

ORIGINAL

7741

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Soham modi Ref by: K. prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale			14/11	14
దస్తావేజు విలువ	2200000			15/14	Charlapaty
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	1413/14				
రిజిస్ట్రేషన్ రుసుము	11000				
లోటు స్టాంపు(D.S.D.)	8900				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు	33000				
అదనపు షీట్లు	1				
5 x					
మొత్తం	132000				

RETURNED

DD NO - 008837

15/4

(అక్షరాల

12/1

తేది

15/4

రూపాయలు మాత్రమే)

వాపసు తేది

WOT
సబ్-రిజిస్ట్రార్

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.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Signature]

BF 279355

Sl.No. 3993 Dt: 14-11-2013

Sold to: RAMESH

S/o: NARASING RAO

For Whom: M/s. MEHTA & MODI HOMES

T. LALITHA

Licensed Stamp Vendor

LIC.No. 16-09-074/2012

Plot No.32.H.No.3-48-266

Kakaguda, Karkhana,

Cantonment Secunderabad

7842562342

SALE DEED

This Sale Deed is made and executed on this the 15th day of April 2014 at SRO, Kapra, 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 Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad., 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. Niranjana Banoth, Son of Mr. Rupla Banoth, aged about 41 years, residing at H. No. 3-114/A2, Birappa Nagar Thorur, Warangal - 506 163., 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

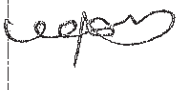
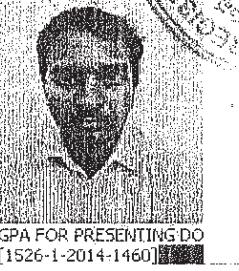
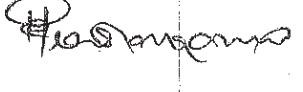
[Signature]

Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11000/- paid between the hours of 2 and 3 on the 15th day of APR, 2014 by Sri Soham Modi

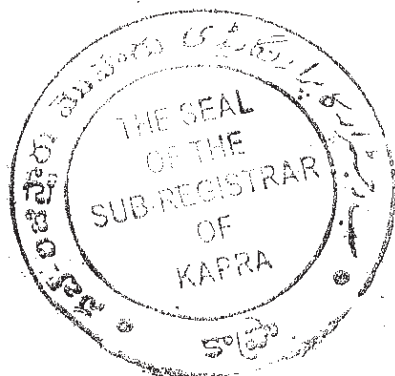
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			NIRANJANA BANOTH S/O. RUPLA BANOTH H.NO.3-114/A2, BIRAPPA NAGAR, THORRUR WARANGAL	
2	EX			GPA FOR PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION MG ROAD SEC BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA,HYD.	
2			D.RAMULU R/O.4-10,MONDRAI VILLAGE,KONDAKANDLA MANDAL,WARANAGAL DIST.	

15th day of April, 2014

Signature of Joint SubRegistrar
Kapra

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Joint SubRegistrar

Kapra

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, 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	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.,

- 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, 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 MENTHA & MODI HOMES



Partner

Endorsement:

Description of Fee/Duty	In the Form of					Total,
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0		120900	121000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		11000	11000
User Charges	NA	0	0		95	95
Total	100	0	0		131995	132095

Rs. 120900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11000/- towards Registration Fees on the chargeable value of Rs. 2200000/- was paid by the party through DD No ,8837 dated ,15-APR-14 of ,HDFC BANK/SEC-BAD

Date

15th day of April, 2014

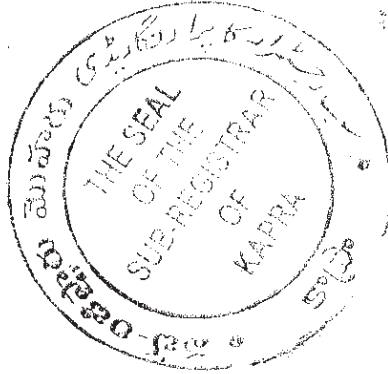
Signature of Registering Officer

Kapra

1936 SE 20 24 2014

1413 No. / R.H. 10363
 1413 1526
 1413 15
 2014 No. 1526

T. Nagaiah



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- 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.386, admeasuring 174 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 Property forming part of the Scheduled Land for a consideration of Rs.22,00,000/-(Rupees Twenty Two Lakhs 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.386, admeasuring 174 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, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Property 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.22,00,000/-(Rupees Twenty Two Lakhs Only) issued by HDFC Ltd., The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Property 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 Property.
3. The Vendor further covenant that the Schedule Scheduled Property 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 Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property / Bungalow to the Vendee.
5. Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Property unto and in favour of the Vendee in the concerned departments.

