

8546/11

Doot no. 85/9/2011

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

Sl.No. 54632- Dt: 29-08-2011 Rs.100/-

Name : Ramesh

S/o. Narsing Rao

For Whom : M/s. Mehta & Modi Homes

K. SATISH KUMAR

Licenced Stamp Vendor

LIC.No.15-18-013/2000

RFN.No.15-18-016/2009

H.No.5-2-30, Premavahipet (V)

Rajendranagar Mandal,

Ranga Reddy District,

Ph.No.9849555136

SALE DEED

This Sale Deed is made and executed on this the 24th 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

Commander VIJENDER KUMAR KUNDU, SON OF Mr. S. K. KUNDU, aged about 43 years, Occupation: Service.

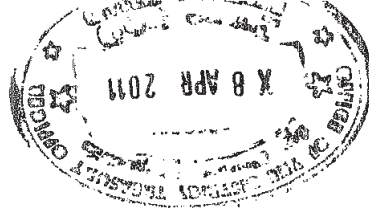
2 Mrs. POONAM SINGH KUNDU, WIFE OF Commander VIJENDER KUMAR KUNDU, aged about 39 years, Occupation: Housewife, both are residing at H. No. 14 Jai, Naval Park, Naval Base, Visakhapatnam - 530 014., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

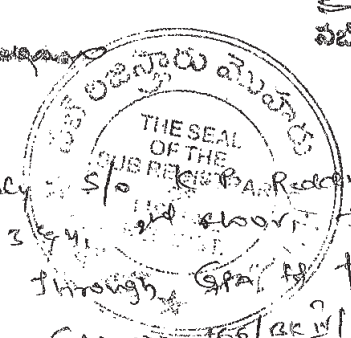


వ సం|| దినిన...నెం...
 1027 వ.సం||...నెం...
 పగలు...
 ఉప్పు...
 శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రార్...
 అనుసరించి...
 మరియు...
 రుసుము రూ||...
 Receipt No. 902868 Di. 3/2/11
 Habsiguda Branch, Sec'bad

వ పుస్తకము... వ సం||పు దస్తావేజు నెం... 8919/11
 ప్రజల... పరచిన... తముల సం... 10...
 ఈ కాగితపు... పంఖ్య...
 సబ్-రిజిస్ట్రార్.

జానీ యిచ్చినట్లు...
 ఎడమ...నడిచి

...



K. Prabhakar Reddy S/o... Reddy
 P/o. S-1-187/3/94
 M.G. Road, Sec'bad, through...
 documents, vide G.A. no. 166/AR. 1/10, dt. 3.9.10
 at SRO, Juppall, R.R. Dist.

విరూపించినది.

1.

CH. VENKATA RAMANA REDDY S/o ANJI REDDY
 OCC. SERVICE P/o 11-187/2, ROAD NO. 2
 GREEN HILLS COLONY, HYDERABAD

2.

B. Raj Kumar S/o MUKUND RAO, OCC. BUSINESS
 P/o. 1-51, Bollaram, Sec'bad,

2011 వ సం|| దినిన...నెం... 3 తేది
 1937 వ.సం||...నెం... 12 తేది
 సబ్-రిజిస్ట్రార్.

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.

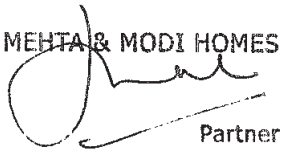
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

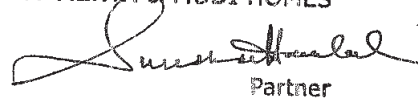
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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

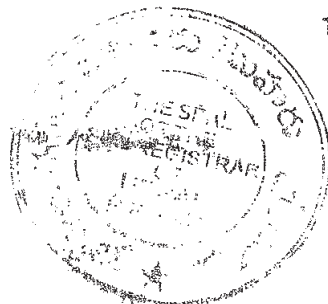

Partner

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెంబర్ 19/11
 ప్రజంటెంటు దా లు పరచిన గతముల సం.....10
 ఈ కాగితపు విలువ రూ.....2
 పబ్-రిజిస్ట్రార్.

