

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

4246 Sandeep Shah and others Regd by K. prashoban

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

|                      |         |             |             |
|----------------------|---------|-------------|-------------|
| దస్తావేజు స్వభావము   | Sale    | 28/10       | Cherlapally |
| దస్తావేజు విలువ      | 3630000 | 11          |             |
| స్టాంపు విలువ రూ.    | 100     | 11          | H.          |
| దస్తావేజు వెంబరు     | 4539/10 |             |             |
| రిజిస్ట్రేషన్ రుసుము | 18150-  |             |             |
| లోటు స్టాంపు(D.S.D.) | 145100  | Chms. 64531 |             |
| GHMC (T.D.)          | 54457   | 11/11       |             |
| యూజర్ ఛార్జీలు       |         |             |             |
| అదనపు షీట్లు         | 100     |             |             |
| 5 x .....            |         |             |             |
| మొత్తం               | 217800  |             |             |

(అక్షరాల)

రూపాయలు మాత్రమే)

తేది

11/11

వాపసు తేది

పబ్లిక్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 500/- will be levied every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

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20:30: 4539/8 2013

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581996

Purchased By:  
 SHANDEEP SHAH  
 S/O. DR. L.G. ROHIT  
 R/O. HYD.

Denomination: 100

For Whom  
 SELF & OTHERS

*[Signature]*  
 Sub Registrar  
 Ex. Officio Stamp Vendor  
 SRO: Uppal

**SALE DEED**

This Sale Deed is made and executed on this the 28 day of October 2013 at S.R.O., Shamirpet, Ranga Reddy District by and between:

1. Shri. Sandeep Shah, Son of Dr. L. G. Rohit, aged about 54 years, Occupation: Business, resident of # 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
2. Dr. L. G. Rohit, Son of Govardhan Das, aged about 85 years, Occupation: Business, resident of # 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
3. Shri. Amar V. Shah, Son of Shri. V. N. Shah, aged about 53 years, Occupation: Business, resident of # 'SHUBHAM', Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
4. Smt. Meera A. Shah, Wife of Shri. Amar V. Shah, aged about 46 years, Occupation: Housewife, resident of 'SHUBHAM', Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

*[Signatures of Sandeep Shah, Dr. L.G. Rohit, Amar V. Shah, Meera A. Shah, and others]*

FOR MEHTA & MODI HOMES  
*[Signature]*  
 FOR MEHTA & MODI HOMES  
*[Signature]* Partner

*[Signatures: Anas, Harsh, etc.]*

Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013

Signature of Joint SubRegistrar



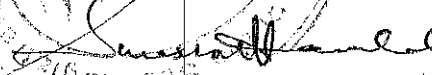


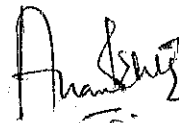





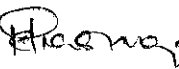


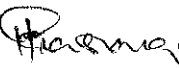


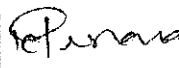
Sheet 1 of 18 Sheets

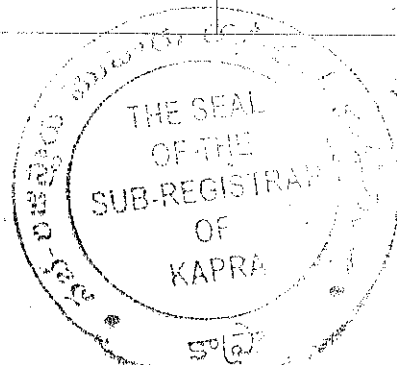
Kapra

**Presentation Endorsement:**

Presented in the Office of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18150/- paid between the hours of 3 and 4 on the 11th day of NOV, 2013 by Sri Sandeep Shah

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

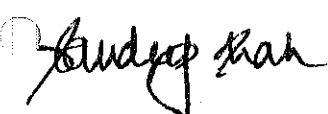

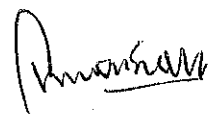
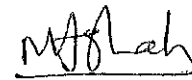
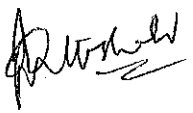
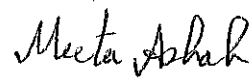

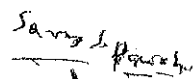

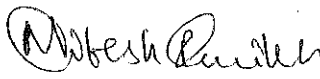
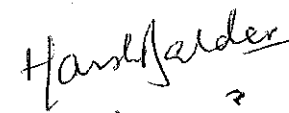
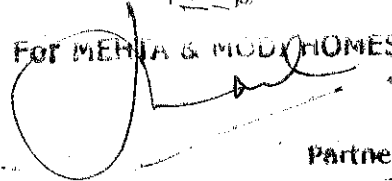
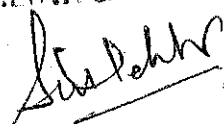


| Sl No | Code | Thumb Impression  | Photo   | Address   | Signature/Ink Thumb Impression  |
|-------|------|---|---|---|---|
| 1     | EX   |    | <br>[1526-1-2013-4556]SURESH U   | SURESH U.MEHTA<br>2-3-577 UTTAM<br>TOWERS, D.V.CLY<br>SECBAD  |    |
| 2     | EX   |    | <br>[1526-1-2013-4556]ANAND S    | ANAND S.MEHTA<br>1-8-32/21 MINISTER<br>ROAD, BAPU BAGH<br>CLY SECBAD  |    |
| 3     | EX   |   | <br>[1526-1-2013-4556]HARI S.ME | HARI S.MEHTA<br>1-8-32/21 MINISTER<br>ROAD, BAPU BAGH<br>CLY SECBAD   |   |
| 4     | EX   |  | <br>[1526-1-2013-4556]VENDOR   | VENDOR NO.1 TO 12<br>REP BY SPA<br>K.PRABHAKAR REDDY<br>5-4-187/3 & 4 11<br>FLOOR, SOHAM<br>MANSION M.G.ROAD<br>SEC BAD |  |
| 5     | EX   |  | <br>[1526-1-2013-4556]BUILDE   | BUILDER REP GPA<br>K.PRABHAKAR REDDY<br>5-4-187/3 & 4 11<br>FLOOR, SOHAM<br>MANSION M.G.ROAD<br>SEC BAD                 |  |
| 6     | CL   |  | <br>[1526-1-2013-4556]GPA TO C | GPA TO CLAIMANT<br>K.PRABHAKAR REDDY<br>5-4-187/3 & 4 III RD<br>FLOOR, SOHAM<br>MANSION M.G.ROAD<br>SECBAD              |  |



5. Shri. Ajit V. Shah, Son of 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 Shri. Ajit V. Shah, aged about 48 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 about 25 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 49 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 35 years, Occupation: Business, 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 24 years, Occupation: Service, resident of # 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
12. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 22 years, resident of 124, Jeera, Secunderabad., hereinafter referred to as the "Vendors" and severally as Vendor no.1, Vendor no.2, Vendor no.3, Vendor no.4, Vendor no.5, Vendor no.6, Vendor no.7, Vendor no.8, Vendor no.9, Vendor no.10, Vendor no.11 and Vendor no.12 respectively.

