

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 4723 Boham Nollu
శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		10/4		H
దస్తావేజు విలువ	2671000		9/12		Kapu
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	4158/14				
రిజిస్ట్రేషన్ రుసుము	13355				
లోటు స్టాంపు(D.S.D.)					
GHMC (T.D.)	106740				
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు	40065				
5 x	1				
మొత్తం	160260				

RETURNED

694332
9/12

(అక్షరాల) 41 రూపాయలు మాత్రమే)

తేది 9/12

వాపసు తేది _____

[Signature]
అధికారి

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.

Received Original Sale
Deed Document on
04/05/2015

Doc No - 4158/2014

[Signature]

Keegan Joseph Michael
98491 - 25687

4259, D: 30: 4: 158 of 2014



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 11025 Date: 10-04-2014

Sold to: RAMESH

S/o. NARSING RAO

For Whom: METHA & MODI HOMES

BE 738705

CH. SHRAVANI
LICENSED STAMP VENDOR
LIC.No.15-31-029/2013,
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this the 9th day of December 2014 at SRO, 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



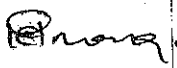

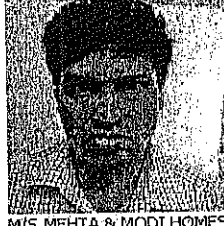
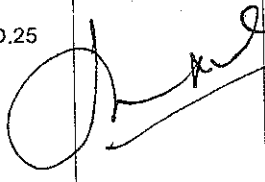
1. Shri. Sandeep Shah, S/o. Dr. L. G. Rohit, aged about 51 years, Occupation: Business, resident of 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
2. Dr. L.G. Rohit, S/o. Shri. Govardhan Das, aged about 82 years, Occupation: Business, resident of 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.

For Mehta and Modi Homes

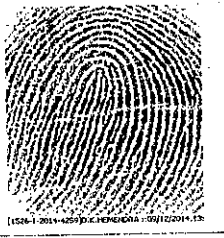

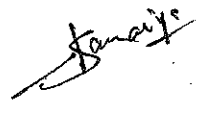
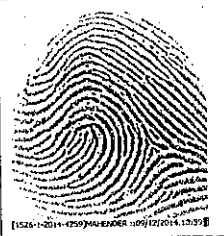


Partner

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. 13355/- paid between the hours of 12 and 3 on the 09th day of DEC, 2014 by Sri Soham Modi

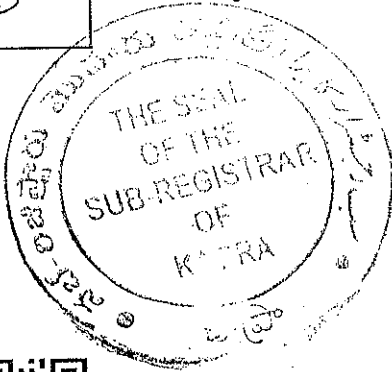
Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink
Sl No	Code	Thumb Impression	Photo	Address	Thumb Impression
	CL			SPA TO CLAIMENTS REP BY- K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M.G.ROAD SECBAD	
2	EX			M/S.MEHTA & MODI HOMES REP BY PARTNER SOHAM MODI S/O. SATISH MODI PLOTNO.280 ROAD NO.25 JUBILEEHILLS, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			D.K.HEMENDRA R/O.F.NO.405,BLOCK- A,MAYFLOWER PARK MALLAPUR HYD	
2			MAHENDER R/O.28-77,YADAV BASTI NEREDMET HYD	

09th day of December, 2014

Signature of T. Nagarajah
Joint SubRegistrar
Kapra



Bk-1, CS No 4259/2014 & Doct No
 1188/2014 Sheet 1 of 11
 Joint Sub Registrar
 Kapra

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak, aged about 49 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 about 50 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 37 years, 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 26 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
12. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 23 years, resident of 124, Jeera, Secunderabad.

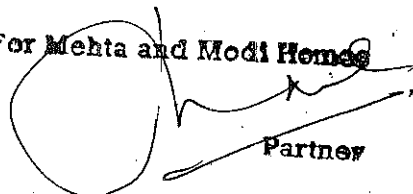
being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 44 years, Occupation: Business, the Partner / Authorized representatives of M/s. Mehta and Modi Homes who is the General Power of Attorney Holders by virtue of document no. 12150/10 dated 22.09.2012, registered at S.R.O., Uppal, Rangareddy District, hereinafter called the "Owners".

