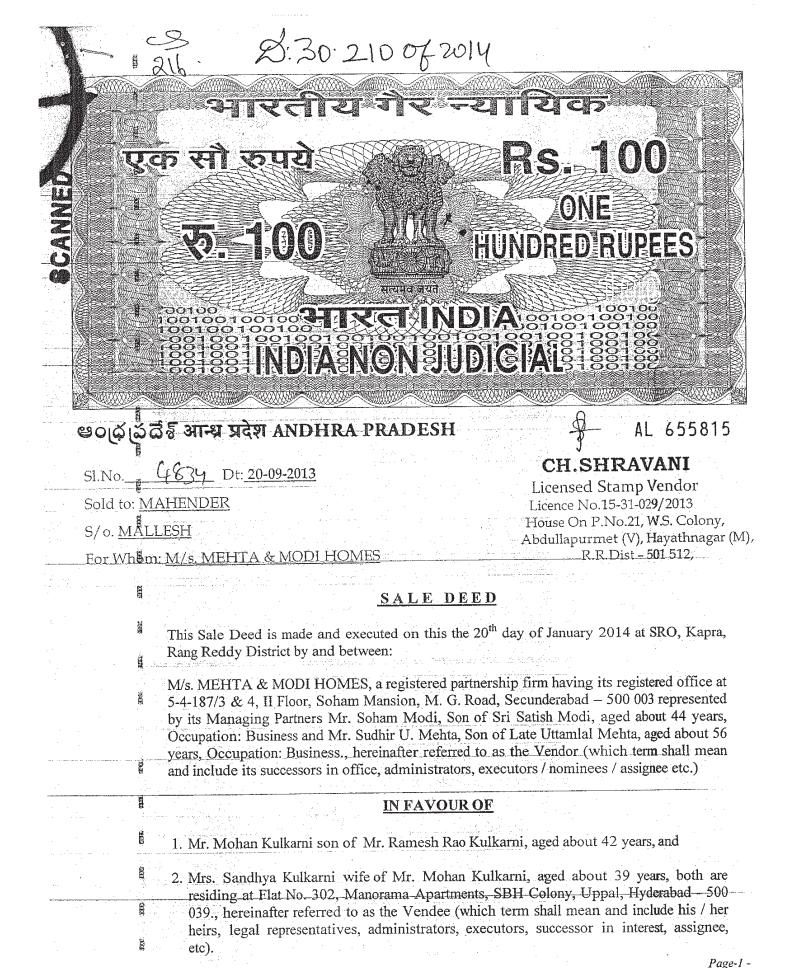
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If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for very thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be legied.

		7 - <del>3</del> - 4



For Mehta and Mod Homes for Mehta and Modi Homes

Partner

B 0116

Partner

Book - 1 CS Number 216 of 2014 of SRO, Kapra Regular document number Signature of Joint SubRegistrar8 Sheet 1 of 10 Sheets Presentation Endorsement: on the 22nd day of JAN, 2014 by Sri Execution admitted by (Details of all Executants/Claimants of Sec 32A): SI No Code Thumb Impression Signature/Ink Thumb Photo Address Impression MOHAN KULKARNI .1 CL FLATNO.302 MANORAMA APTS SBH CLY, UPPAL HYD SANDHYA KULKARNI 2 CL FLATNO.302 MANORAMA APTS SBH CLY, UPPAL HYD REP BY GPA K.PRABHAKAR REDDY EΧ 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD Identified By Witness: SI No Thumb Impression Photo Name & Address Signature C.VENKATESWARLU R/O.F.NO.201,MANORA MA APTS, SBH CLNY, UPPAL, HYD. SUDHAKAR MURHTY R/0.18-8-254/A/1/39,BRH CLNY, SAIDABAD, HYD. 22nd day of January ,2014 Joint SubRegistrars

## 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 Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl.	Sale Deed	Dated	Extent of
No.	Doc. No.		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.

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

- C) The Vendor herein has entered into an Development Agreement with Smt. 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 Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing 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 Block No. 2, Old Village, Cherlapally, 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)'.

