Ped-101 //532/2

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ONE SUNDRED RUPEES

सत्यम्ब जयते

Sold to Pennery 1/2 Dayson Cas in

AU 326754

K. GIR VENDOR
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 22<sup>nd</sup> day of November 2012 at S. R.O.,

M/s. MEHTA & MODI HOMES, a partnership firm having its office at 5-4-187/3 & 4, If floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partners Sri Suresh U Mehta, Son of Late Uttamla! Mehta, aged about 42 years, Occupation: Business and 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.
- 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

25.53

Partner

For METTING MODE HOWES

Partner

2012 5 30 0 2 2 200 Se 22 3. **න**්ගු ලකුල් නබ්රිස් දැරි ුප් නාණි & Salam Medi **రిజ్మ్ షన్ఫారము?** 90శలోని 22ఎనుఆను **నరించి** ി പ് പ്രൂട്ടം 2012 നഠി പ്രവസ്ത്രപ്പ് വ హాటో(గాఫ్(లు) మరియు **నమ**ర్భించవలసేన **వేలి** ముద్దలతో నృహ దాఖలు చేసి రు**మము** ්ශිම්දුම්සල බහමුකා පෘරිඡකාව තරමුණ ಸ್ವ ಆಸ್ಟ್ರಾಗ್ರಹ್ಮ ಇದ್ದು ಭಾರಾಗಿ ಭಾರಾಗಿ ಇದ್ದು ಪ್ರಾಸ್ತ್ರಿಸ್ಟ್ರಾಗಿ ಪ್ರಾಸ್ತ್ರಿಸ್ಟ್ ಪ್ರಾಸ್ಟ್ರಿಸ್ಟ್ ಪ್ರಾಸ್ಟ್ರಿಸ್ಟ್ ಪ್ರ Receipt No/50/5 Ot. 2-1./11/2012 SBH, Hubsiguda Branck, Sector ಇ**ಬ್-**ಲಚನ್ನೊಗ್ ్రాసి ఇచ్చినట్లు ఒప్పుకున్నరి ావ్మలో Modi, Sp. Solish mod ఎడమ బొటన(వేలు 10.7 5-4-18/13/24, action [ Road, sections Slo, late uttamtal metta. Service Slo, late uttamtal maveros, M.E. 1, And floor, Soham maveros, M.E. డమ బొటన(నేలు suresh u. Moht 8/0. 45-1- 187/3 5x 4, ch. Ventateamanag Roddy Sla late Arrigi Reddy Slan, general Ro. + 11-181/2, Greantills Colon, ාහාන රෙන්න K. Prabhakas Roddy Sla. K.P. Roddy, Service Ofo. 4 5-4-187/344, That Hoor, Soham mansion Hudered M.G. Rood, Sections. 2012. 5.50n. 2 2012 5-2-3 20 50-000000 1934- தல கட்டியுக்கிறைவட்கள்.

- 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,
- 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<sub>7</sub>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. G. BASKAR, SON OF Mr. G. GANGANNA, aged about 38 years, Occupation: Service, residing at # Q. No. C-2/10, NTPC Township, (PTS) Jyothinagar, Ramagundam, Karimnagar - 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 MENTA & MODI HOMES

Partner

FOR MEHITA & MODI HOMES

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# ORSEMENT

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tified that the following amounts on paid in respect of the docume	have
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Stamp Butv:	Rs100
1. In the Shape of Stamp Paper	
2 In the Shape of Challan	0.68400/-
(U/s. 41 of I.S. Act. 1899)	NS
3. In the Shape of Cash	
(U/s. 41 of I.S Act. 1899)	R
4. Adjustment of Stamp Duty	
(U/s. 16 of I.S. Act. 1899) if any	Rs
Il Transfer Duty:	7 2450/
1. In the Shape of Challan	Rs. 27,400/
7.40 the Chang of Cash	Rs
2. In the Shape of Cash	10001-
III Registration Fees:	Rs (2027)
1. In the Shape of Challan	Rs
2. In the Shape of Cash	100/
IV User Charges:	Rs
1. In the Shape of Challan	
2. In the Shape of Cash	Rs
****	
TOTAL	Rs: 1 67 854

Sub Registrar Uppal



## 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, 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 the S.R.O. Uppal.
- 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
- 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.
- 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 MEXIXA & MODI HOMES For MEHTA Partner

Sub-Registrar
S.R.O Uppal

and Collector U/S-41&42 as on INDIAN STAMP As

# REGISTRATION ENPORSEMENT

An amount of Rs. Towards Stemp Duty including Transfer Duty and Rs. Stemp Duty towards Registration Fee was paid by the party

through Challan Receipt Number 1505

Oated At SBH Habsiguda Branch Sec'bad SBH Habsiguda A/c.52191012432 of SRO Upp-1



- 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'.
- The Vendee is desirous of purchasing a plot of land bearing no. 34 admeasuring 173 sq. yds., hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.13,70,000/-(Rupees Thirteen Lakhs Seventy 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. 34 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.13,70,000/-(Rupees Thirteen Lakhs Seventy Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 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.
- 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.

