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# ಆಂಧ್ರವೆದೆ೯ आन्ध्र प्रदेश ANDHRA PRADESH

Sl.No. 489 Dt: 20-09-2013

Sold to: MAHENDER

' S/o. <u>MALLESH</u>

For Whom: M/s. MEHTA & MODI HOMES

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# CH.SHRAVANI

Licensed Stamp Vendor
Licence No.15-31-029/2013
House On P.No.21, W.S. Colony,
Abdullapurmet (V), Hayathnagar (M),
R.R.Dist - 501 512,

# SALE DEED

This Sale Deed is made and executed on this the 31<sup>st</sup> day of December 2013 at SRO, Kapra, 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 44 years, Occupation: Business and Sri Sudhir U, Mehta Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the 'Vendor'

# AND

- 1. Shri. Sandeep Shah, S/o. Dr. L. G. Rohit, aged about 51 years, Occupation: Business, resident of 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
- 2. Dr. L.G. Rohit, S/o. Shri. Govardhan Das, aged about 82 years, Occupation: Business, resident of 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.

for **Mehit**a & modi homes

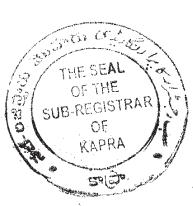
Partner

For MEHTA & MODI HOMES

Dartner

Book - 1 CS Number 5382 of 2013 of SRO, Kapra Regular document number Signature of Join SubRegistrars Kapra Sheets Sheet Presentation Erid sement:

Presented in the life of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as reduced Under Section 32-A of Registration Act, 1908 and fee of Rs. 16950/- and holweer the Bours of and and on the 31st day of DEC, 2013 by Sri 3∠ and "∭ Şòham Mρđi∖ Execution admitted by (Details of all Executants/Claimants of Sec 32A): Signature/Ink Thumb SI No Code Thumb Impression Photo Address Impression NARENDRA KUMAR **PUPPALA** ÇL 1 HNO.1-3-90/14 GEETHA NAGAR, JANGAON WARANGAL PRESENTING DOCT K.PRABHAKAR REDDY EX 2 5-4-187/3 & 4 II FLOOR SOHAM MANSION, M.G.ROAD SEC BAD Identified By Witness: Thumb Impression Photo Name & Address Signature SI No P.VENKATA RAMANA **KUMAR** H.NO.1-3-90/14,GEETHA NAGAR, JANGAON, WAR NGAL,AP. **B.SUSHANTH KUMAR** H.NO.2-3-2 157,UDMIRGALLY,BOD HAN, NIZAMBAD, A.P. int SubRegistrar8 31st day of December ,2013 Signature of



- 3. Shri. Amar V. Shah, S/o. Shri. V. N. Shah, aged about 54 years, Occupation: Business, resident of "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
- 4. Smt. Meera A. Shah, W/o. Shri. Amar V. Shah, aged about 50 years, Occupation: Housewife, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- 5. Shri. Ajit V. Shah, S/o. Shri. V. N. Shah, aged about 52 years, Occupation: Business, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- 6. Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah, aged 49 years, Occupation: Housewife, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- 7. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 26 years, resident of 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
- 8. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak, aged about 49 years, Occupation: Housewife, resident of 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
- 9. Smt. Saroj. S. Parikh, wife of Late Shashikanth S. Parikh, aged about 50 years, Occupation Housewife, resident of 1-10-98/6, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- 10. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh aged about 37 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- 11. Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 26 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- 12. 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 44 years, and Sri Sudhir U. Mehta Son of Late Uttamlal Mehta, aged about 56 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. 12150/10 dated 22.09.2012, registered at S.R.O., Uppal, Rangareddy District, hereinafter called the "Owners".

