

ဖေဝနျံနှင့်နီ आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 10073 Dat 01:03:00 SO

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Sold To. Billenhallon Sto. Die Bil A Caro. C For Win Mehra S. Mode Homes. SAL MO.51/84, R.No.16/20 REGIMENTAL BAZAR, SEC'BA

SALE DEED

This Sale Deed is made and executed on this the 18 day of July 2008 at Secunderabad 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 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 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

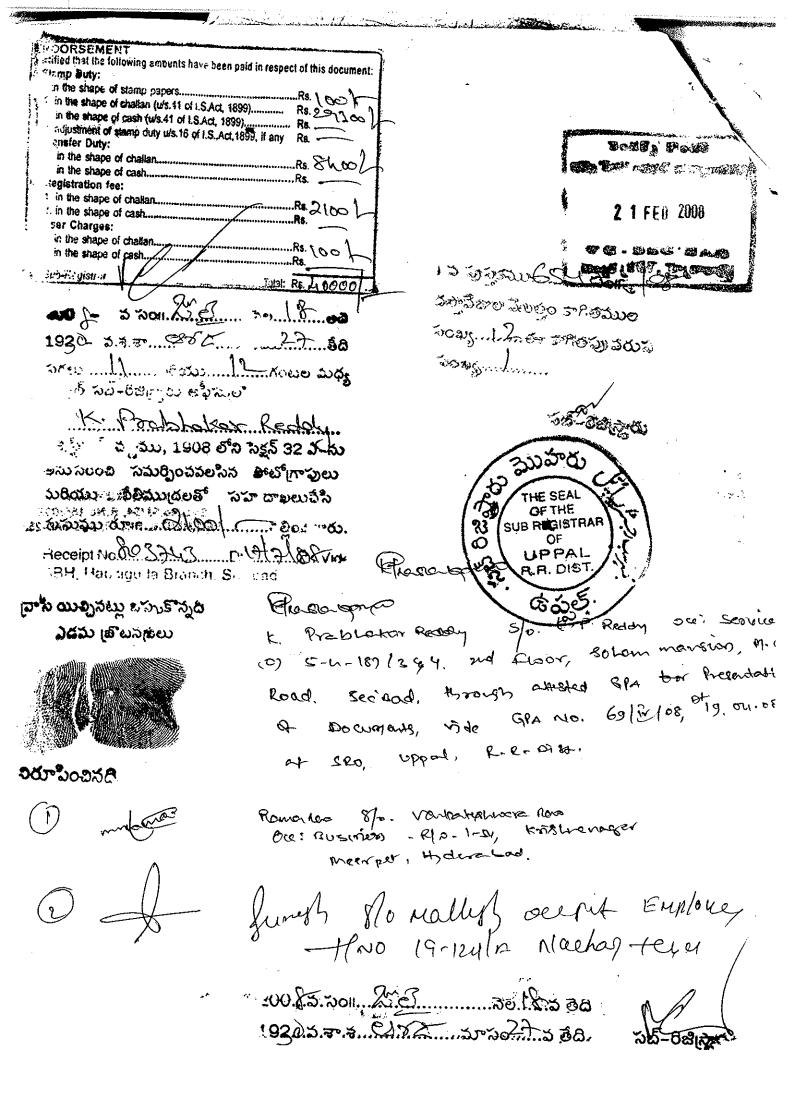
- 1. MR. RAVVA SURENDER NATH, SON OF LATE SRI RAVVA RAMCHANDRAM aged about 44 years,
- 2. MRS. RAVVA MADHAVI, WIFE OF MR. RAVVA SURENDER NATH aged about 34 years, residing at F824, Maruthi Paradise CHS, Sector 15, CBD Belapur, Navi Mumbai 400 £14, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehra and Modi Homes

For Mehta and Modi Homes

Partner

Page-1 -





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SVL.No.51/84, R.No.16/2008 REGIMENTAL BAZAR, SEC'BAD-25.

WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40, 41, 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.,
1 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.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

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stationarment Under Section 42 of Act () of 189 No 65 hat of 200 Date 18 17 08 I hereby certify that the proper deficit stamp duty of Rs. ST to Rupees 140 Leven helved or has been levied in respect of this instrument fun Sri K. Probhallar Redda on the basis of the agreed Market Value consideration of Re 120 coo Living higher than the consideration eggeed Market Value.

Hegistration Endorsement

An amount of Rs. 3790 towards Stamp Dun Including Transfer duty and Rs. 200 towards Registration Fee was paid by the through Challan Receipt Number 2013 Dated 1919 (Stat SBH Habsique Branch Sed 8 SUB REGISTRAF OF UPPAL

Sl. No.	Sale Deed Doc. No.	Dated	Extent of
1.	7876/2006	25.05.2006	Land 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.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40, 41, 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.
- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The Vendor is desirous of developing the balance land for which building permission from HUDA is yet to be obtained.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 343 admeasuring 210 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,20,000/- (Rupees Four Lakhs.Twenty 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. 343 admeasuring 210 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 4,20,000/-acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.