**AND**

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 Sudir U. Mehta, Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the 'Builder'

|  |   |   |   |
|--|---|---|---|
|                                        |            |                   |                  |
|                                       |            |                   |   |
| <br>Sangli                            | <br>Neema  | <br>Mitesh Parikh | <br>Harsh Baldev |
| <br>FOR MEHTA & MODI HOMES<br>Partner |   |   |   |
| <br>FOR MEHTA & MODI HOMES<br>Partner | <br>Anand |                  |   |

Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013 *WSP*

Signature of Joint SubRegistrar  
Kapra

Sheet 2 of 18 Sheets

**Identified By Witness:**

| Sl No | Thumb Impression | Photo                         | Name & Address  | Signature       |
|-------|------------------|-------------------------------|---|-----------------|
| 1     |                  | <br>[1526-1-2013-4556]CH.VENP | CH.VENKATA RAMANA REDDY<br>R/O.11-187/2,RDNO.2,GREENHILLS<br>CLNY,SAROORNAGAR, HYD. | <i>Ch.Venka</i> |
| 2     |                  | <br>[1526-1-2013-4556]MAHEN   | MAHENDER<br>R/O.28-77,YADAV BASTI,NEREDMET,HYD                                      | <i>Mahender</i> |

11th day of November ,2013

Signature of Joint SubRegistrar  
Kapra *T. Nagaiiah*

**Endorsement:**

| Description of Fee/Duty | In the Form of |                           |      |                             |                  |        |
|-------------------------|----------------|---------------------------|------|-----------------------------|------------------|--------|
|                         | Stamp Papers   | Challan u/s 41 of I.s Act | Cash | Stamp Duty u/s 16 of i. act | DD/BC/ Pay Order | Total  |
| Stamp Duty              | 100            | 199550                    | 0    |                             | 0                | 199650 |
| Transfer Duty           | NA             | 0                         | 0    |                             | 0                | 0      |
| Reg. Fee                | NA             | 18150                     | 0    |                             | 0                | 18150  |
| User Charges            | NA             | 120                       | 0    |                             | 0                | 120    |
| <b>Total</b>            | 100            | 217820                    | 0    |                             | 0                | 217920 |

Rs. 199550/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18150/- towards Registration Fees on the chargeable value of Rs. 3630000/- was paid by the party through Challan/BC/Pay Order No ,641531 dated ,11-NOV-13.

Date

11th day of November ,2013

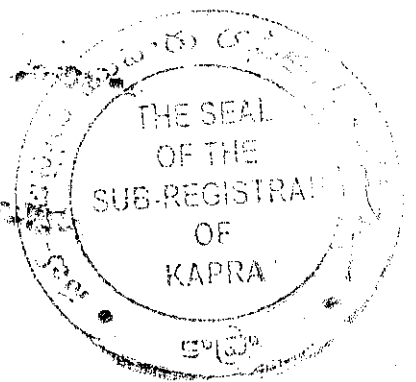
*1935-12-00/1213*

Signature of Registering Officer  
Kapra *T. Nagaiiah*



*సంఖ్య 2013 నం./ గ.న. 1935*  
*4539* సంఖ్య రిజిస్ట్రేషన్ చేయబడింది.  
సీల్ నెంబర్ 1526  
*4539/2013* సంఖ్య రిజిస్ట్రేషన్ చేయబడింది.  
2013 నం. 1935 నం. 11

*T. Nagaiiah*



AND

1. Shri. Suresh U. Mehta, son of Late Uttamlal Mehta, aged about 65 years, Occupation: Business, resident of No.2-3-577, Uttam Towers, D. V. Colony, Minister Road, Secunderabad.
2. Shri. Anand S. Mehta, son of Shri. Suresh U. Mehta, aged about 38 years, Occupation: Business, resident of No.1-8-32/21, Minister Road, Babu Bagh Colony, Secunderabad.
3. Shri. Hari S. Mehta, son of Shri. Suresh U. Mehta, aged about 35 years, Occupation: Business, resident of No.2-3-577, Uttam Towers, D. V. Colony, Minister Road, Secunderabad., hereinafter jointly referred to as Consenting Parties and severally referred to as Consenting Party No.1, Consenting Party No.2 and Consenting Party No.3 respectively

INFAVOUR OF

Mr. Jagadish Bimidi, son of Mr. Bhasker Bimidi, aged about 28 years, Occupation: Service, residing at # H. No.1-4-412, Satya Nagar Colony, Kothapet, Hyderabad - 500 035., hereinafter referred to as the 'Vendee'. The terms Vendors and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

WHEREAS:

- A) The Vendors herein were 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 5.3.07 registered at SRO, Uppal.
- B) The total land admeasuring Ac.3-05 Gts., in survey no.74 (Ac.1-23 Gts.,) and Sy. No.75 (Ac.1-22 Gts.,), situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land and is more particularly described at the foot of the document.

*Sudip Das*

*Kasturilal*

*Anand S. Mehta*

*Hari S. Mehta*

*Suresh U. Mehta*

*Meeta Ashok*

*Suresh U. Mehta*

*Suresh U. Mehta*

FOR MEHTA & MODI HOMES

*Suresh U. Mehta*

Partner

FOR MEHTA & MODI HOMES

*Suresh U. Mehta*

Partner

*Harshvardhan*

*Mitesh Parikh* *Harshvardhan*

*Anand S. Mehta*

*Hari S. Mehta*

Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013



Signature of Joint Sub-Registrar

Sheet 3 of 18 Sheets

Kapra





- C) The Vendors 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. Venkaiah
- D) The Vendors herein have entered into a Development Agreement dated 30.04.2007 with the M/s. Mehta & Modi Homes (hereinafter referred to as the 'Developer') to develop their land admeasuring about Ac.3-05 gts., as per the terms and conditions contained in the Development Agreement registered as document no. 7827/07, dated 30.04.2007 at the S.R.O. Uppal. In pursuance of the said Development Agreement the Vendors have executed a GPA in favour on Developer bearing document no. 12150/12 dated 22.08.2012 and registered at SRO, Uppal.
- E) The Developer 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.-3-05.Gts 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.

