#### **ORIGINAL**

7398		గ్రమరియు రువు మ <del>ీ ఇ</del>	າລານຍ	omes l	lefy
్టిమతి / డ్రీ	prabha	der hod	dy (Sta	haldy	<del></del>
ఈ దిగువ ఉదహరించి	ని దస్తావేజులు మర్	ర్థియు రుస్తుము పు	చ్చుకొవడమైనది.		i
దస్తావేజు స్పభావము	<u> </u>		16/3		K.
దస్తావేజు విలున	30)5000		11.1-8		Charlofelly
స్టాంపు విలువ రూ.	(00)		TOD		
దస్తావేజు వెంబరు	2934 15		Vat - S	1250	
రిజి[స్టేషన్ రుసుము	15375	tr.	-4.	-1684	
లోటు స్టాంపు(D.S.D.)					
GHMC (T.D.)	122900	:		3/	(),
యూజర్ ఛార్జీలు				′	
అదవపు షీట్లు	(00		633095		
5 x	46125				
			11/8		
	J				
					yggggg
మొత్తం	184500				
(అక్షరాల		TH	^		
(0400			. ,	A రూపాయల	ు మాత్రమే)
đa 12	ls	-	1		
,					8333
వాపసు తేది				W 55	5 8 8 0s

if Document is not claimed within 10 days from the date of Registration, safe custod fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be the control of the control



## తెలరీగాణ तेलंगाना TELANGANA

S.No. 5434 Date: 16-05-2015

RAMESH NARSING RAO

MEHTA & MODI HOMES

ÍSH KUMAR

LICENSED STAMP VENDOR LIC No.16-05-059/2012, R.No.16-05-029/2015 Plot No.227, Opp.Back Gate of City Civil Court, West Marredpally, Sec'bad.

Mobile: 9849355156

## SALE DEED

This Sale Deed is made and executed on this the 11th day of August 2015 at S. R.O., Kapra, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 45 years, Occupation: Business, hereinafter referred to as the 'Vendor'

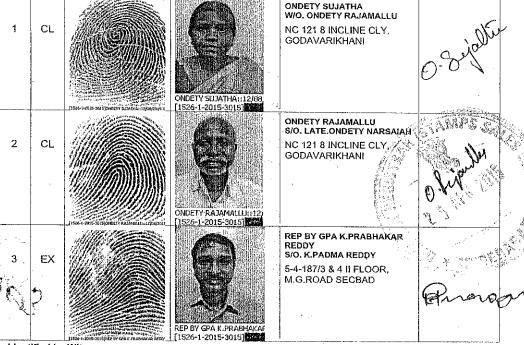
### AND

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

& MODI HOME Partner

#### **Presentation Endorsement:** Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15375/- paid between the hours of \_\_\_ on the 12th day of AUG, 2015 by Sri Soham Modi Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink SI No Code Thumb Impression Photo Address Thumb Impression ONDETY SUJATHA W/O. ONDETY RAJAMALLU NC 121 8 INCLINE CLY, GODAVARIKHANI 4 CL

8k-1, CS No 3015/2015 & Doct No





12th day of August, 2015

THE SEAL

OF THE
SUB-RICISTRAR

KAI

SOLO

SOL

Signature of Joint SubRegistrar8



Generated On: 12/08/2015 02:53:13 PM



- 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 45 years, the Partner / Authorized Representative 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, Ranga Reddy District, hereinafter called the "Owners".

## <u>IN FAVOUR OF</u>

- 1. Mr. Ondety Rajamallu, Son of Late Ondety Narsaiah, aged about 56 years, Occupation: Service
- 2. Mrs. Ondety Sujatha, Wife of Mr. Ondety Rajamallu, aged about 50 years, both are residing at NC 121, 8 Incline Colony, Godavarikhani, 505 211, Karim Nagar Dist, hereinafter referred to as the 'Vendee'.

