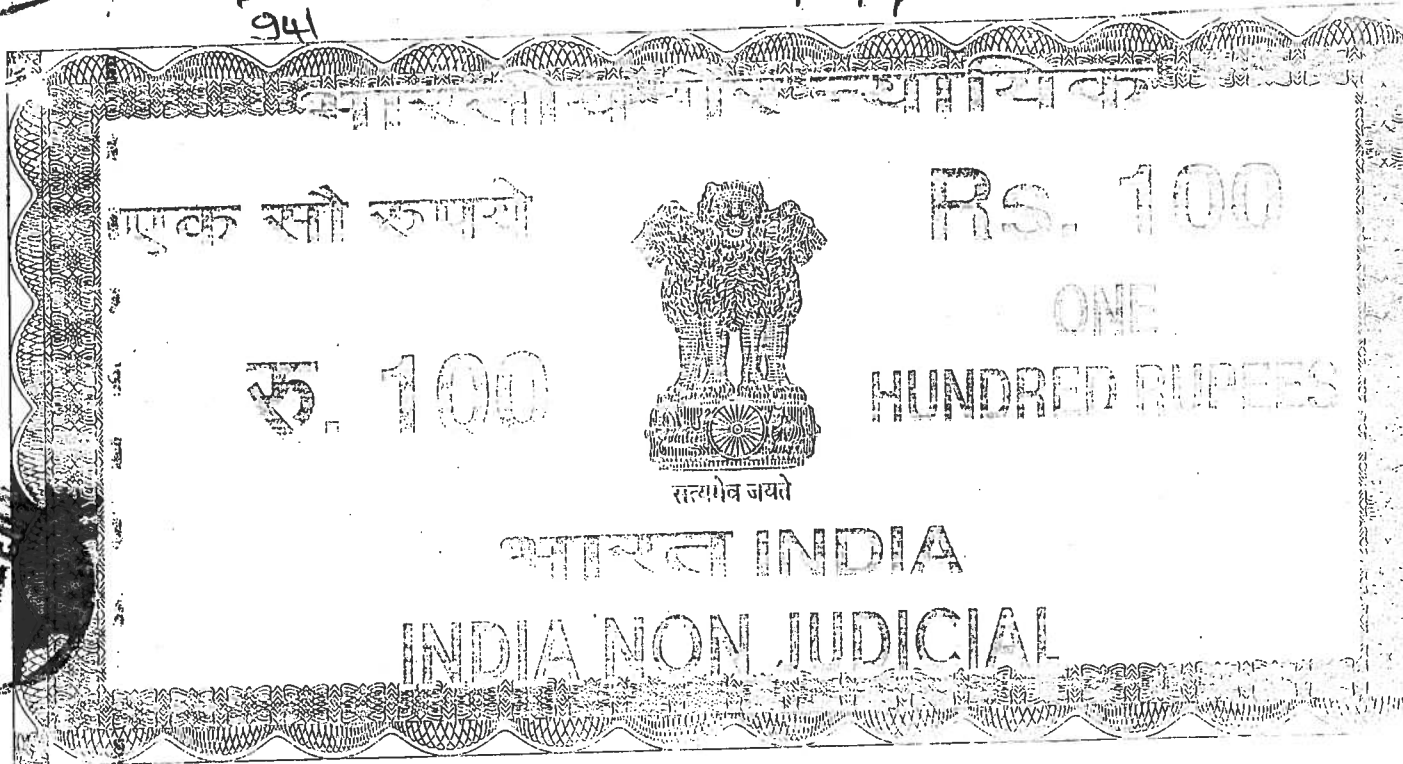


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94

951/2016

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10/12



తెలంగాణ తేలంగానా TELANGANA

Date: 19/01/2016. 01:19 PM

Serial No. 287

Denomination 100

Purchased By:  
SANDEEP SHAH  
S/O DR. L.G. ROHIT  
R/O BANJARA HILLS, HYD

For Whom  
SELF & OTHERS

Sub Registrar  
Ex. Officio Stamp Vendor  
SRO, Secunderabad

SALE DEED

This Sale Deed is made and executed on this the 27<sup>th</sup> day of January 2016 at S.R.O., Uppal, Ranga Reddy District by and between:



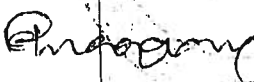


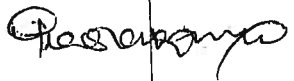
1. Shri. Sandeep Shah, Son of Dr. L. G. Rohit, aged about 54 years, Occupation: Business, resident of # 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
2. Dr. L. G. Rohit, Son of Govardhan Das, aged about 85 years, Occupation: Business, resident of # 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
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.

