

3846/2013

SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

BA 175377

Sl.No. 5077, Dt. 19-09-2013, Rs.100/-
 Sold to Mahender Plo Secunder
 S/o.D/o.W/o. Mallesh
 For Whom Mehta & Modi Homes, Secunder

I. SRINIVAS
 Licensed Stamp Vendor, L.No.15-29-020/2012,
 P.No.14, RTC Colony, Chengicherla (V),
 Ghatkesar (M), R.R.Dist.-500039.
 Ph.No.9849338280.

SALE DEED

This Sale Deed is made and executed on this the 16th day of September 2013 at S. R.O., Kapra, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partners Shri Soham Modi, Son of Sri Satish Modi, aged about 43 years, Occupation: Business and Sri Sudhir U. Mehta, Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the 'Vendor'

AND

1. Smt. Sarojini L. Rohit, W/o. Dr. L. G. Rohit, aged about 72 years, Occupation: Housewife, R/o. 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
2. Shri. Amar V. Shah, S/o. Shri. V. N. Shah, aged about 54 years, Occupation: Business, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

Book - 1 CS Number 3984 of 2013 of SRO, Kapra

Regular document number 3846 of year 2013

Sheet 2013 of 8 Sheets

Signature of Joint SubRegistrar Kapra

Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32A of Registration Act, 1908 and fee of Rs. 47435/- paid between the hours of 3 and 4 on the 16th day of SEP, 2013 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX			GPA VIDE GPA NO.190/IV/2012 K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			P.PRABHAKAR REDDY R/O.12-12-157/3/A/1,RAVINDRA NAGAR,SEC-BAD.	
2			P.RAVINDER REDDY R/O.12-12-157/3/A/1,RAVINDRA NAGAR,SEC-BAD	

16th day of September, 2013

Signature of Joint SubRegistrar Kapra

Endorsement:

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of			
			Cash	Stamp Duty u/s 16 of IS Act	DD/BC/ Pay Order	Total
Stamp Duty	100	191685	0	0	0	191785
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	17435	0	0	0	17435
User Charges	NA	100	0	0	0	100
Total	100	209220	0	0	0	209320

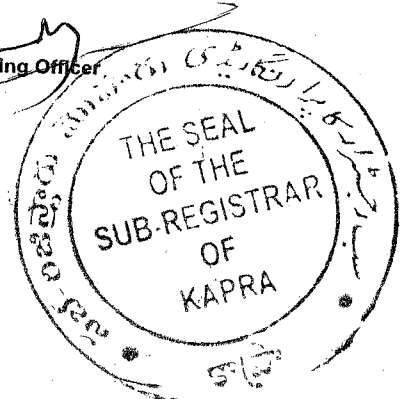
Rs. 191685/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17435/- towards Registration Fees on the chargeable value of Rs. 3487000/- was paid by the party through Challan/BC/Pay Order No. 904344 dated, 13-SEP-13.

Date

16th day of September, 2013

1935 SEP 26 2013

Signature of Registering Officer Kapra



3. Smt. Meera A. Shah, W/o. Shri. Amar V. Shah, aged about 50 years, Occupation: Housewife, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
4. Shri. Ajit V. Shah, S/o. Shri. V. N. Shah, aged about 52 years, Occupation: Business, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
5. Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah, aged 49 years, Occupation: Housewife, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 26 years, R/o.1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
7. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak, aged about 49 years, Occupation: Housewife, R/o.1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
8. Smt. Saroj. S. Parikh, wife of Late Shashikanth S. Parikh, aged about 50 years, Occupation Housewife, R/o.1-10-98/6, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
9. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh aged about 37 years, R/o.1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
10. Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 26 years, R/o.1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
11. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 23 years, resident of 124, Jeera, Secunderabad.

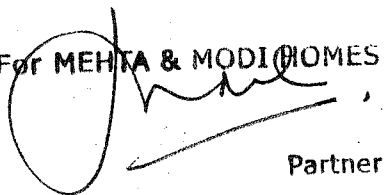
being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years, and Sri Sudhir U. Mehta Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business, the Partners / Authorized Representatives of M/s. Mehta and Modi Homes who is the General Power of Attorney Holders by virtue of document no.204/BK-IV/10 dated 18.09.2010, registered at S.R.O., Uppal, Rangareddy District, hereinafter called the "Owners".

