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Sl.No. 3999 Dt: 14-11-2013

Sold to: <u>RAMESH</u>

S/o: NARASING RAO

For Whom: M/s. MEHTA & MODI HOMES

Bear

BF 279361

T. LALITHA

Licensed Stamp Vendor LIC.No. 16-09-074/2012 Plot No.32.H.No.3-48-266 Kakaguda, Karkhana, Cantonment Secunderabad 7842562342

SALE DEED

This Sale Deed is made and executed on this the 24th day of April 2014 at SRO, Kapra, Ranga Reddy District by and between:

- 1. Mrs. Hetal K. Parikh, Daughter of Shri. Krishna Kanth Parikh, aged about 23 years, resident of H. No: 1-10-98/6, Dwarakadas Co-operative Society, Begumpet, Hyderabad.
- 2. Shri. Pravesh B. Parikh, Son of Shri. Bharat S. Parikh, aged about 28 years, Occupation: Business, resident of H. No: 1-10-98/41, 1st Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad.
- 3. Shri, Piyush J. Parikh Son of Late Jagadish S. Parikh, aged about 25 years, Occupation: Business resident of H.No:1-10-98/41, 2nd Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad.
- Being represented M/s. Mehta & Modi Homes who are the General Power of Attorney holder by virtue of document no. 68/Bk-IV/2008 dated 19.04.2008 registered at S.R.O. Uppal.

<u>AND</u>

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 being represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubille Hills, Hyderabad., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

FORMEHTA & MODI HOMES

Presentation Endorsement: Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee 3 on the 24th day of Rs. 18750/- paid between the hours of _____ and _ of APR, 2014 by Sri Hetal K.Parikh Execution admitted by (Details of all Executants/Claimants under Sec 32A) Signature/Ink ∴Address Code Thumb Impression Photo Thumb Impression TANGIRALA NAGAVALLI DEVI WIO. TANGIRALA VENKATA RAMAM () (357 SECTOR B POCKETS CL TANGIRALA NAGAVALLI DEV TANGIRALA VENKATA RAMAM S/O. LATE.T.S.G.KRISHNA MURTY 2 CL. 6357 SECTOR B POCKET 9 VASANTH KUNJ NEW DELHI TANGIRALA VENKATA RAMAN REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 3 5-4-187/3 AND 4 II ND FLOOR, SOHAM MANSION M.G.ROAD SECBAD 1 of 12 No 1548/2014 & Doct No REP BY GPA K,PRABHAKAR F [1526-1-2014-1548] Identified by Witness: Sheet Signature Name & Address Photo Thumb Impression PRAVEEN PATHAK R/O.35-79/3/2 BRUNDAVAN CLNY, SAINIKPURI, HYD. T.V.RAMANA KUMARI R/O.201-2-17-39,SBH CLNY,PRASHANTHI 2 NAGAR UPPAL HYD. T.V.RAMANA KUMARI::24/0-[1526-1-2014-1548] of Joint SubRegistrar8 24th day of April,2014 the Suri ch int SubRegisti THE SEAL Chice OF THE JB-REGISTRAR Generated On:24/04/2014 02:58:55 PM OF KAPRA

INFAVOUR OF

- 1. Mr. Tangirala Venkata Ramam, Son of Late T. S. G. Krishna Murty, aged about 66 years, and
- 2. Mrs. Tangirala Nagavalli Devi, Wife of Mr. Tangirala Venkat Ramam, aged about 64 years, both are residing at # 6357, Sector B, Pocket 9, Vasanth Kunj, New Delhi 110 070, India., hereinafter referred to as the Vendee (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac.7-28.5 Gt., 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.

SI. 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 Mrs. 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 Mrs. 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, 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

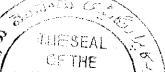
Endorsement:			In the Ear			<u></u>	
Description of Fee/Duty	Stamp Papers	Challan u/s 41of IS Act	In the For Cash	Stamp u/s 16 of		1	Total
Stamp Duty	100	0	. 0			206150	206250
Transfer Duty	NA	0	0			0	0
Reg. Fee	NA	0	0			18750	18750
User Charges	NA	0	0			100	100
Total	100	0	C		-	225000	225100

Rs. 206150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18750/- towards Registration Fees on the chargeable value of Rs. 3750000/- was paid by the party through DD No ,8982 dated ,22-APR-14 of ,HDFC BANK/SEC-BAD

Date

24th day of April,2014

30./ 4. 19365 ్....సెంబరుగా రిజిష్టరు **చేయుండి** స్కానింగ్ నిమక్తు దుక్రింగు నెంటరు 1526 .സ[്] ഡെ**ച്ചൂർട്ടുഷ**്ട്



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SUE REGISTRAR





- 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. 364, admeasuring 199.65 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 Property forming part of the Scheduled Land for a consideration of Rs.37,50,000/-(Rupees Thirty Seven Lakhs Fifty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No.364, admeasuring 199.65 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 Chinna Cherlapally Village (Old 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.37,50,000/-(Rupees Thirty Seven Lakhs Fifty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that Scheduled Proptery 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 the Scheduled Property.
- 3. 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.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property 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 Property 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 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.

