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LICENSED STAMP License No.15-26-028/2011 # 1-2-45/30, C.S.Nagar, Yellareddyguda, Kapra, R.R.Dist-500 062. Cell: 984900115

SALE DEED

This Sale Deed is made and executed on this the 31 day of May 2012 at SRO, Uppal, Ranga Reddy District by:

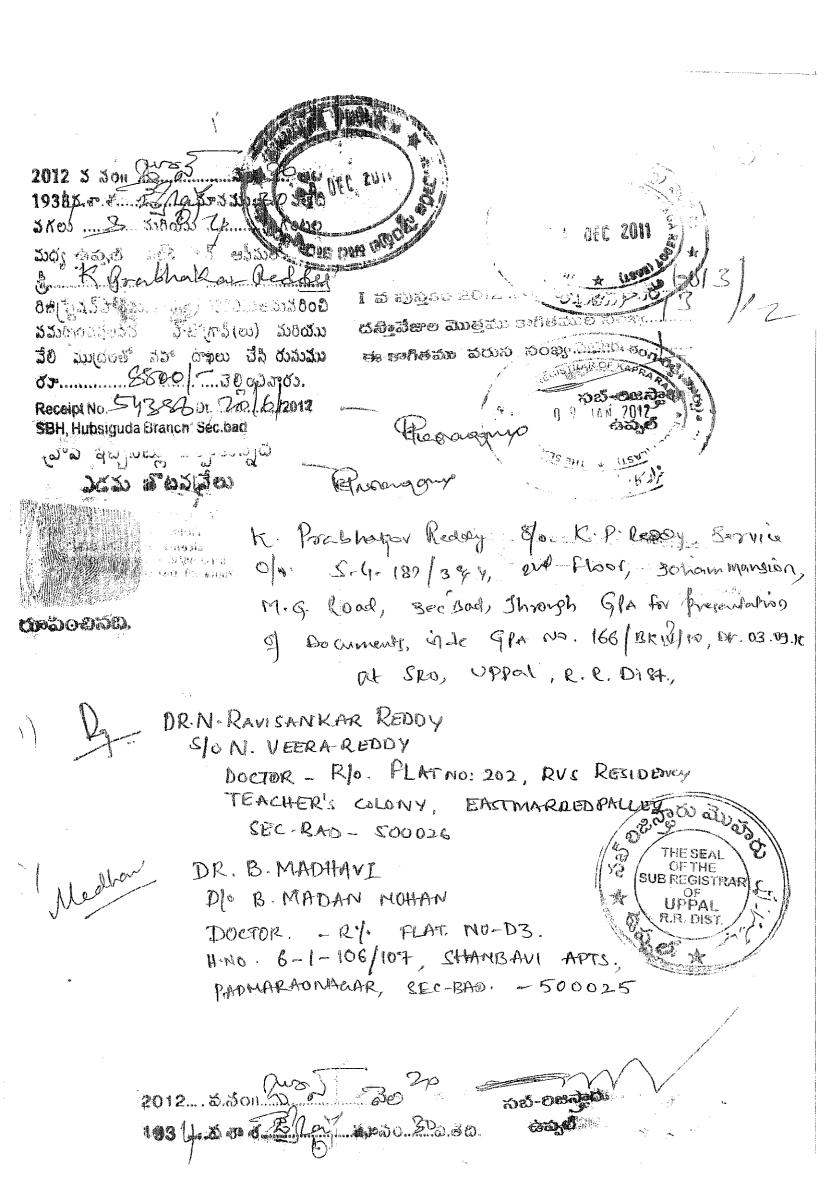
M/s. MEHTA & MODI HOMES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 42 years, Occupation: Business and Mr. Suresh U. Mehta, S/o. Late Uttamlal Mehta, aged about 65 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.)