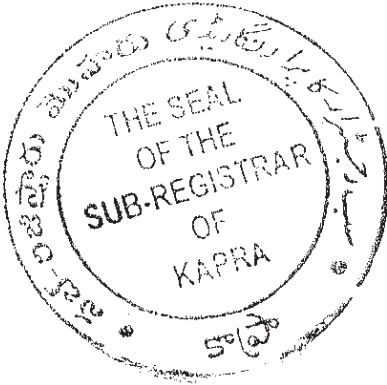
FOR MEHTA & MODI HOMES



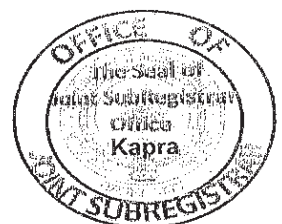
Partner

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Joint SubRegistrar
Kapra



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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.

SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 386, admeasuring about 174 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, 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. 385
South	Plot No. 387
East	Plot No. 392
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:

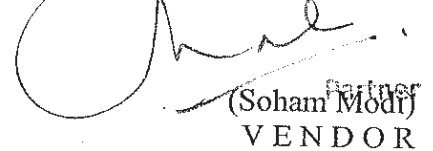
1.



2.



For MERITA & MODI HOMES


(Soham Modi)
VENDOR

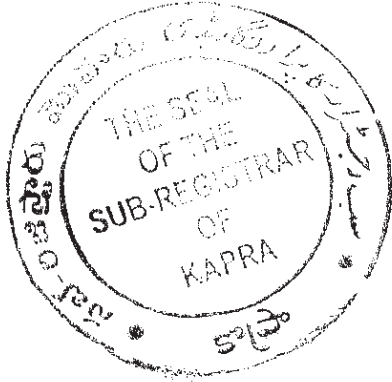
VENDEE

Bk - 1, CS No 1460/2014 & Doct No

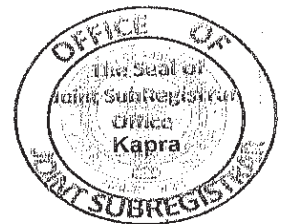
1413/2014 Sheet 4 of 9

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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No.386 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 Cherlapally 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 : 174 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. 22,00,000/-

Date: 15.04.2014

For MENTA & MODI HOMES

Partner

Signature of the Executants

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 MENTA & MODI HOMES

Partner

Signature of the Executants

Date: 15.04.2014

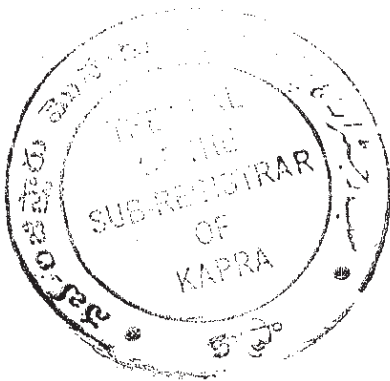


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REGISTRATION PLAN SHOWING

BUNGALOW ON PLOT NO. 386, FORMING A PART

IN SURVEY NOS. 31, 40(P), 41(P), 42, 44, 45 & 55**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.**VENDORS:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNER

