

7670/10

7617/10



ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
16/10/2010

Santosh & Shankar
Mehta & Modi Homes

AM 486552

DURYA SRINIVAS RAO
S.V.L. No. 23/1998, R. No: 09/2010
12-11-696, Warasiguda,
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this 16th day of October 2010 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 40 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 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. SATISH KENADY KASTURI, SON OF MR. K. CHAKRAPANI RAO aged about 45 years, Occupation: Service, residing at S31/C13, 1st Floor, DLF – Phase III, Near Neelkanta Hospital, Gurgaon, Haryana – 122 002, 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 and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SEMENT

that the following amounts have been paid in respect of this document.

Duty:

shape of stamp paper	Ra.	100/-
shape of stamp paper of 5 Ad. 100/-	Ra.	38300/-
shape of stamp paper of 10 Ad. 100/-	Ra.	2
stamp of stamp paper of 10 Ad. 100/-, if any	Ra.	
of Duty:		
to shape of stamp paper	Ra.	15360/-
to shape of stamp paper	Ra.	
to shape of stamp paper	Ra.	
to shape of stamp paper	Ra.	3840/-
to shape of stamp paper	Ra.	
Chargest:		
to shape of challan	Ra.	100/-
to shape of cash	Ra.	
Registrar	Total: Rs.	57300/-

వ.సం. 16/10/2010... నెల. 16...
 - వ.స.శా. 16/10/2010... మా.సం. 24... వ.తె.వి.
 16/10/2010... మ.తె.వి. 16/10/2010... గంటల మధ్య
 సంతకం - రిజిస్ట్రార్ ఆఫీసులో

MR. Soham Mochi
 పేరిట ఉన్న, 16/10/2010 నెల 16 వ - న
 నాటికి నిమగ్నమైన వ్యక్తులు
 ము. పేరిట ఉన్న వ్యక్తులతో సహా దాఖలు చేసిన
 ము. రూ. 3840/-... చెల్లించారు.
 pt No. 386163... Dt. 16/10/2010...
 Habsiguda Branch, Sec'bad

స. యాచినట్లు ఉన్నట్లుగా
 ఎడమ ప్రతిమ



ఎడమ ప్రతిమ



హాసించినది

1 K. R. Srinivas

Satish Kenedy Kasturk S/o. C. Chakrapani Rao
 Occ. Service - R/o. 521/13, 1st floor,
 DLF Phase-II, Near Neelkanti Hospital, Gurgaon
 Haryana - 122 007

K. C. SRINIVAS S/o K. S. N. MURTHY
 Occ. BUSINESS H.No. 2-2-1133/5/7
 NALLAKUNTA - HYD-44

U. Ravi

1 K. Rama Savithri

K. Rama Savithri Occ. Service

D/o. K. S. N. MURTHY

H.No. 2-2-3133/5/7

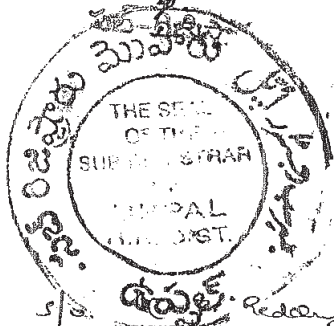
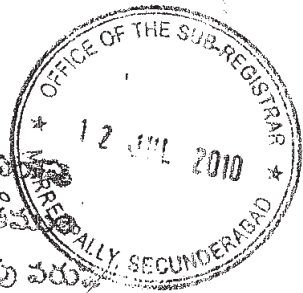
2000... వ.సం. 16/10/2010... నెల. 16... వ.తె.వి.

102... వ.స.శా. 16/10/2010... మా.సం. 24... వ.తె.వి.

సంతకం - రిజిస్ట్రార్ ఆఫీసులో

New Nallakunta
 Hyd-44

వ.సం. 16/10/2010... నెల. 16...
 - వ.స.శా. 16/10/2010... మా.సం. 24... వ.తె.వి.
 16/10/2010... మ.తె.వి. 16/10/2010... గంటల మధ్య
 సంతకం - రిజిస్ట్రార్ ఆఫీసులో



ఉద్దేశ్యం: Reddy Occ. Service
 R/o. 5-4-187/1344, 1st floor, Soham mansion
 M. G. Road, Sec'bad, Through GFA for Presentation
 of Documents, vide GFA no. 16/10/2010,
 dt. 3.09.10 at SRO,
 V.P. Rd, R.R. D.H.

