



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 5573 Date 19/11/2012

old to Mahender

s/o. D/o. W/o. Mallesh

For Whom Mehta & Modi Homes.

BB 023266

G. Sureshkar

T. SUDHAKAR

LICENCED STAMP VENDOR

LIC No.15-01-007/2007

REN.No.15-01-026/2010

LIG-60 A.P.H.B. Colony,
Chevella, R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 3rd day of December 2012 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 42 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Uttamlal Mehta, aged about 62 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. JAYAPAL RAO MOKIRALA, SON OF Mr. M. RAJASHWAR RAO aged about 42 years, Occupation: Service, residing at # Flat No. 406, Maheshwar Apartments, Mahesh Nagar, Kapra, ECIL, Hyderabad - 500 062., 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

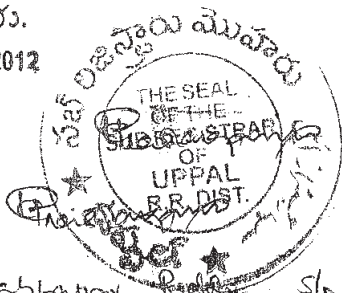
Page-1 -

2012 వ సం. డి.సింబర్ 5 తేది
 '9345 తా. లెజిస్లేషన్ నంబర్ 14 పేరిట
 పాటించు. 2. రిజిస్ట్రేషన్ నంబర్ 14 పేరిట

మధ్య కేసులో ఉన్నట్లు నిరూపించబడినట్లు
 శ్రీ... K. Prabhakar Reddy...
 రిజిస్ట్రేషన్ నంబర్ 14 పేరిట పాటించు. 2. రిజిస్ట్రేషన్ నంబర్ 14 పేరిట
 నమోదు చేయబడినట్లు నిరూపించబడినట్లు
 వేలి ముద్రలతో కూడినట్లు నిరూపించబడినట్లు
 రూ... 1000/- ...

Receipt No 15554 పేజీ 12/2012
 SBH, Hubsiguda Branch, Sec. Bad.

ప్రాసెస్ ఇచ్చినట్లు వివరించబడినట్లు
 ఎడమ బొటన వ్రేలు



K. Prabhakar Reddy S/o. K. P. Reddy, Occ: Sennie
 O/o: # 5-11-187/3 & 4, 2nd Floor, Soham mansion, M. G. Road
 Sec Bad, through GPO for Presentation of Documents,
 vide GPO No. 166/BK II/16, dt. 03.09.2010 at SRO,
 Uppal - Ranga Reddy District.

1) M
 (M. SRINIVAS)

M. SRINIVAS S/o. LATE M. SRINIVAS
 OCC: SERVICE - R/o: # 2-11-365,
 WARASIGUDA, HYDERABAD.

2) M

M. Mahender S/o. Late M. Mallesh, Occ: Sennie
 R/o: # 28-71, Yachar Basti, Neredmet, Hyderabad.

2012... వ.సం. డి.సింబర్ 5
 '9345 తా. లెజిస్లేషన్ నంబర్ 14 పేరిట

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 Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

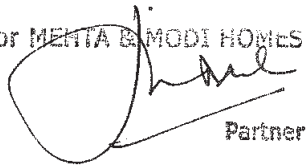
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

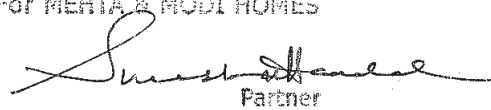
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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.
- 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

I వ ఖాతా సంఖ్య 2012 సం. ఖాతా సంఖ్య 12095
 సంతకము చేసిన తేదీ 12
 ఈ కారితము వరుస సంఖ్య 2

సబ్-రెజిస్ట్రార్
 ఉప్పల

ENDORSEMENT

Certified that the following amounts have been paid in respect of the document by Challan No. 155 Sub Dt. 31/12/12

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. 90900/-
 Rs. 200/-

II Transfer Duty:

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

Rs. 30000/-
 Rs. 91000/-

III Registration Fees:

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

Rs. 100/-
 Rs. 100/-

IV User Charges:

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

Rs. 100/-
 Rs. 100/-

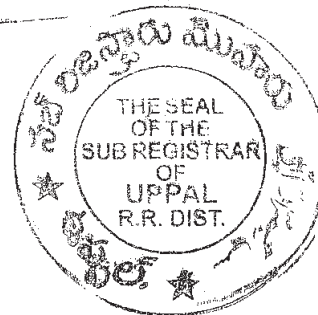
TOTAL Rs: 136800/-

Sub Registrar
 Uppal

NOTE: D.D. Rs. 200/- has been collected as

Rs. 200/- has been collected as
 agreed M.V. of Rs. 120000/- dt. 31/12/12

Sub Registrar

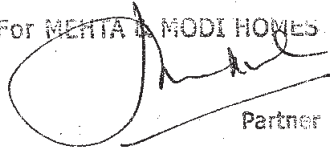


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac.8-37.5 Gts., from HUDA / GHMC vide permit no.2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed 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.395 admeasuring 349 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.18,20,000/-(Rupees Eighteen Lakhs Twenty 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:

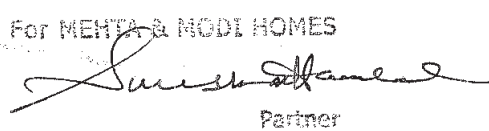
1. The Vendor do hereby convey, transfer and sell the Plot No.395 admeasuring 349 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.18,20,000/-(Rupees Eighteen Lakhs Twenty 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. 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 MENTA & MODI HOMES



Partner

For MENTA & MODI HOMES



Partner

1 వ షుక్రవారం 2012 నుండి షుక్రవారం వరకు 12095/2
దస్తావేజాల మొత్తము లాగితముల సంఖ్య 12
ఈ లాగితము వరుస సంఖ్య 3

సబ్-రిజిస్ట్రార్
ఉప్పల్

Endorsement Under Section 41 & 42 IS Act of 1899
Doc. No. 12095 of 2012 Dated 5/12/2012.

I hereby certify that no proper/deficit Stamp duty of
Rs. 127300/- (Rupees one lakh twenty seven

thousand three hundred only
has been levied in respect of this instrument document
from Sri Smt. R. Prabhakar Reddy

on the basis of the agreed Market Value/
Consideration of Rs. 182000/- being
higher than consideration/Agreed Market Value

S.R.O Uppal
Date 5/12/12

Sub-Registrar
and Collector U/S-41&42 as
on INDIAN STAMP Act

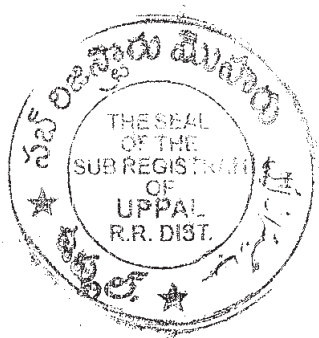
REGISTRATION ENDORSEMENT

An amount of Rs. 127300/- towards Stamp Duty

including Transfer Duty and Rs. 9100/-
towards Registration Fee was paid by the party

through Challan Receipt Number 15544

Dated 3/12/12 at SBH Habsiguda Branch Sec'bad
SBH Habsiguda A/c.52191012432 of SRO Upp



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.1,36,500/- is paid by way of challan No. 15544, dated 03.12.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

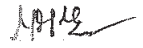
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.395 admeasuring about 349 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "SILVER OAK BUNGALOWS PHASE - III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

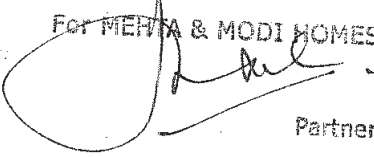
North	Tot-Lot
South	Plot No. 396
East	Neighbour Land & Tot-Lot
West	30' wide road

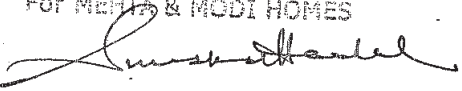
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
(M. Srinivas)

2. 

