ORIGINAL

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ត្តាន់ស ទីជិ

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will below each.



असर की स्वाप्त के स्व

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BA 175378

SI.No. 50 PB, Dt. 19-07-2013, Rs.100/Sold to Makender Plo Sector
S/o.D/o.W/o. Mallega
For Whom Menta of madi Homes, sectore

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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 Sep 2013 at SRO, Kapra, Rang Reddy District by and between:

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 43 years, Occupation: Business and Mr. Sudhir U. Mehta, Son of Late Uttamlal Mehta, aged about 56 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

Mr. Karthik Rajan Upender, Son of Mr. Ramachandran Upender, aged about 30 years Occupation: Service, residing at # H. No. 12-12-157/3/A/1, Ravindra Nagar, Seethafalmandi, Secunderabad., 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

Page-1 -

Regular document number 3841 of year 2013 Şignatu Maint SubRegistrar8 SUBMEGISTRAR Kapra resentation Endorsement:
eselled in the Office of the Sub-Registrar Kapra along with the Photographs & umb Impressions as required Under Section 32 A of Registration Act, 1908 and fee paid between the hours of on the 16th day of SEP, 2013 by Sri Soham Modi Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink SI No Code Thumb Impression Address Thumb Impression VIDE GPA NO.166/BK-IV/10 K.PRABHAKAR 1 EX REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD DF. 3.09.2010 **REP BY SPA** RAJARATNAM INDRA CL HNO.12-12-157/3/A/1 RAVINDRA NAGAR, SEETHAFALMANDI SEC Identified by Witness:
SI No Thumb Impression Photo Name & Address Signature U.RAMACHANDRAN R/0.12-12-157/3/A/1,RAVINDRA NAGAR, SEETHAPAL MANDI,SEC-BAD. J.VIJAY KUMAR 2 R/O.1/C,OLD MUDFORT,SEC-BAD. Joint SubRegistrar8 Signature of 16th day of September,2013 THE SEAL OF THE SUB-REGISTRAI OF KAPRA

Book - 1 CS Number 3983 of 2013 of SRO, Kapra

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, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

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

- C) The Vendor herein has entered into an Development Agreement with Smt. 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 Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing 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

Regular document number 3841 of year 2013

Sheet 2 of 12 Sheets

Signature int SubRegistrar8پارا

Endorsement:

Description of Fee/Duty	in the Form of						
	Stamp Papers	Challan u/s 41of IS Act	Cash	Stamp Duty u/s 16 of IS act		Total	
Stamp Duty	100	200265	0		. 0	200365	
Transfer Duty	NA	0	0		0	0	
Reg. Fee	NA	18215	0		. 0	18215	
User Charges	NA	105	0		0	105	
Total	100	218585	0		0	218685	

Rs. 200265/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18215/- towards Registration Fees on the chargeable value of Rs. 3643000/- was paid by the party through Challan/BC/Pay Order No ,904345 dated ,13-SEP-13

Date

16th day of September,2013

f Registering Officer Sign

Certificate of Registration

Registered as document no. 3841 of 2013 of Book-1 and assignment the identification number 1 - 1526 - 3841 - 2013 for Scanning

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bok Kumar)



- 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.385, admeasuring 174 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 Plot forming part of the Scheduled Land for a consideration of Rs.36,43,000/-(Rupees Thirty Six Lakhs Forty Three 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 Yendor do hereby convey, transfer and sell the Plot No. 385, admeasuring 174 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 Block No. 2, Old Village, Cherlapally, 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. 36,43,000/-(Rupees Thirty Six Lakhs Forty Three Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor 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 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/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/bungalow, 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

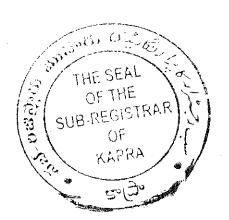
Page-3 -

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Sheet 3 of 12 Sheets

Signature of SubRegistrar8

apra



SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 385 admeasuring about 174 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) 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 and bounded on:

North	Plot No. 384	
South	Plot No. 386	
East	Plot No. 391	
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:

Stronbor

Partner

& MODI HOMES

MEHT

(Soham Modi) VENDOR

FOR MEHYA & MODI HOMES

(Sudhir U Mehta Partner V E N D O R

Regular document number 3841 of year 2013

Sheet 4 of 12 Sheets

Signature of SubRegistrar8



ANNEXTURE-1-A

1. Description of the Building :All that piece and parcel of bungalow on bearing Plot

No.385 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

(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

: 174 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. Executant's Estimate of the MV

of the Building

Date: 16.09.2013

: Rs. 36,43,000/-

For MEHTA & MODI HOMES

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.