For MEHTA & MODI HOMES

Partner









SCHEDULED PROPERTY

All that piece and parcel of bungalow on bearing Plot No. 364, admeasuring about 199.65 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) 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, Chinna Cherlapally Village (Old Village), Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 365	:
South	Plot No. 363	
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

Anny

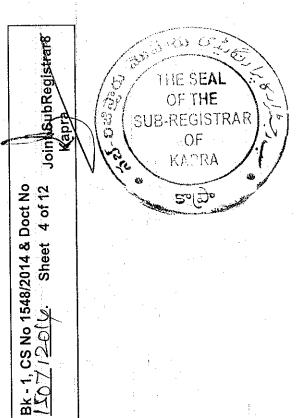
2. T. V Ramara duy

FOR METITA & MODI HOMES

Partner (SOHAM MODI)

VENDOR

BUYER T.N.Dew





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ANNEXTURE-1-A

1. Description of the Building

:All that piece and parcel of bungalow on bearing Plot No.364 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

: 199.65- 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. Executants' Estimate of the MV

of the Building

: Rs. 37,50,000/-

Date: 24.04.2014

for MENTA & MODIFHOMES

Partner Signature of the Executants

CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

- 1

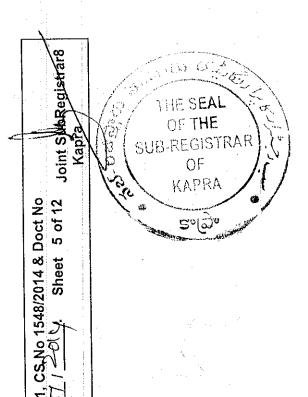
Partner

Signature of the Executants

C. Woln

FORMEHICA & MODI HOMES

Date: 24.04.2014





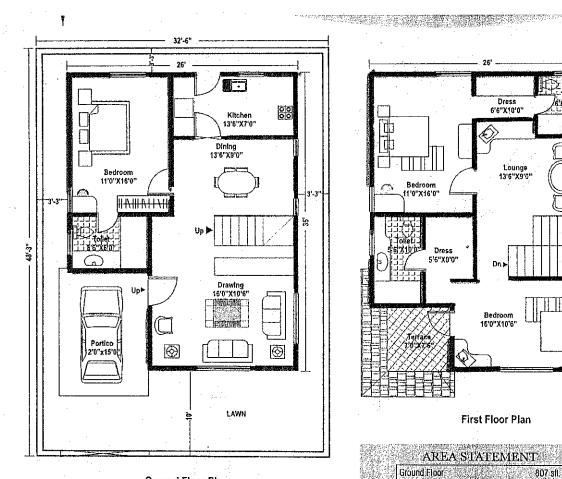
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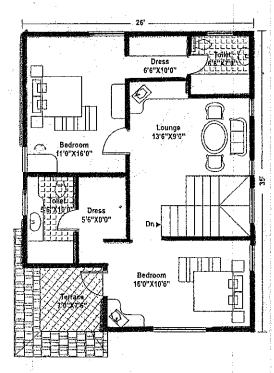
REGISTRATION PLAN SHOWING BUNGALOW ON PLOT NO. 364, FORMING A PART IN TRVEY NOS. Situated at 31, 40(P), 41(P), 42, 44, 45 & 55 Mandal, R.R. Dist. CHERLAPALLY VILLAGE, **GHATKESAR VENDORS:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNER MR. SOHAM MODI, SON OF SRI SATISH MODI 1. MR. TANGIRALA VENKATA RAMAM, SON OF LATE T. S. G. KRISHNA MURTY BUYER: 2. MRS. TANGIRALA NAGAVALLI DEVI, WIFE OF MR. TANGIRALA VENKAT RAMAM **EXCL:** REFERENCE: SCALE: INCL: SQ. MTRS. SQ. YDS. 199.95 AREA:

Built up area: 1883 Sft



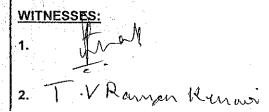


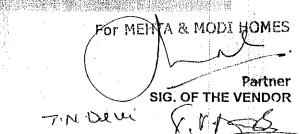
Ground Floor Plan



First Floor Plan

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SIGN. OF THE BUYER

BK-1, CS No 1548/2014 & Doct No







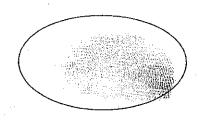
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

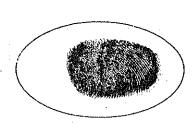
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PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

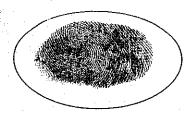
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

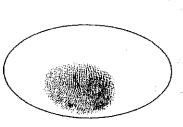
















VENDOR:

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

GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 167/BK-IV/2010, Dated: 3.09,2010

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.

BUYER:

- 1. MR. TANGIRALA VENKATA RAMAM S/O.LATE T. S. G. KRISHNA MURTY R/O. # 6357, SECTOR B POCKET 9 VASANTH KUNJ NEW DELHI - 110 070, INDIA.
- MRS. TANGIRALA NAGAVALLI DEVI W/O.MR. TANGIRALA VENKAT RAMAM R/O. # 6357, SECTOR B POCKET 9 VASANTH KUNJ NEW DELHI - 110 070, INDIA.

