

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

3630/13

36-132

వెం.

శ్రీమతి / శ్రీ 5657 Shri Sandeep Shrivastava

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		19/3		
దస్తావేజు విలువ	3100000		23/8		
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	P-756/13	4073/13			
రిజిస్ట్రేషన్ రుసుము	15500				
లోటు స్టాంపు (D.S.D.)	123900				
GHMC (T.D.)	46500				
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x					
మొత్తం	186000				

ఈ 904148
23/8

(అక్షరాల)

తేది 23/8

వాపసు తేది

రూపొల్లంలు మాత్రమే
సబ్ రిజిస్ట్రారు
హైదరాబాద్

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.

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 576014

Date: 19/03/2013, 03:03 PM

Serial No: 4,748

Denomination: 100

Purchased By:
SHANDEEP SHAH
S/O. DR. L.G. ROHIT
R/O. HYD.

For Whom
SELF & OTHERS

Sub Registrar
Ex. Official Stamp Vendor

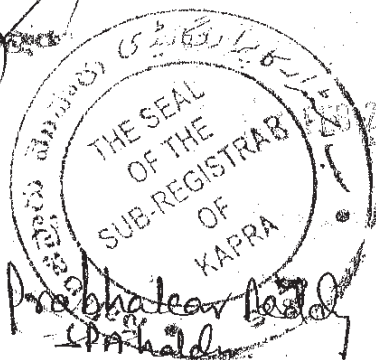
SALE DEED

This Sale Deed is made and executed on this the 23rd day of Aug 2013 at S.R.O., Kapra, Ranga Reddy District by and between:

1. Shri. Sandeep Shah, Son of Dr. L. G. Rohit, aged 54 years, Occupation: Business, resident of # 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
2. Dr. L. G. Rohit, Son of Govardhan Das, aged 85 years, Occupation: Business, resident of # 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
3. Shri. Amar V. Shah, Son of Shri. V. N. Shah, aged 53 years, Occupation: Business, resident of # 'SHUBHAM', Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
4. Smt. Meera A. Shah, Wife of Shri. Amar V. Shah, aged 46 years, Occupation: Housewife, resident of 'SHUBHAM', Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

Sandeep Shah, Rohit, Amar V. Shah, Meera A. Shah, Neema, Motesk, Harsik, Anand, Son, For MEHTA & MODI HOMES, Partner

1వ పుస్తకము 2013 వ సం॥ వ 4073
 దస్తవేజు మొత్తము 22
 ఈ లెక్కలము నమూనా సంఖ్య 1



2013 వ సం॥ లెక్కలు... 23 వ తేది
 1935 చా.స. నిర్ణయము... 2 వ తేది
 పగలు... 3... మరొక... గంటల
 మధ్య కాపా సబ్-రెజిస్ట్రారు కార్యాలయములో
 శ్రీ Sandeep Shah, Sothens, K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలకు సహ దాఖలుచేసి
 రుసుము రూ॥ 1500/- లు చెల్లించినాడు
 వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన వ్రేలు

Handwritten signature

K. Prabhakar Reddy s/o. K.P. Reddy, Service
 0/0:7 S.H.18/3 & 4, 2nd floor, Soham mansion, M.F.
 Road, Secbad, through SPA for Vendor 1 to 12, vide
 Doc-NO. 27/BK-1/2013, dt. 22.08.2013 & SPA
 for Builder, vide NO.
 at SRO, Uppal. R.R. Dist.

Handwritten signature

Anand S. Mehta
 s/o. Shresh V. Mehta, off. Business
 Plot # 1-8-32/21, Minister Road, Bapu bagh colony
 Secbad

2 రూపించినది
 1 Bhigal

Perala Bhavani w/o. M. Prasad, H/wife
 Plot # C-1/1, NTPC Township (ATS), Thoththiraga
 Ramagundam, Karimnagar

2. Varan. Rii

Varan Ravi s/o. Ramadas, Service
 #5-4-18/3 & 4, M.G. Road,
 Secbad

2013 వ సం॥ లెక్కలు... 23 వ తేది
 1935 చా.స. నిర్ణయము... 2 వ తేది

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 సబ్-రెజిస్ట్రారు
 గుంటూరు జిల్లా కేసుమూర్తి