ENDORSEMENT
 Certified that the following amounts have
 been paid in respect of the document by
 Challan No. 462866, Dt: 3/12/11

I. Stamp Duty:	
1. In the Shape of Stamp Paper	Rs. 1002
2. In the Shape of Chellan (u/s.41 of I.S. Act 1899)	Rs. 363002
3. In the Shape of Cash (u/s.41 of I.S. Act 1899)	Rs. —
4. Adjustment of Stamp Duty (u/s.41 of I.S. Act 1899, if any)	Rs. —
II. Transfer Duty:	
1. In the Shape of Chellan	Rs. 145601
2. In the Shape of Cash	Rs. —
III. Registration Fee:	
1. In the Shape of Chellan	Rs. 36402
2. In the Shape of Cash	Rs. —
IV. User Charge:	
1. In the Shape of Chellan	Rs. 1002
2. In the Shape of Cash	Rs. —

TOTAL Rs. 547207

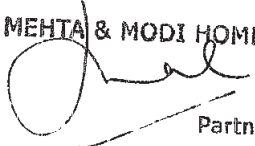


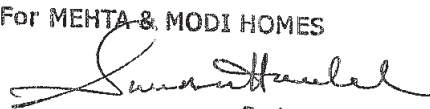
Sub. 10/12/11

- 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. 399D, admeasuring 182 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 7,28,000/- (Rupees Seven Lakhs Twenty 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. 399D, admeasuring 182 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. 7,28,000/- (Rupees Seven Lakhs Twenty 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 & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

పంపించినది: 8519/11
 ప్రజలకు తెలియజేయు వరదిన: 10
 ఈ కారణము వలన: 3
 పబ్-రిజిస్ట్రార్.

Under Section 42 of Act II of 1908
 No. 8519 of 2011 Date 3/12/11
 I hereby certify that the proper deficit
 stamp duty of Rs. 50860/- Fifty thousand
 Eight hundred and sixty only,
 has been paid in respect of this instrument
 from Sd. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 of Rs. 72000/- being
 higher than the valuation agreed Market
 Value.
 Sd. Registrar
 and Collector U/S. 41A
 H.O. STATION

REGISTRATION ENDORSEMENT

An amount of Rs. 50860/- Towards Stamp Duty
 including T.D. of Rs. 3640/-
 towards Stamp Duty has been paid by the party
 through Challan Receipt Number 902868.
 Dated 3/12/11 At SBH Habsiguda Branch Sarfud
 SBH Habsiguda A/c. 52191012432 of SKU Off.



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. 54,600/- is paid by way of challan No. 902866, dated 03.12.11, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

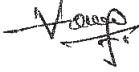
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 399D, admeasuring about 182 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. 399C
South	Plot No. 301
East	30' wide road
West	Sy. No. 41 (Open Land)

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

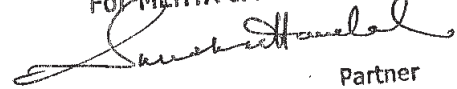


Partner

(Soham Modi)

VENDOR

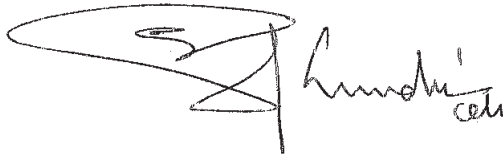
FOR MEHTA & MODI HOMES



Partner

(Suresh U Mehta)

VENDOR

 VENDEE

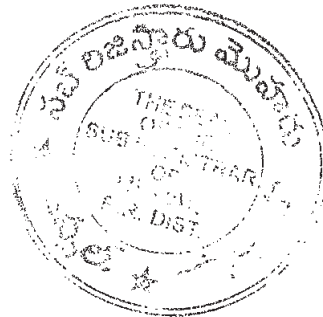


1వ పుస్తకము 201 వ సం॥ గు॥ నెం॥ 8519/11
 (అజంటలు దారులు పరిశీలించి నిజమైనది ఉందని
 ఈ కాగితపు ద్వారా నిరూపించబడినది)

