

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

11784

Saham Maulin Repk Kprathu Beddy

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైంది.

దస్తావేజు స్వభావము	Sole	14/11		Cherlapally
దస్తావేజు విలువ	1901000	29/11		
స్టాంపు విలువ రూ.	100	22/2		
దస్తావేజు నెంబరు	742-114			F
రిజిస్ట్రేషన్ రుసుము	9500	5	D.D.N.O. 007806 20/2 RETURNED	
లోటు స్టాంపు (D.S.D.)	75900	40		
GHMC (T.D.)	28500	15		
యూజర్ ఛార్జీలు				
అదనపు షీట్లు	100			
5 x				
మొత్తం	114000/-	60/-		

(అక్షరాలకు) Repk Kprathu only

రూపాయలు మాత్రమే)

తేది 22/2

వాపసు తేది

(Handwritten Signature)

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.

02
782

230: 742 of 2014

SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Signature]

BF 279349

Sl.No. B987 Dt: 14-11-2013

Sold to: RAMESH

S/o: NARASING RAO

For Whom: M/s. MEHTA & MODI HOMES

T. LALITHA
Licensed Stamp Vendor
LIC.No. 16-09-074/2012
Plot No.32.H.No.3-48-266
Kakaguda, Karkhana,
Cantonment Secunderabad
7842562342

SALE DEED

This Sale Deed is made and executed on this the 29th day of January 2014 at S. R.O.,
Kapra, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a partnership firm having its office at 5-4-187/3 & 4,
II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partner
Shri Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business,
resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad., hereinafter referred to as the
'Vendor'

AND

1. Smt. Sarojini L. Rohit, W/o. Dr. L. G. Rohit, aged about 72 years, Occupation:
Housewife, resident of 8-2-402/2, Road No.5, Banjara Hills, Hyderabad.
2. Shri. Amar V. Shah, S/o. Shri. V. N. Shah, aged about 54 years, Occupation: Business,
resident of "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
3. Smt. Meera A. Shah, W/o. Shri. Amar V. Shah, aged about 50 years, Occupation:
Housewife, resident of "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund,
Secunderabad.

For MEHTA & MODI HOMES





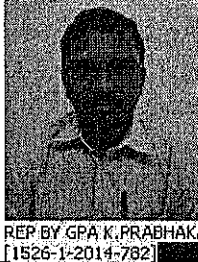
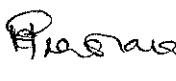
[Signature]

Partner







Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9505/- paid between the hours of 11 and 12 on the 22nd day of FEB, 2014 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

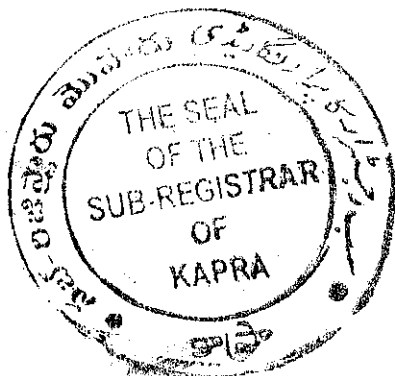
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SPA TO VENDEES K. PRA [1526-1-2014-782]	SPA TO VENDEES K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II ND FLOOR, M.G.ROAD SECBAD.	
2	EX		 REP BY GPA K. PRABHAKAR [1526-1-2014-782]	REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 11 FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 CH. RAMESH; 22/02/2014. 11; [1526-1-2014-782]	CH. RAMESH H.NO.1-3- 176/D/2, KAVADIGUDA, HYD.	
2		 M. MAHENDER; 22/02/2014; [1526-1-2014-782]	M. MAHENDER H.NO.28-77, YADAV BASTI, NEREDMET, HYD.	