For MEHTA & MODI HOMES

Partner

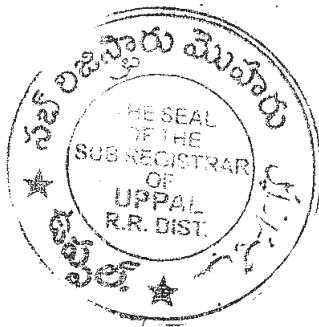
(Soham Modi)
VENDOR
For MEHTA & MODI HOMES

Partner
(Suresh U Mehta)
VENDOR

1 వ పుస్తకం 2012 సం॥ పు.దస్తావజా పం. 12095/12
 దస్తావేజాల మొత్తము కాగితముల సంఖ్య... 12
 ఈ కాగితము వరుస సంఖ్య... 4

సబ్-రిజిస్ట్రార్
 ఉప్పల్

1వ పుస్తకము సం॥ (సా.శ.) పు. 12095/12
 తెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు నిమిత్తం
 గుర్తింపు తెంబరు 12095/12-9.12.2012 ఇవ్వడమైనది
 2012 సం॥ డిసెంబరు 5... తేది...

రిజిస్ట్రారింగు అధికారి



REGISTRATION PLAN SHOWING		PLOT NO. 395, 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 UTTAMLAL MEHTA,		
BUYER:	MR. JAYAPAL RAO MOKIRALA, SON OF MR. M. RAJASHWAR RAO		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 349	SQ. YDS.	SQ. MTRS.	

Tot - Lot

Plot No. 396

WITNESSES:

1. *M. Srinivas*
M-SRINIVAS

2. *[Signature]*

For MEHTA & MODI HOMES

[Signature]
Partner

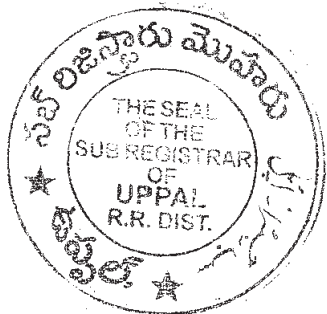
For MEHTA & MODI HOMES

[Signature]
Partner

SIGN. OF THE VENDOR

1 వ పుస్తకం 2012 సం॥ పు.దస్తావేజు వరి. 12095/2
పస్తావేజుల మొత్తము కాగితముల సంఖ్య. 12
ఈ కాగితము పరుస సంఖ్య 5

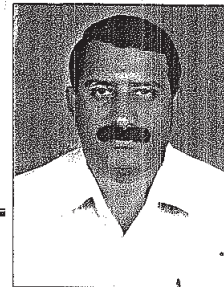
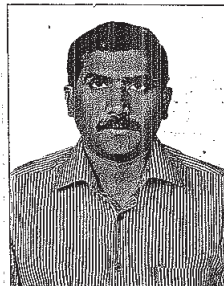
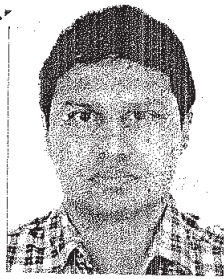
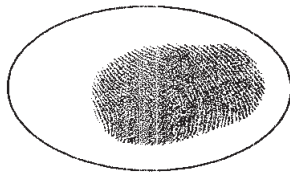
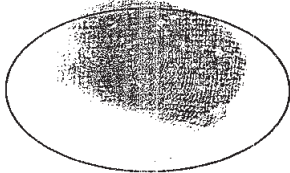
సబ్-రిజిస్ట్రార్
ఉప్పల్



PHOTOGRAPHS AND

PRINTS 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. 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

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. JAYAPAL RAO MOKIRALA
S/O. MR. M. RAJASHWAR RAO
R/O. FLAT NO. 406, MAHESHWAR APARTMENTS
MAHESH NAGAR, KAPRA, ECIL
HYDERABAD - 500 062.

REPRESENTATIVE:

MR. SANJEEVA RAO MOKIRALA
S/O. MR. M. RAJASHWAR RAO
R/O. FLAT NO. 406, MAHESHWAR APARTMENTS
MAHESH NAGAR, KAPRA, ECIL
HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

1. *M. Srinivas*
2. *R. Ramesh*

MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

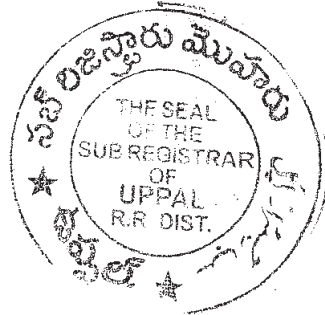
SIGNATURE OF THE EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Sanjeeva Rao Mokirala as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

