

8317/11

Dolt no: 8285/2011



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 972138

66950 08/11/2011 100/-

Ramey

C.V. Rao

Mehta & Modi Homes

K. SATISH KUMAR
 Licensed Stamp Vendor
 1, 2nd Floor, 10-11/2009
 10-11/2009
 10-11/2009 (V),
 Rang Reddy District,
 Rang Reddy District,
 Pin-5042058156

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

Partner

Partner

Page-1 -

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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 401 వ పం||పు దస్తావేజు నెం. 8285
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 ఈ కాగితపు పరుస సంఖ్య..... 2
 నబ్-రిజిస్ట్రార్.

ENDORSEMENT
 Certified that the following amounts have
 been paid in respect of the document by
 Challan No. 902488 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. 15 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/-



- 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:

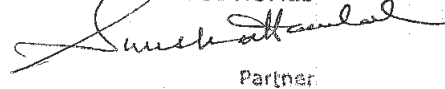
1. The Vendor do hereby convey, transfer and sell the Plot No. 378, admeasuring 310 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot 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 పంపు దస్తావేజు నెం. 8285/11
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Post under Section 42 of Act II of 1908
 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. 120000/- being
 higher than the consideration agreed Market
 Value.

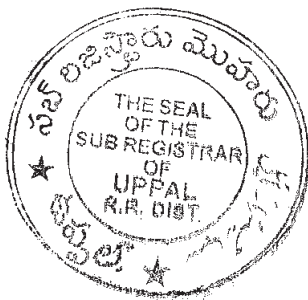
V.R.O. Uppal

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 902455
 Dated 28/11/11 At SBH Habsiguda Branch Sec'bad
 SBH Habsiguda A/c. 52191012432 of SRO Upp.



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. 902451, 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. 

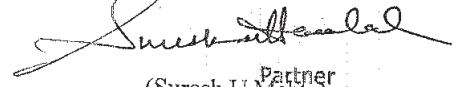
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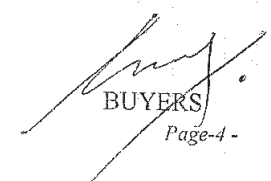
For MEHTA & MODI HOMES


Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES


Partner
(Suresh U Mehta)
VENDOR


BUYERS

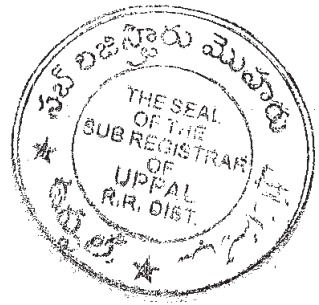
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నబ్-రిజిస్ట్రార్.

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రిజిస్టరింగు 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:**

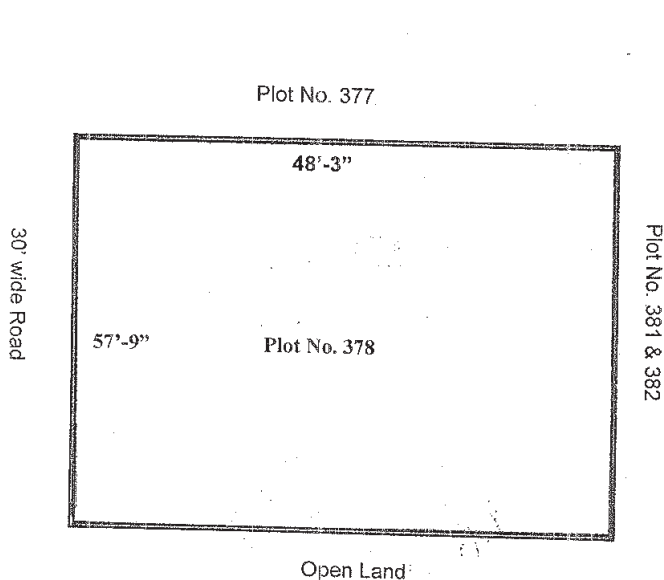
310

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

**EXCL:****WITNESSES:**

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

PartnerSIGN. OF THE VENDOR

న పుస్తకము 201 న సం||పు దస్తావేజు నెం. 8285 |
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సబ్-రిజిస్ట్రార్.