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

For MEHTA & MODI HOMES

Partner

BK - 1, CS No 3015/2015 & Doct No Sylve Signal Sheet 2 of 10 Joint Sylve Sistrar8

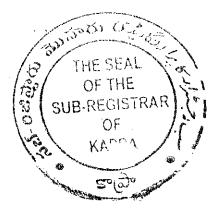
Description	In the Form of								
of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	Cash	Stamp Duty u/S 16 of IS act		Total			
Stamp Duty	100	169025	0	0	0	169125			
Transfer Duty	NA	0	0	0	0	0			
Reg. Fee	NA	15375	0	0	0	15375			
User Charges	NA	95	0	0	0	95			
Total	100	184495	0	0	0	184595			

Rs. 169025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15375/-towards Registration Fees on the chargeable value of Rs. 3075000/- was paid by the party through Challan/BC/Pay Order No ,633095 dated ,11-AUG-15.

Date

12th day of August,2015

Signature of Registering Officer
Kapra







## WHEREAS:

- 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'.
- The Owners purchased the Scheduled Land for a consideration from its previous Owners, B) 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
- 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
- In pursuance of the said Development Agreement the Vendors have obtained permission from D) 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.
- 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
- Accordingly, the Owners have executed a General Power of Attorney in favour of the Vendor F) vide document no.12150/12 dated 22.09.12 and 204/BK-IV/10, dated 18.07.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses. The Owners shall be entitled to sell their share of plots along with constructions thereon to any intending purchaser without reference to the Vendor. Similarly, the Vendor shall be entitled to sell their plots along with constructions thereon to indenting purchasers without reference to the Owners.

FOR MEHITA & MODI HOMES Partner

BK-1, CS No 3015/2015 & Doct No BK-1, CS No 3015/2015 & Doct No Major Registrar8







- 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.18, 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 + portice area 121 sft) hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.30,75,000/-(Rupees Thirty Lakhs Seventy Five 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.18, 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. Nos.74 & 75, Cherlapally the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.30,75,000/-(Rupees Thirty Lakhs Seventy Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
  - Rs.30,00,000/-(Rupees Thirty Lakhs Only) paid by way of cheque no.540099, dated 31.07.2015 drawn on Axis Bank issued by Shriram Housing Finance Limited
  - ii. Rs.75,000/-(Rupees Seventy Five Thousand Only) (Part Payment) paid by way of cheque no.020958, dated 22.07.2015 drawn on HDFC Bank, Ramagundam Branch, Ramagundam, Telangana.
- 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.
- The Vendor have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.
- 5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Property unto and in favour of the Vendee in the concerned departments.
- 6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

FOR MEHTA & MODI HOMES

SG34/0015. Sheet 4 of 10 JumsubRegistrar8



## SCHEDULED PLOT

All that piece and parcel of land bearing Plot No. 18, 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 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	30' wide road
South	Villa No. 19
East	30' wide road
West	Villa No. 8

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:

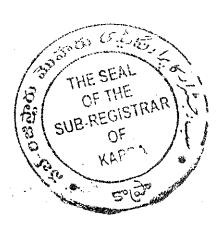
1. OFF

2. Sulto

FOR MEHTA & MODI HOMES

Partner (Soham Modi) VENDOR

VENDEE O. Sublice SH 7, CS No 3015/2015 & Doct No Sub-Registrar8







## ANNEXTURE-1-A

1. Description of the Building

:All that piece and parcel of bungalow on bearing Plot No. 18, 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. (Ground + First Floor)

