

ORIGINAL

4909

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Sandeep Shah and family  
K Prashakar Reddy SpA

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.


దస్తావేజు స్వభావము	Sale	27/8	Cheerlapalle
దస్తావేజు విలువ	196000	28/8	
స్టాంపు విలువ రూ.	100	11/9	
దస్తావేజు నెంబరు	3769/13		
రిజిస్ట్రేషన్ రుసుము	9800	Ch 906709 11/9	
లోటు స్టాంపు (D.S.D.)	78300		
GHMC (T.D.)	29400		
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు			
5 x .....			
మొత్తం	117609		

(అక్షరాల)

రూపాయలు మాత్రమే)

తేది 11/9

వాపసు తేది

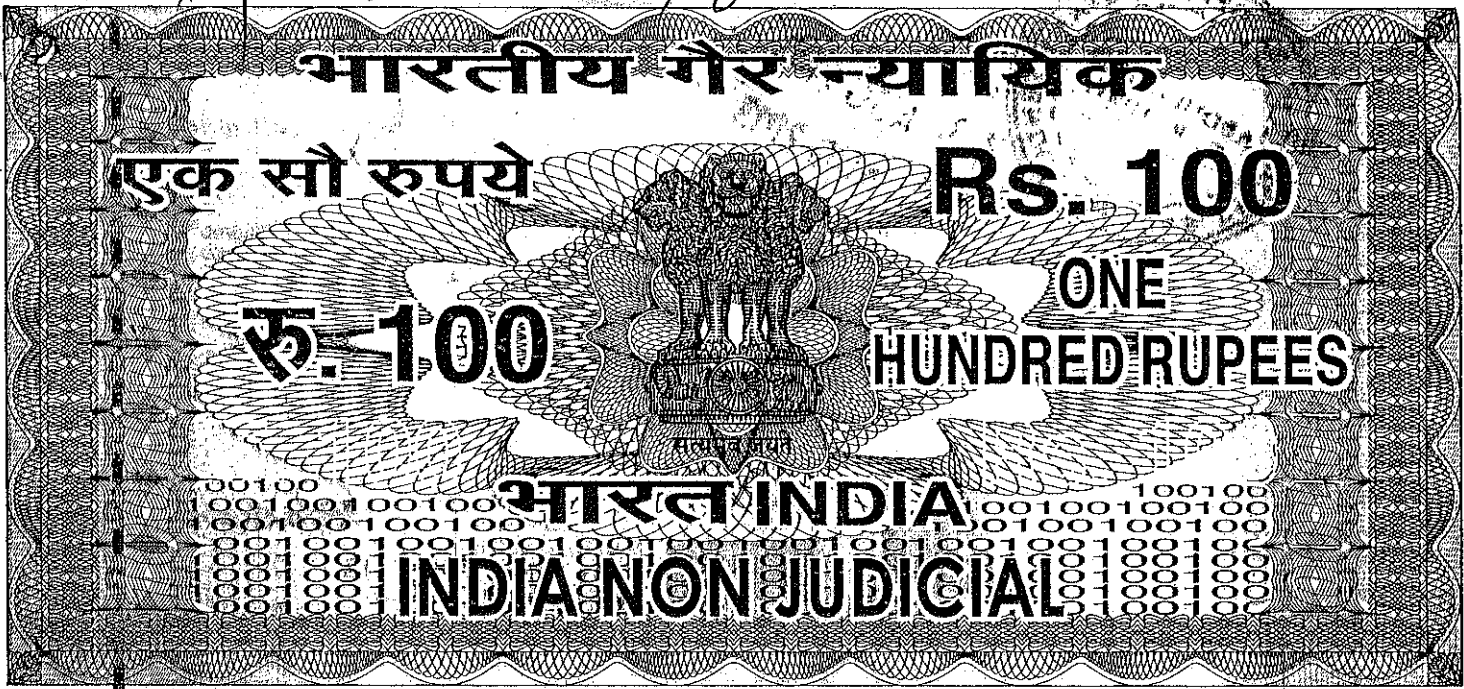
  
సబ్ రిజిస్ట్రార్  
సబ్ రిజిస్ట్రార్

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 be levied.



3939 W:30: 5769 of 2013

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 550826

SI.No. 826 Dt. 27/08/2013

SOLD TO: Sandeep Shah.

S/o. D/o. W/o: L. G. Rohit

For Whom: Self & others. R/o. Hyd.

CH. SHRAVANI

Licensed Stamp Vendor

Licence No. 15-31-029/2013, House On P. No. 21, W.S. Colony, Abdullapurmet (V), Hayathnagar (M), R.K. Dist. - 501 512, Ph. No. 9849006844

SALE DEED

This Sale Deed is made and executed on this the 28<sup>th</sup> day of August 2013 at S.R.O., Kapra, Ranga Reddy District by and between:

1. Shri. Sandeep Shah, Son of Dr. L. G. Rohit, aged 51 years, Occupation: Business, resident of # 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
2. Dr. L. G. Rohit, Son of Govardhan Das, aged 82 years, Occupation: Business, resident of # 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
3. Shri. Amar V. Shah, Son of Shri. V. N. Shah, aged 53 years, Occupation: Business, resident of # 'SHUBHAM', Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
4. Smt. Meera A. Shah, Wife of Shri. Amar V. Shah, aged 44 years, Occupation: Housewife, resident of 'SHUBHAM', Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

*Sandeep Shah*

*L.G. Rohit*

*Amar V. Shah*

*Meera A. Shah*

*Meera A. Shah*

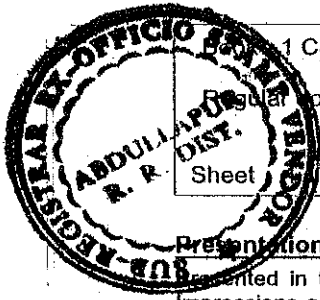
*Meera A. Shah*

*CH. Shravani*

*CH. Shravani*

*(M) Smt. Meera A. Shah*

*12/8/2013*



1 CS Number 3939 of 2013 of SRQ, Kapra  
 Regular document number 3769 of year 2013  
 Sheet 1 of 20 Sheet  
 Signature of Sub Registrar