IN FAVOUR OF

1. Mr. Ramakrishnan Vallinayagam, son of Mr. Sankaranarayanan, aged about 40 years, Occupation: Service
2. Mrs. Yogashri Arunachalam Ganesan, wife of Mr. Ramakrishnan Vallinayagam, aged about 35 years, both are residing at # H. No. 1-17-58/3, Ramnagar Colony, Alwal, Secunderabad - 500 010., hereinafter referred to as the 'Vendee'.

The terms Vendor, Owners and Vendee shall mean and include their / 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 3984 of 2013 of SRO, Kapra

Regular document number 3846 of year 2013

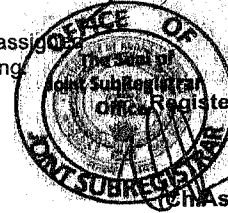
Sheet 2 of 11 Sheets

Signature of Joint SubRegistrar

Kapra

Certificate of Registration

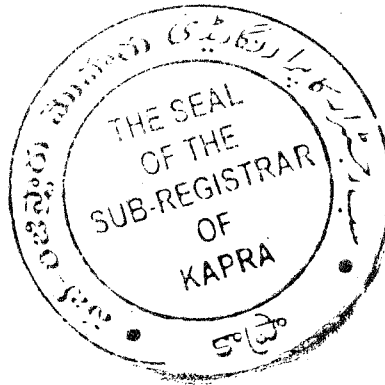
Registered as document no. 3846 of 2013 of Book-1 and assigned
the identification number 1 - 1526 - 3846 - 2013 for Scanning



Registering Officer

Kapra

(Ashok Kumar)

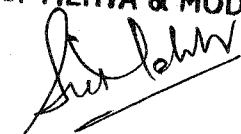


WHEREAS:

- A) The Owners are the absolute owners, possessors and in peaceful enjoyment of the land forming survey no.74 (Ac.1-23 Gts.) and Sy. No.75 (Ac.1-22 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring about Ac.3-05 Gts., by virtue registered sale deed bearing document no.3111/07 dated 5.03.07 registered at SRO, Uppal and is hereinafter referred to as the 'Scheduled Land'.
- B) The Owners purchased the Scheduled Land for a consideration from its previous Owners, possessors and pattedars namely:
- Shri. Samala Janga Reddy, Son of Late Shri Samala Chinna Yadaiah
 - Smt. V. Susheela, Wife of V. V. Subba Rao,
 - Sri Anand S. Mehta, son of Shri Suresh U. Mehta
 - Smt. Chamarty Naga Bala Tripura Sundari W/o. Shri Ch. Ganapathi Prasad
 - Shri. G. Rama Krishna Reddy, son of Shri. G. R. Reddy
 - Shri M. Vijayaram Mohan Rao, son of Shri M. Venkateswar Rao
 - Shri Sajja Venkateswara Rao, son of Shri Subba Rao
 - Shri Boddu Srinivasa Rao, son of Shri B. Amaralingam
 - Shri Sekharam Seri, son of Late Shri. Venkakaih
- C) The Owners approached the Vendors to develop the Schedule Land into residential houses / plots and the Vendors have agreed to do so. Accordingly, the Vendors and the Owners have entered into Development Agreement dated 30.04.2007 for development of the Schedule Land. The Development Agreement is registered as document no.7827/07, dated 30.04.2007 at the S.R.O. Uppal.
- D) In pursuance of the said Development Agreement the Vendors have obtained permission from GHMC / HUDA in file no. 0149/CSC/TP1/2008, Permit No.5/69 dated 18.12.08 for developing the Scheduled Land into a gated community consisting of 44 villas / bungalows each having divided share of land (plot of land) along with common amenities like roads, drainage, electric power connection, clubhouse, landscape areas, etc. The Scheduled Land as per sanction shall be made into 44 villas / bungalows along with divided share of land bearing nos. 1 to 44. Hereinafter, the said villas / bungalows along with divided share of land shall be referred to as plot no. 1, plot no. 2, plot no. 3 as on.
- E) As per the terms of the Development Agreement, the Owners and the Vendor have agreed to share the proposed developed plots along with construction thereon. Broadly the Owners shall be entitled to 13 villas and the Vendor shall be entitled to 31 villas along with the divided plots of land.
- F) Accordingly, the Owners have executed a General Power of Attorney in favour of the Vendor vide document no.204/BK-IV/10, dated 18.09.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses. The Owners shall be entitled to sell their share of plots along with constructions thereon to any intending purchaser without reference to the Vendor. Similarly, the Vendor shall be entitled to sell their plots along with constructions thereon to indenting purchasers without reference to the Owners.