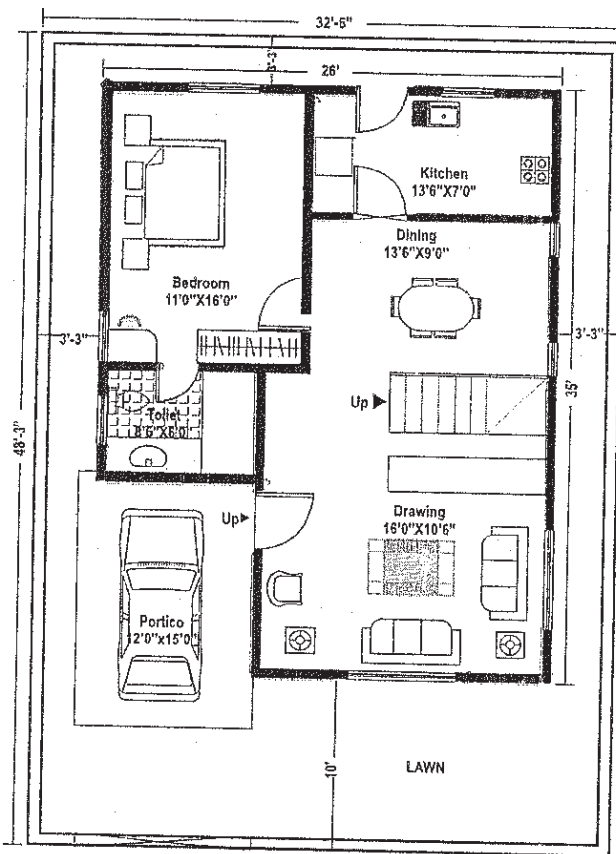
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MR. NIRANJAN BANOTH, SON OF MR. RUPLA BANOTH**REFERENCE:****AREA:**

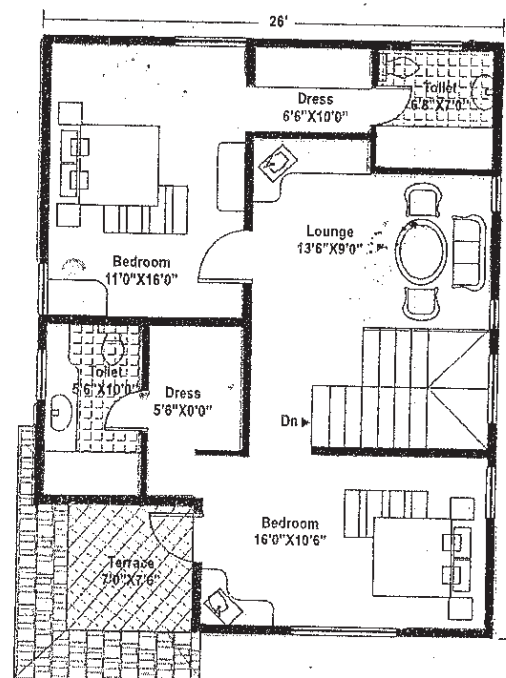
174

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Built up area : 1883 Sft



Ground Floor Plan



First Floor Plan

AREA STATEMENT

Ground Floor	807 sft.
First floor	843 sft.
Portico area	180 sft.
Terrace area	53 sft.
Total Area	1883 sft.

WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

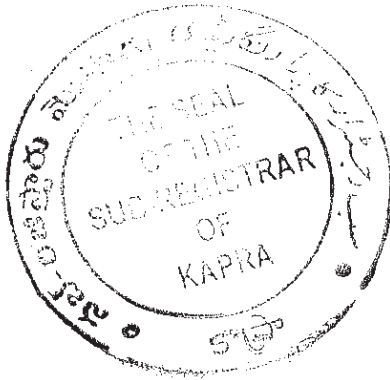
SIG. OF THE VENDOR**SIGN. OF THE BUYER**

Bk - 1, CS No 1460/2014 & Doct No

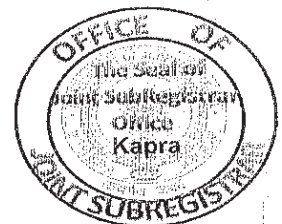
1413/2014 Sheet 6 of 9

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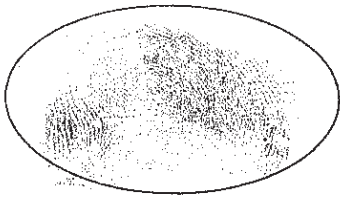


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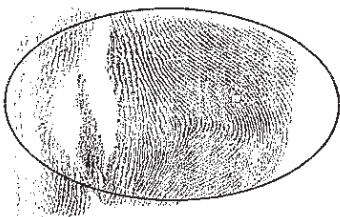
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

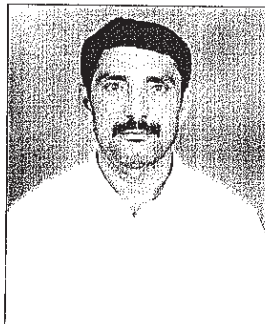
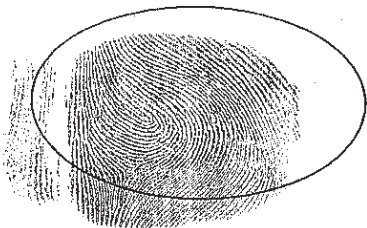
M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



