

ఆంధ్రప్రదేశ్ आन्ध प्रदेश ANDHRA PRADESH

AU 326789

K. GIRIBABU LICENCED STAMP VENDOR LIC.No.15 07-30/1998 REN.No.15-02-03/2010

Sub-Bapunes. CHI.N6.93392395.

This Sale Deed is made and executed on this the 10" day of December 2012 at S. R.O., Uppal, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a partnership firm having its office at 5-4-187/3 & 4, Il floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners Shri Soham Modi, Son of Sri Satish Modi, aged about 42 years, Occupation: Business and Sri Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 62 years, Occupation: Business, hereinafter referred to as the 'Vendor'

AND

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

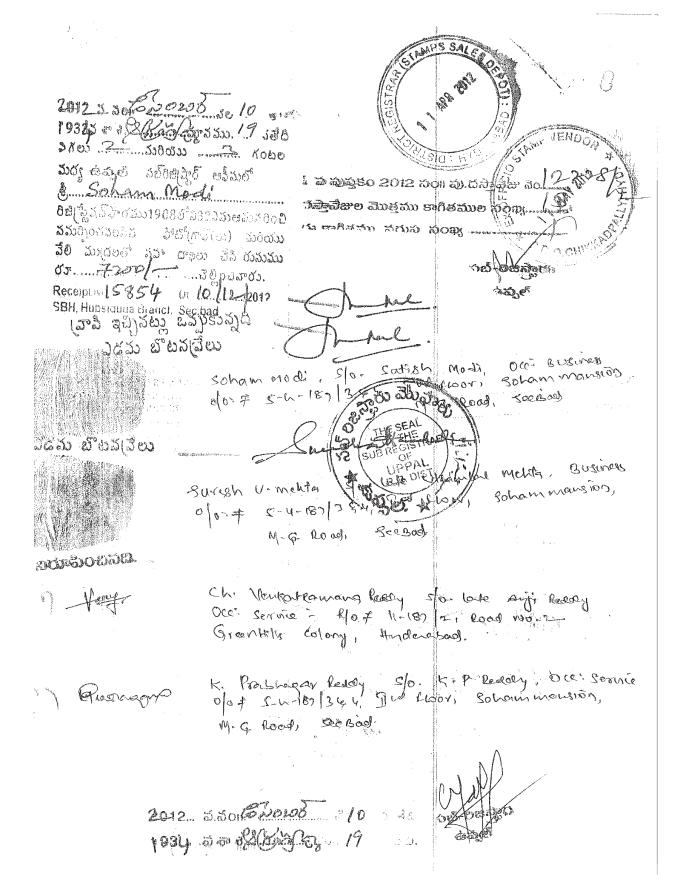
Shri. Amar V. Shah, S/o. Shri. V. N. Shah, aged about 54 years, Occupation: Business, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.

For MEHTA & MODI HOMES

Partner

FOR MEHINA & MODI HOMES

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- 3. Smt. Meera A. Shah, W/o. Shri. Amar V. Shah, aged about 50 years, Occupation: Housewife, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- 4. Shri. Ajit V. Shah, S/ol Shri. V. N. Shah, aged about 52 years, Occupation: Business, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah, aged 49 years, Occupation: Housewife, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- 6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 26 years, R/o.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, R/o.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, Hyderabad. R/o.1-10-98/6, Dwarakadas Co-op. Society, Begumpet,
- Sint. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh aged about 37 years, R/o.1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 26 years, R/o.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 42 years, and Sri Suresh U Mehta Son of Late Uttamlal Mehta, aged about 62 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.204/10 dated 18.09.2010, registered at S.R.O., Uppal, Rangareddy District, hereinafter called the "Owners".

IN FAVOUR OF

Mr. C. R. S. CHAKRAVARTHY, SON OF Mr C. PULLAIAH aged about 26 years, Occupation: Service, residing at H. No. 87-775-1, Lectures Colony, MadhavaNagar, Kurnool - 518 001., 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 MEHTA & MODI HOMES

Partner

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Partner

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2. In the Shape of Challan
(U/s. 41 of I.S. Act. 1899) Rs... 3. In the Shape of Cash 3. In the Shape of Cash
{U/s. 41 of I.S Act. 1899}
4. Adjiestment of Stamp Duty
(U/s. 16 of I.S. Act. 1899) if any
Il transfer Duty:
1. In the Shape of Challan
2. In the Shape of Cash
Ill Ragiszation Fees:
1. In the Shape of Challan Rs 28 800 Rs... 1. In the Shape of Challan 2. In the Shape of Cash Rs... 7-200) Rs.... IV User Charges: 1. In the Shape of Challan 2. In the Shape of Cash 1001 Rs... Rs..... TOTAL Rs: 108 (00) Sub Regilit Uppal

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 Sriniyasa 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.204/10, 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.