# IN FAVOUR OF

Mr. Narendra Kumar Puppala, son of Mr. P. V. Ramana Kumar, aged about 30 years, Occupation: Service, residing at # H. No: 1-3-90/14, Geetha Nagar, Jangaon, Warangal – 506 167, A. P., 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 MEHTIN & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partne

Book - 1 CS Number 5382 of 2013 of SRO, Kapra Regular document number Joint SubRegistrar8 Signature of Sheet 2 of 12 Sheets Kapr Endorsement: Description In the Form of of Stamp Papers Challan u/s 41of i.s Act Fee/Duty Stamp Duty DD/BC/ Cash Total Pay Order u/s 16 of l. act Stamp Duty 100 186250 0 0 186350 Transfer Duty NA 0 0 0 0 Reg. Fee NA 16950 0 0 16950 **User Charges** NA 100 0 0 100 Total 100 203300 0 0 203400 Rs. 186250/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16950/- towards Registration Fees on the chargeable value of Rs. 3390000/- was paid by the party through Challan/BC/Pay Order No ,794791 dated ,31-DEC-13. Date f Registering Officer 31st day of December 2013 Kapra SubBogistr Chuo ....నెంజరుగా తిజి**స్టరు చేయుంది ఎంగ్ నిమిత్వం** మీక్షం 👙 చెంకారు /

# 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 11 villas and the Vendor shall be entitled to 33 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.12150/12 dated 22.09.12 and 204/Bk-IV/10, dated 18.07.10 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

For MEHTA & MODI HOMES

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Book - 1 CS Number 5382 of 2013 of SRO, Kapra Regular document number \_\_\_ Signature of Jour SubRegistrar8 Sheet 3 of 12 Sheets

- 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. 4 admeasuring 218 sq. yds., along with semi-finished construction having a total area of 2020 sft., (built-up area 1790 sft + terrace area 114 sft + portice area 116 sft)., hereinafter referred to as the 'Scheduled Property', forming part of the Scheduled Land, for a consideration of Rs.33,90,000/(Rupees Thirty Three 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 FOLLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 4 admeasuring 218 sq. yds., along with semi-finished construction having a total area of 2020 sft., (built-up area 1790 sft + terrace area 114 sft + portico area 116 sft)., 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.33,90,000/-(Rupees Thirty Three Lakhs Ninety Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor / Owners 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 Plot.
- 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 given 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.
- 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.

FOR MEHTA & MODI HO

Partner

For MEHTA & MODI HOMES

Partner

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# SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No.4, admeasuring about 218 sq. yds., along with semi-finished construction having a total area of 2020 sft., (built-up area 1790 sft + terrace area 114 sft + portico area 116 sft)., 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:

and the second s	
North	Plot No. 3
South	Plot No. 5
East	30' wide road
West	Neighbor'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. 84

2. SurkouldS

FOR MEHTA & MODI HOMES

Partner

(Soham Modi)

VENDOR

FOR MEHTA & MODI HOMES

Partner (Sudir U Mehta) V E N D O R

P. New Mours

BUYER

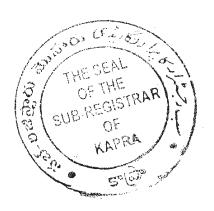
Book - 1 CS Number 5382 of 2013 of SRO, Kapra

Regular document number 189 of year 2013

Signature of Joint SubRegistrar8

Sheet 5 of 12 Sheets

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# ANNEXTURE-1-A

1. Description of the Building

:All that piece and parcel of bungalow on bearing Plot No. 4, in the project known as "Villas at Silvercreek" forming part of Sy. Nos. 74 & 75, 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

: 218 sq. yds.,

4. Built up area Particulars:

a) Portico & Terrance Area

: 230 Sft

b) In the Ground Floor

: 935 Sft

c) In the First Floor

: 855 Sft

Total Built up Area:

2020 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

Date: 31.12.2013

: Rs. 33,90,000/-

For MEHTTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

Signature of the Executants

CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

OF MENTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

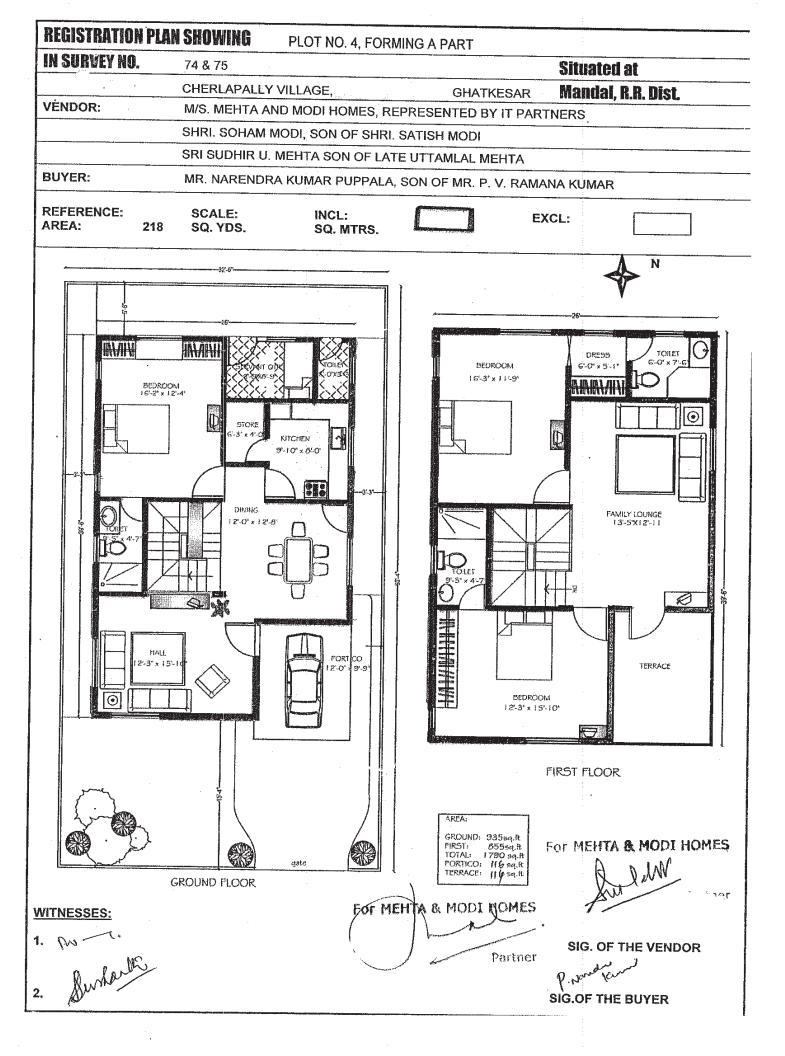
Partner

Signature of the Executants

o ward here of

Date: 31.12.2013





Regular document number Of year Of year Signature of Joint SubRegistrate

Sheet 7 of 12 Sheets Kasta



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

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(LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



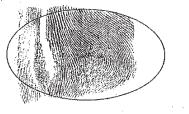
M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS

- 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, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003



# **GPA FOR PRESENTING DOCUMENTS,**

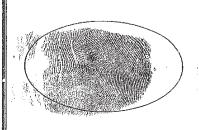
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.





# BUYER:

MR. NARENDRA KUMAR PUPPALA S/O. MR. P. V. RAMANA KUMAR R/O. # H. NO: 1-3-90/14 GEETHA NAGAR JANGAON WARANGAL – 506 167 A. P.,





SIGNATURE OF WITNESSES:

1. Mar 1

Dirkarles

FOR MENTA & MODI HOMES

Partner

FOR MEHRA & MOPLHOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 5382 of 2013 of SRO, Kapra

Regular document number <u>III</u> of year <u>2013</u>

Signature of Joint SubRegistrar8

Sheet 8 of 12 Sheets



# **VENDOR:**

शायकर विमाग INCOME TAX DEPARTMENT



भारतं सरकार GOVT. OF INDIA

MEHTA AND MODI HOMES

20/08/2002 Permenent Account Number

AAJFM0647C

PERMANENT ACCOUNT NUMBER



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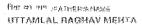
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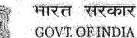
आयकर विभाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974 Permanent Account Number AWSPP8104E