22nd day of February, 2014

Signature of Joint SubRegistrar8
Kapra



Bk - 1, CS No 782/2014 & Doct No 742/2014.
Joint SubRegistrar8
Kapra
Sheet 1 of 11



4. Shri. Ajit V. Shah, S/o. Shri. V. N. Shah, aged about 52 years, Occupation: Business, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
5. Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah, aged 49 years, Occupation: Housewife, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad."
6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 26 years, resident of 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
7. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak, aged about 49 years, Occupation: Housewife, R/o.1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
8. Smt. Saroj. S. Parikh, wife of Late Shashikanth S. Parikh, aged about 50 years, Occupation Housewife, resident of 1-10-98/6, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
9. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh aged about 37 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
10. Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 26 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
11. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 23 years, resident of 124, Jeera, Secunderabad.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 44 years, Occupation: Business the Partner / Authorized Representatives of M/s. Mehta and Modi Homes who is the General Power of Attorney Holders by virtue of document no.204/BK-IV/10 dated 18.09.2010, registered at S.R.O., Uppal, Rangareddy District, hereinafter called the "Owners".

IN FAVOUR OF


1. Mrs. Richa Kapoor, Wife of Mr. Alok Bhatia, aged about 33 years, and
2. Mr. Alok Bhatia, Son of Mr. Ashok Bhatia, aged about 29 years, Occupation: Service, both are residing at # Flat No. 810, S. M. R Hilands, Miyapur, Hyderabad., hereinafter referred to as the 'Vendee'.

The terms Vendor, Owners and Vendee shall mean and include their / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

WHEREAS:

- A) The Owners are the absolute owners, possessors and in peaceful enjoyment of the land forming Sy.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 5.03.07 registered at SRO, Uppal and is hereinafter referred to as the 'Scheduled Land'.

For MEHTA & MODI HOMES


Partner

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	55		104400	104555
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	5		9500	9505
User Charges	NA	0	0		100	100
Total	100	0	60		114000	114160

Rs. 104455/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9505/- towards Registration Fees on the chargeable value of Rs. 1901000/- was paid by the party through Cash and DD No ,7806 dated ,20-FEB-14 of ,HDFC BANK/SEC-BAD

Date

22nd day of February, 2014

193555 ರೂ. 1 ವರೆಗೆ

Signature of Registering Officer
Kapra



Bk - 1, CS No 782/2014 & Doct No 742/2014.
 Sheet 2 of 11 Joint Sub Registrar Kapra

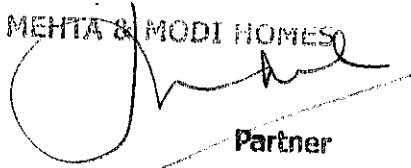


ಸ್ವೀಕೃತವಾಗಿ 2014 ರೂ. / ಕ.ಸ. 193555
 ಪು. 742/2014 ನೋಂದಣಿ ವಿಷಯಕ್ಕೆ ವೇತನವಿ
 ಸ್ವೀಕೃತವಾಗಿ 2014 ರೂ. / ಕ.ಸ. 1526
 ಪು. 742/2014 ನೋಂದಣಿ ವಿಷಯಕ್ಕೆ ವೇತನವಿ
 2014 ರೂ. / ಕ.ಸ. 22 ವರೆಗೆ

Signature of Sub-Registrar

- B) The Owners 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. Venkakaih
- C) The Owners approached the Vendors to develop the Schedule Land into residential houses / plots and the Vendors have agreed to do so. Accordingly, the Vendors and the Owners have entered into Development Agreement dated 30.04.2007 for development of the Schedule Land. The Development Agreement is registered as document no.7827/07, dated 30.04.2007 at the S.R.O. Uppal.
- D) In pursuance of the said Development Agreement the Vendors have obtained permission 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.
- E) As per the terms of the Development Agreement, the Owners and the Vendor have agreed to share the proposed developed plots along with construction thereon. Broadly the Owners shall be entitled to 13 villas and the Vendor shall be entitled to 31 villas along with the divided plots of land.
- F) Accordingly, the Owners have executed a General Power of Attorney in favour of the Vendor vide document no.204/BK-IV/10, dated 18.09.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses. The Owners shall be entitled to sell their share of plots along with constructions thereon to any intending purchaser without reference to the Vendor. Similarly, the Vendor shall be entitled to sell their plots along with constructions thereon to indenting purchasers without reference to the Owners.
- G) By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- H) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.

