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2:30.1900f 2014



ಆಂಧ್ರ ప್ರದೆ है आन्ध्र प्रदेश ANDHRA PRADESH

Sl.No. 463 Dt: 20-09-2013

Sold to: MAHENDER

S/o. MALLESH

For Whom: M/s. MEHTA & MODI HOMES



AL 655816

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 21st day of January 2014 at S. R.O., 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 43 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'

<u>AND</u>

- Smt. Sarojini L. Rohit, W/o. Dr. L. G. Rohit, aged about 72 years, Occupation: Housewife, resident of 8-2-402/2, Road No.5, Banjara Hills, Hyderabad.
- 2. 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.

For Ments and Modi Homes

Partner

For Mehta and Modi Homes

Partne

Re	gular	document r	number_	190	of year 2014	- 2001	
3 3		9			Signature of Joint S	SubRegistrar8	
She	et 1	of \$10	Sheets		Кар		
Pres		on Endors	ement:	,			
Impre paid I Sohai	ssions between Mod	as required in the hours i	Under S	ection 321A of Re	three properties of Section 1, 1908 and for 21st day of 2 ants/Claimants of Section 1, 1908 and for 21st day of 2 ants/Claimants of Section 1, 1908 and 1, 1908 an	ee of Rs. 10800/- f JAN, 2014 by Sri	
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2	EX			1526-1-2014-191 JREP E	REP BY GPA K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD		quya
		Witness:					
SI N	o Ti	numb Impres		Photo	Name & Address SHACHI KAPOOR R/O.E-11/2,RCI COLONY,VIGNAN KANCHA,R.R.DIST.	Signature Out	?
2		7.00 7.00 7.00 7.00 8.00 8.00 8.00 8.00	[1526	FF:2014-191]CH.VE	CH.VENKAT RAMANA REDDY R/O.11-187/3.RD NO.2,GREEN HILLS CLNY,HYD.	House	
	21:	st day of Janu	ary ,2014		Signature of Joint Su Ka	DOQUION bRegistrafall	

Book - 1 CS Number 191 of 2014 of SRO, Kapra



- 3. 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.
- 4. 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.
- 5. 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."
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 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 43 years, Occupation: Business 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.204/BK-IV/10 dated 18.09.2010, registered at S.R.O., Uppal, Rangareddy District, hereinafter called the "Owners".

IN FAVOUR OF

Mr. Praveen Tandon, son of Late R. C. Tandon, aged about 43 years, Occupation: Service, residing at H.No. E-11/2, R C I Colony, Vignan Kancha, Ranga Reddy District, Hyderabad - 500 069, 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 and Modi Homes

Partner

For Mehta and Modi Homes

Partner

Book - 1 CS Number 191 of 2	2014 of SRO, Kapra
Regular document number _	190 of year 2010
Sheet 2 of 10 Sheets	Signature of Joint Subpregistrars Kapra
indorsement:	

Description	In the Form of					
of Fee/Duty	Stamp Papers	Challan u/s 41of i.s Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	118700	0		0	118800
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	10800	0		0	10800
User Charges	NA	95	0		0	95
Total	100	129595	0		0	129695

Rs. 118700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10800/- towards Registration Fees on the chargeable value of Rs. 2160000/- was paid by the party through Challan/BC/Pay Order No ,845349 dated ,21-JAN-14.

Date

21st day of January ,2014 1935 6 20 21 2 32

Signature of Registering Officer

Kapra



T. Nagaigh



WHEREAS:

- A) The Owners are the absolute owners, possessors and in peaceful enjoyment of the land forming Sy.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 13 villas and the Vendor shall be entitled to 31 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.204/BK-IV/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 Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



- 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.11, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.21,60,000/- (Rupees Twenty One 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:

