

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 1622

శ్రీమతి / శ్రీ Mohan Rao's Refy: K Prabhakar

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైంది.

Neddy.

దస్తావేజు స్వభావము	Sal				
దస్తావేజు విలువ	3445000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	316114				
రిజిస్ట్రేషన్ రుసుము	17225				
లోటు స్టాంపు(D.S.D.)	137700				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు	51695				
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	1				
మొత్తం	206900				

RETURNED

32930

12/9

(అక్షరాల

12/9

రూపాయలు మాత్రమే)

తేది

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Wor

సబ్-రిజిస్ట్రారు

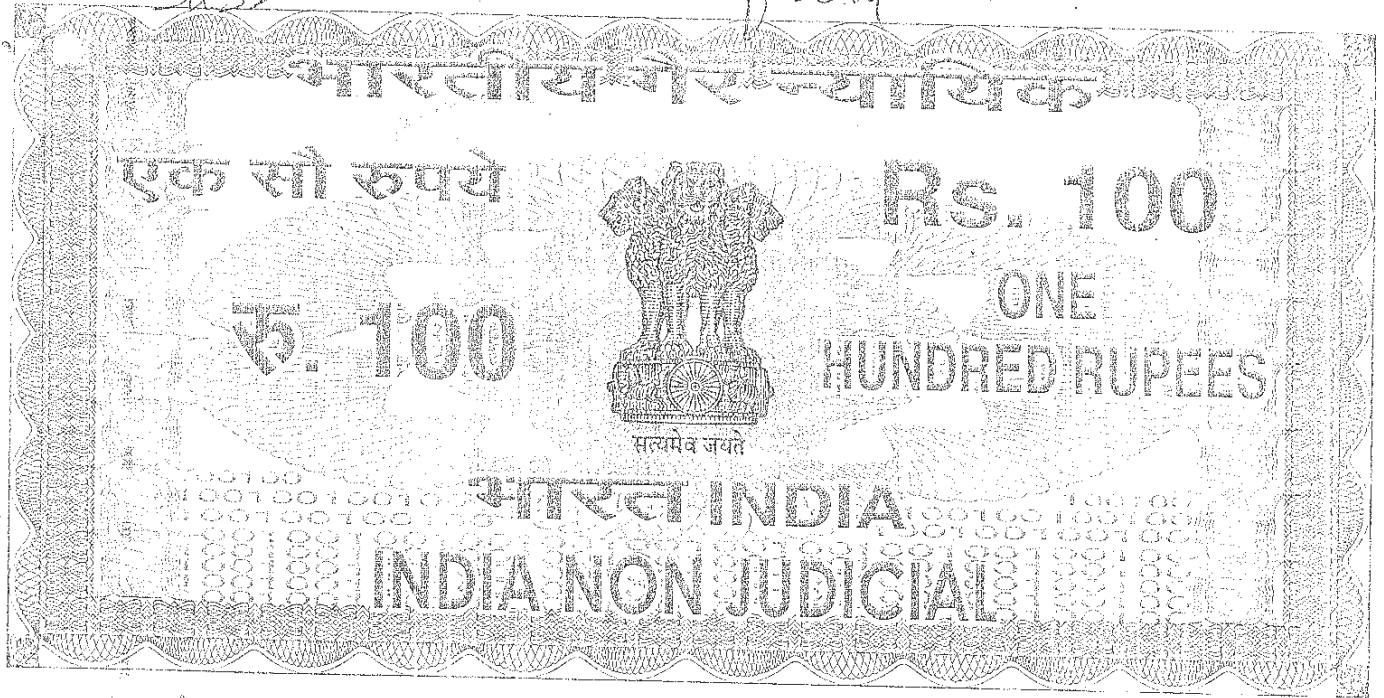
సబ్-రిజిస్ట్రారు

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.