a si modi **n**

Partner

For MENTA & MODI HOMES

Partner

Date: 16.09.2013

Signature of the Executants

Regular document number 3841 of year 2013

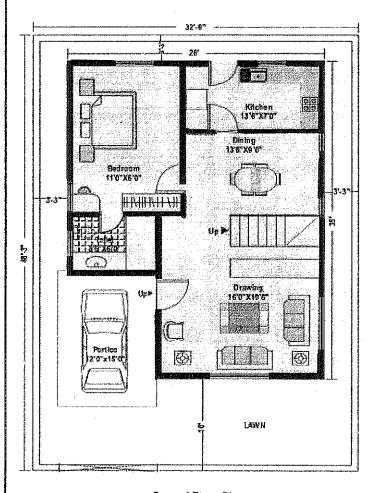
Sheet 5 of 12 Sheets

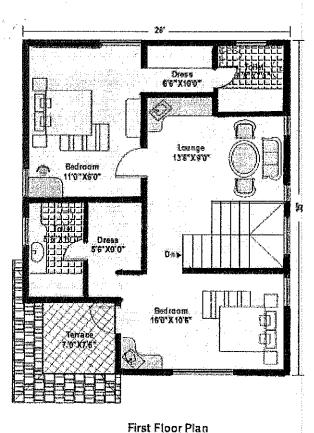
Signature of July SubRegistrar8



REGISTRATION PLAN SHOWING PLOT NO. 385 FORMING A PART IN SURVEY NO. Situated at 31, 40(P), 41(P), 42, 44, 45 & 55 Mandal, R.B. Dist. CHERLAPALLY VILLAGE, **GHATKESAR VENDOR:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS 1. MR. SOHAM MODI, SON OF SRI SATISH MODI 2. MR. SUDHIR U. MEHTA, S/O. LATE UTTAMLAL MEHTA **BUYER:** MR. KARTHIK RAJAN UPENDER, SON OF MR. RAMACHANDRAN UPENDER REFERENCE: SCALE: INCL: EXCL: 174 SQ. YDS. SQ. MTRS. AREA:

Built up Area: 1883 Sft.





Ground Floor Plan

BOUNDARIES:

North: Plot No. 384 South: Plot No. 386 East: Plot No. 391 West: 30' wide road

WTNESSES:

1. Astonara

FOR MENTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partne

SIG. OF THE VENDOR

Regular document number 3841 of year 2013

Sheet 6 of 12 Sheets

Signature of Woint SubRegistrar8

Kapta



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

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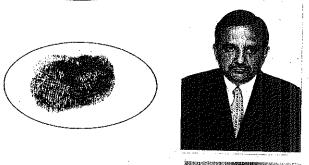


NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



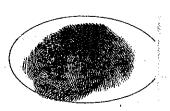
M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS

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



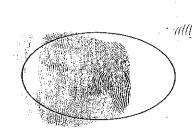
GPA FOR PRESENTING DOCUMENTS, VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:

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.



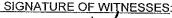
BUYER:

MR. KARTHIK RAJAN UPENDER S/O. MR. RAMACHANDRAN UPENDER R/O. # H. NO. 12-12-157/3/A/1 RAVINDRA NAGAR SEETHAFALMÁNDI SECUNDERABAD.



REPRESENTATIVE:

MRS. RAJARATNAM INDRA W/O. MR. RAMACHANDRAN UPENDER R/O. # H. NO. 12-12-157/3/A/1 RAVINDRA NAGAR SEETHAFALMANDI SECUNDERABAD.



1. Just man

2. Myerines

FOR MEHTA MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative,

Mrs. Laxaham Indeas I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

R. Indra.

SIGNATURE OF THE REPRESENTATIVE

× Whoodi

SIGNATURE(S) OF BUYER(S)

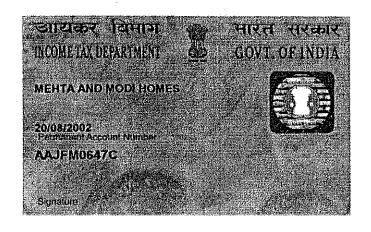
Regular document number 3841 of year 2013

Sheet 7 of 12 Sheets

Signature of Mont SubRegistrar8



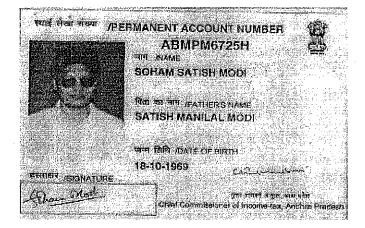
VENDOR:



For MEHTA & MODI HOMES

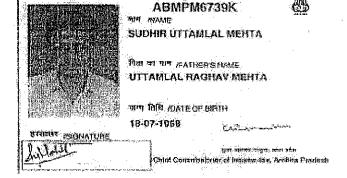
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For MEHIM & MODI HOMES

