

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

11553

M. E. Mehta & Modi Homes Regy

శ్రీమతి / శ్రీ

K. Anabhalav Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sal		6/8		11
దస్తావేజు విలువ	3225000		10/11		charlapaly
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	3882/11		58125		
రిజిస్ట్రేషన్ రుసుము	16125		462096		
లోటు స్టాంపు(D.S.D.)	128900				
GHMC (T.D.)	100		062125		
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అదనపు షీట్లు	1				
5 x					
మొత్తం	193500				

(అక్షరాల

11/11)

తేది

16/10

వాచసు తేది

రూపాయలు మాత్రమే)

[Signature]

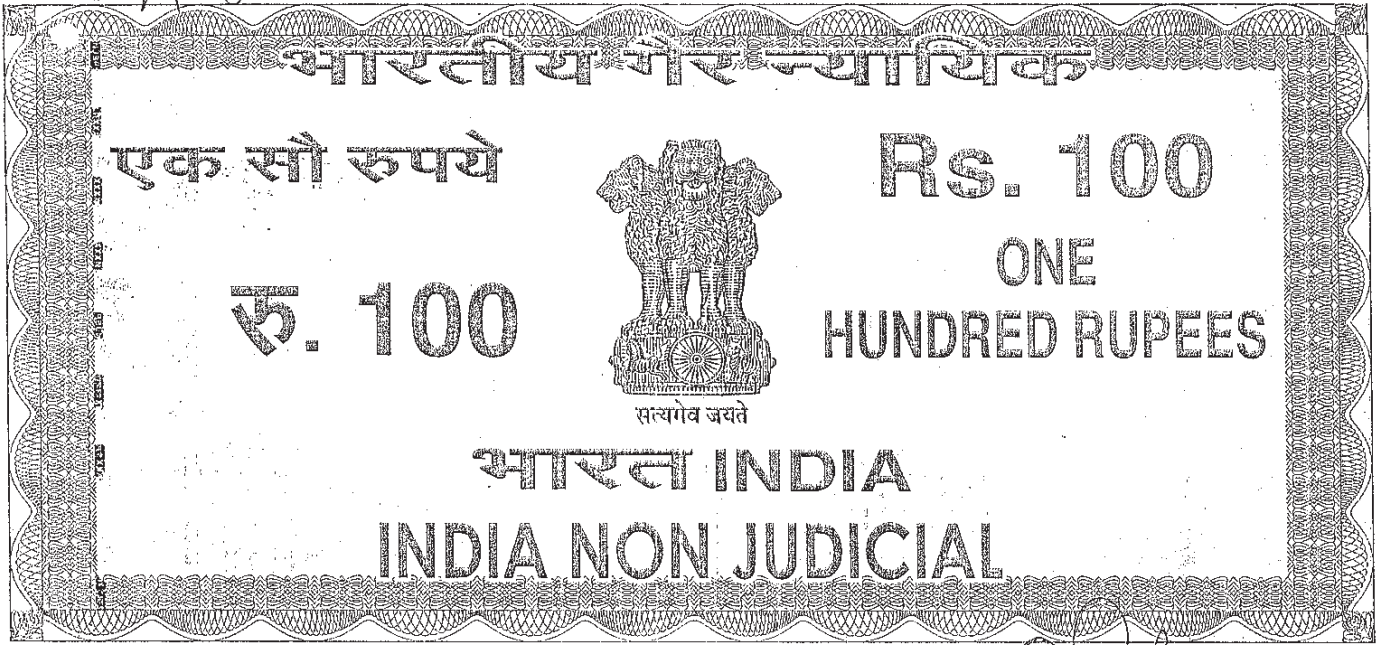
సబ్ రిజిస్ట్రారు
మేజి-రిజిస్ట్రారు

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

W005

D: 30. 3882.05/2015

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 8700 Date: 04-08-2015

Sold to: RAMESH

S/o. NARSING RAO

For Whom: MEHTA AND MODI HOMES.

A 546621

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 10th day of September 2015 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 Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 45 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubille Hills, Hyderabad, hereinafter referred to as the 'Vendor'

AND

1. 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.