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For Mehta and Modi flomes

For Mehta and Modi Homes

Book - 1 CS Number 216 of 2014 of SRO, Kapra Regular document number Signature of John SubRegistrar8 Sheet 2 of 10 Sheets **Endorsement:** Description In the Form of Challan Stamp Stamp Duty DD/BC/ Fee/Duty Cash Total Papers u/s 41of i.s Act u/s 16 of I. act Pay Order Stamp Duty 120350 100 0 0 120450 **Transfer Duty** 0 0 NA 0 0 Reg. Fee NA 10950 0 0 10950 **User Charges** NA 95 0 0 95 Total 100 131395 131495 Rs. 120350/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10950/- towards Registration Fees on the chargeable value of Rs. 2190000/- was paid by the party through Challan/BC/Pay Order No ,845374 dated ,22-JAN-14 Date Registering Officer 22nd day of January ,2014 Office 300000

H) The Vendee is desirous of purchasing a plot of land bearing no.370, admeasuring 174 sq. yds., along with semi-finished construction having a total built-area of 1883 sft, (built-up area 1650 sft + terrace area 53 sft + portice area 180 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.21,90,000/-(Rupees Twenty One Lakhs Ninety 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. 370, admeasuring ×××× 174 sq. yds., along with semi-finished construction having a total built-area of 1883 sft, (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft), forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally, 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.21,90,000/-(Rupees Twenty One Lakhs Ninety Thousand Only). ×××× The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
  - i. Rs,10,96,279/-(Rupees Ten Lakhs Ninety Six Thousand Two Hundred and Seventy Nine Only) paid by way of cheque no.131709, dated 17.01.2014 drawn on HDFC Bank, Anna Salai, Chennai, issued by Sundaram BNP Paribas Home Finance Ltd.,
  - ii. Rs,1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.131708, dated 17.01.2014 drawn on HDFC Bank, Anna Salai, Chennai, issued by Sundaram BNP Paribas Home Finance Ltd.,
  - iii. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no.209049, dated 02.07,2013 drawn on ICICI Bank, Habsiguda Branch, Hyderabad.
  - iv. Rs.4,50,000/-(Rupees Four Lakhs Fifty Thousand Only) paid by way of cheque no.209051, dated 30.08.2013 drawn on ICICI Bank, Habsiguda Branch, Hyderabad.
  - v. Rs.43,721/-(Rupees Forty Three Thousand Seven Hundred and Twenty One Only) (Part Payment) paid by way of cheque no.209059, dated 23.11.2013 drawn on ICICI Bank, Habsiguda Branch, Hyderabad.
- 2. The Vendor hereby covenant that Scheduled Property 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 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.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partney

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Book - 1 CS Number 216 of 2014 of SRO, Kapra Regular document number \_\_ Signature of Joint SubRegistrar8 Sheet 3 of 10 THE SEAL OF THE SUB-REGISTRAR KAPRA

- 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.

### SCHEDULED PLOT

All that piece and parcel of land bearing plot no. 370, admeasuring about 174 sq. yds., along with semi-finished construction having a total built-area of 1883 sft, (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "Silver Oak Bungalows Phase — III", 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. 369		
South	Plot No. 371		
East	Plot No. 373		
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:

1. E. cump of

2. Svely

1

Partner (Soham Modi)

VENDOR

For Mehta and Modi Homes

or Mehla and Modi Homes

Partney (Sudhir U Mehta)

VENDOR

BUYERS



### ANNEXTURE-1-A

1. Description of the Building

:all that piece and parcel of bungalow on bearing plot no.370 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 un area Particulars:

a) Portico & Terrance Area

: 233 Sft

b) In the Ground Floor

: 807 Sft

c) In the First Floor

: 843 Sft

Total Built up Area:

1883 Sft

For Mehta and Modi Homes

5. Annual Rental Value

6. Municipal Taxes per Annum

Partner

7. Executant's Estimate of the MV

of the Building

: Rs. 21,90,000/-

For Mehta and Modi Homes

Partner

Date: 20.01.2013

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 Meha and Modi Homes

For Mehta and Modi Homes

Partner

Partney

Date: 20.01.2013

Signature of the Executants

Sondhyala

Page-5 -

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Regular document number Of year Of Signature of Joint SubRegistrar8

