

C.S.No: 5694

Doc no: 5686/2011



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

912776

Sl.No. 41060 Dt: 25-06-2011 Rs.100/-

Name : Santosh

S/o.Shankar

For Whom : M/s Mehta & Modi Homes

K.SATISH KUMAR

Licenced Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

H.No.5-2-30, Premavathipet (v)

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 30th day of July 2011 at SRO, Uppal, Ranga Reddy District by:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its 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 and Mr Suresh U. Mehta, S/o. 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, assignees, etc.)

INFAVOUR OF

Mrs. K. N. POORNIMA, DAUGHTER OF Mr. KAMMILI SATYANARAYANA RAJU, aged about 27 years, residing at 74, Shivbagh Ameerpet, Hyderabad – 500 016., hereinafter referred to as the Vendee (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

poornima

2011 - వ సం॥ 08 గస్తా... నెం... 6
 1923- వ.శ.శా. ప్రొ.వీ. మాసము... 15 తేది
 పగలు... 12 మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 చసుము రూ॥ 8625/- చెల్లించినారు.

Receipt No. 289236 Dt. 01/11/2011
 హైదరాబాద్ Branch Sertad
 హైదరాబాద్ లోని యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ చొటన వేలు

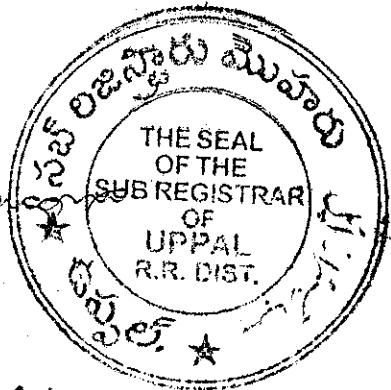


నిరూపించినది.

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 201/1923/2011
 dated 26.8.11 registerer at SRO
 Ranga Reddy District.

వ పుస్తకము 201 వ సం॥పు తస్తావేళా నెం. 5686
 ప్రజంబెంటు దాఖలు పంపిన : గతముల సం... 10
 ఈ కాగితపు వరుస నెంబర్...

నల్-రిజిస్ట్రార్,



CH. Venkat Ramana Reddy S/o. Late Aji Reddy
 Old Service RD 11-187/2, Road No. 2, Green Hills Colony
 Sarva Nagar, H T & E R A Road.

శ్రీ R. Raj Kumar S/o. Narayana Reddy, Old Service
 R/o 1-5/1, M. Bolarum, Sec'bad

2011 వ సం॥ 08 గస్తా... నెం 6 తేదీనల్-రిజిస్ట్రార్.
 1923 వ శా.శ. ప్రొ.వీ. మాసం 15 తేది ఉప్పల్

WHEREAS:

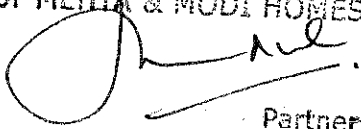
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

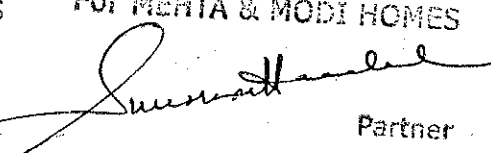
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.

For MENTA & MODI HOMES

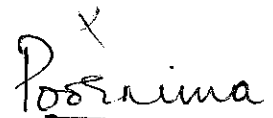


Partner

For MENTA & MODI HOMES



Partner



వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం. 5686/11
 ప్రజంబింటు దాఖలు పరచిన కాగితముల సం. 10
 ఈ కాగితపు వరుస సంఖ్య. 2

సబ్-రిజిస్ట్రార్.

ENDORSEMENT

Certified that the following amounts have
 been paid in respect of the document by
 Challan No. 28236 Dt: 6/8/11

- I. Stamp Duty:
 1. In the Shape of Stamp Paper Rs. 100/-
 2. In the Shape of Challan (u/s.41 of I.S. Act 1899) Rs. 86.50/-
 3. In the Shape of Cash (u/s.41 of I.S. Act 1899) Rs. —
 4. Adjustment of Stamp Duty (u/s.16 of I.S. Act 1899, if any) Rs. —
- II. Transfer Duty:
 1. In the Shape of Challan Rs. 34500/-
 2. In the Shape of Cash Rs. —
- III. Registration Fee:
 1. In the Shape of Challan Rs. 8625/-
 2. In the Shape of Cash Rs. —
- IV. User Charge:
 1. In the Shape of Challan Rs. 100/-
 2. In the Shape of Cash Rs. —