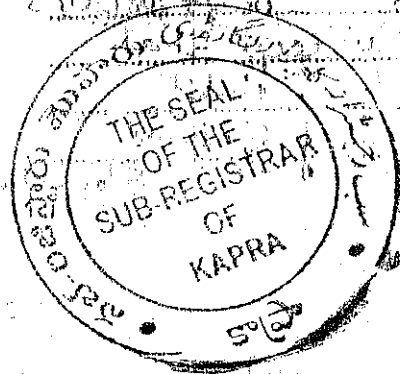
**Presentation Error/omission:**

Presented in the Office of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9800/- (Registration Fee) paid between the hours of 2 and 3 on the 11th day of SEP, 2013 by Sandeep Shah

**Execution admitted by (Details of all executants/Claimants of sec 32a):**

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			SPA TO CLAIMENTS K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD Vide No: 29/BK/13 Dt. 22.09.2012	

"Representative to Vendor"



CH. SHARATH HO  
 House No. 21, W.S. Colony  
 M.G. Road, Sec. Badli  
 Hyderabad - 500016

SOLD TO  
 BY THE  
 REGISTRAR

*[Faint handwritten signatures and notes at the bottom of the page]*

5. Shri. Ajit V. Shah, Son of Shri. V. N. Shah, aged 50 years, Occupation: Business, resident of # "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
6. Smt. Meeta A. Shah, Wife Shri. Ajit V. Shah, aged 46 years, Occupation: Housewife, resident of # 'SHUBHAM', Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
7. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 23 years, resident of # 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
8. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak, aged about 47 years, Occupation: Housewife, resident of # 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
9. Smt. Saroj. S. Parikh, Wife of Late Shashikanth S. Parikh, aged 47 years, Occupation Housewife, resident of # 1-10-98/6, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
10. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh, aged about 33 years, Occupation: Business, resident of # 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
11. Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 22 years, Occupation: Service, resident of # 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
12. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 20 years, resident of 124, Jeera, Secunderabad.

Hereinafter referred to as the "Vendors" and severally as Vendor no.1, Vendor no.2, Vendor no.3, Vendor no.4, Vendor no.5, Vendor no.6, Vendor no.7, Vendor no.8, Vendor no.9, Vendor no.10, Vendor no.11 and Vendor no.12 respectively.

#### INFAVOUR OF

1. Mrs. Sultana Sayeed, Wife of Mr. Fayaz Kondagula aged about 28 years, Occupation: Service.
2. Mr. Fayaz Kondagula, Son of Mr. K. Khadeer Saheb, aged about 33 years, Occupation: Service both are residing at # Flat No. 104, India House Apartments, Press Colony, Saidabad, Hyderabad, 500 059., hereinafter referred to as the 'Vendee'. The terms Vendors and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

*Audrey Bab*

*M. Baldev*

*Saraj S. Parikh*

*Krishna Kant S. Parikh*

*Pritesh Rajesh Kotak*

*Neema B. Parikh*

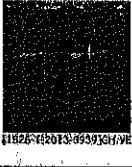

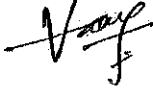
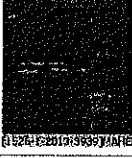


*Rashmi R. Kotak*

*Meeta A. Shah*

*M. Pritesh Kotak*

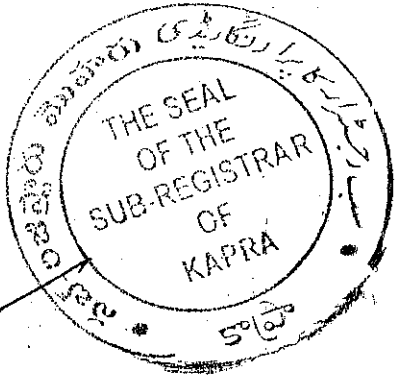
Book - 1 CS Number 3939 of 2013 of SRO, Kapra  
 Regular document number 3769 of year 2013  
 Sheet 2 of 20 Sheet Signature of Sub Registrar

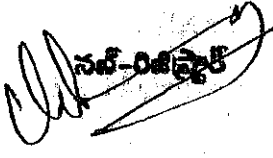
**Witness:**

Sl No	Name & Address	Photo	Thumb Impression	Signature
1	CH.VENKATA RAMANA REDDY R/O.11-187/2,ROADNO-2, GREENHILLS CLNY, SAROORNAGAR, HYD.			
2	MAHENDER R/O.28-77,YADAV BASTI NEREDMET, HYD.			

Signature of Sub Registrar  
Kapra

1వ పుస్తకము 2013 సం./ ఛ.న. 193 వ  
 నం. 3769 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1526  
 3769/2013 గా యివ్వబడ్డవని  
 2013 సం. ఏప్రిల్ 11 నెం. 11 వ తేది



 సబ్-రిజిస్ట్రార్

**WHEREAS:**

- A) The Vendors herein were 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 5.3.07 registered at SRO, Uppal.
- B) The total land admeasuring Ac.3-05 Gts., in survey no.74 (Ac.1-23 Gts.) and Sy. No. 75 (Ac. 1-22 Gts.), situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land and is more particularly described at the foot of the document.
- C) The Vendors 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. Venkaiah
- D) The Vendors herein have entered into a Development Agreement dated 30.04.2007 with the M/s. Mehta & Modi Homes (hereinafter referred to as the 'Developer') to develop their land admeasuring about Ac.3-05 gts., as per the terms and conditions contained in the Development Agreement registered as document no.7827/07, dated 30.04.2007 at the S.R.O. Uppal. In pursuance of the said Development Agreement the Vendors have executed a GPA in favour on Developer bearing document no. 12150/12 dated 22.08.2012 and registered at SRO, Uppal.