IN FAVOUR OF

1. Mr. Kevin Robert Michael, Son of Mr. Christopher Michael, aged about 40 years, and
2. Mrs. Sheba Precilla Michael, Wife of Mr. Kevin Robert Michael, aged about 35 years, both are residing at Flat No. 102/103, Deepika Enclave, Street No.1, Bhavani Nagar, Nacharam, 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.

for Mehta and Modi Homes


Partner

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	146805	0		0	146905
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	13355	0		0	13355
User Charges	NA	100	0		0	100
Total	100	160260	0		0	160360

Rs. 146805/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13355/- towards Registration Fees on the chargeable value of Rs. 2671000/- was paid by the party through Challan/BC/Pay Order No ,674337 dated ,08-DEC-14.

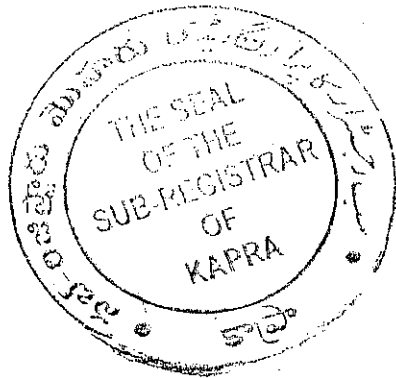
Date: 09th day of December, 2014

Signature of Registering Officer: *T. Nagasiah*
Kapra

1936 SE మార్కెట్ 19వ వేది.

ఈ పుస్తకము 2014 నం./ కా.వ. 1936
 పే. 4158 సెంటరుగా రిజిస్టరు చేయబడి
 స్టాంపు విముక్తం నుండిపు వెంటరు 1526
 4158 / 2014 గా యిచ్చబడ్డెనది
 2014 నవంబరు నెల 9 వ తేది

T. Nagasiah
 సబ్-రెజిస్ట్రార్



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Joint Sub Registrar
 Kapra

WHEREAS:

- A) The Owners are 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 5.03.07 registered at SRO, Uppal and is hereinafter referred to as the 'Scheduled Land'.
- 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 11 villas and the Vendor shall be entitled to 33 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.12150/12 dated 22.09.12 and 204/Bk-IV/10, dated 18.07.10 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.

For Mehta and Modi Homes

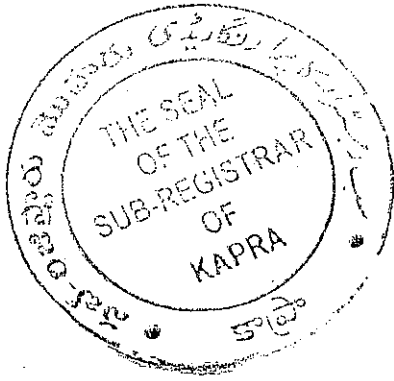
Partner

Bk-1, CS No 4259/2014 & Doct No

418/2014 Sheet 3 of 11

Joint Sub Registrar

Kapra



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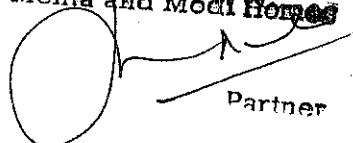


- G) By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- H) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- I) The Vendee is desirous of purchasing a plot of land bearing no. 3 admeasuring 227 sq. yds., along with semi-finished construction having a total area of 2020 sft., (built-up area 1790 sft + terrace area 114 sft + portico area 116 sft), hereinafter referred to as the 'Scheduled Property', forming part of the Scheduled Land, for a consideration of Rs.26,71,000/- (Rupees Twenty Six Lakhs Seventy One Thousand 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. 3 admeasuring 227 sq. yds., along with semi-finished construction having a total area of 2020 sft., (built-up area 1790 sft + terrace area 114 sft + portico area 116 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.26,71,000/- (Rupees Twenty Six Lakhs Seventy One Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
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 Plot.
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.
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.

