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S/o.D/o.W/o. For Whom & Menta eb om

I. SRINIVAS

Licensed Stamp Vendor, L.No.15-29-020/2012, P.No.14, RTC Colony, Chengicherla (V), Ghatkesar (M), R.R.Dist.-500039. Ph.No.9849338280.

SALE DEED

This Sale Deed is made and executed on this the 16th day of September 2013 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 Partners Shri Soham Modi, Son of Sri Satish Modi, aged about 43 years, Occupation: Business and Sri Sudhir U. Mehta, Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the 'Vendor'

AND

- 1. 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, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.

FOR MENTA & MODI HOMES Partner

For MEHTA & MODI HOMES

Partner

THE PERSON · Water Regular document number 3846 of year ubRegistrar8 Sheets Kapta The Office of the Sub-Registrar, k along with the Photographs & Ssions as required Under Section 5 of Registration Act, 1908 and fee paid between the hours of on the 16th day of SEP, 2013 by Sri Soham Modi Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Code Thumb Impression Photo Address Thumb Impression GPA VIDE GPA NO.190/IV/2012 ΕX K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR. SOHAM MANSION M.G.ROAD SECBAD Identified by Witness:
SI No Thumb Impression Name & Address Signature P.PRABHAKAR REDDY 1 R/0.12-12-Moass 157/3/A/1,RAVINDRA NAGAR, SEC-BAD. P.RAVINDER REDDY 2 R/O.12-12-157/3/A/1,RAVINDRA NAGAR, SEC-BAD Joint SubRegistiar8 16th day of September, 2013 **Endorsement:** Description in the Form of DD/BC/ Challan Stamp Duty Stamp Fee/Duty Cash Total u/s 416113 🖂 Pay Order **Papers** u/s 16.of IS act Stamp Duty 0 0 191785 100 **Transfer Duty** NA 0 0 0 Reg. Fee NA 17435 0 0 17435 0 0 100 **User Charges** NΑ 100 209320 Total 0 0 100 209220 Rs. 191685/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17435/- towards Registration Fees on the chargeable value of Rs. 3487000/- was paid by the party through Challan/BC/Pay Order to ,904344 dated ,13-SEP-13. Date ghature of Registering Offi 16th day of September,2013 SUB-REGISTRAP

Book - 1 CS Number 3984 of 2013 of SRO, Kapra

- 3. Smt. Meera A. Shah, W/o. Shri. Amar V. Shah, aged about 50 years, Occupation: Housewife, R/o. "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, R/o. "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, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- 6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 26 years, R/o.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, R/o.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, R/o.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, R/o.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 43 years, and Sri Sudhir U. Mehta Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business, 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

- 1. Mr. Ramakrishnan Vallinayagam, son of Mr. Sankaranarayanan, aged about 40 years, Occupation: Service
- 2. Mrs. Yogashri Arunachalam Ganesan, wife of Mr. Ramakrishnan Vallinayagam, aged about 35 years, both are residing at # H. No. 1-17-58/3, Ramnagar Colony, Alwal, Secunderabad 500 010..., 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.

A & MODI MOMES
Partner

MEH!

For MEHTA & MODI HOMES

Partner

Regular document number 3846 of year 2013

Sheet 2 of 11 Sheets

Signature of Jaint SubRegistrar8

Certificate of Registration

Registered as document no. 3846 of 2013 of Book-1 and assign the identification number 1 - 1526 - 3846 - 2013 for Scanning

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shok Kumar)

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 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.