Dr. P. NAVEEN KUMAR, SON OF Mr. P. NARAYANA, aged about 34 years, Occupation: Doctor, residing at Flat No. D3, 3rd Floor. H. No. 6-1-106/107, Shambhavi Apartments, Padmarao Nagar, Secunderabad - 500 025., hereinafter referred to as the Vendee (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

FOR MEHTA & MODI HOMES

Partner

Partner



#### WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
··4;	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6	9268/2007	31.07.2007	Ac. 1-09 Gts.,

B) Smt. Hetal K. Parekh, Shri Parvesh B Parekh and Shri Piyush J. Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

Sl. No.	Sale Deed Doc. No.	:	Dated	Extent of Land
1.	7876/2006		25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- G) The Vendor 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. 8-37.5 Gts., from HUDA / GHMC vide permit no 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.

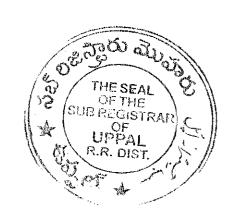
FOR MEHTA'S MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

ENDORS	
Certified that the following amounts:	have
been paid in respect of the document	by
Challan 154396 Dt. 20	6/12
1 Stains Duty!	lad
<ol> <li>In the Shape of Stamp Paper</li> </ol>	Rs. LONG
2. In the Shape of Challan	
(u/s.41 of LS. Act 1899)	952960/
3. In the Shape of Cash	The state of the s
(u/s 41 of 1.5. Act 1809)	713
4 Adjustment of Stamp Duty)	
(u/s 16 of 1.5. Act 1899, if any)	8
# Transfer duty:	
1. in the Shape of Challan	Rx 552001
2. in the Shape of Cash	Re C
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2. In the Shape of Cash	D <sub>0</sub>
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H) The Vendee is desirous of purchasing a plot of land bearing no. 380 admeasuring 174 sq. yds., along with semi-finished construction having a total area of 1749 sft., (built-up area 1430 sft + terrace area 160 sft + portico area 159 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.17,60,000/- (Rupees Seventeen Lakhs Sixty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

### NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- The Vendor do hereby convey, transfer and sell the Plot No. 380, admeasuring 174 sq. yds., along with semi-finished construction having a total area of 1749 sft., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Property 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.17,60,000/-(Rupees Seventeen Lakhs Sixty Thousand Only) financed by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that Scheduled Proptery 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 the 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 give 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 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.
- 7. Stamp duty and Registration amount of Rs. 1,32,000/- is paid by way of challan No. 54386, dated 20.06.12, drawn on State Bank of Hyderabad, Habsiguda Branch, Ranga Reddy District.

FOR MEHITA & MODI HOMES

Partner

FOR MEHTING MODI HOMES

Partner

Endorsement Under Section 41 & 42 IS Act of 1999

Doct. No. 100/2 of 2012 Dated 20 16 / 2012.

I hereby certify that the proper/deficit Stamp duty of Rs. 12-3100 (Rupees De Jakeh Swand)

has been levied in respect of this instrument document from Sri/Smt. K. factorial Medical Consideration of Rs. 1,60,000 being higher that consideration/Agreed Market Value

S.R.O Uppal Date 20/6/11 Sub-Registrar and Collector U/S-41&42 as on INDIAN STAMP Act.

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#### SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 380, admeasuring about 174 sq. yds., along with semi-finished construction having a total area of 1749 sft., in the project known as "Silver Oak Bungalows Phase - III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 379	
South	Plot No. 381	
East	30' wide road	
West	Plot No. 377	

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.

(DR-N-RAVISANKAR REDDY)

2. Medland

DR. B.MADHAVI)

FOR MEHTA & MODI HUMES

Partner

(Soham Modi) VENDOR

FOR MEHTA & MODI HOMES

(Suresh U. Mehla)

VENDOR

PNAVERN KUMAK

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SESSON WOSEN



#### ANNEXTURE-1-A

1. Description of the Building

:ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 380 in the project known as "SILVER OAK BUNGALOWS PHASE — III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, 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

: 174 sq. yds.

