

Mand

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.

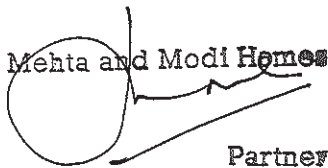
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

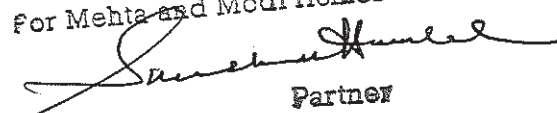
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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

చ.పుస్తకం 2012 సం|| పు.చస్తావేజా నెం. 6772
చస్తావేజాల మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము వరుస సంఖ్య 2

సబ్-రిజిస్ట్రార్
ఉప్పల్

ENDORSEMENT

Certified that the following amounts have
been paid in respect of the document by
Challan No. 60098 Dt. 13/12/12

* 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. 164500/-
Rs. -
Rs. -

II Transfer duty:

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

Rs. 65860/-
Rs. -

III. Registration Fees:

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

Rs. 16465/-
Rs. -

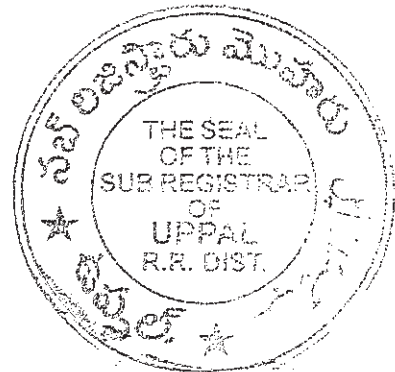
IV User Charges:

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

Rs. 100/-
Rs. -

TOTAL Rs: 264075/-

Sub Registrar
Uppal



- 7
- 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 land bearing plot no. 399E admeasuring 823.21 sq. yds. (the land is separately marked in the sanction plan) hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 25,00,000/- (Rupees Twenty Five Lakhs 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 land bearing plot no. 399E admeasuring 823.21 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.25,00,000/-(Rupees Twenty Five Lakhs 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.
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. 2,46,975/- is paid by way of challan no.60098, dated 17.07.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES



For MEHTA & MODI HOMES



Partner

1 వ పుస్తకం జరిగి నం. 6972/12
దస్తావేజాల మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము పరుస సంఖ్య 3

సబ్-రిజిస్ట్రార్
ఉప్పల్

Endorsement Under Section 41 & 42 IS Act of 1899
Doc. No. 6972 of 2012 Dated 17/7/2012.

I hereby certify that the proper/deficit Stamp duty of

Rs. 230410/- (Rupees Two lakhs thirty thousand and four hundred and ten only)

has been levied in respect of this instrument document

from Sri/Smt. K. P. Raghavender Reddy

on the basis of the agreed Market Value/

Consideration of Rs. 2500000/- being

higher than consideration/Agreed Market Value

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

S.R.O Uppal
Date 17/7/12

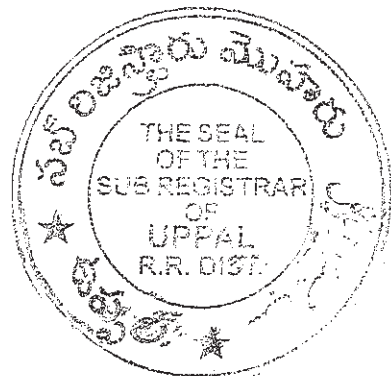
REGISTRATION ENDORSEMENT

An amount of Rs. 230410/- towards Stamp Duty

including Transfer Duty and Rs. 16465/-
towards Registration Fee was paid by the party

through Challan Receipt Number 60098

Dated 17/7/12 At SBH Habsiguda Branch Sec'bad
SBH Habsiguda A/c.52191012432 of SRO Upp ,



SCHEDULED PLOT

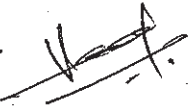
ALL THAT PIECE AND PARCEL OF LAND bearing plot no. 399 E, admeasuring about 823.21 sq. yds., in the project known as 'SILVER OAK BUNGALOWS PHASE – III' forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Neighbour's land
South	30' wide road
East	Neighbour's land
West	Plot Nos. 310 to 315

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:

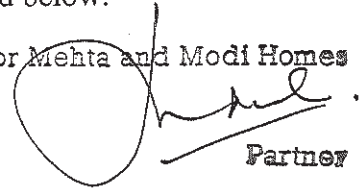
1.



2.



