# variation Proposition of the Continuence of the Con

### ಆಂధ్యప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

Date : 30-12-2013

Sold to : MAHENDER

S/o. MALLESH

S.No. 9931

For Whom: MEHTA & MODI HOMES

+

BE 307606

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House On P.No.21, W.S. Colony,

Abdullapurmet (V) , Hayathnagar (M)

R.R.Dist-501512. Ph:7842562342

#### SALE DEED

This Sale Deed is made and executed on this the 4<sup>th</sup> day of November 2014 at S. R.O, Uppal, 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 Partners Shri Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubille Hills, Hyderabad, hereinafter referred to as the 'Vendor'

#### <u>AND</u>

- Smt. Sarojini L. Rohit, W/o. Dr. L. G. Rohit, aged about 72 years, Occupation: Housewife, R/o. 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.

FOR MEHTA & MODI HOMES

| . ,                     | Execution | 2014 by Sri Sol<br>admitted by (De<br>ode Thumb Impro | aile of All Executives                           | /Claimants:under-Sec 32A):   | Signature/Ink<br>Thumb Impression |
|-------------------------|-----------|---|--|--|-----------------------------------|
|                         | 1 C       | CL C  | K.PRABHAKAR RED<br>[1507-1-2014-9057             | K.PRABHAKAR O<br>REDDY[R]SANJAY SI<br>NADAGQUDA<br>SURYAKANTH G)                     | Promon                            |
| oRegistrar/6            |           | X Vitness:  | K.PRABHAKAR REDC<br>[1507-1-2014-9057]           | K.PRABHAKAR REDDY<br>HOLDER)<br>S/O. K.PADMA REDDY<br>5-4-187/3,4,MG ROAD<br>SEC.BAD |                                   |
| SubRipal                | Si No     | Thumb Impression                                      | on Photo   | Name & Address   | Signature                         |
| Doct No 1 of M Joint Up | 1         |   | MAMATA 5.NADAGOUDA::05<br>[1507-1:2014-9057]     | MAMATA S.NADAGOUDA SAFILGUDA SECBAD  | MsNadagouda                       |
| 12044 Sheet             | 2         |   | SANKETH NADAGOUDA::05/11/2<br>[1507-1-2014-9057] | i   '  | Santath Naulass                   |
| ΛI. I                   |           |   |  |  | <u></u>                           |





- 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.
- 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, resident of 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, the Partners / 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

Mr. Sanjay. S. Nadagouda, Son of Mr. Suryakanth. G, aged about 50 years, Occupation: Service, residing at Flat No. 204, H. No. 30.197/1, Sai Srinivasa Residency, Old Safilguda, Shafi Nagar, Hyderabad - 500 056, 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 MEHTIA & MODI HOMES

Partner

| Endorsement:<br>Description | In the Form of  |                            |      |                                |                     |        |  |
|-----------------------------|-----------------|----------------------------|------|--------------------------------|---------------------|--------|--|
| of Fee/Duty                 | Stamp<br>Papers | Challan<br>u/s 41of IS Act | Cash | Stamp Duty<br>u/s 16 of IS act | DD/BC/<br>Pay Order | Total  |  |
| Stamp Duty                  | 100             | 91900                      | 0    |                                | . 0.                | 92000  |  |
| Transfer Duty               | NA              | 34500                      | 0    |                                | 0                   | 34500  |  |
| Reg. Fee                    | NA.             | 11500                      | 0    |                                | 0                   | 11500  |  |
| User Charges                | NA              | 100                        | 0    |                                | 0                   | 100    |  |
| Total                       | 100             | 138000                     | 0    |                                | 0                   | 138100 |  |

Rs. 126400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11500/- towards Registration Fees on the chargeable value of Rs. 2300000/- was paid by the party through Challan/BC/Pay Order No ,738119 dated ,05-NOV-14.