3232

S.30: 3161 of 2014

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BE 307600

S.No. 9925 Date : 30-12-2013
 Sold to : MAHENDER
 S/o. MALLESH
 For Whom: MEHTA & MODI HOMES

CH. SHRAVANI
 LICENSED STAMP VENDOR
 LIC.No.15-31-029/2013,
 House On P.No.21, W.S. Colony,
 Abdullapurmet (V), Hayathnagar (M)
 R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this the 10th day of September 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 Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the 'Vendor'

AND

1. Smt. Sarojini L. Rohit, W/o. Dr. L. G. Rohit, aged about 72 years, 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, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.

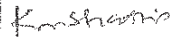
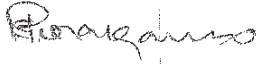
For MEHTA & MODI HOMES

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. 17225/- paid between the hours of 12 and 1 on the 13th day of SEP, 2014 by Sri Soham Modi

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

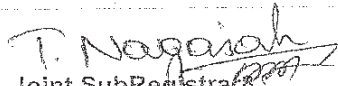
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			THUMMA KRISHANTHI W/O. THUMMA JAIPPAUL REDDY PLOTNO.55 H.NO.10-19-40/6 RAVINDRA NAGAR CLY, NAGARAM R.R.DIST	
2	EX			REP BY GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

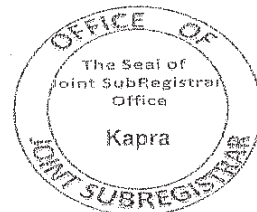
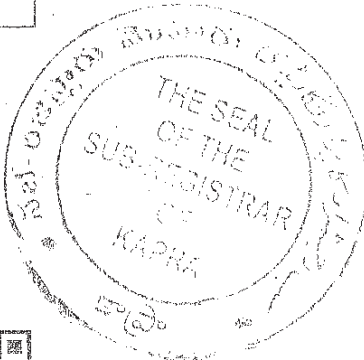
Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			M.MAHENDER H.NO.28-77,YADAVA BASTI,NEREDMET,HYD.	
2			CH.JOAMMA P.NO.55,H.NO.10-19- 40/6,RAVINDRA NGR CLY,NAGARAM,KEESARA MANDAL,R.R.DIST.	

13th day of September, 2014

Signature of Joint SubRegistrar
Kapra





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BK-1 CS No 3232/2014 & Doct No
266/12-06 Sheet 1 of 12

Joint SubRegistrar
Kapra

1. Smt. Meera A. Shah, W/o. Shri. Amar V. Shah, aged about 50 years, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
2. Shri. Ajit V. Shah, S/o. Shri. V. N. Shah, aged about 52 years, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
3. Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah, aged 49 years, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
4. 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.
5. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak, aged about 49 years, resident of 1-8-54/12 P3, Venkat Rao Nagar Colony, Secunderabad.
6. Smt. Saroj. S. Parikh, wife of Late Shashikanth S. Parikh, aged about 50 years, resident of 1-10-98/41 Dwarakadas Co-op. Society, Begumpet, Hyderabad.
7. 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.
8. 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.
9. 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, 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, R. R. District, hereinafter called the "Owners".

IN FAVOUR OF

Mrs. Thumma Krishanthi, Wife of Mr. Thumma Jaipaul Reddy, aged about 28 years, residing at Plot No. 55, H. No. 10-19/40/6, Ravindra Nagar Colony, Nagaram, Keesara, R. R. Dist - 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, Ghatkesa 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

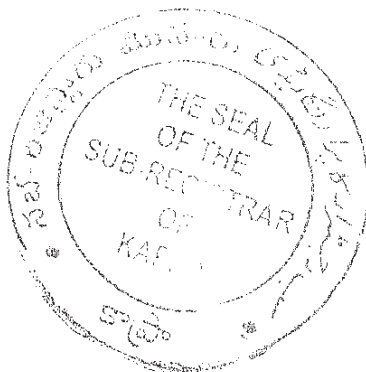
Endorsement:		In the Form of				
Description of Fee/Duty	Stamp Papers	Challan u/s 41of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	189375	0		0	189475
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	17225	0		0	17225
User Charges	NA	105	0		0	105
Total	100	206705	0		0	206805