Arudh Raj

M. J. Lah

Sang S. Prakash

Karjuna Reddy

P. Venkatesh

N. Venkatesh

Annam Reddy

Meeta Ashok

M. Venkatesh  
Hansu Reddy

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Regular document number 3769 of year 2013

Sheet 3 of 20 Sheet

Signature of Sub Registrar

**Endorsement:**

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of I.S Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	
Stamp Duty	100	107700	0		0	107800
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	9800	0		0	9800
User Charges	NA	145	0		0	145
<b>Total</b>	100	117645	0		0	117745

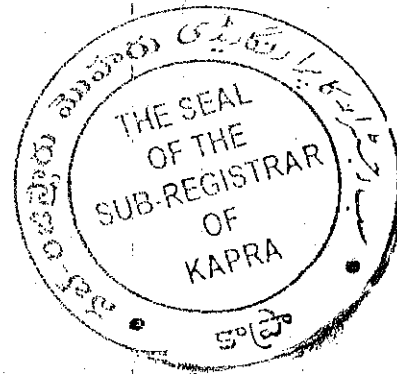
Rs. 107700/- towards stamp duty including T,D under Section 41 of I.S. Act, 1899 and Rs. 9800/- towards Registration Fees on the chargeable value of Rs. 1960000/- were paid by the party through Challan/BC/Pay Order No. ,904309 dated ,11-SEP-13

Date

Year 2013 September Month 11th day

19355E ೨೦೧೩ ಸೆಪ್ಟೆಂಬರ್ ೧೧

Signature of Registering Officer  
Kapra





- E) The Developer 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.-3-05.Gts 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.
- F) As per the terms of the Development Agreement, the Vendors and the Developer have agreed to share the proposed developed plots along with construction thereon. Broadly the Vendors shall be entitled to 13 villas and the Developer shall be entitled to 31 villas along with the divided plots of land.
- G) Accordingly, the Vendors have executed a General Power of Attorney in favour of the Developer vide document no. 204/BK-IV/10, dated 18.7.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses.
- H) After the death of Smt. Sarojini.L. Rohit on 10.01.2012 and in pursuance of her Will dated 26.09.2010 Vendor no. 1 and Vendor no. 2 being her son and husband respectively became the Owners of her share in the Schedule Land and rights under the said Development Agreement.
- I) By virtue of the above documents, the Developer / Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- J) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- K) The Vendee is desirous of purchasing a plot of land bearing no. 39 admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 121 sft) hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.19,60,000/- (Rupees Nineteen Lakhs Sixty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

Gudipati Reddy

M. S. Reddy

Sangam S. Reddy

Kapoor Reddy

Prasanna

Neema

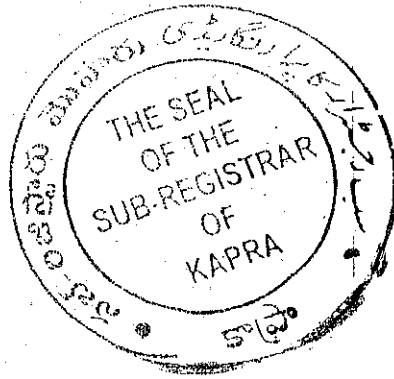
Prasanna Reddy

Meeta Reddy

Prasanna Reddy + Prasad Reddy

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Regular document number 3769 of year 2013  
Sheet 4 of 20 Sheet

Signature of Sub Registrar



**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. The Vendor do hereby convey, transfer and sell the Plot No.39 admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 121 sft) 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. 19,60,000/- (Rupees Nineteen Lakhs Sixty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
  - a. Rs.3,32,000/- (Rupees Three Lakhs Thirty Two Thousand Only) paid by way of cheque no.033110, dated 05.08.2013 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd., in favour of Vendor No.12, i.e., Harsh J. Baldev.
  - b. Rs.3,32,000/- (Rupees Three Lakhs Thirty Two Thousand Only) paid by way of cheque no.033108, dated 05.08.2013 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd., in favour of Vendor No.6, i.e., Meeta Shah.
  - c. Rs.3,32,000/- (Rupees Three Lakhs Thirty Two Thousand Only) paid by way of cheque no.033106, dated 05.08.2013 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd., in favour of Vendor No.1, i.e., Sandeep Shah.
  - d. Rs.3,32,000/- (Rupees Three Lakhs Thirty Two Thousand Only) paid by way of cheque no.033103, dated 05.08.2013 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd., in favour of Vendor No.9, i.e., Saroj S. Parikh.
  - e. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.159312, dated 01.03.2013 drawn on HDFC Bank, Juhu, Mumbai.
  - f. Rs.1,32,000/- (Rupees One Lakh Thirty Two Thousand Only) paid by way of cheque no. 160065, dated 17.08.2013 drawn on HDFC Bank, Juhu, Mumbai.
  - g. Rs.68,750/- (Rupees Sixty Eight Thousand Seven Hundred and Fifty Only) paid by way of cheque no.160054, dated 12.04.2013 drawn on HDFC Bank, Juhu, Mumbai. infavour of Harsh J. Baldev., the Vendor No. 12 herein.
  - h. Rs.68,750/- (Rupees Sixty Eight Thousand Seven Hundred and Fifty Only) paid by way of cheque no.160052, dated 12.04.2013 drawn on HDFC Bank, Juhu, Mumbai. infavour of Meeta Shah., the Vendor No. 6 herein.

*Sandeep Shah*  
*Harsh J. Baldev*  
*Amanshu*

*Meeta Shah*  
*Meeta Shah*  
*Meeta Shah*

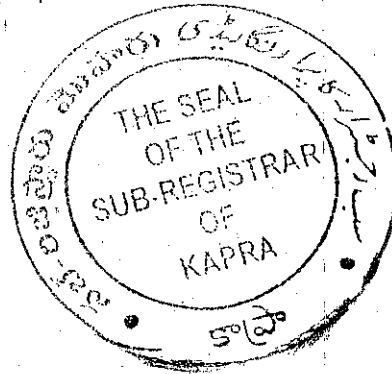
*Saroj S. Parikh*  
*Meeta Shah*  
*Meeta Shah*  
*Harsh J. Baldev*

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Regular document number 3769 of year 2013

Sheet 5 of 20 Sheet

Signature of Sub Registrar



- 1.
- i. Rs.68,750/-(Rupees Sixty Eight Thousand Seven Hundred and Fifty Only) paid by way of cheque no.160055, dated 12.04.2013 drawn on HDFC Bank, Juhu, Mumbai, infavour of Sandeep Shah., the Vendor No. 1 herein.
  - j. Rs.68,750/-(Rupees Sixty Eight Thousand Seven Hundred and Fifty Only) paid by way of cheque no.160056, dated 12.04.2013 drawn on HDFC Bank, Juhu, Mumbai, infavour of Saroj S. Parikh., the Vendor No. 9 herein.
  - k. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.095779, dated 01.03.2013 drawn on HDFC Bank, Juhu, Mumbai.
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 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 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. 1,17,600/- is paid by way of challan no. 204309, dated 11.09.13, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

