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If Document is not claimed within 10 days from the date of Registration, safe custody for PR 300 for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- Mir be revied 2.

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ಆಂಧ್ರ್ರವನ್ आन्ध्र प्रदेश ANDHRA PRADESH

Sl.No. 5062 Dt: 04-04-2013 Rs.100/-

Sold to: RAMESH

S/o, NARASING RAO

For Whom: METHA & MODI HOMES

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LICENSED STAMP VENDOR
L.No.15-07-041/2007
RL.No.15-07-015/2013
H.No.7-65/3, Shanker Nagar,
Peerjadiguda (V), Ghalitesar (M),
R.R. Dist. PIN-500 039.
Cell.No:9052571732

#### SALE DEED

This Sale Deed is made and executed on this the 13<sup>th</sup> day of May 2013 at SRO, Kapra, Ranga Reddy District by:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered 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 43 years, Occupation: Business and Mr. Suresh U. Mehta, S/o. Late Uttamlal Mehta, aged about 62 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

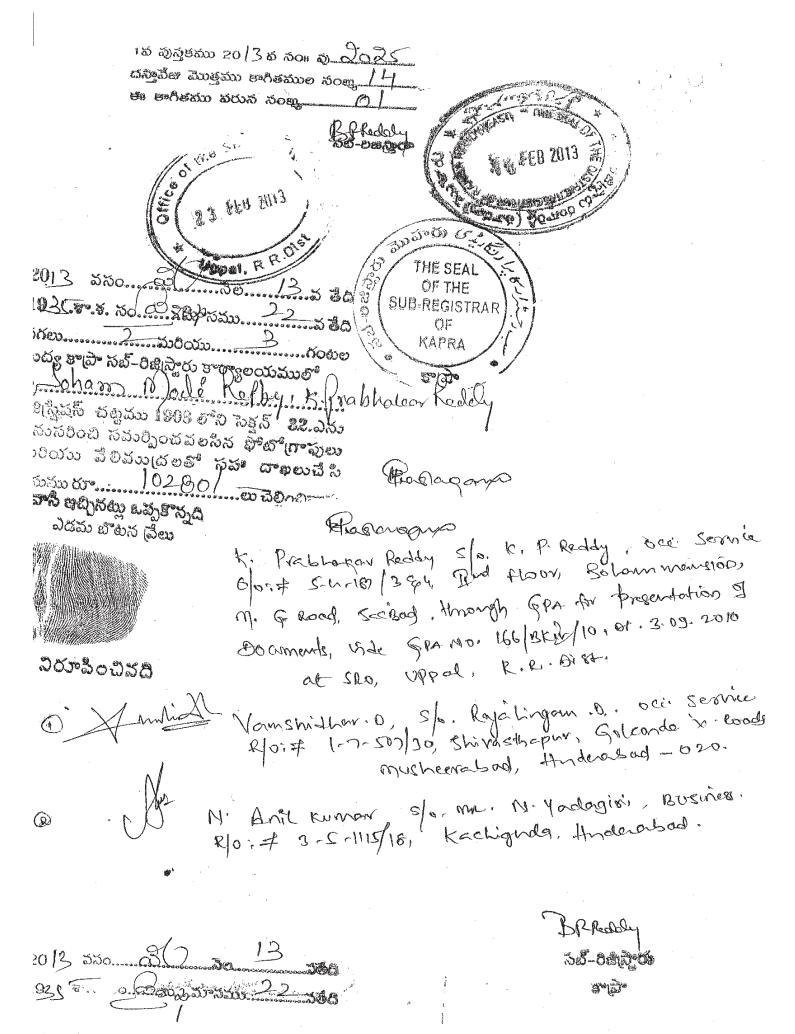
#### IN FAVOUR OF

- 1. Mr. Suryanarayanan Krishnamurti Subramaniam son of Mr. Subramaniam. K aged about 28 years, Occupation: Service
- 2. Mrs. Krithika. S, wife of Mr. Suryanarayanan. Krishnamurti Subramaniam, aged about 24 years, both are residing at # Bungalow No.306, Silver Oak Bunglows, Cherlapally, Hyderabad 500 051, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

FOR MEHTA & MODI HOMES

Partner



#### WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac.7-28.5 Gt. forming part 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	09.11.2005	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) Mrs. 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 Mrs. 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 Mrs. 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., forming part 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.