For Mehta & Modi Homes

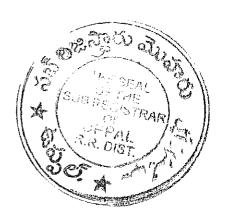
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Partner

Partner

ដែ ស្វាស្ម័ន០ 2012 ស០៧ ស្វា.ជាកាច្ចនិង គិ០...... ឯកាច្ចនិង២ គឺសង្ស័យ ទាក់មេសាម ស០ស្..... ឯ កាក់អស់វា សបស់ ស០ស្ស កាច្ចេះក្រុង។ ទស់-១៥ក្សីស្តី។

ರಿಷ್ಟರ್ಭಿರಿಂಗು ಅಧಿಕಾರಿ



- 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.
- Stamp duty and Registration amount of Rs. 1,02,750/- is paid by way of challan No. 1505), dated 21.11.2012, drawn on State Bank of Hyderabad, Habsiguda

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.34, 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. 33	
South	Plot No. 35	
East	Plot No. 42	
West	30" wide road	

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:

Partner

(Soham Modi) VENDOR

For MENTA & MODI HOMES

(Suresh U Mehta)

VENDOR

VENDEE

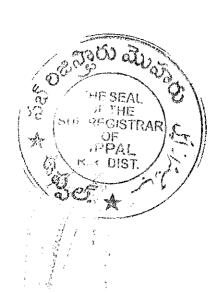
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w Junyey Nos.	740 75		FORMING A PART				
	74 & 75			Situated at			
ENDOR:	CHERLAPALL	· · · · · · · · · · · · · · · · · · ·	GHATKESAR	Mandal, R. A. D	list		
ENDUR:	M/S. MEHTA (	& MODI HOMES REP	PRESENTED BY ITS PAR	TNERS			
	1. MR. SOHAI	M MODI, SON OF SR	I SATISH MODI				
	2. MR. SURES	SH U. MEHTA, SON C	OF LATE UTTAMLAL MEH	łTA			
SUYERS:	MR. G. BASKAR, SON OF MR. G. GANGANNA						
EFERENCE: REA: 173	SCALE: SQ. YDS.	INCL: SQ. MTRS	The same of the sa	EXCL:			
		Plot No. 33		A A			
30' wide road	32'-6"	48'-0" Plot No. 34	Plot No. 42				
		Plot No. 35					
ESSES: Faif - Poeringony		For MEHTA & M	ODI HOMES Partner	FOF MENITA 8. MI	OFI HOM Parts		

SIGN. OF THE BUYERS

ર્જાઇ-**િલ્લ**મેટ્ટન



# 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** 

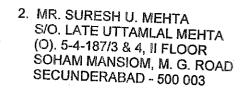
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER









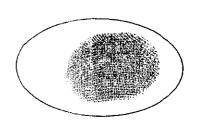


M/S. MEHTA & MODI HOMES

II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI

S/O. MR. SATISH MODI

HAVING ITS OFFICE AT 5-4-187/3 & 4





# **BUYER:**

VENDOR:

MR. G. BASKAR S/O. MR. G. GANGANNA R/O. # Q. NO. C-2/10 NTPC TOWNSHIP, (PTS) JYOTHINAGAR RAMAGUNDAM KARIMNAGAR - 505 215.

# SIGNATURE OF WITNESSES:

2.

For MEHIA & MODI HOMES

Partner

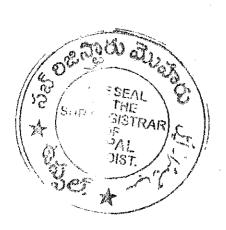
FOR MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)





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

SL.NO.

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· IN BLACK
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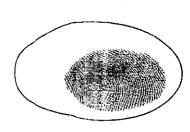
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





# WITNESSESS:

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.





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.