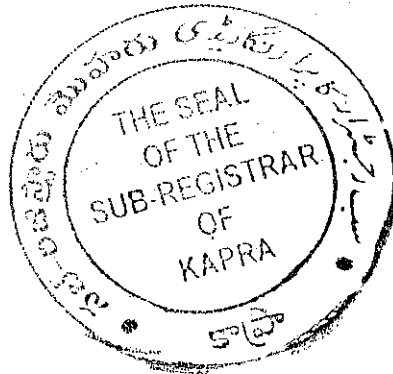
Sandeep Shah  
M. S. Shah  
Saroj S. Parikh.  
Kasturibai  
Ramesh  
N. S. Parikh  
Ramesh  
Meeta Shah  
M. S. Parikh  
Hansraj

Book - 1 CS Number 3939 of 2013 of SRO, Kapra

Regular document number 3769 of year 2013

Sheet 6 of 20 Sheet

Signature of Sub Registrar



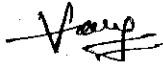
**SCHEDULED PLOT**

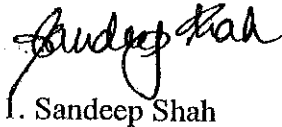
ALL THAT PIECE AND PARCEL OF DELUXE bungalow on bearing plot no. 39 admeasuring about 173 sq. yds., along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 121 sft) in the project known as 'Villas at Silvercreek' forming part of Sy. No. 74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

North	Plot No. 38
South	Plot No. 40
East	30' wide road
West	Plot No. 31

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:

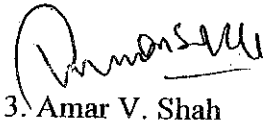
1. 

  
1. Sandeep Shah

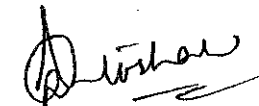


2. Dr. L. G. Rohit

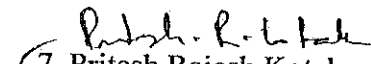
2. 

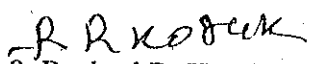
  
3. Amar V. Shah

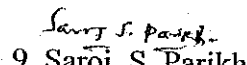
  
4. Meera A. Shah

  
5. Ajit V. Shah


  
6. Meeta A. Shah

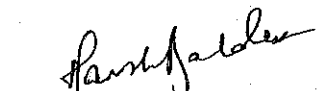
  
7. Pritesh Rajesh Kotak

  
8. Rashmi R. Kotak

  
9. Saroj S. Parikh

  
10. Neema B. Parikh

  
11. Mitesh K. Parikh

  
12. Harsh J. Baldev

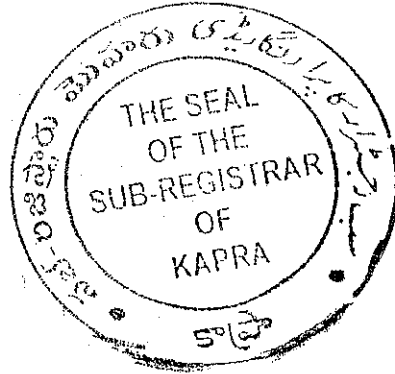
(VENDORS)

Book - 1 CS Number 3939 of 2013 of SRO, Kapra

Regular document number 3769 of year 2013

Sheet 7 of 20 Sheet

Signature of Sub Registrar





**ANNEXTURE-1-A**

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 39, 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 : 173 sq. yds.,
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 230 Sft
- b) In the Ground Floor : 811 Sft
- c) In the First Floor : 794 Sft
- Total Built up Area :** 1835 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 19,60,000/-

*Sudip Das*  
*Karim Rishi*  
*Annon S M*  
*M A Das*  
*Purimani*  
*Meeta Abhak*  
*Sang S Panth*  
*N. Srinivas*  
*Mitesh Davilla*

Date: 28.08.2013

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.

*Sudip Das* *Karim Rishi* *Annon S M* *M A Das*  
*Purimani* *Meeta Abhak* *Sang S Panth* *N. Srinivas*  
*Mitesh Davilla* *Santosh*