FOR MEHTA & MODI HONI



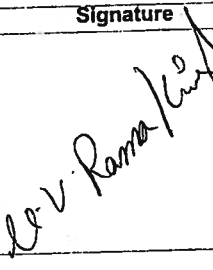



**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13200/- paid between the hours of 3 and 4 on the 28th day of JAN, 2016 by Sri K Prabhakar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 K. PRABHAKAR REDDY [1507-1-2016-941]	K. PRABHAKAR REDDY[R]L. GOWRI SANKAR . L H PRASADA RAO 5-4-187/3 & 4, SOHAM MANSION,, M G ROAD, SEC BAD.	
2	EX		 K. PRABHAKAR REDDY (G [1507-1-2016-941]	K. PRABHAKAR REDDY (GPA/SPA) S/O. K PADMA REDDY 5-4-187/3&4, 2ND FLOOR, SOHAM MANSION,, M G ROAD, SEC'BAD.	

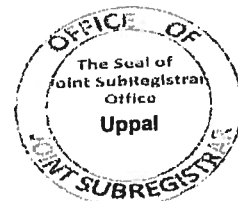
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 U V RAMA KRISHNA::2E [1507-1-2016-941]	U V RAMA KRISHNA R/O.MALKAJGIRI HYD	
2		 LH PRASADA RAO::2 [1507-1-2016-941]	LH PRASADA RAO R/O.MALKAJGIRI HYD	

28th day of January, 2016

Signature of  Joint SubRegistrar16  
Uppal

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SI-1-2016 Sheet 1 of 15  
Joint SubRegistrar16  
Uppal



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, rep by its GPA Holder Mr. Krishnakanth S. Parikh, S/o. Shri. Shantilal T. Parikh, aged about 55 years, 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 Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No.280, Road No, 25, Jubilee Hills, Hyderabad, hereinafter referred to as the 'Builder'

INFAVOUR OF

Mr. L. Gowri Sankar, Son of Mr. L. H. Prasada Rao, aged about 36 years, Occupation: Service, residing at H. No. 2-123/A, Street No. 2, Vani Nagar, Malkajgiri, Hyderabad - 500 047, 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.

*Sunder Bah*  
*Vasim Khan*  
*(Khan Bah)*  
*M. Bah*

*Meeta A. Bah*  
*Meeta A. Bah*  
*Meeta A. Bah*  
*Meeta A. Bah*

*Harsh J. Baldev*  
FOR MEHTA & MODI HOMES  
*(Signature)*  
Partner

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fees and other charges mentioned below in respect of this Instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	105500	105600
Transfer Duty	NA	0	0	0	39600	39600
Reg. Fee	NA	0	0	0	13200	13200
User Charges	NA	0	0	0	100	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>158400</b>	<b>158500</b>

Rs. 145100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13200/- towards Registration Fees on the chargeable value of Rs. 2640000/- was paid by the party through DD No ,63439 dated ,25-JAN-16 of ,AXIS BANK LIMITED/SECUNDERABAD

*[Signature]*  
Signature of Registering Officer  
Uppal

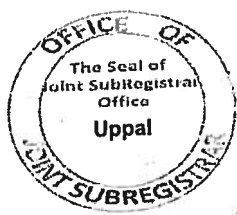
Date  
28th day of January, 2016

8TH Marga - 1937SE

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 Joint SubRegistrar16 Uppal

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 సంబంధించి రిజిస్ట్రేషన్ చేయబడి స్వామిగో విమలకుం  
 గుర్తింపు నంబర్: 1507-1-951... 2016 జనవరి 28...  
 2016 నం. 28... వ తేదీ

*[Signature]*  
అయింట్ నం-రిజిస్ట్రేషన్-16  
ఉప్పల్



**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.
- 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. Amaralingani
  - 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, plct no. 3 as on.