5. Shri. Ajit V. Shah, Son of Shri. V. N. Shah, aged 52 years, Occupation: Business, resident of # "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
6. Smt. Meeta A. Shah, Wife Shri. Ajit V. Shah, aged 48 years, Occupation: Housewife, resident of # 'SHUBHAM', Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
7. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 25 years, resident of # 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
8. 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.
9. Smt. Saroj. S. Parikh, Wife of Late Shashikanth S. Parikh, aged 49 years, Occupation Housewife, resident of # 1-10-98/6, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
10. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh, aged about 35 years, Occupation: Business, resident of # 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
11. Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 24 years, Occupation: Service, resident of # 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
12. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 22 years, resident of 124, Jeera, Secunderabad., hereinafter referred to as the "Vendors" and severally as Vendor no.1, Vendor no.2, Vendor no.3, Vendor no.4, Vendor no.5, Vendor no.6, Vendor no.7, Vendor no.8, Vendor no.9, Vendor no.10, Vendor no.11 and Vendor no.12 respectively.

AND

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 Sudir U Mehta Son of Late Uttamlal Mehta, aged about 54 years, Occupation: Business, hereinafter referred to as the 'Builder'

Ajit V. Shah

Meeta A. Shah

Pritesh Rajesh Kotak

Rashmi R. Kotak

Saroj. S. Parikh

Neema B. Parikh

Mitesh K. Parikh

Harsh J. Baldev

Shri Soham Modi

Sri Sudir U Mehta

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

[Signature]
11

1వ పుస్తకము 2013 సం. పు. 4073
 దస్తావేజు మొత్తము కార్గితముల సంఖ్య 22
 ఈ కార్గితము పరచిన సంఖ్య 2

3,00,000/-

నవీన్ కపూర్

ENCOURSEMENT

Certified that the following amounts have been paid in respect of this document:

By challan No. 90448 Dt. 23/8/13

I. Stamp Duty:

1. in the shape of stamp papers

Rs. 100/-

2. in the shape of challan

(u/s.41 of I.S.Act.1897)

Rs. 123900/-

3. in the shape of cash

(u/s.41 of I.S.Act.1897)

Rs.

4. adjustment of stamp duty

u/s.16 of I.S. Act.1897, if any

Rs.

II. Transfer Duty:

1. in shape of challan

Rs. 46500/-

2. in the shape of cash

Rs.

III. Registration fees:

1. in the shape of challan

Rs. 15500/-

2. in the shape of cash

Rs.

IV. User Charges

1. in the shape of challan

Rs. 100/-

2. in the shape of cash

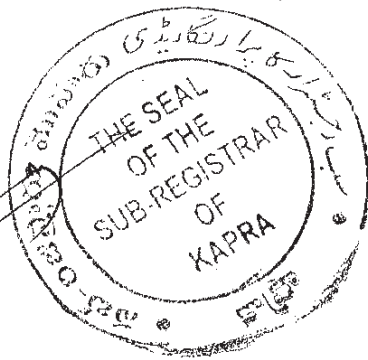
Rs.

Total Rs. 186100/-

SUB REGISTRAR
KAPRA

1వ పుస్తకము 2013 సం. / కా.4. 10358
 పు. 4073 కిందరుగా రిజిస్టరు చేయబడి
 స్టాంప్ నిధి నిమిత్తం సంఖ్య 1526
 4073 13 గా యివ్వబడినది
 20/3 సం. 1000 నిం. 7 వ తేది

నవీన్ కపూర్



AND

1. Shri. Suresh U. Mehta, son of Late Uttamlal Mehta, aged about 63 years, Occupation: Business, resident of No.2-3-577, Uttam Towers, D. V. Colony, Minister Road, Secunderabad - 500 003
2. Shri. Anand S. Mehta, son of Shri. Suresh U. Mehta, aged about 38 years, Occupation: Business, resident of No.1-8-32/21, Minister Road, Bapu Bagh Colony, Secunderabad - 500 003.
3. Shri. Hari S. Mehta, son of Shri. Suresh U. Mehta, aged about 35 years, Occupation: Business, resident of No.2-3-577, Uttam Towers, D. V. Colony, Minister Road, Secunderabad - 500 003., hereinafter jointly referred to as Consenting Parties and severally referred to as Consenting Party No1, Consenting Party No.2 and Consenting Party No.3 respectively

