

C.S.No: 7334/11

Doc No 7285 of 2011

382



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

V 597749

S.No. 63410 Date 28/10/2011

Sold to: Ramesh
S/o. B/w/o. Madhavi Reddy
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,
Ranga Reddy District.
Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 3rd day of November 2011 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 41 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Uttamlal Mehta, aged about 63 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. RAMESH CHANDA, SON OF Mr. VENKATESWARA RAO aged about 42 years, Occupation: Service, residing at 303, Santosh Residential Apts, Bhagyanagar Colony, Kukatpally, Hyderabad - 500 072, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

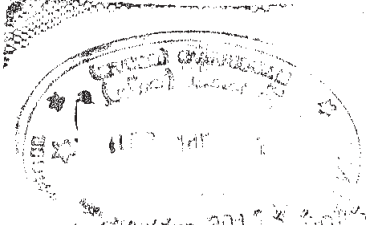
For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

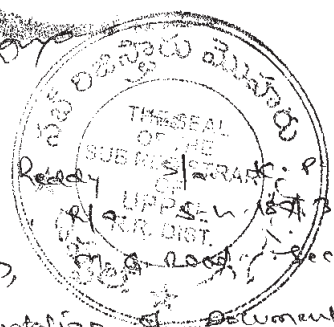
1933 వ సం॥...నవంబర్ 3...
 ప.శ.శా. 3085 మాసము. 12...తేది
 పగలు...2...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో



శ్రీ...K. P. Reddy...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన హాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 సుము రూ॥ 34 రూ॥...చెల్లించినారు.
 Receipt No. 996835 Dt. 3/11/2011
 Mhsiguda Branch, Sec'bad
 సానిటరీస్టాండ్ అండ్ న్యూ
 ఎడమ బొటానాలు

వస్తువులను 2011లో ఉపసాహిత్య గ్రామీణుల చేతి...
 ప్రజలెంటు దాఖలు చేయించి...
 ఈ కారితపు వరుస పంఖ్య...
 W
 సబ్-రిజిస్ట్రార్.

C. Prabhakar Reddy
 Occ: Service
 Sole mansion,



for the presentation of documents, vide G.O. No
 166/BK/10, dt. 03.09.10 at SRO, Uppal, R.R
 Dist.

విరూపిందారి
 ①

P. SREENIVASULU
 S/o. VENKATARAMAIAH
 SERVICE
 H.No. P-1-23/8/4/8
 Road No: 11,
 Veera Reddy Colony
 Boroluppet, Hyd-39.

②

M. BAPUJI,
 S/o Late Veera Venkatesh Rao.
 Plot NO 101, Podduni Enclave
 Street NO. 8, Habsiguda
 Hyderabad - 500 087.

2011 వ సం॥...నవంబర్ 3...
 1933 వ సం॥...3085 మాసము. 12...తేది

సబ్-రిజిస్ట్రార్.
 ఉప్పల్

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.

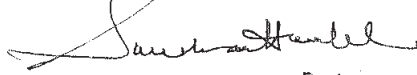
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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 Ms. 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 Ms. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము 201 వ సం. 7285/11
 సుజంటెంటు డాక్యుమెంట్ లోని పరిమితి సరిగ్గా ఉన్నది
 ఈ కాగితపు వరుస సంఖ్య 2

నబ్-రిజిస్ట్రార్.

ENDORSEMENT

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

Challan No. 996835, Dt. 3/11/2011

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. 34700/-
 Rs. -
 Rs. -

II. Transfer Duty:

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

Rs. 13920/-
 Rs. -

III. Registration Fee:

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

Rs. 3480/-
 Rs. -

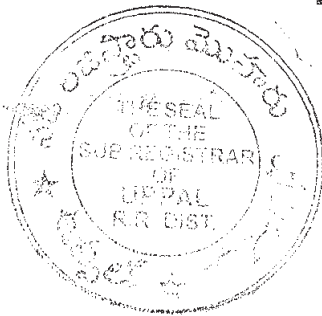
IV. User Charges:

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

Rs. 100/-
 Rs. -

TOTAL Rs. 52300/-

Sut. 10/11/11
 Opp. 10/11/11

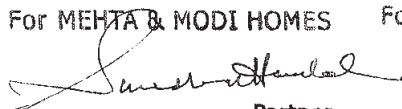


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed 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. 382, admeasuring 174 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 6,96,000/- (Rupees Six Lakhs Ninety Six 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. 382, 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. 6,96,000/- (Rupees Six Lakhs Ninety Six Thousand Only) issued by Axis Bank Ltd., Service 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం... 7285/11
 ప్రజలెందు రాఖలు పత్రమ కాగితముల సం... 10
 ఈ కాగితపు వరుస సంఖ్య... 3

పట్-రిజిస్ట్రార్.

Instrument under Section 42 of Act II of 1908
 No. 7285 of 201 Date 21/11/2011

I hereby certify that the proper deficit
 stamp duty of Rs. 48620/- Rupees forty
 eight thousand eight hundred and twenty only
 has been levied in respect of this instrument
 from Sri. K. P. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 496,000/- being
 higher than the consideration agreed Market
 Value.