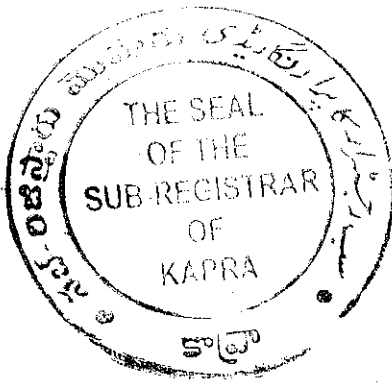
For MEHTA & MODI HOMES



Partner



Bk - 1, CS No 782/2014 & Doct No 742/2014.
Sheet 3 of 11 Joint SubRegistrar
Kapra



- 1) The Vendee is desirous of purchasing a plot of land bearing no.12, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.19,00,000/- (Rupees Nineteen Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.12, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 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.19,00,000/- (Rupees Nineteen Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a. Rs.7,00,000/- (Rupees Seven Lakhs Only) paid by way of cheque no.056248, dated 27.01.2014 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
 - b. Rs.4,75,000/- (Rupees Four Lakhs Seventy Five Thousand Only) paid by way of cheque no. 914244, dated 19.12.2013 drawn on ICICI Bank, Madhapur Branch, Hyderabad.
 - c. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.314238, dated 18.11.2013 drawn on ICICI Bank, Madhapur Branch, Hyderabad.
 - d. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.744773, dated 01.01.2014 drawn on ICICI Bank, Madhapur Branch, Hyderabad.
 - e. Rs.3,00,000/- (Rupees Three Lakhs Only) paid by way of cheque no.744774, dated 29.01.2014, drawn on ICICI Bank, Madhapur Branch, Hyderabad.
 - f. Rs.25,000/- (Rupees Twenty Five Thousand Only) paid by way of wire transfer.
2. The Vendor / Owners hereby covenant that Scheduled Property 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 Property.
3. The Vendor further covenant that the Schedule Property 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 Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.

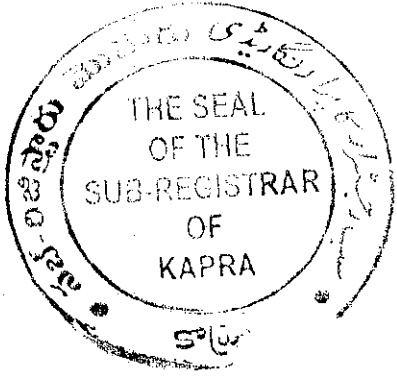
FOR MENTHA & MODI HOMES



Partner



Bk - 1, CS No 782/2014 & Doct No 742/2014
Sheet 4 of 11 Joint SubRegistrar
Kapra



4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property 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 Property 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 Property 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.



SCHEDULED PLOT

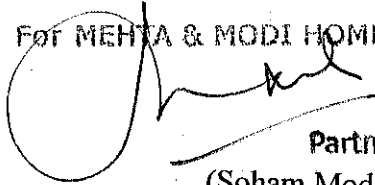
All that piece and parcel of bungalow on bearing Plot No. 12, admeasuring about 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) in the project known as 'Villas at Silver Creek' forming part of Sy. Nos.74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

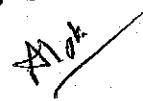
North	Plot No. 11
South	Plot No. 13
East	Plot No. 22
West	30" wide road

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:

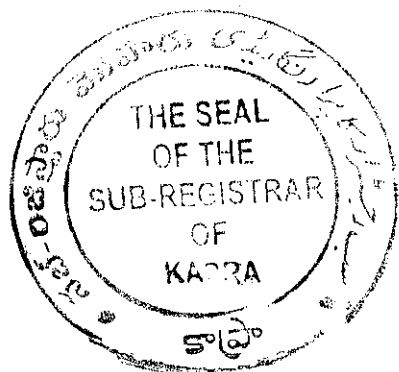
1. 
2. 

