

This Sale Deed is made and executed on this the 3<sup>rd</sup> day of December 2012 at SRO, Uppal, 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 42 years, Qccupation: Business and Mr. Suresh U. Mehta, Son of Late Uttamlal Mehta, aged about 62 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. JAYAPAL RAO MOKIRALA, SON OF Mr. M. RAJASHWAR RAO aged about 42 years, Occupation: Service, residing at # Flat No. 406, Maheshwar Apartments, Mahesh Nagar, Kapra, ECIL, Hyderabad - 500 062., 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 Page-1 Partner Partner

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M. SRINIVAS S/O. LATE M. SRINIVAS OCC. SCRUICE - NO: # 2-11-365, WARASIGUDA, HYDERAGAD.

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#### 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(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, 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.

Sl.	Sale Deed	Dated	Extent of
No.	Doc. No.	1 % - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	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 Block No. 2, Old Village, Cherlapally, 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 MENTA BYMODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

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## ENDORSEMENT

ertified that the following amounts have been paid in respect of the document by Challan No. 5 Lib Dt. 3 (12)

III Registration Fees: 1. In the Shape of Challan 2. In the Shape of Cash

IV User Charges: 1. In the Shape of Challan
2. In the Shape of Cash

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Sub Registrar

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- 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.395 admeasuring 349 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.18,20,000/-(Rupees Eighteen 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.395 admeasuring 349 sq. yds., 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.18,20,000/-(Rupees Eighteen Lakhs Twenty Thousand Only) issued by Axis Bank Ltd., Service Branch, Hyderabad. The Vendor hereby admit and 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.
- 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. 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.

MENTA MODI HOMES

Partner

For MEHTA-A MODI HOMES

Partner

Page-3 -

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Endorsement Under Section 41 & 42 IS Act of 1895 Doct. No. 1.2095 of 2012 Dated 5 /1/2/2012. I hereby pertify that the proper/deficit Stamp duty of 1273001 Times ave dobt twe thouse of three hundred o has been revied in respect of this instrument document from SriSmi. A. Prablacker Readel on the basis of the agree: Warket Value being Consideration of 2s 1820 CCO being higher that consideration i Agreed Market Value

S.R.O.Uppal Jate 2/12/12

Sub-Registrar and Collector U/S-41&42 as ON INDIAN STAMP ACT

# REGISTRATION ENDORSE VENT

An amount of Rsl. 227 Col Towards Stamp Duty

including Transfer Duly and Rs. 91004. towards Registration (see was paid by the party

through Challan Receipt Number .....

Dated..... Dated...... SBH Habsiguda Branch Sec'bad SBH Habsiguda Alc.52191012432 of SRO Upp



- 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.1,36,500/- is paid by way of challan No. 15544, dated 03.12.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

#### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.395 admeasuring about 349 sq. yds., forming part 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	Tot-Lot	
South	Plot No. 396	
East	Neighbour Land & Tot-Lot	
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. M. SAMINAS

2. MY

FOR MEHTA & MODI HOMES

Partner

(Soham Modi) VENDOR

(Suresh U Mehta)

for Mehth, & Modi Homes

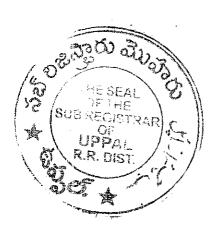
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REGISTRATION	PLAN	SHOWING	PLOT NO. 395, FOI	RMING A PART		
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VENDOR:	M	/S. MEHTA & MC	DI HOMES REPRES	ENTED BY ITS P	ARTNERS	
	1	. MR. SOHAM MO	ODI, SON OF SRI SA	TISH MODI		
***	2	MR. SURESH U	. MEHTA, SON OF L	ATE UTTAMLAL I	MEHTA,	
BUYER:	N	IR. JAYAPAL RAG	O MOKIRALA, SON C	OF MR. M. RAJAS	HWAR RAO	
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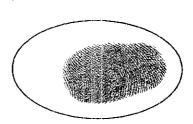
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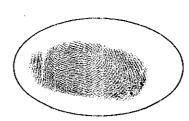
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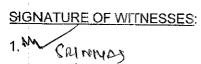






















### RINTS AS PER SECTION 32A OF N ACT, 1908.

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, 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. JAYAPAL RAO MOKIRALA S/O. MR. M. RAJASHWAR RAO R/O. FLAT NO. 406, MAHESHWAR APARTMENTS MAHESH NAGAR, KAPRA, ECIL HYDERABAD - 500 062.

