



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 491 Dt. 14/11/12 Rs. 100/-

Sold to. Ramiah S/o Narayana Rao in

For Whom. Mehta & Modi Homes say

AU 326754

K. GIRI
LICENCED STAMP VENDOR
LIC.No.16-02-30/1933
REN.No.16-02-08/2010
Sub-Bapunagar, Amberpet, Hyd-13
Cell.No.9989259839

SALE DEED

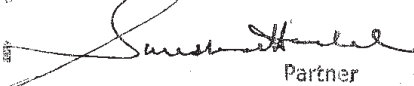
This Sale Deed is made and executed on this the 22nd day of November 2012 at S. R.O., Uppal, Ranga Reddy District by and between:

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 Uttamla Mehta, aged about 62 years, Occupation: Business, hereinafter referred to as the 'Vendo:'

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, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

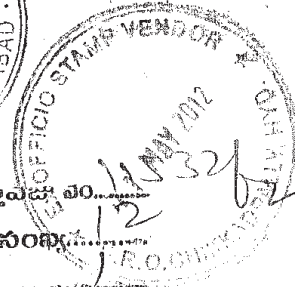
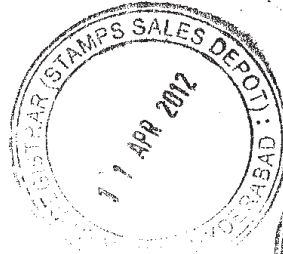

Partner

2012 వ సం॥ వసూల్ 22
 1934 వ సం॥ వసూల్ 1 వ తేది
 గలది 1/1 మరయు 1/1 గలది
 మధ్య ఉన్నట్ల నవీరికి పూర్ అవేమలో
 శ్రీ Soham Modi

రిజిస్ట్రేషన్ నంబరు 1908 లో 32 వ నంబరు నరించి
 నమర్చించవలసిన హోల్ గ్రాంట్ (లు) మరియు
 వేలి ముద్రలతో సహా రాఖలు చేసి రుసుము
 ఈ... 6667/... చెల్లించివారు.

Receipt No. 150/5 of 21/11/2012
 SBH, Hubsiguda Branch, Secbad

వ్రాసి ఇచ్చినట్లు ఒప్పుకున్నది
 ఎడమ బొటనవేలు

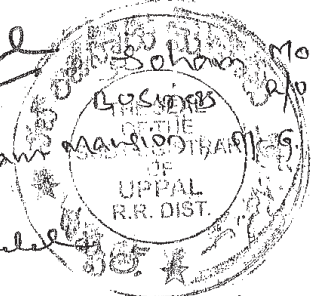


[Signature]

చబ్-రిజిస్ట్రార్

ఉమ్మడి

[Signature]



Soham Modi, S/P. Sathya Road, Secbad
 R/O. # 5-6-18/344, M.G. Road, Secbad

[Signature]

Suresh V. Netha S/o. Late Uttam Lal Netha, Service
 R/o. # 5-6-18/344, 2nd floor, Soham mansion, M.G.
 Road, Secbad

Ch. Venkateshwar Reddy S/o. Late Anji Reddy
 Service R/o. # 11-18/2, Road No. 2, Green Hills Colony,
 Hyderabad

K. Prabhakar Reddy S/o. K.P. Reddy, Service
 R/o. # 5-6-18/344, 2nd floor, Soham mansion
 M.G. Road, Secbad.

1/ *[Signature]*

2/ *[Signature]*

2012 వ సం॥ వసూల్ 22 వేది
 1934 వ సం॥ వసూల్ 1 వ తేది

చబ్-రిజిస్ట్రార్

ఉమ్మడి

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/o. Shri. V. N. Shah, aged about 52 years, Occupation: Business, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
5. Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah, aged 46 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. G. BASKAR, SON OF Mr. G. GANGANNA, aged about 38 years, Occupation: Service, residing at # Q. No. C-2/10, 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 MEHTA & MODI HOMES


Partner

1 వ పుస్తకం 2012 సం॥ పు.పస్తకం నంబర్ 115326
 దస్తావేజాల మొత్తము కాగితముల సంఖ్య 12
 ఈ కాగితము వరుస సంఖ్య 2

సబ్-రిజిస్ట్రార్
 ఉప్పల

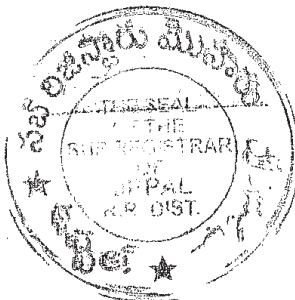
ENDORSEMENT

certified that the following amounts have
 been paid in respect of the document by
 Challan No. 15615 Dt. 2/11/12