Date: 28.08.2013

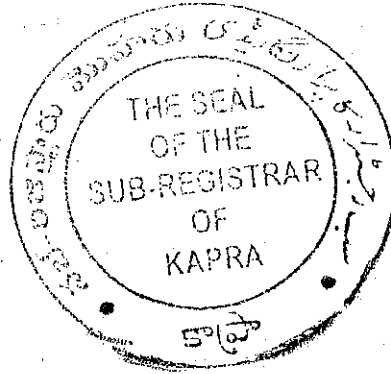
Signature of the Executants

Book - 1 CS Number 3939 of 2013 of SRO, Kapra

Regular document number 3769 of year 2013

Sheet 8 of 20 Sheet

Signature of Sub Registrar



**REGISTRATION PLAN SHOWING**

PLOT NO.39, FORMING A PART

**IN SURVEY NOS.**

74 & 75 IN THE PROJECT KNOWN AS "VILLAS AT SILVER CREEK" **SITURATED AT**

CHERLAPALLY VILLAGE,

GHATKESAR

**MANDAL, R. R. DIST.**

**VENDOR:**

SHRI. SANDEEP SHAH, SON OF DR. L. G. ROHIT AND OTHERS

**BUYERS:**

1. MR. FAYAZ KONDAGULA, SON OF MR. K. KHADEER SAHEB

2. MRS. SULTANA SAYEED, WIFE OF MR. FAYAZ KONDAGULA

**REFERENCE:**

**AREA:**

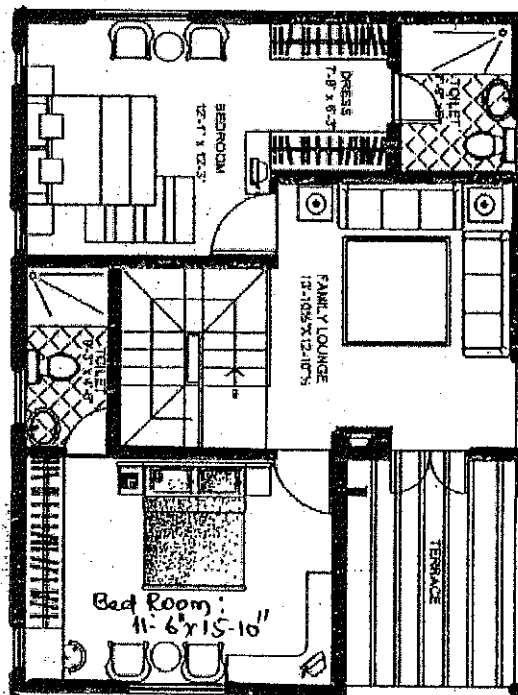
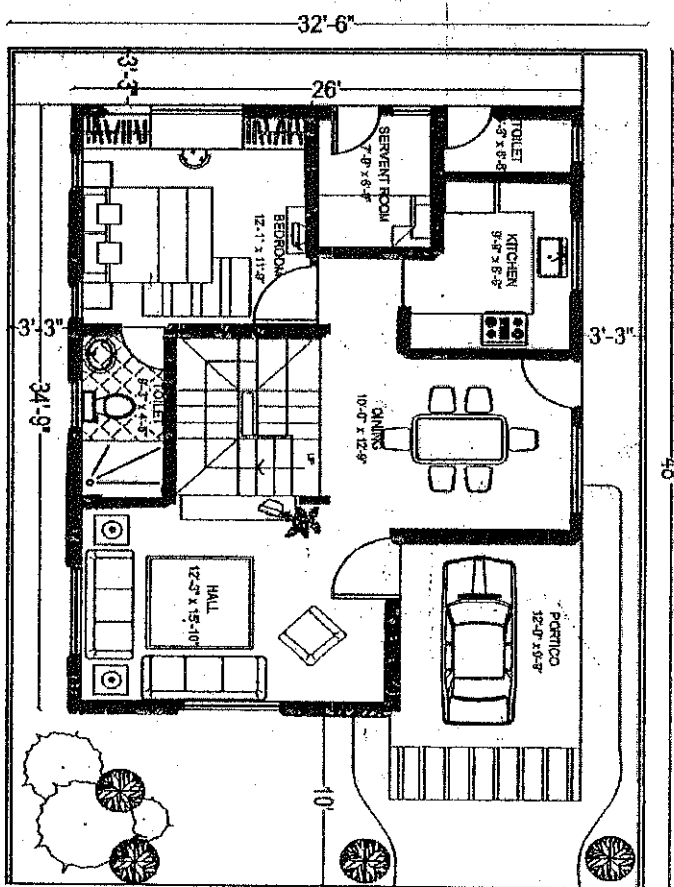
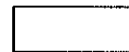
173

SQ. YDS.

SQ. MTRS.



EXCL:



**GROUND FLOOR**

AREA OF GROUND FLOOR : 811.00 SFT.

AREA OF FIRST FLOOR : 794.00 SFT.

TOTAL BUILT UP AREA : 1605.00 SFT.

TERRACE AREA : 109.00 SFT.

**FIRST FLOOR**

**WITNESSES:**

- 1.
- 2.

*Sandeep Shah, Karim Akhbar, Anandharam*

*Dr. L. G. Rohit, R.R. Kodak*

*Divya Meetha Shah*

*Neema*

*Mohesh Pawar*  
SIG. OF THE VENDOR

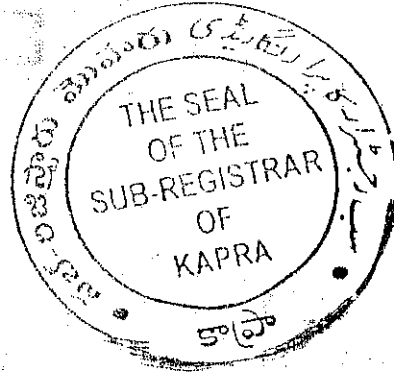
*Fayaz Kondagula*  
SIG. OF THE BUYER

Book - 1 CS Number 3939 of 2013 of SRO, Kapra

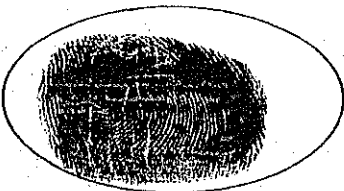
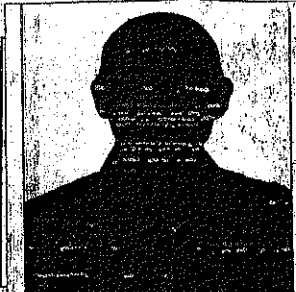
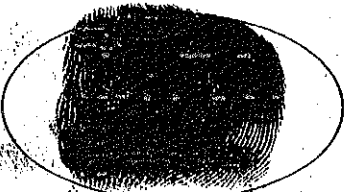
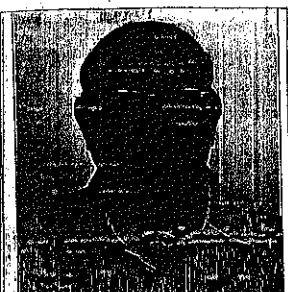



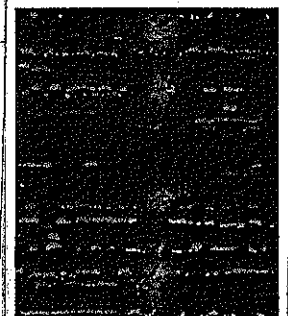
Regular document number 3769 of year 2013

Sheet 9 of 20 Sheet

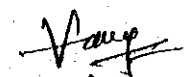

Signature of Sub-Registrar


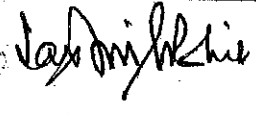
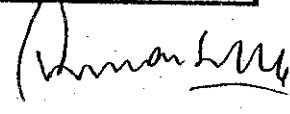
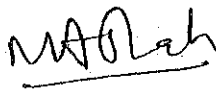