For MEHTA & MODI HOMES

Partner

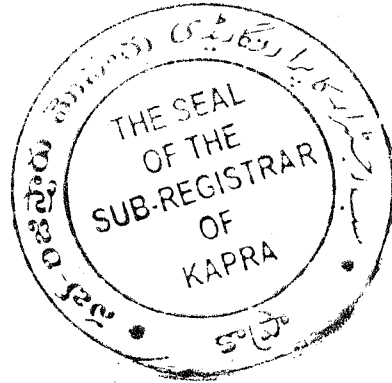
For MEHTA & MODI HOMES

Partner

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Regular document number 3846 of year 2013

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Signature of Joint SubRegistrar
Kapra

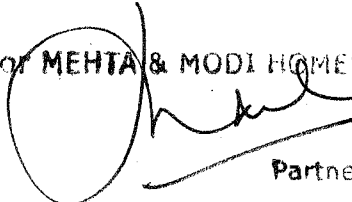


- G) By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- H) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- I) The Vendee is desirous of purchasing a plot of land bearing no.36, admeasuring 196 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136sft) hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.34,87,000/-(Rupees Thirty Four Lakhs Eighty Seven 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. 36, admeasuring 196 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136sft) forming part of Sy. Nos.74 & 75, Cherlapally Village, Ghatkesar Mandal, R. R. District 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.34,87,000/-(Rupees Thirty Four Lakhs Eighty Seven Thousand Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor / Owners hereby covenant that Scheduled Plot/bungalow 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 bungalow is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby given warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot/bungalow 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. 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/ bungalow 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/ bungalow 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.

FOR MEHTA & MODI HOMES


Partner

FOR MEHTA & MODI HOMES

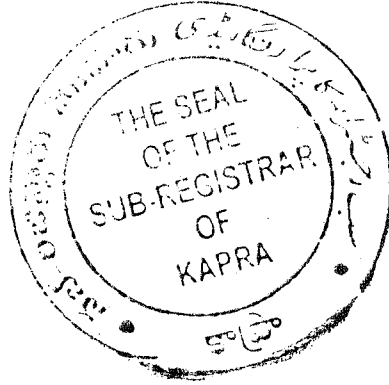

Partner

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Signature of Joint SubRegistrar
Kapra



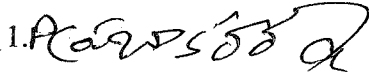
SCHEDULED PLOT

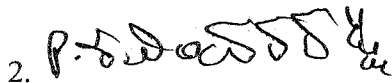
All that piece and parcel of deluxe bungalow on bearing plot no.36, admeasuring about 196 sq. yds, along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136sft) in the project known as 'Villas At Silver Creek' forming part of Sy. Nos.74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

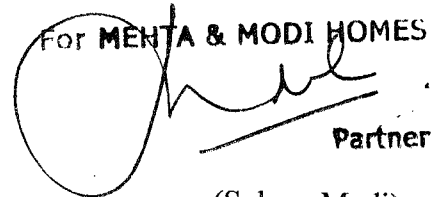
North	Plot No. 35
South	Neighbor's land
East	Plot No. 44
West	30" wide road

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:

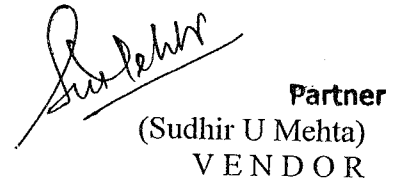
1. 

2. 

For MEHTA & MODI HOMES

Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES


Partner
(Sudhir U Mehta)
VENDOR

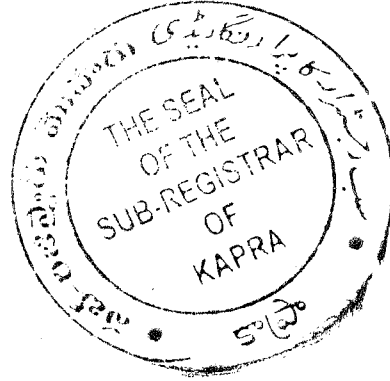

VENDEE

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Signature of Joint SubRegistrar
Kapra