Stamp Duty:
 1. In the Shape of Stamp Paper Rs. 100/-
 2. In the Shape of Challan Rs. 68400/-
 (U/s. 41 of I.S. Act. 1899)
 3. In the Shape of Cash Rs.
 (U/s. 41 of I.S. Act. 1899)
 4. Adjustment of Stamp Duty Rs.
 (U/s. 16 of I.S. Act. 1899) if any
 II Transfer Duty:
 1. In the Shape of Challan Rs. 27400/-
 2. In the Shape of Cash Rs.
 III Registration Fees:
 1. In the Shape of Challan Rs. 6850/-
 2. In the Shape of Cash Rs.
 IV User Charges:
 1. In the Shape of Challan Rs. 100/-
 2. In the Shape of Cash Rs.

TOTAL Rs: 102850/-

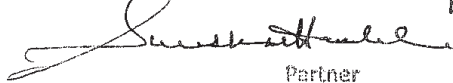
Sub Registrar
 Uppal



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 intending purchasers without reference to the Owners.

For MENTA & MODI HOMES


Partner

For MENTA & MODI HOMES


Partner

1 వ పుస్తకం 2012 సం॥ పు.దస్త్రావళి నం. 11532
 పస్త్రావేజాల మొత్తము కాగితముల సంఖ్య 12
 ఈ కాగితము నడున సంఖ్య 3

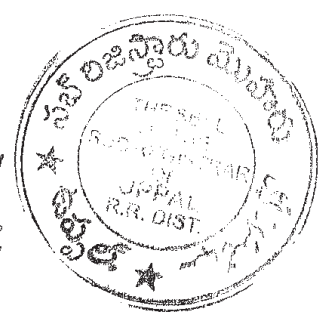
సబ్-రిజిస్ట్రార్
 ఉప్పల్

Endorsement Under Section 41 & 42 IS Act of 1899
 Doct No. 11532 of 2012 Dated 22/11/2012.
 I hereby certify that the proper/deficit Stamp duty of
 Rs. 95800/- (Rupees. Ninety five thousand -
 Eight hundred only)
 has been levied in respect of this instrument document
 from Sri/Smt. Soham Modi
 on the basis of the agreed Market Value/
 Consideration of Rs. 13,30,000/- being
 higher than consideration/Agreed Market Value

S.R.O Uppal
 Date 22/11/12
 Sub-Registrar
 and Collector U/S-41&42 as
 on INDIAN STAMP ACT

REGISTRATION ENDORSEMENT

An amount of Rs. 95800/- towards Stamp Duty
 including Transfer Duty and Rs. 6850/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 1505
 Dated 22/11/12 At SBH Habsiguda Branch Sec'bad
 SBH Habsiguda A/c.52191012432 of SRO Uppal

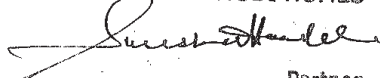


- G) By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- H) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- I) The Vendee is desirous of purchasing a plot of land bearing no. 34 admeasuring 173 sq. yds., hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.13,70,000/- (Rupees Thirteen Lakhs Seventy 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. 34 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.13,70,000/- (Rupees Thirteen Lakhs Seventy Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
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 Scheduled 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

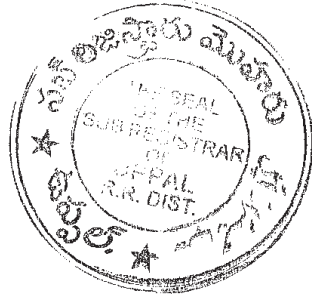

Partner

1 వ పుస్తకం 2012 సం॥ పు.దస్తావేజి నెం. 11532/2
 పస్తావేజాల మొత్తము కాగితముల సంఖ్య..... 42
 2 కాగితముల పరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్
 ఉప్పల్

1 వ పుస్తకము సం॥ (కా.శ.) పు. 11532/2012
 నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 11532-2012 ఇవ్వడమైనది
 2012 సం॥ డి.సె. 27 తేది

రిజిస్ట్రేరింగు అధికారి



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. 1,02,750/- is paid by way of challan No. 15051, dated 21.11.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

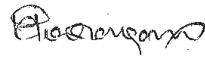
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.34, admeasuring about 173 sq. yds., in the project known as 'VILLAS AT SILVER CREEK' forming part of Sy. Nos.74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 33
South	Plot No. 35
East	Plot No. 42
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. 