*Sudheer Reddy*  
*Karthi Reddy*

*Mani Reddy*  
*Reddy*

*Shri. Samala Janga Reddy*  
*Shri. G. Rama Krishna Reddy*

*Smt. V. Susheela*

*Shri. Anand S. Mehta*

*Shri. M. Vijayaram Mohan Rao*  
*Shri. Sajja Venkateswara Rao*

For MEHTA & MODI HOMES

Partner

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Joint SubRegistrar  
Uppal

*Signature*



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- 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.
- I) The Vendor No. 11 i. e, Shri. Mitesh K. Parikh have executed GPA in favour of Krishna Kant S. Parikh to sign the sale deed or agreements in favour of the prospective purchasers or their nominees, receive the consideration money, to present the deed or deeds duly executed by him in favour of the prospective purchasers or their nominees before the concern registering office, admit execution and receipt of consideration and procure the registered deeds.
- J) By virtue of the above documents, the Developer / Vendors has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- K) The Builder 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
- L) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- M) The Vendee is desirous of purchasing a plot of land bearing no.40 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.26,40,000/- (Rupees Twenty Six Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

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For MEHTA & MODI HOMES

*Handwritten signature*

Partner



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Uppal

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

1. The Vendors do hereby convey, transfer and sell the plot no.40, 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 Village, Ghatkesar Mandal, R. R. District and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.26,40,000/- (Rupees Twenty Six Lakhs Forty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
  - i. Rs.6,60,000/-(Rupees Six Lakhs Sixty Thousand Only) paid by way of D. D. No.846087, dated 14.01.2016 drawn on State Bank of India, Sec-bad Branch, issued by RACPC, Hyderabad in favour of Mr. Sandeep L. Shah, the vendor no.1, herein.
  - ii. Rs.6,60,000/-(Rupees Six Lakhs Sixty Thousand Only) paid by way of D. D. No.846089, dated 14.01.2016 drawn on State Bank of India, Sec-bad Branch, issued by RACPC, Hyderabad in favour of Mrs. Meeta A. Shah, the vendor no.6, herein.
  - iii. Rs.6,60,000/-(Rupees Six Lakhs Sixty Thousand Only) paid by way of D. D. No.846086, dated 14.01.2016 drawn on State Bank of India, Sec-bad Branch, issued by RACPC, Hyderabad in favour of Mrs. Saroj S. Parikh, the vendor no.9, herein.
  - iv. Rs.6,60,000/-(Rupees Six Lakhs Sixty Thousand Only) paid by way of D. D. No.846088, dated 14.01.16 drawn on State Bank of India, Sec-bad Branch, issued by RACPC, Hyderabad in favour of Mr. Harsh J. Baldev, the vendor no.12, herein.
2. The Vendors 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 Vendors further covenant that the Schedule Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby given warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Property it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendors have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.
5. The Vendors 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 Vendors hereby covenant that the Vendors 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.

*Sandeep Shah*  
*Saroj S. Parikh*  
*Meeta A. Shah*

*Harsh J. Baldev*  
*Meeta A. Shah*  
*Saroj S. Parikh*

*Meeta A. Shah*  
*Harsh J. Baldev*  
FOR MEETA & MODI HOMES



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**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF BUNGALOW on bearing Plot No. 40 admeasuring about 173 sq. yds., along with 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	Plot No. 39
South	Plot No. 41
East	30' wide road
West	Plot No. 32

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. *U.V. Rama Krishna*
2. *Sandeep Shah*
1. Sandeep Shah
2. Dr. L. G. Rohit

3. *Amar V. Shah*
4. *Meera A. Shah*
3. Amar V. Shah
4. Meera A. Shah

5. *Ajit V. Shah*
6. *Meeta A. Shah*
5. Ajit V. Shah
6. Meeta A. Shah

7. *Pritesh Rajesh Kotak*
8. *Rashmi R. Kotak*
7. Pritesh Rajesh Kotak
8. Rashmi R. Kotak

9. *Saroj. S. Parikh*
10. *Neema B. Parikh*
9. Saroj. S. Parikh
10. Neema B. Parikh

11. *Mitesh K. Parikh*
12. *Harsh J. Baldev*
11. Mitesh K. Parikh
12. Harsh J. Baldev

For MEHTA & MODI HOMES,

(VENDORS)

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**ANNEXTURE - 1 - A**

1. Description of the Building : All that piece and parcel of bungalow on bearing plot no. 40, in the project known as "villas @ 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 Floor + 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 & 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. 26,40,000/-

*Buddey Shah*  
*Kayam Reddy*  
*Pranav Reddy*  
*Netaji*  
*Meeta Ashok*

*Pranav Reddy*  
**FOR MEHTA & MODI HOMES**  
Signature of the Executants Partner

Date: 27.01.2016

**CERTIFICATE**

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

*Buddey Shah*  
*Kayam Reddy*  
*Pranav Reddy*  
*Netaji*

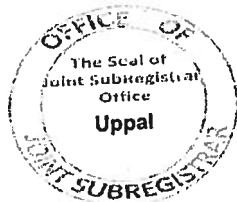
*Pranav Reddy*  
*Meeta Ashok*  
*Pranav Reddy*  
**FOR MEHTA & MODI HOMES**  
*Pranav Reddy*  
Signature of the Executants Partner