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.

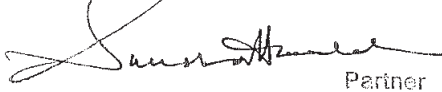
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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 and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము...7617/సంఖ్య
దస్తావేజుల మొత్తం కారితముం
సంఖ్య.....ఈ కారితపు వరుస
సంఖ్య.2.....

పేజీ-8 జిల్లా

...ent Under Section 42 of Act 1 of 1913
No. 7617 of 2010 Date 16/10/10

I hereby certify that the proper deficit
stamp duty of Rs. 53,660/- Rupees Fifty three thousand
Six hundred and sixty only.

has been levied in respect of this instrument
from Sri MR. Soham Modi
on the basis of the agreed Market Value
consideration of Rs. 7,68,000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

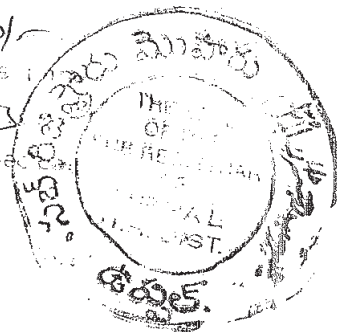
Date 16/10/10

Sub Registrar
and Collector D/S. 41 & 42
INDIAN STAMP ACT

Registration Endorsement

Stamp duty of Rs. 53,660/- towards Stamp Duty
including Transfer duty and Rs. 3840/-
towards Registration Fee was paid by the
through Challan Receipt Number 3861 63
dated 16/10/10 at SRI Habsiguda Branch Sec.

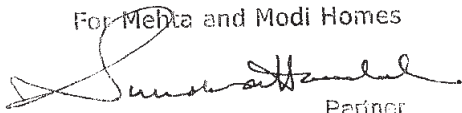
S.B.H. Haselgunda
A/c No. 010000807
S.R.O. Uppal



- 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. 389 admeasuring 192 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 7,68,000/- (Rupees Seven Lakhs Sixty Eight 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. 389 admeasuring 192 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. 7,68,000/- (Rupees Seven Lakhs Sixty Eight 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.
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 and Modi Homes

Partner

For Mehta and Modi Homes

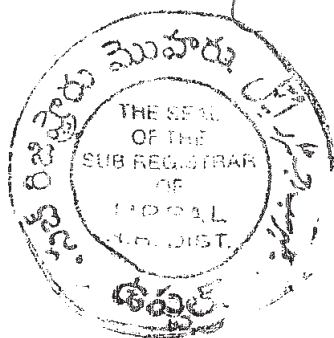
Partner

1 వ పుస్తకము 7617/10
 దిద్దబడిన మొదటి కాగితముల
 పంఖ్య 8 ఈ కాగితపు పదునె
 పంఖ్య 7

పట్-రిజిస్ట్రార్

2 వ పుస్తకము పంఖ (కా.క) 7617/10
 రెండవగా రిజిస్ట్రారు చేతులచే స్వీకరించు నిమిత్తం
 గుర్తింపు పంఖదు 7676.....12010 ఇవ్వబడ్డది
 2010 పంఖ 6776 నెం. 16.....40

రిజిస్ట్రారు అధికారి



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. 57,600/- is paid by way of challan No. 384163, dated 16.10.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 389 admeasuring about 192 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, marked in red in the plan annexed hereto, bounded on:

North	Tot-lot area & Commercial space
South	Plot No. 390
East	30' wide road
West	Plot no. 383

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. *K.R. Srinivas*
(K.R. Srinivas)

2. *K. Ramesh*
(K. Ramesh Savithri)

For Mehta and Modi Homes

[Signature]

Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes

[Signature]

Partner

(Suresh U Mehta)

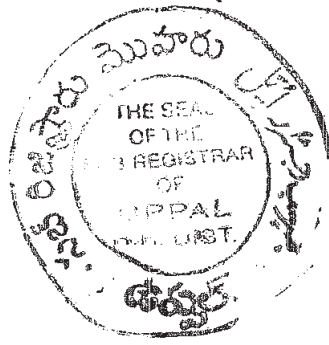
VENDOR

[Signature]

VENDEE

1 వ పుస్తకము..గె.బి.కె/సంగం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వెరువ
సంఖ్య...4.....