TOTAL Rs. 129475/-



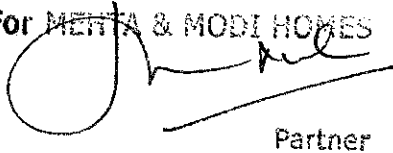
Sub Reg. at Uppal

- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.
- E) The Vendee is desirous of purchasing semi-finished bungalow constructed on plot bearing no. 204 (refereed to as Plot No. 04 in the HUDA approved Plan) admeasuring 224 sq. yds along with semi-finished construction having a total built up area of 1503 sft., hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.17,25,000/- (Rupees Seventeen Lakhs Twenty Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

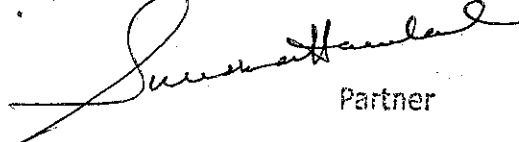
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 204 (refereed to as Plot No. 04 in the HUDA approved Plan) admeasuring 224 sq. yds. along with semi-finished construction having a total area of 1503 sft forming part of Sy. No. 291 situated at Cherlapally Village, 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. 17,25,000/- (Rupees Seventeen Lakhs Twenty Five Thousand Only) The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor further covenant that the Schedule 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.
3. The Vendor have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.
4. The 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

For MEHTA & MODI HOMES


Partner

X
Boornima

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం...5686/11
 ప్రజంటించు దాఖలు పరచిన కాగితముల సం...10
 ఈ కాగితపు వరుస సంఖ్య...3

సబ్-రిజిస్ట్రార్.

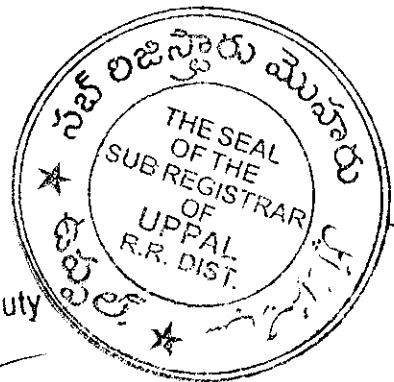
Under Section 42 of Act II of 1864
 No. 5686 of 2011 Date 6/8/11

I hereby certify that the proper deficit
 stamp duty of Rs. 120650/- Rupees one hundred twenty
 thousand six hundred and fifty only
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1725000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

6/8/11

Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT



REGISTRATION ENDORSEMENT

An amount of Rs. 120650/- towards Stamp Duty
 including Transfer Duty and Rs. 8625/-
 towards Registration Fee was paid by the pay
 through Challan Receipt Number 283226

Dated 6/8/11 At SBH Habsiguda Branch Sec'bad
 SBH Habsiguda A/c. 52191012432 of SRO Upp.

5. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property 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.
6. Stamp duty and Registration amount of Rs. 1,29,375/- is paid by way of challan No. 289226, dated 6/8/11, drawn on State Bank of Hyderabad, Habsiguda Branch, Ranga Reddy District.

SCHEDULED PROPERTY

ALL THAT SEMI-FINISHED BUNGALOW CONSTRUCTED on Plot No. 204 (refereed to as Plot No. 04 in the HUDA approved Plan) admeasuring about 224 sq. yds, along with semi-finished construction having a total area of 1503 sft in the project known as "Silver Oak Bungalows - Phase II" forming part of Sy. No. 291 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. 203 (referred to as plot no. 03 in the HUDA approved plan)
South	Plot No. 205 (referred to as plot no. 05 in the HUDA approved plan)
East	40' wide road
West	Plot No. 207 (referred to as plot no. 07 in the HUDA approved plan)

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.



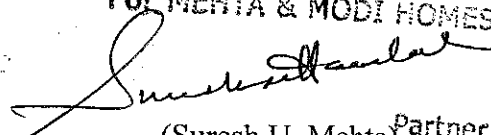
For MENTA & MODI HOMES



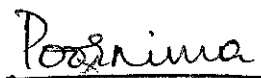
Partner

(Soham Modi)
VENDOR

For MENTA & MODI HOMES



(Suresh U. Mehta) Partner
VENDOR



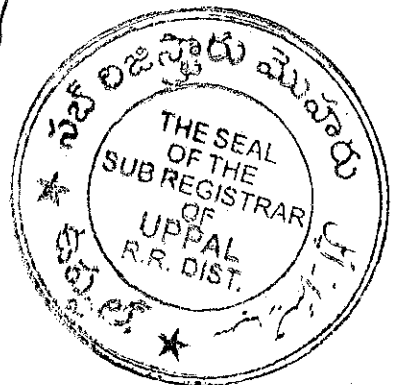
VENDEE

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 ప్రజంబెంటు దాఖలు పరచిన కాగితముల సం...10
 ఈ కాగితపు వరుస సంఖ్య.....4

సబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం॥(గా.శ.)పు...5686/11
 నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు విమిత్రం
 గుర్తింపు నెంబరు...12011...ఇవ్వడమైనది.
 201\ సం॥రిజిస్ట్రేషన్ నెం...6...తేది.....