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_ndorsement Under Section 41 & 42 IS Act of 1899 Doct No. 2. 2.28 ... of 2012 Dated 10 /12/2012 I hereby certify that the proper/deficit Stamp duty of has been levied in respect of this instrument document from Sri/Smt. Soham Mode on the basis of the agreed Market Value/ Consideration of Rs. 14,40,000 being higher that consideration/Agreed Market Value

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and Collector U/S-41&42 as on INDIAN STAMP Art

REGISTRATION ENDORSEMENT

An amount of Rs. 1002-00 towards Stamp Duty

Including Transfer Duty and Rs. Transfer Dut

Huough Challen Receipt Number 15854

Dated At SBH Habsiguda Branch Sec'bad OBH Habsiguda Alc.52191012432 of SRO Upp-1

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- 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'.
- I) The Vendee is desirous of purchasing a plot of land bearing no. 23 admeasuring 173 sq. yds., hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.14,40,000/-(Rupees Fourteen Lakhs and Forty 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. 23 admeasuring 173 sq. yds., 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.14,40,000/-(Rupees Fourteen Lakhs and Forty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a) Rs.10,00,000/(Rupees Ten Lakhs Only) paid by way of D. D. No.344323, dated 03.12.2012 issued by State Bank of Hyderabad, Jyothinagar Branch, Ramagundam.
 - b) Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.215538, dated 17.09.12, drawn on HDFC Bank, Jayanagar, Bangalore.
 - c) Rs.1,00,000/-(Rupees One Lakh Only) paid by way of cheque no.278593, dated 03.11.12 drawn on Axis Bank.
 - d) Rs.75,000/-(Rupees Seventy Five Thousand Only) paid by way of cheque no.633174, dated 03.11.2012 drawn on State Bank of India.
 - e) Rs.40,000/-(Rupees Forty Thousand Only) paid by way of cheque no.215545, dated 06.12.2012 drawn on HDFC Bank, Jayanagar, Bangalore.
 - f) Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.330524, dated 30.07.12, drawn on 06.10.2012 drawn on HDFC Bank.
- The Vendor / Owners hereby covenant that Scheduled Plot 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

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- 3. The Vendor further covenant that the Schedule Plot 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 Plot 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 Plot, the Vendors shall indemnify the Vendee fully for such losses.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 Plot 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 Plot 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.
- 7. Stamp duty and Registration amount of Rs. 1,08,000/- is paid by way of challan No. 15854, dated 10.12.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 23, admeasuring about 173 sq. yds., 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. 22
South	Plot No. 24
East	30" wide road
West	Plot No. 13

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:

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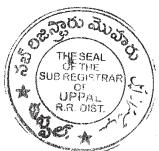
Partner

(Soham Modi) V E N D O R

FOR MENTA & MODI HOMES

(Suresh U Mehta) V E N D O R

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REC'STRATION PLAN	CHUMINO	
DRG 6. SPANNING DE CA		PLOT NO.23, FORMING A PART
	4 & 75	Situated at
	HERLAPALLY	
		MODI HOMES REPRESENTED BY ITS PARTNERS
		MODI, SON OF SRI SATISH MODI
		H U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA
BUYERS: N	/IR. C. R. S. CI	AKRAVARTHY, SON OF MR C. PULLAIAH
REFERENCE: AREA: 173	SCALE: SQ. YDS.	INCL: EXCL:
		
		Plot No. 22
	The second section of the sect	48'-0"
Plo	ω	
Plot No. 13	32'-6"	Plot No. 23
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		Plot No. 24
WITNESSES:		FOR MEHTAR MODI HOMES FOR MEHTAR MODILE
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PHOTOGRAPHS FINGER PRINT IN BLACK (LEFT THUMB) SL.NO.















NTS AS PER SECTION 32A OF ACT, 1908.

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

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

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

BUYER:

MR. C.R.S. CHAKRAVARTHY S/O. MR. C. PULLAIAH R/O. H.NO. 87-775-1, LECTURER'S COLONY MADHAVA NAGAR KURNOOL - 518002

REPRESENTATIVE:

MR. C. PULLAIAH S/O. C P SANTENNA R/O. H.NO. 87-775-1, LECTURER'S COLONY MADHAVA NAGAR KURNOOL - 518002

SIGNATURE OF WITNESSES:

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FOR MEHTA & MODI HOMES

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Partner

SIGNATURE OF THE EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, MR. C. PULLAIAH as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

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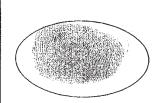
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER







WITNESSESS:

- 1. MR. CH. VENKATA RAMANA REDDY S/O. LATE ANJI REDDY R/O. H. NO: - 11-187/2 ROAD NO. 2, GREENHILLS COLONY SAROORNAGAR HYDERABAD.
- 2. MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.