FOR MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

Regular document number 3846 of year 2013

Sheet 3 of 11 Sheets

Signatura of Joint SutiRegistrar8



- 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.36, admeasuring 196 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 33 sft + portico area 136sft) hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.34,87,000/-(Rupees Thirty Four Lakhs Eighty Seven 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. 36, admeasuring 196 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 135sft) 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.34,87,000/-(Rupees Thirty Four Lakhs Eighty Seven Thousand Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor / Owners hereby covenant that Scheduled Plot/bungalow 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 bungalow 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 Plot/bungalow 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/bungalow 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/ bungalow 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 Plot/ bungalow 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 & MODI HIGHES

Partner

FOR MEHIA & MODE HUME

Parto

Regular document number 3846 of year 2013

Sheet 4 of 11 Sheets

Signature of Joint SubRegistrar8 Kapra



SCHEDULED PLOT

All that piece and parcel of deluxe bungalow on bearing plot no.36, admeasuring about 196 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 136sft) 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. 35		
South	Neighbor's land		
East	Plot No. 44		
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. Acaros 53 of

18 8000 Co. 19 .

OF MENTA & MODI HOMES

Partner

(Soham Modi)

VENDOR

For MEHTA & MODI HOMES

Partner

(Sudhir U Mehta) V E N D O R

VENDEE

Regular document number 3846 of year 2013

Sheet 5 of 11 Sheets

Signature of World SubRegistrar8



ANNEXTURE-1-A

1. Description of the Building

:All that piece and parcel of bungalow on bearing Plot No. 36, 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

: 196 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. 34,87,000/-

FOR MEHINA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Date: 16.09.2013

Signature of the Executants

CERTIFICATE

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

OF MEHTA & MODI HOMES

Partner.

For MEHTA & MODI HOMÉS

Partner

Signature of the Executants

Date: 16.09.2013

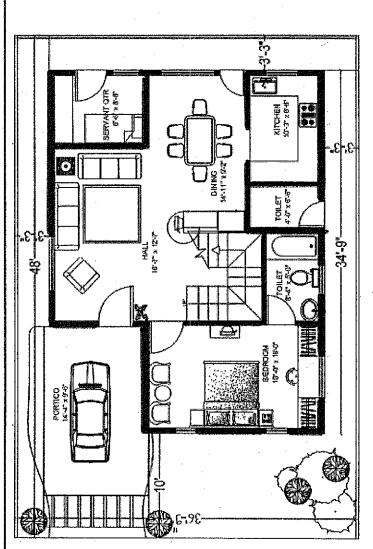
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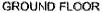
Sheet 6 of 11 Sheets

Signature of Joint SubRegistrar8



REGISTRATION PLAN SHOWING PLOT NO.36, FORMING A PART 74 & 75 IN THE PROJECT KNOWN AS "VILLAS AT SILVER CREEK" SITURATED AT IN STRUEY NOS. MANDAL, R. R. DIST. CHERLAPALLY VILLAGE. **GHATKESAR VENDOR:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS 1. MR. SOHAM MODI, SON OF SRI SATISH MODI 2. MR. SUDHIR U. MEHTA, SON OF LATE UTTAMLAL MEHTA **BUYERS:** 1. MR. RAMAKRISHNAN VALLINAYAGAM SON OF MR. SANKARANARAYANAN 2. MRS. YOGASHRI ARUNACHALAM GANESAN WIFE MR. RAMAKRISHNAN VALLINAYAGAM REFERENCE: 196 SQ. YDS. SQ. MTRS. **EXCL:** AREA:



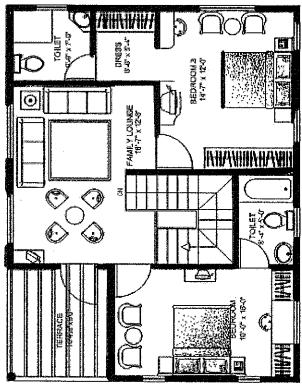


AREA OF GROUND FLOOR: \$19.00 SFT. AREA OF FIRST FLOOR : 810.00 SFT.

TOTAL BUILT UP AREA : 1620:00 SPT.

TERRACE AREA : 93.00 SET. POETICO AREA : 136.00 SET.