For MEHTA & MODI HOMES  
 Partner

For MEHTA & MODI HOMES  
 Partner

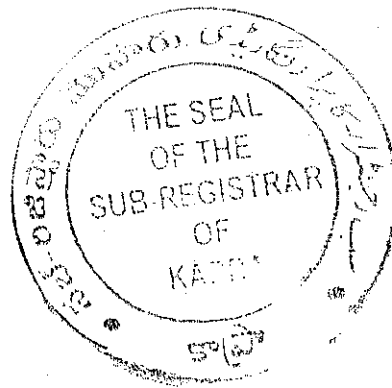
Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013

Signature of Joint Sub Registrar

Kapra

Sheet 4 of 18 Sheets



- F) As per the terms of the Development Agreement, the Vendors and the Developer have agreed to share the proposed developed plots along with construction thereon. Broadly the Vendors shall be entitled to 13 villas and the Developer shall be entitled to 31 villas along with the divided plots of land.
- G) Accordingly, the Vendors have executed a General Power of Attorney in favour of the Developer vide document no. 204/BK-IV/10, dated 18.7.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses.
- H) After the death of Smt. Sarojini.L. Rohit on 10.01.2012 and in pursuance of her Will dated 26.09.2010 Vendor no. 1 and Vendor no. 2 being her son and husband respectively became the Owners of her share in the Schedule Land and rights under the said Development Agreement.
- D) By virtue of the above documents, the Developer / Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- J) The Builder and Consenting Parties at the request of the Vendor and Vendee are joining in execution of this agreement so as to assure perfect legal title in favour of the Vendee and to avoid in future any litigations
- K) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- L) The Vendee is desirous of purchasing a plot of land bearing no. 37 admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 121 sft)., hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs. 36,30,000/- (Rupees Thirty Six Lakhs Thirty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

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*Signature*

FOR MEHTA & MODI HOMES

*Handwritten signature*  
Partner

*Handwritten signature*

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FOR MEHTA & MODI HOMES

*Handwritten signature*  
Partner

Book - 1 CS Number 4556 of 2013 of SRO, Kapra

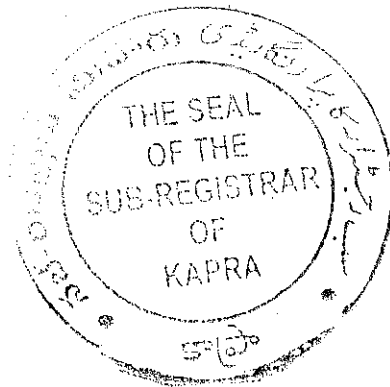
Regular document number 4539 of year 2013



Signature of Joint Sub-Registrar

Sheet 5 of 18 Sheets

Kapra



**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. The Vendor do hereby convey, transfer and sell the Plot No. 37, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 121 sft) forming part of Sy. No.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. 36,30,000/- (Rupees Thirty Six Lakhs Thirty Thousand Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor 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.
7. Stamp duty and Registration amount of Rs. 2,17,800/- is paid by way of challan no. 641531, dated 11.11.2013, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

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FOR MEHTA & MODI HOMES

FOR MEHTA & MODI HOMES

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Partner

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Book - 1 CS Number 4556 of 2013 of SRO, Kapra

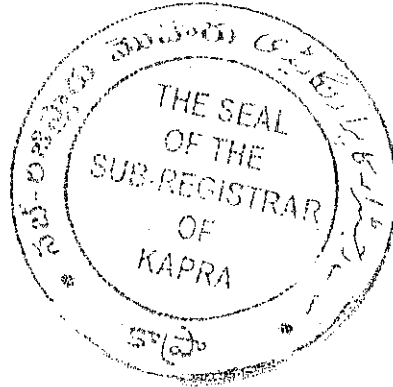
Regular document number 4538 of year 2013



Signature of Joint Sub-Registrar

Sheet 6 of 18 Sheets

Kapra



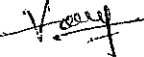

**SCHEDULED PLOT**

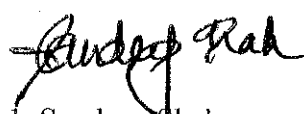
ALL THAT PIECE AND PARCEL OF BUNGALOW on bearing Plot No. 37 admeasuring about 173 sq. yds., along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 121 sft) in the project known as 'Villas at Silvercreek' forming part of Sy. Nos. 74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

|       |               |
|-------|---------------|
| North | Park          |
| South | Plot No. 38   |
| East  | 30' wide road |
| West  | Plot No. 29   |

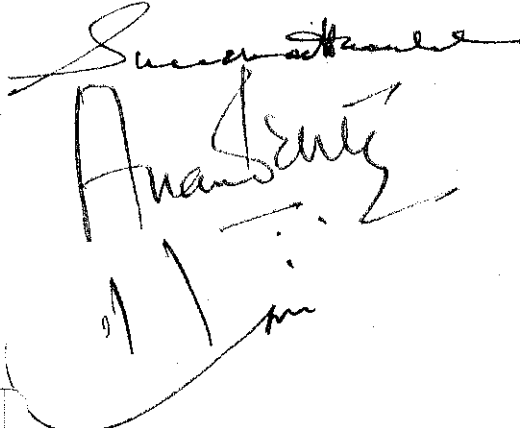
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

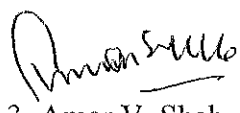
**WITNESS:**

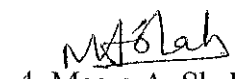
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2. 

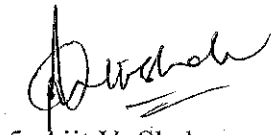
  
I. Sandeep Shah

  
2. Dr. L. G. Rohit

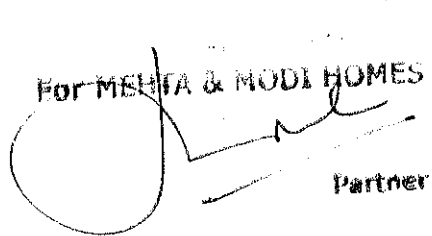


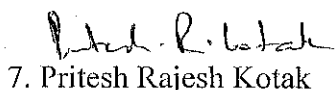
  
3. Amar V. Shah

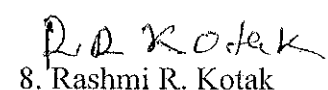
  
4. Meera A. Shah

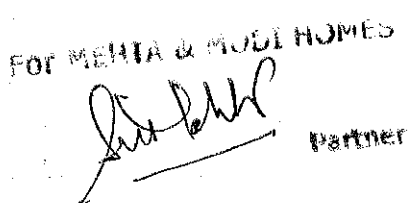
  
5. Ajit V. Shah

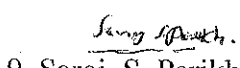
  
6. Meeta A. Shah

FOR MEHTA & MODI HOMES  
  
Partner

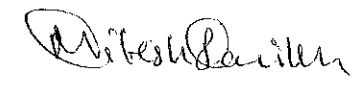
  
7. Pritesh Rajesh Kotak

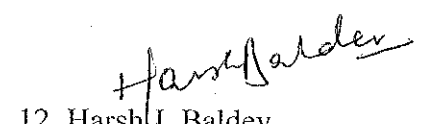
  
8. Rashmi R. Kotak

FOR MEHTA & MODI HOMES  
  
Partner

  
9. Saroj S. Parikh

  
10. Neema B. Parikh

  
11. Mitesh K. Parikh

  
12. Harsh J. Baldev

(VENDORS)