GPA FOR PRESENTING DOCUMENTS

VIDE GPA NO. 167/BK-IV/2010, Dated: 3.09.2010

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:

MR. NIRANJANA BANOTH
S/O. MR. RUPLA BANOTH
R/O. H. NO. 3-114/A2
BIRAPPA NAGAR
THORRUR
WARANGAL - 506 163

SIGNATURE OF WITNESSES:

1.
2.

[Handwritten signatures of witnesses]

For MEHTA & MODI HOMES

[Handwritten signature of Partner]

Partner

SIGNATURE OF THE EXECUTANTS

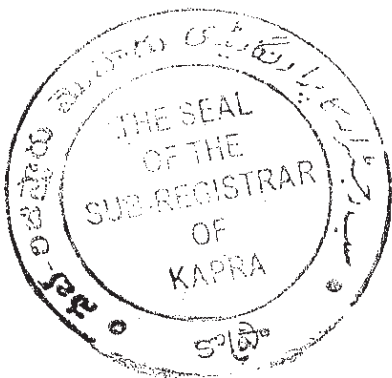
[Handwritten signature of Buyer]

SIGNATURE OF THE BUYER

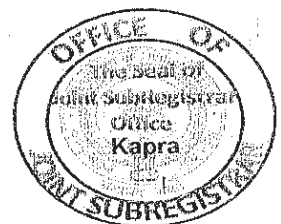
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VENDOR:

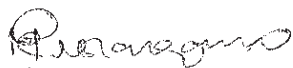
आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
MEHTA AND MODI HOMES	
20/08/2002 Permanent Account Number	
AAJFM0647C	
Signature	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H
नाम / NAME	SCHAM SATISH MODI
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि / DOB / BIRTH	18-10-1969
हस्ताक्षर / SIGNATURE	
मुख्य आयकर अधिकारी, अहमदाबाद Chief Commissioner of Income-tax, Ahmedabad	

For MEHTA & MODI HOMES

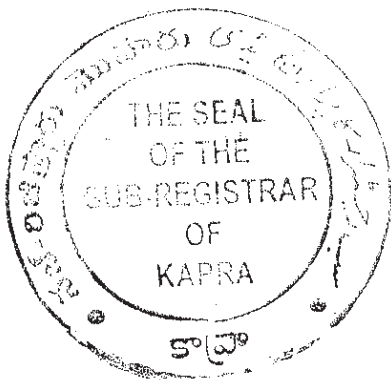
Partner

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI	
15/01/1974 Permanent Account Number	
AWSP8104E	
Signature	
	

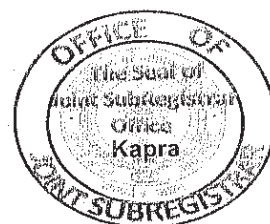


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1413/2014 Sheet 8 of 9

Joint Sub Registrar
Kapra



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BUYER:-

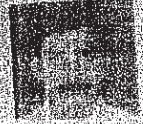
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BANOTH NIRANJAN
RUPLA BANOTH
04/06/1971
Permanent Account Number
AHMPB4706H


Signature





ceen

WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

C RAMESH
NARSING RAO CHANDRAGIRI
21/07/1979
Permanent Account Number
AKRPR1896C


Signature





pr

WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DARAVAT RAMULU
KISHAN DARAVAT
05/05/1975
Permanent Account Number
BGNPD5497A


Signature

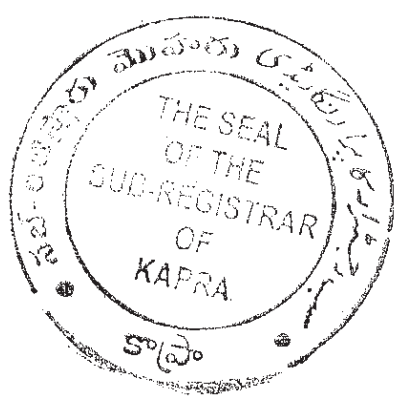




Qmef

Bk - 1, CS No 1460/2014 & Doct No
1413/2014

Joint Sub Registrar
Kapra



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