Капра

13th day of September, 2014
1936 E. 2nd St. 253. 13

ప. పుస్తకము 316 / 2014 వం. / అ.న. 1926
 పుస్తకముగా విశిష్టము చేయబడినది
 పొందిన విషయము గుర్తించిన నెంబరు 126
 316 / 2014 వం. / అ.న. 1926
 పుస్తకముగా విశిష్టము చేయబడినది
 పొందిన విషయము గుర్తించిన నెంబరు 13

T. Nagarajah



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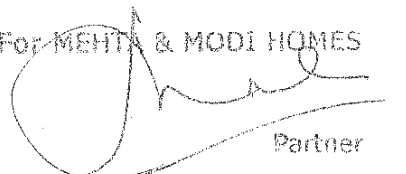


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Joint SubRegistars
Kapa

- 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 / plot 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'.

For MEHTA & MODI HOMES

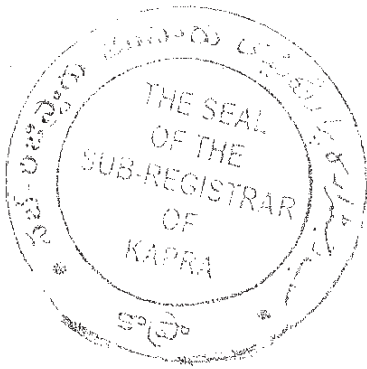


Partner



Bk 1, CS No 3232/2014 & Doct No
36112014

Joint SubRegistrar
Kapra



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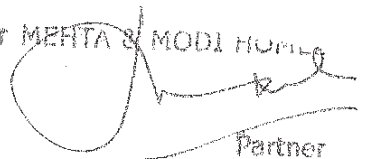


- 1) The Vendee is desirous of purchasing a plot of land bearing no.35, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 136 sft + portico area 93 sft) hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.34,45,000/- (Rupees Thirty Four Lakhs Fourty 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. 35 admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft, + terrace area 136 sft + portico area 93 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. 34,45,000/- (Rupees Thirty Four Lakhs Fourty Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor / Owners hereby covenant that Scheduled Plot/bungalow 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 Plot bungalow 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/bungalow 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/bungalow 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/ bungalow 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/ bungalow 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.

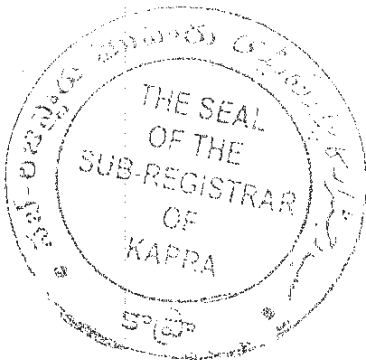
For MEHTA & MODI HUF



Partner



Bk 1, CS No 3232/2014 & Doct No 316/12014
Joint SubRegistrar
Kapra



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SCHEDULED PLOT

All that piece and parcel of deluxe bungalow on bearing plot no.35, admeasuring about 173 sq. yds along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 136 sft + portico area 93 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. 34
South	Plot No. 36
East	Plot No. 43
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:

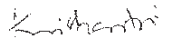
1. 