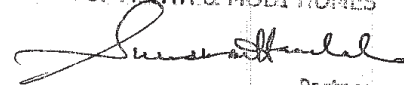
For MEHTA & MODI HOMES



Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES



(Suresh U Mehta) Partner
VENDOR


VENDEE

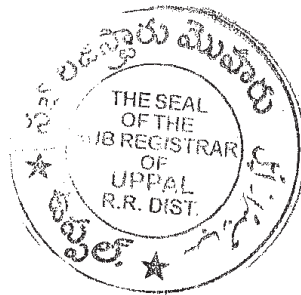
1 వ పుస్తకం 2012 సం॥ పు.దస్త్రావళి నం.....

దస్త్రావళి మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము పరుస సంఖ్య

అభి-రిజిస్ట్రార్

ఉప్పల



REGISTRATION PLAN SHOWING

PLOT NO.34, FORMING A PART

IN SURVEY NOS. 74 & 75**Situated at**

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R. R. Dist.**VENDOR:**

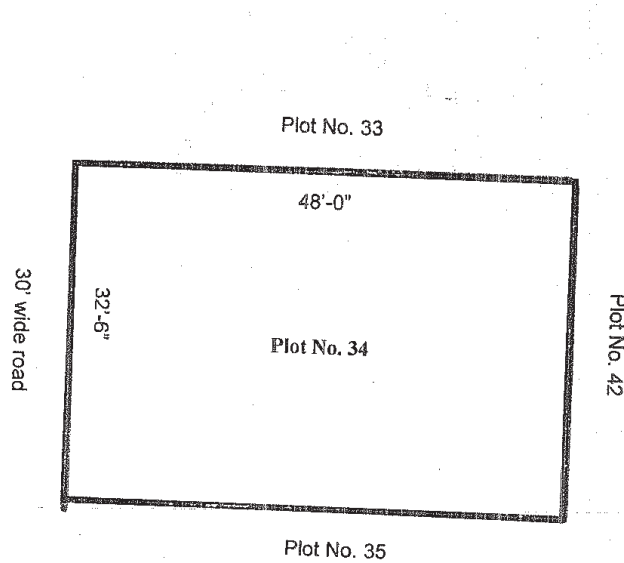
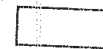
M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA

BUYERS:

MR. G. BASKAR, SON OF MR. G. GANGANNA

REFERENCE:**AREA:** 173**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****WITNESSES:**

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

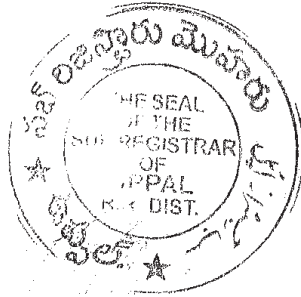
Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYERS

1 వ పుస్తకం 2012 సం॥ పు.దస్తావజు నం... 11532/2
దస్తావేజుల మొత్తము కాగితముల సంఖ్య... 12
ఈ కాగితము వరుస సంఖ్య... 6

సబ్-రిజిస్ట్రార్
కర్నూలు



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

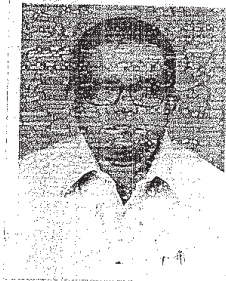
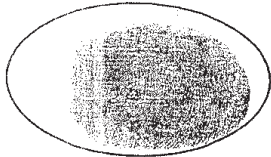
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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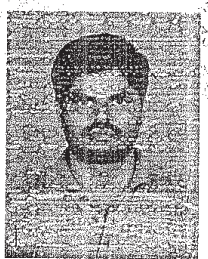
VENDOR:

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



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. G. BASKAR
S/O. MR. G. GANGANNA
R/O. # Q. NO. C-2/10
NTPC TOWNSHIP, (PTS)
JYOTHINAGAR
RAMAGUNDAM
KARIMNAGAR - 505 215.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

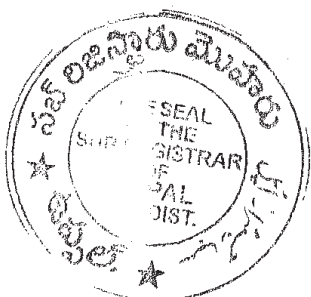
Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకం 2012 సం॥ పు.దస్తావజ్జ వం...11532/2
దస్తావేజాల మొత్తము కాగితముల సంఖ్య...12
ఇంకా కాగితము పరుస సంఖ్య...7

సబ్-రిజిస్ట్రార్
అమె



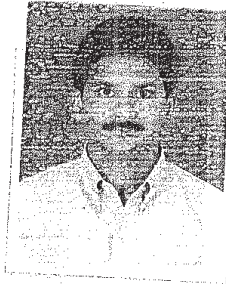
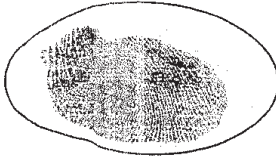
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

