

ORIGINAL

సం. 4091 దస్తావేజులు మరియు ధుస్సులు రశీదు
శ్రీమతి / శ్రీ Sohani Mody Dehy!
K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	<u>Sal</u>				11
దస్తావేజు విలువ	<u>3981000</u>				
స్టాంపు విలువ రూ.	<u>100</u>				
దస్తావేజు నెంబరు	<u>3248/13</u>				
రిజిస్ట్రేషన్ రుసుము	<u>19905</u>				
లోటు స్టాంపు (D.S.D.)				<u>604252</u>	
GHMC (T.D.)	<u>166280</u>	<u>52860</u>		<u>3/8</u>	
యూజర్ ఛార్జీలు	<u>100</u>			<u>604248</u>	
అదనపు షీట్లు	<u>59315</u>	<u>1</u>		<u>3/8</u>	
5 x	<u>1</u>				
మొత్తం	<u>1060000</u>	<u>52860</u>	<u>=</u>	<u>238860</u>	

(అక్షరాల N/A)

తేది 9/8/13 రూపాయలు మాత్రమే)

వాపసు తేది _____

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.

CJ
3400

D: 30. 3248 of 2013

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C. Maipal Reddy
C. MAIPAL REDDY

BC 846092

SI.No. 1566 Date. 10/8/13 Rs. 100/-

Sold to. Mahesh

S/o.D/o.W/o. Mallish

for whom. M/s. Mehta & Modi Homes Sec-Bad

Licensed Stamp Vendor

Lic.No.16-07-05 of 2013

H.No.4-5-747, Qutbiguda,

Badichowdi, Sultan Bazar,

Near Church, Hyderabad-27.

Mob:8801342343

SALE DEED

This Sale Deed is made and executed on this the 7th day of August 2013 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 Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 43 years, Occupation: Business and Mr. Sudhir U. Mehta, Son of Late Uttamlal Mehta, aged about 56 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. JAGDISH R. ANNE, SON OF Mr. ANNE RAMACHANDRA RAO, aged about 43 years, residing at # H. No. 2-99/D, Steet No. 2, Kakathiya Nagar Habsiguda, Secunderabad., 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

Book - 1 CS Number 3400 of 2013, of SRO, Kapra

Regular document number 3248 of year 2013

Sheet 1 of 10 Sheet

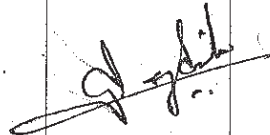
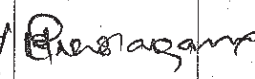
Signature of Sub Registrar

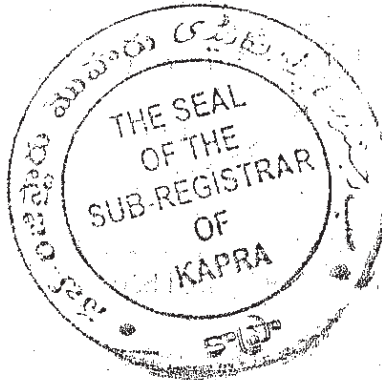


Presentation Endorsement:

Presented in the Office of the Sub-Registrar of, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9905/- paid between the hours of 11 and 12 on the 07th day of Aug 2013 by Soham Modi

Execution admitted by (Details of all executants/Claimants under sec 32A):

Sr No.	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1526-1-2013-3400]JAGDI	JAGDISH R ANNE HNO.2-99/D STNO.2 KAKATHIYA NAGAR, HABSIGUDA SECBAD	
2	EX		 [1526-1-2013-3400]GPAFC	GPAFORPRESENTINGDO CTS K.PRABHAKAR REDDY GPA No. 166/BK-34 2010, Dt. 3.09.10	



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.

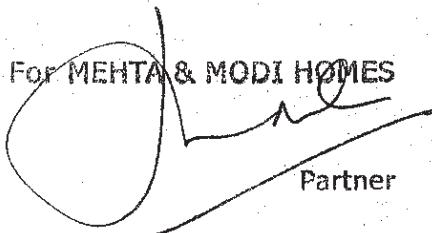
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	09.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.,

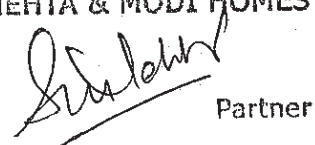
- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac.1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no.6334/07, 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, 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

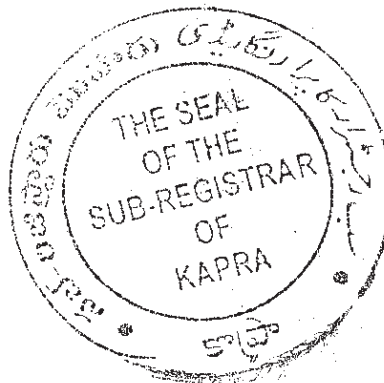
Book - 1 CS Number 3400 of 2013 of SRO, Kapra