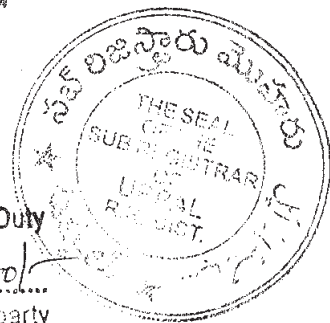
S. R. O. Uppal
 21/11/11

Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

REGISTRATION ENDORSEMENT

An amount of Rs. 48620/- towards Stamp Duty
 including Transfer Duty and Rs. 3480/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 996835

Dated 3/11/11 At SBH Habsiguda Branch Sec'bad
 SBH Habsiguda A/c. 52191012432 of SRO Uppal



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. 52,200/- is paid by way of challan No. 996835, dated 03.11.2011, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 382, admeasuring about 174 sq. yds., 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, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 381
South	Tot-lot area
East	30' wide road
West	Plot No. 378

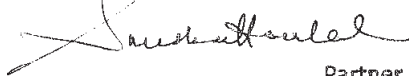
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

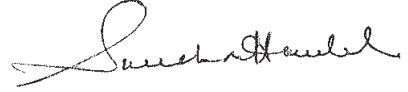
2. 

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


(Soham Modi)
Partner
VENDOR



(Suresh U Mehta)
VENDOR


VENDEE

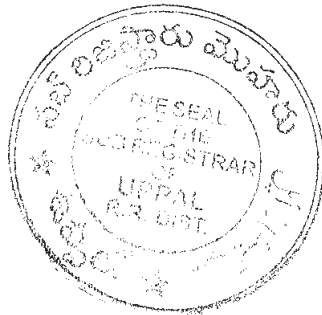
వ పుస్తకము 201 వ సం॥పు రిజిస్ట్రేషన్ నెం...7285/11
 ప్రజాబంధించు డాక్యుమెంట్ పరచిన కాగితముల సం...10..
 ఈ కాగితపు వరుస సంఖ్య.....4.....

సబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం॥పు...7285/2011
 నెంబరుగా రిజిస్ట్రేషన్ చేయబడిన స్కాపింగు నిమిత్తం
 గుర్తింపు నెంబరు 7285/11...2011వ్యవధివైపుది.
 2011 సం॥పు...3...చేది.....

రిజిస్ట్రేరింగు అధికారి

M.Y. RAHMAN
 I/c. SUB-REGISTRAR



REGISTRATION PLAN SHOWING		PLOT NO. 382, FORMING A PART	
IN SURVEY NO.	31, 40(P), 41(P), 42, 44, 45 & 55	Situating 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. RAMESH CHANDA, SON OF MR. VENKATESWARA RAO		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 174	SQ. YDS.	SQ. MTRS.	

Plot No. 381

Plot No. 382

Tot-Lot Area

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

WITNESSES:

1.

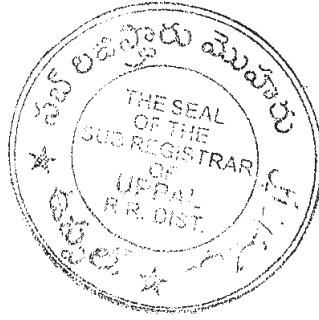
2.

SIG. OF THE VENDOR

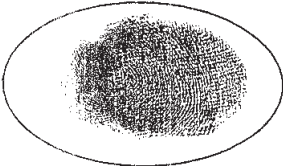
SIGN. OF THE BUYER

న పుస్తకము 201 వ సం॥పు దస్తావేజు నెం. 7285/11
సంబంధించు దాఖలు పరచిన కాగితముల సం. 10
ఈ కాగితపు వరుస సంఖ్య. 5

పబ్-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
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II 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, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<u>GPA FOR PRESENTING DOCUMENTS.</u> <u>VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:</u> 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.
			<u>BUYER:</u> MR. RAMESH CHANDA S/O. MR. VENKATESWARA RAO R/O. 303, SANTOSH RESIDENTIAL APTS BHAGYANAGAR COLONY KUKATPALLY HYDERABAD - 500 072

SIGNATURE OF WITNESSES:

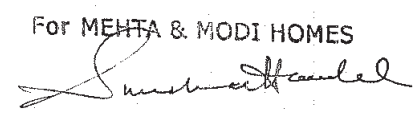
1. 
 2. 

For MEHTA & MODI HOMES



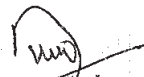
Partner

For MEHTA & MODI HOMES



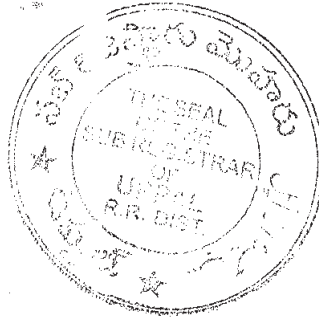
Partner

SIGNATURE OF THE EXECUTANTS


 SIGNATURE(S) OF BUYER(S)

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం..... 72857/11
ప్రజుంటెంటు దాఖలు పరచిన కారితముల సం..... 10
ఈ కారితపు వరుస సంఖ్య..... 6

నబ్-రిజిస్ట్రార్.