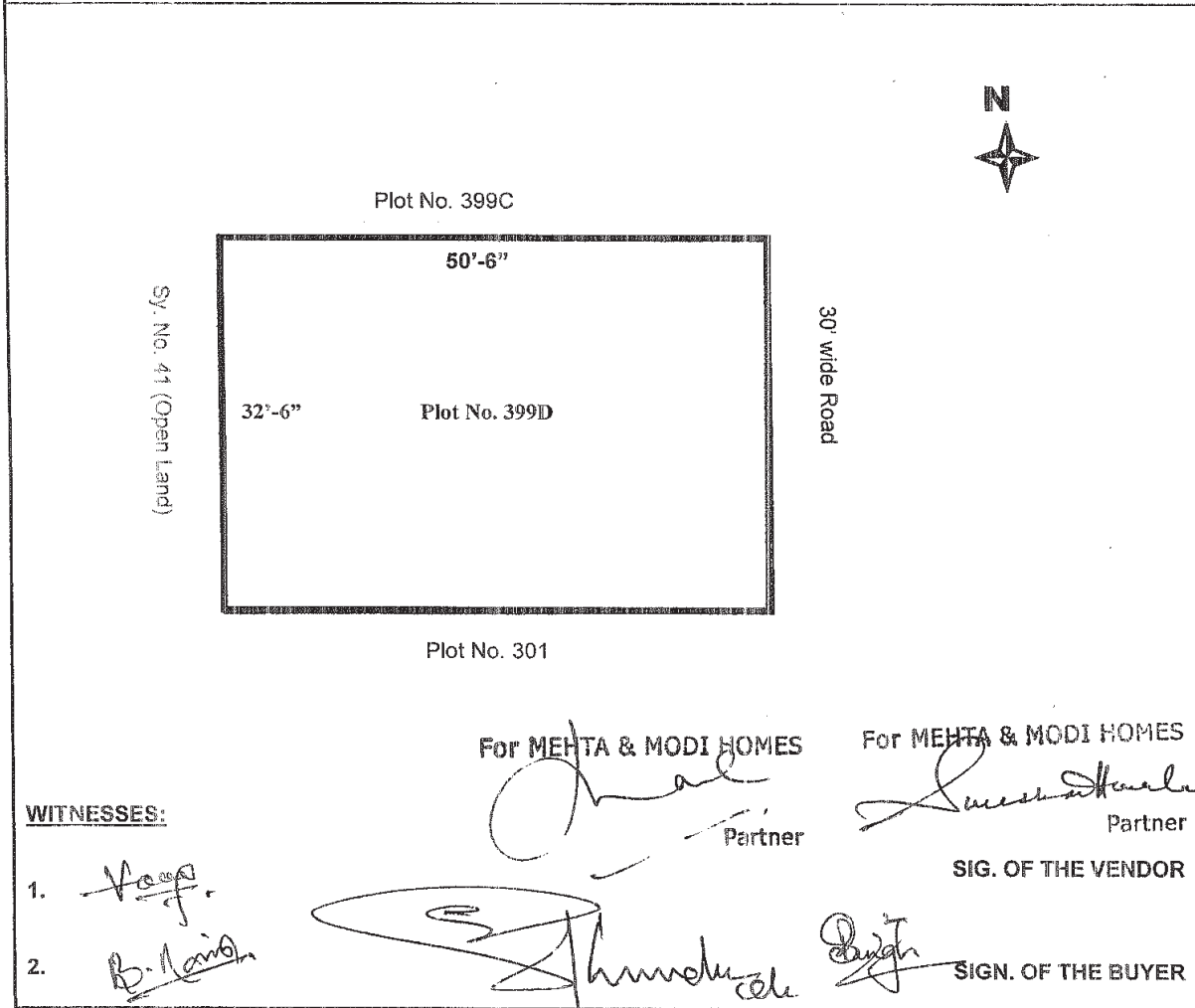
సబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం॥ గు॥ నెం॥ 8519/11
 వెంటనే రిజిస్ట్రారు ద్వారా నిజమైనదిగా నిరూపించబడినది
 గుర్తింపు వెంటనే రిజిస్ట్రారు ద్వారా నిరూపించబడినది
 201 వ సం॥ గు॥ నెం॥ 8519/11

రిజిస్ట్రారు అధికారి



REGISTRATION PLAN SHOWING		PLOT NO. 399D, FORMING A PART	
IN S. AVEY 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:	1. Commander VIJENDER KUMAR KUNDU, SON OF MR. S. K. KUNDU		
	2. MRS. POONAM SINGH KUNDU, WIFE OF Commander VIJENDER KUMAR KUNDU		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA:	182	SQ. YDS.	SQ. MTRS.