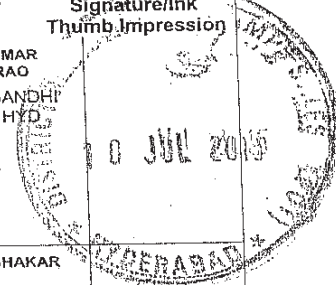
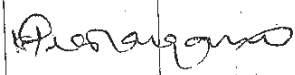
for Mehta and Modi Homes

Partner

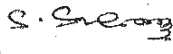
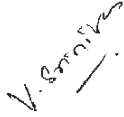
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16125/- paid between the hours of 12 and 1 on the 16th day of OCT, 2015 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PATHURI SRAVAN KUMAR [1526-1-2015-4005]	PATHURI SRAVAN KUMAR S/O. PATHURI BABU RAO PLOTNO.89 EAST GANDHI NAGAR, NAGARAM HYD	 
2	EX		 REP BY GPA K. PRABHAKAR [1526-1-2015-4005]	REP BY GPA K. PRABHAKAR REDDY S/O. K. PADMA REDDY 5-4-187/3 & 4 II FLOOR, M.G. ROAD SECABD	

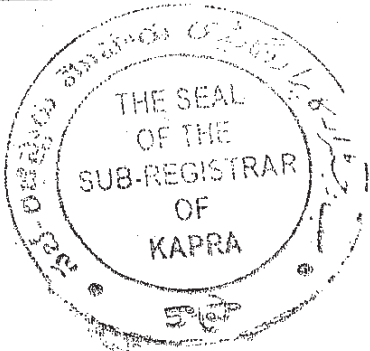
Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 S. SUDHAKAR::16/10/2015 [1526-1-2015-4005]	S. SUDHAKAR R/O. 4-61/9, EAST GANDHINAGAR, NAGARAM , KEESARA, R.R. DIST.	
2		 V. SRINIVAS::16/10/2015 [1526-1-2015-4005]	V. SRINIVAS R/O. 29-249/5, B. S. NAGAR COLONY, NEREDMET, HYD.	

16th day of October, 2015

Signature of Joint Sub-Registrar
Kapra

Bk-1, CS No 4005/2015 & Doct No
3002/2015 Sheet 1 of 10
Joint Sub-Registrar
Kapra



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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 45 years, the Partner / 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, Ranga Reddy District, hereinafter called the "Owners".

IN FAVOUR OF

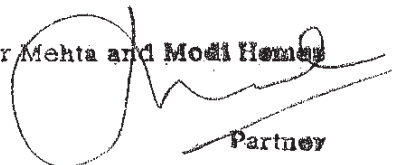
Mr. Pathuri Sravan Kumar, Son of Mr. Pathuri Babu Rao, aged about 42 years, Occupation: Service, Occupation: Service, residing at Plot No. 89, East Gandhi Nagar, Nagaram, Hyderabad - 500 083. hereinafter referred to as the 'Vendee'.

The terms Vendor, Owners and Vendee shall mean and include their / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

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'.

For Mehta and Modi Homes



Partner

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	177275	177375
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	16125	16125
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	193500	193600

Rs. 177275/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16125/- towards Registration Fees on the chargeable value of Rs. 3225000/- was paid by the party through DD No. 62125 dated 16-OCT-15 of AXIS BANK/SEC-BAD.

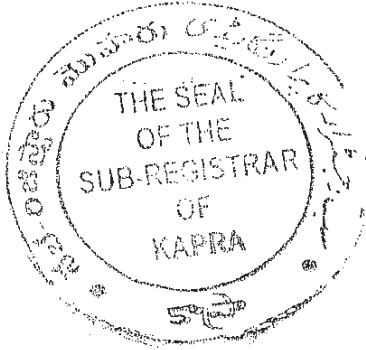
Date
16th day of October, 2015

Signature of Registering Officer
Kapra

Bk-1, CS No 4005/2015 & Doct No
3882/2015 Sheet 2 of 10
Joint Sub Registrar
Kapra

16 వ పుస్తకము 2015 సం./ కా.శ. 1899
3882 నెంబరుగా రిజిస్టరు చేయబడి
క్యానిన్ నిమిత్తం గుర్తింపు నెంబరు 1526
3882/2015 యొక్క రిజిస్ట్రేషన్
2015 సం. 16-10-15 నెం. 16 వ తేది