For Mehta and Modi Homes


Partner

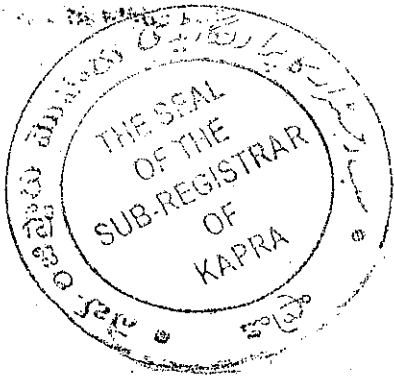
Bk-1, CS No 4259/2014 & Doct No

Sheet 4 of 11

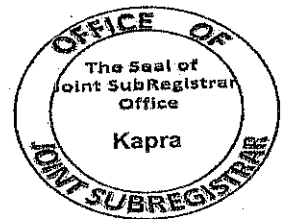
4158/2014

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Kapra



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SCHEDULED PLOT

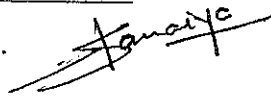
All that piece and parcel of bungalow on bearing Plot No.3, admeasuring about 227 sq. yds., along with semi-finished construction having a total area of 2020 sft., (built-up area 1790 sft + terrace area 114 sft + portico area 116 sft), in the project known as 'Villas at Silver Creek' forming part of 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. 2
South	Plot No. 4
East	30' wide road
West	Neighbor's land

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:

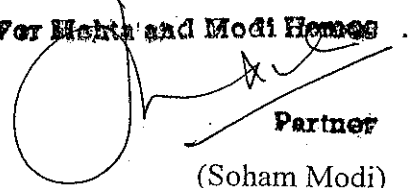
1.



2.



For Hehta and Modi Homes

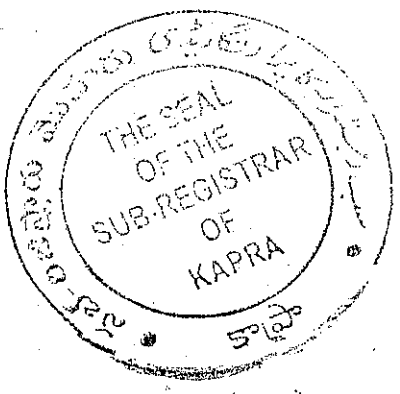


Partner

(Soham Modi)
VENDOR

BK-1, CS No 4259/2014 & Doct No
41587/2014

Joint SubRegistrar
Kapra



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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 3, 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 : 227 sq. yds,
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 230 Sft
- b) In the Ground Floor : 935 Sft
- c) In the First Floor : 855 Sft
- Total Built up Area :** -----
2020 Sft

5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 26,71,000/-

Date: 09.12.2014

For Mehta and Modi Honors



Partner

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.

Date: 09.12.2014

For Mehta and Modi Honors



Partner

Signature of the Executants

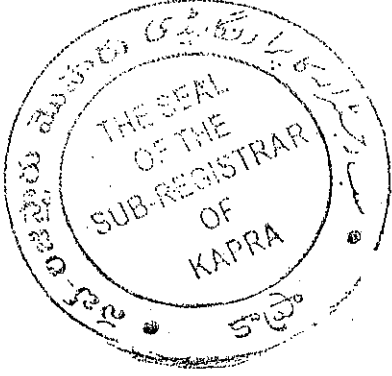
Bk-1, CS No 4259/2014 & Doct No

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4158/2014

Joint SubRegistrar

Kapra



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REGISTRATION PLAN SHOWING

PLOT NO. 3, FORMING A PART

IN SURVEY NOS.

74 & 75

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.

VENDOR:

M/S. MEHTA AND MODI HOMES, REPRESENTED BY IT PARTNERS

SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

BUYER:

1. MR. KEVIN ROBERT MICHAEL, SON OF MR. CHRISTOPHER MICHAEL

2. MRS. SHEBA PRECILLA MICHAEL WIFE OF MR. KEVIN ROBERT MICHAEL

REFERENCE:

AREA:

227

SCALE:
SQ. YDS.