- 1. The Vendor do hereby convey, transfer and sell the Plot No.11, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 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.21,60,000/-(Rupees Twenty One Lakhs Sixty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.15,00,000/-(Rupees Fifteen Lakhs Only) paid by way of cheque no.354902, dated 16.01.2014, drawn on State Bank of India, Secunderabad branch issued by RACPC-1, Hyderabad..
 - ii. Rs.5,00,000/-(Rupees Five Lakh Only) paid by way of cheque no.409906, dated 18.12.2013, drawn on State Bank of India, RCI Colony, Balapur, R. R. District.
 - iii. Rs.1,60,000/-(Rupees One Lakh Sixty Only) (Part Payment) paid by way of cheque no.181371, dated 11.01.2014, drawn on State Bank of India, RCI Colony, Balapur, R. R. District
- 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 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 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.

For Mehn and Modi Hom

Partner

for Mehta and Modi Homes

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Book - 1 CS Number 191 of 2014 of SRO, Kapra

Regular document number

year <u>2019</u>

Sheet 4 of 10 Sheets

Signature of Joint SubB

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 bungalow on bearing plot no. 11, admeasuring about 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 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:

North	Plot No. 10	
South	Plot No. 12	
East	Plot No. 21	
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. Kanden

(Soham Modi) V E N D O R

For Mehta

for Mehta and Modi Homes

Partner (Sudhir U Mehta) VENDOR

Partner

 \sim

/ENDEE



ANNEXTURE-1-A

1. Description of the Building :All that piece and parcel of bungalow on bearing Plot No.

11, 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

(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

: 173 sq. yds.;

4. Built up area Particulars:

a) Portico & Terrance Area

: 229 Sft

b) In the Ground Floor

: 810 Sft

c) In the First Floor

: 810 Sft

Total Built up Area:

1849 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

: Rs. 21,60,000/-

For Mehta and Modi Homes

Partney

For Mehta and Modi Homes

Partney

Date: 21.01.2014

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 Mehla and Mode Homes

Partner

For Mehta and Modi Homes

Pariner

Date: 21.01.2014

Signature of the Executants

Book - 1 CS Number 191 of 2014 of SRO, Kapra

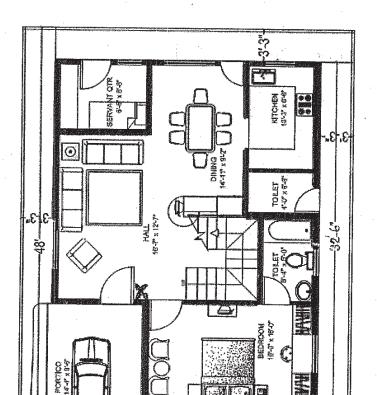
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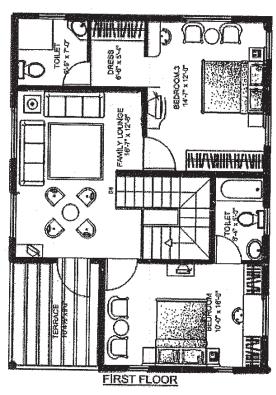
Signature of Joint Subregistrars

Sheet 6 of 10 Sheets Kapra

THE SEAL OF THE SUB-REGISTRAR OF KAPRA

REGISTRATION	PLAN SHOWING	PLOT NO.11, FORM	IING A PART	
IN SURVEY NOS.	74 & 75			Situated at
	CHERLAPALLY VI	LLAGE,	GHATKESAR	Mandal, R. R. Dist
VENDOR:	M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS			
	1. MR. SOHAM M	ODI, SON OF SRI SAT	ISH MODI.	
	2. MR. SUDHIR U	MEHTA, SON OF LAT	TE UTTAMLAL MEH	TA
BUYERS:	MR. PRAVEEN TA	NDON, SON OF LATE	R. C. TANDON	
REFERENCE: AREA: 17	SCALE: 3 SQ. YDS.	INCL: SQ. MTRS.		EXCL:





GROUND FLOOR

AREA OF GROUND FLOOR: \$40.00 SFT.

AREA OF FIRST FLOOR: : \$40.00 SFT.