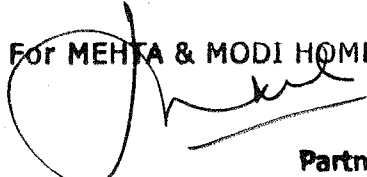



ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 36, in the project known as "Villas at Silvercreek" forming part of Sy. Nos. 74 & 75, 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 : 196 sq. yds.,
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 229 Sft
- b) In the Ground Floor : 810 Sft
- c) In the First Floor : 810 Sft
- Total Built up Area :** -----
1849 Sft

5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 34,87,000/-


Date: 16.09.2013


For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner
Signature of the Executants

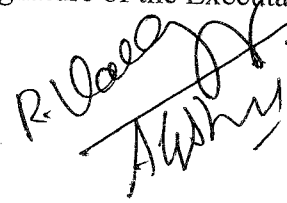
C E R T I F I C A T E

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: 16.09.2013

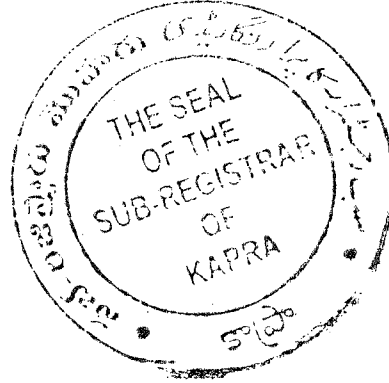


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Regular document number 3846 of year 2013

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Signature of Joint SubRegistrar
Kapra



REGISTRATION PLAN SHOWING

PLOT NO.36, FORMING A PART

IN SURVEY NOS. 74 & 75 IN THE PROJECT KNOWN AS "VILLAS AT SILVER CREEK" **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

