

Depd no: 11537/12



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 326792

S.No. 14539 Dt. 15/9/12 Rs. 100
Sold to: Ramesh W. Parsing Rao, HUF
For Whom: Mehta & Modi Homes, 444

K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No.16-02-30/1998
REN.No.16-02-08/2010
Sub-Bapunagar, Amberpet, Hyd-13.
Cell.No.9989259839

SALE DEED

This Sale Deed is made and executed on this the 22nd day of November 2012 at S. R.O., Uppal, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners Shri Soham Modi, Son of Sri Satisk Modi, aged about 42 years, Occupation: Business and Sri Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 62 years, Occupation: Business, hereinafter referred to as the 'Vendor'

AND

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

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Suresh U Mehta

Soham Modi

Partner

Partner

16,40,000
100

2012 వ సంవత్సరం నెల 22

1933 వ సంవత్సరం నెల 1 వ తేదీ

సగల ... మరియు ... గంటల

మధ్య ఉక్కుల పబ్లిసిటీ ఆఫీసులో

శ్రీ. Soham Modi

రిజిస్ట్రేషన్ ఫారము 1908 లో 232 ఎను ఆనువరించి

నమర్చించవలసిన ఫోటోగ్రాఫ్(లు) మరియు వస్తుకు 2012 సంవత్సరం

వేలి ముద్రలతో నహ దాఖలు చేసి రుసుముదస్త్రావేళాల మొత్తము కాగితముల సంఖ్య

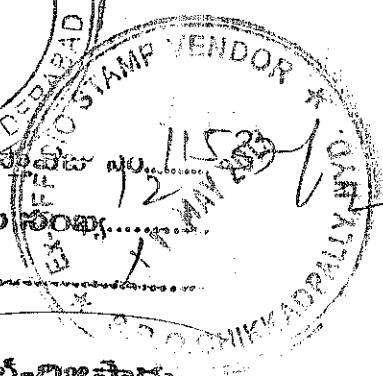
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Receipt No / 5045 D. 2. / 11. 2012

SBH, Hubsiguda Branch, Sec. bad

వాసి ఇచ్చినట్లు ఒప్పుకున్నది

ఎడమ బొటనవ్రేలు

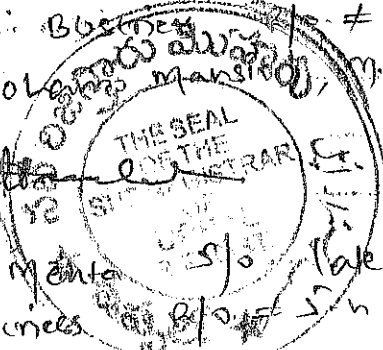
[Signature]



చే-రిజిస్ట్రార్
ఉక్కుల

[Signature]

Soham Modi, s/o. Satish modh
Office: Business # 5-6-187/3 & 4, 2nd floor
Soham Mansion, M. G. Road, Secbad.



Suresh U. Modh
Office: Business # 5-6-187/3 & 4, 2nd floor
Soham Mansion, M. G. Road, Secbad.

ఎడమ బొటనవ్రేలు

నరూపించినది.

1. *[Signature]* - Ch. Venkat Ramana Reddy s/o. Late Aji Reddy
11-187/2, Road No: 2, Green Hills colony, Hudaaba

2. *[Signature]* K. Prabhakar Reddy s/o. K.P. Reddy, Service
5-6-187/3 & 4, 2nd floor, Soham mansion, M.G.
Road, Secbad.