సబ్ రిజిస్ట్రార్



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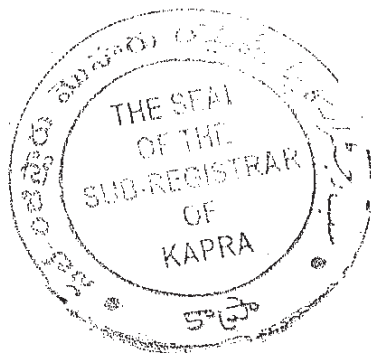


- U
- B) The Owners purchased the Scheduled Land for a consideration from its previous Owners, possessors and pattedars namely:
- Shri. Samala Janga Reddy, Son of Late Shri Samala Chinna Yadaiah
 - Smt. V. Susheela, Wife of V. V. Subba Rao,
 - Sri Anand S. Mehta, son of Shri Suresh U. Mehta
 - Smt. Chamarty 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 18.7.10 registered at S.P.O, 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.
- 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'.

Per Mehta and Modi Homes

Partner

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Kapra



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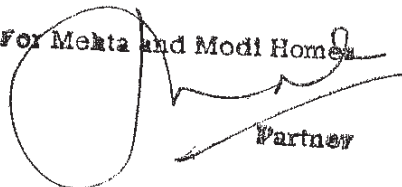


- I) The Vendee is desirous of purchasing a plot of land bearing no.13, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.32,25,000/-(Rupees Thirty Two Lakhs Twenty Five 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:

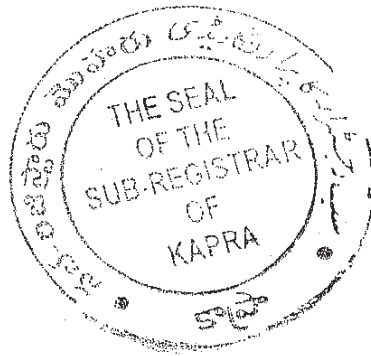
1. The Vendor do hereby convey, transfer and sell the Plot No.13, admeasuring 173 sq. yds, along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) forming part of Sy. Nos.74 & 75, Cherlapally Village, Ghatkesar Mandal, 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. 32,25,000/-(Rupees Thirty Two Lakhs Twenty Five Thousand Only) loan availed from HDFC Ltd., Hyderabad. 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 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.
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 and Modi Homes



Partner

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SCHEDULED PLOT

All that piece and parcel of villa on bearing Plot No.13, 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. 12
South	Plot No. 14
East	Plot No. 23
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. *S. Suresh*
2. *V. Srinivas*

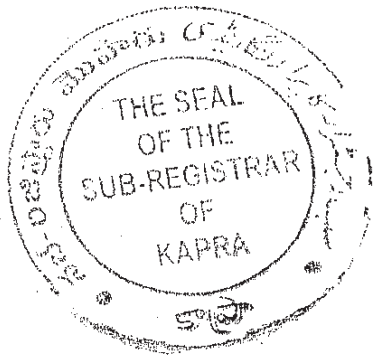
For Menta and Modi Homes

Partner

(Soham Modi)
VENDOR

[Signature]
VENDEE

Bk - 1, CS No 4005/2015 & Doct No
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Kapra



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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of villa on bearing Plot No. 13, 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. (Ground Floor + 1st Floor)
- (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. 32,25,000/-

Date: 10.09.2015

For Mehta and Modi Homes
Partner

Signature of the Executants

C E R T I F I C A T E

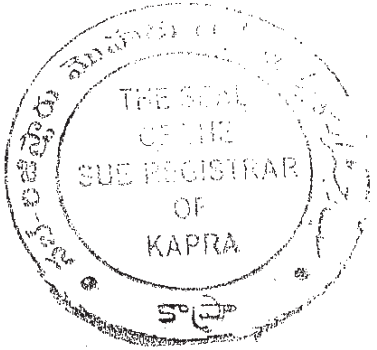
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Mehta and Modi Homes
Partner