4. Built up area Particulars:

a) Portico & Terrance Area

: 319 Sft

b) In the Ground Floor

: 793 Sft

c) In the First Floor

: 637 Sft

Total Built up Area:

1749 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV of the Building

: Rs. 17,60,000/-

FOR MEHTER & MODI HOMES

Date: 31.05.2012

Portner
Signature of the Executants

#### CERTIFICATE

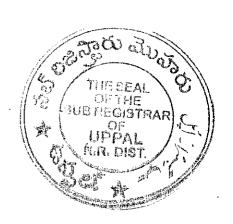
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

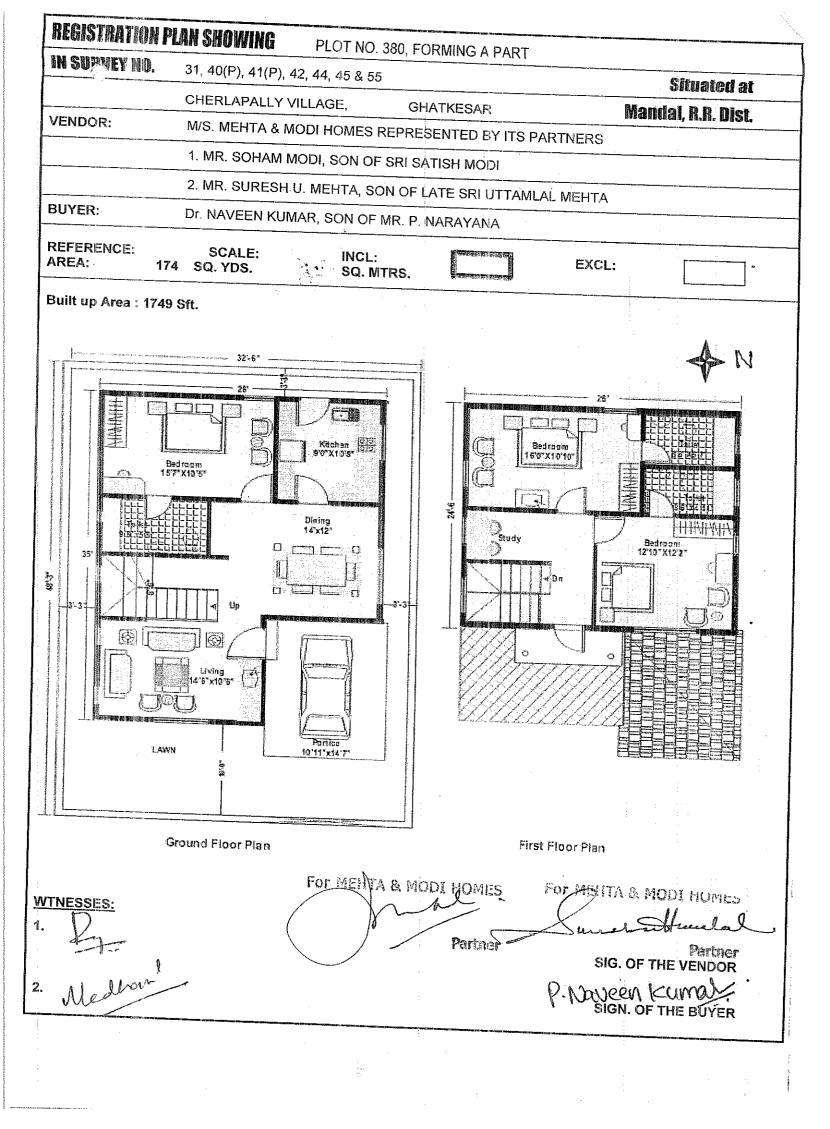
FOR MENTA & MODI HOMES

Date: 31.05.2012

Signature of the Executaints

P. Naveen Kumody





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

SL.NO.

FINGER PRINT IN BLACK EFT THUMB)

PASSPORT SIZE **PHOTOGRAPH** BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER











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

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





### GPA FOR PRESENTING DOCUMENTS, VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:

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:

DR. P. NAVEEN KUMAR S/O. MR. P. NARAYANA R/O. FLAT NO. D3, 3RD FLOOR H. NO. 6-1-106/107 SHAMBHAVI APARTMENTS PADMARAO NAGAR SECUNDERABAD - 500 025

SIGNATURE OF WITNESSES:

2.