INFAVOUR OF

Mr. MANDADI PRASAD, SON OF Mr. MANDADI DEVAIAH, aged about 35 years, Occupation: Service, residing at # Q.No. C- 1/1, NTPC Township, (PTS) Jyothinagar, Ramagundam, Karim Nagar - 505 215, hereinafter referred to as the 'Vendee'. The terms Vendors and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

WHEREAS:

- A) The Vendors herein were 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 5.3.07 registered at SRO, Uppal.
- B) The total land admeasuring Ac. 3-05 Gts., in survey no. 74 (Ac. 1-23 Gts.) and Sy. No. 75 (Ac. 1-22 Gts.), situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land and is more particularly described at the foot of the document.

Sandeep Shah

Rajin Kish

Anand S

Modi

Prakash

Meeta Shah

Suresh

Santosh Parth

Neema

Aravind Kumar *Hans Raj*

For MEHTA & MODI HOMES

[Signature]

Partner

For MEHTA & MODI HOMES

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Partner

[Signature]

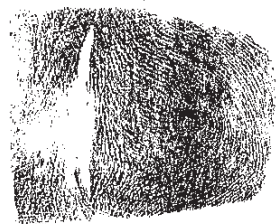
1వ పుస్తకము 243 వ సం. పు. 4073
 దస్తావేజు మొత్తము తాగితముల సంఖ్య 22
 ఈ తాగితము వరుస సంఖ్య 3

[Signature]

2013 వ సం. నిర్ణయించిన 24 వ తేది
 1935 శా.క. నామినేషన్లు 3 వ తేది
 పగలు 3 మరియు 4 గంటల
 మధ్య కాప్రా సబ్-రిజిస్ట్రార్ కార్యాలయములో
 శ్రీ Suresh V. Mehta
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ.....లు చెల్లించినారు

[Signature]

దాని జాబ్బినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన ప్రేలు



[Signature]

Suresh V. Mehta s/o. Late Uttam Lal Mehta
 Occ. Business - R/o: # 2-3-577, Uttam Towers
 D.V. colony, Minister Road, Secrabad

ఎడమ బొటన ప్రేలు

[Signature]



Hari S Mehta s/o. Suresh V. Mehta,
 Occ. Business - R/o: # 2-3-577, Uttam Towers,
 D.V. colony, Minister Road, Secrabad

విరూపించినది

① *[Signature]*

M. Mahender s/o. Late M. Manllesh, Service
 R/o. 22-77, Yadav Basti, Neredmet, Hindalambay

② *[Signature]*

Ch. Ramesh s/o. Late Ch. Narasing Rao, Service
 1-8/10/0, Kavadiqude, Secrabad

2013 వ సం. నిర్ణయించిన 24 వ తేది
 1935 శా.క. నామినేషన్లు 3 వ తేది

T. Nagaraj
 సబ్-రిజిస్ట్రార్

కాప్రా

- C) The Vendors 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. Venkaiah
- D) The Vendors herein have entered into a Development Agreement dated 30.04.2007 with the M/s. Mehta & Modi Homes (hereinafter referred to as the 'Developer') to develop their land admeasuring about Ac.3-05 gts., as per the terms and conditions contained in the Development Agreement registered as document no. 7827/07, dated 30.04.2007 at the S.R.O. Uppal. In pursuance of the said Development Agreement the Vendors have executed a GPA in favour on Developer bearing document no. 12150/12 dated 22.08.2012 and registered at SRO, Uppal.
- E) The Developer is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac.-3-05.Gts 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.