For MEHTA & MODI HOMES

Partner

Partner

Partner

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been paid in respect of this document:	112
By challan No. 62048.2 Dt. 1844. I. Stamp Buty:	.1
1. In the shape of stamp papers	Rs 100
2. In the shape of challan	
(u/s.41 of I.S.Act.1899)	Rs. 821401
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 shape of challan	Rs 30840 /
2. in the shape of cash	Rs
III. Registration fees:	
1. in the shape of challan	Rs. (02-80'
2. in the shape of cash	Rs.
IV. User Charges	400
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- 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)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 307 admeasuring about 203 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 Plot forming part of the Scheduled Land for a consideration of Rs.20,56,000/-(Rupees Twenty Lakhs Fifty Six 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:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 307 admeasuring about 203 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) 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 Plot 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.20,56,000/-(Rupees Twenty Lakhs Fifty Six Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor 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 give 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 MEHITA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

- 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.1,23,360/- is paid by way of challan No. 870487, dated 13.5.13, drawn on State Bank of Hyderabad, Kapra Branch, Hyderabad.

#### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.307 admeasuring about 203 sq.yds., along with semi-finished construction having a total area of 1749 sft., (built-up area 1430 sft + terrace area 160 sft + portice area 159 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 Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 306	
South	Plot No. 308	
East	30' wide road	
West	Sy.No.41(Open 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:

FOR MEH

WITNESS:

1. Andried

A.L.

Partner

2.

FOR MEHTA & MODI HOMES

Partner

((Suresh U. Mehta) VENDOR

(Soham Modi) VENDOR

C. Karlhay

VENDEE



## ANNEXURE-1-A

1. Description of the Building

: All that piece and parcel of bungalow on Plot No. 307 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 Block No. 2, Old Village Cherlapally, 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

: 203 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. 20,56,000/-

FOR MEHTA & MODI HOMES

FOR MEHRA

Partner

Partner

& MODI HOMES

Date: 13.05.2013

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 MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

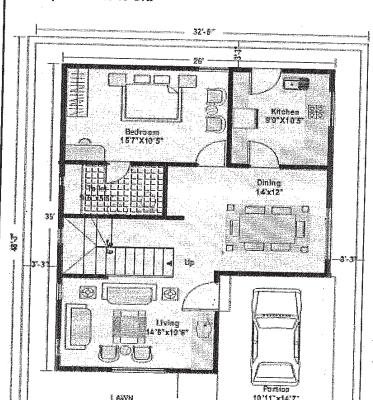
Partner

Date: 13.05.2013

Signature of the Executants

ம் இதுக்கை 2013 க் க்வி இடித்தின் இதுக்கை 2013 க் க்வி இடித்தின் దన్మినేజు మొక్తము అగితముల నంఖ 14 \_ පෘ ප**ීර්ණ**න්ත ක්රාති **ත්රකු**-

REGISTRATION PLAN SHOWING PLOT NO. 307 FORMING A PART IN SL. WEY NOS. 31, 40(P), 41(P), 42, 44, 45 & 55 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 UTTAMLAL MEHTA **BUYERS:** 1. MR. SURYANARAYANAN KRISHNAMURTI SUBRAMANIAM, SON OF MR. SUBRAMANIAM. K 2. MRS. KRITHIKA. S, WIFE OF MR. SURYANARAYANAN. KRISHNAMURTI SUBRAMANIAM REFERENCE: SCALE: INCL: EXCL: AREA: 203 SQ. YDS. SQ. MTRS. Built up Area: 1749 Sft.



26" 160'X10'10' Bedroom 12'10"X12'2"

Ground Floor Plan

First Floor Plan

Ground Floor 793 Sft First Floor 637 Sft Portico Area 159 Sft Terrace Area 160 Sft Total Area 1749 Sft

10"11"x14"7"

FOR MENTA & MODINHOMES

For MEHTA & MODI HOMES

Partner

Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

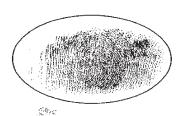
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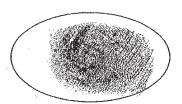
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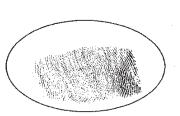
#### **PHOTOGRAPHS** 1

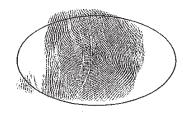
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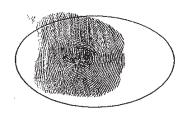
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FOR MEHINA & MODI HOMES



NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

#### **VENDOR:**

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

- 1. MR. SOHAM MODI S/O. MR. SATISH MOD!
- 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

#### 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.

#### **BUYERS:**

MR. SURYANARAYANAN KRISHNAMURTI SUBRAMANIAM S/O. MR. SUBRAMANIAM. K R/O. BUNGALOW NO.306. SILVER OAK BUNGALOWS, CHERLAPALLY, HYDERABAD - 500 051

MRS. KRITHIKA. S W/O.MR. SURYANARAYANAN K. SUBRAMANIAM R/O. BUNGALOW NO.306, SILVER OAK BUNGALOWS. CHERLAPALLY, HYDERABAD - 500 051