Date

05th day of November,2014

Signature of Registering Officer
Uppal

14 Centit 1936-5E

1వ ఫ్రస్ట్రకము 2014 సంజ1936శా. శ.ఫు. <sup>8</sup>7క్ 8 మ సెంబరుగా రిజిక్టరు చేయబడి స్కానింగ్ నిమిత్తం గుర్తింపు సెంబరు1507-1 <sup>87క్</sup> 2014 సంజమ్మదమైనది 2014 సంజమ్మం చెల్లిని నెల్ల ప్రత్యేదమైనది

> జాయింట్ సబ్-రిజిస్ట్రార్-16 ఉపుల్



CS No 9057/2014 & Doct No

Sheet 2 of 1/1



- 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 ho. 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 MEPITA & MODI HOMES

Partner

Joint SubRegistra BK-1, CS No 9057/2014 & Doct No 82528 / 264 / Sheet 3 of 11





I) The Vendee is desirous of purchasing a plot of land bearing no.15, 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.23,00,000/-(Rupees Twenty Three 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.15, 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.23,00,000/-(Rupees Twenty Three Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
  - i. Rs.10,00,000/-(Rupees Ten Lakhs Only) paid by way of cheque no.002748, dated 01.10.2014 drawn on ICICI Bank, Near Floral Deck Plaza, Seepz, MIDC, Andheri (E), Mumbai, issued by L and T Housing Finance Ltd.
  - ii. Rs.8,00,000/-(Rupees Eight Lakhs Only) paid by way of cheque no.148625, dated 08.09.2014 drawn on ICICI Bank, Madurai K. K. Nagar Branch.
  - iii. Rs.3,00,000/-(Rupees Three Lakhs Only) paid by way of Banker Cheque No.002959, dated 27.10.2014 drawn on ICICI Bank, Near Floral Deck Plaza, Seepz, MIDC, Andheri (E), Mumbai, issued by L and T Housing Finance Ltd.
  - iv. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.148616, dated 01.07.2014, drawn on ICICI Bank, Madurai K. K. Nagar Branch.
- 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 MEHTA & MODI HOMES

Partner

BK-1, CS No 9057/2014 & Doct No SYSS 1 2014, Sheet 4 of 11 Joint SubRegistrar16 Uppal

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- 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.15, 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. 14   |   |
|-------|---------------|---|
| South | Plot No. 16   | · |
| East  | Plot No. 25   |   |
| 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. Marladegouda 2. John Nably

VENDEE

(Soham Modi)
VENDOR

Joint SubRegistraf16 Uppal

BK - 1, CS No 9057/2014 & Doct No \$758/ 2014, Sheet 5 of 19

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#### ANNEXTURE-1-A

: All that piece and parcel of bungalow on bearing Plot No. 1. Description of the Building

15, 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. 23,00,000/-

Partner

Date: 04.11.2014

Signature of the Executants

#### CERTIFICATE

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

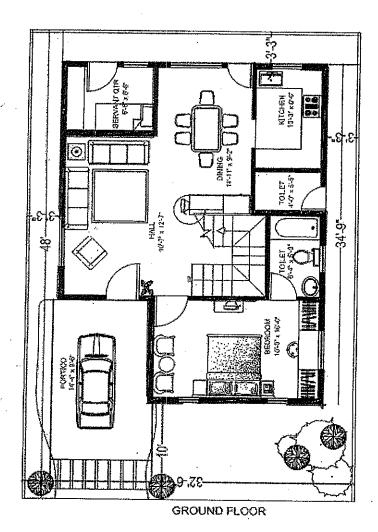
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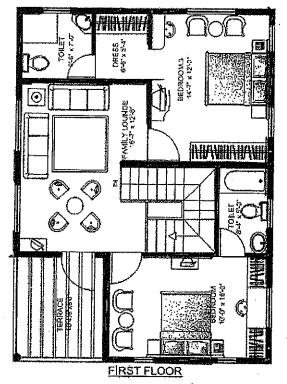
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BEGISTRATION PLAN SHOWING PLOT NO.15, FORMING A PART IN STIVEY NOS. 74 & 75 Situated at Mandal, R. R. Dist. CHERLAPALLY VILLAGE, **GHATKESAR VENDOR:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS MR. SOHAM MODI, SON OF SRI SATISH MODI **BUYERS:** MR. SANJAY. S. NADAGOUDA, SON OF MR. SURYAKANTH. G REFERENCE: SCALE: INCL: EXCL: AREA: 173 SQ. YDS. SQ. MTRS.







