30B. 35 **ORIGINAL** దస్తావేజులు మరియు రుసుముల రశీదు 354 I Helead hoditomy Rep by నెం. శ్రీపుతి ∕శ్రీ -ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. దస్తావేజు స్వభావము Soledoud దస్కావేజు విలువ 1400 స్వాంపు విలువ రూ. దస్తావేజు నెంబరు రిజిస్టేషన్ రుసుము THE PROPERTY OF లోటు స్టాంపు (D.S.D.) GHMC (T.D.) 5 600 10 యూజర్ ఛార్జీలు 100 అదనపు పీట్లు 5 x 6046 2-22-807 మొత్తం 100 రూపాయలు మ్మాతమే) వాపసు తేది

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 jevieth.





ಆಂಧ್ರವದೆ है आन्ध्र प्रदेश ANDHRA PRADESH

Sl.No. 4976 Dt: 04-04-2013 Rs.100/-

Sold to RAMESH

.S/o, NARASING RAO

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For Whom: METHA & MODI HOMES

064687

LICENSED STAMP VENDOR L.Na.15-07-041/2007 RL.No.15-07-015/2013 H.No.7-65/3, Shankar Nagari Poerjatilgrids (Y), Cliabaser (M), 代。花、春秋七年194-50G CG9. Col. No. 90 5/1571732

SALE DEED

This Sale Deed is made and executed on this the 15th day of April 2013 at SRO, kopm, Ranga Reddy District by:

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. Suresh U. Mehta, S/o. 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. I. SRIKANTH REDDY, SON OF Mr. I. KRISHNA REDDY, aged about 28 years, Occupation: Service, residing at # Flat No. 23083, 2nd Block, 3rd Floor, Janapriya Utopia, Hyderguda, Hyderabad., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

FOLMENTA & MODI HOMES Partner For METS Parlaer



K. Prabhagger Reddy S/o. K. P. Reddy oce: Serovie Plo: # 5-10-180/3 Gp4, Ind Albor, Saham Manelog M. G. Road, SecBad, Athrough GPA for Presentation of documents, vide grano 166/BK-1/10, 84.03.9.10 of sho, uppol, R.L. O184.

నియాపించినది

Slog (I. SRIDHAR REDDY F.NOT 23083, Slo I. BRISHNA REDDY Janaporya Utopia, Hyderguda, Attapur, Hyd

M. Mahander S/o. Lake m. Mallesh Oce: semia 7 28-77, Yaday Rasti, Neveduet, Hydrarad

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 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	09.11.2005	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) Ms. 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. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement Mrs. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac.1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no.6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Mrs. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document no. 68/IV/2008, dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., 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

Partner

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2. in the shape of cash Rs.
III. Registration fees:
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IV. User Charges
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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. 327 admeasuring about 174 sq. yds. along with semi-finished construction having a total area of 1883 sft., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.37,14,000/-(Rupees Thirty Seven Lakhs Fourteen 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. 327 admeasuring about 174 sq. yds. along with semi-finished construction having a total area of 1883 sft., forming part of Sy. Nos.31, 40(P), 41(P), 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.37,14,000/-(Rupees Thirty Seven Lakhs Fourteen Thousand Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 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. 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.

For MEXITA

Eqt Menta & Modi Homes

Pariner

Partner

MODI HOMES



- 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.2,22,840/- is paid by way of challan No. 6100 ψ6, dated 15.04.2013, drawn on State Bank of Hyderabad, Kapra Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 327 admeasuring about 174 sq. yds., along with semi-finished, luxury construction having a total area of 1883 sft., in the project known as "SILVER OAK BUNGALOWS PHASE - III", forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 328	
South	Plot No. 326	
East	Plot No. 330	
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

· MMor

For METTA & MODI HOMES.