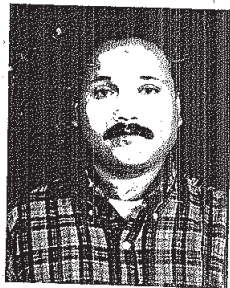
SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకం 2012 నాటి పు.రెస్ట్రేజీ నెం... 12095 / 2
రెస్ట్రేజీల మొత్తము... 12
ఈ కారితము వరుస సంఖ్య... 6
సబ్-రెజిస్ట్రార్
ఉప్పల్



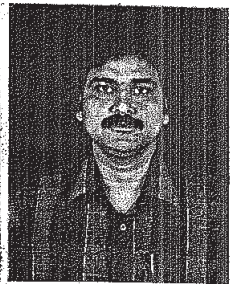
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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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WITNESSES:

1. MR. M. SRINIVAS
S/O. LATE M. LINGAIAH
R/O. H. NO: - 2-11-365
WARASIGUDA
SECUNDERABAD.



2. MR. M. MAHENDER
S/O. LATE M. MALLESH
R/O. H. NO: - 28-77
YADAV BASTI
NEREDMET
HYDERABAD

SIGNATURE OF WITNESSES:

1.
(Srinivas)
2.

For MEHTA & MODI HOMES

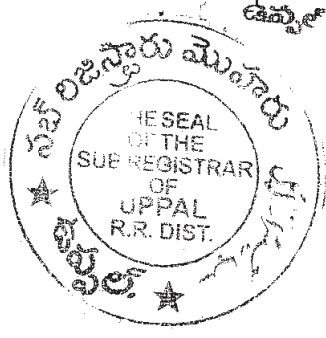
Partner

For MEHTA & MODI HOMES

Partner

1 వ బుద్ధకం 2012 నంబర్ ప్రొ.వి.స్టాంప్ నం. 12095/12
దస్తావేజాల మొత్తము లాభముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య 7

సబ్-రిజిస్ట్రార్
ఉప్పల్



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	04/07/51	55
3	Hari	Son	15/12/81	25

Signature
D.P.L. No. 114
BHARAT SCOUTS & GUIDES - II
16/02/2006
16/02/2006

PERMANENT ACCOUNT NUMBER
AELPM16725H

NAME
SOMJI SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1985

SIGNATURE
Signature

Chief Commissioner of Income Tax, Andhra Pradesh

Redmeys

नामक विभाग
INDIA PARTNER
PRABHAKAR REDDY
PADMA REDDY KANDU
12/07/1974
Permanent Address: Andhra Pradesh

भारत सरकार
GOVERNMENT OF INDIA

PHOTO

HOUSEHOLD CARD

Card No. : PAP/028150816

ET/Shop No. : 214

Year of Head of Household : 1985

Residing No. : 1

Family/Household Name : Uthappa

Date of Birth : 15/12/1948

Sex : M

Occupation : C/O Business

Address/House No. : 23, 577

Street : PANDIT ROAD

City : EDV CULONY

State : Andhra Pradesh

Pin Code : 522 001

Annual Income (Rs.) : 190,000

UPC Customer No. (1) : NE4350(Single)

UPC Dealer Name (1) : Narayana Enterprises, DCC

UPC Customer No. (2) : /

UPC Dealer Name (2) : /

For MEHTA & MODI HOMES

Signature
Partner

For MEHTA & MODI HOMES

Signature
Partner

1. పం. నంబరు...

వస్తావేజాల మొత్తం

ముల సంఖ్య...