2012 వ సంవత్సరం నెల 22 వ తేదీ
1933 వ సంవత్సరం నెల 1 వ తేదీ

చే-రిజిస్ట్రార్
ఉక్కుల

3. Smt. Meera A. Shah, W/o. Shri. Amar V. Shah, aged about 50 years, Occupation: Housewife, R/o. "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
4. Shri. Ajit V. Shah, S/o. Shri. V. N. Shah, aged about 52 years, Occupation: Business, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
5. Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah, aged 49 years, Occupation: Housewife, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 26 years, R/o.1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
7. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak, aged about 49 years, Occupation: Housewife, R/o.1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
8. Smt. Saroj. S. Parikh, wife of Late Shashikanth S. Parikh, aged about 50 years, Occupation Housewife, R/o.1-10-98/6, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
9. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh aged about 37 years, R/o.1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
10. Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 26 years, R/o.1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
11. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 23 years, resident of 124, Jeera, Secunderabad.

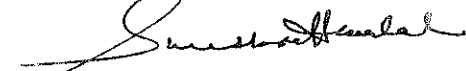
being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 42 years, and Sri Suresh U Mehta Son of Late Uttamlal Mehta, aged about 62 years, Occupation: Business, the Partners/ Authorized Representatives of M/s. Mehta and Modi Homes who is the General Power of Attorney Holders by virtue of document no.204/10 dated 18.09.2010, registered at S.R.O., Uppal, Rangareddy District, hereinafter called the "Owners".

IN FAVOUR OF

Mr. KAVALI NARAYANA, SON OF Mr. K. NARASIMHA aged about 49 years, Occupation: Service, residing at # Q. No. C- 11/81, NTPC Township, (PTS), Jyothinagar, Ramagundam, Karim Nagar - 505 215., 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

For MEHTA & MODI HOMES


Partner

I వ పుస్తకం 2012 నం|| పు.దస్తావెటా నం..... 11537/2
 దస్తావెటాల మొత్తము కాగితముల సంఖ్య..... 12
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సబ్-రిజిస్ట్రార్
 ఉప్పల్

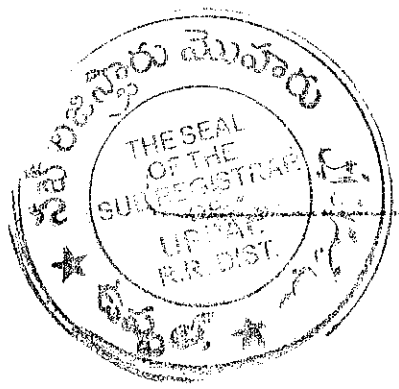
ENDORSEMENT

Certified that the following amounts have been paid in respect of the document by Challan No. 5045 Dt. 21/11/2

- I Stamp Duty:
- 1. In the Shape of Stamp Paper Rs. 100/-
 - 2. In the Shape of Challan (U/s. 41 of I.S. Act. 1899) Rs. 71900/-
 - 3. In the Shape of Cash (U/s. 41 of I.S Act. 1899) Rs.
 - 4. Adjustment of Stamp Duty (U/s. 16 of I.S. Act. 1899) if any Rs.
- II Transfer Duty:
- 1. In the Shape of Challan Rs. 28000/-
 - 2. In the Shape of Cash Rs.
- III Registration Fees:
- 1. In the Shape of Challan Rs. 200/-
 - 2. In the Shape of Cash Rs.
- IV User Charges:
- 1. In the Shape of Challan Rs. 100/-
 - 2. In the Shape of Cash Rs.

TOTAL Rs: 108100/-

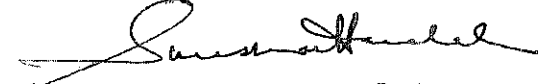
Sub Registrar
 Uppal



WHEREAS:

- A) The Owners are the absolute owners, possessors and in peaceful enjoyment of the land forming survey no.74 (Ac.1-23 Gts.) and Sy. No.75 (Ac.1-22 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring about Ac.3-05 Gts. by virtue registered sale deed bearing document no.3111/07 dated 5.03.07 registered at SRO, Uppal and is hereinafter referred to as the 'Scheduled Land'.
- B) The Owners purchased the Scheduled Land for a consideration from its previous Owners, possessors and pattedars namely:
- Shri. Samala Janga Reddy, Son of Late Shri Samala Chinna Yadaiah
 - Smt. V. Susheela, Wife of V. V. Subba Rao,
 - Sri Anand S. Mehta, son of Shri Suresh U. Mehta
 - Smt. Chamarty Naga Bala Tripura Sundari W/o. Shri Ch. Ganapathi Prasad
 - Shri. G. Rama Krishna Reddy, son of Shri. G. R. Reddy
 - Shri M. Vijayaram Mohan Rao, son of Shri M. Venkateswar Rao
 - Shri Sajja Venkateswara Rao, son of Shri Subba Rao
 - Shri Boddu Srinivasa Rao, son of Shri B. Amaralingam
 - Shri Sekharam Seri, son of Late Shri. Venkakaih
- C) The Owners approached the Vendors to develop the Schedule Land into residential houses / plots and the Vendors have agreed to do so. Accordingly, the Vendors and the Owners have entered into Development Agreement dated 30.04.2007 for development of the Schedule Land. The Development Agreement is registered as document no.7827/07, dated 30.04.2007 at the S.R.O. Uppal.
- D) In pursuance of the said Development Agreement the Vendors have obtained permission from GHMC / HUDA in file no. 0149/CSC/TP1/2008, Permit No.5/69 dated 18.12.08 for developing the Scheduled Land into a gated community consisting of 44 villas / bungalows each having divided share of land (plot of land) along with common amenities like roads, drainage, electric power connection, clubhouse, landscape areas, etc. The Scheduled Land as per sanction shall be made into 44 villas / bungalows along with divided share of land bearing nos. 1 to 44. Hereinafter, the said villas / bungalows along with divided share of land shall be referred to as plot no. 1, plot no. 2, plot no. 3 as on.
- E) As per the terms of the Development Agreement, the Owners and the Vendor have agreed to share the proposed developed plots along with construction thereon. Broadly the Owners shall be entitled to 13 villas and the Vendor shall be entitled to 31 villas along with the divided plots of land.
- F) Accordingly, the Owners have executed a General Power of Attorney in favour of the Vendor vide document no.204/10, dated 18.09.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses. The Owners shall be entitled to sell their share of plots along with constructions thereon to any intending purchaser without reference to the Vendor. Similarly, the Vendor shall be entitled to sell their plots along with constructions thereon to indenting purchasers without reference to the Owners.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

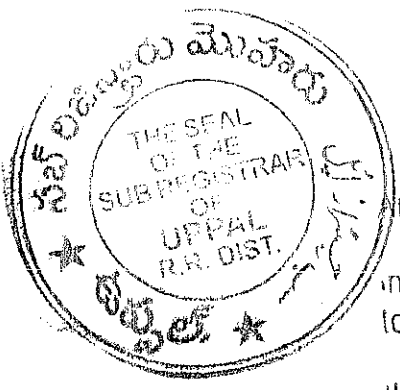

Partner

ప పుస్తకం 2012 సం॥ పు.దస్తావేజు ఎం..... ¹¹⁵³⁷
 పస్తావేజుల మొత్తము కాగితముల సంఖ్య..... ¹²
 ఈ కాగితము పరుస సంఖ్య..... ³

నబ-రిజిస్ట్రార్
 ఉప్పల్

Endorsement Under Section 41 & 42 IS Act of 1899
 Doct. No. 11537 of 2012 Dated 22/11 2012.
 I hereby certify that the proper/deficit Stamp duty of
 Rs. 100200/- (Rupees One Lakh
Seventy two thousand only)
 has been levied in respect of this instrument, document
 from Sri/Smt. Saham Medu
 on the basis of the agreed Market Value/
 Consideration of Rs. 14,40,000/- being
 higher than consideration/Agreed Market Value

Sub-Registrar
 and Collector U/S-41&42 as
 on INDIAN STAMP Act
 S.R.O Uppal
 Date 22/11/12