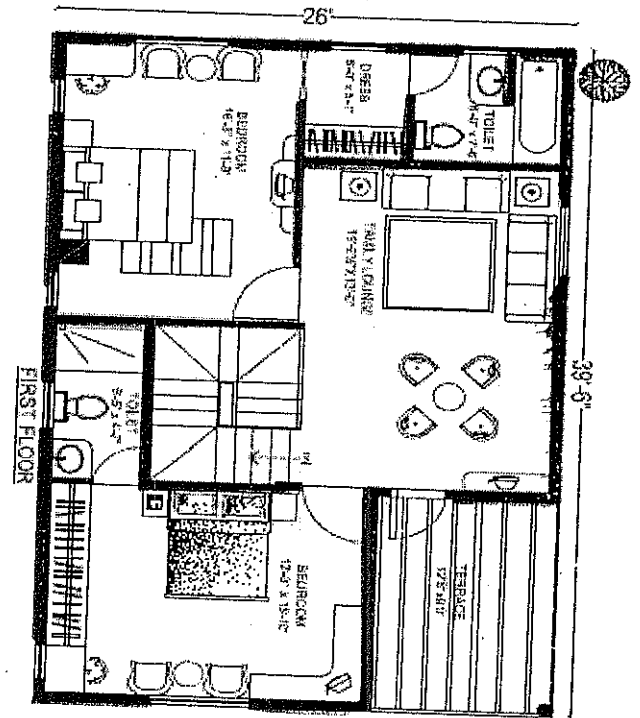
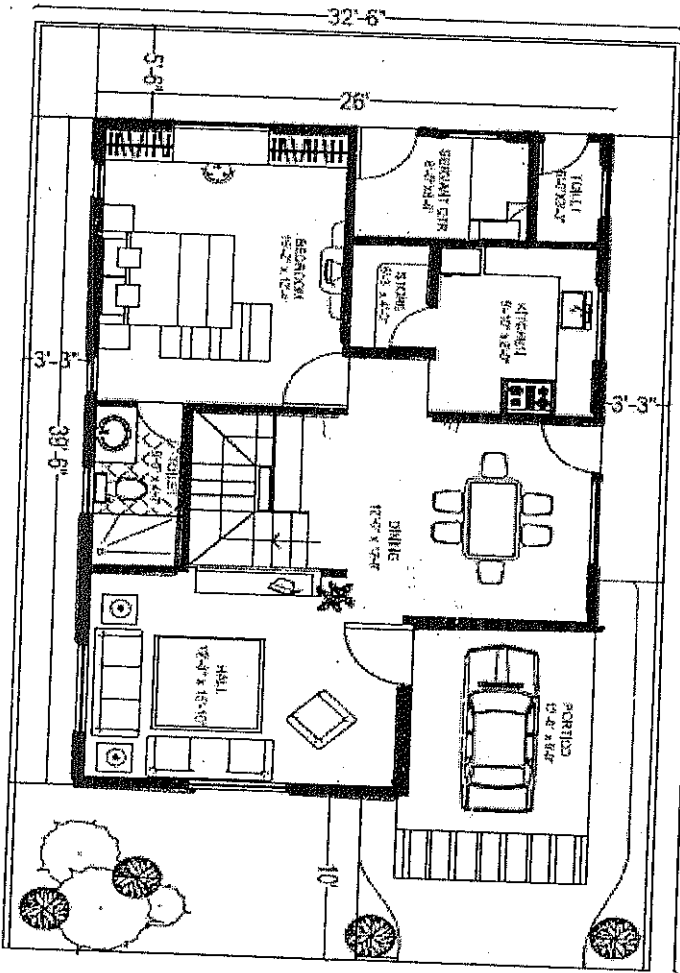
INCL:
SQ. MTRS.



EXCL:



TOTAL BUILT UP AREA: 2020 SFT



AREA OF GROUND FLOOR : 838.00 SFT.
 AREA OF FIRST FLOOR : 912.00 SFT.
 TOTAL BUILT UP AREA : 1790.00 SFT.
 TERRACE AREA : 114.00 SFT.

WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

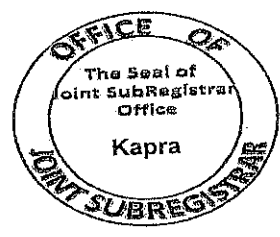
Partner

SIG. OF THE VENDOR

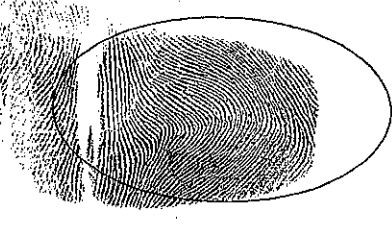

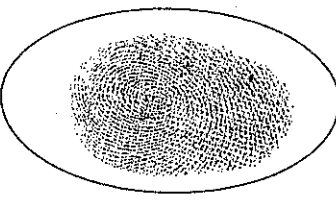

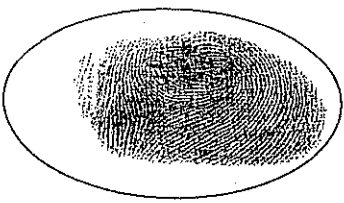

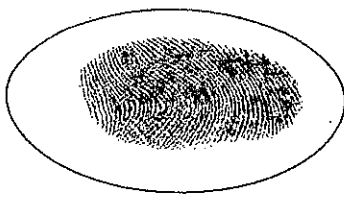
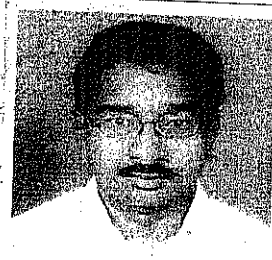
BK-1, CS No 4259/2014 & Doct No
 415 & 12014
 Joint Sub Registrar
 Kapra



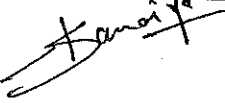

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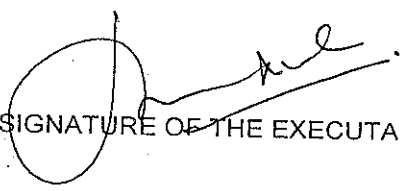


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

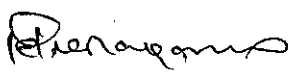
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS MR. SOHAM MODI S/O. MR. SATISH MODI BUYER: 1. MR. KEVIN ROBERT MICHAEL S/O. MR. CHRISTOPHER MICHAEL R/O. FLAT NO. 102/103 DEEPIKA ENCLAVE, STREET NO.1 BHAVANI NAGAR NACHARAM, HYDERABAD. 2. MRS. SHEBA PRECILLA MICHAEL W/O.MR. KEVIN ROBERT MICHAEL R/O.FLAT NO. 102/103 DEEPIKA ENCLAVE, STREET NO.1 BHAVANI NAGAR, NACHARAM HYDERABAD. REPRESENTATIVE: 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.
			
			
			

SIGNATURE OF WITNESSES:

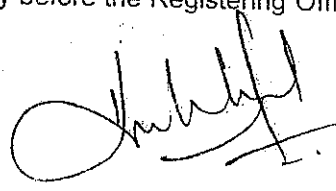
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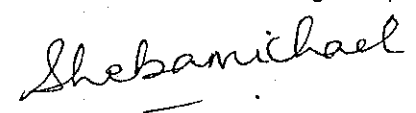

SIGNATURE OF THE EXECUTANTS

We stand here with our photograph(s) and finger prints in the form prescribed, through our representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of District Registrar, Uppal, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

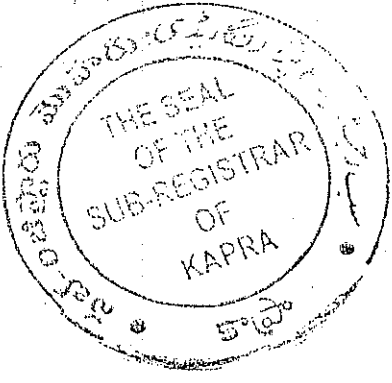




SIGNATURE(S) OF BUYER(S)

Bk - 1 CS No 4259/2014 & Doct No
41587 2014

Joint SubRegistrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MEHTA AND MODI HOMES

20/08/2002
Permanent Account Number
AAJFM0647C

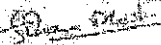


व्यक्ति के खाते संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6726H

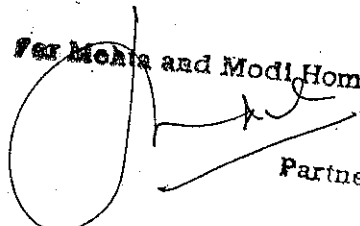
नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANI LAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


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


For Mehta and Modi Homes

Partner


आयकर विभाग
INCOME TAX DEPARTMENT

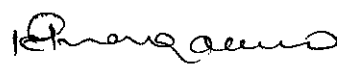
भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

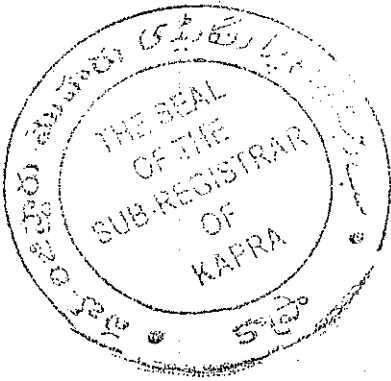
12/01/1974
Permanent Account Number
AWSP8104E