Partner

(Soham Modi) VENDOR

For MEHTA & MODE HOMES

Partner ((SURESH U. MEHTA) VENDOR స్ట్రామ్ ప్రస్త్రేకము 20 (మే నంగ పు 16) గ్ర దన్మివేజు మొక్కము కాగితముల నంఖ్య 15 ఈ కాగితము వరున సంఖ్య గ్రామంలో మీర్ లజుమిందు



ANNEXURE-1-A

1. Description of the Building

PARCEL PIECE AND :ALL **THAT** BUNGALOW on Plot No. 327 in the project known as "SILVER OAK BUNGALOWS PHASE-III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District

For Milli

(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

: Rs. 37,14,000/-

For MEHTA & MODI HOMES

Partner

TA & MODI HOMES

Partner

partner

Date: 15.04.2013

Signature of the Executants

CERTIFICATE

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

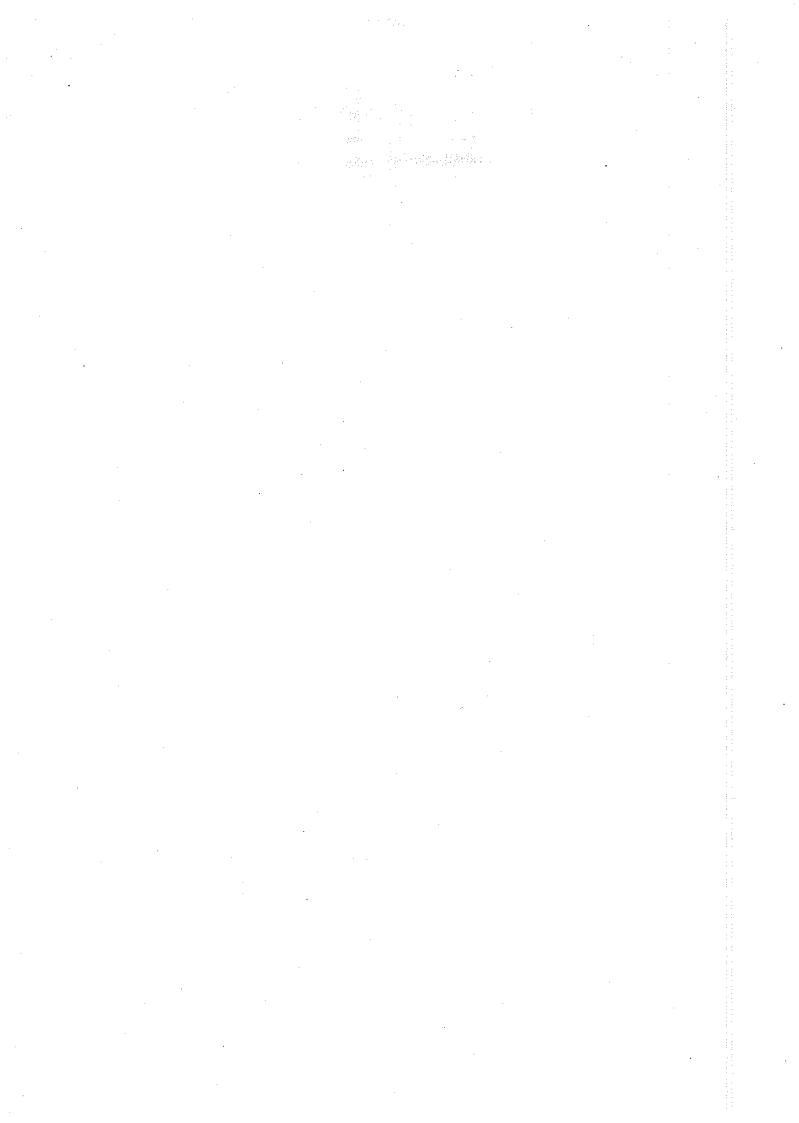
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Partner