Regular document number 3248 of year 2013

Sheet 2 of 10 Sheet

Signature of Sub Registrar

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
				5-4-187/3 & 4 II ND FLOOR, M.G.ROAD SEC BAD	

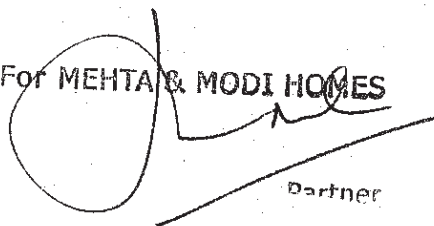


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac.8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed 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.399 admeasuring 269 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 Plot forming part of the Scheduled Land for a consideration of Rs.39,81,000/- (Rupees Thirty Nine Lakhs Eighty One 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:

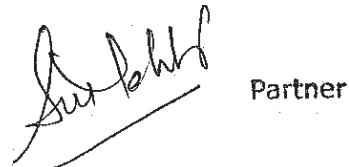
1. The Vendor do hereby convey, transfer and sell the Plot No.399 admeasuring 269 sq. yds., along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled 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.39,81,000/- (Rupees Thirty Nine Lakhs Eighty One Thousand) issued by HDFC Ltd., 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 / 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 Plot unto and in favour of the Vendee in the concerned departments.

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner

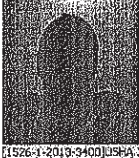
Book - 1 CS Number 3400 of 2013 of SRO, Kapra

Regular document number 3248 of year 2013

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Signature of Sub Registrar

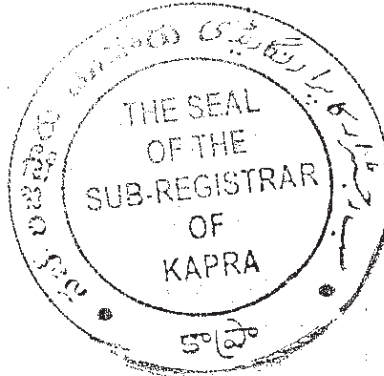
Identified by Witness:-

Sl No	Name & Address	Photo	Thumb Impression	Signature
1	USHA JAGDISH ANNE R/O.B.NO.389,SILVE R OAK BUNAGALOWS-3,CHERLAPALLY.HY D.	 [1526-1-2013-3400]USHA		
2	SITA RAMACHANDRA RAO ANNE R/O.B.NO.389,SILVE R OAK BUNGALOWS-3,CHERLAPALLY,HY D.	 [1526-1-2013-3400]SITA RA		Anne sita Rao

Signature of Sub Registrar

Year 2013 August Month 07th day

Kapra



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.2,38,860/- is paid by way of challan no. 604748, 752, dated 07.08.2013, drawn on State Bank of Hyderabad, Kusaiguda Branch, Hyderabad.

SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 399 admeasuring about 269 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. 398
South	Plot No. 399A
East	Neighbors Land
West	30' wide road

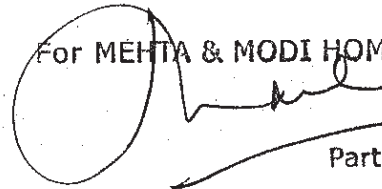
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

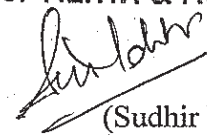
2. Anne Sita Rao

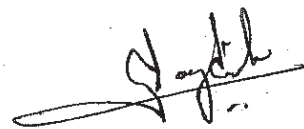
For MEHTA & MODI HOMES


Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES


(Sudhir U Mehta) Partner
VENDOR



VENDEE

Book - 1 CS Number 3400 of 2013 of SRO, Kapra

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Signature of Sub Registrar

Endorsement:

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	218855	0		0	218955
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	19905	0		0	19905
User Charges	NA	.95	0		0	95
Total	100	238855	0		0	238955

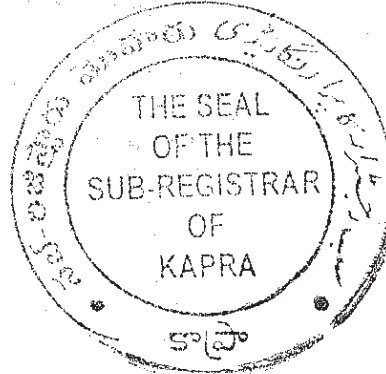
Rs. 218855/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19905/- towards Registration Fees on the chargeable value of Rs. 3981000/- were paid by the party through Challan/BC/Pay Order No. ,604748 dated ,07-AUG-13.