AREA OF GROUND FLOOR: \$10.00 SET.
AREA OF FERST FLOOR : \$10.00 SET.

REA OF FERST FLOOR : \$10.00 SFT.

TOTAL BUILT UP AREA : 1620,00 SET

TERRACE ARMA : 93.00 SFT.
Portico Area : 136 sft

WITNESSES:

1. Merladagonde 2. South North FOR MEHTA & MODI HOMES
Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

The Seal of oint SubRegistral Office
Uppal

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

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PHOTOGRAPH
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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

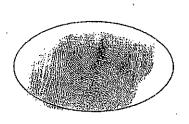
1. MR. SOHAM MODI S/O. MR. SATISH MODI





#### 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





#### **BUYER:**

MR. SANJAY, S. NADAGOUDA S/O.MR. SURYAKANTH G R/O.FLAT NO. 204, H NO. 30.197/1 SAI SRINIVASA RESIDENCY OLD SAFILGUDA SHA###NAGAR HYDERABAD - 500 056.

#### SIGNATURE OF WITNESSES:

1 MSWadagoude.

2. South Neutrole

FOR MENTA & MODI HOMES

SIGNATURE OF THE EXECUTANTS

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

Prakamo

SIGNATURE OF THE REPRESENTATIVE

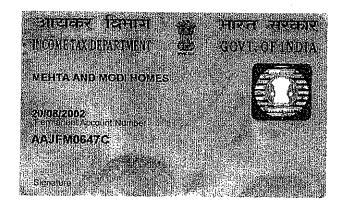
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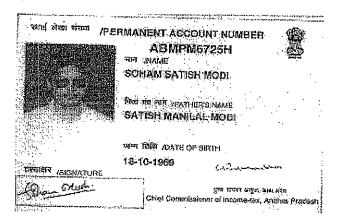
SIGNATURE(S) OF BUYER(S)

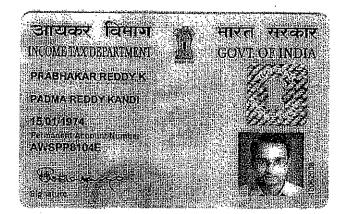
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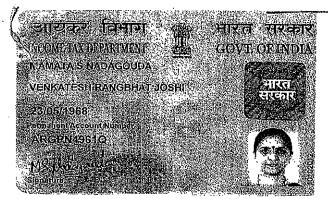
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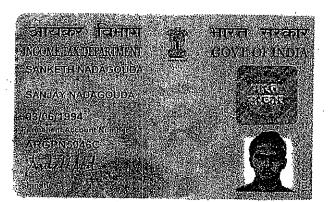
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30-197/1/2049
SAI SUNIVASA RESIDENCY
SHAFILLULA MACKA SURI
SECUNDARIA
HYDERABAD 500003



Signature

Issued On: 28/07/2014

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Date of Validity

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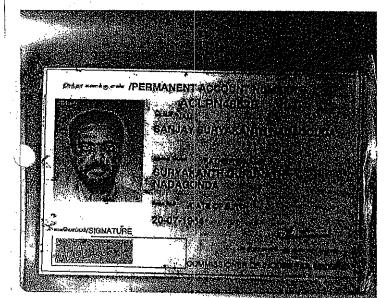
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