TOTAL BUILT UP AREA: : 1620.00 SFT.

TERRACE AREA : 93.00 SFT. PORTICO DECA: 136 C.#

For Menta and Modi Homes
Partner

For Mehta and Modi Homes

Partner

WITNESSES:

1. Handon

2. Honort

SIG. OF THE VENDOR

SIGN OF THE BUYERS

Regular document number 90 of year 90 of year 90 Signature of 30 Sheets Kapra



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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

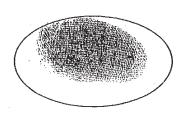




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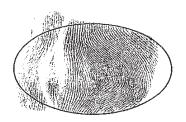
M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI S/O. MR. SATISH MODI





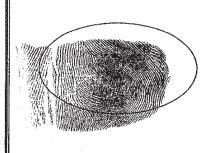
2. MR. SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003





GPA FOR PRESENTING DOCUMENTS: VIDE GPA NO. 190/IV/2012, Dt. 10.12.2012:

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





BUYER:

MR. PRAVEEN TANDON S/O. LATE R. C. TANDON R/O.H. NO. E-11/2, R C I COLONY VIGNAN KANCHA RANGA REDDY DISTRICT HYDERABAD - 500 069

SIGNATURE OF WITNESSES:

1. Dandon

2. France

For Mehta and Modi Homes

For Mehta and Modi Homes

Partney

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 191 of 2014 of SRO, Kapra

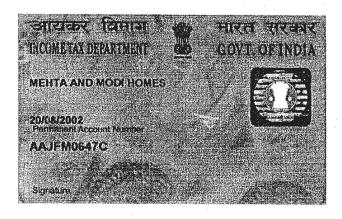
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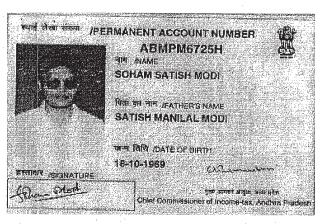
Sheet 8 of 10 Sheets Kapra

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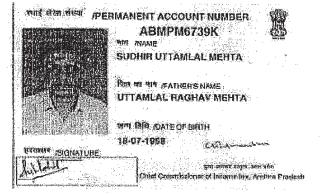
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VENDOR:



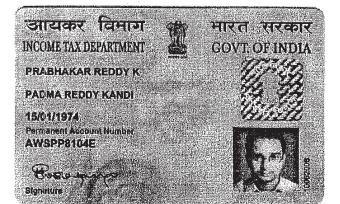


For Mehta and Modi Homes
Partner



For Mehta and Modi Homes

Partner



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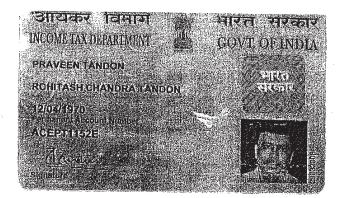
Book - 1 CS Number 191 of 2014 of SRO, Kapra

Regular document number of Joint Subsequents

Signature of Joint Subsequents

Sheet 9 of 10 Sheets Kapra





BUNER

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER



ACRPK8578N

SHACHI KAPOOR

पिता का नाम /FATHER'S NAME KAILASH CHANDRA KAPOOR

जन्म तिथि /DATE OF BIRTH

हस्ताक्षर /SIGNATURE

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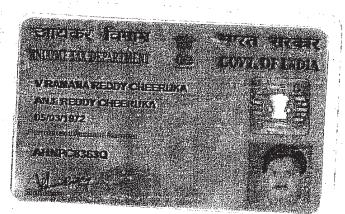
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आयकर आयुक्त, जयपुर COMMISSIONER OF INCOME-TAX, JAIPUR Manjon

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Book - 1 CS Number 191 of 2014 of SRO, Kapra

Regular document number ______ of year ______ of year ______ Signature of Joint Subregistrans

Sheet 10 of 10 Sheets Kapra

THE SEAL OF THE SUB-REGISTRAR OF KAPRA