REGISTRATION ENDORSEMENT

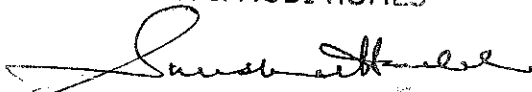
An amount of Rs. 100200/- towards Stamp Duty
 including Transfer Duty and Rs. 7200/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 15045
 Dated 21/11/12 At SBH Habsiguda Branch Sec'bad
 SBH Habsiguda Ac.52191012432 of SRO Uppal

- 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.24, admeasuring 173 sq. yds., hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.14,40,000/- (Rupees Fourteen Lakhs and Forty 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.24, admeasuring 173 sq. yds., 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.14,40,000/- (Rupees Fourteen Lakhs and Forty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a) Rs.10,00,000/- (Rupees Ten Lakhs Only) paid by way of D.D.No.344222, dated 20.11.2012 issued by State Bank of Hyderabad, Jyothinagar Branch, Ramagundam.
 - b) Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.152746, dated 25.08.12, drawn on drawn on ICICI Bank.
 - c) Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) (Part Payment) paid by way of cheque no.508856, dated 06.10.2012 drawn on State Bank of Hyderabad, Jyothinagar Branch, Ramagundam.
2. The Vendor / Owners hereby covenant that Scheduled Plot 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 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 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 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 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. 1,08,000/- is paid by way of challan No. 15045, dated 21.11.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.


SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.24, admeasuring about 173 sq. yds., in the project known as 'VILLAS AT SILVER CREEK' forming part of Sy. Nos.74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 23
South	Plot No. 25
East	30" wide road
West	Plot No. 14

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. 

2. 

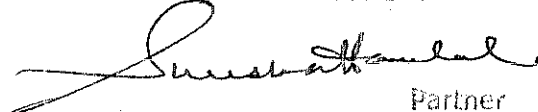
For MEHTA & MODI HOMES



Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES



Partner

(Suresh U Mehta)
VENDOR



VENDEE

1 వ యొక్క 2012 సం॥ పు.దస్త్రావజా ధృ...^{11537/2}
దస్త్రావేజాల మొత్తము కాగితముల సంఖ్య...¹²
కాగితము వరుస సంఖ్య...