రిజిస్ట్రేరింగు అధికారి



ANNEXTURE-1-A

1. Description of the Building : ALL THAT SEMI-FINISHED BUNGALOW
CONSTRUCTED on bearing Plot No. 204 (refereed to
as Plot No. 04 in the HUDA approved Plan) in the
project known as "SILVER OAK BUNGALOWS
PHASE-II" forming part of Sy. No. 291 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 : New
3. Total Extent of Site : 224 sq. yds.
4. Built up area Particulars:
- a) In the Ground Floor : 847 Sft
- b) In the First Floor : 656 Sft
- Total Built up Area : 1503 Sft**
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV
of the Building : Rs. 17,25,000/-

Date: 30.07.2011

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Signature of the Executants

Partner

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

Date: 30.07.2011

Partner

For MEHTA & MODI HOMES

Signature of the Executants

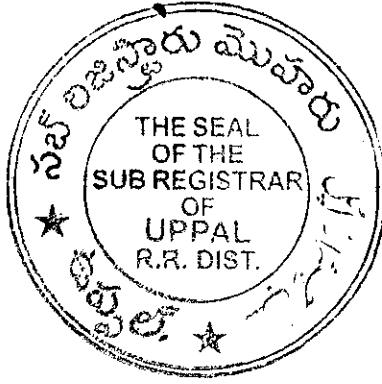
Partner

Poorima

x

వ పుస్తకము 201 వ పంపు దస్తావేజు నెం. 36/11
ప్రజంబెందు దాఖలు పరచిన కాగితముల సం. 10
ఈ కాగితపు వరుస సంఖ్య. 5

సబ్-రిజిస్ట్రార్.



REGISTRATION PLAN SHOWING

PLOT NO. 204,

(REFEREED TO AS PLOT NO. 04 IN THE HUDA APPROVED PLAN) FORMING A PART

IN SURVEY NO.

291 (P)

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 UTTAMLAL MEHTA

BUYER:

MRS. K. N. POORNIMA, DAUGHTER OF MR. KAMMILI SATYANARAYANA RAJU

REFERENCE:
AREA:

224

SCALE:
SQ. YDS.

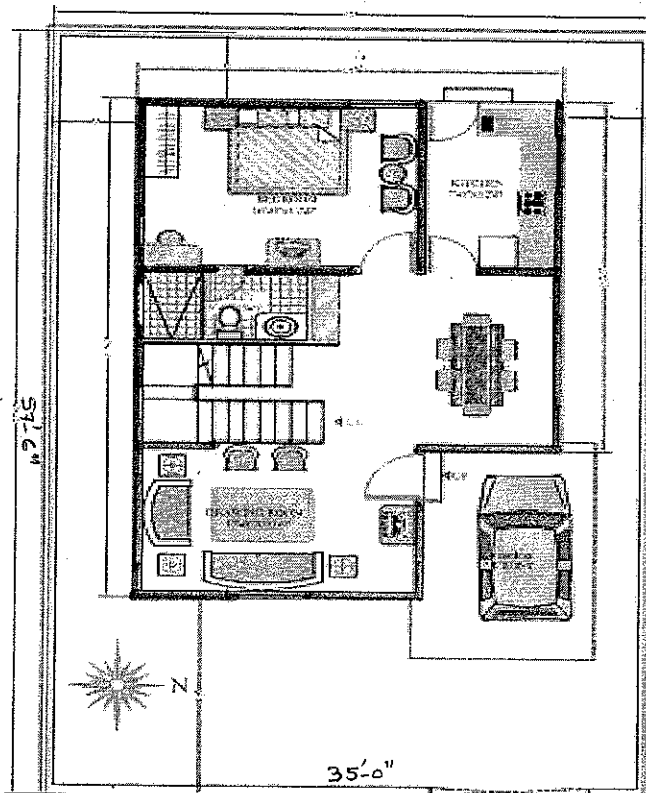
INCL:
SQ. MTRS.