Date: 27.01.2016

*PK-1*  
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*941-2016* Sheet 7 of 15  
Joint SubRegistrar16  
Uppal



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**REGISTRATION PLAN SHOWING**

PLOT NO.40, 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:**

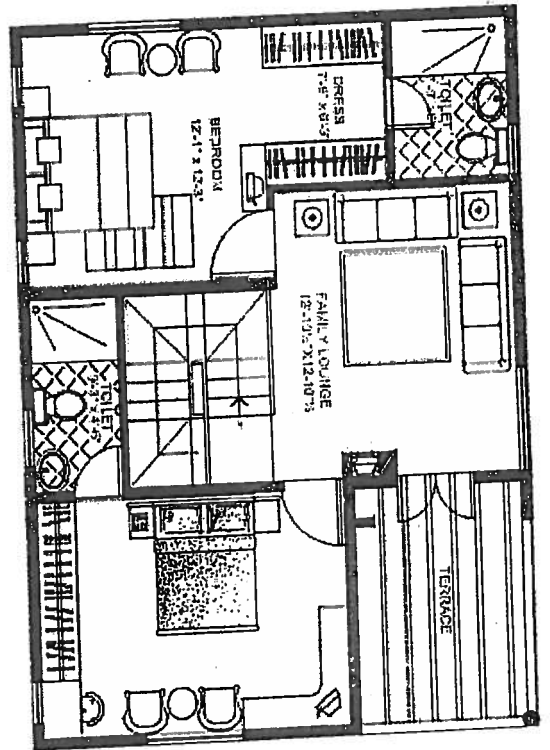
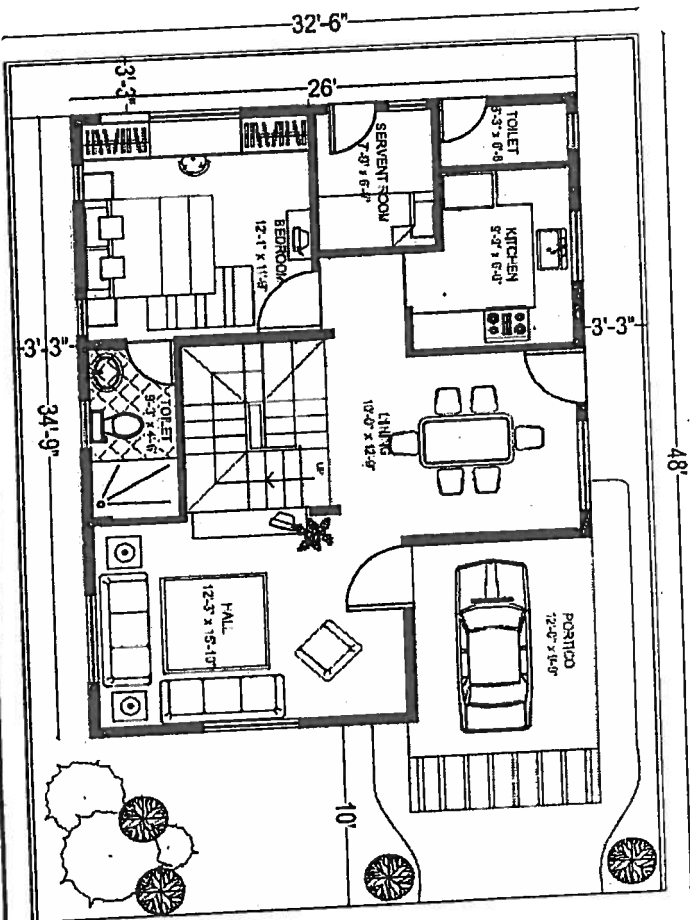
MR. L. GOWRI SANKAR, SON OF MR. L. H. PRASADA RAO.