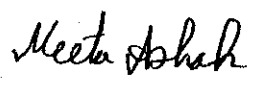
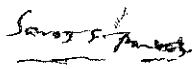


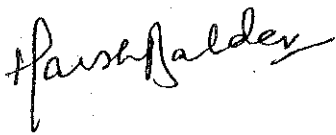


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDORS:</u></p> <p>1. SHRI. SANDEEP SHAH S/O. DR. L. G. ROHIT, 8-2-402/2, ROAD NO. 5, BANJARA HILLS, HYDERABAD.</p>
			<p>2. DR. L. G. ROHIT, S/O. LATE GOVARDHAN DAS, R/O. 8-2-402/2, ROAD NO. 5, BANJARA HILLS, HYDERABAD.</p>
			<p>3. SHRI. AMAR V. SHAH, S/O. SHRI. V.N. SHAH, R/O. "SHUBHAM" PLOT NO. 25, TEMPLE ROCK ENCLAVE, TADBUND, SECUNDERABAD.</p>
			<p>4. SMT. MEERA A. SHAH, W/O. SHRI. AMAR V. SHAH, R/O. "SHUBHAM" PLOT NO. 25, TEMPLE ROCK ENCLAVE, TADBUND, SECUNDERABAD..</p>

SIGNATURE OF WITNESSES:

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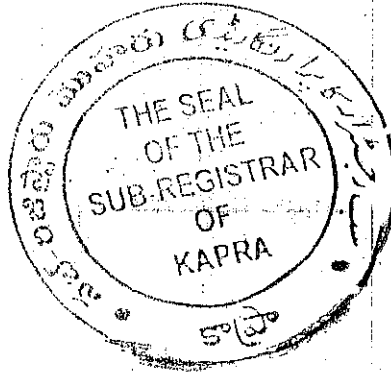


  


  


  


Book - 1 CS Number 3939 of 2013 of SRO, Kapra

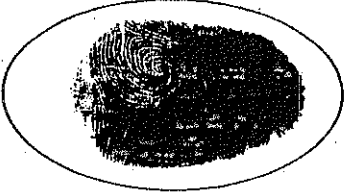


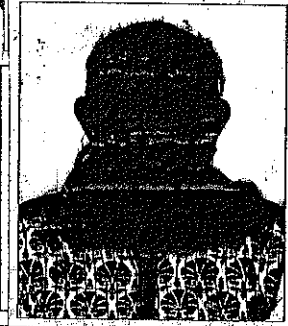
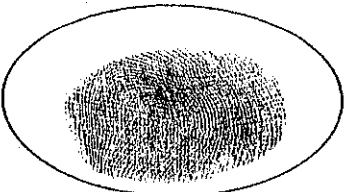
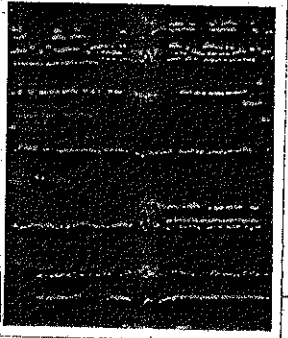
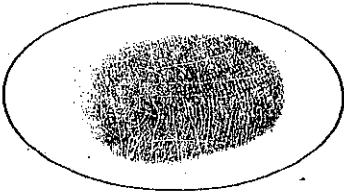
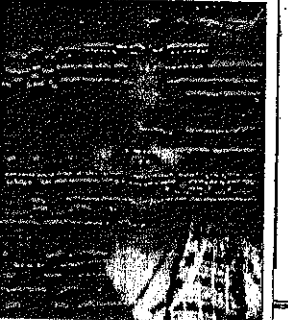
Regular document number 3769 of year 2013

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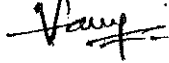

Signature of Sub Registrar



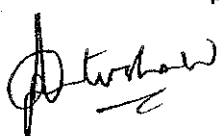

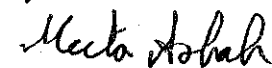
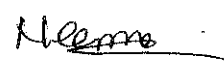
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			5. SHRI. AJIT V. SHAH S/O. SHRI. V. N. SHAH R/O. "SHUBHAM" PLOT NO. 25 TEMPLE ROCK ENCLAVE TADBUND SECUNDERABAD..
			6. SMT. MEETA A. SHAH, W/O. SHRI. AJIT V. SHAH, R/O. "SHUBHAM" PLOT NO. 25, TEMPLE ROCK ENCLAVE, TADBUND, SECUNDERABAD - 500 009.
			7. SHRI. PRITESH RAJESH KOTAK, S/O. SHRI. RAJESH C. KOTAK, R/O. "1-8-54/12'P3, VENKAT RAO NAGAR COLONY SECUNDERABAD - 500 003.
			8. SMT. RASHMI R. KOTAK, W/O. SHRI. RAJESH C. KOTAK, R/O. "1-8-54/12'P3, VENKAT RAO NAGAR COLONY SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.   
2. 

SIGNATURE OF EXECUTANTS

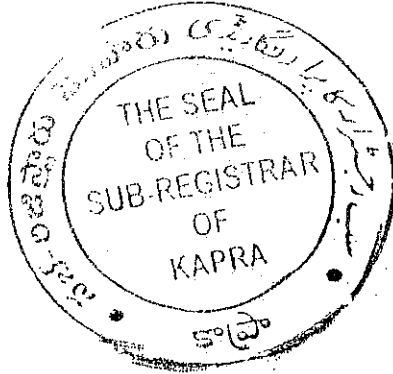
 

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Regular document number 3769 of year 2013