హబ్-తిరుపతి



REGISTRATION PLAN SHOWING

PLOT NO. 389,

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:

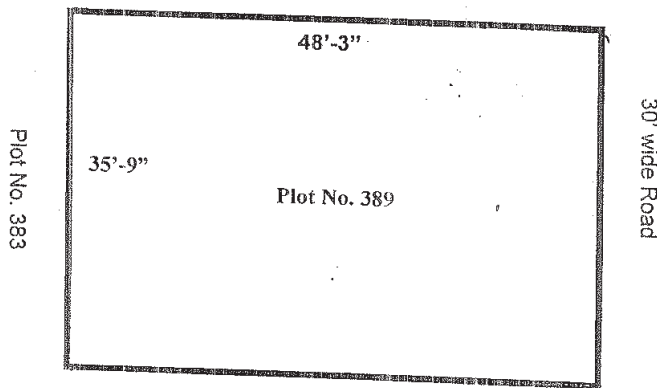
MR. SATISH KENADY KASTURI, SON OF MR. K. CHAKRAPANI RAO

REFERENCE:**AREA:**

192

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

Tot-lot area & Commercial space



Plot No. 390

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner**WITNESSES:**

1. K. E. Srinivas

2. K. Rama Sathir

65kenady

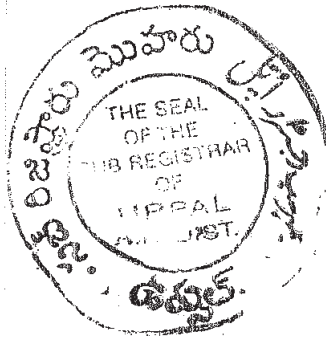
SIG. OF THE VENDOR

65kenady

SIGN. OF THE BUYER

చిరుస్థానము ౧౯.6.1౭/నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. ౫ ఈ కాగితపు వరుస
సంఖ్య. ౫

హక్కుదారు



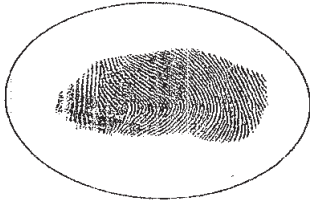
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

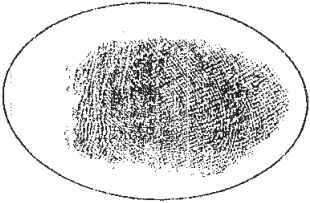
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



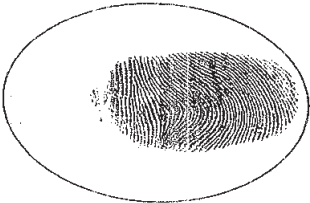
VENDOR:

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

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

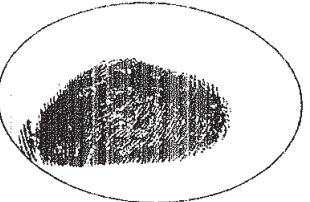


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 167/BKIV/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. SATISH KENADY KASTURI
S/O MR. K. CHAKRAPANI RAO
R/O. S31/C13, 1ST FLOOR
DLF - PHASE III
NEAR NEELKANTA HOSPITAL
GURGAON
HARYANA - 122 002

SIGNATURE OF WITNESSES:

K. C. Srinivas

K. Rama Srinivas

For Mehta and Modi Homes

[Signature]

Partner

For Mehta and Modi Homes

[Signature]

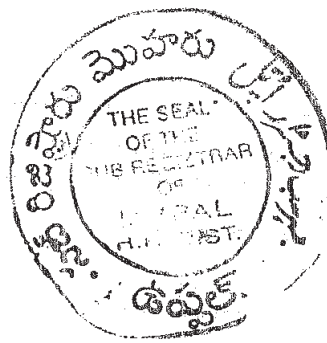
SIGNATURE OF EXECUTANTS Partner

[Signature]