Date: 10.09.2015

Signature of the Executants

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Joint SubRegistrar
Kapra



REGISTRATION PLAN SHOWING

PLOT NO.13, FORMING A PART

IN SURVEY NOS. 74 & 75**Situated at**

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R. R. Dist.**VENDOR:**

M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNER

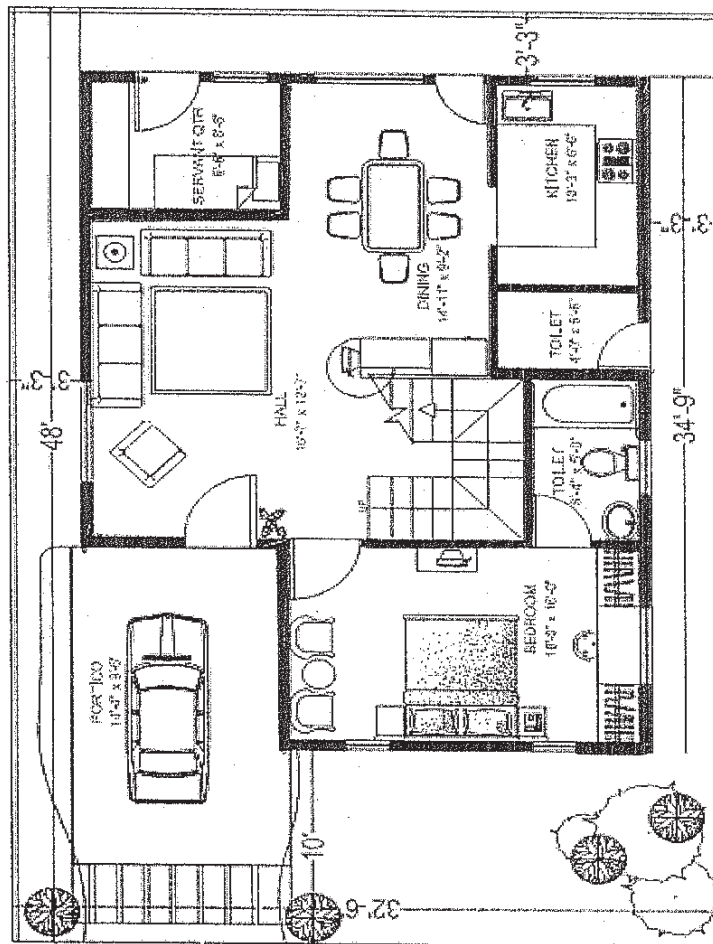
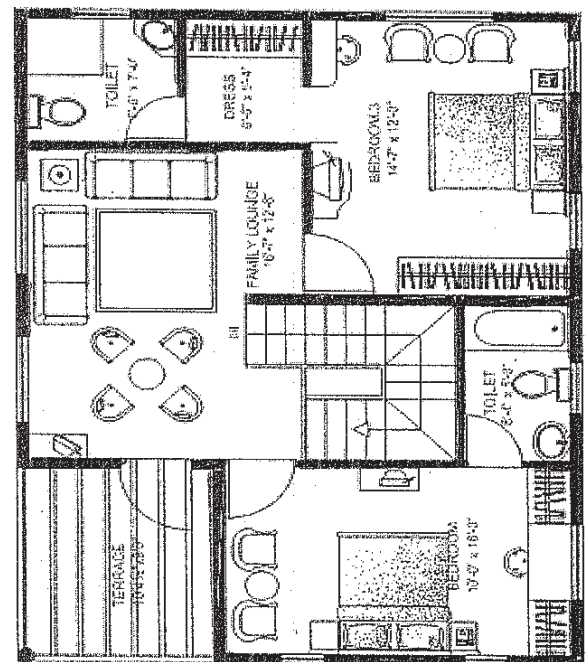
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYERS:

MR. PATHURI SRAVAN KUMAR, SON OF MR. PATHURI BABU RAO

REFERENCE:
AREA:

173

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****GROUND FLOOR****FIRST FLOOR**

AREA OF GROUND FLOOR : 810.00 SFT.
AREA OF FIRST FLOOR : 810.00 SFT.
TOTAL BUILT UP AREA : 1620.00 SFT.
TERRACE AREA : 93.00 SFT.
TERRACE AREA : 136.00 SFT

WITNESSES:

1. *S. Srinivas*
2. *V. Srinivas*

for Mehta and Modi Homes
Partner

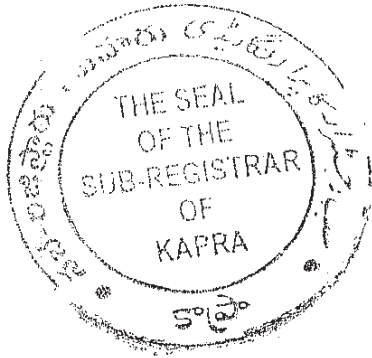
SIG. OF THE VENDOR

[Signature]