ఈ కారితము వరుస సంఖ్య

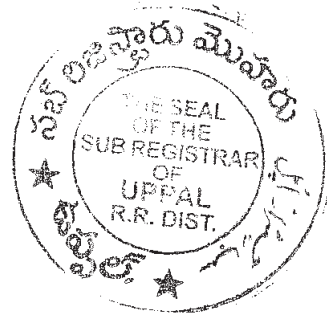
12095/2

12

8

సబ్-రిజిస్ట్రార్

ఉప్పల్



Buyer:

प्राई सेला कार्ड / PERMANENT ACCOUNT NUMBER
AGRPM7541H

नाम / NAME
JAYAPALRAO RAJESHWARRAO
MUKURALA

पिता का नाम / FATHER'S NAME
RAJESHWARRAO RAMAIAH
MUKURALA

जन्म तिथि / DATE OF BIRTH
25-07-1970

हस्ताक्षर / SIGNATURE

मुख्य अधिकारी, सी.डी.ओ.
Chief Commissioner of Income-tax, Circle

Jayapal Rao

1 వ అన్నికరి 12095/12

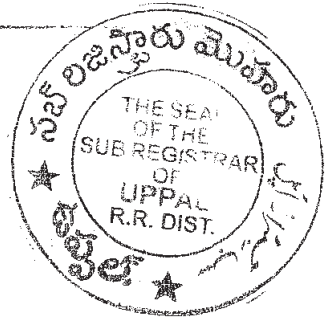
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తముల సంఖ్య

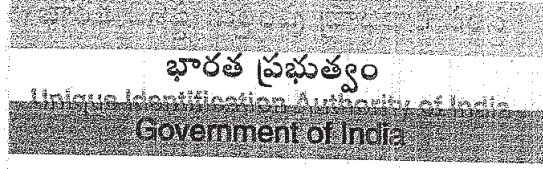
ఈ కారితము పరుస సంఖ్య

సబ్-రిజిస్ట్రార్

ఉప్పల్



Representative:



సమాచార సంఖ్య / Enrollment No. : 1190/11193/02737

27/09/2011
To
Sanjeeva Rao Mokirala
Sanjeeva Rao Mokirala
S/O Rajeshwar Rao Mokirala
11-1/93 94
sai priya colony dammaiguda
near andhra bank
keesara mandal
Dammaiguda
Nagaram, Rangareddi
Andhra Pradesh - 500083
9849800225



UF279316945IN

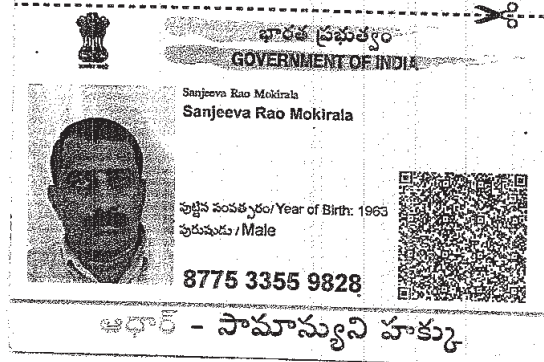
27931694



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8775 3355 9828

ఆధార్ - సామాన్యని హక్కు

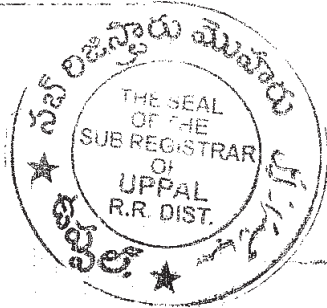


Signature

1 వ భుక్తికి కుంకుమ చిహ్నములు.....12095/2
పస్తావేజుల మొత్తము ఈతముల సంఖ్య.....12
ఈ కాగితము వరుస సంఖ్య.....10

సబ్-రిజిస్ట్రార్

ఉప్పల్



WITNESS

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

Number: DLFAP01041340200
Name: SRINIVAS M
S/D/W of: M LINGAIAH
Address: 12-11-364/6
WARSIGUDA
SECUNDERABAD
PIN: 500001
DOB: 06-06-1971