**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.  
 TERRACE AREA : 109.00 SFT.  
 PORCH AREA : 121 SFT

*Sandeep Shah* Vax  
 Nishu

*Nishu*

*Prakash R. Kodak*

*Prakash R. Kodak*

*Prakash R. Kodak*

*Prakash R. Kodak*

*Prakash R. Kodak*

**WITNESSES:**

- U. V. Rama Krishna*
- S. S. Reddy*

*Sandeep Shah*

*Prakash R. Kodak*

**FOR MEHTA & MODI HOMES**

*Sandeep Shah*

*Prakash R. Kodak*

**SIG. OF THE VENDOR**

Partner

*2*  
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Uppal

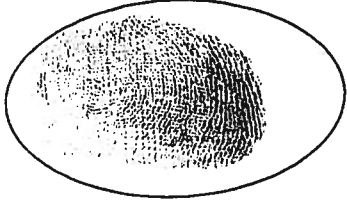

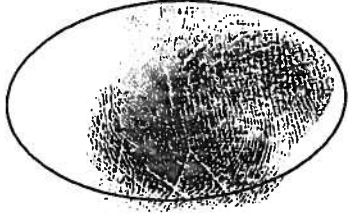



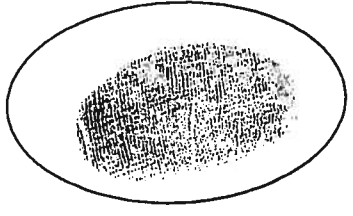

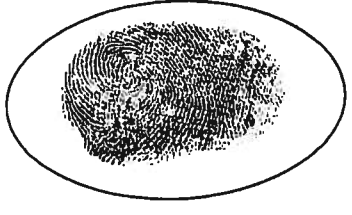



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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

**SIGNATURE OF WITNESSES:**

1. *U.V. Rama Krishna*
2. *S. S. Reddy*

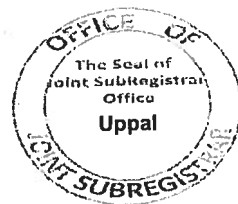
*Shri. Sandeep Shah*  
*Dr. L. G. Rohit*  
*Shri. Amar V. Shah*  
*Smt. Meera A. Shah*  
*Shri. Ajit V. Shah*

*For MEHTA & MODI*  
*Pa*

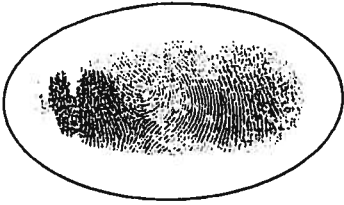

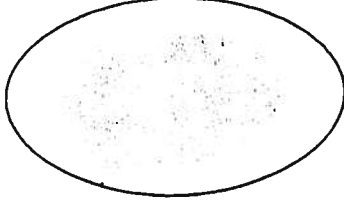

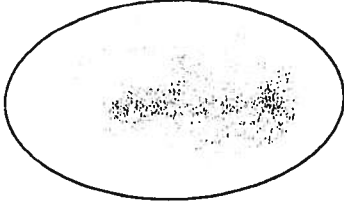
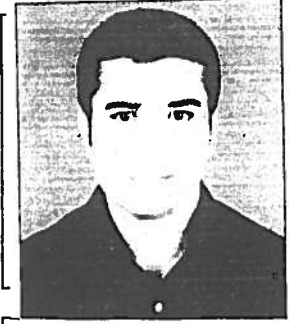
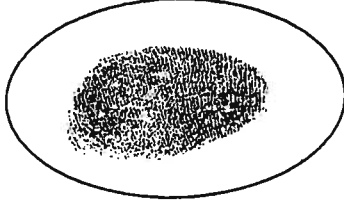

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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

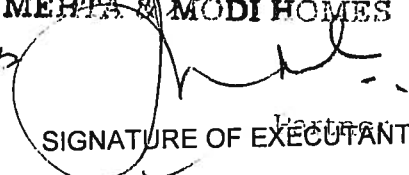
S.L. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			6. SMT. MEETA A. SHAH, W/O. SHRI. AJIT V. SHAH, R/O. "SHUBHAM" PLOT NO. 25, TEMPLE ROCK ENCLAVE, TADBUND, SECUNDERABAD.
			7. SHRI. PRITESH RAJESH KOTAK, S/O. SHRI. RAJESH C. KOTAK, R/O. "1-8-54/12'P3, VENKAT RAO NAGAR COLONY SECUNDERABAD.
			8. SMT. RASHMI R. KOTAK, W/O. SHRI. RAJESH C. KOTAK, R/O. "1-8-54/12'P3, VENKAT RAO NAGAR COLONY SECUNDERABAD.
			9. SMT. SAROJ S. PARIKH, W/O. SHRI. SHASHIKANTH S. PARIKH, R/O. 1-10-98/6, DWARAKA CO-OP SOCIETY BEGUMPET HYDERABAD.