For Mehta and Modi Homes

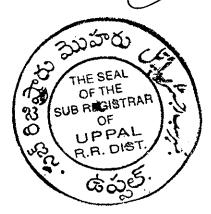
Partner

For Mehta and Modi Homes

Partner

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- 3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
- 5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
- 6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
- 7. Stamp duty and Registration amount of Rs. 39,900= /- is paid by way of challan No. 803743, dated 17.07.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehra and Modi, Homes

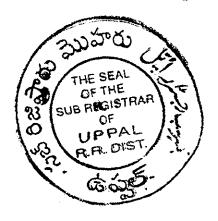
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For Mehta and Modi Homes

Partner

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725-881200



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 343 admeasuring about 210 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on: Block No. 2;

North	Plot No. 342
South	30' wide road
East	30' wide road
West	Plot No. 336

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.

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2.

For Mehta and Modi Homes

Partner (Soham Modi) VENDOR

For Mehta and Modi Homes

Partner (Suresh U Mehta)

VENDOR

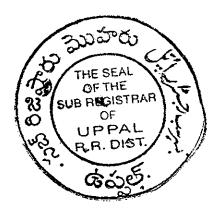
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JEY NO.	31, 40.	, 41, 42, 44 8	k 45 ç, 55	•		Situated at
<i>J</i>	CHERLAP	ALLY VILLA	GE, GHATKESAF		Ma	ndal, R.R. Dist.
ENDOR:	M/S	6. MEHTA &	MODI HOMES, REPRESE	NTED BY ITS P	ARTNERS	· · · · · · · · · · · · · · · · · · ·
	1. P	MR. SOHAM	MODI, SON OF SRI SATIS	SH MODI	ч	<u> </u>
	2. !	MR. SURES	H U. MEHTA, SON OF LAT	E SRI UTTAML	AL MEHTA	
BUYER:	1. N	IR. RAVVA	SURENDER NATH, SON C	F LATE SRI RA	VVA RAMCHA	NDRAM
	2. N	IRS. RAVVA	MADHAVI, WIFE OF MR.	RAVVA SUREN	IDER NATH	
REFERENCE: AREA:		CALE: Q. YDS.	INCL: SQ. MTRS.		EXCL:	
	Piot No. 336	39'-3"	48'-3" Plot No. 343 30' wide road	30' wide road		
WITNESSES:		For I	Mehta and Modi Homes Partner		Sun	Partner OF THE VENDOR
2.		•	1. R. S	Surenden	v	S. OF THE BUYER

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

D. FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

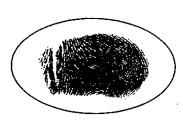




VENDOR:

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

1. MR. SOHAM MODI S/O. MR. SATISH MODI





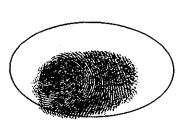
2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.





GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY S/O. MR. K. P. REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.





BUYER:

1. MR. RAVVA SURENDER NATH S/O. LATE SRI RAVVA RAMCHANDRAM R/O. F824, MARUTHI PARADISE CHS SECTOR - 15 CBD BELAPUR NAVI MUMBAI - 400 614.





2. MRS. RAVVA MADHAVI W/O. MR. RAVVA SURENDER NATH R/O. F824, MARUTHI PARADISE CHS SECTOR - 15 CBD BELAPUR NAVI MUMBAI - 400 614.

SIGNATURE OF WITNESSES:

1. **2.**

For Mehta and Modi Homes
Partner

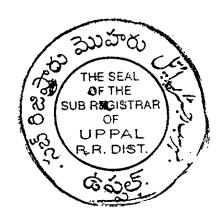
For Mehta and Modi Homes

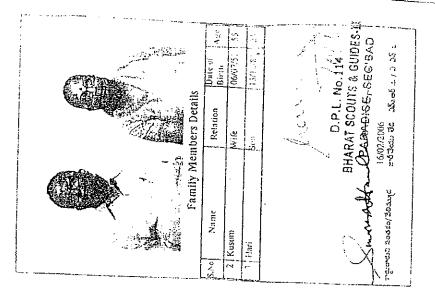
SIGNATURE OF EXECUTANTS

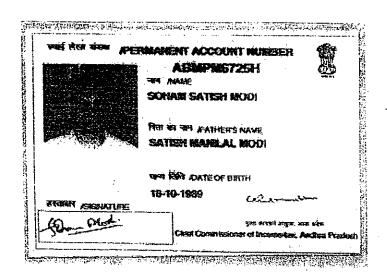
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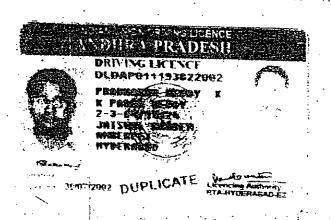
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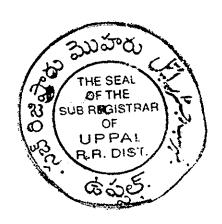
For Mehtel and Modi Hornes