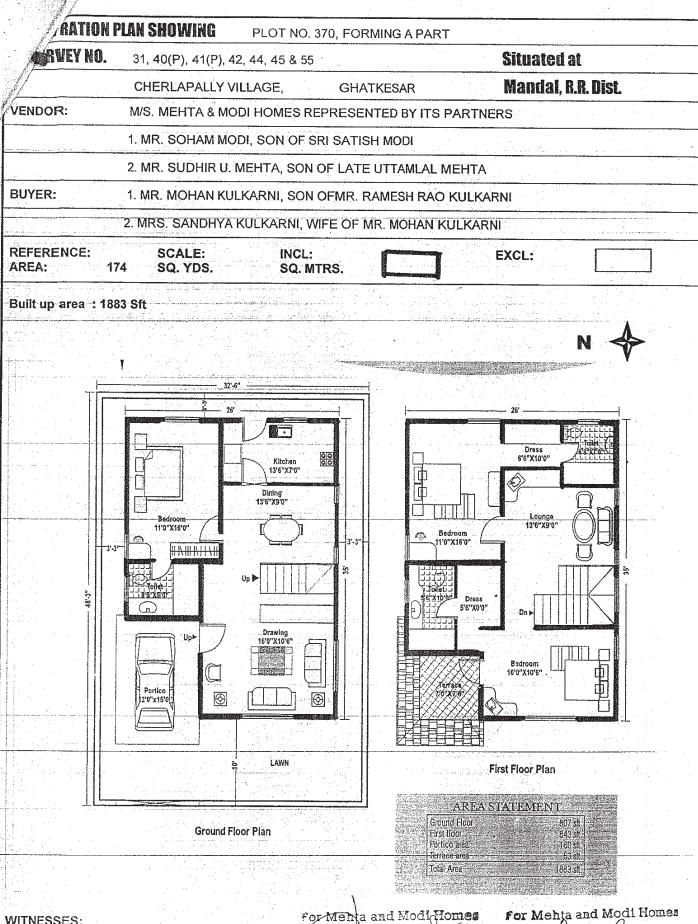
Sheet 5 of 10 Sheets Kabra

THE SEAL

OF THE

SUB-REGISTRAR

OF



Partner.

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Partner

SIG. OF THE VENDOR

Book - 1 CS Number 216 of 2014 of SRO, Kapra

Regular document number \_

210

of year 🚄

Signature of John SubRegistrar8

Sheet 6 of 10 Sheets

CARD LATE MEMORINA PARRIES IN LINE OF TAXABLE MEDICAL CONTRACTOR



## HOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF )N ACT, 1908.

FINGER PRINT IN BLACK (LEFT THUMB)



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 REPRESENTED BY ITS PARTNERS

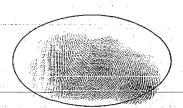
- 1, MR. SOHAM MODI S/O. MR. SATISH MODI
- 2. MR. SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4 ILFLOOR, SOHAM MANSIOM M. G. ROAD SECUNDERABAD - 500 003

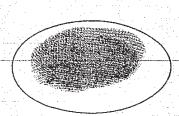
#### FOR PRESENTING DOCUMENTS: VIDE GPA NO. 166/IV/2010. Dt. 03.09.2010:

SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 5-4-187/3 & 4 I FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.

### **BUYER:**

- 1. MR. MOHAN KULKARNI S/O. MR. RAMESH RAO KULKARNI R/O. # FLAT NO. 302 MANORAMA APARTMENTS SBH COLONY, PUPIL HYDERABAD - 500 039.
- 2. MRS. SANDHYA KULKARNI W/O. MR. MOHAN-KULKARNI R/O. # FLAT NO. 302 MANORAMA APARTMENTS SBH COLONY, UPPAL HYDERABAD - 500 039.

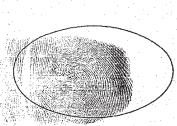


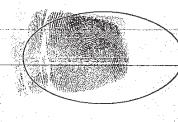
















IGNATURE OF WITNESSES:

Mod/Homes

Partner

For Mehta and Modi Homes

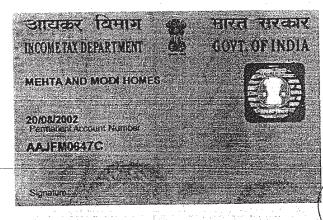
Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