**SIGNATURE OF WITNESSES:**

1. *U.V. Rama Krishna*
2. *S. H. Desai*

*Meeta A. Shah*      *Pritesh R. Kotak*      *Rashmi R. Kotak*      *Saroj S. Parikh*      *Meeta A. Shah*

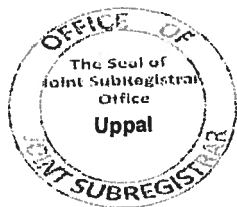
*For MEHTA & MODI HOMES*

  
 SIGNATURE OF EXECUTANTS

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Uppal



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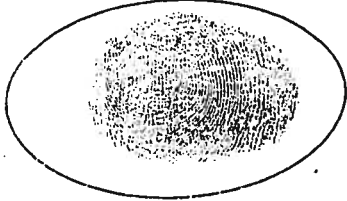


**"PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
ON ACT, 1908.**

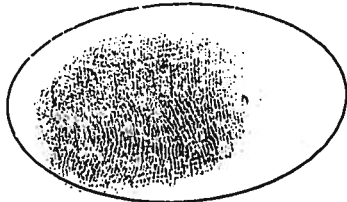
SL.NO.

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. KRISHNA KANT S. PARIKH  
REP. BY ITS GPA HOLDER  
MR. KRISHNAKANT S. PARIKH  
S/O. MR. SHANTILAL T. PARIKH  
R/O. 1-10-98/41  
DWARAKADAS CO-OP. SOCIETY  
BEGUMPET, HYDERABAD.



12. SHRI. HARSH J. BALDEV  
S/O. J.TENDRA BALDEV  
R/O. # 124, JERA  
SECUNDERABAD



**BUILDER:**

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

**GPA / SPA FOR PRESENTING DOCUMENTS  
FOR VENDORS AND BUILDERS VIDE DOC. NOS.  
27/BK-IV/2013, DT.22.09.2012 &  
190/BK-IV/2012, DT.10.12.2012:**



K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
R/O. 5-4-187/3 & 4, 2<sup>ND</sup> FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD.

**SIGNATURE OF WITNESSES:**

1. *M.V. Rama Krishna*
2. *S. S. Rao*

*Handwritten signatures of witnesses*

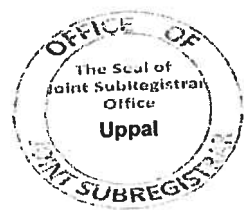
*Handwritten signature of K. Prabhakar Reddy*

For MEHTA & MODI H  
*Handwritten signature*





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*PS/172/16* Sheet 11 of 15 Joint SubRegistrar16  
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

S.L.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDEE:</b></p> <p>MR. L. GOWRI SANKAR S/O. MR. L. H. PRASADA RAO R/O. H. NO. 2-123/A STREET NO. 2 VANI NAGAR MALKAJGIRI HYDERABAD - 500 047,</p>
			<p><b>REPRESENTATIVE:</b></p> <p>K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 &amp; 4 2<sup>ND</sup> FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD.</p>

SIGNATURE OF WITNESSES:

1. *N.V. Rama Krishna*
2. *[Signature]*

*[Handwritten signatures of witnesses]*

*[Handwritten signatures of witnesses]*

FOR MEHTA & MODI HOMES

*[Signature]*  
Partner  
SIGNATURE OF VENDOR

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

*[Signature]*

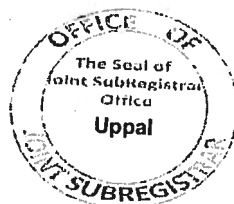
SIGNATURE OF THE REPRESENTATIVE

\* *L. Gowri Sankar*  
SIGNATURE(S) OF BUYER(S)

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*941-15216* Sheet 12 of 15  
*Di* Joint SubRegistrar  
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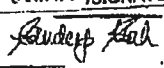
VENDORS :

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AFVPS6962H**

नाम /NAME  
**SANDEEP LAXMI DAS SHAH**

पिता का नाम /FATHER'S NAME  
**LAXMIDAS GOVERDHANDAS ROHIT**

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

हस्ताक्षर /SIGNATURE  


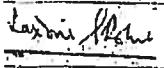
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABMPR9262J**

नाम /NAME  
**LAXMIDAS GOVERDHANDAS ROHIT**

पिता का नाम /FATHER'S NAME  
**GOVERDHANDAS GOPALDAS ROHIT**

जन्म तिथि /DATE OF BIRTH  
**15-08-1930**

हस्ताक्षर /SIGNATURE  


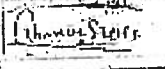
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ADVPS0206J**

नाम /NAME  
**ANAND SHAH**

पिता का नाम /FATHER'S NAME  
**VIRSUKHLAL SHAH**

जन्म तिथि /DATE OF BIRTH  
**03-08-1956**

हस्ताक्षर /SIGNATURE  


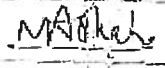
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