FOR MEHTA & MODI HOMES

 Partner
 (Soham Modi)
 VENDOR

Richa Kapoor




Bk - 1, CS No 782/2014 & Doct No 742/2014.
Sheet 5 of 11 Joint SubRegistrar
Kadra



ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 12, 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 : 229 Sft
- b) In the Ground Floor : 810 Sft
- c) In the First Floor : 810 Sft
- Total Built up Area :** 1849 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 19,00,000/-

For MEHTA & MODI HOMES


Partner

Signature of the Executants

Date: 29.01.2014

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.

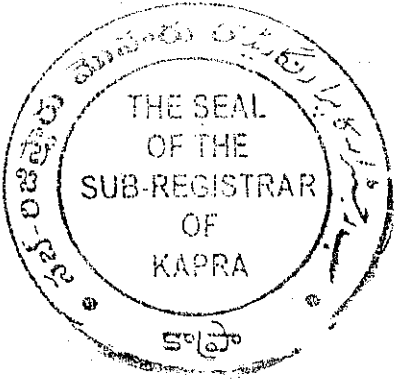
For MEHTA & MODI HOMES

Partner
Signature of the Executants

Date: 29.01.2014

Richa Kapoor
Mar



Bk - 1, CS No 782/2014 & Doct No 742/2014.
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Kapra



REGISTRATION PLAN SHOWING

PLOT NO.12, FORMING A PART

IN SURVEY NOS. 74 & 75

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R. R. Dist.

VENDOR:

M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYERS:

1. MRS. RICHA KAPOOR, WIFE OF MR. ALOK BHATIA

2. MR. ALOK BHATIA, SON OF MR. ASHOK BHATIA

REFERENCE:

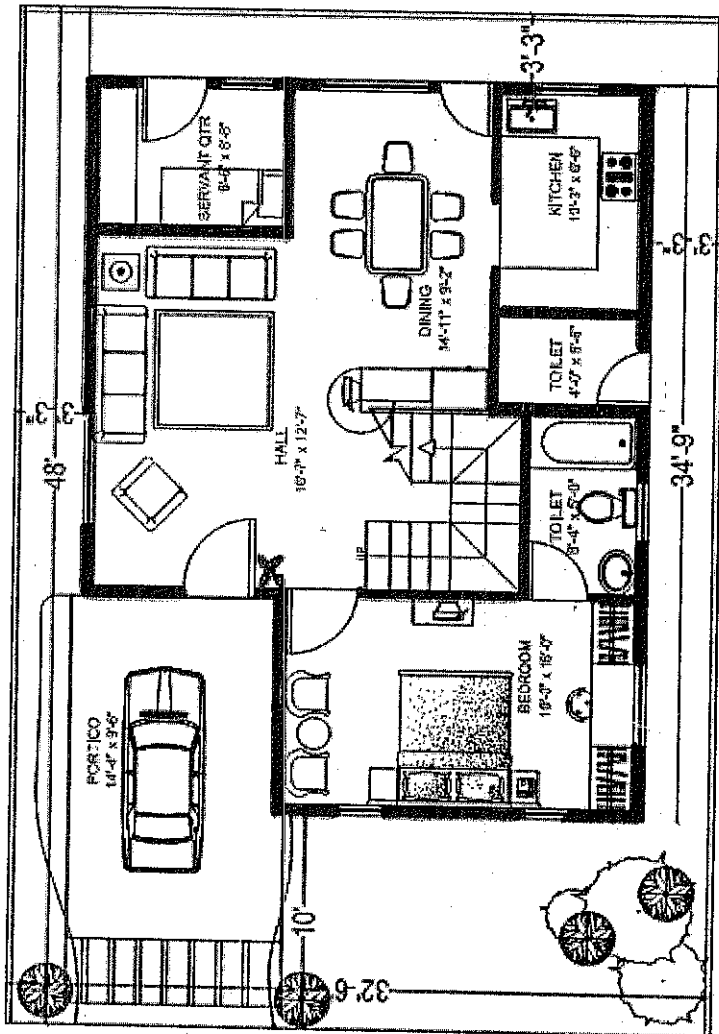
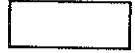
AREA: 173

SCALE:
SQ. YDS.