  
VENDEE

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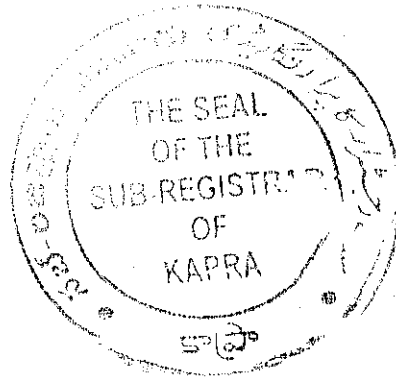
Regular document number 4539 of year 2013



Signature of Joint Sub Registrar

Sheet 7 of 18 Sheets

Kapra





ANNEXTURE-1-A

- 1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 37, 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 & Terrace Area : 230 Sft
  - b) In the Ground Floor : 811 Sft
  - c) In the First Floor : 794 Sft
- Total Built up Area : 1835 Sft  
-----
- 5. Annual Rental Value :
- 6. Municipal Taxes per Annum :
- 7. Executant's Estimate of the MV of the Building : Rs. 36,30,000/-

*Sunder Raj*  
*Kayam Reddy*  
*Anantulu*  
*Meeta Ashah*  
*Hans Raj*  
*Surya Prakash*  
*Anand Shetty*  
*Surya S. Prakash*  
*Neema*  
*Hans Raj*  
 Partner  
 Signature of the Executants

FOR MEHTA & MODI HOMES  
*[Signature]*  
 Partner

Date: 28.10.2013

CERTIFICATE

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

*Sunder Raj* *Kayam Reddy* *Anantulu* *Meeta Ashah* *Hans Raj*  
*Meeta Ashah* *Surya Prakash* *Surya S. Prakash* *Neema*  
 FOR MEHTA & MODI HOMES FOR MEHTA & MODI HOMES  
*[Signature]* *[Signature]*  
 Partner Partner  
 Date: 28.10.2013  
*Anand Shetty* *[Signature]*  
 Signature of the Executants  
*[Signature]*

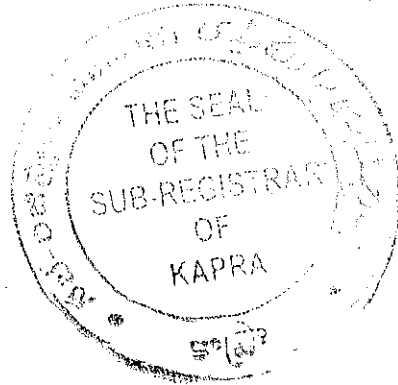
Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013

Signature of Joint Sub Registrar

Kapra

Sheet 8 of 18 Sheets



**REGISTRATION PLAN SHOWING**

PLOT NO.37, FORMING A PART

**IN SURVEY NOS.** 74 & 75 IN THE PROJECT KNOWN AS "VILLAS AT SILVER CREEK" **SITUATED AT**

CHERLAPALLY VILLAGE,

GHATKESAR

**MANDAL, R. R. DIST.**

**VENDOR:** SHRI. SANDEEP SHAH, SON OF DR. L. G. ROHIT AND OTHERS

**BUYER:** MR. JAGDISH BIRLODI, SON OF MR. BHASKER BIRLODI

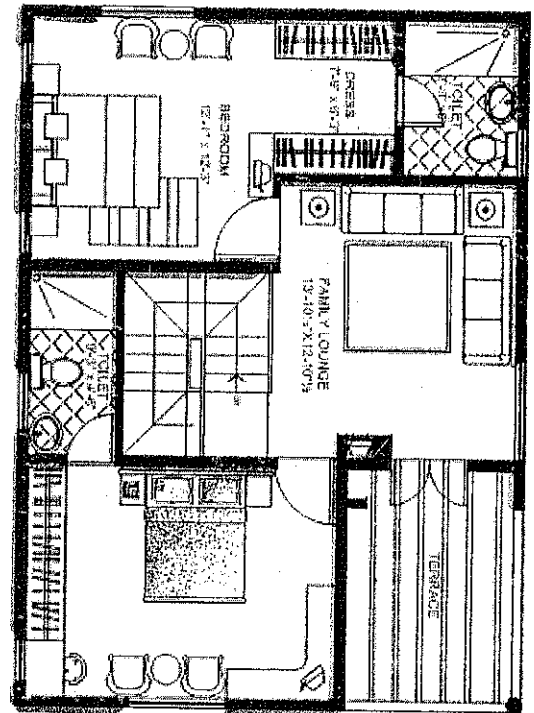
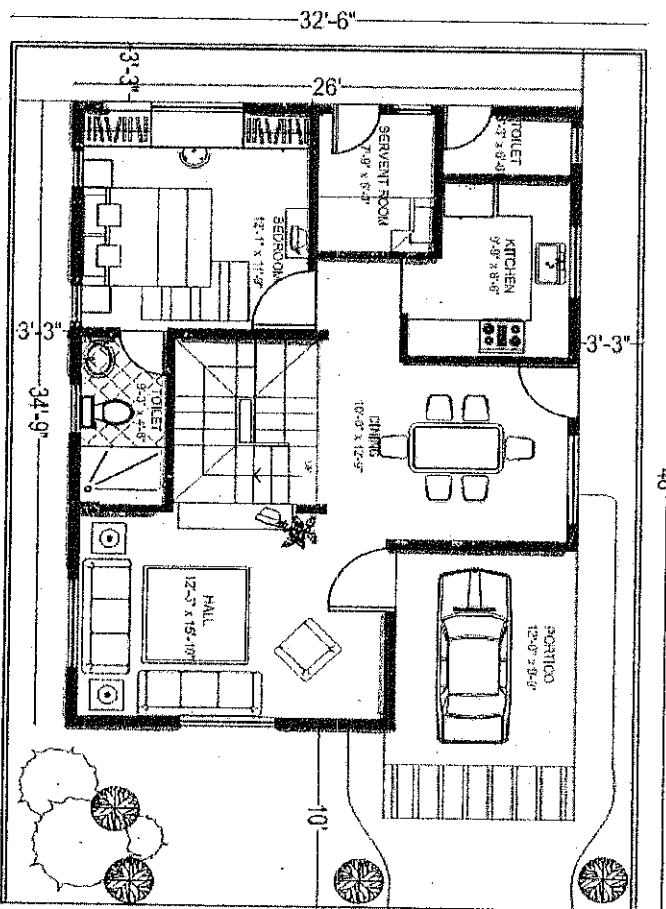
**REFERENCE:**  
**AREA:** 173

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



**GROUND FLOOR**

AREA OF GROUND FLOOR : 811.00 SFT.

AREA OF FIRST FLOOR : 794.00 SFT.

TOTAL BUILT UP AREA : 1605.00 SFT.

PARKING AREA : 1491 SFT.

TERRACE AREA : 100.00 SFT.