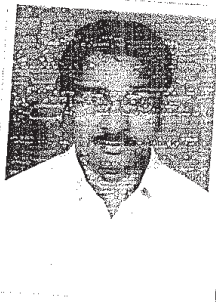
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



WITNESSES:

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.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

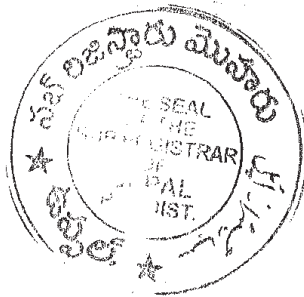
Partner

SIGNATURE OF THE EXECUTANT .

SIGNATURE OF THE BUYER

1 వ పుస్తకం 2012 సం॥ పు.దస్త్రావళి సం॥ 115321 2
దస్త్రావేజుల మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము వరుస సంఖ్య 8

సహకార కార్యదర్శి
అవు



[illegible]

स्थायी निवास प्रमाणिका / PERMANENT ACCOUNT NUMBER
ABMPM6740Q
नाम / NAME
SURESH UTTAMLAL MEHTA
रिवाज का नाम / FATHER'S NAME
UTTAMLAL RAGHAVJI MEHTA
जन्म तिथि / DATE OF BIRTH
14-09-1948
हस्ताक्षर / SIGNATURE
मुख्य आयकर अधिकारी
Chief Commissioner of Income-tax, Andhra Pradesh

[Signature]
Partner


 Partner

1 వ పుస్తకం 2012 సం॥ పు.దస్త్రాల పం॥

దస్త్రావేజుల మొత్తము కాగితముల సంఖ్య

ఈ కాగితము పంపిణీ సంఖ్య

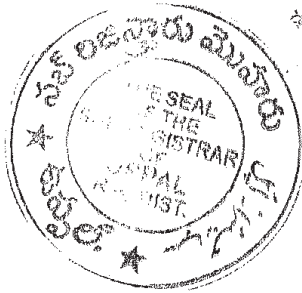
115321

12

9

సబ్-రిజిస్ట్రార్

సర్కిల్



BUYER

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BASKAR G
GANGANNA GORLA
12/10/1974
Permanent Account Number
AGYPG5138M



In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

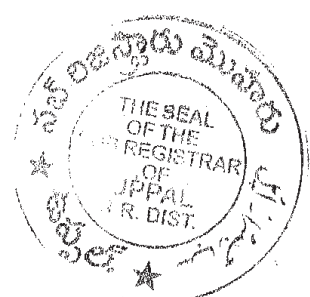
यह कार्ड खो जाने पर कृपया सूचित करें/लीदर :-
आयकर पैन सेवा यूनिट, UTISI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Signature

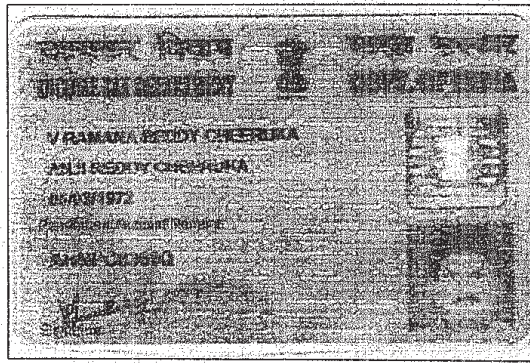
G. B.

1 వ పుస్తకం 2012 సం॥ పు.దస్తావేజు నెం. 11532/12
దస్తావేజుల మొత్తము కాగితముల సంఖ్య 10
కాగితముల నమూనా సంఖ్య 10

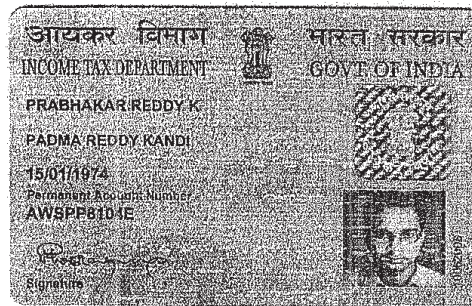
హన్-లిజస్ట్రా
హన్



WITNESS:



V. Ramana Reddy

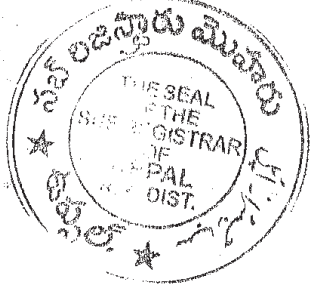


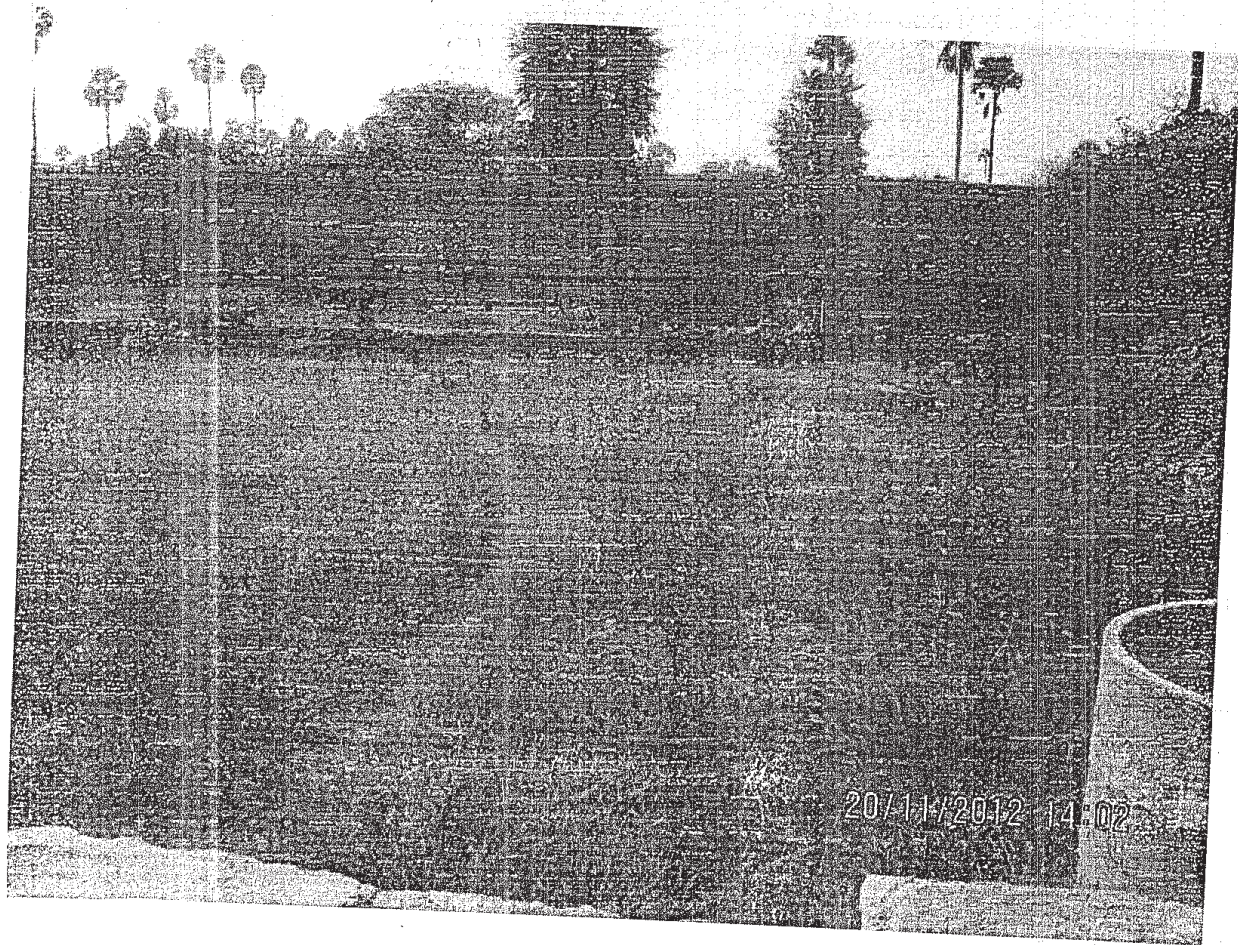
Prabha Reddy

Subhash Chandra

1 వ పుస్తకం 2012 సం॥ పు.దస్తావేజు వెం. 115326
దస్తావేజుల మొత్తము కారితముల సంఖ్య.....12
ఇ కారితము చదువ సంఖ్య11

సచి-రిజిస్ట్రార్
అవుట్





For MEHTA & MODI HOMES
[Signature]
Partner

For MEHTA & MODI HOMES
[Signature]
Partner

1 వ పుస్తకం 2012 సం॥ పు.దస్తావేజు వెం.....

సస్తావేజుల మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము నగున సంఖ్య.....

సబ్-రిజిస్ట్రార్

ఉమ్మడి

