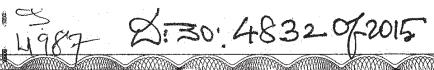
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తెలోంగాణ तेलंगाना TELANGANA

S.No. 12288 Date: 24-11-2015

Sold to: CH.RAMESH
S/o. LATE. NARSING RAO

For Whom: MEHTA & MODI HOMES.

& D 351312

CH.SHRAVAN

LICENSED STAMP VENDOR LIC.No.15-31-029/2013, House on P.No.21, W.S.Colony, R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this the 14th day of December 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 46 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, Wife 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, Son of Shri. V. N. Shali, aged about 54 years, Occupation: Business, resident of "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

For MEHTA & MODI HOME

Partner





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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."
- 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 46 years, 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

- 1. Mr. Uppu Naga Venkata Narasimha Girish, Son of Mr. U. Sreekrishnaiah, aged about 32 years, Occupation: Service and
- 2. Mrs. Uppu Mahalakshmi, Wife of Mr. Uppu Naga Venkata Narasimha Girish, aged about 25 years, both are residing at H. No. 2-16-131, Street No. 3, Prashanthi Nagar, Uppal, Hyderabad 500 039. 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 & MODI HOMES

Partner

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

Description			In the Fort	n of		
Of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	Cash	Stamp Duty u/S 16 of IS act	ບບາຣດາ Pay Order	Total
Stamp Duty	100	. 0	0	0	185525	185625
Transfer Duty	NA	0	0	. 0		0
Reg. Fee	NA ·	0	0	. 0	16875	16875
User Charges	NA	0 :	0	. 0:	100	100
Total	100	- 0	0	0	202500	202600

Rs. 185525/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16875/-towards Registration Fees on the chargeable value of Rs. 3375000/- was paid by the party through DD No 62986 dated ,17-DEC-15 of ,AXIS BANK/SECBAD

Date

Joint St

CS No 4987/2015 & Doct No

Sheet 2 of 11

19th day of December, 2015

Signature of Registering officery NA

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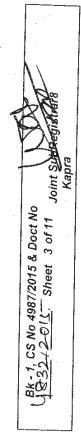
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- B) The Owners purchased the Scheduled Land for a consideration from its previous Owners, possessors and pattedars namely:
 - Shri. Samala Janga Reddy, Son of Late Shri Samala Chinna Yadaiah
 - Smt. V. Susheela, Wife of V. V. Subba Rao,
 - Sri Anand 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.
- 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'.

Partner

For MEHTA & MODI HOME







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The Vendee is desirous of purchasing a plot of land bearing no.14, 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 Property', forming part of the Scheduled Land for a consideration of Rs.33,75,000/-(Rupees Thirty Three Lakhs Seventy 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.14, 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. 33,75,000/-(Rupees Thirty Three Lakhs Seventy Five Thousand Only) loan availed from HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 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 & MODI HOMES

Partner

(Bk-1, CS No 4987/2015 & Doct No 832 / 2013. Sheet 4 of 11 Joint Suaregistrans Kapra





Kapra

SCHEDULED PLOT

All that piece and parcel of bungalow on bearing plot no.14, 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:

South Plot No. 15 East Plot No. 24 West 30' wide road	North	Plot No. 13	<u> </u>			 				 ·	
10110.24	South	Plot No. 15			1	<u> </u>			1.2	· · ·	<u> </u>
West 30' wide road		Plot No. 24		<u> </u>						 <u> </u>	:
	West	30' wide road		-	<u> </u>	 	 	-	<u> </u>	 	

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. Obree contined

For MEHTA & MODI HOMES

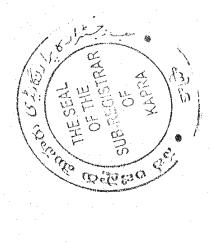
Partner

(Soham Modi) VENDOR

Mahaleushmi

VENDEE

UR32/2015 & Doct No Kapra Kapra



A CONTRACTOR OF THE CONTRACTOR



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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing plot no.

14, 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 + First Floor)

(b) Type of Structure

: Framed Structure

2. Age of the Building

0

: Under Construction

3. Total Extent of Site

: 173 sq. yds.

3. 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. 33,75,000/-

FOI MENTA & MODI HOMES

Partner

Date: 14.12.2015

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 MICHTA & MODI HOMES

Partner

Signature of the Executants

Mahalarihmi

Date: 14.12.2015



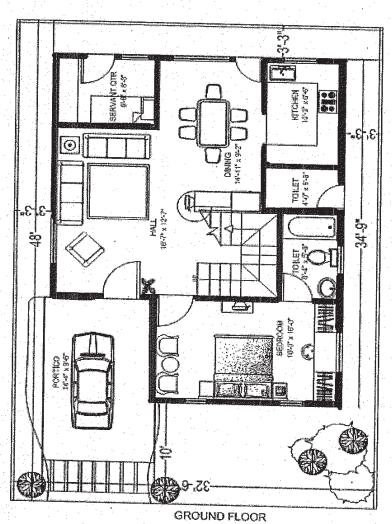


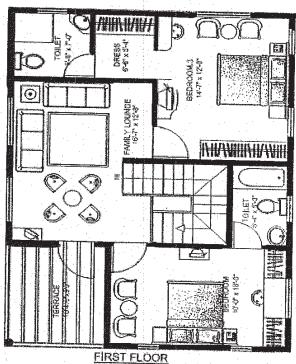
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REGISTRATION PLAN SH	OWING PLOT NO.14, FORMING A PART	
IN SUTVEY NOS. 74 &		Situated at
CHER	LAPALLY VILLAGE, GHATKESAR	Mandal, R. R. Dist
VENDOR: M/S. I	MEHTA & MODI HOMES REPRESENTED BY ITS PART	
MR. S	SOHAM MODI, SON OF SRI SATISH MODI	
VENDEE: 1. MR	. UPPU NAGA VENKATA NARASIMHA GIRISH, SON O	F MR. U. SREEKRISHNAIAH
	S. UPPU MAHALAKSHMI, WIFE OF MR. UPPU NAGA \	
REFERENCE: SO	CALE: INCL: Q. YDS. SQ. MTRS.	EXCL:





AREA OF GROUND FLOOR: \$10.00 SFT.
AREA OF FIRST FLOOR: \$10.00 SFT.
TOTAL BUILT UP AREA: 1620.00 SFT.
TERRACE AREA: 93.00 SFT.