FORMEHTA ELMON HOMES FOR MONTA & MOST HOMES

Partner SIGNATURE OF THE EXECUTANTS Partner

> P. Noveen Kum SIGNATURE(S) OF BUYER(S)

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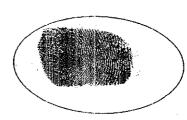
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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

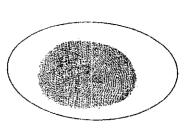
SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER









#### WITNESSESS:

- 1. MR. N. RAVISANKAR REDDY
  SIO. MR. N. NEERA REDDY
  RIO. FIAT NO. 202,
  RVS RESIDENCY, TEACHERS CLIPY
  EAST MAREDPALLY
  SECONDERABAD-026.
- 2. MRS B. MADHAVI

  D/O.MR. B. MADAN MOHAN

  R/O. FLAT NO. D3

  H.NO:- 6-1-106/107,

  SHAMBAVI APTS,

  PADMA RATO NAGAR,

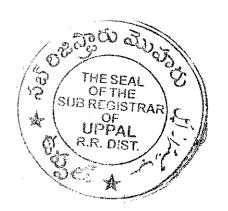
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SIGNATURE OF WITNESSES:

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2. M. De

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# Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 006108/2012 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K PRABIJAKAR

REDDY(EX)

Report Date: 20/06/2012 15:36:16

This report prints the Photos and FPs taken on 20/06/2012 15:35:31

SINo.	Thumb Impression	Photo	Name and Address	PartyC
1			of the Party  (CL) DR.P.NAVEEN  KUMAR 6-1-106/107,  SHAMBHAVI APTS.,  PADMARAONAGAR,  SEC'BAD.	PartySignature  P. Naween Yuma
	The state of the s		(EX) K. PRABHAKAR REDDY (GPA) 5-4- 187/3&4, SOHAM MANSION, M G ROADSEC'BAD.	Risdanging

Identified by

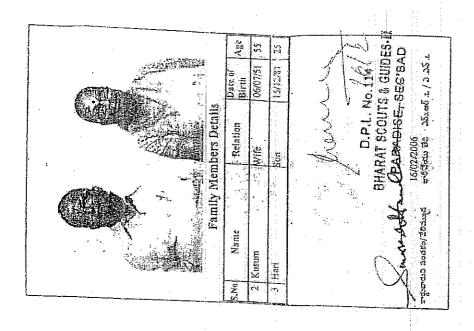
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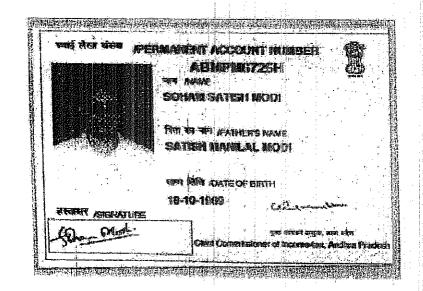
Witness 2

Photos and TIs confured by me

Capture of Photos and TIs done in my presence

**் குறுந்த**் 2012 நின் கு.மி.மும்கு **යබදුන්**ෂල කියුණුණ පෘතිජකාව හිරහු... es estato atom most ......





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FORMENTA & MODI JIOMES Partner

For MENTA MODI HOMES

Partner

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భారత ఎన్నికల సంఘము గుర్తింపుకార్డు

ELECTION COMMISSION OF INDIA IDENTITY CARD

WQ0169185

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ఓటరు పేరు : నవీన్ కుమార్ పూల

Elector's Name : Naveen Kumar Poola

తం(డి పేరు : నారాయణ పూల

Father's Name :Narayana Poola

ಲಿಂಗಮು / Sex : 힌 / M

වාසිය ම්ඨ / Date of Birth 15/06/1978

P. Naver Kurral.

చిరునావగా :

WVQ0169185

2-2-1105/4/2 FLAT NO 202 SWAGRU తిలక్ నగర్ ఇందిర న్లర్ కాలనీ,న్యూ నల్లకుంట,నల్లకుంట, హైదరాబాద్,500044