(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

: 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. 30.75,000/-

Date: 11.08.2015

HTA & MODI OOMES

Signature of the Executants

## CERTIFICATE

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

Date: 11.08.2015

<sup>p</sup>artner

EHTA & MODI HOMES

Partner

Signature of the Executants

BK-1, CS No 3015/2015 & Doct No Why SubRegistrar8

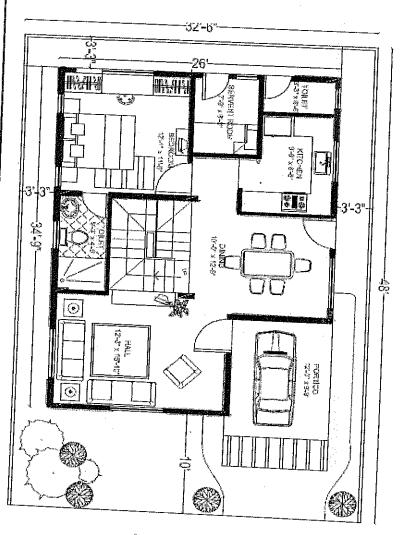






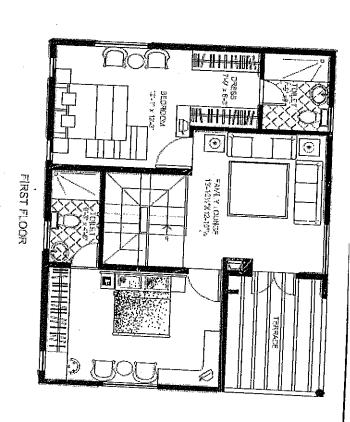
REGISTRATION PLAN SHOWING PLOT NO. 18, FORMING A PART IN SULTEY NOS. 74 & 75 Situated at CHERLAPALLY VILLAGE, Mandal, R. R. Dist. **GHATKESAR VENDOR:** M/S. MEHTA AND MODI HOMES, REPRESENTED BY IT PARTNER SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI BUYER: 1. MR. ONDETY RAJAMALLU, SON OF LATE ONDETY NARSAIAH 2. MRS. ONDETY SUJATHA, WIFE OF MR. ONDETY RAJAMALLU REFERENCE: SCALE: INCL: AREA:

SQ. MTRS.



SQ. YDS.

173



EXCL:

## GROUND FLOOR

AREA OF GROUND FLOOR: \$11.00 SFT.

AREA OF FIRST FLOOR 794.00 SFT

TOTAL BUILT UP AREA

1605.00 SFT

TERRACE AREA : 109,00 SFT.

PORRTICO AREA : 121.00 SFT.

WITNESSES:

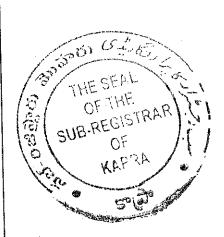
FOR MEHITA & MODI HOMES

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

BK-1, CS No 3015/2015 & Doct No Supregistrar8







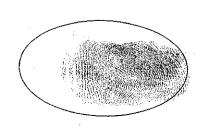
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

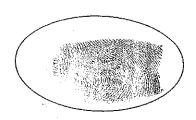
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





#### VENDOR:

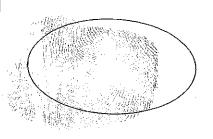
M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS MR. SOHAM MODI S/O. MR. SATISH MODI





## GPA FOR PRESENTING DOCUMENTS, VIDE GPA NO. 190/IV/2012, Dated 10.12.2012:

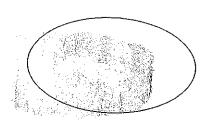
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.





#### BUYER:

 MR. ONDETY RAJAMALLU S/O. LATE ONDETY NARSAIAH R/O. NC 121
 INCLINE COLONY GODAVARIKHANI, - 505 211 KARIM NAGAR DIST.





MRS. ONDETY SUJATHA
 W/O.MR. ONDETY RAJAMALLU
 R/O. NC 121
 INCLINE COLONY
 GODAVARIKHANI, - 505 211
 KARIM NAGAR DIST

SIGNATURE OF WITNESSES:

1.