SIGNATURE OF WITNESSES:

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For MEHTA, & MODI HOMES

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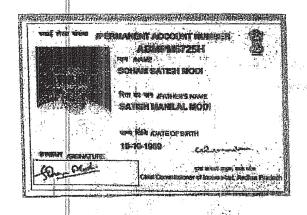
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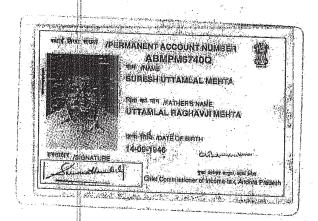
Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

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the and ster ligiven Names RATHAN SEKHAR CHAKRAVARTHY INDIAN |



स्तर्क द्वारा, भारत गणाज्य के राष्ट्रपति के नाम पा, उस सब से जिनका इस बात से सरोकार की यह एथंचा एवं अवेसा की वातरे हैं कि वे शक्क को दिना रोड़-टीए, अज़ब्दी से आमें-जाने हें. और उसे हर तरह की ऐसी सहायता और सुरक्षा हवान करें जिसकी उसे आवस्यकता हो।

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मारत मध्यान्य के राष्ट्रपति के आदेश से दिया गया BY CHUER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



एस. रेड्डा M. S. REDDY कृते पानपोर्ट अधिकारी For Passport Officer tatiala/HAdelspag.

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34	

H.NO.87-775-1, LECT. COLONY, CHINTHALA SUHASINI DEVI CHINTHALA PULLAIAH पति या पन्नी का मन्न /Name of Spouse

पिना का माम/कालूमी अक्षीमासक (Name of Fathert, egal Guardian

मुसम्मे तावानीट कार जो. और कुरमके जादी डीजी एवं स्थान एवं मिन्ने 2018 Passport No. भगीत देशीय जात जी पह है ने जी MADHAVA NAGAR, KURNOOL-518002, KURNOOL DIST, A.P., INDIA.

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राज्युकीन केल

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HOUSEHOLD CARD

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- P Shop No

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ပေရန်က င်းလ Father/ Hushand Name : Santenna aga da/Date of Birth : 01/06/1956

agAV/seu

: 49

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Employee-Govi.

Secretary of

\$ 87/-775-1 : LECTURERS COLON

Marg No.

LECTURER'S COLON

. St. R. !

ಕ್ಕೆ 27/ Ward-27 : కట్నార్ / Kurnool

్ కచ్చాన్ / Kurnoof

annual income (Ro.) Ob Consumer No.

: 150,000

Annuer No. : 5668/ Double) Jer Nome : Sri Sadonandeswara (



Family Members Details

2.1	CHITTE .	Relation	Birth	12
* .	Suhasini Devi	Wife	13/11/58	47
	Ashok Praveen	Son	29/08/84	21
4	C.r.s Chakravarthy		03/07/86	19
5	C.y Danamma	Mother in-law	12/12/45	60

CARD ISSUING OFFICEN CERONODL (Urban.)

. 09/01/06/15/12/2005

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TINCOMETAYOEPAROMENT

C PULLAIAH

PEDDA SANTENNA CHINTALA 01/08/1956 Permanent Account Number ADGPC1913R



C PULLAIAH, M SCUITTIFFI D. Silver Jubilee Govt. Dogres College
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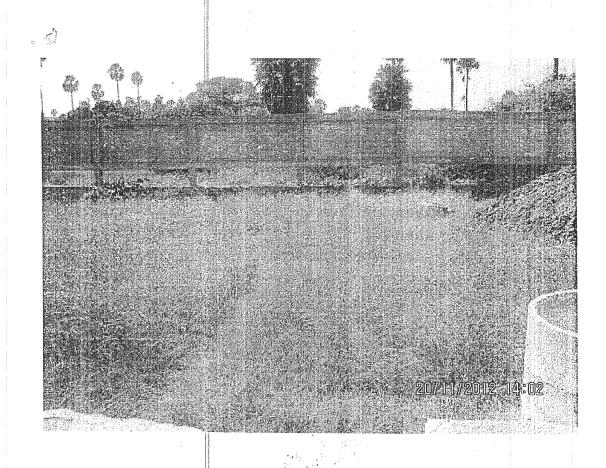
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जायकर विभागः असारत परकार INCOMETAX DEPARTMENT GOVT. OF INDIA PRABHAKAR REDDY. K PADMA REDDY KANDI 15/01/1974 Permanent Account Number: AWSP P8104E

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