సబ్-రిజిస్ట్రార్
ఉప్పల్



REGISTRATION PLAN SHOWING

PLOT NO.24, FORMING A PART

IN SURVEY NO. 74 & 75

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR **Mandal, R. R. Dist.**

VENDOR: M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYERS: MR. KAVALI NARAYANA, SON OF MR. K. NARASIMHA

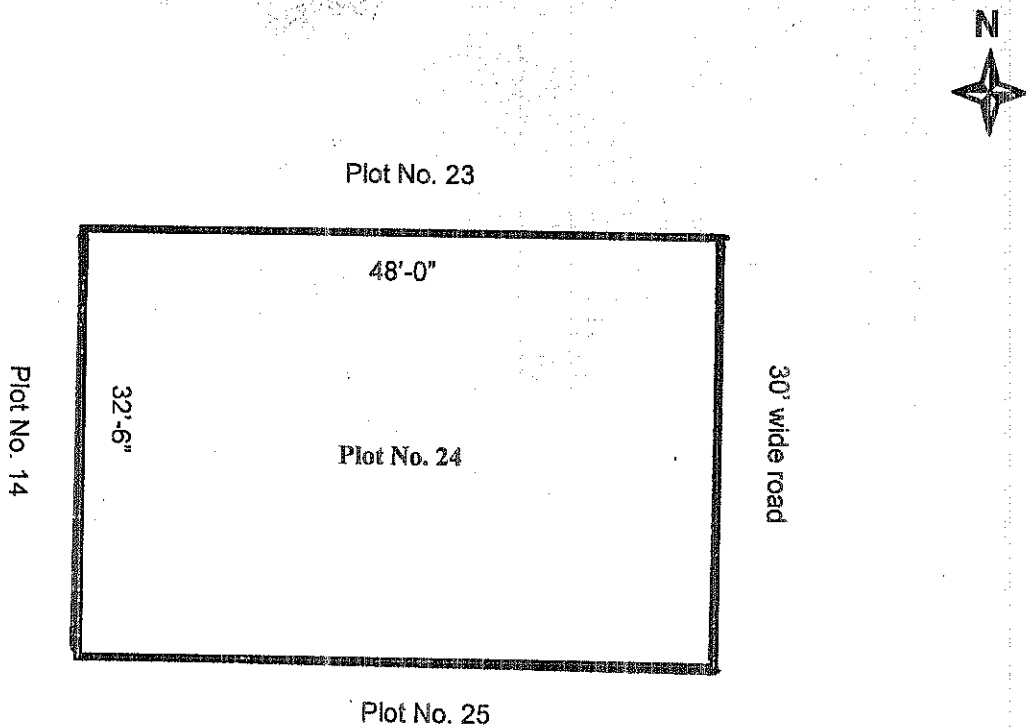
REFERENCE:
AREA: 173

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

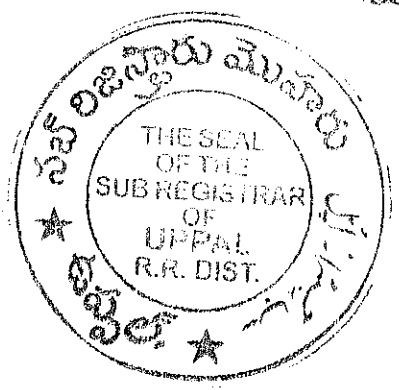
Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYERS

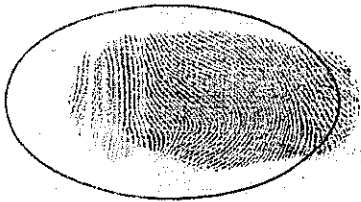
1 వ పుస్తకం 2012 సం॥ పు.దస్తావజు వం. 11537/2
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ఈ కాగితము వరుస సంఖ్య..... 6

సబ్-రిజిస్ట్రార్
ఉప్పల



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

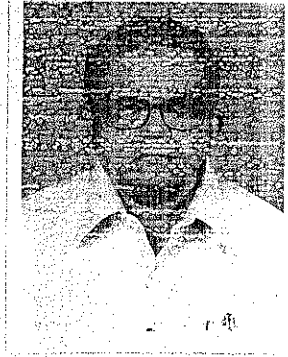
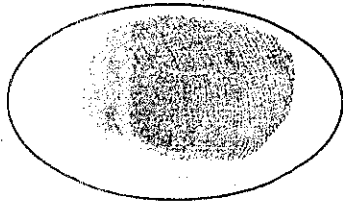
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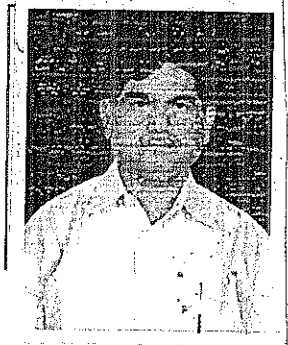
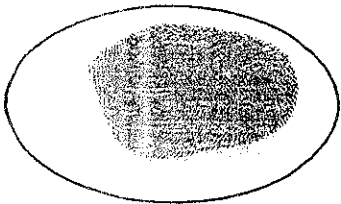
VENDOR:

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

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



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



BUYER:

MR. KAVALI NARAYANA
S/O. MR. K. NARASIMHA
R/O. # Q. NO. C- 11/81
NTPC TOWNSHIP
(PTS), JYOTHINAGAR
RAMAGUNDAM
KARIM NAGAR - 505 215.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