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

For MEHTA & MODI HOMES

[Signature]

Partner

For MEHTA & MODI HOMES

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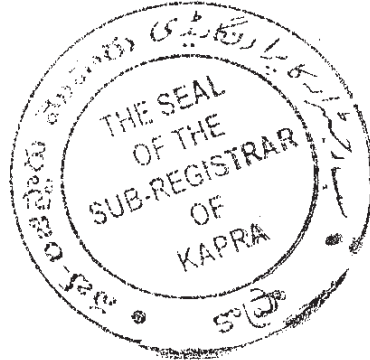
Partner

[Signature]

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1వ విస్తరణ 2013 న సం. ప్రి 4073
దస్తావేజు మొత్తము కారితముల సంఖ్య 22
ఈ కారితము నడుప సంఖ్య 4

సబ్ రిజిస్ట్రార్



- F) As per the terms of the Development Agreement, the Vendors and the Developer have agreed to share the proposed developed plots along with construction thereon. Broadly the Vendors shall be entitled to 13 villas and the Developer shall be entitled to 31 villas along with the divided plots of land.
- G) Accordingly, the Vendors have executed a General Power of Attorney in favour of the Developer vide document no. 204/BK-IV/10, dated 18.7.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses.
- H) After the death of Smt. Sarojini.L. Rohit on 10.01.2012 and in pursuance of her Will dated 26.09.2010 Vendor no. 1 and Vendor no. 2 being her son and husband respectively became the Owners of her share in the Schedule Land and rights under the said Development Agreement.
- I) By virtue of the above documents, the Developer / Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- J) The Builder and Consenting Parties at the request of the Vendor and Vendee are joining in execution of this agreement so as to assure perfect legal title in favour of the Vendee and to avoid in future any litigations
- K) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- L) The Vendee is desirous of purchasing a plot of land bearing no. 38 admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 121 sft)., hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.31,00,000/- (Rupees Thirty One Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

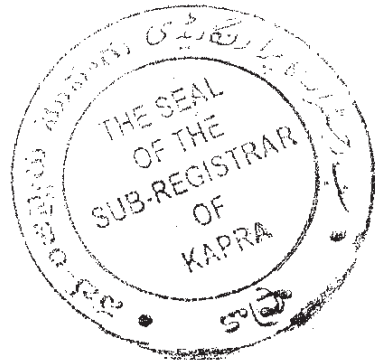
For MEHTA & MODI HOMES
[Signature]
Partner

For MEHTA & MODI HOMES
[Signature]
Partner

[Signature]
11/11/11

1వ పుస్తకము 2013 సం॥ పు. 4073
దస్తావేజు మొత్తము తాగితముల సంఖ్య 22
ఈ తాగితము వరుస సంఖ్య 5

సబ్-రజిస్ట్రారు



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 38, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 121 sft) forming part of Sy. No. 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.31,00,000/- (Rupees Thirty One Lakhs Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor 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 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.1,86,000/- is paid by way of challan no. 904148, dated 23.8.13, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

Budh Raj

Vasim Khan

Anwar Sule

Mahesh

Anwar

Meeta Shah

Sunil Kumar

Saravjit Singh

Neemes

Ritesh Dutt

Harsh Jaiswal

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

Anand Singh
[Signature]

1వ పుస్తకము 20/3వ సం॥ పు. 4073
దస్తావేజు మొత్తము కాగితముల సంఖ్య 22
ఈ కాగితము పగుల సంఖ్య 6

సహ-రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF BUNGALOW on bearing Plot No. 38 admeasuring about 173 sq. yds., along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 121 sft) in the project known as 'Villas at Silvercreek' 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:

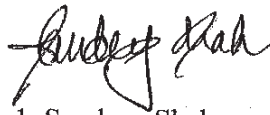
North	Plot No. 37
South	Plot No. 39
East	30' wide road
West	Plot No. 30

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. Bhajaj

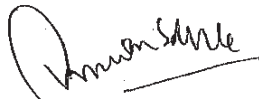
2. Varan. R.