For MEETA & MEETA HOMES

**WITNESSES:**

1. *[Signature]* Partner  
 2. *[Signature]* Partner  
 For MEETA & MEETA HOMES  
*[Signature]* Partner  
*[Signature]* Partner

*[Handwritten signature]*  
 Subject: *[Handwritten]*  
 Vendor: *[Handwritten]*  
 Purchaser: *[Handwritten]*

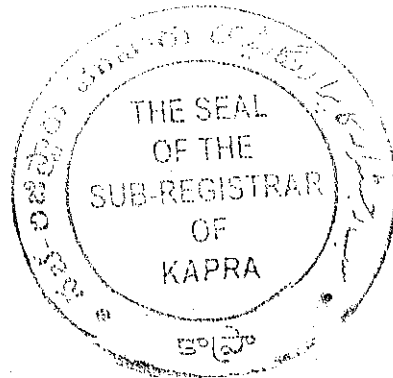
Butch-R butch R.D. KOTER  
 Neema Annette  
*[Signature]*  
 SIG. OF THE VENDOR  
*[Signature]*

Book - 1 CS Number 4556 of 2013 of SRO, Kapra

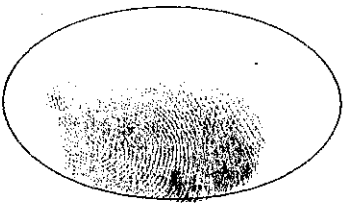

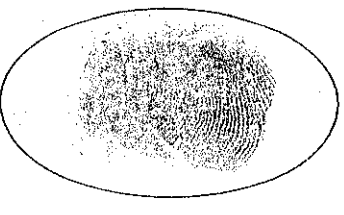

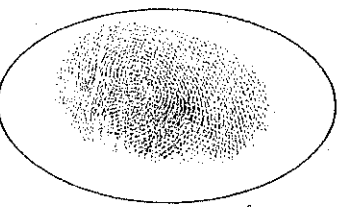

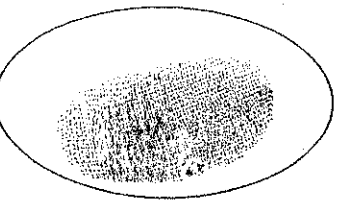

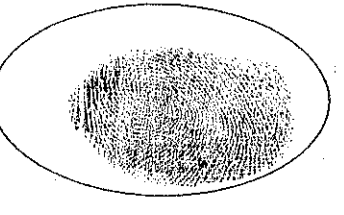
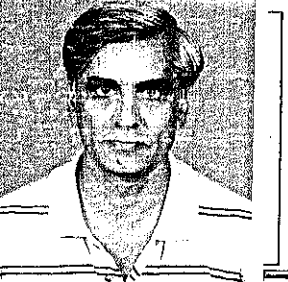
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Signature of ~~Joint Sub Registrar~~  
Kapra

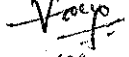

Sheet 9 of 18 Sheets



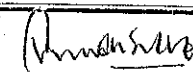
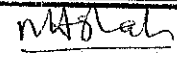


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)  | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE  | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER  |
|--------|---|---|---|
|        |    |    | <b>VENDORS:</b><br>1. SHRI. SANDEEP SHAH<br>S/O. DR. L. G. ROHIT<br>8-2-402/2, ROAD NO. 5<br>BANJARA HILLS<br>HYDERABAD.              |
|        |    |    | 2. DR. L. G. ROHIT<br>S/O. LATE GOVARDHAN DAS<br>R/O. 8-2-402/2, ROAD NO. 5<br>BANJARA HILLS,<br>HYDERABAD.                           |
|        |   |   | 3. SHRI. AMAR V. SHAH,<br>S/O. SHRI. V.N. SHAH,<br>R/O. "SHUBHAM" PLOT NO. 25,<br>TEMPLE ROCK ENCLAVE<br>TADBUND<br>SECUNDERABAD.     |
|        |  |  | 4. SMT. MEERA A. SHAH,<br>W/O. SHRI. AMAR V. SHAH,<br>R/O. "SHUBHAM" PLOT NO. 25<br>TEMPLE ROCK ENCLAVE<br>TADBUND,<br>SECUNDERABAD.. |
|        |  |  | 5. SHRI. AJIT V. SHAH<br>S/O. SHRI. V. N. SHAH<br>R/O. "SHUBHAM" PLOT NO. 25<br>TEMPLE ROCK ENCLAVE<br>TADBUND<br>SECUNDERABAD..      |

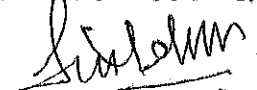
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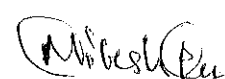

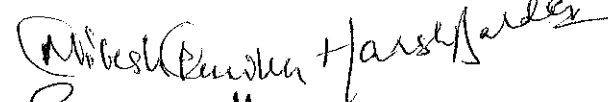
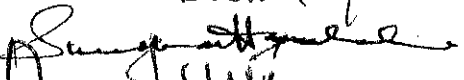
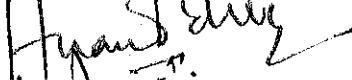
1. 
2. 

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES



SIGNATURE OF EXECUTANTS

Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013

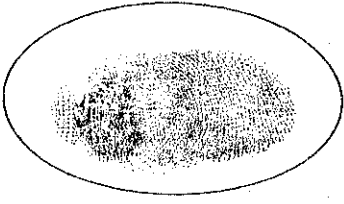

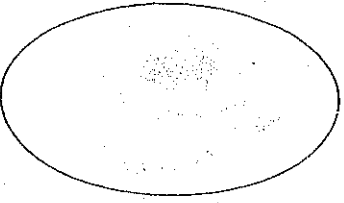
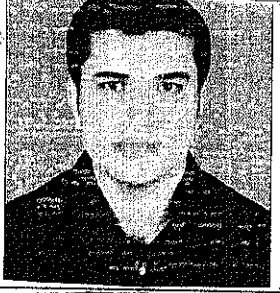
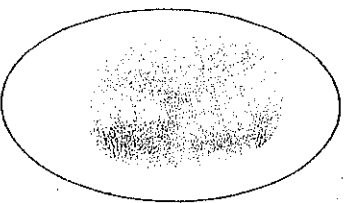

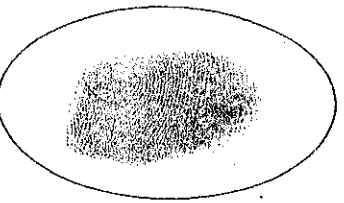



Signature of Joint Sub-Registrar  
Kapra


Sheet 10 of 18 Sheets

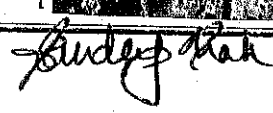
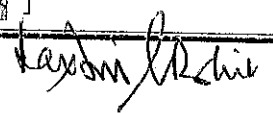
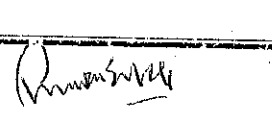
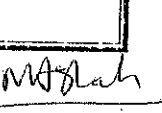