Partner



HILL SEE, HICH PERMANENT ACCOUNT NUMBER

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INCOMETAX DEPARTMENT GOVT OF INDIA
PRABHAKAR REDDY K

PADMA REDDY KANDI
15/01/1974
Permainent Account Number
AWSPP8104E

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Regular document number 3841 of year 2013

Sheet 8 of 12 Sheets

Signature St. Joint SubRegistrar8



HYDERABAD

जारी वरने की किया / Data of Jasue 02 / 06 / 2009

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५५७/१४४८९ भारत गणराज्य REPUBLIC OF INDIA





इसके द्वारा, भारत भणराज्य के राष्ट्रपति के नाम पर, इन सभी से जिनका इससे संबंध हो, अनुरोध एवं अपेक्षा की जाती हैं कि वे धारका को बिना किसी रोक-टोका के स्वतंत्र रुप से आने-जाने हें, और उसे हर तरह की ऐसी सहायता और पुरक्षा प्रदान करें जिसकी इसे आवश्यकता हो। THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE SEARER TO PASS FREELY WITHOUT LET OR HINDIRANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED,

धारत गणराज्य के राष्ट्रपति के आदेश से

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



धी. राजस्था R RAJAIAM अधीक्षक/Syperintendem पासपोर्ट कार्यालय, दैदराक्ष Passport Office, Hyderabad

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Regular document number 3841 of year 2013

Sheet 9 of 12 Sheets

Signature of Joint SubRegistrar8



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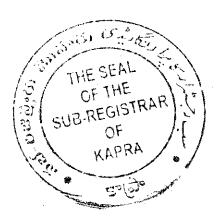
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72-12-157/3A/1 SITHAPHALMANDI RAVINDRANAGAR SECUNDERABAD	নারে তা বন্ধ / Name of Bother RAJRATNAN INDRA , দলি যা সন্দী চ্যা দায় / Name of Spouse	দিলা / ভাদুধী অদিশায়ক জা বাদ,/ Neme of Father / Legal Guardian RAMACHANDRAN UPENDER	क्षितिकार के स्वतिकार के स्वत
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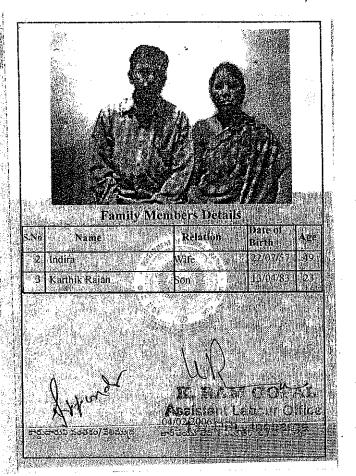
Regular document number 3841 of year 2013

Sheet 10 of 12 Sheets

Signature disjoint SubRegistrar8



Representative & winness:



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వృత్తి /Occupation _	Retired Employee
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Colony:	RAYINDRA NAGAR
Ward	11512
Circle	Ward-12 * :
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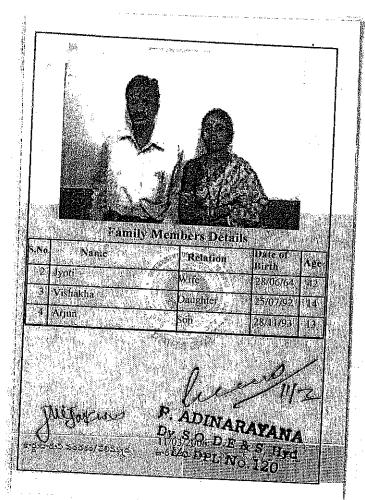
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Approbal 2013

Regular document number 3841 of year 2013

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Signature of Joint SubRegistrar8





HOUSEHOLD CARD : PAP167889300074 : 893 Card No F.P Shop No **5**00 • విజయ్ కుమార్. Name of Head of Household ! Vijay Kumar, (తండి/భర్త పేరు . ಆಗಿಸಿ ಮಾಸ್ಟರ Father/Husband name : Jagan Mohan ಪುಲ್ಪನಪಡಿ/Date of Birth : 27/10/1963 ನಯಪು√Age : 43 వృత్తి /Occupation Employee-Govt ಶಂಟೆ:ನೆಂ/House No. 1/C 5a/Street Colony MUDFORT : OLDMUDFORT Ward ≨ ਜਾਨੂੰ 3 -Ward=8 5 69,ਣਾਂ 8 Carcle VIII Circle: District) چوچ ් ඖඛව ආක / Hyderabad Annual Income (Rs.) 2 90,000 LPG Consumer No.(1) #/(No.Cylinder) LPG Dealer Name (1) LPG Consumer No. (2) LPG Dealer Name (2)

Meyers

History 16/09/13

Regular document number 3841 of year 2013

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Signature of Whit SubRegistrar8

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