1. Sandeep Shah



2. Dr. L. G. Rohit



3. Amar V. Shah



4. Meera A. Shah

For MEHTA & MODI HOMES

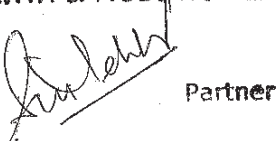

Partner

5. Ajit V. Shah



6. Meeta A. Shah

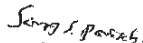
For MEHTA & MODI HOMES


Partner

7. Pritesh Rajesh Kotak



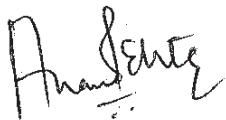
8. Rashmi R. Kotak



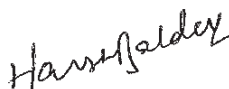
9. Saroj S. Parikh



10. Neema B. Parikh



11. Mitesh K. Parikh



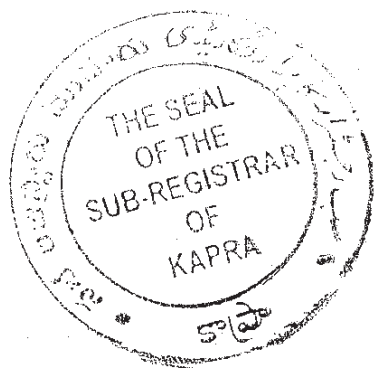
12. Harsh J. Baldev

(VENDORS)



1ನ ಪುಸ್ತಕವು 2013ನ ನಂ. 4073
ದಸ್ತಾವೇಜು ಮುಕ್ತವು ಅಗಿಚ್ಚುಮಲಿ ನಂ. 22
ಈ ಅಗಿಚ್ಚುಮಲಿ ದಯನ ನಂ. 7

ನಂ. 4073



ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 38, 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 : 230 Sft

b) In the Ground Floor : 811 Sft

c) In the First Floor : 794 Sft

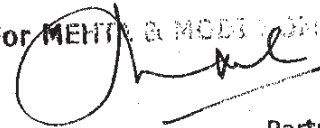
Total Built up Area : 1835 Sft

5. Annual Rental Value :

6. Municipal Taxes per Annum :

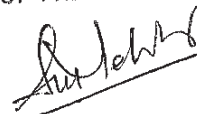
7. Executant's Estimate of the MV of the Building : Rs. 31,00,000/-

For MEHTA & MODI HOMES

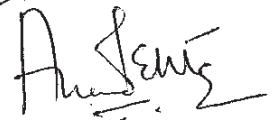
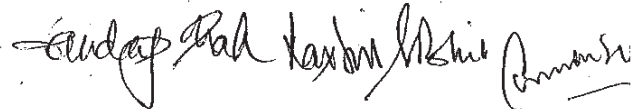


Partner

For MEHTA & MODI HOMES



Partner



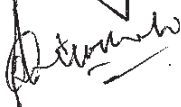
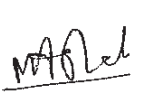
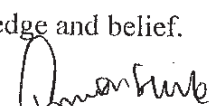
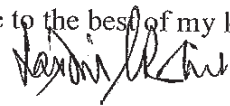
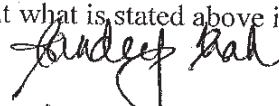
Neeraj Kumar

Signature of the Executants

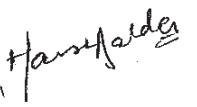
Date: 23.08.2013

CERTIFICATE

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



Neeraj Kumar



Sang S. P. S.

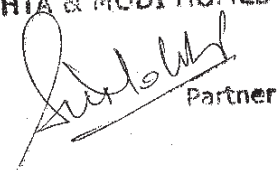
Signature of the Executants

Date: 23.08.2013

For MEHTA & MODI HOMES For MEHTA & MODI HOMES



Partner

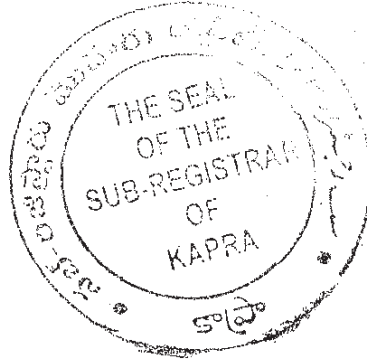


Partner



1వ పుస్తకము 2013వ సం॥ పై 4073
దస్తావేజు మొత్తము కార్గిజముల సంఖ్య 22
ఈ కార్గిజము వరుస సంఖ్య 8