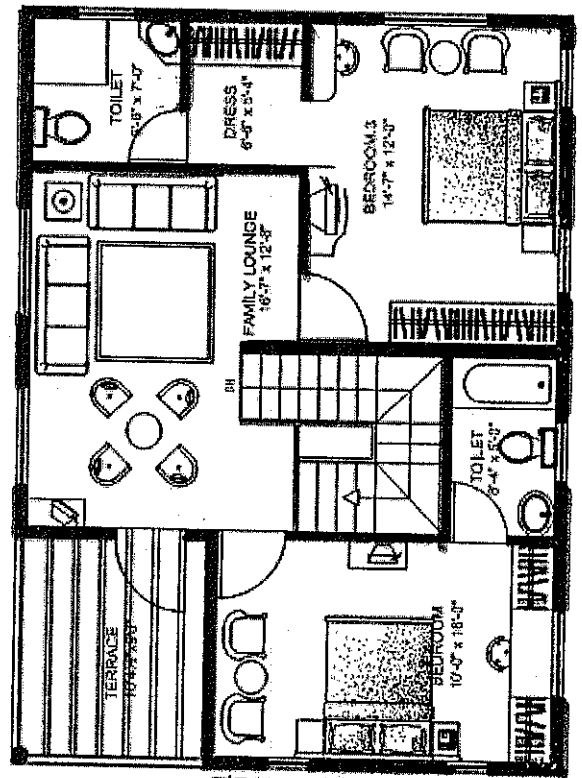
INCL:
SQ. MTRS.



EXCL:



GROUND FLOOR



FIRST FLOOR

AREA OF GROUND FLOOR : 810.00 SFT.

AREA OF FIRST FLOOR : 840.00 SFT.

TOTAL BUILT UP AREA : 1620.00 SFT.

TERRACE AREA : 93.00 SFT.

PORCH AREA : 136 SFT

FOR MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

Richa Kapoor

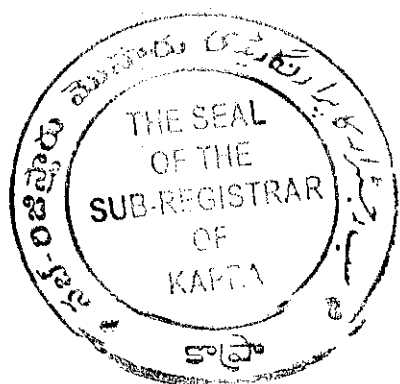
SIGN. OF THE BUYERS

WITNESSES:

- 1.
- 2.



Bk - 1, CS No 782/2014 & Doct No 742 100/14.
Sheet 7 of 11 Joint SubRegistrar
Kapra

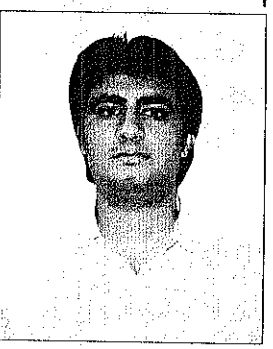
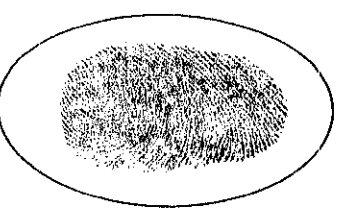
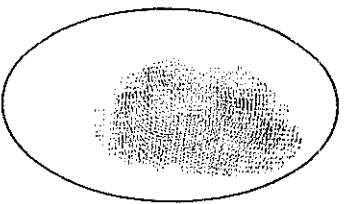
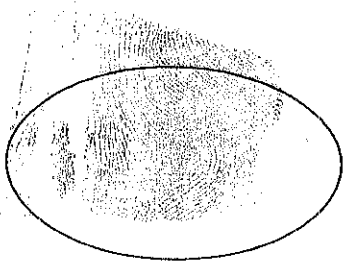
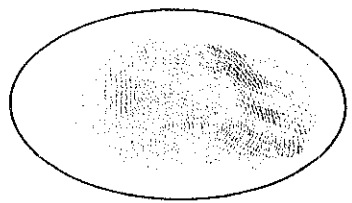


