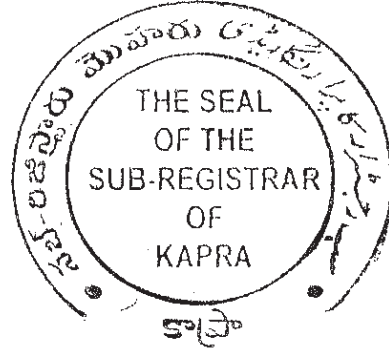
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Regular document number 3954 of year 2013

Signature of Joint SubRegistrar

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Kapra



VENDOR:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADKPM7095C

नाम /NAME
MEET BHARAT MEHTA

पिता का नाम /FATHER'S NAME
BHARAT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
03-07-1976

हस्ताक्षर /SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

Meht

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

MEHTA AND MODI HOMES

20/08/2002
Permanent Account Number
AAJFM0647C

Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SONAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1988

हस्ताक्षर /SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For MEHTA & MODI HOMES

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6739K

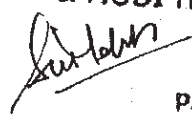
नाम /NAME
SUDHIR UTTAMLAL MEHTA

पिता का नाम /FATHER'S NAME
UTTAMLAL RAQHAV MEHTA

जन्म तिथि /DATE OF BIRTH
16-07-1958

हस्ताक्षर /SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For MEHTA & MODI HOMES

Partner

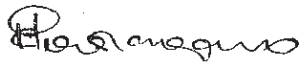
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPF8104E

Signature



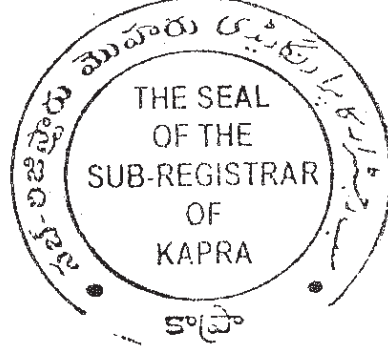
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Regular document number 3954 of year 2013

Signature of Joint SubRegistrar

Kapra

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Witness

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
DLFAP029375222006
HARI NARASIMHA RUMAR K
NARAYANA RAO
HNO 202 DECO RESIDENCY
KARTIKEYA NAGAR
NACHARAM
UPPAL
RANGA REDDY 500076

Signature
Issued On: 14/08/2012

Licensing Authority
RTA RANGAREDDY EAS

Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity Transport 13/08/2017

Date of Validity Badge No.

Reference No. DLRAP029961312

Original LA. RTA RANGAREDDY EAST

Date of First Issue 09/11/2006

Date of Birth 19/08/1950

Blood Group

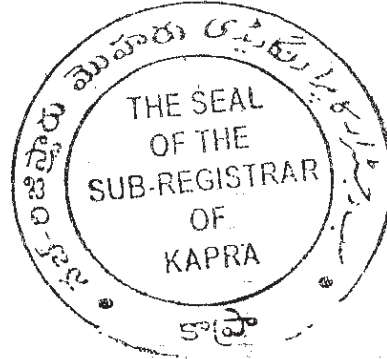
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Bumer:

भारत सरकार
GOVERNMENT OF INDIA
MINISTRY OF ROAD TRANSPORT AND HIGHWAYS
भारत सरकार
GOVERNMENT OF INDIA
MINISTRY OF ROAD TRANSPORT AND HIGHWAYS
26/11/2011
ANDHRA PRADESH
RANGA REDDY

Bharg

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Regular document number 3954 of year 2013
Signature of Joint Sub Registrar
Sheet 9 of 10 Sheets Kapra



HYDAD07627707

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Regular document number 3954 of year 2013

Signature of Joint SubRegistrar
Kapra

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