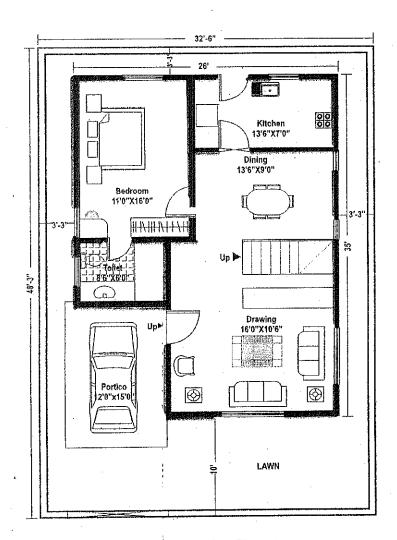
Signature of the Executants

Date: 15.04.2013

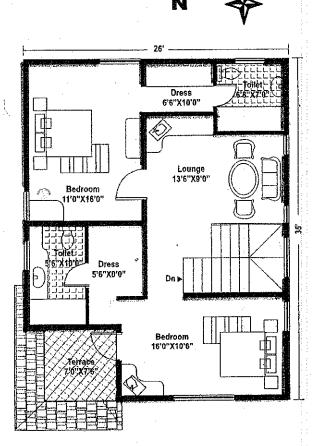




REGISTRATION PLAN SHOWING PLOT NO. 327, FORMING A PART Situated at IN SL. VEY NOS. 31, 40(P), 41(P), 42, 44, 45 & 55 Mandal, R.R. Dist. CHERLAPALLY VILLAGE, **GHATKESAR** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS **VENDOR:** 1. MR. SOHAM MODI, SON OF SRI SATISH MODI 2. MR. SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA MR. I. SRIKANTH REDDY, son of MR. I KRISHNA REDDY **BUYER: EXCL:** REFERENCE: SCALE: INCL: SQ. MTRS. AREA: 174 SQ. YDS.



Ground Floor Plan



First Floor Plan

AREA STATEMENT	
Ground Floor 807 sft.	
First floor 843 sft.	
Portico area 180 sit.	
Terrace area 53 sft.	
Total Area 1883 stt.	
	Sala.

WITNESSES:

1. Hely

MARAGE

FOR MEHTA & MODII HOMES

Partner

FORMENTA & MODI HOMES

SIG. OF THE VENDOR

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

SL.NJ.

FINGER PRINT IN BLACK (LEFT THUMB)



VENDOR:

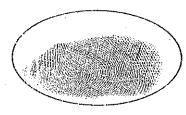
M/S, MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REPRESENTED BY ITS PARTNERS

NAME & PERMANENT

POSTAL ADDRESS OF

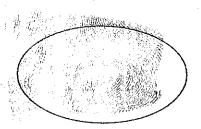
PRESENTANT / SELLER / BUYER

- 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





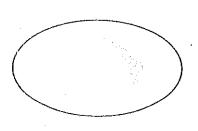
SECUNDERABAD - 500 003





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

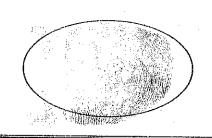
MR. K. PRABHAKAR REDDY S/O, MR, K, PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.





BUYER:

MR. I. SRIKANTH REDDY S/O. MR. I. KRISHNA REDDY R/O. # FLAT NO. 23083, 2ND BLOCK 3RD FLOOR, JANAPRIYA UTOPIA HYDERGUDA, HYDERABAD.





REPRESENTATIVE:

MR. I. KRISHNA REDDY S/O. MR. I. YELLA REDDY R/O. # FLAT NO. 23083, 2ND BLOCK 3RD FLOOR, JANAPRIYA UTOPIA HYDERGUDA, HYDERABAD.

SIGNATURE OF WITNESSES:

HODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

5.4% PHOIDS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, My.I. Krishna Re personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

Stored dy SIGNATURE OF THE REPRESENTATIVE SIGNATURE(S) OF BUYER(S)

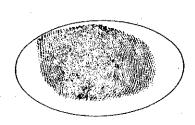


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE **PHOTOGRAPH**

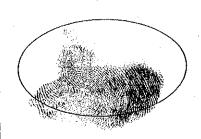
NAME & PERMANENT POSTAL ADDRESS OF BLACK & WHITE PRESENTANT / SELLER / BUYER





WITNESSESS:

MR. I. SRIDHAR REDDY S/O. MR. I. KRISHNA REDDY R/O. # FLAT NO. 23083 2ND BLOCK, 3RD FLOOR JANAPRIYA UTOPIA **HYDERGUDA** HYDERABAD.





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

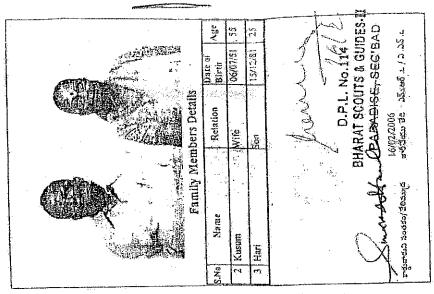
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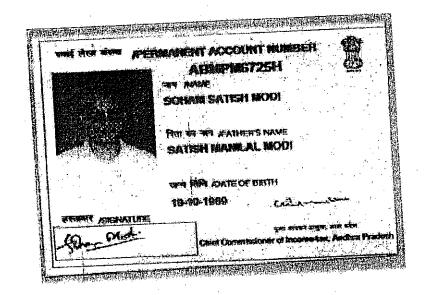
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SIGNATURE OF THE EXECUTANT





