ALDAUPELS ಆಂಥ್ರವರೆ है आन्ध्र प्रदेश ANDHRA PRADESH AU 326780 Ila Naving LICENCED STAMP VENDOR LIC.No.16-02-30/1998 E Mods Homos REN. No. 16-02-08/2010 Sub-Bapunagar, Amberpet, Hyd-13. Cell.No.9939259839 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 Satish 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 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 1 FOR MENTA & MOD

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2012. 5.501. Natard Jan 2.25 36

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- 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. A. BHEEMA RAO, SON OF Mr. A. SUBBA RAO, aged about 57 years, Occupation: Service, residing at # Q. No. D-1/12, 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 HOME

Partner

FOR MEHITA & MODI HOME:

/ Partner

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ENDORSEMENT

med that the following amounts have an paid in respect of the document by challan Not 5050 Dt 2001

| Stamp Duty:

1. In the Shape of Stamp Paper

2. In the Shape of Challan (U/s. 41 of I.S. Act. 1899)

3. In the Shape of Cash (U/s. 41 of I.S Act. 1899)

4. Adjustment of Stamp Duty (U/s. 16 of I.S. Act. 1899) if any Rs.....

If Transfer Duty:

1.4n the Shape of Challan

2. In the Shape of Cash

III Registration Fees:

1. In the Shape of Challan

2. In the Shape of Cash

IV User Charges:
1. In the Shape of Challan

2. In the Shape of Cash

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.
- 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
- 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.

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പോട്ടാ 2012 താന് മാക്രമ്മ കാച്ചിട്ടി പ്രത്യാക്കുന്നു പാട്ടി പ്രത്യാക്കുന്നു പാട്ടി പ്രത്യാക്കുന്നു പാട്ടി പ്രത്യാക്കുന്നു പാട്ടി പ്രത്യാക്കുന്നു പാട്ടി പാട

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Doct No. S. of 2012 Dated 2-2 / 1/2012.

Thereby certify that the proper/deficit Stamp duty of Rupees One Consideration of Rs. Social Market Value being higher that consideration/Agreed Market Value

S.R.O Uppal,

end Collector U/S-41842 as on WDIAN STAMP Act



- 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.2 admeasuring 238 sq. yds., hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.15,60,000/-(Rupees Fifteen 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 FOLLOWS:

(3)

- 1. The Vendor do hereby convey, transfer and sell the Plot No.2 admeasuring 238 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.15,60,000/-(Rupees Fifteen Lakhs Sixty 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.344221, dated 20.11.2012 issued by State Bank of Hyderabad, Jyothinagar Branch, Ramagundam.
 - b) Rs.5,60,000/-(Rupees Five Lakhs Sixty Thousand Only) (Part Payment) paid by way of wire transfer
- 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.

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Partner

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- 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. 1,17,000/- is paid by way of challan No. 15050, 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. 2, admeasuring about 238 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. 01
South	Plot No. 03
East	30" wide road
West	Neighbour's Land

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. Varia

2. Proposegy

FOR MENTA & MODDHOMES

Partner

(Soham Modi) VENDOR

FOR MEHTA & MODI HOMES

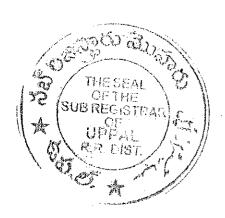
(Suresh U Mehta)

VENDOR

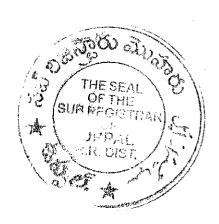
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IN SURVEY NO.		74 & 75			Situated at		
	C	HERLAPALL'	Y VILLAGE,	GI	HATKESAR Mandal, R.		
VENDOR:			MODI HOMES REPR	ESENTED BY	ITS PARTNERS	m. wist.	
		I. MR. SOHAN	MODI, SON OF SRI	SATISH MODI			
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BUYERS:		2. MR. SURESH U, MEHTA, SON OF LATE UTTAMLAL MEHTA MR. A. BHEEMA RAO, SON OF MR. A. SUBBA RAO					
REFERENCE: AREA: 23	i di alla di	SCALE: SQ. YDS.	INCL: SQ. MTRS.		EXCL:		
			Plot No. 01				
			65'-10.5"				
	Neighbors Land	32'-6"	Plot No.02		30' wide road		
	¥		Plot No. 03				
TNESSES: Famp Presonague	2		FOR MEHTA & M	ODI HOMES Partner	A	Partner LE VENDOR HE BUYERS	



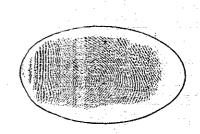
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER







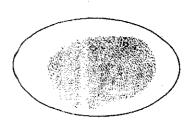


Andry S. VENDOR:

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. A. BHEEMA RAO S/O. MR. A. SUBBA RAO R/O. # Q. NO. D-1/12 NTPC TOWNSHIP, (PTS) **JYOTHINAGAR** RAMAGUNDAM KARIMNAGAR - 505 215.

SIGNATURE OF WITNESSES:

For MEHTA & MODI HUMES

FOR MEHTA & MODI HOMES

Partner

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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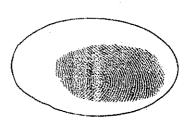




1. MR. CH. VENKATA RAMANA REDDY S/O, LATE ANJI REDDY R/O, H. NO: - 11-187/2 ROAD NO. 2, GREENHILLS COLONY SAROORNAGAR

HYDERABAD.

WITNESSESS:





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:

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For MEHITA & MODI HOMES

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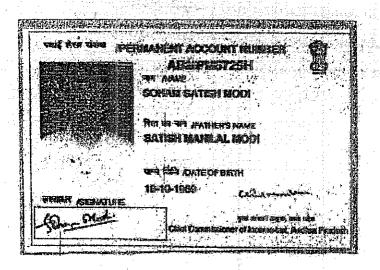
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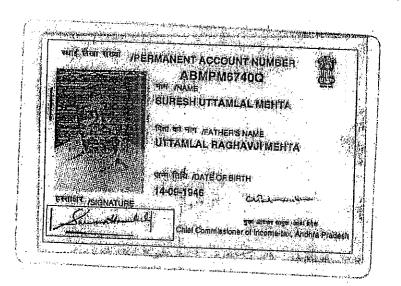
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Buyer:

TROOMED'S DEPARTMENT

BHIMA RAO AITHABATHULA AITHABATHULA SUBBA RAO

:15/08/1955 Permanent Account Number AAYPA4418L

*Sign*ature

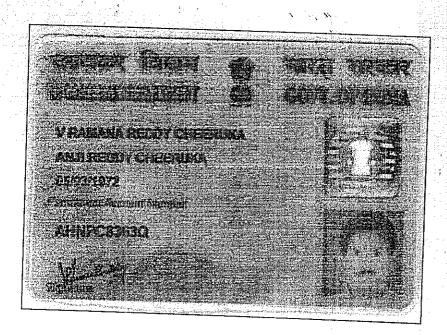






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