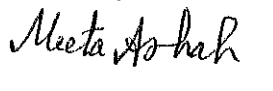
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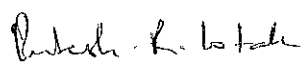
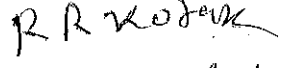
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|--------|---|---|--|
|        |    |    | 6. SMT. MEETA A. SHAH,<br>W/O. SHRI. AJIT V. SHAH,<br>R/O. "SHUBHAM" PLOT NO. 25,<br>TEMPLE ROCK ENCLAVE,<br>TADBUND,<br>SECUNDERABAD. |
|        |    |    | 7. SHRI. PRITESH RAJESH KOTAK,<br>S/O. SHRI. RAJESH C. KOTAK,<br>R/O. "1-8-54/12'P3,<br>VENKAT RAO NAGAR COLONY<br>SECUNDERABAD.       |
|        |   |   | 8. SMT. RASHMI R. KOTAK,<br>W/O. SHRI. RAJESH C. KOTAK,<br>R/O. "1-8-54/12'P3,<br>VENKAT RAO NAGAR COLONY<br>SECUNDERABAD.             |
|        |  |  | 9. SMT. SAROJ S. PARIKH,<br>W/O. SHRI. SHASHIKANTH S. PARIKH,<br>R/O. 1-10-98/6,<br>DWARAKA CO-OP SOCIETY<br>BEGUMPET<br>HYDERABAD.    |


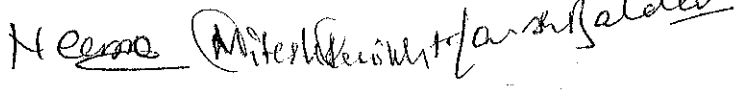
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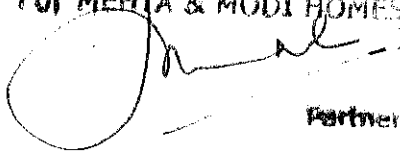









FOR MEHTA & MODI HOMES




Partner

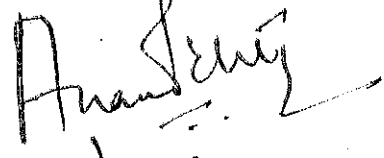
FOR MEHTA & MODI HOMES

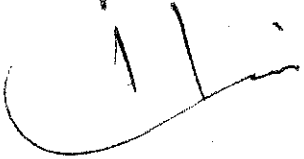


Partner

SIGNATURE OF EXECUTANTS







Book - 1 CS Number 4556 of 2013 of SRO, Kapra

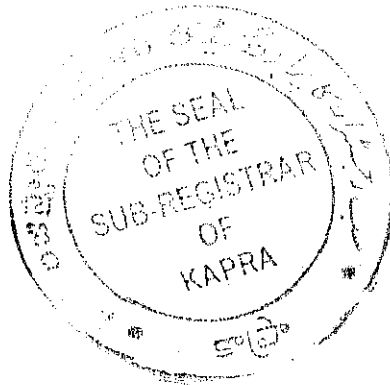
Regular document number 4539 of year 2013



Signature of Joint Sub Registrar

Sheet 11 of 18 Sheets

Kapra

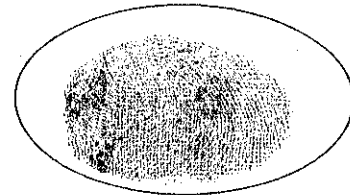
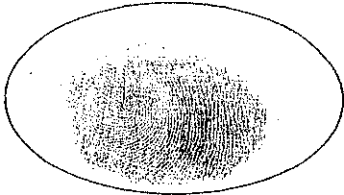




**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF ACT, 1908.**

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)



NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

10. SMT. NEEMA B. PARIKH,  
W/O. SHRI. BHAVESH S. PARIKH,  
R/O. 1-10-98/41  
DWARAKADAS CO-OP. SOCIETY,  
BEGUMPET,  
HYDERABAD

11. SHRI. MITESH K. PARIKH,  
S/O. SHRI. KRISHNA KANTH  
R/O. 1-10-98/41  
DWARAKADAS CO-OP. SOCIETY  
BEGUMPET,  
HYDERABAD

12. SHRI. HARSH J. BALDEV  
S/O. JITENDRA BALDEV  
R/O. 124, JEERA,  
SECUNDERABAD

SPA FOR PRESENTING DOCUMENTS  
VIDE SPA NO.27/BK-IV/2013, Dt: 22.09.2013

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

BUYER:

MR. JAGADISH BIMIDI  
S/O. MR. BHASKER BIMIDI  
R/O. # H. NO.1-4-412  
SATYA NAGAR COLONY  
KOTHAPET  
HYDERABAD - 500 035.

SIGNATURE OF WITNESSES:

1. *[Signature]*  
2. *[Signature]*

*[Signatures of witnesses: Sundar, Vardhan, Anand, Meeta, Ashah, Hoerna, Mitesh, Harsh, Baldev]*

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

SIGNATURE OF EXECUTANTS

I stand here with 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 OF BUYER

Book - 1 CS Number 4556 of 2013 of SRO, Kapra

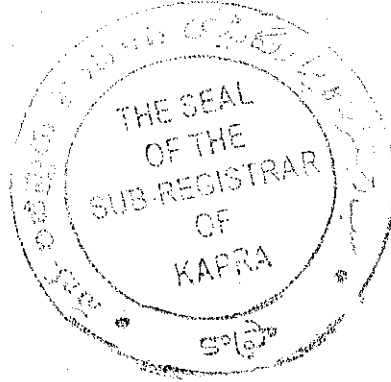
Regular document number 4539 of year 2013



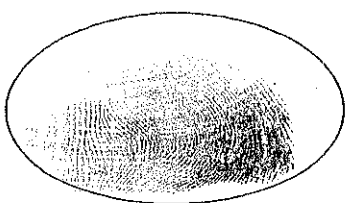

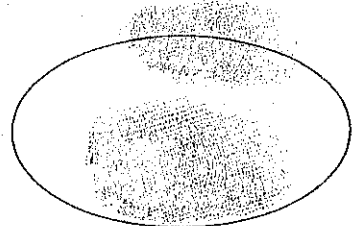

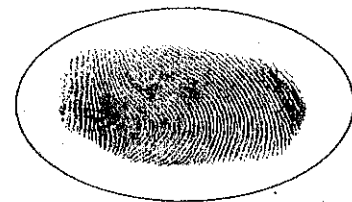

Signature of Joint Sub Registrar

Sheet 12 of 18 Sheets

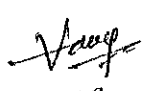

Kapra



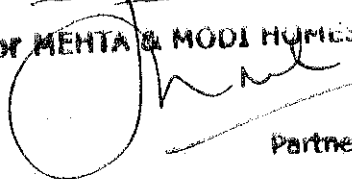
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

