



ఆంధ్రప్రదేశ్ ఆन्ध్ర प्रदेश ANDHRA PRADESH



BE 307606

S.No. 9931 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 4th day of November 2014 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, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners Shri Soham Modi, Son of Sri Satish Modi, aged about 44 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, R/o. 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.

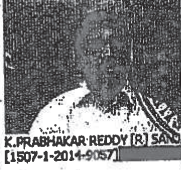
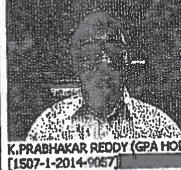
FOR MEHTA & MODI HOMES

Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11500/- paid between the hours of 1 and 2 on the 05th day of NOV, 2014 by Sri Soham Modi

Execution admitted by (Details of N/E Exe 2014) / Claimant (under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			K.PRABHAKAR REDDY (R) SANJAY NADAGODA SURYAKANTH O [1507-1-2014-9057]	
2	EX			K.PRABHAKAR REDDY (GPA HOLDER) S/O. K.PADMA REDDY 5-4-187/3,4,MG ROAD,, SEC.BAD [1507-1-2014-9057]	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			MAMATA S.NADAGOUDA SAFILGUDA SECBAD [1507-1-2014-9057]	
2			SANKETH NADAGOUDA SAFILGUDA SECBAD [1507-1-2014-9057]	

05th day of November, 2014

Signature of Joint SubRegistrar 16
Uppal

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Joint SubRegistrar 16
Uppal



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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 44 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

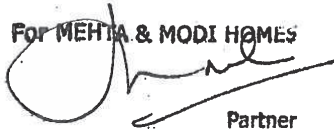
Mr. Sanjay. S. Nadagouda, Son of Mr. Suryakanth. G, aged about 50 years, Occupation: Service, residing at Flat No. 204, H. No. 30.197/1, Sai Srinivasa Residency, Old Safilguda, Shafi Nagar, Hyderabad - 500 056, hereinafter referred to as the 'Vendee'.

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:		In the Form of				
Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	91900	0		0	92000
Transfer Duty	NA	34500	0		0	34500
Reg. Fee	NA	11500	0		0	11500
User Charges	NA	100	0		0	100
Total	100	138000	0		0	138100

Rs. 126400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11500/- towards Registration Fees on the chargeable value of Rs. 2300000/- was paid by the party through Challan/BC/Pay Order No ,738119 dated ,05-NOV-14.

Date
05th day of November,2014

Signature of Registering Officer
Uppal

Bk - 1, CS No 9057/2014 & Doct No 87621/2014
Joint Sub Registrar
Uppal

14th Dec 2014 1936 SE

1వ పుస్తకము 2014 సం॥ 1936 శా. క. పు. 8758 వ
నెంబరుగా రిజిస్టరు చేయబడి స్టాంపింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1 8758/2014 వున్నదని
2014 సం॥ నవంబరు 05 నెల 05 తేది

జాయింట్ సబ్-రిజిస్ట్రార్-16
ఉపాధికారి



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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'.

For MEHTA & MODI HOMES

Partner

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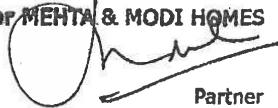


- D) The Vendee is desirous of purchasing a plot of land bearing no.15, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.23,00,000/- (Rupees Twenty Three Lakhs 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.15, 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.23,00,000/- (Rupees Twenty Three Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.10,00,000/- (Rupees Ten Lakhs Only) paid by way of cheque no.002748, dated 01.10.2014 drawn on ICICI Bank, Near Floral Deck Plaza, Seepz, MIDC, Andheri (E), Mumbai, issued by L and T Housing Finance Ltd.
 - ii. Rs.8,00,000/- (Rupees Eight Lakhs Only) paid by way of cheque no.148625, dated 08.09.2014 drawn on ICICI Bank, Madurai K. K. Nagar Branch.
 - iii. Rs.3,00,000/- (Rupees Three Lakhs Only) paid by way of Banker Cheque No.002959, dated 27.10.2014 drawn on ICICI Bank, Near Floral Deck Plaza, Seepz, MIDC, Andheri (E), Mumbai, issued by L and T Housing Finance Ltd.
 - iv. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.148616, dated 01.07.2014, drawn on ICICI Bank, Madurai K. K. Nagar Branch.
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 MEHTA & MODI HOMES

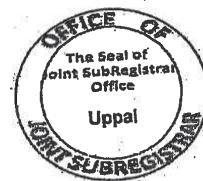


Partner

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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.15, 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. 14
South	Plot No. 16
East	Plot No. 25
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. M. N. Madegonda
2. S. N. Naidu

For MENTA & MODI HOMES

(Soham Modi) Partner
VENDOR


VENDEE

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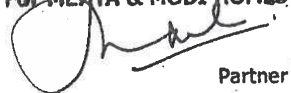


ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 15, 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. 23,00,000/-