WITNESSES:

1. *[Signature]*

2. *[Signature]*

For MEHTA & MODI HOMES

[Signature] Partner

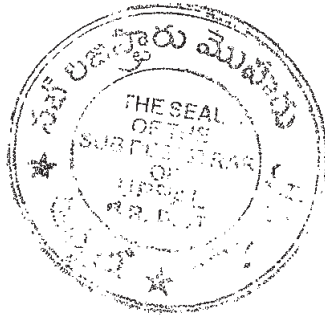
For MEHTA & MODI HOMES

[Signature] Partner

SIG. OF THE VENDOR

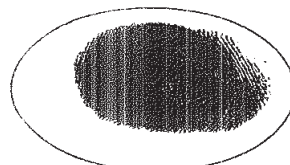
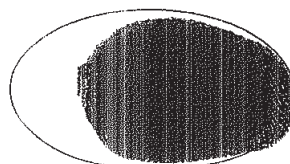
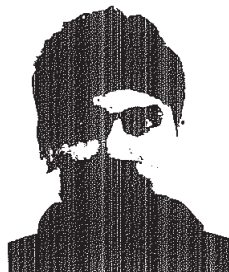
SIGN. OF THE BUYER

సంఖ్య: 85.19/10
తేదీ: 10
సం: 5
సభ-రిజిస్ట్రార్.



PHOTOGRAPHS A

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)



INTS AS PER SECTION 32A OF N ACT, 1908.

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. & Representative
to Buyers.

BUYERS:

1. COMMANDER VIJENDER KUMAR KUNDU
S/O. MR. S. K. KUNDU
R/O. H. NO. 14 - JAI
NAVAL PARK
NAVAL BASE
VISAKHAPATNAM - 530 014.

2. MRS. POONAM SINGH KUNDU
W/O. COMMANDER VIJENDER KUMAR KUNDU
R/O. H. NO. 14 - JAI
NAVAL PARK
NAVAL BASE
VISAKHAPATNAM - 530 014.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

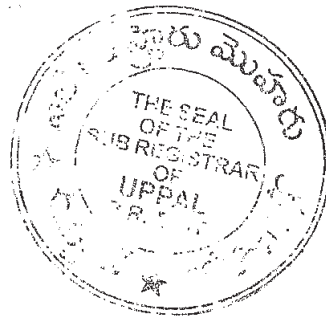
SIGNATURE OF THE EXHIBITS

We stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Prabhakar Reddy as We 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)

ప పుస్తకము నందును గల గ్రంథము నెం. 85.19/11
ప్రజంబెందున గల గ్రంథము నెం. 10
ఈ కాగితపు పేరును పంపు 6
పబ్-రిజిస్ట్రార్



S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	25

Family Members Details

[Signature] D.P.L. No. 114
 BHARAT SCOUTS & GUIDES
 BHARAT SCOUTS & GUIDES
 16/02/2006
 15.05.11 / 13.05.11

PERMANENT ACCOUNT NUMBER
 ABM196725H

सोहन साहनी
 SOHANI SATISH MODI

पिता का नाम / FATHER'S NAME
 SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
 15-10-1939

[Signature]
 Chief Commissioner of Income-tax, Punjab 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]
 Signature

[Photo]
 10.02.2009

HOUSEHOLD CARD

Card No. : PAF1588150816

F.I. Slip No. : 885

1.25 : 2000000000

Name of Head of Household : Manilal Satish Modi

Household Address : 15/12/81

Father/Husband Name : Manilal

Age : 55

Occupation : Civil Engineer

Local House No. : 25577

Street : MINISTER ROAD

Colony : D V COLONY

Ward : 2

Circle : Circle VIII

District : Bhopal / Madhya Pradesh

Annual Income (Rs.) : 100,000

PG Consumer No. (1) : 1588150816

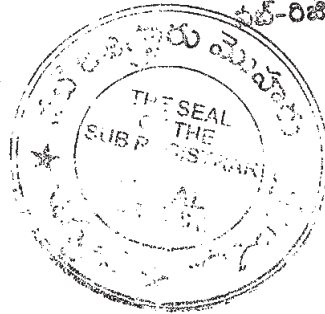
PG Dealer Name (1) : Nataraj Enterprises, DC

PG Consumer No. (2) : 1

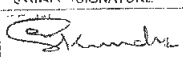
PG Dealer Name (2) : 1

వ పుస్తకము... 8519
ప్ర... 10
... 7

...-రిజిస్ట్రార్.