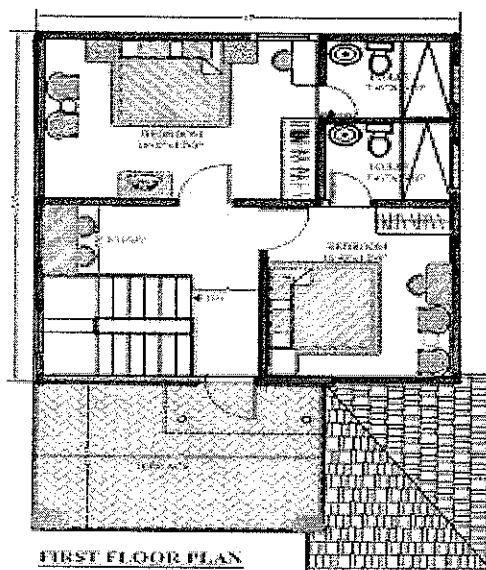
EXCL:



Built up Area - 1503 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT NO: 201 TO 205

GROUND FLOOR BUILT UP AREA=847.00SFT
FIRST FLOOR BUILT UP AREA=656.00 SFT
TOTAL BUILT UP AREA 1503.00 SFT
PORTICO AREA = 162.00 SFT
TERRACE AREA = 191.00 SFT

North - Plot No. 203 (referred to as plot no. 03 in the HUDA approved plan)

South - Plot No. 205 (referred to as plot no. 05 in the HUDA approved plan)

East - 40' wide road

West - Plot No. 207 (referred to as plot no. 07 in the HUDA approved plan)

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

WITNESSES:

1.

[Signature]

2.

[Signature]

[Signature]

Partner

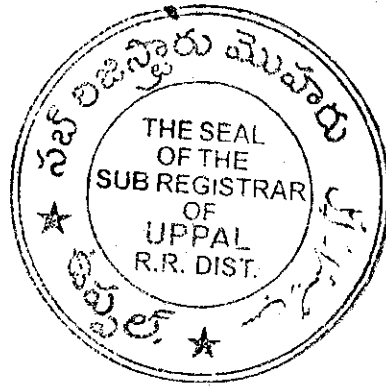
SIG. OF THE VENDOR

[Signature]

SIG. OF THE BUYER

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం.....5686
ప్రజలెంటు దాఖలు పరచిన కాగితముల సం.....10
ఈ కాగితపు వరుస సంఖ్య.....6

సబ్-రిజిస్ట్రార్.



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

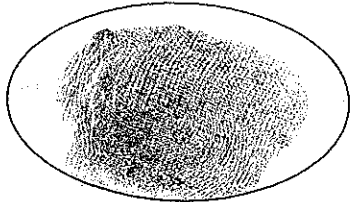
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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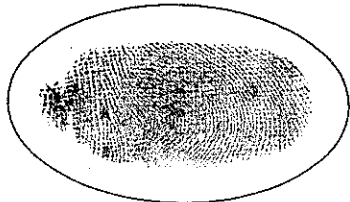
VENDOR:

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

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

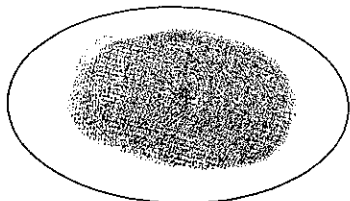


2. MR. SURESH U. MEHTA
S/O. LATE. UTTAMLAL MEHTA
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003



GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 201/BK-IV/2006, Dt: 26.08.06:

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.
(REPRESENTATIVE TO BUYER)



BUYER:

MRS. K. N. POORNIMA
D/O. MR. KAMMILI SATYANARAYANA RAJU
R/O. 74, SHIVBAGH,
AMEERPET
HYDERABAD - 500 016

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

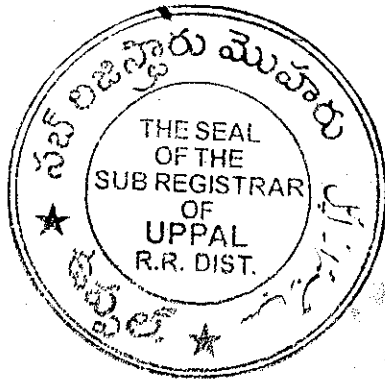
Partner

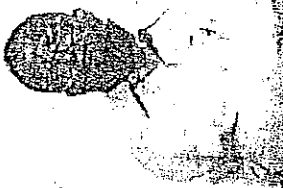
SIGNATURE OF EXECUTANTS

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

SIGNATURE OF THE REPRESENTATIVE

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం.....5686/11
ప్రజుంటెంటు దాఖలు పరచిన కాగితముల సం.....10
ఈ కాగితపు వరుస సంఖ్య.....7
నబ-రిజిస్ట్రార్.