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Signature of Sub Registrar





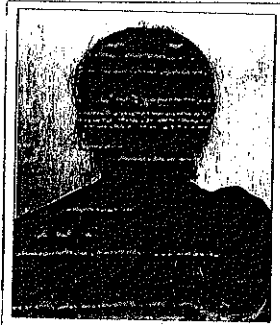
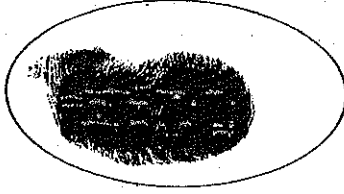
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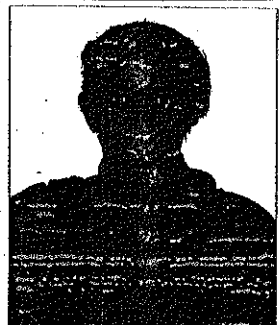
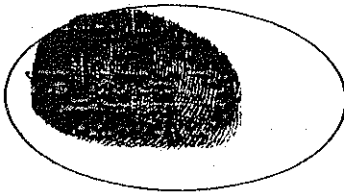
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(LEFT THUMB)

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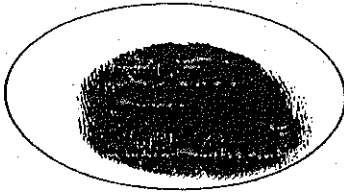
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POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



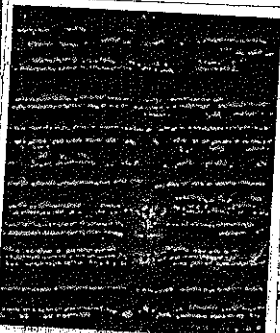
9. SMT. SAROJ S. PARIKH,  
W/O. SHRI. SHASHIKANTH S. PARIKH,  
R/O. 1-10-98/6,  
DWARAKA CO-OP SOCIETY  
BEGUMPET  
HYDERABAD.



10. SMT. NEEMA B. PARIKH,  
W/O. SHRI. BHAVESH S. PARIKH  
R/O. 1-10-98/41  
DWARAKADAS CO-OP. SOCIETY  
BEGUMPET,  
HYDERABAD



11. SHRI. MITESH K. PARIKH,  
S/O. SHRI. KRISHNA KANTH  
S. PARIKH,  
R/O. 1-10-98/41  
DWARAKADAS CO-OP. SOCIETY  
BEGUMPET,  
HYDERABAD



12. SHRI. HARSH J. BALDEV  
S/O. JITENDRA BALDEV  
R/O. 124, JEERA  
SECUNDERABAD

SIGNATURE OF WITNESSES:

1.

2.

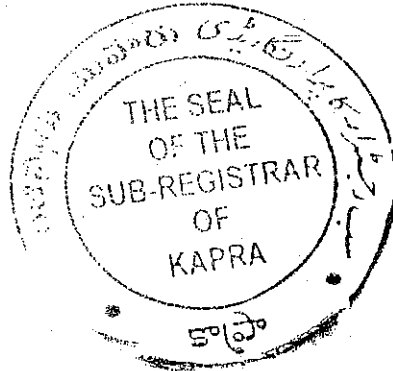
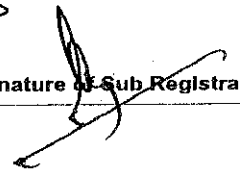
SIGNATURE OF EXECUTANTS

Book - 1 CS Number 3939 of 2013 of SRO, Kapra

Regular document number 3769 of year 2013

Sheet 12 of 20 Sheet

Signature of Sub Registrar



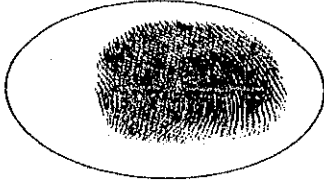
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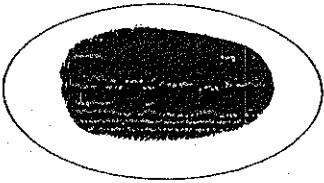
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PHOTOGRAPH

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



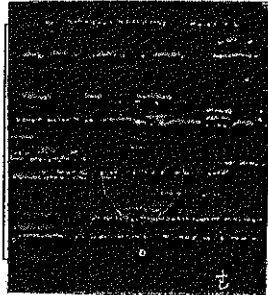
**SPA FOR PRESENTING DOCUMENTS  
VIDE SPA NO.27/BK-IV/2013, Dt: 22.09.2012.**

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 BUYERS



**BUYERS:**

1. MR. SULTANA SAYEED  
W/O. MR. FAYAZ KONDAGULA  
R/O. # FLAT NO. 104  
INDIA HOUSE APARTMENTS  
PRESS COLONY, SAIDABAD  
HYDERABAD, 500 059.



2. MR. FAYAZ KONDAGULA  
S/O. MR. K. KAHDEER SAHEB  
R/O. # FLAT NO. 104  
INDIA HOUSE APARTMENTS  
PRESS COLONY, SAIDABAD  
HYDERABAD, 500 059.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

**SIGNATURE OF EXECUTANTS**

We stand here with our photograph(s) and finger prints in the form prescribed, through my 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 OF THE REPRESENTATIVE

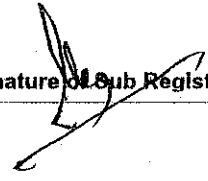
SIGNATURE OF BUYER

Book - 1 CS Number 3939 of 2013 of SRO, Kapra

Regular document number 3769 of year 2013

Sheet 13 of 20 Sheet

Signature of Sub Registrar



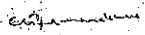
3

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ADVPS02660**

नाम / NAME  
**AMAR SHAH**

पिता का नाम / FATHER'S NAME  
**VIRSUKHLAL SHAH**

जन्म तिथि / DATE OF BIRTH  
**08-08-1956**

हस्ताक्षर / SIGNATURE  


मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

12

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA


**HARSH BALDEV**

**JITENDRA BALDEV**

**07/03/1990**

Permanent Account Number  
**ADPB785K**

Signature



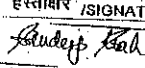
9

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AFVPS6962H**

नाम / NAME  
**SANDEEP LAXMI DAS SHAH**

पिता का नाम / FATHER'S NAME  
**LAXMIDAS GOVERDHANDAS ROHIT**

जन्म तिथि / DATE OF BIRTH  
**22-10-1963**

हस्ताक्षर / SIGNATURE  



मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AHPPP6921K**

नाम / NAME  
**SAROJ SHASHIKANT PARIKH**

पिता का नाम / FATHER'S NAME  
**GOPALDAS SONPAL**

जन्म तिथि / DATE OF BIRTH  
**05-11-1961**

हस्ताक्षर / SIGNATURE  


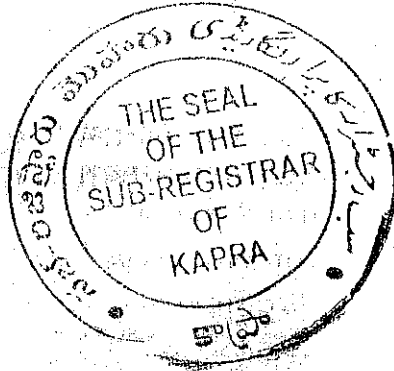
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