2-2-1105/4/2 FLAT NO 202 SWAGRU

Tilak Nagar Indira Ngar Colony , New Nallakunta , Nallakunta, Hyderabad,500044

Date: 24/02/2009

(పతిరూప సంతకము ఓటరు రిజిప్ప్రేషన్ అధిక్తారి 59...అంబైర్ పేట్ శాసనసభ వియోజక వర్గం

Facsimile Signature of
Electoral Registration Officer
59: - Amberget Assembly Constituency
ఏరునామాలో మాయ్ప తన్నట్లయితే మారిని పరువామాతో మీ మీరు జావిలాలో చేర్చుటలై మరియు అదే చలబరులో కార్తు పొందుటక్ల పంబందిత పారంలో ఈ కార్తు వంబరు తెలుపవలెను.
In case of change in address, mention this Card No. in the relevent form for including your name in the Roll at the changed address and to obtain the eard with same number

54/ 1333

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# ANDIRATRADISI



DRIVING LICENCE DLFAP02490962006

MADHAUC B MADAN MOHAM 1-183 OPP SWIDICODE KODAD HAL GONDA

ă griature aed on 97/06/2006

Licercing Author RTA-NALGONGA

आयकर विभाग <sup>©</sup>INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

N RAVISANKARREDDY VEERAREDDY NANDIMANDALAM 01/07/1977

Permanent Account Number AGOPN4038M



Medhand

M0458756/06 Class Of Vehicle

LMV,MCWG

Validity

06/06/2026

Non-Transport Transport

Hazardous Validity

Badge No.

Original No. Original LA.

<u>DOB</u> Blood Gr.

Date of 1st Issue

14/07/1981

07/06/2006

DLFAP02490962006 RTA NALGONDA

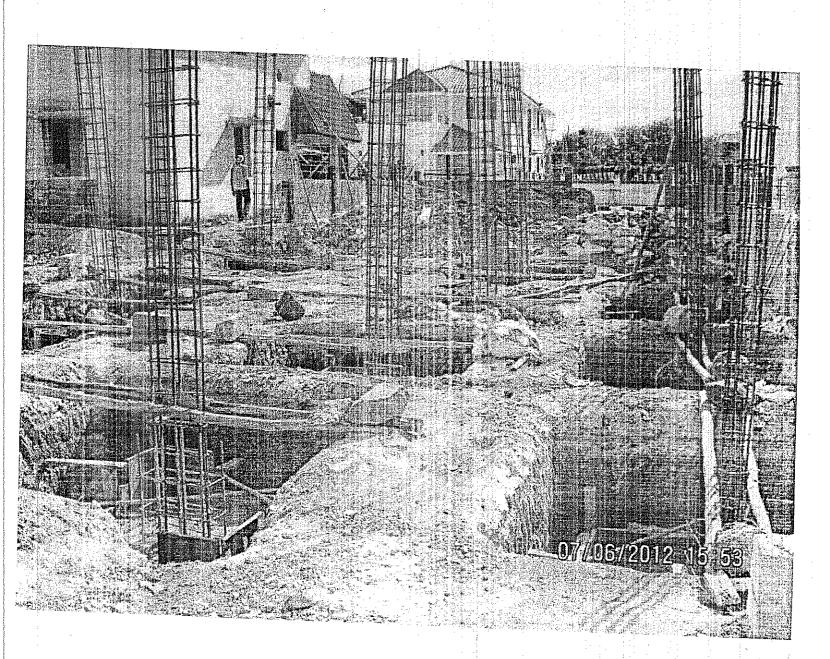


In case this card is lost / found, kindly inform / return to : Aucome Tax PAN Services Unit, UTITISI Plot No. 3, Sector 11, CBD Belapur, Navi Mumbhi - 400 614

इस कोई के खोने/पाने पर कुपया सुनित कों/लोटाएं : आयकर पैन सेवा सुनीट पुटीआईटीएसएल प्लाट ने: कें, सेक्टर ११% सी.बो.डी.बेलापुर ( नवी मुंबई-४०० ६९४

1 a 初度 so 2012 ao 1 和 0 高度 2 m 30 0 13), 2 m 30 0 2 m 3

THE SEAL CF THE SUB REGISTRAR OF UPPAL R.R. DIST.



THE SEAL OF THE SUB REGISTRAR C. US PAL R.R. DIST.