EDRUPEES ఆಂధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH 326786 K. GIRIBABU

LICENCED STAMP VENDOR LIC.No.16-02-30/1998 REN. Ma. 15-002-03/2010 Sub-Bapunagar, Amberyar, myd-12. Cell.Mg.9989259839

S'ALE DEED

This Sale Deed is made and executed on this the 22nd day of November 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, II 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, mereinafter referred to as the 'Vendor'

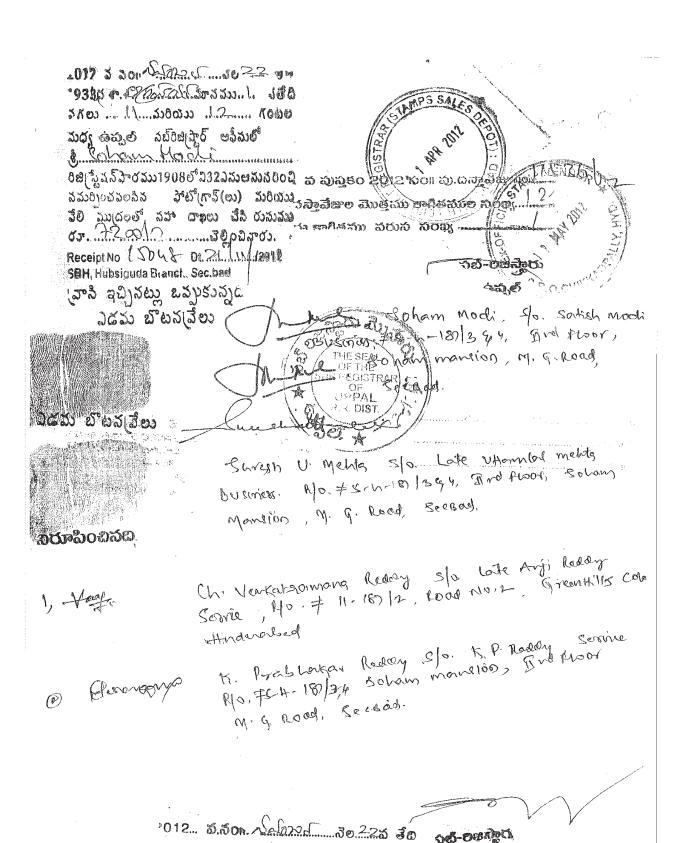
- Smt. Sarojini L. Rohit, W/o. Dr. L. G. Rohit, aged about 72 years, Occupation: Housewife, R/o. 8-2-402/2, Road No.5, Banjara Hills, Hyderabad.
- Shri. Amar V. Shah, S/o. Shri. V. N. Shah, aged about 54 years, Occupation: Business, R/o. "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

Partner

FOR MEHTA & MODI HOMES FORMEHT & MODI HOPPES Partner

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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.
- Shri. Ajit V. Shah, S/o. 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, R/o.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, R/o.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 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. ALPULA SATYANARAYANA, SON OF Mr. A. KONDAIAH aged about 53 years, Occupation: Service, residing at # Q. No. C- 3/19, NTPC Township, (PTS) Jyothinagar, Ramagundam, Karimnagar - 505 215., 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

FOR MEHTAL & MODI HOMES

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ENDORSEMENT

refried that the following amounts have aen paid in respect of the document by hallan No. 1504 Dt. 2014 August Stamp Duty:

1. In the Shape of Stamp Paper

2. In the Shape of Challan (U/s. 41 of l.S. Act. 1899) 3. In the Shape of Cash (U/s. 41 of l.S. Act. 1899)

4. Adjustment of Stamp Duty (U/s. 16 of i.S. Act. 1899) if any # Transfer Duty:

1.-In the Shape of Challan
2. In the Shape of Cash

It! Registration Fees:

1. In the Spape of Challan 2. In the Shape of Cash IV User Charges:

i. In the Shape of Challan 2. In the Shape of Cash

TOTAL RS: (08-100)

Sub Registrar 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 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.204/10, 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.

For MEHTA & MODI HOMES

Partner

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S.R.O Uppal, Date 22/u (1/2 Sub-Registrar and Collector U/S-41&42 er on INDIAN STAMP Ac

REGISTRATION ENDORSEMENT

An amount of Rs. Low Food towards Stamp Duty

through Challan Receipt Number

Date 21/4 (12. At SBH Habsiguda Branch Sec'bad SBH Habsiguda A/c.52191012432 of SRO Upp 1

- 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'.
- 1) The Vendee is desirous of purchasing a plot of land bearing no.19, 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.19, 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.344214, dated 20.11.2012 issued by State Bank of Hyderabad, Jyothinagar Branch, Ramagundam.
 - b) Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.749234, dated 19.08.12, drawn on drawn on State Bank of Hyderabad, Jyothinagar Branch, Ramagundam.
 - c) Rs.2,40,000/-(Rupees Two Lakhs Forty Thousand Only) (Part Payment) paid by way of cheque no.749239, drawn on 08.10.2012 drawn on State Bank of Hyderabad, Jyothinagar Branch, Ramagundam.
- 2. 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 Scheduled Plot.
- 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 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.