PERMANENT ACCOUNT NUMBER  
**AGQPS1774F**

नाम /NAME  
**MEHRA ANAND SHAH**

पिता का नाम /FATHER'S NAME  
**DINES CHANDRA JAIRWALA**

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

हस्ताक्षर /SIGNATURE  


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

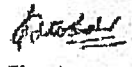
आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

**AJIT VIRSUKHLAL SHAH**

**VIRSUKHLAL SHAH**

**02/10/1958**  
 Permanent Account Number  
**AFVPS6951G**

Signature  


2025010

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

**MEETA AJIT SHAH**

**LAXMIDAS GOVERDHAN ROHIT**

**22/05/1961**

Permanent Account Number  
**AFVPS713L**

Signature  

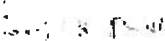

2025010

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AIHPP6921K**

नाम /NAME  
**SAROJ SHASHIKANT PARIKH**

पिता का नाम /FATHER'S NAME  
**GOPALDAS SONPAL**

जन्म तिथि /DATE OF BIRTH  
**05-11-1964**

हस्ताक्षर /SIGNATURE  



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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AGKPP0932G**

नाम /NAME  
**NEEMA BHAVESH PARIKH**

पिता का नाम /FATHER'S NAME  
**HARIDAS SHAH CHANDULAL**

जन्म तिथि /DATE OF BIRTH  
**04-11-1975**

हस्ताक्षर /SIGNATURE  


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

*Sandeep Shah*  
*Laxmi Das*

*Anand Shah*  
*Virsukhlal*

*Meeta Ajit Shah*  
*Laxmidas Govardhan Rohit*

*Saroj Shashikant Parikh*  
*Neema Bhavesh Parikh*

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Joint SubRegistrar  
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VENDORS :-

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KRISHNAKANT PARIKH

SHANTILAL

16/04/1959  
Permanent Account Number  
AEWPP0443C

*[Signature]*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MITESH K PARIKH  
KRISHNA KANTH PARIKH

16/04/1986  
Permanent Account Number  
ALOPP4161C

*[Signature]*  
Signature



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Rashmi Kotak	Wife	02/04/61	45
3	Pritesh Kotak	Son	20/08/86	21
4	Pooja Kotak	Daughter	13/03/90	16

*[Handwritten signature]*

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HARSH BALDEV  
JITENDRA BALDEV

07/03/1990  
Permanent Account Number  
ATDPD7505K

*[Signature]*  
Signature



*[Signature]*  
14/12/06  
D.P.L. No. 114  
BHARAT SCOUTS & GUIDES-II  
PARADISE, SEC-BAD

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  
18-10-1969

हस्ताक्षर / SIGNATURE

*[Signature]*

Chief Commissioner of Income-tax, Andhra Pradesh

For MEHTA & MOOI HOMES

आयकर विभाग  
INCOME TAX DEPARTMENT

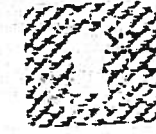


भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSP8104E

*[Signature]*  
Signature



*[Handwritten signature]*



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Joint SubRegistrar16  
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

LAVUDI GOWRI SANKAR

HEMAGIRI PRASADA RAO LAVUDI

30/08/1978

Permanent Account Number  
ACUPL3962C

*L. Gowri Sankar*  
Signature



12102006

*L. Gowri Sankar*

आयकर विभाग  
INCOME TAX DEPARTMENT  
V. RAMA KRISHNA UDDAGIRI



भारत सरकार  
GOVT. OF INDIA

ADI NARAYANA UDDAGIRI

10/05/1972

Permanent Account Number  
ACDPUR768N

*U.V. Rama Krishna*

Signature



14092010

*U.V. Rama Krishna*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

L. H. PRASAD RAO  
SEITARAMAIAH LAVUDI

01/07/1946

Permanent Account Number  
ABNPL2587P

*L. H. Prasad Rao*

Signature



*L. H. Prasad Rao*



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951-5206 Sheet 15 of 15  
Joint SubRegistrar  
Uppal

*P. Siva*

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**GOVERNMENT OF TELANGANA  
REGISTRATION AND STAMPS DEPARTMENT  
STATEMENT OF ENCUMBERANCE ON PROPERTY**

App No : 868483

MeeSeva App No : ECM021602929753

Date : 01-Feb-16

Statement No : 14182629

Sri/Smt.: L GOURI SHANKER : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property  
**VILLAGE: CHERLAPALLE ,Survey No : ,74,75, Plot No : ,40, East: 30 WIDE ROAD West: FLOT NO. 32 South: PLOT NO. 41 North: PLOT NO. 39**