2. C. Jojamma

FOR MEHTA & MODI HOME


Partne

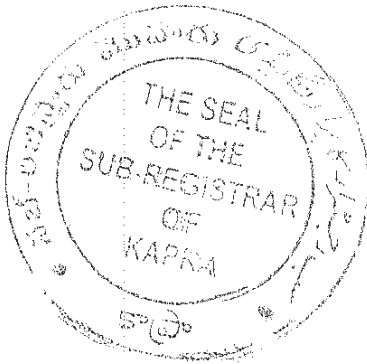
(Soham Modi
VENDOR


VENDEE



Bk.-1, CS No 3232/2014 & Doct No
3/61/2014 Sheet 5 of 12

Joint SubRegistrar
Kapra



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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 35, 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 : 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. 34,45,000/-

Date: 10.09.2014

For MEHTA & 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 & MODI HOMES

Partner

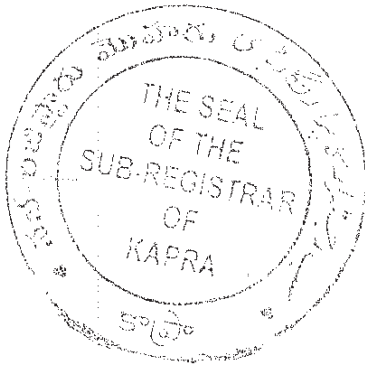
Signature of the Executants

Date: 10.09.2014

Krishna



Bk-1, CS No 3232/2014 & Doct No
216/2014 Sheet 6 of 12
Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

PLOT NO.35, 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 PARTNERS

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYERS:

MRS. THUMMA KRISHANTHI, WIFE OF MR. THUMMA JAIPAUL REDDY

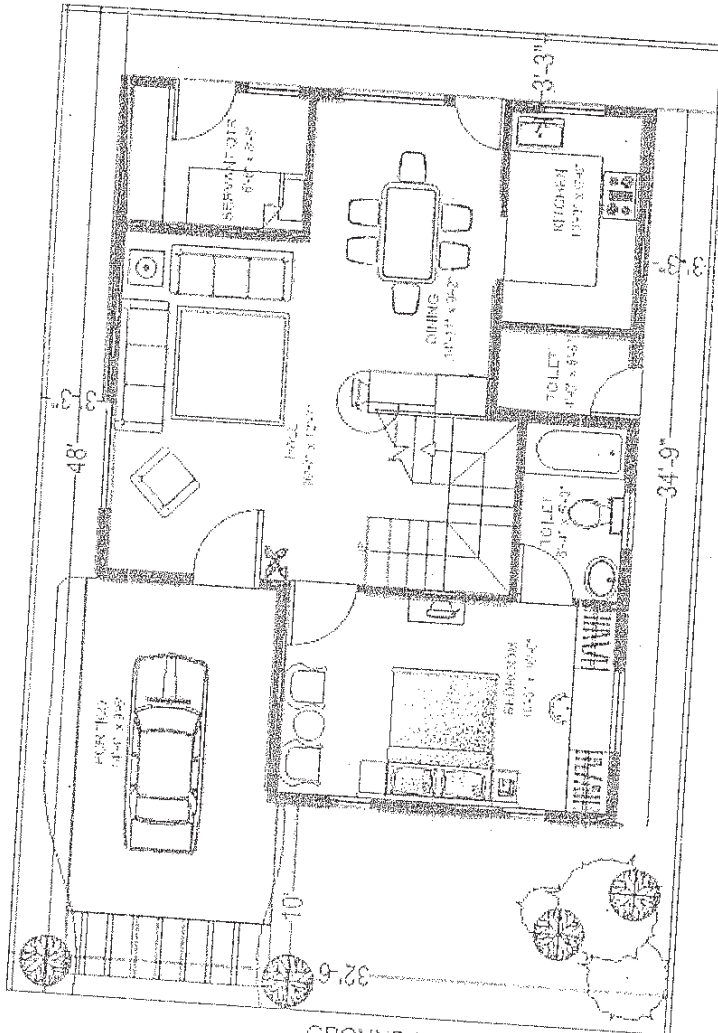
REFERENCE:

AREA: 173

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



GROUND FLOOR

AREA OF GROUND FLOOR: 1010.00 SFT.