Date

Year 2013 August Month 07th day

1935 ಕೆಆರ್‌ಪುರ 17ವೇ ತಿಂ

Signature of Registering Officer
Kapra



ANNEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No.399 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 : 269 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. 39,81,000/-

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

Signature of the Executants

Date: 07.08.2013

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 MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

Signature of the Executants

Date: 07.08.2013

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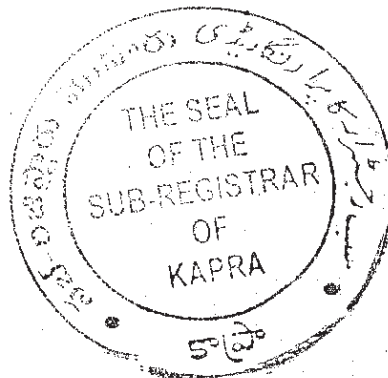
Signature of Sub Registrar

Certificate of Registration

Registered as document no. 3248 of 2013 of Book-1 and assigned the identification number 1 - 1526 - 3248 - 2013 for Scanning.

T. Nagaiah
Registering Officer

Kapra
(T.Nagaiah)



REGISTRATION PLAN SHOWING

PLOT NO. 399 FORMING A PART

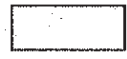
IN SURVEY NO. 31, 40(P), 41(P), 42, 44, 45 & 55**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

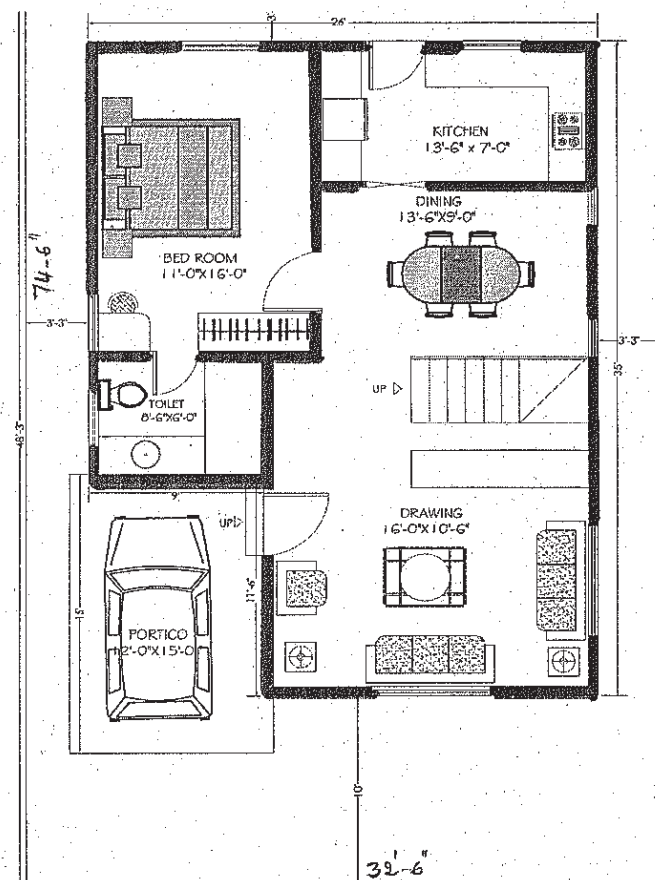
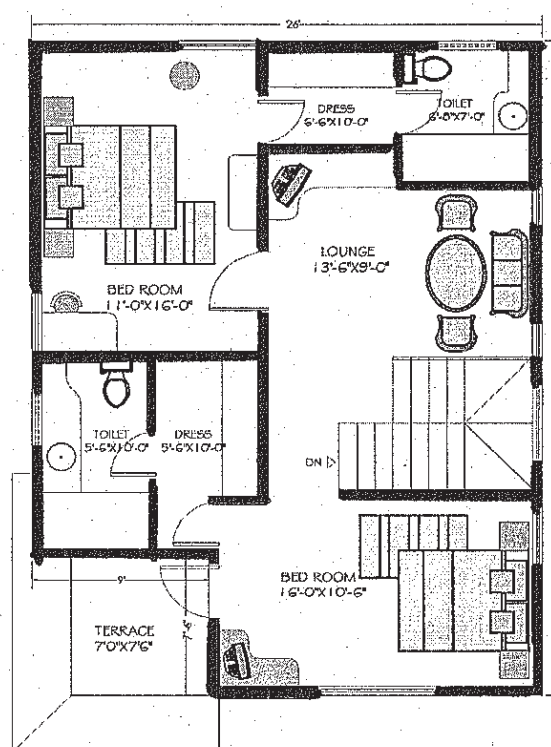
Mandal, R.R. Dist.**BUILDER:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SUDHIR U. MEHTA, S/O. LATE UTTAMLAL MEHTA

BUYER: MR. JAGDISH R. ANNE, SON OF MR. ANNE RAMACHANDRA RAO**REFERENCE:**
AREA: 269 SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Built up Area : 1883 Sft.