పట్టాభిషేకము



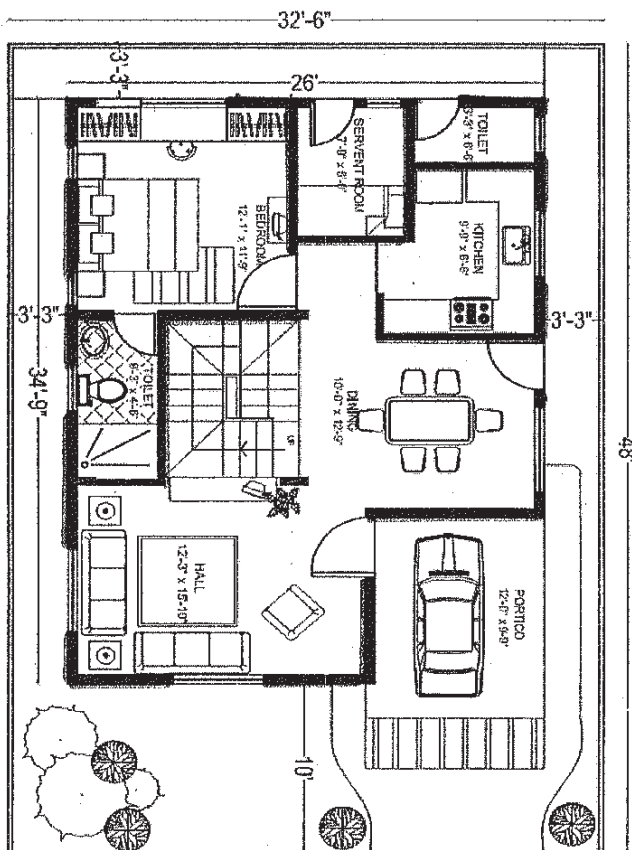
REGISTRATION PLAN SHOWING

PLOT NO.38, FORMING A PART

IN SURVEY NOS. 74 & 75 IN THE PROJECT KNOWN AS "VILLAS AT SILVER CREEK" **SITUATED AT**

CHERLAPALLY VILLAGE,

GHATKESAR

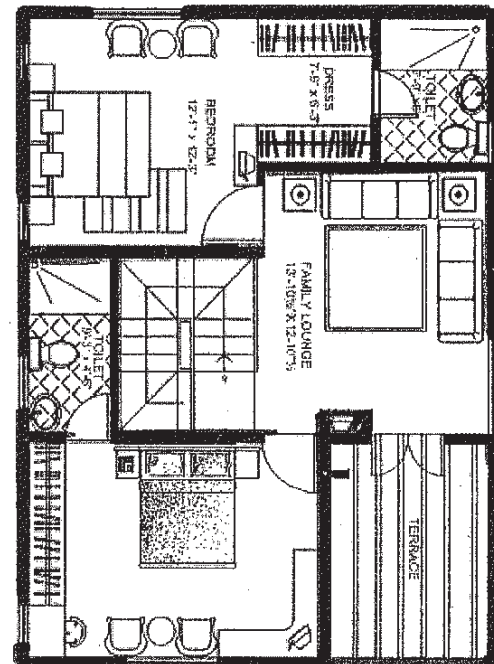
MANDAL, R. R. DIST.**VENDOR:** SHRI. SANDEEP SHAH, SON OF DR. L. G. ROHIT AND OTHERS**BUYERS:** MR. MANDADI PRASAD, SON OF MR. MANDADI DEVAIAH**REFERENCE:**
AREA: 173**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****GROUND FLOOR**

AREA OF GROUND FLOOR : 811.00 SFT.

AREA OF FIRST FLOOR : 794.00 SFT.

TOTAL BUILT UP AREA : 1605.00 SFT.

TERRACE AREA : 109.00 SFT.

**FIRST FLOOR****WITNESSES:**

1. Bhind

2. Vayam. For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

P. R. Rohit

Meeta Shah

Meeta

SIG. OF THE VENDOR

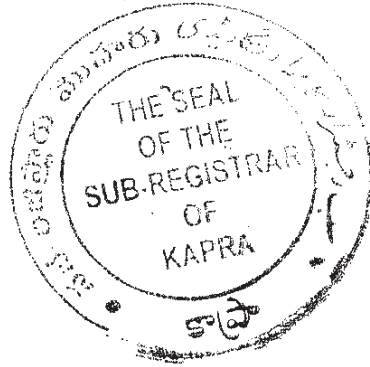
SIG. OF THE BUYER

Sandeep Shah

Hans Raj

1వ పుస్తకము 20/23 నంబర్ 4073
దస్తావేజు వెయ్యత్తుము కాగితముల సంఖ్య 22
ఈ కాగితము వరుస సంఖ్య 9