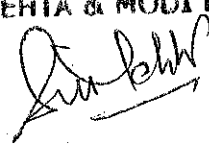
| SL. NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)  | PASSPORT SIZE  | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER   |
|---------|---|--|--|
|         |    |   | <b>BUILDER:</b><br>M/S. MEHTA & MODI HOMES<br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>II FLOOR, SOHAM MANSION<br>M. G. RAOD, SECUNDERABAD<br>REP. BY ITS PARTNERS<br>1. MR. SOHAM MODI<br>S/O. MR. SATISH MODI   |
|         |    |   | 2. MR. SUDHIR U. MEHTA<br>S/O. LATE UTTAMLAL MEHTA<br>(O). 5-4-187/3 & 4, II FLOOR<br>SOHAM MANSION<br>M. G. ROAD<br>SECUNDERABAD - 500 003  |
|         |  |  | <b>GPA FOR PRESENTING DOCUMENTS,<br/>                     VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:</b><br><br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>(O). 5-4-187/3 & 4<br>III FLOOR. SOHAM MANSION<br>M. G. ROAD<br>SECUNDERABAD - 500 003. |

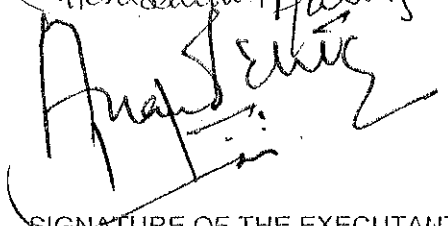
NATURE OF WITNESSES:

- 
- 

*Sudip Bahadur Khan*      *Anwar*      *Mohd*  
*Muhammad*      *Meeta Akhbar*      *Sunil*

*Santosh Kumar*      *Neema*  
*Santosh Prasad*  
**FOR MEHTA & MODI HOMES**  
  
 Partner

**FOR MEHTA & MODI HOMES**  
  
 Partner

*Mitesh Dhanraj Harshwardhan*  
  
 SIGNATURE OF THE EXECUTANTS

*X. Dhanraj*  
 SIGNATURE(S) OF BUYER(S)

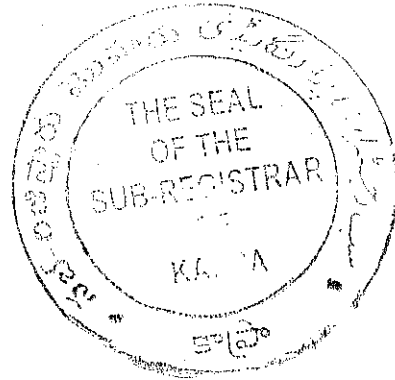
Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013

Signature of Joint SubRegistrar

Kapra

Sheet 13 of 18 Sheets



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

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                  (LEFT THUMB)

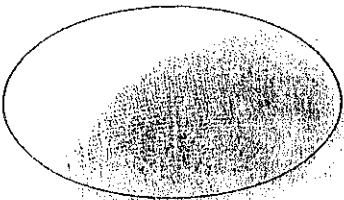


NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

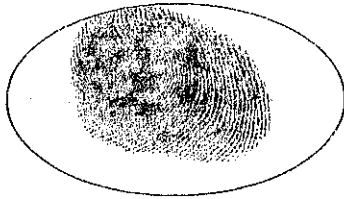


**CONSENTING PARTY:**

1. SHRI. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
R/O. # NO.2-3-577, UTTAM TOWERS  
D. V. COLONY, MINISTER ROAD  
SECUNDERABAD.



2. SHRI. ANAND S. MEHTA  
S/O. SHRI. SURESH U. MEHTA  
R/O. # NO.1-8-32/21, MINISTER ROAD  
BAPU BAGH COLONY  
SECUNDERABAD.



3. SHRI. HARI S. MEHTA  
S/O. SHRI. SURESH U. MEHTA  
R/O. NO.2-3-577, UTTAM TOWERS  
D. V. COLONY, MINISTER ROAD  
SECUNDERABAD

SIGNATURE OF WITNESSES:

*Sudip Bab*    *Kapoor Mehta*    *Anand Mehta*    *Mehta*

1. *Vijay*  
2. *NTM*

*Anand Mehta*    *Mehta Bab*  
*Sury S. Pruthi*    *N. Gopal*    *Mohesh Babu*    *Harshad*

For MEHTA & MODI HOMES

*[Signature]*

Partner

For MEHTA & MODI HOMES

*[Signature]*

Partner

*[Signature]*

*[Signature]*

SIGNATURE OF THE EXECUTANTS

*[Signature]*  
SIGNATURE(S) OF BUYER(S)

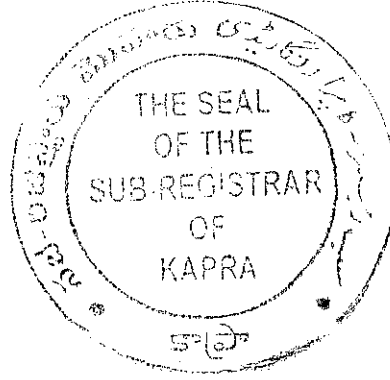
Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013

*[Handwritten signature]*

Sheet 14 of 18 Sheets

Signature of Joint Sub Registrar  
Kapra




VENDORS:

शुद्ध कर नंबर PERMANENT ACCOUNT NUMBER  
**AFVPS6962H**

शुद्ध नाम  
**SANDEEP LAXMI DAS SHAH**

शुद्ध पिता का नाम  
**LAXMIDAS GOVERDHANDAS ROHT**

जन्म तिथि DATE OF BIRTH  
**22-10-1963**

हस्ताक्षर  


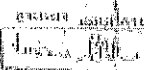
मुख्य आयकर अधिकारी  
 Chief Commissioner of Income-tax, Andhra Pradesh

शुद्ध कर नंबर PERMANENT ACCOUNT NUMBER  
**AHHPRS262J**

शुद्ध नाम  
**LAXMIDAS GOVERDHANDAS ROHT**

शुद्ध पिता का नाम  
**GOVERDHANDAS GOTA DAS ROHT**

जन्म तिथि DATE OF BIRTH  
**18-08-1939**

हस्ताक्षर  



मुख्य आयकर अधिकारी  
 Chief Commissioner of Income-tax, Andhra Pradesh

शुद्ध कर नंबर PERMANENT ACCOUNT NUMBER  
**ADVPS0266J**

शुद्ध नाम  
**AMAR SHAH**

शुद्ध पिता का नाम  
**VIRSUKHLAL SHAH**

जन्म तिथि DATE OF BIRTH  
**01-09-1956**

हस्ताक्षर  



मुख्य आयकर अधिकारी  
 Chief Commissioner of Income-tax, Andhra Pradesh

शुद्ध कर नंबर PERMANENT ACCOUNT NUMBER  
**AGQPS1774F**

शुद्ध नाम  
**MEERA AMAR SHAH**

शुद्ध पिता का नाम  
**DINES CHANDRA JAIHWALA**

जन्म तिथि DATE OF BIRTH  
**26-08-1962**

हस्ताक्षर  



मुख्य आयकर अधिकारी  
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT  
**AJIT VIRSUKHLAL SHAH**