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

[Signature]

D.P.I. No. 114

16/02/2006

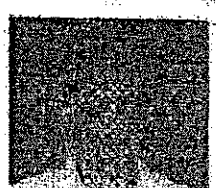
16/02/2006

16/02/2006

16/02/2006

परम स्थायी खाता नंबर

PERMANENT ACCOUNT NUMBER



NAME

SONAM SATISH MODI

FATHER'S NAME

SATISH MANLAL MODI

DATE OF BIRTH

18-10-1989

[Signature]

[Signature]

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

PRABHAKAR REDDY K



PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSP8104E

[Signature]

[Signature]

HOUSEHOLD CARD

PAR 16/88150816

Card No

16/88150816

F.P. Stamp No

16/88150816

Name of Head of Household

Mallikarjun

Father/Husband Name

Uthappa

Date of Birth

15/01/1944

Age

38

Occupation

Civil Business

House No.

23-377

Street

MINISTER ROAD

Colony

D.V. COLONY

Ward

Ward-2

Circle

Circle VIII

Annual Income (Rs.)

190,000

LPG Consumer No. (1)

ME46359(Single)

LPG Dealer Name (1)

Narayan Enterprises, JOC

LPG Consumer No. (2)

16/88150816

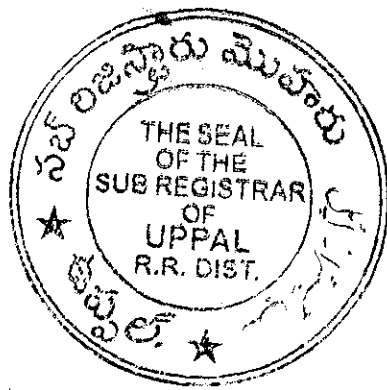
LPG Dealer Name (2)

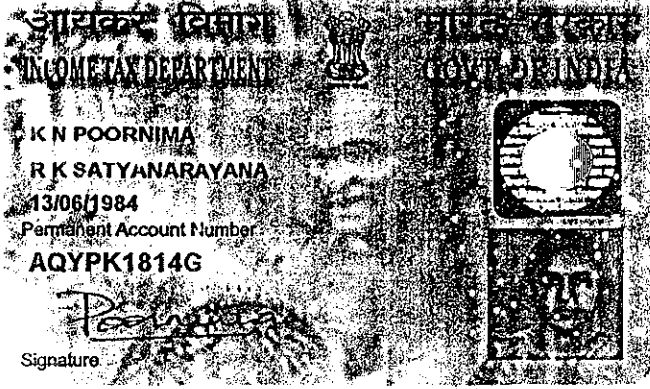
16/88150816

[Signature]

వ పుస్తకము 201 వ పేజీలు దస్తావేజు నెం. 5686/11
ప్రజంబెంటు దాఖలు పరిచిన కాగితముల సం. 10
ఈ కాగితపు వరుస సంఖ్య 8

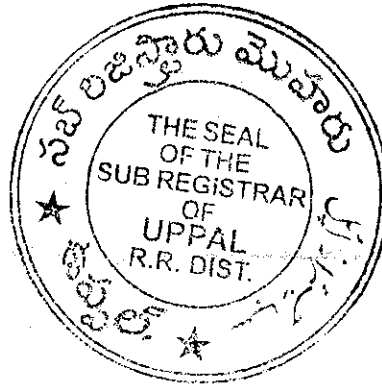
పర్-రిజిస్ట్రార్.





In case this card is lost / found, kindly inform / return to :
Income Tax Return Service Unit, UTTSL
Plot No. 3, Sector 13, Gurgaon
Dist. Haryana - 122001
या कार्ड को जप्त पर कृपया सूचित करें/लाटाएं :
आयकर रिटर्न सेवा यूनिट, UTTSL
प्लॉट नं: 3, सेक्टर 13, सी.डी.डी. रो. गुरुग्राम,
नवी मुंबई-400 694

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం.....5686/11
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం.....10
ఈ కాగితపు వరుస సంఖ్య.....
పబ్-రిజిస్ట్రార్.





వ పుస్తకము 201 వ పంపు దస్తావేజు నెం. 5686 / 11
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం. 10
ఈ కాగితపు వరుస సంఖ్య. 10

సబ్-రిజిస్ట్రార్.