Partner

For MEHTA & MODI HOMES

Partner

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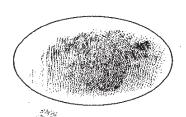
SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

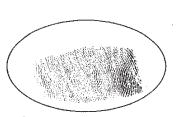
#### **PHOTOGRAPHS**

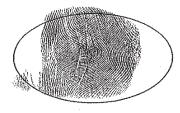
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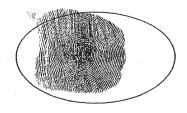
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NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

#### **VENDOR:**

M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, 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

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#### **BUYERS:**

MR. SURYANARAYANAN KRISHNAMURTI SUBRAMANIAN S/O. MR. SUBRAMANIAM. K
R/O. BUNGALOW NO.306,
SILVER OAK BUNGALOWS,
CHERLAPALLY,
HYDERABAD - 500 051

MRS. KRITHIKA. S W/O.MR. SURYANARAYANAN K. SUBRAMANIAM R/O. BUNGALOW NO.306, SILVER OAK BUNGALOWS, CHERLAPALLY, HYDERABAD - 500 051

SIGNATURE OF WITNESSES

1 X Ambird

2.

For MEHNA & MODI HOMES
Partner

FOR MEHITA & MODI HOMES

Partner

Q

SIGNATURE OF THE EXECUTANTS

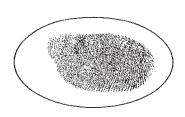
SIGNATURE(S) OF BUYER(S)

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

SL.NO.

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#### WITNESSES:

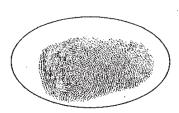
1. MR. VAMSHIDHAR DARGA

S/O. MR. RAJALINGAM DARGA

R/O. \$\pm\$ 3-S-111\$\forall 18,

KACHIGNOA,

HNDERABAD.





2. MR. N. ANIL KUMAR S/O.MR. N. YADAGIRI R/O: # 3-5-1115/18 KACHIGUDA HYDERAGAD.

SIGNATURE OF WITNESSES:

1. Ymhick

2.

W.

FOR MEHTA & MODI HOMES.

Partner

FOR MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

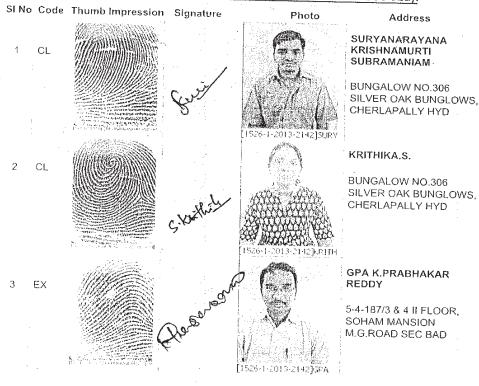
RegNo/Year: 2142/2013

of SRO: 1526

Report Date: 13-MAY-13 04:02 PM

This report prints Photos and FPs of all parties

# Execution admitted by (Details of all executants/Claimants of sec 32a):



Identified by

Witness 1

Witness 2

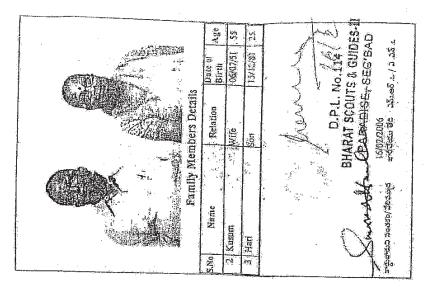
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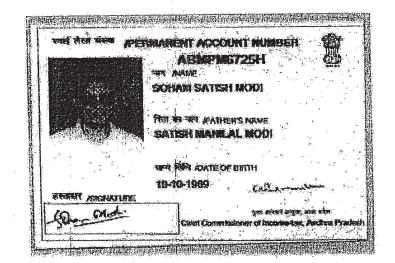
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India Driving Licence(Tamilnadu) Form.7

DOI 22/05/2009

Projektowski

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Name KRITHIKA S
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C30,NEW NO C14.A G S COLONY
NANGANALLUR
CHENNAI (60006)

MURALI DRIVING SCHOOL

10041 30/03/1989

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आयकर विमाग INCOME TAX DEPARTMENT