A search is made in the records of SRO(s) of UPPAL relating there to for 29 years from 01-01-1987 To 31-01-2016 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 -- 7	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 74 75 PLOT: 40 EXTENT: 173SQ.Yds BUILT: 1835SQ.FT PART OF SY NO.S Boundires: [N]: PLOT NO. 39 [S] PLOT NO. 41 [E]: 30' WIDE ROAD [W]: PLOT NO. 32 <b>This document Link Doct,Link Doct,Link Doct 1507, 12150/2012 of SRO 1507;7827/2007 of SRO 1507;3111/2007 of SRO 1507;/ 2007</b>	(R) 28-01-2016 (E) 27-01-2016 (P) 28-01-2016	<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 2149500 Cons.Value:Rs. 2640000	1 .1.(EX)PRITESH RAJESH KOTA 2.(EX)SANDEEP SHAH 3.(EX)DR L G ROHIT 4.(EX)AMAR V SHAH 5.(EX)MEERA A SHAH 6.(EX)AJIT V SHAH 7.(EX)MEETA A SHAH 8.(EX)RASHMI R KOTAK 9.(EX)SAROJ S PARIKH 10.(EX)NEEMA B PARIKH 11.(EX)MITESH K PARIKH REP BY GPA: KRISHNAKANTH S PARIKH 12.(EX)HARSH J BALDEV 13.(EX)M/S. MEHTA & MODI HOMES REP BY PARTNER: SOHAM MODI 14.(CL)L. GOWRI SANKAR 15.(EX)K. PRABHAKAR REDDY (GPA/SPA)	0/0 951/ 2016 [1] of SROUPPAL
2 -- 7	VILL/COL: CHERLAPALLE/REST ALL@Rs4000 W-B: 2-1 SURVEY: 74 75 PLOT: 4 EXTENT: 218SQ.Yds Boundires: [N]: PLOT NO.3 [S] PLOT NO.5 [E]: 30' WIDE RIAD [W]: NEIGHBOURS LAND <b>1507,</b>	(R) 07-12-2012 (E) 22-09-2012 (P) 22-09-2012	<b>0905</b> ( ) Mkt.Value:Rs. 0 Cons.Value:Rs. 0	1 .1.(PL)SANDEEP SHAH 2.(PL)DR.L.G.ROHIT 3.(PL)AMAR V.SHAH 4.(PL)MEERA A. SHAH 5.(PL)AJIT V. SHAH 6.(PL)MEETA A .SHAH 7.(PL)PRITESH RAJESH KOTAK 8.(PL)RASHMI R. KOTAK 9.(PL)SAROJ S. PARIKH 10.(PL)NEEMA B.PARIKH 11.(PL)MITESH K.PARIKH 12.(PL)HARSH J.BALDEV 13.(AY)M/S.MEHTA & MODI HOMES,REP. BY SOHAM MODI (PARTNER) 14.(AY)BHAVESH V. MEHTA (PARTNER)	0/0 12150/ 2012 [3] of SROUPPAL
3 -- 7	VILL/COL: CHERLAPALLE/REST ALL@Rs4000 W-B: 2-1 SURVEY: 74 75 PLOT: 5 EXTENT: 203SQ.Yds Boundires: [N]: PLOT NO.4 [S] PLOT NO.6 [E]: 30' WIDE ROAD [W]: NEIGHBOURS LAND <b>1507,</b>	(R) 07-12-2012 (E) 22-09-2012 (P) 22-09-2012	<b>0905</b> ( ) Mkt.Value:Rs. 2592000 Cons.Value:Rs. 0	1 .1.(PL)SANDEEP SHAH 2.(PL)DR.L.G.ROHIT 3.(PL)AMAR V.SHAH 4.(PL)MEERA A. SHAH 5.(PL)AJIT V. SHAH 6.(PL)MEETA A .SHAH 7.(PL)PRITESH RAJESH KOTAK 8.(PL)RASHMI R. KOTAK 9.(PL)SAROJ S. PARIKH 10.(PL)NEEMA B.PARIKH 11.(PL)MITESH K.PARIKH 12.(PL)HARSH J.BALDEV 13.(AY)M/S.MEHTA & MODI HOMES,REP. BY SOHAM MODI (PARTNER) 14.(AY)BHAVESH V. MEHTA (PARTNER)	0/0 12150/ 2012 [4] of SROUPPAL

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