For Mehta and Modi Homes

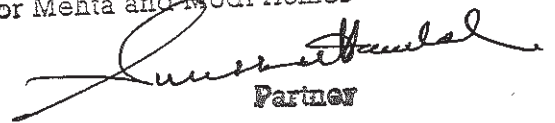


Partner

(Soham Modi)

VENDOR

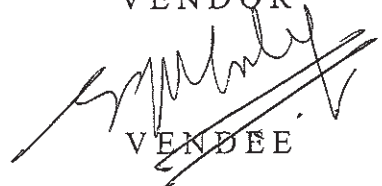
For Mehta and Modi Homes



Partner

(Suresh U Mehta)

VENDOR



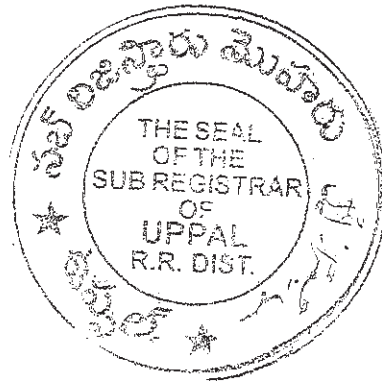
VENDEE

1 వ పుస్తకం 2012 సం॥ పు.చస్తావేజు సం॥ 69721
 చస్తావేజుల మొత్తము కాగితముల సంఖ్య 12
 ఈ కాగితము పరుస సంఖ్య 4

సబ్-రిజిస్ట్రారు
 ఉప్పల్

1 వ పుస్తకము సం॥ (కా.శ.) పు. 69721/12
 నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 69721/2012 చంద్రమౌళి
 2012 సం॥ జులై నెంబరు 17 తేది

రిజిస్ట్రారింగు అధికారి



REGISTRATION PLAN SHOWING

PLOT NO. 399 E, FORMING A PART

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 UTTAMLAL MEHTA

BUYER:

MR. GAURANG MODY, SON OF MR. JAYANTILAL MODY

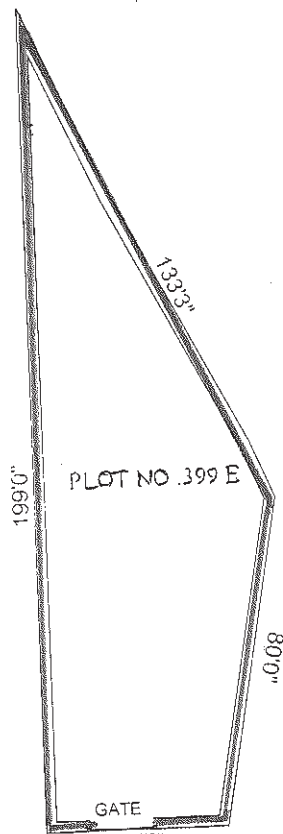
REFERENCE:
AREA:

823.21

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

NEIBHOURS LAND

PLOT NOS. 310 TO 315



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner**WITNESSES:**

1.

2.

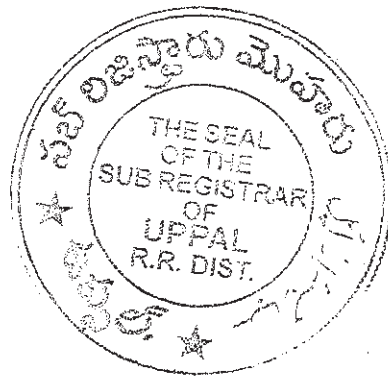
SIG. OF THE VENDOR**SIGN. OF THE BUYER**

వ పుస్తకం 2012 సం॥ పు.దస్తావేజ్ సం॥
దస్తావేజాల మొత్తము కాగితముల సంఖ్య
ఈ కాగితము పరుస సంఖ్య

69721
12
5

12

సబ్-రిజిస్ట్రారు
ఉప్పల్



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION 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. RAOD, 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. GAURANG MODY
S/O. MR. JAYANTILAL MODY
R/O. FLAT NO. 105, SAPPHIRE APARTMENTS
CHIKOTI GARDENS, BEGUMPET
HYDERABAD.

SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes


Partner

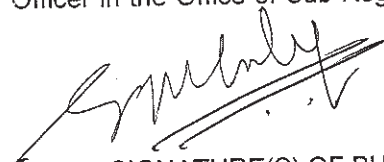
For Mehta and Modi Homes


Partner
SIGNATURE OF THE EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, 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

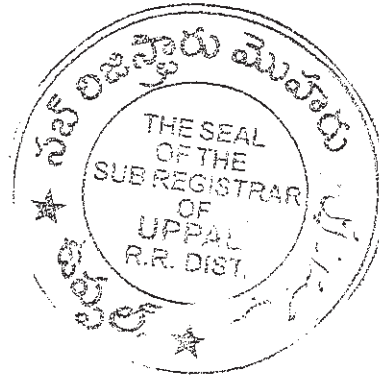


SIGNATURE(S) OF BUYER(S)

వ పుస్తకం 2012 సం॥ పు.రిజిస్ట్రేషన్ నంబర్ 6972/12
దస్తావేజాల మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము పరుస సంఖ్య 6

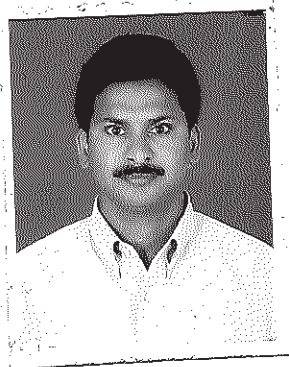
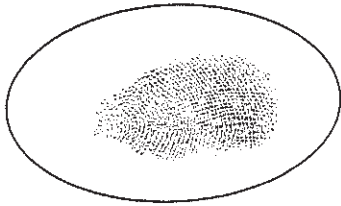
సబ్-రిజిస్ట్రారు

ఉప్పల్



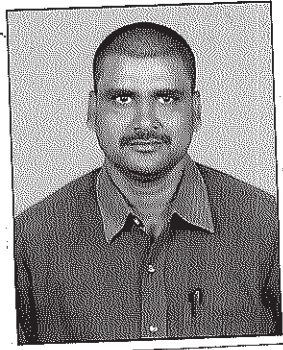
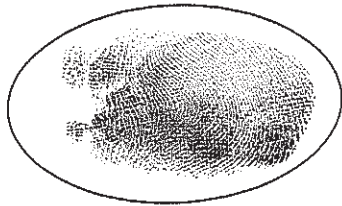
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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. CH. VENKATA RAMANA REDDY
S/O. LATE ANJI REDDY
R/O. H. NO: - 11-187/2
ROAD NO. 2, GREENHILLS COLONY
SAROORNAGAR
HYDERABAD.



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

SIGNATURE OF WITNESSES:

1.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

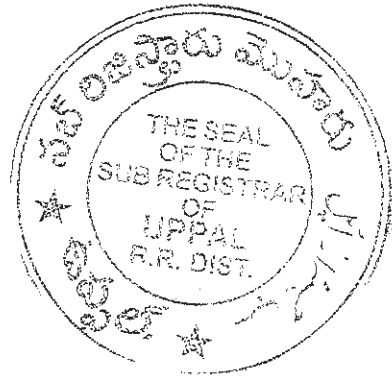
2.

వ పుస్తకం 2012 సం॥ పు.తస్తావేజు సం॥
వస్తావేజుల మొత్తము కాగితముల సంఖ్య
ఈ కాగితము వరుస సంఖ్య

6972/12

సబ్-రిజిస్ట్రారు

ఉప్పల్



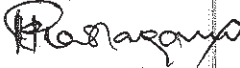
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 007083/2012 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAMMODI(OT)

Report Date: 17/07/2012 16:15:42

This report prints the Photos and FPs taken on 17/07/2012
16:15:22

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
3			(EX) REP.BY THEIR GPA HOLDER:K.PRABHAKAR REDDY 5-4-187/3 &4,IIND FLOOR,MG ROAD,SECUNDERABAD,SOHA M MANSION	

Identified by

Witness 1

Witness 2

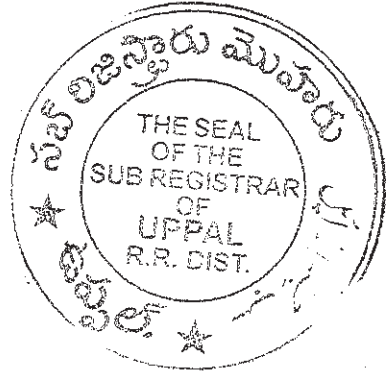
Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

1 వ పుస్తకం 2012 సం॥ పు.రస్తావేజు పేం... 6972/12
రస్తావేజుల మొత్తము కాగితముల సంఖ్య... 12
ఈ కాగితము వరుస సంఖ్య... 8

సబ్-రిజిస్ట్రారు

ఉప్పల్



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/11/81	25

D.P.L. No. 114
BHARAT SCOUTS & GUIDES - II
PARADISE, SEC' BAD
16/07/2006
16/07/2006
16/07/2006

PERMANENT ACCOUNT NUMBER
ABMP165725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH NAMLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE
[Signature]