SIGNATURE OF WITNESSES:

1. Fred

2. T. V Ramana Kumini

FOR MENTA & MODI GOMES

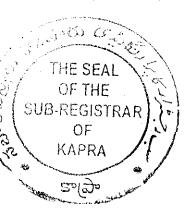
Partner
SIGNATURE OF THE EXECUTANTS

Eva

T.N. Devi

SIGNATURE OF THE BUYER

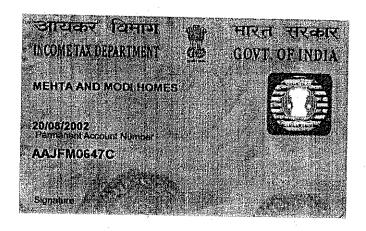
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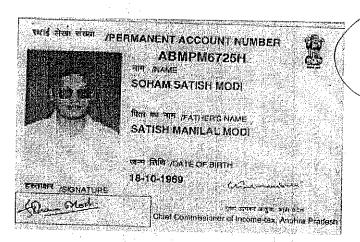






VENDOR:





SIIटाकर विभाग सारत सरकार
INCOMETAX DEPARTMENT GOVT. OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI

45/01/1874
Parmanent Account Number
AWSPP8104E

FOR MEHTA & MODI HOMES

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BK-1, CS No 1548/2014 & Doct No

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स्थाई लेखा संख्या PERMANENT ACCOUNT NUMBER

AAAPT0491N









पिता का नाम /FATHER'S NAME KRISHNAMURTHY SRIGOPALA TANGIRALA.

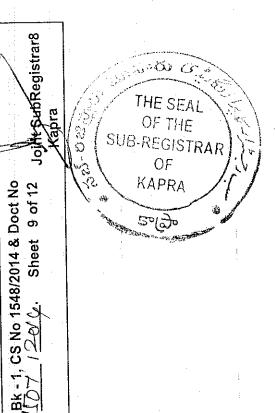
जन्म तिथि /DATE OF BIRTH 05-04-1948

हरताक्षर /SIGNATURE

आयकर निदेशक (पद्धति) DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें आयकर निदेशक (पद्धति) ए. आर. ए. सेन्टर, भूतल ई-२, झन्डेवालान एक्सटेन्शन नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to the issuing authority: Director of Income Tax (Systems) ARA Centre, Ground Floor E-2, Jhandewalan Extn. New Delhi - 110 055





The Seal of July S

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार GOVT OF INDIA

T N DEVI

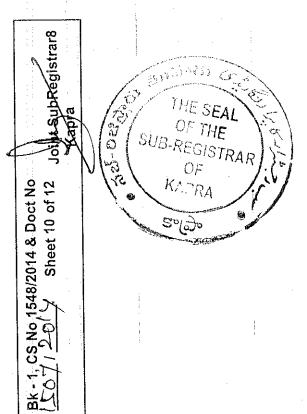
KOTA AMMANNA SOMAYAZULU

30/12/1950 Permanent Account Number AVDPD7637G

T'N' Dewi

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सरकार

नामान्डन क्रमान्ड/Enrolment No.: 1190/00156/02447

पी.ओ. बाक्स नं. 1947, बैंगलूरू-560001 पर पत्रा घेलें, अथवा

help@uidai.gov.in. पर ईमेल करें।

फोन नं. 1800 180 1947 पर सम्पर्क करें, अथवा

पहचान का प्रमाण ऑनलाईन ऑथन्टीकेशन द्वारा प्राप्त करें।

किसी प्रकार की मदद के लिए :-

आधार पहचान का प्रमाण है, नागरिकता का नहीं।

SBH Colony W/O Tengirala Prasad 2-17-39

Rangaredo

आपका आहर क्रमांक / Your Aadhaar No.:

2625 2305 7696

आधार — आम आदमी का अधिकार



GOVERNMENTORINDIA

भारत सरकार

Tangirala Venkataramana Kumari Tangirala Venkataramana Kumari

जन्म वर्षः / Year of Birth : 1959

2625 2305 7696

आधार — आम आदमी का अधिकार

- Aadhaar is proof of identity, not of citizenship. INSTRUCTIONS
- In case any help is required :-To establish identity, authenticate online.
- Write to P.O. Box No. 1947, Bengaluru 560 001 or; Email at help@uidai.gov.in Call 1800 180 1947 or,

UNIQUE DENTIFICATION AUTHORITY OF INDIA ारतीय विशिष्ट पहचान प्राधिकरण

पता : W/O Tangirala Prasad, 2-17-39, S B H Colony, Uppal, Hyderabad, Rangareddi, Andhra Pradesh, 500039

Address: W/O Tangirala Prasad, 2-17-39, S.B.H.Colony, Uppal, Hyderabad, Rangareddi, Andhra Pradesh, 500036

Aadhaar - Aam Aadmi Ka Adhikaar





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