వ. ఎ. ఎ. 2012 సం. పు. దస్తావజ్జు

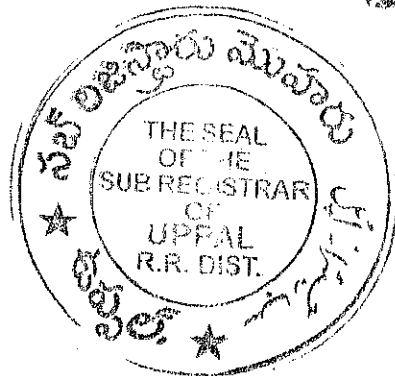
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సాక్షాత్కార మొత్తము కాగితముల సంఖ్య

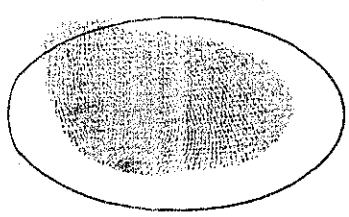
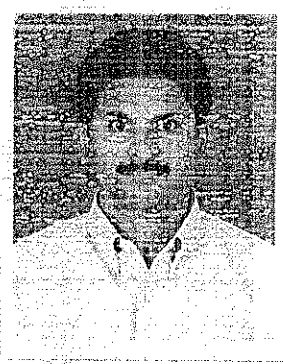

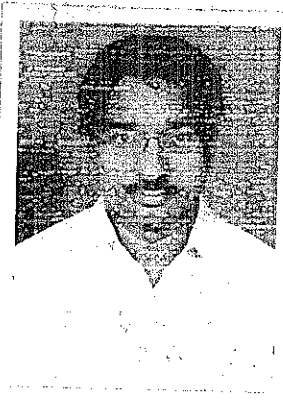
కాగితము వరుస సంఖ్య

సబ్-రిజిస్ట్రార్


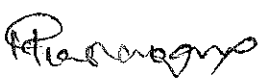
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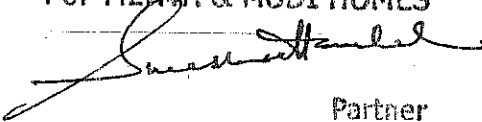


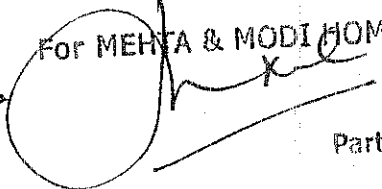
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p>WITNESSES:</p> <p>1. MR. CH. VENKATA RAMANA REDDY S/O. LATE ANJI REDDY R/O. H. NO: - 11-187/2 ROAD NO. 2, GREENHILLS COLONY SAROORNAGAR HYDERABAD.</p>
			<p>2. 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.</p>

SIGNATURE OF WITNESSES:

- 
- 

For MEHTA & MODI HOMES

 Partner

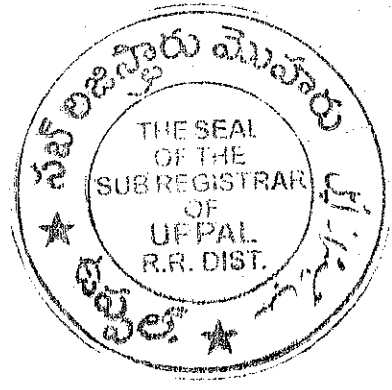
For MEHTA & MODI HOMES

 Partner

SIGNATURE OF THE EXECUTANT

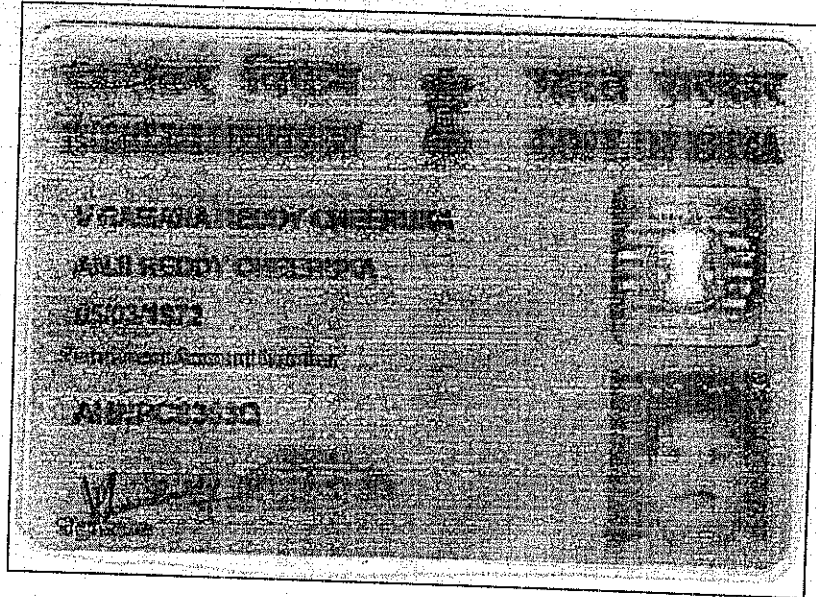

 SIGNATURE OF THE BUYER

1 వ పుస్తకం 2012 సం॥ పు.దస్తావజు పం. 11537/2
దస్తావేజుల మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము నగున సంఖ్య

సబ్-రిజిస్ట్రార్
ఉప.

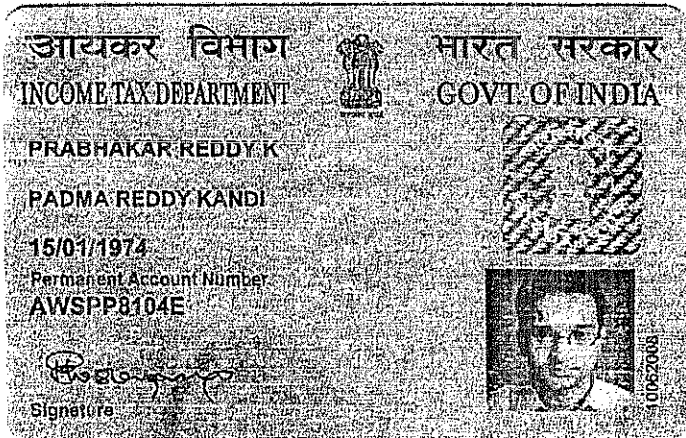


Witness



[Handwritten signature]

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1 వ పుస్తకం 2012 సం॥ పు.దస్తావజు సం.....

11537/2

దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....