WITNESSES: 1.PCoressoon 2. P & Do 55 Back



FIRST FLOOR

FOR MEHTA & MODI HOMES **Partner**

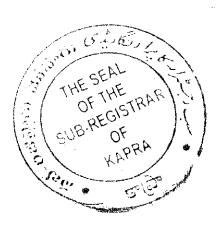
For MEHTA & MODI HOMES

Regular document number 3846 of year 2013

Sheet 7 of 11 Sheets

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

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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

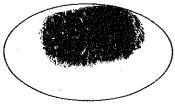






M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD **REP. BY ITS PARTNERS**

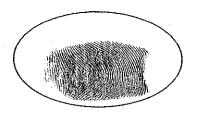
- 1. MR. SOHAM MODI S/O. MR. SATISH MODI
- 2. MR. SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003





GPA FOR PRESENTING DOCUMENTS: VIDE GPA NO. 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 Buner.

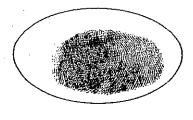




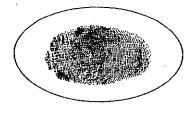
BUYERS"

FOR MEHT

1. MR. RAMAKRISHNAN VALLINAYAGAM S/O. MR. SANKARANARAYANAN R/O. # H. NO. 1-17-58/3 RAMNAGARI COLONY **ALWAL** SECUNDERABAD - 500 010.



MRS. YOGASHRI ARUNACHALAM GANESAN W/O. MR. RAMAKRISHNAN VALLINAYAGAM R/O. # H. NO. 1-17-58/3 RAMNAGARI COLONY SECUNDERABAD - 500 010.





SIGNATURE OF WITNESSES:

1805251688 P. 5,0055844 For

Partner

SIGNATURE OF THE EXECUTANTS

غال سابه سالا

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

SIGNATION OF THE DEDDE MITATIVE

Regular document number 3846 of year 2013

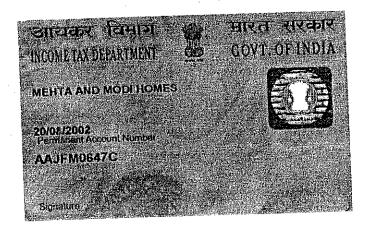
Sheet 8 of 11 Sheets

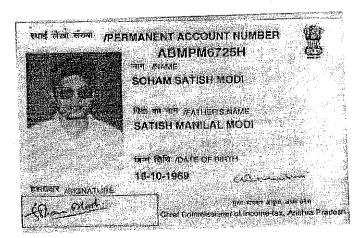
Signature of Joint SubRegistrar8

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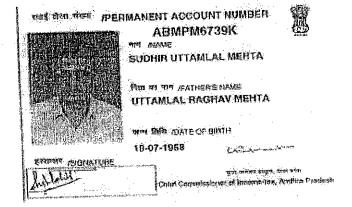
VENDOR:



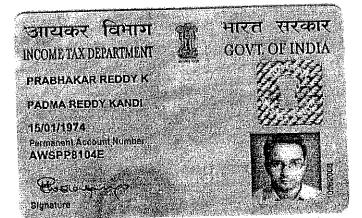


FOR MEHTA & MODE HUME

Partner



FOR MEHTA & MODI/HOMES



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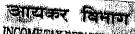
Regular document number 3846 of year 2013

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Signature of Joint SubRegistrar8







INCOMETAX DEPARTMENT



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Regular document number 3846 of year 2013.

Sheet 10 of 11 Sheets

Signature Joint SubRegistrar8

Kapra



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M. MCAMO JOKIELSOSS

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Date of 1st basis

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STEARY TOWN TAXBEPARTMENT

PALLE RAVINDER REDDY

NARSIMHA REDDY PALLE

10/07/1973

Permanent Account Number

AYUPPB688F

Supplies

Suppl

B0820689

Regular document number 3846 of year 2013

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Signature of John SubRegistrar8 Kapra