Signature: _____

Di. Of Issue: 09-10-2001
Add. Licencing Authority: Secunderabad

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

MALLES MANDA

20/07/1978

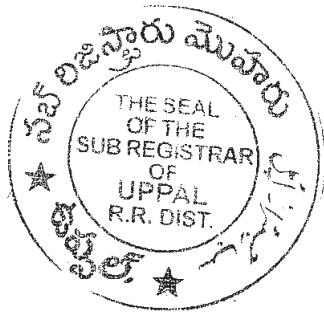
Permanent Account Number
AQAPM0412C

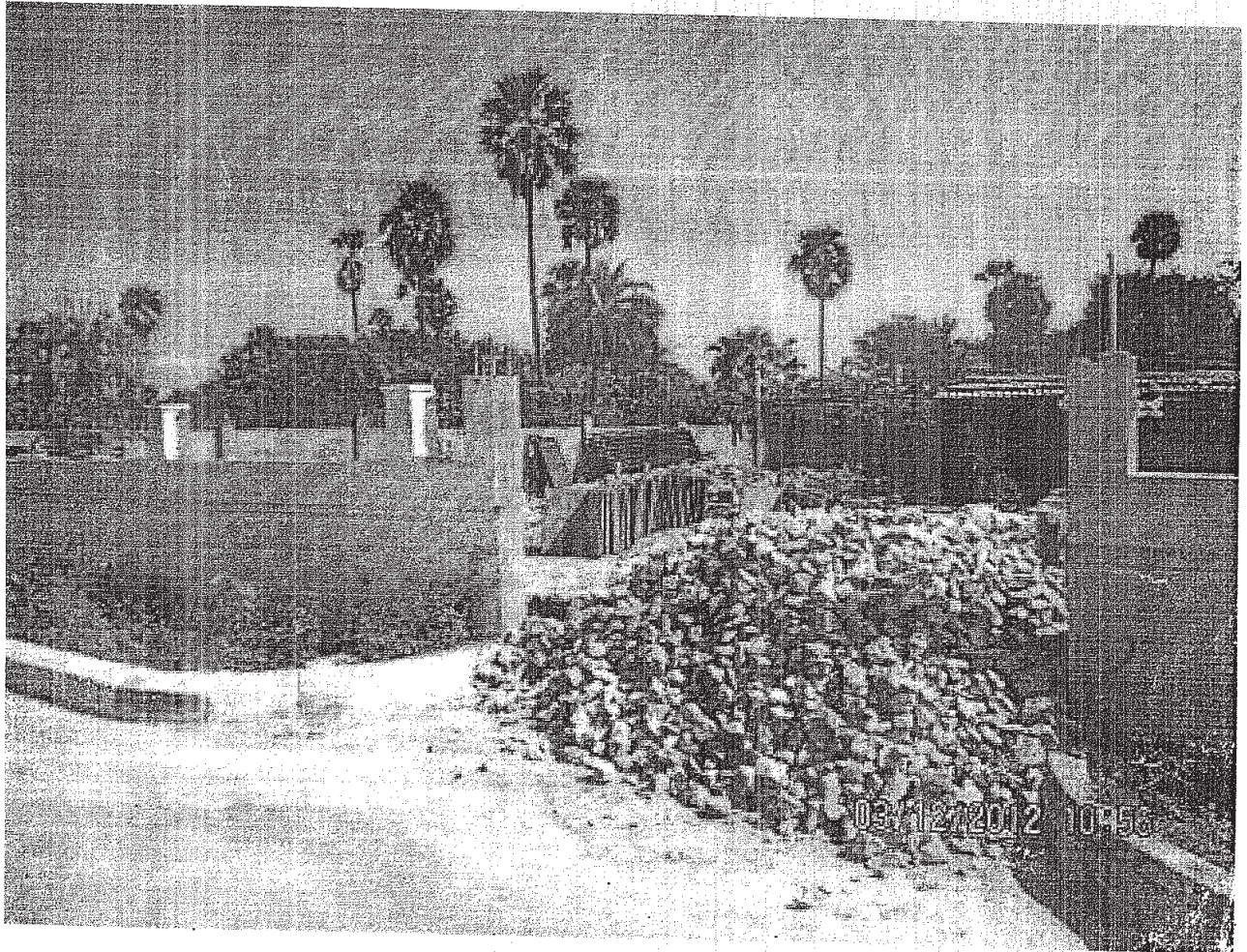
Signature: _____



1 వ పుస్తకం 2012 నామ వివరాలు: పరి... 12095/2
నామ వేజుల మొత్తం: 12
ఈ కాగితము పరుస సంఖ్య: 11

నల్-రిజిస్ట్రార్
ఉప్పల్





ఎ పుస్తకం 2012 సం॥ పు.చస్తావేజా పం.....
చస్తావేజాల మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్
ఉప్పల