12

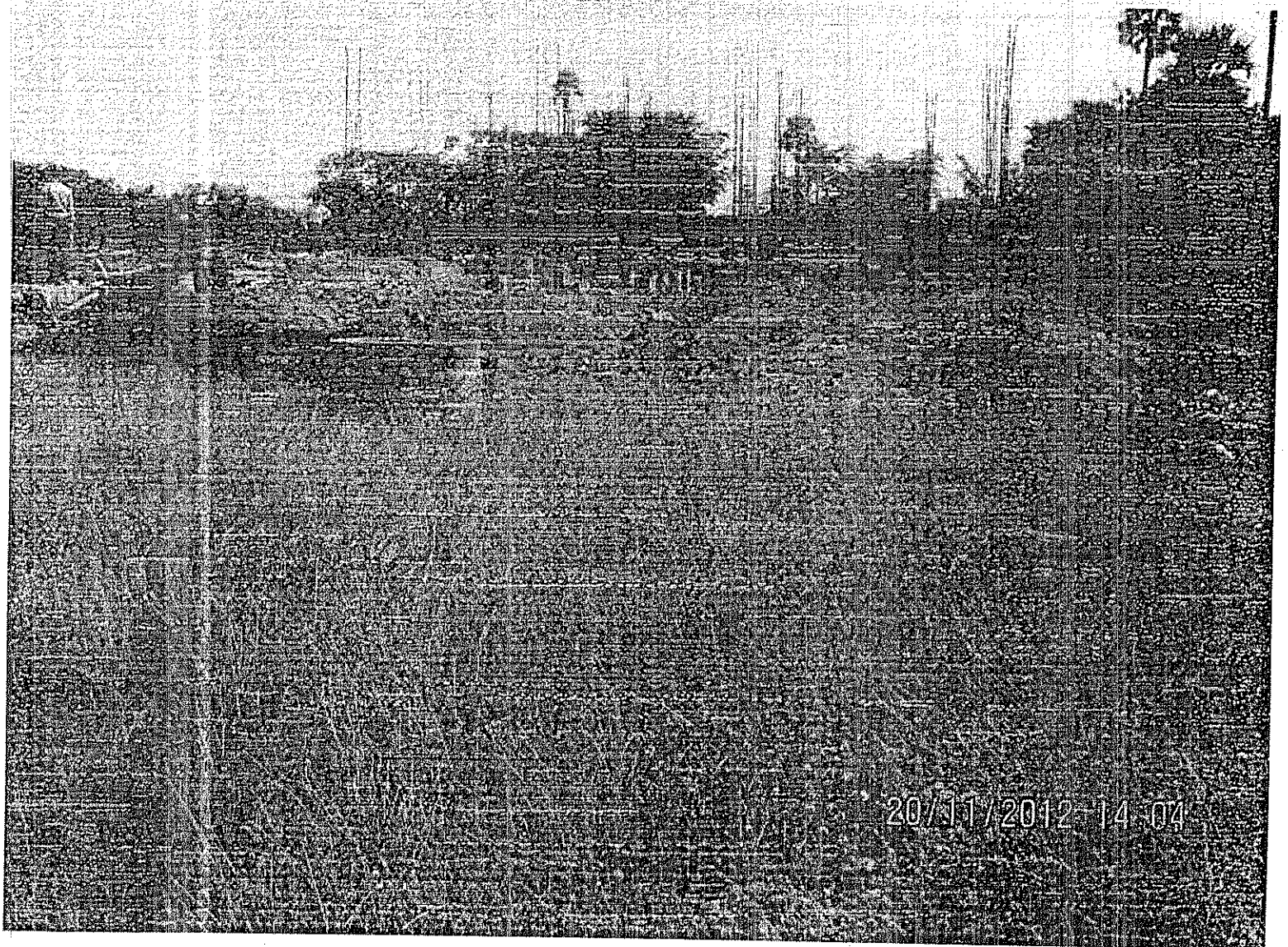
ఇ కాగితము నగున సంఖ్య.....

10

సబ్-రిజిస్ట్రార్

ఆవుల్





20/11/2012 14:04

For MEHTA & MODI HOMES

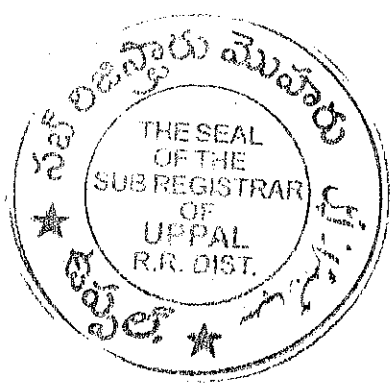
Partner

For MEHTA & MODI HOMES

Partner

1 వ పుస్తకం 2012 సం॥ పు.దస్తావజు పం. 1153A/2
సప్తావేళల మొత్తము కాగితముల సంఖ్య 12
3 కాగితము గల సంగ్రహ సంఖ్య 11

శబ్-రిజిస్ట్రార్
ఉప్పల్






BUYER:

भारतीय रिजर्व
भारतीय रिजर्व

KAVALI NARAYANA
NARASIMHA KAVALI
10/10/1962
Permanent Account Number
AERPK6769P

Signature



(Handwritten signature)

1 వ ఖచ్చికం 2012 సం॥ పు.దస్తావజ్ నం. 11537/2
సస్తావేజుల మొత్తము కాగితముల సంఖ్య. 12
సా కాగితము వరుస సంఖ్య 12

సబ్-రిజిస్ట్రార్

అప్పిల్