Book - 1 CS Number 3939 of 2013 of SRO, Kapra

Regular document number 3769 of year 2013

Sheet 14 of 20 Sheet

Signature of Sub Registrar



VENDOR:

आयकर विभाग  
INCOME TAX DEPARTMENT  
AJIT VIRSUKILAL SHAH

भारत सरकार  
GOVT OF INDIA

VIRSUKILAL SHAH

02/10/1958  
Permanent Account Number  
AFVRS0951G

*[Signature]*  
Signature

*[Handwritten Signature]*

A. Vir. Name

स्थायी लेख संख्या / PERMANENT ACCOUNT NUMBER  
AGQPS1774F

नाम / NAME  
MEERA AMAR SHAH

पिता का नाम / FATHER'S NAME  
DINES CHANDRA JAIRWALA

जन्म तिथि / DATE OF BIRTH  
26-08-1962

हस्ताक्षर / SIGNATURE  
*[Signature]*

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

*[Handwritten Signature]*

*[Handwritten Signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
MEERA AJIT SHAH

भारत सरकार  
GOVT OF INDIA

LAXMIDAS GOVERDHANDAS ROHIT

15/08/1930  
Permanent Account Number  
ABMPS9731

*[Signature]*  
Signature

*[Handwritten Signature]*

मुख्य आयकर अधिकारी  
CHIEF COMMISSIONER  
INCOME TAX DEPARTMENT  
GOVT OF INDIA

ए. वि. के. ए. सी.  
A. V. K. E. S. I.

ए. वि. के. ए. सी.  
A. V. K. E. S. I.

ए. वि. के. ए. सी.  
A. V. K. E. S. I.

स्थायी लेख संख्या / PERMANENT ACCOUNT NUMBER  
ABMPS9262J

नाम / NAME  
LAXMIDAS GOVERDHANDAS ROHIT

पिता का नाम / FATHER'S NAME  
GOVERDHANDAS GOPALDAS ROHIT

जन्म तिथि / DATE OF BIRTH  
15-08-1930

हस्ताक्षर / SIGNATURE  
*[Signature]*

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

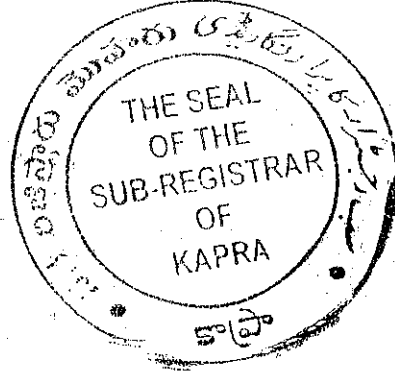
*[Handwritten Signature]*

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Regular document number 3969 of year 2018

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Signature of Sub Registrar





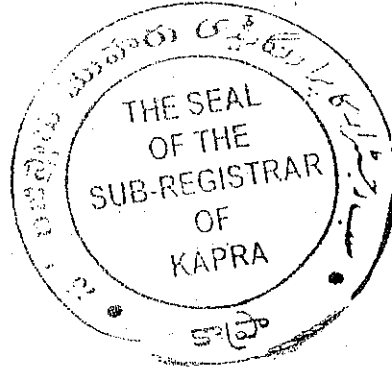
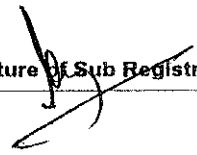


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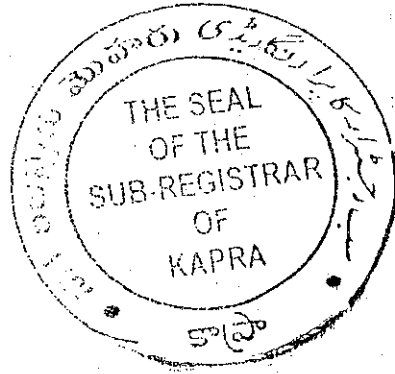
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Signature of Sub Registrar





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Signature of Sub Registrar



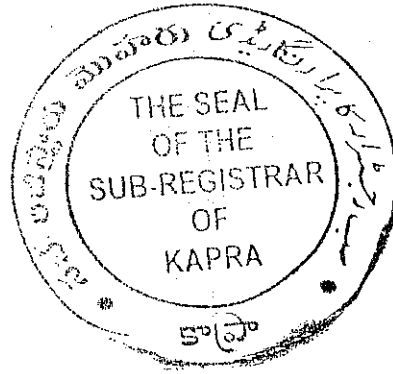
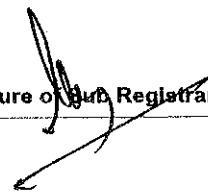


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Signature of Sub Registrar



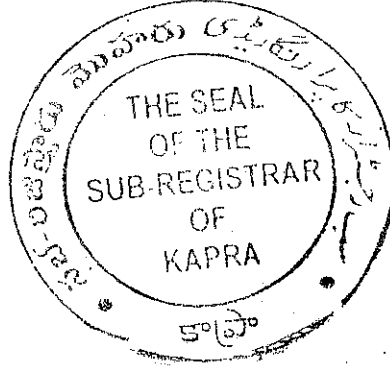


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Regular document number 3769 of year 2013

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Signature of Sub Registrar





WITNESSES

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

विरामना रेड्डी चिबेरुका  
ANIL REDDY CHEERUKA

05/03/1972

Permanent Account Number  
AHNPG8363D

*[Signature]*

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number  
AQAPM0412C

*[Signature]*  
Signature

*[Circular Stamp]*

*[Rectangular Stamp]*

04072007

*[Handwritten signature]*

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Signature of Sub Registrar