Date: 04.11.2014

For MELTA & MODI HOMES


Partner

Signature of the Executants

CERTIFICATE

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

Date: 04.11.2014

For MELTA & MODI HOMES


Partner

Signature of the Executants



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REGISTRATION PLAN SHOWING

PLOT NO.15, 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

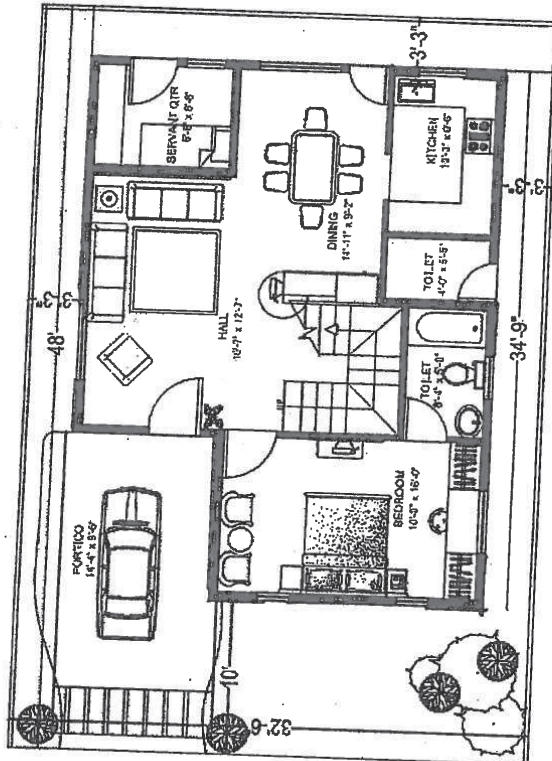
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYERS:

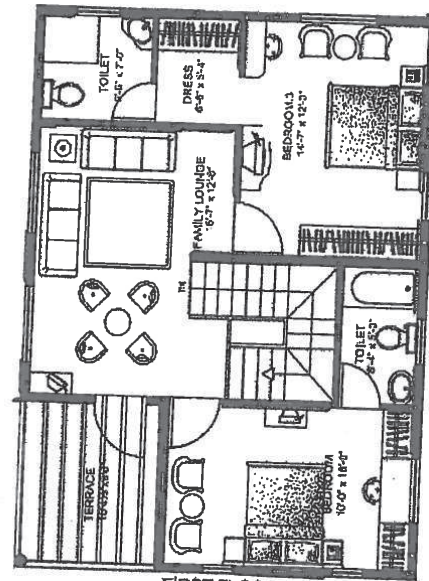
MR. SANJAY. S. NADAGOUDA, SON OF MR. SURYAKANTH. G

REFERENCE:
AREA: 173SCALE:
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.

Portico Area : 136 sft

WITNESSES:

1. Mr. Nadagouda
2. Sanjay

FOR MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

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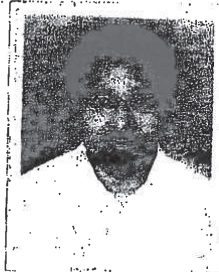
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	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. ROAD, 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.
& REPRESENTATIVE TO BUYER



BUYER:

MR. SANJAY. S. NADAGOUDA
S/O.MR. SURYAKANTH G
R/O.FLAT NO. 204, H NO. 30.197/1
SAI SRINIVASA RESIDENCY
OLD SAFILGUDA
SHAFI NAGAR
HYDERABAD - 500 056.

SIGNATURE OF WITNESSES:

1. *M. Baladagouda*
2. *Sahil Nalagade*

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of District Registrar, Uppal, Ranga Reddy District.

Prasanna

SIGNATURE OF THE REPRESENTATIVE

For MEHTA & MODI HOMES

[Signature]

SIGNATURE OF THE EXECUTANTS

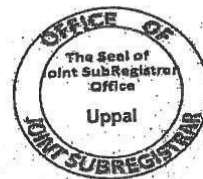
[Signature]

SIGNATURE(S) OF BUYER(S)

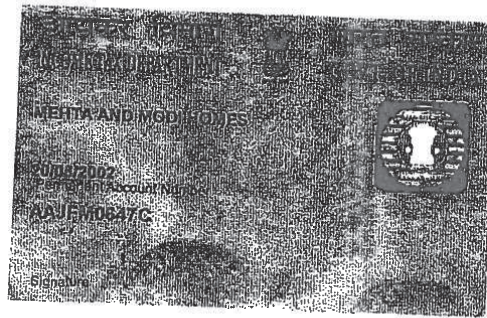


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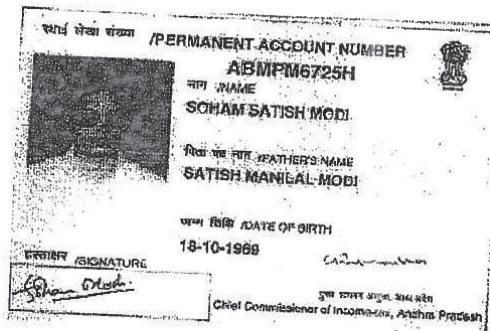
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VENDOR:



For NEHTA & MODI HOMES
[Signature]
Partner



[Signature]

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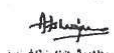
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INDIAN UNION DRIVING LICENCE
TELANGANA STATE

FTN0580055032002

SANJAY SUBRAKANTH N
NADAGODA SUBRAKANTH
30-157/2013
SAI SHIVAJI RESIDENCY
SHAFI CHIL, MADHABPURI
SECUNDERABAD
HYDERABAD-500003


Signature
Issued On: 28/07/2014


Licensing Authority
RTA-HYDERABAD-CZ

Non Transport Light Motor Vehicle Non Transport

Date of Validity 18/07/2019
Transport

Date of Validity
Badge No.
Reference No. DLRT5005387814
Original LA MADURAI, SOUTH, TN
Date of First Issue: 27/09/2002
Date of Birth 20/07/1964
Blood Group

D00050503/14

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PERMANENT



SIGNATURE

Handwritten signature

In case this card is lost, the Issuing authority, Commissioner of Transport, Central Railway Station, V P Road, Secunderabad, Bibinagar

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