HOUSEHOLD CARD

Card No : PAP1677620817
P.P Shop No : 762

Name of Head of Household : Gangwal Samit
తండ్రి/దర్జా పేరు : సునీల్ కుమార్

Father/Husband name : Sushil Kumar
పుట్టిన తేదీ/Date of Birth : 20/Oct/71
వయస్సు/Age : 35
వృత్తి/Occupation : Own Business

బిల్.నెం./House No. : 8-2-293/82/A/1211
రోడ్ /Street : ROAD NO 60
Colony : JUBILEE HILLS
Ward : 8 / Ward- 8
Circle : పట్టణం 7 / Circle VII

జిల్లా /District : హైదరాబాద్ / Hyderabad
Annual Income (Rs.) : 100,000
LPG Consumer No. (1) : 620316/(Single)
LPG Dealer Name (1) : B S Enterprises, HPC
LPG Consumer No. (2) : 1805/Double
LPG Dealer Name (2) : Venkata Sai RAO

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/11/72	34
3	Samarth	Son	29/07/00	6

DPL No 102
Jubileo Hills club,
Jubilee Hills

27/01/2006
DPL in charge

**आयकर विभाग
INCOME TAX DEPARTMENT**

**भारत सरकार
GOVT OF INDIA**

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPB8104E

Signature

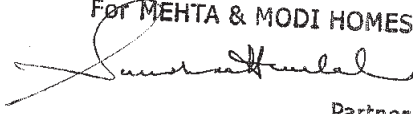
**PERMANENT ACCOUNT NUMBER
ABMPN6725H**

नाम / NAME
SOHAM SATISH MODI

पिता के नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

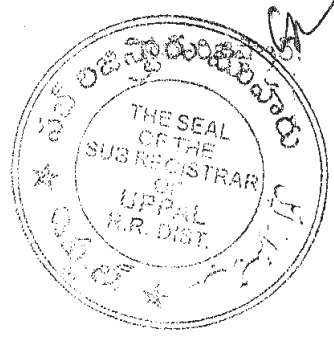
प्रमुख हस्ताक्षर / Signature
Chief Commissioner of Income Tax, Hyderabad

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

వ పుస్తకము 2011 వ సంవత్సరములో నెం...7785/11
ప్రజలెంటు దాఖలు పరచిన తారీఖునకు సం...10...
ఈ కాగితపు వరుస నంబరు...7...



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADDPC1004C	
	नाम / NAME RAMESH CHANDA	
	पिता का नाम / FATHER'S NAME VENKATESWARA CHANDA	
	जन्म तिथि / DATE OF BIRTH 12-06-1969	
हस्ताक्षर / SIGNATURE		 मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

న పుస్తకము 2011 వ సం॥పు రద్దీ చేజు నెం... 7285/11
ప్రజంటింటు దాఖలు పరచిన తాగితముల సం.. 10....
ఈ తాగితపు వరుస సంఖ్య... 8

సబ్-రిజిస్ట్రార్.

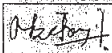


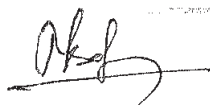
WITNESS NO.1

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SREENIVASULU PAVANI		
VENKATA RAMANAIAH PAVANI		
01/07/1961		
Permanent Account Number AUUPP3671Q		
Signature		



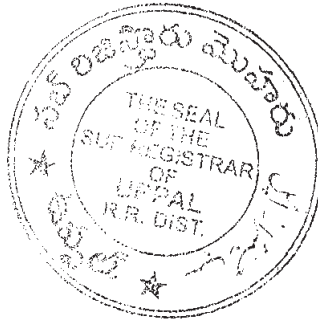
WITNESS NO.2

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	
ADYPM1333P	
नाम / NAME	
BAPUJI MANEM	
पिता का नाम / FATHER'S NAME	
VEERA VENKATA RAO MANEM	
जन्म तिथि / DATE OF BIRTH	
15-04-1948	
हस्ताक्षर / SIGNATURE	
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



వ పుస్తకము 201 వ సం॥పు రస్తావేజు నెం.....7285/11
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం.....10..
ఈ కాగితపు వరుస సంఖ్య.....9.....

నబ్-జిప్టార్.





For MEHTA & MODI HOMES

A handwritten signature in dark ink, appearing to read "Suresh Kumar", written over a horizontal line.

Partner

For MEHTA & MODI HOMES

A handwritten signature in dark ink, appearing to read "Rajesh Kumar", written over a horizontal line.

Partner

వ పుస్తకము 201 వ సం||పు రస్తావేజు నెం... 7285 / 11
ప్రజంటెంటు దాఖలు పరచిన తాగితముల సం... 10 ..
ఈ తాగితపు వరుస సంఖ్య... 10 ..
సబ్-రెజిస్ట్రార్.