SIGNATURE(S) OF BUYER(S)

ఆంధ్ర ప్రదేశ్ సర్కారు 2612/10
రెవెన్యూ శాఖకు కార్యదర్శి
పంపించిన తేదీ: 26/12/10
సంఖ్య: 2612/10

సీల్-0000000000



Family Members Details			
S.No	Name	Relation	Date of Birth
2	Kusum	Wife	06/07/51
3	Hari	Son	15/11/81

D.P.L. No. 114
 BHARAT SCOUTS & GUIDES-II
 BHARAT PRABHAKAR SEC-BAD
 14/02/2006
 14/02/2006
 14/02/2006

PERMANENT ACCOUNT NUMBER
 AEMPM6725H
 SONAM SATESH MODI
 FARMER'S NAME
 SATESH HANMANT 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 KANDU
 15/01/1974
 Permanent Account Number
 AWSP810-E
 Signature
 भारत सरकार
 GOVT OF INDIA

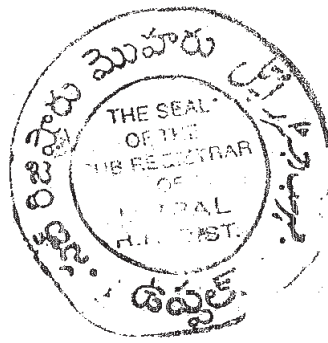
HOUSEHOLD CARD
 Caste No : PAP16781500816
 FA Stamp No : 815
 Name of Head of Household : Nisha Suresh
 Date of Birth : 15/12/1974
 Sex : F
 Occupation : Own Business
 Address : 23-3-577
 Street : MINISTER ROAD
 Colony : D.Y. COLONY
 Ward : 2
 Circle : 1
 District : Hyderabad
 Annual Income (Rs.) : 190,000
 LPG Consumer No. (1) : NE6359(Single)
 LPG Dealer Name (1) : Narayana Enterprises, DCC
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :

For Mehta and Modi Homes
 Signature
 Partner

For Mehta and Modi Homes
 Signature
 Partner

1వ పుస్తకము 7617/10
రెజిస్ట్రేషన్ నంబరు 7617/10
పేరు: రెజిస్ట్రేషన్ నంబరు 7617/10
తేదీ: 7

సర్టిఫైడ్





భారత ఎన్నికల సంఘము
గుర్తింపుకార్డు

ELECTION COMMISSION OF INDIA
IDENTITY CARD

KG4390738



ఓటరు పేరు : సతీష్ కెన్నెడీ కె

Elector's Name : Satish Kennedy K

కండ్రి/కల్లి/భర్త పేరు : జివి ఎమ్ శర్మ కె

Other's Name : Gvm Shamma

లింగము / Sex : పు / M

పుట్టిన తేదీ / Date of Birth : XX/XX/1968

KG4390738

చిరునామా :

2-2-3/3/8

శివమ్ రోడ్, విద్యా నగర్, హైదరాబాదు

Address:

2-2-3/3/8

Shivam Road, Vidya Nagar,
Hyderabad

Date: 06/11/2008

ప్రతిపక్ష సంకేతము
ఓటర్ల పట్టిక
59...అంబర్పేట్-బిరు శాసనసభ నియోజక వర్గం

Facsimile Signature of
Electoral Registration Officer

59. - AMBERPET Assembly Constituency

చిరునామాలో మార్పు ఉన్నట్లయితే మరల చిరునామాతో మీ
పేరు జాబితాలో చేర్చుటకై మరియు అదే వంటిదిగా కార్డు
పొందుటకై సంబంధిత ఫోటోలో ఈ కార్డు వంటిది తెలుపవలెను.

In case of change in address, mention this Card No. in the
relevant form for including your name in the Roll at the
changed address and to obtain the card with same number.

6skkeraaly

1. వ పుస్తకము 96/27/స్కూలు
డస్ట్ వేజుల మొత్తం కాగితముల
పంఖ్య ౯..... ఈ కాగితపు వరుస
పంఖ్య ౮.....

సబ్-రిజిస్ట్రార్