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE

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 PARTNER

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

**GPA FOR PRESENTING DOCUMENTS:
VIDE GPA NO. 190/IV/2012, Dt. 10.12.2012:**

SRI. K. PRABHAKAR REDDY
S/O. SRI. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD – 500 003.
(REPRESENTATIVE TO BUYER)

BUYERS:

1. MRS. RICHA KAPOOR
W/O. MR. ALOK BHATIA
R/O. FLAT NO. 810
S M R HILANDS
MIYAPUR
HYDERABAD.
2. MR. ALOK BHATIA
S/O. MR. ASHOK BHATIA
R/O. # FLAT NO. 810
S M R HILANDS
MIYAPUR
HYDERABAD..

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner
SIGNATURE OF THE EXECUTANTS

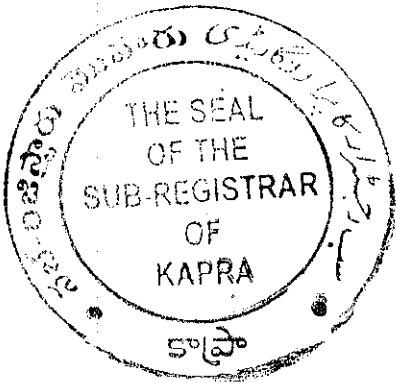
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, K. Prabhakar Reddy as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)



Bk - 1, CS No 782/2014 & Doct No 742/2014.
Sheet 8 of 11 Joint SubRegistrar
Kapura



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MEHTA AND MODI HOMES

20/08/2002
Permanent Account Number

AAJFM0647C

Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

For MEHTA & MODI HOMES
[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

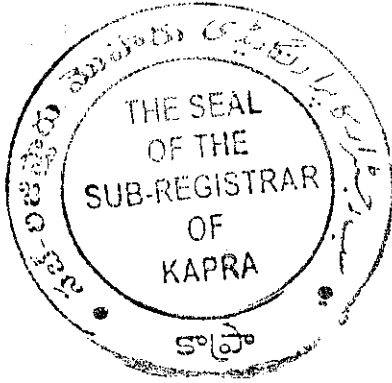
15/01/1974
Permanent Account Number
AWSPP8104E

Signature

[Signature]



Bk - 1, CS No 782/2014 & Doct No 742/2014
Sheet 9 of 11 Joint SubRegistrar
Kapra






BUVIER :

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RICHA KAPOOR
KAILASH CHANDRA KAPOOR
17/07/1980
Permanent Account Number
ASMPK2702P

Richa Kapoor
Signature




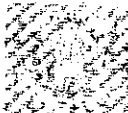

Richa Kapoor

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALOK BHATIA
ASHOK BHATIA
21/11/1984
Permanent Account Number
ASFPB0665H

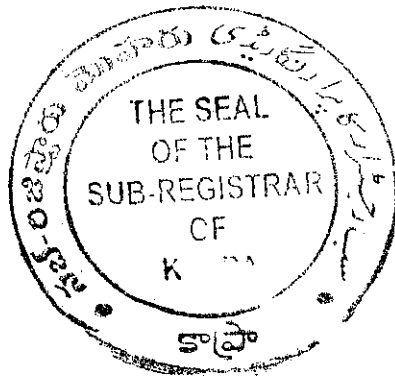
Alok Bhatia
Signature



Alok





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Kapra



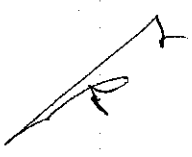
WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT
C RAMESH
NARSING RAO CHANDRAGIRI
21/07/1979
Permanent Account Number
AKRPR1896C
Signature

भारत सरकार
GOVT. OF INDIA





04041007




आयकर विभाग
INCOME TAX DEPARTMENT
M MAHENDAR
MALLES MANDA
20/07/1978
Permanent Account Number
AQAPM0412C
Signature

भारत सरकार
GOVT. OF INDIA



041672007





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Kapra