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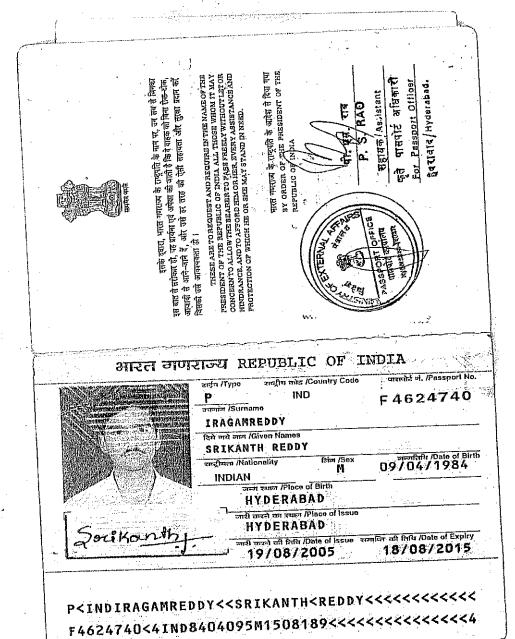
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FOR MEHTA & MODI HOMES

Partner

For METICA & MODI HOMES
Partner



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LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN UNDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST HOLDEN ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

THIS PASSPORT IS THE PROFERTY OF THE GOVERNMENT OF INDIA, ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT, INCLUDING PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPULED WITH INMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST, IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER, IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

REGISTRATION
REGISTRATION
TER THEMSELVES AT THE NEAREST EVDIAN MISSION / POST. CAUTION

फिला का माम/कानूमी अधिकायक /Name of Father/Legal Guardian

IRAGAMREDDY KRISHNA REDDY गाता का नाम /Name of Mother

IRAGAMREDDY GANGA BHAVANI

पति या पतनी का नाम /Name of Spouse

परम /Address

18-8-444/1/83 UPUGUDA

HYDERABAD AP

पुराणे पासकोर्ट का नं. वर्षर इसके जारी होले का स्थान एवं लिथ /Old Passport No. with date and Place of Issue

पनाईल जे. /File No.

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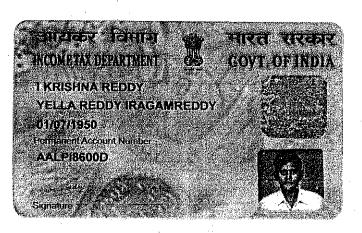
विदेशी में एक्टे कर्त भारत निर्मात पोक्ती मा पंजीकृत क नगरिकों को सन्तर्भ की पता है कि वे धनने

चेतायनी यह पानदेरें नात सब्बा के कनीत है। पानदें करिकों से सामग्रेटें के हरने में कोई हरन निर्मे स किमें इंते सुर्य काम तमिन है, सब्बा तुप्त कनुमानत किया बाए।

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Representative:



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រង ស្វាស្មន៍ឈ 20/ 3 សហ ស្វា 600 / ស្វាស្មន៍ សហ ស្វាស្មន៍ សហ ស្វាស្មន៍ សហ ស្វាស្មន៍ សហ ស្វាស្មន៍ ស្វាសាស្មន៍ ស្វាស្មន៍ ស្វាស្មន៍ ស្វាស្មន៍ ស្វាស្មន៍ ស្វាស្មន៍ ស្វាស្សាសស្វាស្មន៍ ស្វាស្មន៍ ស្វាស្សាស្មន៍ ស្វាស្មន៍ ស្វាស្មន៍ ស្វាស្មន៍ ស្វាស្មន៍ ស្វាស្មន៍ ស្វាស្សាស្មន៍ ស្វាស្មន៍ ស្វាស្មន៍ ស្វាស្សស្វាស្មាសស្វាស្មន៍ ស្វាស្សាស្សាស្មន្ត ស្វាស្សាស្សាស្មន៍ ស្វាស្សាស្មាសស្វាស្សាស្សាស្សាស្មាសស្ស



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भारत सरकार GOVT. OF INDIA

TINCOME TAX DEPARTMENT

I SRIDHAR REDDY KRISHNA REDDY IRAGAMREDDY

04/01/1980

Permanent Account Number

ABVPI0770P

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Signature

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WITNESS:

आयकर विभाग INCOME TAX DEPARTMENT

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number AQAPM0412C

भारत सरकार GOVT. OF INDIA



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