Signature





Bk-1, CS No 4259/2014 & Doct No
2158/2014 Joint SubRegistrar
Kapra

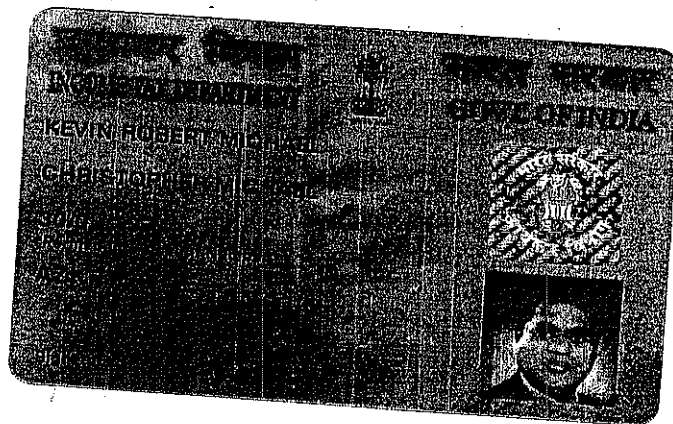


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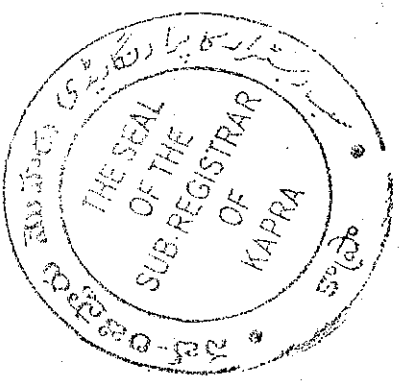


Sheba Michael



Michael

Handwritten signature
Bk-1, CS No 4259/2014 & Doct No
4158/2014 Sheet 10 of 11
Joint SubRegistrar
Kapra



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Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Hema	Wife	30/10/72	33
3	Shruthi	Daughter	20/11/93	12
4	Ridhika	Daughter	28/10/00	5

Kanaiya
 NTPC
 CARDS ISSUING OFFICER
 DPE MALLAPUR
 17/07/2005
 ఆంధ్రప్రదేశ్ సరికాండ్/సరికాండ్
 ఆంధ్రప్రదేశ్ సరికాండ్ - ఎస్.ఎస్.ఎ. / ఎ.ఎ.ఎ.ఎ.

Kanaiya

శిల్పకళా విభాగం
 NICOLETHERAPY
 M. MANENDAR
 MALLESH MANDA
 20/07/1978
 AQAPN0412C
 GOVT OF INDIA
 HINDI
 041722007

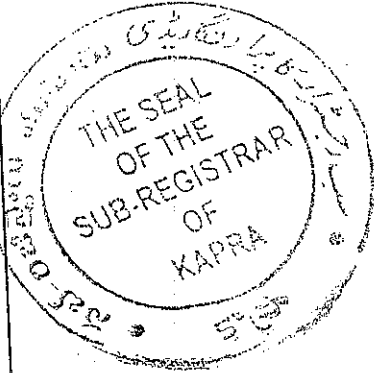
17/07/2005

HOUSEHOLD CARD

Card No. : 158721400361
 F.P Shop No. : 214
 పేరు : కంయ్య . హేమేంద్ర
 Name of Head of Household : Kanaiya . Hemendra
 తండ్రి/భర్త పేరు : ధరంసి
 Father/ Husband Name : Dharamsi
 పుట్టిన తేదీ/Date of Birth : 12/04/62
 వయస్సు/Age : 43
 వృత్తి/Occupation : Employee-Private
 ఇం.నె.నె./House No. : 3-4-106/A/405
 పేరు /Street : MAY FLOWER PARK
 Colony : MALLAPUR
 Ward No. : 12/ Ward-12
 Municipality : కపరా / Kapra
 జిల్లా /District : రంగారెడ్డి / Ranga reddy
 Annual Income (Rs.) : 72,000
 LPG Consumer No. : 602132/(Double)
 LPG Dealer Name : Ravi Prasad Nachara , HPC

Bk: 1, CS No 4259/2014 & Doct No
4112/2014

Joint SubRegistrar
Kapra



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