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

भारत सरकार
GOVT OF INDIA

Signature

HOUSEHOLD CARD

Card No : PAP6788150816
F.P. Stamp No : 815
Address : 20/20, 20/21
Name of Head of Household : Mehta, Suresh
Address : 20/20, 20/21
Father/Husband Name : Uttam Lal
Date of Birth : 15/12/1948
Age : 58
Occupation : Own Business
House No. : 2-3-577
Street : MINISTER ROAD
Colony : D.V. COLONY
Ward : Ward-2
Circle : Circle VIII
District : Hyderabad
Annual Income (Rs.) : 190,000
JPG Consumer No. (1) : NEA6359(Single)
JPG Dealer Name (1) : Narmada Enterprise, IDC
JPG Consumer No. (2) :
JPG Dealer Name (2) :

For Mehta and Modi Homes

Partner

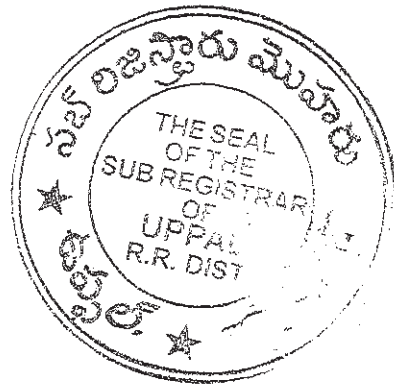
For Mehta and Modi Homes

Partner

వ పుస్తకం 2012 సం॥ పు.దస్తావేజు తెం..... 6972/12
దస్తావేజుల మొత్తము కాగితముల సంఖ్య..... 12
ఈ కాగితము వరుస సంఖ్య..... 9

సబ్-రిజిస్ట్రార్

ఉప్పల్

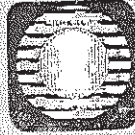


आयकर विभाग
INCOMETAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAURANG J MODY
JAYANTILAL MOJILAL MODY
24/11/1967
Permanent Account Number
AIZPM3748A

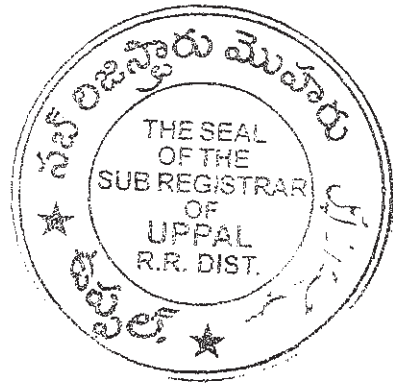


Signature

[Handwritten signature]

1 వ పుస్తకం 2012 సం॥ ప్ర.దస్త్రావేజా వెం..... 6977/2
దస్త్రావేజాల మొత్తము కాగితముల సంఖ్య..... 13
ఈ కాగితము వరుస సంఖ్య..... 10

సబ్-రిజిస్ట్రార్
ఉప్పల్



Witness. 1.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA

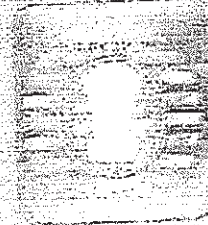
ANJI REDDY CHEERUKA

05/03/1972

Permanent Account Number

AHNPC8363Q


Signature



Witness : 2.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

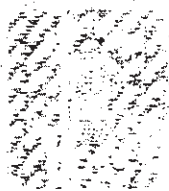
MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

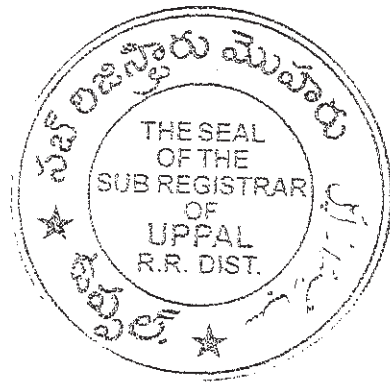

Signature



04072007

1 వ పుస్తకం 2012 సం॥ పు.దస్తావేజు వెం..... 69721/12
దస్తావేజుల మొత్తము కాగితముల సంఖ్య..... 12
ఈ కాగితము వరుస సంఖ్య 11


సబ్-రిజిస్ట్రార్
ఉప్పల్





వి పుస్తకం 2012 నం. పు.చస్తావేజు 6772/12
చస్తావేజుల మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము వరుస సంఖ్య 12

సబ్-రిజిస్ట్రార్
ఉప్పల్