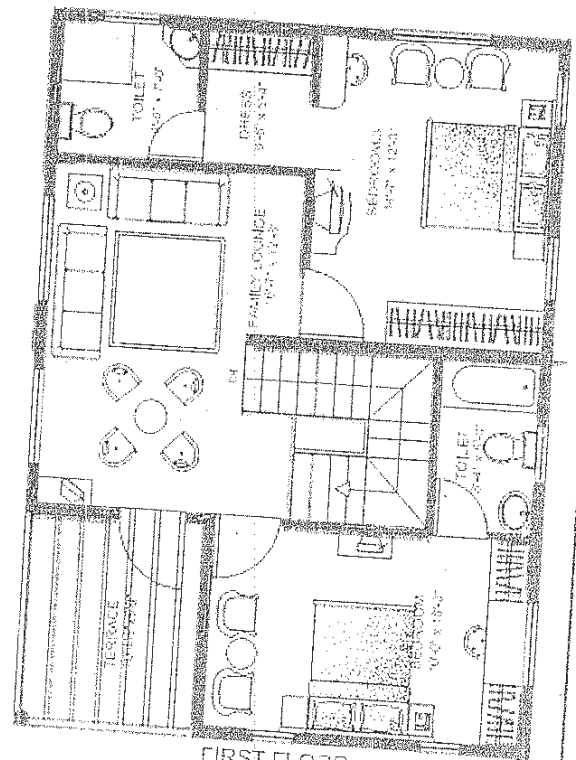
AREA OF FIRST FLOOR: 1010.00 SFT.

TOTAL BUILT UP AREA: 1620.00 SFT.

TERRACE AREA: 910.00 SFT.

WITNESSES:

1. *[Signature]*
2. C. Jagamma



FIRST FLOOR

FOR MEHTA & MODI HOMES

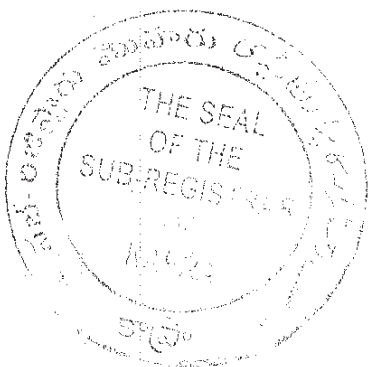
Partner

SIG. OF THE VENDOR

Krishanthi
SIGN. OF THE BUYER



BK-1, CS No 3232/2014 & Doct No
3/6/1209 Sheet 7 of 12
Joint SubRegistrar
Kapra

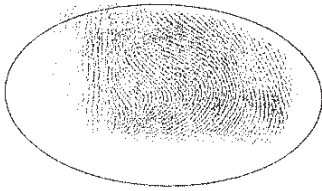


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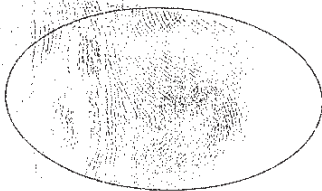
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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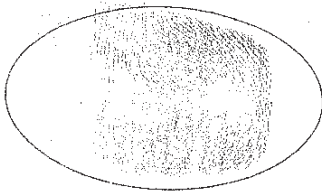
VENDOR:

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 PARTNERS
1. 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:

MRS. THUMMA KRISHANTHI
W/O. MR. THUMMA JAIPAL REDDY
R/O. PLOT NO. 55, H. NO. 10-19/40/6
RAVINDRA NAGAR COLONY
NAGARAM, KEESARA
R. R. DIST - 500 083.