SIGNATURE OF WITNESSES:

1. Home

Ches mon

FOR MEHTA & MODI HOMES

FORMENTA & MODIFICMES

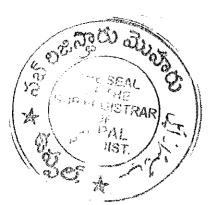
Partner

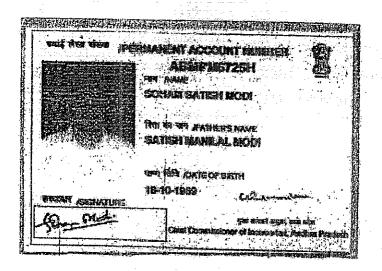
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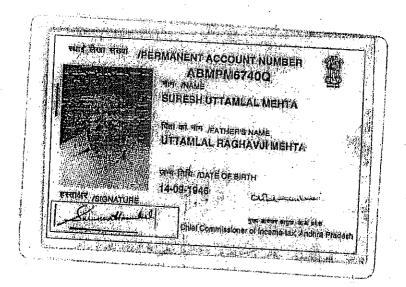
SIGNATURE OF THE EXECUTANT .

SIGNATURE OF THE BUYER

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FOR MELITA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

1 മ് തുരുടെ 2012 രാന്ന തു. പെരുവരു പാ. 1232/ പ്രക്ടുപ്പ്ക്കാ പ്രത്യ പര 12 പരിച്ചു പര പരിച്ചു പരവരിച്ചു പരിച്ചു പരിച്ചു പരിച്ചു പരിച്ചു പരിച്ചു പരിച്ചു പരിച്ചു പരിച്ചു പരവരിച്ചു പരവരിച്ചു പരിച്ചു പരവരിച്ചു പരിച്ചു പരിച്ചു പരവരിച്ചു പരിച്ചു പരിച്വു പരിച്ചു പരിച്ചു പരിച്ചു പരി

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आटाकर विभाज INCOMETAXDEPARTMENT

भारत सरकार GOVT. OF INDIA

BASKAR G GANGANNA GORLA 12/10/1974

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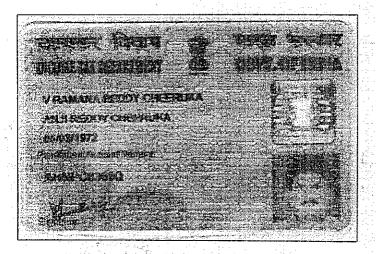
In case this card is lost / found, kindly inform / return to Income Tax PAN Services Unit, UTIISL Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614.

यह कार्ड क्षां जाने पर कृषण सृचित करे/लीटाए : आयका पें। सेवा बुसीट, UFRISL लाट तरे हैं, सेवटर १५: हो बीडी मेक्सपूर, नवीं भुबहे-४००: ६३४।

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Home

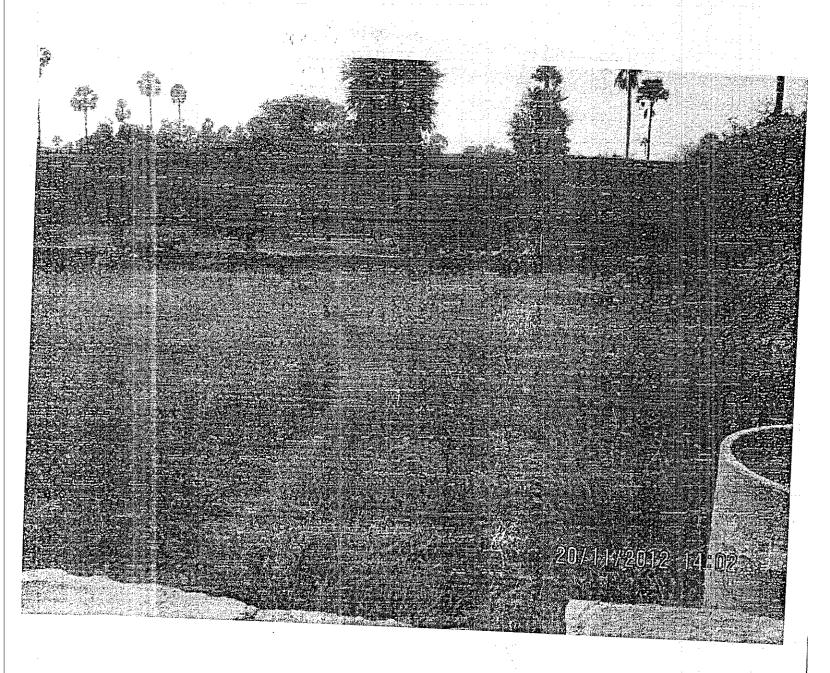
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Summittanle

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FORMENTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