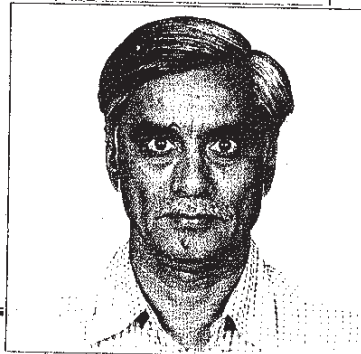
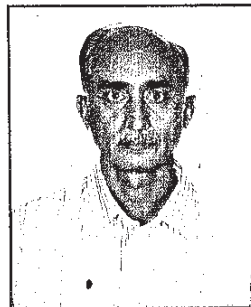
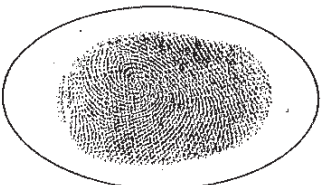
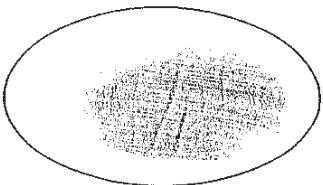
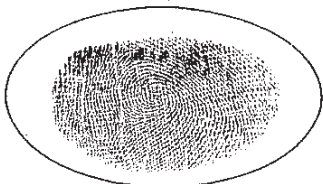
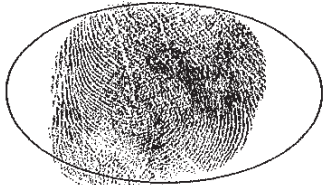
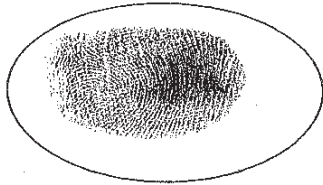
నబ్బిలి జిల్లా



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDORS:

1. SHRI. SANDEEP SHAH
S/O. DR. L. G. ROHIT
8-2-402/2, ROAD NO. 5
BANJARA HILLS
HYDERABAD.
2. DR. L. G. ROHIT
S/O. LATE GOVARDHAN DAS
R/O. 8-2-402/2, ROAD NO. 5
BANJARA HILLS,
HYDERABAD.
3. SHRI. AMAR V. SHAH,
S/O. SHRI. V.N. SHAH,
R/O. "SHUBHAM" PLOT NO. 25,
TEMPLE ROCK ENCLAVE
TADBUND
SECUNDERABAD.
4. SMT. MEERA A. SHAH,
W/O. SHRI. AMAR V. SHAH,
R/O. "SHUBHAM" PLOT NO. 25
TEMPLE ROCK ENCLAVE
TADBUND,
SECUNDERABAD..
5. SHRI. AJIT V. SHAH
S/O. SHRI. V. N. SHAH
R/O. "SHUBHAM" PLOT NO. 25
TEMPLE ROCK ENCLAVE
TADBUND
SECUNDERABAD..

SIGNATURE OF WITNESSES:

1. Bhargava
2. Vayam. lin

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

For MEHTA & MODS HOMES

For MEHTA & MODS HOMES

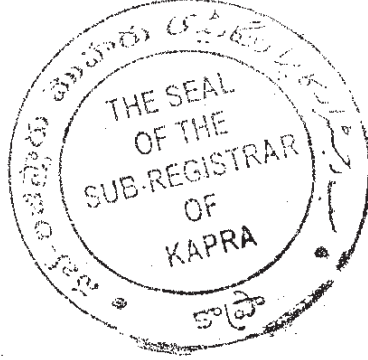
[Signature]
Partner

[Signature]
Partner

[Signature]
SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2013వ సం॥ ఫి 4073
దస్తావేజు మొత్తము శాసితముల సంఖ్య 22
ఈ శాసితము వరుస సంఖ్య 10