SIGNATURE OF WITNESSES:

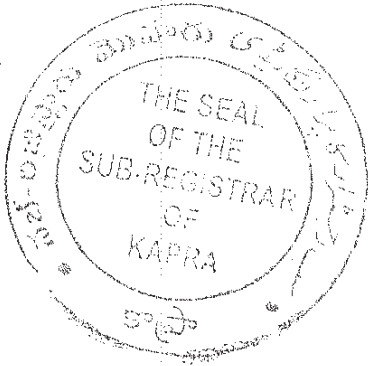
- 1.
2. C. Tojamma

For MEHTA & MODI HOMES

Partner
SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

Bk-1, CS No 3232/2014 & Doct No
316/1207 Sheet 8 of 12
Joint SubRegistrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MENTA AND MODI HOMES

20/08/2002
Permanent Account Number
AAJFM0647C

Signature

For MEHTA & MODI HOMES

Partner

आयकर विभाग / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Soham Modi

ऑफिस के अध्यक्ष / Chief Executive Officer, Income Tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

Signature

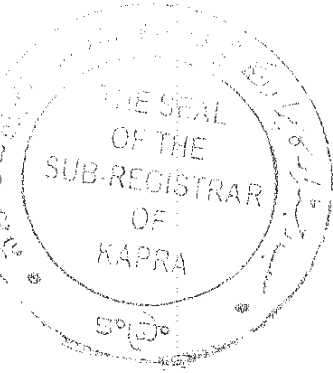
Prabha Reddy



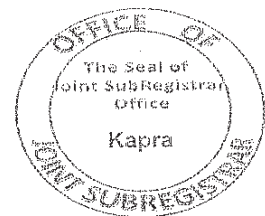
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56/1266

Joint SubRegistrar

Kapra



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BURER

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHEVVA KRISHANTHI

KONDA REDDY CHEVVA

12/12/1984

Permanent Account Number

AGUPC9200A

C. Krishanthi

Signature

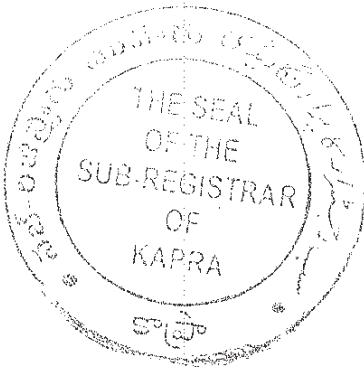


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Krishanthi



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2161/2014 Sheet 10 of 12
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Kapra



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భారత విద్యుత్తు సంఘము
అధికారికము

ELECTION COMMISSION OF INDIA
IDENTITY CARD

సంఖ్య: 27711965



భారత విద్యుత్తు సంఘము
అధికారికము



అభ్యర్థి పేరు: జోజిమ్మ చెవ్వా

Elector's Name : Jojamma Chevva

భర్త పేరు: ప్రకాశ్ రెడ్డి

Husband's Name :Prakash Reddy C

జన్మతేది: 27/11/1965

నిజమే తేది Date of Birth: 27/11/1965

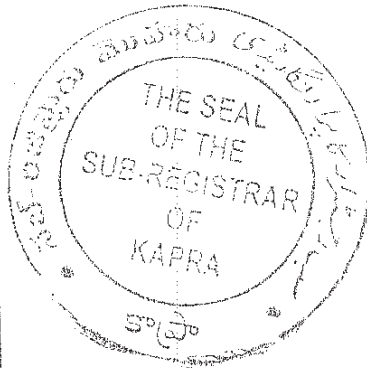
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C. Tajammar



BK-1, CS No 3232/2014 & Doct No
3161/2014

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Kapra



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Witness

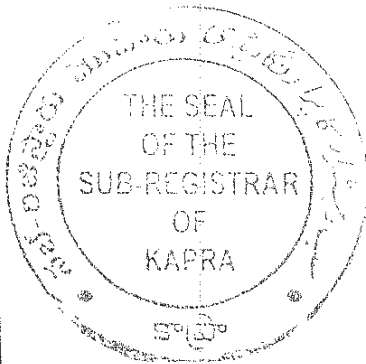
Mahesh

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
M MAHENDAR		
MALLES MANDA		
20/07/1978		
Permanent Account Number		
AQAPM0412C		
 Signature		04/07/2007

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3161/2014

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