TERRACE AREA: 136.00 SFT

WITNESSES:

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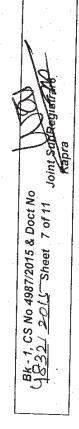
FOR MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

Mahalakshmi

SIGN. OF THE VENDEE









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

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FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE

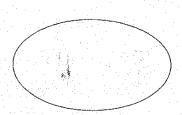
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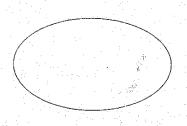
M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI





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

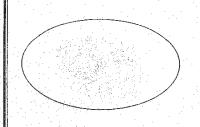
SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD -- 500 003.





BUYER:

 MR. UPPU NAGA VENKATA NARASIMHA GIRISH S/O. MR. U. SREEKRISHNAIAH R/O. H. NO. 2-16-131 STREET NO. 3 PRASHANTHI NAGAR UPPAL, HYDERABAD - 500 039.





2. MRS. UPPU MAHALAKSHMI
W/O.MR. UPPU NAGA VENKATA NARASIMHA GIRISH
R/O. H. NO. 2-16-131
STREET NO. 3
PRASHANTHI NAGAR
UPPAL, HYDERABAD - 500 039...

SIGNATURE OF WITNESSES

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2. Johns

For MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

UNVN Joz

Mahalatshmi SIGNATURE(S) OF BUYER(S) BK-1, CS No 4987/2015 & Doct No Subregionals Rapra Kapra

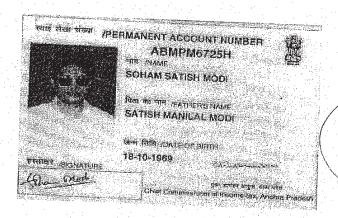


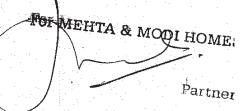
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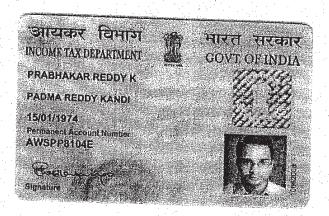
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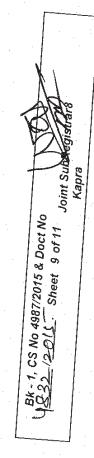


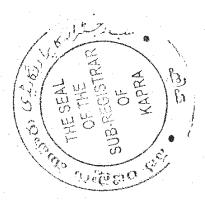






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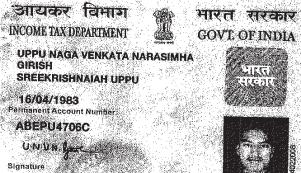




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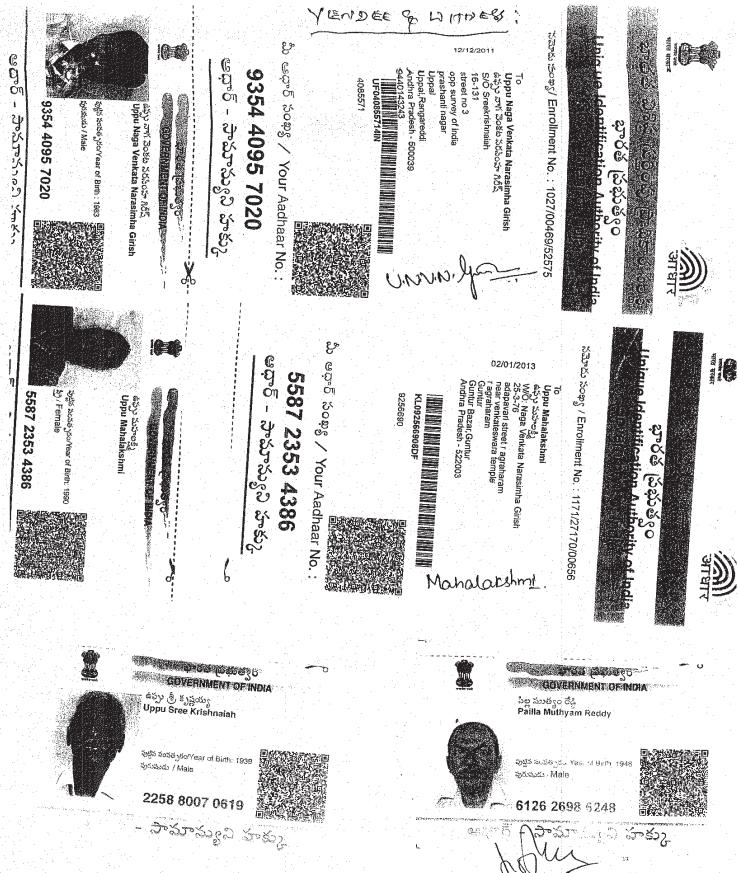


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