Partner

For Mehta and Modi Homes

Partner

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LATE RAVVA RAMCHANDRAM नाता का जान /Name of Mother

पिता का माम/कानूनी अभिज्ञानक /Name of Father/Legal Guardian

RAVVA SARASWATI पति या पत्नी का अस्त /Neme of Spouse

A2/3-4,60KUL SEC-19A, RAVVA MADHAVI परम /Address

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पुरामे पासपीर का भ. और इसके जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of Issue 31-12-1997 MUMBAI A4657404

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F 9902278 भारत नागराज्य REPUBLIC OF INDIA राष्ट्रीय कीड़ /Country Code टाईप /Type

Surname /Surname

THE TATH Place of Birth SURENDER NATH RAVVA दिये उत्तये जाज /Given Names द्राष्ट्रीयाम /Nationality INDIAN

monthly /Date of Birth

Rie /Sex

Ξ

12-07-1963

आदी करणे का स्थान /Place of Issue MAHABUBABAD

13-11-2017 जारी करने की तिथि /Date of Issue सम्मन्ति की तिथे /Date of Expiry 14-11-2007 ABU DHABI

R. Burandernay

P<INDRAVVA<<SURENDER<NATH<<<<<<<<<< F9902278<2IND6307125M1711132<<<<<<<

R. Swandernatt

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Casala 4. /Passport No. stantishta /Date of Birth 16-06-1973 ABU DHABI 9902277 ALC: YELLANDU KHAMMAM सन्द्रीय कोड /Country Coda TO SECTION TO SECTION AND ADDRESS OF THE PARTY OF THE PAR 23. 12. EX 14-11-2007 spor time Alaco of Birth 2 RAVVA MADHAVI Same /Sumame RUDIAN 6 30 00 0 Hallan

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M. SASHIDHARAN Attache (Consular) Embassy of India Abu Dhabi - UA.E. munul

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NARENDRULA KRISHNA MOORTHY NARENDRULU LAKSHMI

RAVVA SURENDER NATH

GOKUL SECTOR-19A, NERUL NAVI

MUMBAI-400706, MS.

A4357577

UAEAP1573007 OLD PPT CONTAINS VALID 21-11-1997 MUMBAI

R. Surendrout

Madhan

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

C.S.No./Year: 006579/2008 of SRO: 1507(UPPAL)
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 18/07/2008 12:26:37

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RAVVA MADHAVI BELAPUR NAVIMUMBAI	Modla:
2			(CL) RAVVA SURENDER NATH BELAPUR NAVIMUMBAI	R. Erroender

Identified by

Witness 1

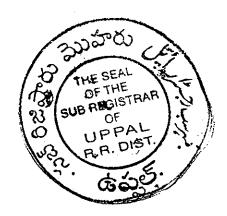
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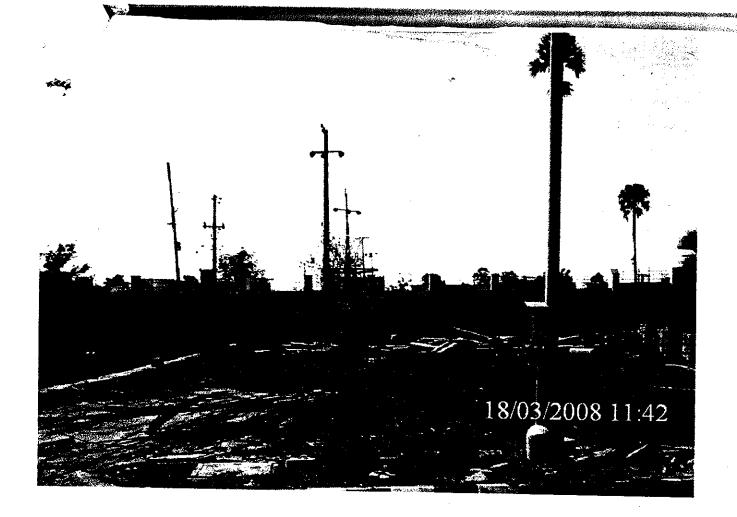
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