#### REPRESENTATIVE:

MR. SANJEEVA RAO MOKIRALA S/O. MR. M. RAJASHWAR RAO R/O. FLAT NO. 406, MAHESHWAR APARTMENTS MAHESH NAGAR, KAPRA, ECIL HYDERABAD - 500 062

iodi Homes

Parthel

For Mehta & Modi Homes

SIGNATURE OF THE EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Sanjeeva Rao Mokirala as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

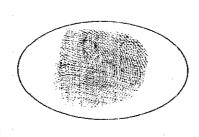
Joyapa SIGNATURE(S) OF BUYER(S)

## PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 22A OF REGISTRATION ACT, 1908.

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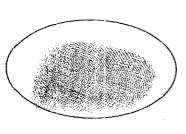
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





#### **WITNESSESS:**

1. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO: - 2-11-365 WARASIGUDA SECUNDERABAD.





2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD

SIGNATURE OF WITNESSES:

1. WW.

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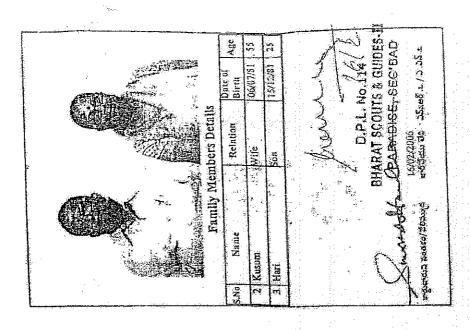
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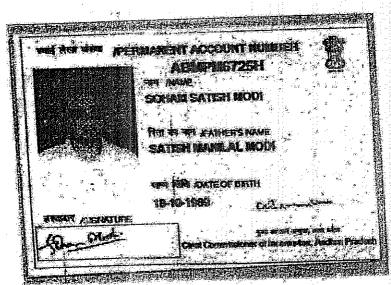
FOR MEHTA & MODI HOMES

Partner

Partner

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For HEHIN & MODI HOMES
Partner

FOR MEHTA & MODE HOMES

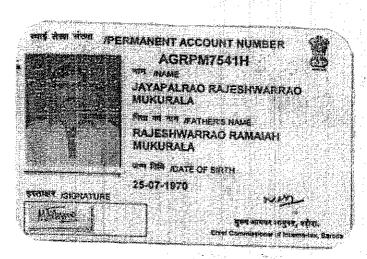
Partner

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SUB REGISTRAR CT UPPAL RR. DIST.

## BUYEL:

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THE SEAL OF THE SUB REGISTRAR CT UPPAAR R.R. DIST.





భారత ప్రభుత్వం

### Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/11193/02737

To Sanjeeva Rao Mokirala Sanjeeva Rao Mokirala S/O Rajeshwar Rao Mokirala 11-1/93 94 sai priya colony dammaiguda near andhra bank keesara mandal Damaiguda Nagaram, Rangareddi Andhra Pradesh - 500083 9849800225



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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

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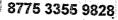


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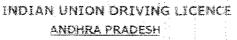
Sanjeeva Rao Mokirala

పుట్టిన సంవత్సరం/Year of Birth: 1963 పురుషుడు / Maile





ఆధార్ - సామాన్యునీ హక్కు



Number DEFAP01041340200

Name:

SRINIVAS M S/DAV of M LINGAIAH

Address

12-11-364/6

WARSIGUDA

SECUNDERABAD

PIN

DOB

06-06-1971

Signature



Ch. Offissue. 09-10-2001 Addr Licencing Authority Secunderabad

आयकर विभाग INCOME TAX DEPARTMENT M MAHENDAR

MALLESH MANDA

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Permanent Account Number

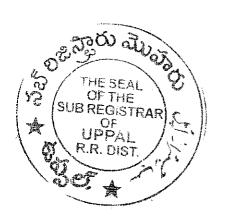
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THE SEAL OF THE SUB REGISTRAR CUPPAL R.R. DIST.