2. Sulata

FOR MEHTA & MODI HOMES

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

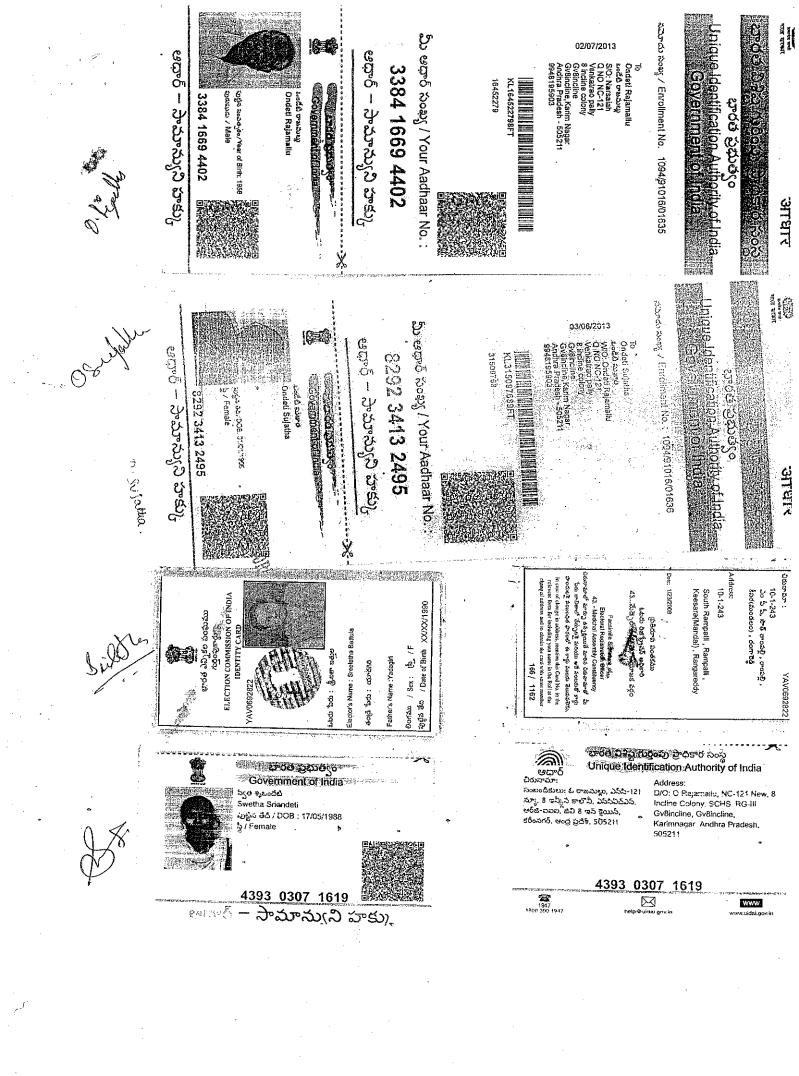
BK-1, CS No 3015/2015 & Doct No SubRegistrar8



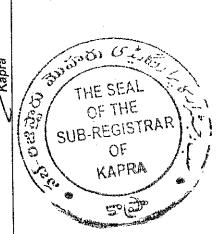




Generated On: 12/08/2015 02:53:13 PM



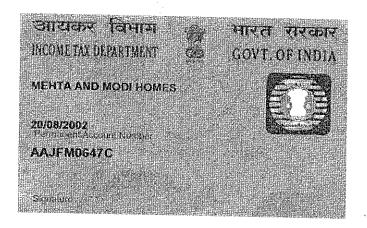
BK-1, CS No 3015/2015 & Doct No Jenn SubRegistrar8





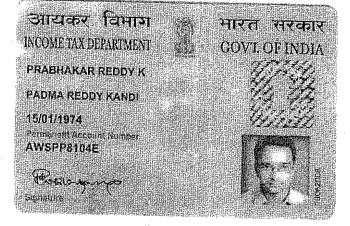


### **VENDOR:**





For MEHTA & MODI HOMES
Partner



Pomagons

BK 1, CS No 3015/2015 & Doct No Joint SubRegistrar8