भारत सरकार GOVT. OF INDIA

**VIRSUKHLAL SHAH**

02/10/1958  
 Permanent Account Number  
**AFVPS6962H**

हस्ताक्षर  


Signature





आयकर विभाग INCOME TAX DEPARTMENT  
**MEERA AJIT SHAH**

भारत सरकार GOVT. OF INDIA

**LAXMIDAS GOVERDHAN ROHT**

18/08/1939  
 Permanent Account Number  
**AHHPRS262J**

हस्ताक्षर  


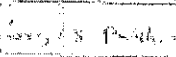


शुद्ध कर नंबर PERMANENT ACCOUNT NUMBER  
**AHPPP6921K**

शुद्ध नाम  
**SAROJ SHASHIKANT PARIKH**

शुद्ध पिता का नाम  
**GOPALDAS SONPAL**

जन्म तिथि DATE OF BIRTH  
**05-11-1961**

हस्ताक्षर  



मुख्य आयकर अधिकारी  
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT  
**HARSH BALDEV**


भारत सरकार GOVT. OF INDIA

**JITENDRA BALDEV**

07/03/1990  
 Permanent Account Number  
**ATDPD7585K**

हस्ताक्षर  


Signature



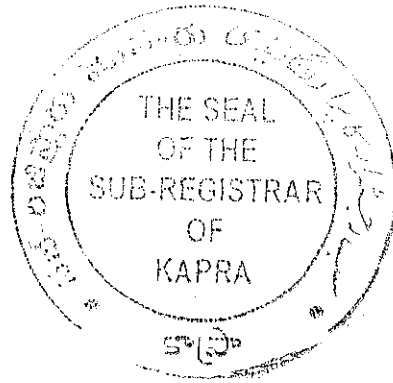
Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013

Signature of Joint Sub Registrar

Sheet 15 of 18 Sheets

Kapra





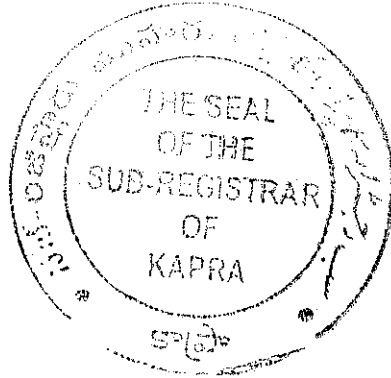


Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013

Signature of Joint Sub Registrar  
Kapra

Sheet 16 of 18 Sheets



BUILDER:


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MEHTA AND MODI HOMES

20/08/2002  
Permanent Account Number  
AAJFM0647C

Signature



CONSENTING PARTY:

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM67400


नाम / NAME  
SURESH UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME  
UTTAMLAL RAGHAVJI MEHTA

जन्म तिथि / DATE OF BIRTH  
14-09-1946

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी  
Chief Commissioner of Income-tax, Andhra Pradesh



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

मुख्य आयकर अधिकारी  
Chief Commissioner of Income-tax, Andhra Pradesh



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ACQPM3040C


नाम / NAME  
ANAND SURESH MEHTA

पिता का नाम / FATHER'S NAME  
SURESH UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
12-06-1977

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी  
Chief Commissioner of Income-tax, Andhra Pradesh



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6739K


नाम / NAME  
SUDHIR UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME  
UTTAMLAL RAGHAV MEHTA

जन्म तिथि / DATE OF BIRTH  
10-07-1988

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी  
Chief Commissioner of Income-tax, Andhra Pradesh




ANDHRA PRADESH  
DRIVING LICENCE

100-A-102341102001

HARI S MEHTA  
SURESH U MEHTA  
2-3-577  
MINISTER RD  
D V COLONY  
HYDERABAD

31/07/2002

PTA/REGD/REGD/REGD





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPB104E

Signature

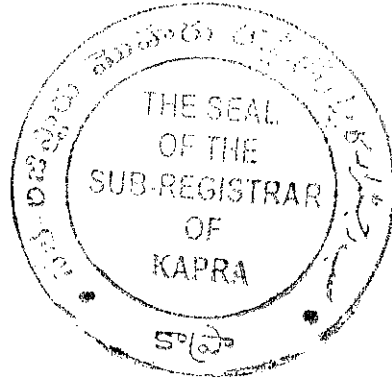
Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013




Signature of Joint Sub Registrar  
Kapra



Sheet 17 of 18 Sheets



BuNER:

  
భారత ఎన్నికల సంఘము  
గుర్తింపుకార్డు  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ZTS0790436


పేరు : జగదీశ బిమిడి  
Elector's Name : Jagadish Bimidi  
తండ్రి పేరు : భాస్కర బిమిడి  
Father's Name : Bhasker Bimidi  
లింగము / Sex : పు / M  
పుట్టిన తేదీ / Date of Birth : 04/06/1985

విడుదలనం : ZTS0790436  
1-4-412  
సత్య నగర కాలనీ, కృష్ణపేట, నరసార నగర,  
రంగారెడ్డి, 500035

Address:  
1-4-412  
Satya Nagar Colony, Kolhapet,  
Saroor Nagar,  
Rangareddy, 500035

Date: 27/02/2009

ప్రతిరూప సంకేతము  
పేరు రిజిస్ట్రేషన్ అధికారి  
49... లాల్ బహదూర్ నగర్ శాసనసభ నియోజకవర్గం

  
Signature of  
Electoral Registration Officer  
49 - Lal Bahadur Nagar Assembly Constituency  
రంగారెడ్డి మార్కులను కలిపి మారిన విడుదలనం మీ  
పేరు జాబితాలో చేర్చుటకు మరియు అదే సంఖ్యలో ఇచ్చి  
పొందుతున్న సంబంధిత ఫారంలో ఈ కార్డు నెంబరు తెలుపవలసింది.  
In case of change in address, mention this Card No. in the  
relevant form for including your name in the Roll at the  
changed address and to obtain the card with same number  
8 / 1877


*Jagadish*

WITNESS:

ఆదాయ విభాగంభారత సర్కార్

INCOME TAX DEPARTMENTGOVT. OF INDIA

V RAMANA REDDY CHEERUKA  
ANJI REDDY CHEERUKA  
05/03/1972  
Permanent Account Number  
AHNPC8363Q





*V Ramana Reddy*

ఆదాయ విభాగంభారత సర్కార్

INCOME TAX DEPARTMENTGOVT. OF INDIA

M MAHENDAR  
MALLES MANDA  
20/07/1978  
Permanent Account Number  
AQAPM0412C

  
Signature



*M Mahendar*

Book - 1 CS Number 4556 of 2013 of SRO, Kapra

Regular document number 4539 of year 2013

Signature of Joint Sub Registrar

Kapra

Sheet 18 of 18 Sheets