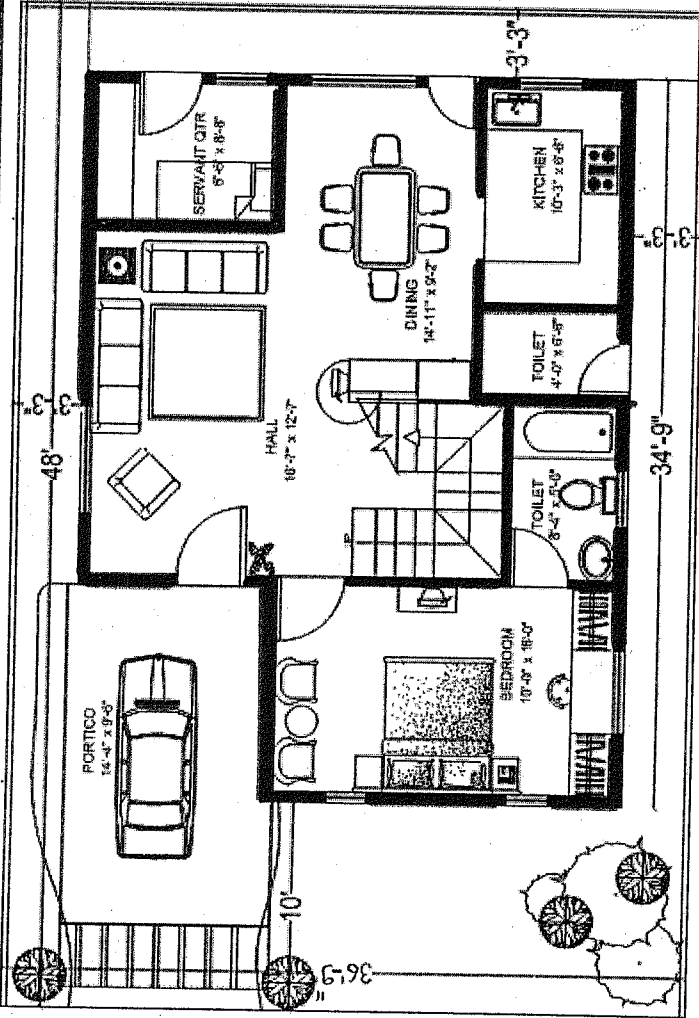
2. MR. SUDHIR U. MEHTA, SON OF LATE UTTAMLAL MEHTA

BUYERS: 1. MR. RAMAKRISHNAN VALLINAYAGAM SON OF MR. SANKARANARAYANAN

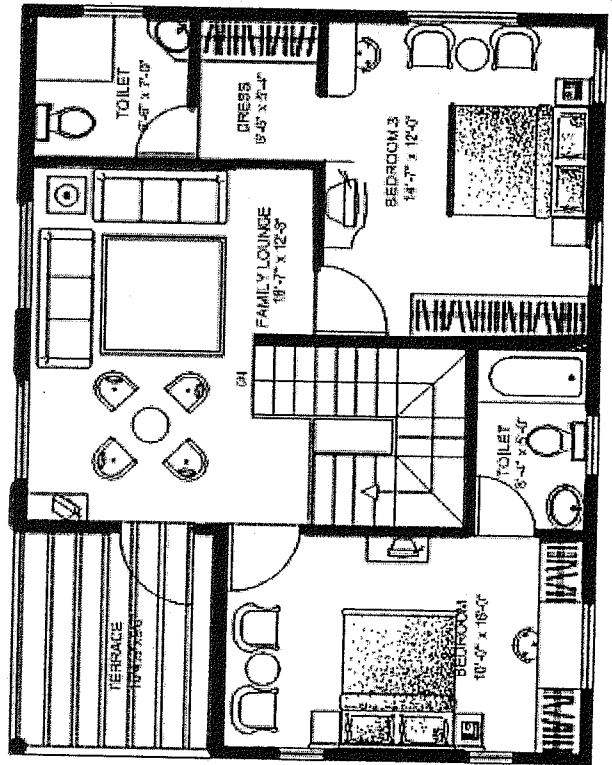
2. MRS. YOGASHRI ARUNACHALAM GANESAN WIFE MR. RAMAKRISHNAN VALLINAYAGAM

REFERENCE:

AREA: 196 **SQ. YDS.** **SQ. MTRS.** **EXCL:**



GROUND FLOOR



FIRST FLOOR

AREA OF GROUND FLOOR : 810.00 SFT.

AREA OF FIRST FLOOR : 810.00 SFT.

TOTAL BUILT UP AREA : 1620.00 SFT.

TERRACE AREA : 93.00 SFT.

PORTICO AREA : 136.00 SFT.

WITNESSES:

1. *[Signature]*
2. *[Signature]*

For **MEHTA & MODI HOMES**

[Signature]

Partner

For **MEHTA & MODI HOMES**

[Signature]

SIG. OF THE **Partner** VENDOR

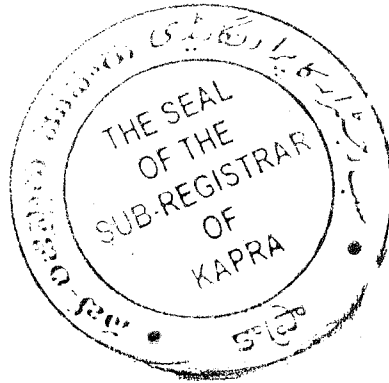
[Signature]
SIG. OF THE BUYER

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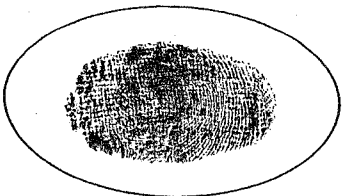
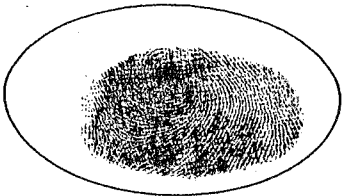
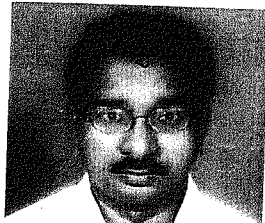
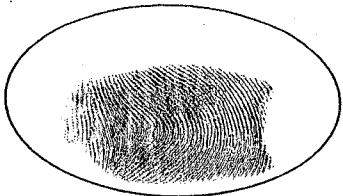
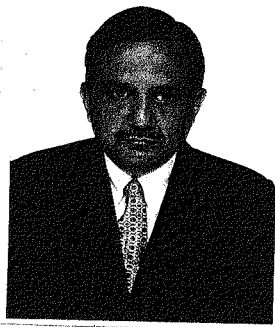
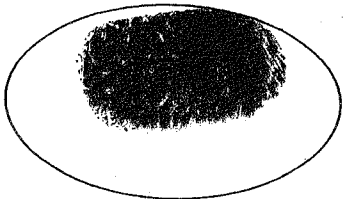
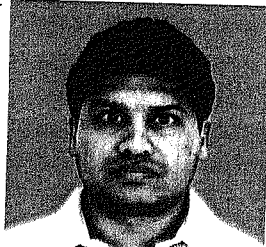
Signature of Joint SubRegistrar
Kapra



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

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

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



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. 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. 190/IV/2012, Dt. 10.12.2012:

SRI. K. PRABHAKAR REDDY
S/O. SRI. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.
§ representative to Buyer

BUYERS"

1. MR. RAMAKRISHNAN VALLINAYAGAM
S/O. MR. SANKARANARAYANAN
R/O. # H. NO. 1-17-58/3
RAMNAGARI COLONY
ALWAL
SECUNDERABAD - 500 010.