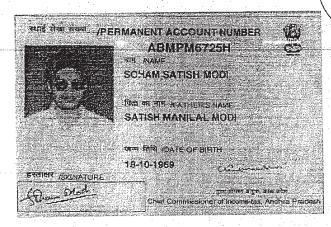


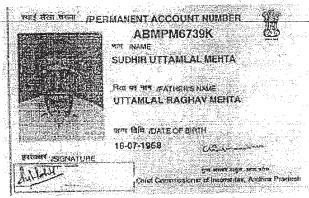
### **VENDOR:**



of Menta and ModnHomes

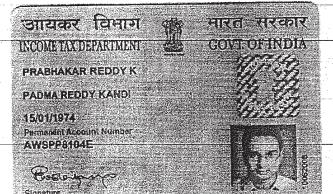
Partner





For Mehta and Modi Homes

Partner



Reamons





# BUNEL

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK1075H



नाम-<sub>/NAME</sub>

MOHAN KULKARNI

पिता का नाम /FATHER'S NAME RAMESHRAO KULKARNI

जन्म तिथि /DATE OF BIRTH

17-07-1970

gray

मुख्य आयकर आयुक्त, आड्र्य प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

PWar SIGNATURE

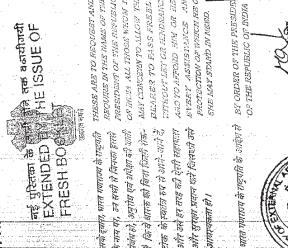
आयकर विभाग स्थापत संस्कार MCOMETAX DEPARTMENT GOVT, OF INDIA SANDHYA KULKARNI VASANTH DEGAONKAR ib/12/1373 Permanent Account Number AMUPK9731E

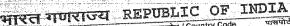
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Regular document number \_\_\_\_\_\_\_\_ of year \_\_\_\_\_\_\_\_\_ Signature of Lant SubRegistrar8

Sheet 9 of 10 Sheets Kapra

THE SEAL OF THE SUB-REGISTRAR OF KAPRA





REPUBLIC OF INDIA

TOPINE

राष्ट्र कोड / Country Code

पासपोर्ट नं./ Passport No. 0651687

Passport Office

ssistan

MC. MAH

CHANDRAGIRI

दिया गया नाम / Given Name(s)

VENKATESWARLU

जन्मतिथि / Date of Birth

राष्ट्रीयता / Nationality INDIAN

М

25/12/1949

जन्म स्थान / Place of Birth

WARANGAL HANMAKONDA,

जारी करने का स्थान / Place of Issue



HYDERABAD

31/08/2010

समारित की तिथि / Date of Expiry

30/08/2020

P<INDCHANDRAGIRI<<VENKATESWARLU<<<<< J0651687<0IND4912251M2008309<<<<<<<<<<



భారత ఎన్నికల సంఘము గుర్తింపుకార్డు

ELECTION COMMISSION OF INDIA IDENTITY CARD

DMR4972121



යහරා ්ධරා : තාధాకర మూర్తి

Elector's Name : Sudhakar Murthy

తండ్రి పేరు : మూర్తి కోన్డైయ్యా

Father's Name Murthy Kondalah

චිංරකා / Sex : ම / M

තුළුය මිති / Date of Birth XX/XX/1973

DMR4972121

18-8-254/A/1/39

రక్షపురం లేన,న్యూ మీన కాఫే లేన,రక్షపురం

లేన.బండ్ల గూడ, హైదరాబాద్,

Address:

1 3-8-254/A/1/39

Rakshapuram Lane, New Mina Cafe Lane, Rakshapuram Lane,

23/03/2009

ఓటరు రిజిస్ప్రేవన్ అధికారి 67... చాందాయణగుట్ట శాసనసభ నియోజక వర్గం

Facsimile Signature of Electoral Registration Officer 67. - Chandrayangutta Assembly Constituency

్నాట్లయితే మారిన చిరునామార్ ఏ పేరు జాబిగాలో చేర్పుటకై మరియు అదే సంబరుతో కార్డు මාත්යකදූ බංහරේ ම මාත්රමේ ಈ හතු බංහරා මිළාසින්වන

In case of change it address, mention his Card No; in the relevent form for including your name in the Roll at the clanged address and to obtain the eard with same number

49 / 506

Book - 1 CS Number 216 of 2014 of SRO, Kapra

Regular document number Of year Signature of Journ SubRegistrar8

Sheet 10 of 10 Sheets Kapra