भारत्। त्यस्वाह GOVT. OF INDI

SURYANARAYANAN K S

SUBRAMANIAM KRISHNAMURTI

24/09/1984

Permanent Account Number

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INDIA

इसके इंबास, धारत प्रमासक के उन्हरी के नाम रए, उस लची हो हो तथा इसले

आवस्यकार हो।

THESE ARE TO RECUEST AND REGULEE IN THE NAME OF THE PRESIDENT OF THE REPUSLIC लंबिय हो, अनुरो**ध एवं** अवेक्षा की सत्ती OF INDIA ALL THOSE WHOLE IT है कि वे पारवा को जिया किसी रोक-MAY CONCERN TO BELOW THE टोका यो स्वतंत्र हम से आर्थ-कर्ते हैं, BEARER TO PASS PREELY WITHOUT LET OR RIVERANCE और उसे हर करह की ऐसी सहादता AND TO AFFORD BOM OR MER, और सुरक्षा प्रवान करें किलकी उसे EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

MING MULTON REPUBLIC OF HIDER

धारत पणराज्य के राष्ट्रपति के आदेश हो

BY ORDER OF THE FRESIDENT OF THE REPUBLIC OF INDIA



Pebeseg मी.एस. देबोराह V. S. DEBORAH अधीक्षक/Superintendent पासपोर्ट कार्यालय, हेदराजाद Passport Office, Hyderabad

with bate and Place of Issue

HYDERABAD

पोर्गाल अस्त्र

िनोलों में पहले काले भारतीय माणिकों को सलाई दी जाती है जिस में नेतृकालय का लोग जिलाग केन्द्र में अमात पंजीकरण कादाए।

Property (Se

पह पासपोर्ट कारत रास्त्राम की सब्बति है । हुए पानपोर्ट के कार्ट में मिली आहाने हैं करिका स क्षे इसके वादक को गरि लोई सूजत सिहासी है। जिसमें परतामें दें लोटाने की नंग भी शानिक है रो करका सुन्न अनुपातन विद्या काय्।

एक पासनीर्व सका सुरक्त किसी भी हैका से बाहर प भेता भाग । यह मारापीर भारत मा बसके सुरा प्रार्थिकृत काश्वित के कानों में ही दोना साहिए। इसने किसी भी प्रध्यार का ने टीरान का बिकृति

पारपोर्ट ग्रुप हो जाने, बोरी हो कार्य अवस्त नाट हो कार्य पर स्थानी (ापण धारत में सबसे चित्रहार बावरोर्ट अधिकारी को अवस्त वाह पार केरे मुख्य विदेश में है भे पेजायनर कारतीय विकास केल कीर सालीय पुलिस की सत्यास की अधी कांद्रेड । बिर ्र पुल्काण के याद ही हुप्तीकेंद्र परतपोर्ध चारी किया पान्ता ।

#### NOTESTATION

INDIAN CITIZENS RESIDENT ABEIND ARE ADVISED TO RECISTER THEMSELVES AT THE MEAREST EMEIAN MISSION/POST.

#### CAUTION

THIS EASTFORT IS THE PROPERTY OF THE GRYSRIMBNY OF INDIA. ANY COMMUNICATION DESCRIPED BY THE BRIDER FROM PASSFORT AUTHORITY REGARDING THIS FAT FROM MICHIDING DESIRED FOR ITS SURRENDER, SHOULD DE COMMUNED WITH NUMBEDIATEDA

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RAJALINGAM DARLA नुत्स का नाम / Name of Mother

गरिया पत्नी का मान / Name of Spouse BHARATHI DARLA

ROHINI DARLA am / Address

H.NO 1-7-507/30 SHIVASTHANPUR MUSHEERABAD, HYDERABAD असम् हा में को सिक्षित पूर्व स्थान Y Old Fassbord 24/05/2002 HY1071490540012 E2202325

PIN:500020, ANDHRA PRADESH, INDIA

聖物語

Refunday



Election Commission Of India భారత ఎన్నికల సంఘము

IDENTITY CARD

KGY1709682

က်ဖွဲ့စနားဗလ္လ

Elector's Name: N Anil Kumar

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Father's Name:

N Yadagiri

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KACHIGUDA- X-

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HYDERABAD

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Electoral Registration Officer

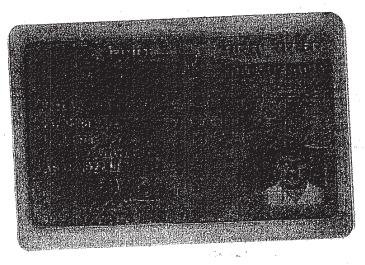
ఓటరు రిజిస్ట్రేషన్ అధికారి HIMAYATNAGAR Assembly Constituency

హిమాయత్ నగర్ విధానసభ నియోజకవర్గము

Place: HYDERABAD

ప్రలము: హైదరాబాద్ Date / కెడ్ : 11-05-2003

This card may be used as an identity card under different Government schemes ఈ కార్డును వివిధ్యప్రభుత్వ పథకాలలో గుర్తింపు కార్డుగా ఉపయోగించవచ్చును 195 / 903



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