2. MRS. YOGASHRI ARUNACHALAM GANESAN
W/O. MR. RAMAKRISHNAN VALLINAYAGAM
R/O. # H. NO. 1-17-58/3
RAMNAGARI COLONY
ALWAL
SECUNDERABAD - 500 010.

SIGNATURE OF WITNESSES:

1. *[Signature]*
2. *[Signature]*

For

IES

For

[Signature]
Partner

Partner

Partner

SIGNATURE OF THE EXECUTANTS

We stand here with our photograph(s) and finger prints in the form prescribed, through our representative, K. Prabhakar Reddy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

[Signature]
[Signature]

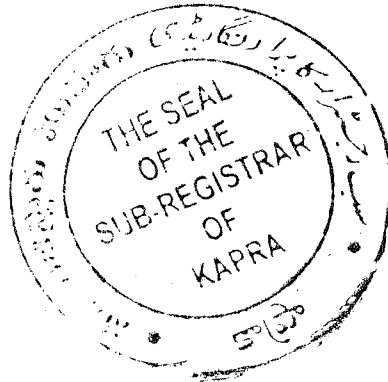
SIGNATURE OF THE REPRESENTATIVE

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Regular document number 3846 of year 2013

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Signature of Joint SubRegistrar
Kapra



VENDOR:



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MEHTA AND MODI HOMES

20/08/2002
Permanent Account Number
AAJFM0647C

Signature



स्थायी 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



For MEHTA & MODI HOMES



Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6739K

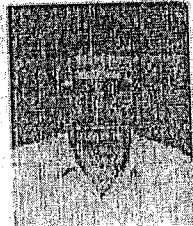
नाम / NAME
SUDHIR UTTAMLAL MEHTA

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



For MEHTA & MODI HOMES



Partner



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

Signature

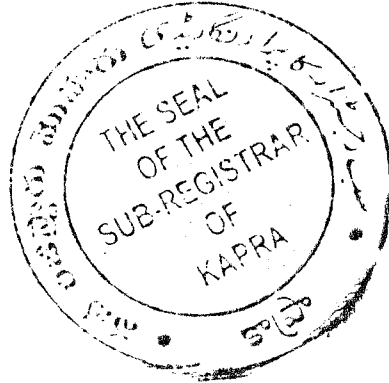


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Regular document number 3846 of year 2013

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Signature of Joint SubRegistrar
Kapra



BUNER:

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ARUNACHALAM GANESAN YOGASHRI
GANESAN ARUNACHALAM
03/08/1978
Permanent Account Number
BHPP41767H
Signature


Aruni

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAMAKRISHNAN VALLINAYAGAM
SANKARANARAYANAN
RAMAKRISHNAN
09/04/1973
Permanent Account Number
AAPPV9488E
Signature


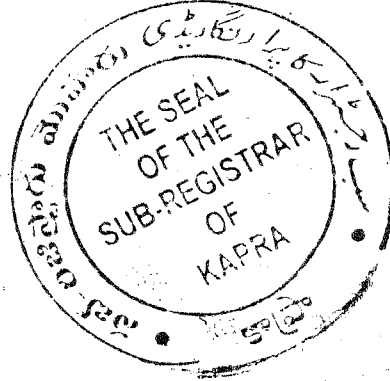
R. V. V. V.

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Kapra



WITNES

RAVINDER REDDY
NARSIMHA REDDY
PALLE
RANGAREDDY EAST
MADRAS

Palle Ravinder Reddy

REGISTRATION NO. 1 MV 10000
Category: Transport
Hazardous Vehicle: No
Reference No. ILFAP002602000
Original LA RTA RANGAREDDY EAST
DOB 11/07/1973
Blood Gr. B+
Date of 1st Issue 18/07/2007

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PALLE RAVINDER REDDY
NARSIMHA REDDY PALLE

10/07/1973
Permanent Account Number
AYUPP8608F

Palle Ravinder Reddy
Signature

10/07/2005

P. Ravinder Reddy

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Kapra