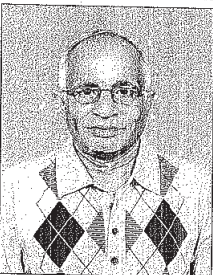
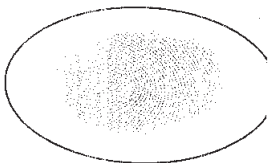
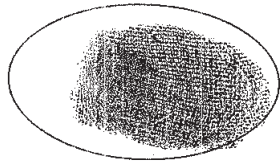


PHOTOGRAPHS A

INTS 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. RAMESH KARAM
R/O. PLOT NO. 80
FLAT NO. 102, S.B.I COLONY
AYODHYANAGAR, MEHDIPATNAM
HYDERABAD - 500 028

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

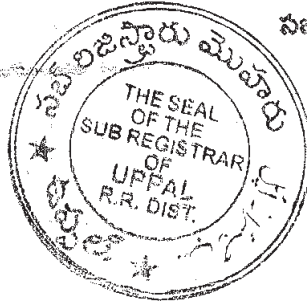
SIGNATURE OF THE EXECUTANTS

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.

x

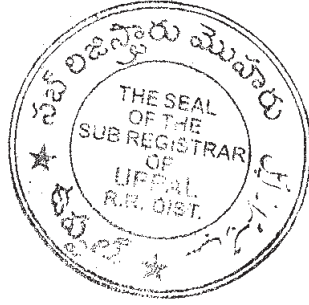
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సబ్-రిజిస్ట్రార్.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SRI HARI SWAROOP NIDICHENAMETLA

SOMASUNDARA SASTRY
NIDICHENAMETLA
07/05/1982

Permanent Account Number

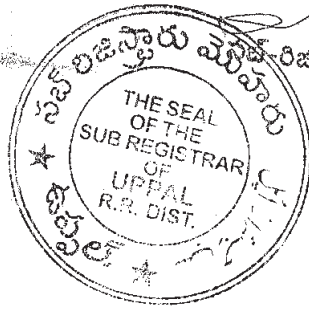
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Signature



27052011

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लौप नामिकों को सलाह दी जाती है कि वे अपने को निरन्तर भारतीय
कावे दें ।

किरी भी देना के साकर न केना बला। यह बालाचौड दासक या उपाधि लब्ध में श्री श्रेयस साहिब। बालों किरी भी उकार के केवलक या किरी लब्ध।

हो जाता था नष्ट हो जाने पर उसकी विधि-तन्त्रों परात में निजकृत
 तथा भिन्न प्रकार विदेश में हो। निजकृत भारतीय विचार को औपनि-
 शक्तीय धारित। निजकृत धर्मों के समान ही धर्मिक धर्मों की

RESIDENT ABROAD ARE ADVISED TO REGISTER AT THE NEAREST INDIAN MISSION / POST.

AND NOT BE SENT OUT OF ANY COUNTRY BY POST.
THE CUSTODY EITHER OF THE HOLDER OR OF
THE PASSPORT MUST BE MAINTAINED BY THE
HOLDERS OF THE PASSPORT IN ANY WAY.

DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATE TO THE NEAREST PASSPORT AUTHORITY IN THE HOLDER IS ABROAD) TO THE NEAREST INDIAN THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE L A REPLACEMENT PASSPORT BE ISSUED.

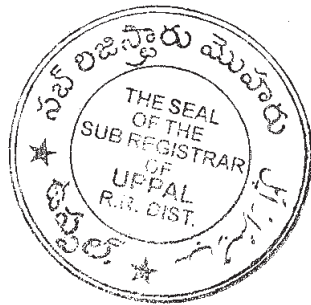
HYDRA-FLEX™

भारत गणराज्य REPUBLIC OF INDIA					
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	नाम /Name NIDICHENAMETLA				
	पूरा नाम /Given Name SOMASUNDARA SASTRY				
	जनता /Nationality INDIAN	लिंग /Sex M	जन्म तिथि /Date of Birth 01/07/1950		
	जन्म स्थान /Place of Birth KARIVENA				
	नारी कब्जे का स्थान /Place of Issue HYDERABAD				
	नारी कब्जे की तिथि /Date of Issue 29/01/2005		वैधता की तिथि /Date of Expiry 24/01/2015		
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Long

వ పుస్తకము 2014 త సం॥పు దస్తావేజు నెం. 8285/11
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సబ్-రిజిస్ట్రార్.