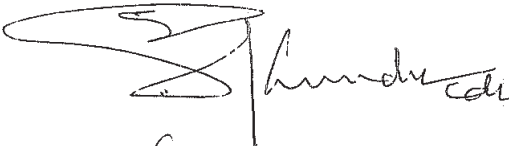


Commander VIJENDER KUMAR KUNDU

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AFTPK3947A	
नाम /NAME	VIJENDER KUMAR KUNDU	
पिता का नाम /FATHER'S NAME	SAJJAN KUMAR KUNDU	
जन्म तिथि /DATE OF BIRTH	17-12-1968	
हस्ताक्षर /SIGNATURE		आयकर आयुक्त (कम्प्यूटर केन्द्र) Commissioner of Income-tax (Computer Operations)

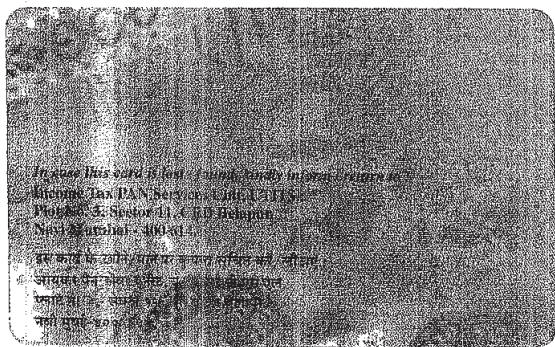
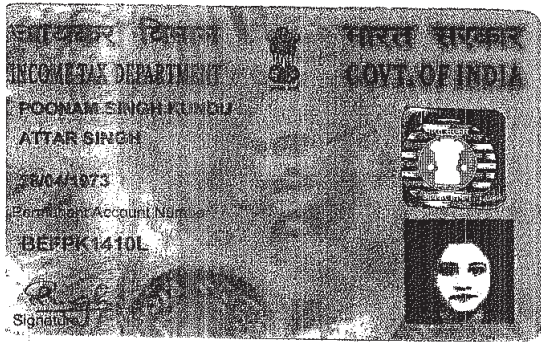
इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्यूटर केन्द्र),
सी-13, प्रत्यक्षकर भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.


(V.K. KUNDU)

ಪಟ್ಟಿ-ರಿಜಿಸ್ಟ್ರಾರ್.

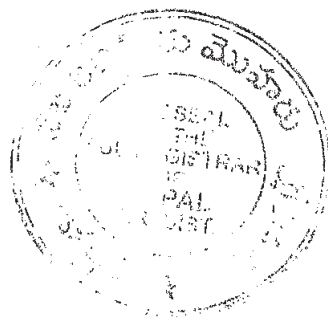
Mis Poonam Singh Kunder



Singh
(POONAM SINGH)

వ ప్రతినిధిని నియోజకవర్గంలోని ప్రజాసేవా కేంద్రం... 8/9/11
(ప్రజాసేవా కేంద్రం నెంబర్... 10...)
ఈ కార్యక్రమం... 9...

సచి-రిజిస్ట్రార్.

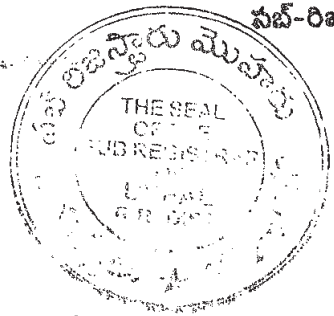




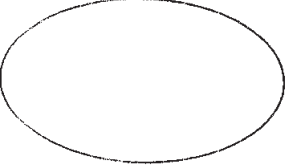
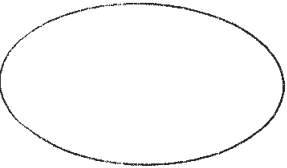
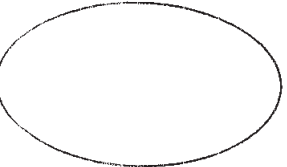
29/07/2011 14:04

వ పుస్తకము 101 న 1000 గా రుక్మ వేజు వెం... 19/11
(ప్రజాపరిచయము) గా... 10
ఈ కాగితపు పరిమాణము... 10

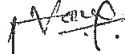
పబ్-రిజిస్ట్రార్.



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>BUYERS:</u> 1. MR. CHANDRA SEKHAR S/O. MR. B. V. RAMA SARMA R/O. 303, PRIVIK RESIDENCY LANE NO. 4, H. M. T. NAGAR NACHARAM HYDERABAD - 500 076.
			2. MRS. P. DURGA BHAVANI W/O. MR. CHANDRA SEKHAR R/O. 303, PRIVIK RESIDENCY LANE NO. 4, H. M. T. NAGAR NACHARAM HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

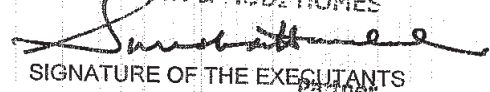
1. 
2. 

FOR MEHTA & MODI HOMES



Partner

FOR MEHTA & MODI HOMES



SIGNATURE OF THE EXECUTANTS

Partner

We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of District Registrar, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