Book - 1 CS Number 5382 of 2013 of SRO, Kapra

Regular document number

\_ of year <u>2013</u>

Sheet 9 of 12 Sheets

Signature of Join SubRegistrar8

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PKINDPUPPALAKKNARENDRAKKUMARKKKKKKKKKKKKKKKKKKKKK K8474471<5IND8309307M2310163<<<<<<<<<<< POINT OF दिया नया जान / Given Name(s) GUNTUR NOME NARENDEA PUPPALA जारी करने की विशिष / Date of leases 17/10/2013 WASHINGTON 大山門為我 Q DC 3 Sa 0/09/1983 K847 e ed Reie/Data of Explin জন্দাবিদি / Dese of Birt 47

### REPUBLIC OF INDIA WOUND INFIN



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सभी से जिनका इससे संबंध हो, अनुरोध एवं अपेक्षा की जाती है कि वे धारक को बिना किसी रोख-टोक के स्वतंत्र रूप से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो ।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



K N Jha Attaché (Cons) Embassy of India Washington DC (USA)

विदेशों में रहने वाले भारतीय नागरिकों को सत्वाह दी जाती है कि वे निकटतम भारतीय प्रिशन/ केन्द्र में अपना पंजीकरण करवाएं।

## चेलायमी

यह पासपोर्ट भारत सरकार की सम्पति है। इस पासपोर्ट के वारे में किसी पासपोर्ट अधिकारी से इसके धारक को यदि कोई सूचना पिलकी है। जिसमें जसपोर्ट लौटाने की मांग भी शार्मिल है। तो उसका तुरंत अनुपालन किया जाएँ।

यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के कब्जे में ही होना चाहिए । इसमें किसी भी प्रकार का फेरबदल या विकृति

पांसपोर्ट गुम हो जाने, चोरी हो जाने अथवा नष्ट हो जाने पर उसकी सूचना भारत में सबसे निकटतम पासपोर्ट अधिकारी को अथला यदि पासपोर्ट धारक विदेश में है तो निकटतम भारतीय मिरमन/केन्द्र और स्थानीय पुलिस को तत्काल दी जानी चाहिए। विस्तृत पृष्ठताछ के बाद ही डुप्लीकेट पासपोर्ट जारी किया जाएगा ।

## REGISTRATION

INDIAN CITIZENS RESIDENT APROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

# CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDÍA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDÍAN MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

िया । ज्याचुन्ते अधिभाषक कः गम / Name of Pather / Legal Guardlan

PUPPALA KURAR RAMANA मारत का मान / Name of Mother VENKATA

PUPPALA

VARALAXMI

YALAMANCHI

SRAVYA

पति या नरनी का नाम / भटामक टा Spouse

ES-PARKWAY JACKSONVILLE GATE पता / Address 8539

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हुत्ती साजकोट का में, और कुन्ध बत्ती हुनि की सिध कुन्न करने / Cid Pacquer No. with Data and Paca al last HYDERABAD 28/04/2004 E8980750

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బందారి సుశాంతీ కుమార్ Bandari Sushanth Kumar



పుట్టిన సంవత్సరం/Year of Birth: 1983 పురుషుడు / Male

4437 1260 8368

ఆధార్ – సామాన్యుని హక్కు



# రాంతి ముక్కుడు కార్మించికార సంస్థ Unique tremmication Authority of India

చిరునామా: S/O: టండారి పోశిట్టి ఇంటి నం 2-3-157, ఉద్మర్ గల్లీ బోదస్, బోధస్, లోధన్, నిజామాలాదు ఆంధ్ర ప్రదేశ్, 503185 Address: S/O: Bandari Poshetty. H No 2-3-157, Udmir gally, Bodhan, Bodhan, Nizamabad, Bodhan, Andhra Pradesh,

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గుర్తింపుకు ధృమికరణ ఆస్లెస్ ఆధొంటికేషన్ ద్వారా పొందనచున్న

ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.

సమాభారం

AADHAAR

సహెదు సంఖ్య / Enrollment No. : 1093/22027/02388

Puppala Venkata Ramana Kumar ప్రవృత్తి కేంకల రమణ కుమార్ S/O Venkata Subba Rao 3-90,14

Jangaon Jangaon, Warangal Andhra Pradesh - 506167 9059869786 Geetha Nagar

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ಕ್ರಿಫೆಜ ಜನವರ್ಷ್ಯಬಂ/Year of Birth 1855 Herry species

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