**GROUND FLOOR PLAN****FIRST FLOOR PLAN****WITNESSES**

- 1.
2. Anne Sita Rao

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

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Signature of Sub Registrar



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

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE

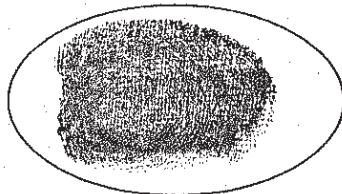
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



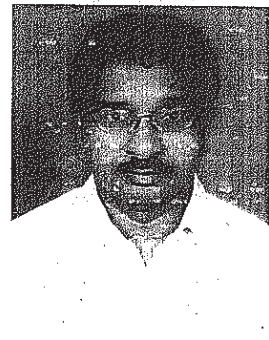
VENDOR:

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

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

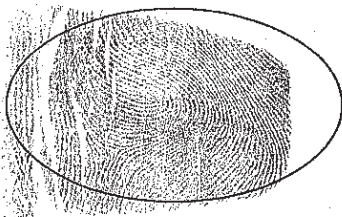


2. MR. SUDHIR U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



**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. JAGDISH R. ANNE
S/O. MR. ANNE RAMACHANDRA RAO
R/O. # H. NO. 2-99/D
STEET NO. 2
KAKATHIYA NAGAR
HABSIGUDA
SECUNDERABAD

SIGNATURE OF WITNESSES:

- 1.
2. Anne Sita Rao

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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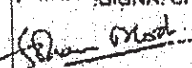

Signature of Sub Registrar

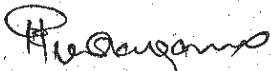


VENDOR :

For MEHTA & MODI HOMES.

Partner

रणाई लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABMPM6725H	
	नाम /NAME SOHAM SATISH MODI	
	पिता का नाम /FATHER'S NAME SATISH MANILAL MODI	
	जन्म तिथि /DATE OF BIRTH 18-10-1969	
हस्ताक्षर /SIGNATURE 	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	



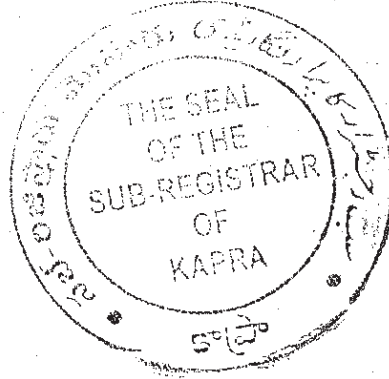
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		10062008

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Signature of Sub Registrar



VENDOR:

स्थायी लेखा संख्या	PERMANENT ACCOUNT NUMBER	
	ABMPM6739K	
नाम / NAME	SUDHIR UTTAMLAL MEHTA	
पिता का नाम / FATHER'S NAME	UTTAMLAL RAGHAV MEHTA	
जन्म तिथि / DATE OF BIRTH	18-07-1958	
हस्ताक्षर / SIGNATURE		
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

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

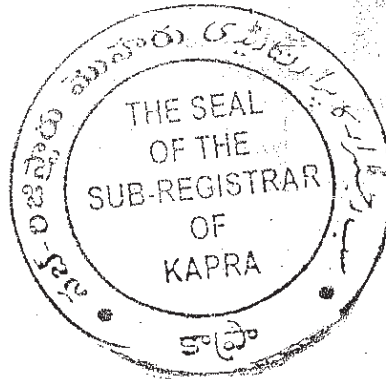
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 जगदीश रामाचंद्रराव अणे
Jagdish Ramachandrarao Anne

जन्म वर्ष / Year of Birth : 1969
पुरुष / Male

9825 8577 1543





आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

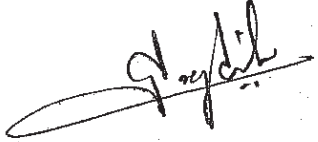
भारत सरकार
GOVT. OF INDIA

JAGDISH ANNE
RAMCHANDRARAO ANNE

20/10/1969
Permanent Account Number
ADQPJ4343L

 Signature



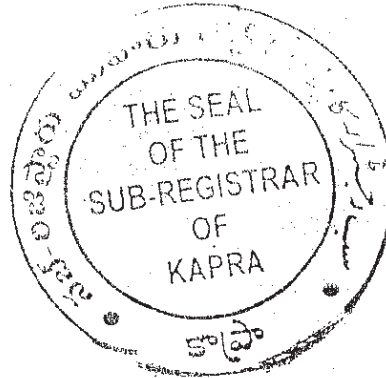


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3400