FOR MELITA & MODI HOMES

Partner

FOR MEHTAL MODITIONES

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- 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. 15048, dated 21.11.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 19, 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. 18 | |
|-------|---------------|--|
| South | Plot No. 20 | |
| East | 30" wide road | |
| West | Plot No. 09 | |
| | | |

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. Horard

2. Prenergo

or MEHNA & MODI BONIL

Partner

(Soham Modi) VENDOR

FOR MEHITA & MODI HOMES

(Suresh U Mehta) Pa

VENDOR

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| REGISTRATION PL | IN SHOWING PLOT NO.19, FOR | MING A PART | |
|-------------------------|------------------------------------|--|-------------------|
| INSURVEY NO. | 74 & 75 | Situated at | |
| | CHERLAPALLY VILLAGE, | GHATKESAR Mandal, R. A | Dist. |
| VENDOR: | M/S. MEHTA & MODI HOMES REPRES | | |
| | 1. MR. SOHAM MODI, SON OF SRI SA | TISH MODI | |
| | 2. MR. SURESH U. MEHTA, SON OF L | ATE UTTAMLAL MEHTA | |
| BUYERS: | MR. ALPULA SATYANARAYANA, SON | OF MR. A. KONDAIAH | |
| REFERENCE: AREA: 173 | SCALE: INCL: SQ. YDS. SQ. MTRS. | EXCL: | |
| | | N 4 | |
| | Plot No. 18 | | |
| Plat No. 09 | 48'-0" 32 6 Plot No. 19 | 30' wide road | |
| | Plot No. 20 | THE REAL PROPERTY OF THE PROPE | |
| MITNESSES: 1. Houge. | For MEHTA & I | Partner | Partner E VENDOR |

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

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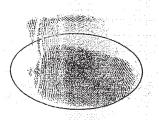
FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4

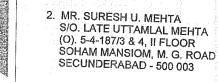
II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI



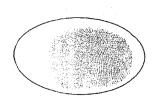








VENDOR:





BUYER:

MR. ALPULA SATYANARAYANA S/O. MR. A. KONDAIAH R/O. # Q. NO. C- 3/19 NTPC TOWNSHIP (PTS) JYOTHINAGAR RAMAGUNDAM KARIMNAGAR - 505 215.

SIGNATURE OF WITNESSES:

FOR MEHITA & MODI HUMES

FOR MEHNA & MODI HUMES

Partner

Partner

SIGNATURE OF THE EXECUTANTS

METOGRAPHENS_ SIGNATURE(S) OF BUYER(S)

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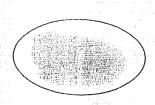
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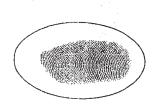
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





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:

1.

FOR MEHITA & MODI HOMES

Partner

For MEHTA & MODI HOMES

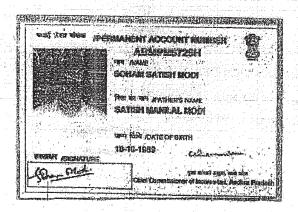
Partner

SIGNATURE OF THE EXECUTANT

HENGIRGINA SIGNATURE OF THE BUYER

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For MEHTA & MODI HOMES

Partner

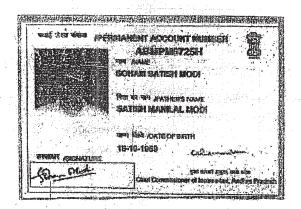
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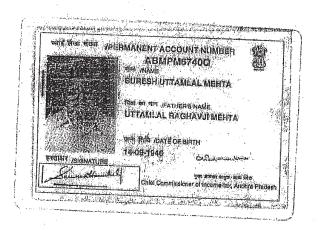
FOR MEHTA & MODI HOMES

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THE SEAL SUB REGISTRAR CS. U.S. A.R. DIST.





FOR MEHITA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

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SHRARY विमाग दक्ष मारत संस्कार INCOMETAX DEPARTMENT GOVTI OF VINDIA PRABHAKAR REDDY K PADMA REDDY KANDI 15/01/1974 Permanent Account Number AWSPPB 104E

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For MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

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