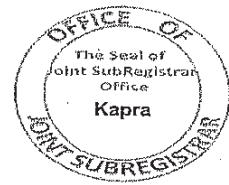
SIGN. OF THE BUYER

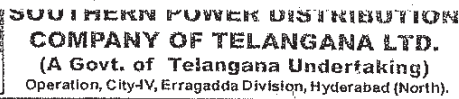
Bk - 1, CS No 4005/2015 & Doct No
38832/2015. Sheet 9 of 10

Joint SubRegistrar
Kapra



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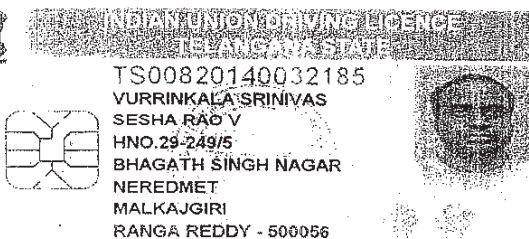
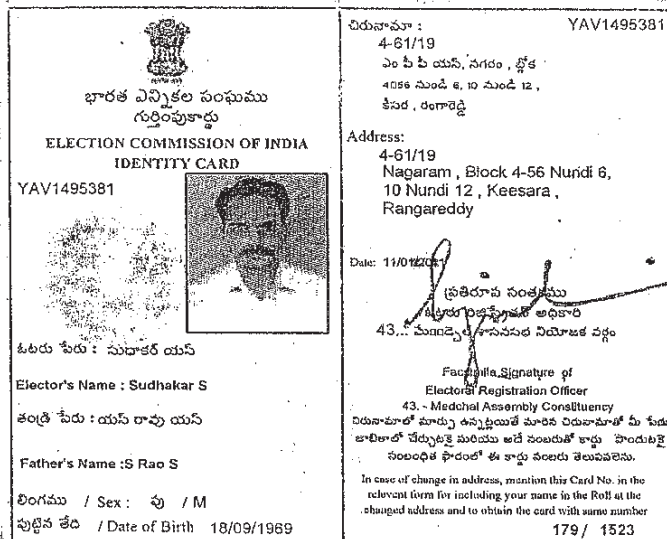
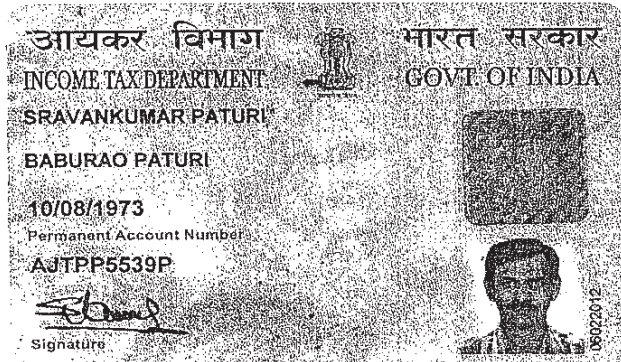




Emp. ID No. : 1046393
Name : P. SRAVAN KUMAR
Designation : Sub-Engineer
Place of Work : City-IV/S.K. Nagar Sec.
Date of Birth : 10-08-1973
Blood Group : O+ve

Superintending Engineer.

Address: Plot No.89, East Gandhi Nagar, Nagaram, R.R.Dist-500 083.
Ph: 77991 21219 (R), Cell: 93931 21219



Non Transport

Light Motor Vehicle Non Transport, Motor Cycle
With Gear

Date of Validity
Transport

14/02/2033

Date of Validity _____
Badge No. _____

Reference No.

Date of Filing: 07/11/2014

15/02/1983

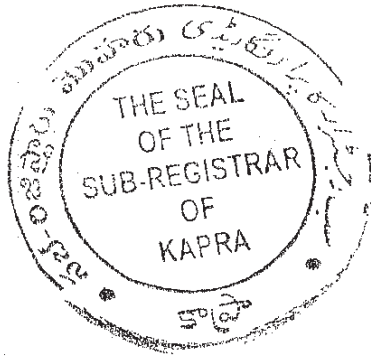
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BK-1, CS.No 4005/2015 & Doct No

3888/2015, Sheet 10 of 10

Joint SubRegistrar
Kapra



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