నబ్బె

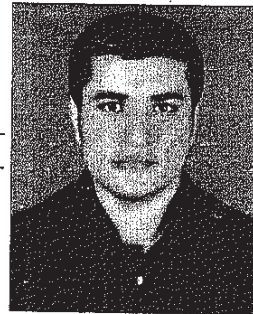
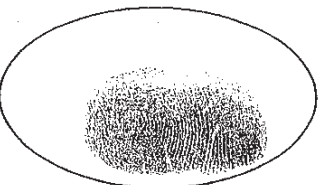
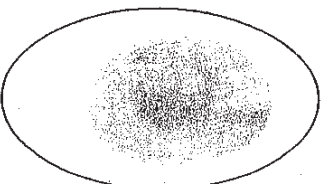
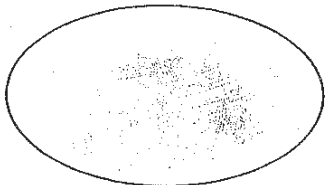
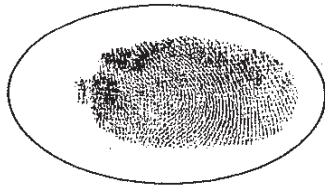


PHOTOGRAPHS AND

INTS AS PER SECTION 32A OF ACT, 1908.

SL.NO.

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NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

6. SMT. MEETA A. SHAH,
W/O. SHRI. AJIT V. SHAH,
R/O. "SHUBHAM" PLOT NO. 25,
TEMPLE ROCK ENCLAVE,
TADBUND,
SECUNDERABAD.

7. SHRI. PRITESH RAJESH KOTAK,
S/O. SHRI. RAJESH C. KOTAK,
R/O. "1-8-54/12" P3,
VENKAT RAO NAGAR COLONY
SECUNDERABAD.

8. SMT. RASHMI R. KOTAK,
W/O. SHRI. RAJESH C. KOTAK,
R/O. "1-8-54/12" P3,
VENKAT RAO NAGAR COLONY
SECUNDERABAD.

9. SMT. SAROJ S. PARIKH,
W/O. SHRI. SHASHIKANTH S. PARIKH,
R/O. 1-10-98/6,
DWARAKA CO-OP SOCIETY
BEGUMPET
HYDERABAD.

SIGNATURE OF WITNESSES:

1. Bhajji
2. Vayam. R.

[Handwritten signatures of witnesses]

[Handwritten signatures of witnesses]

[Handwritten signature]

[Handwritten signature]

SIGNATURE OF EXECUTANTS

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

For MEHTA & MODI HOMES

[Handwritten signature]

Partner

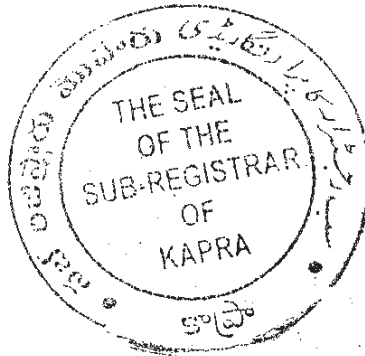
For MEHTA & MODI HOMES

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Partn

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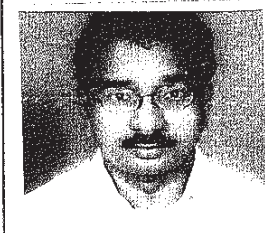
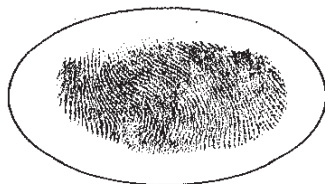
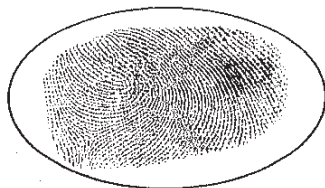
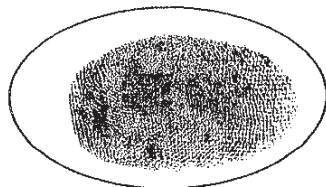
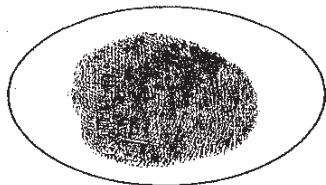
సహ రిజిస్ట్రార్



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

SL.NO.

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(LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

10. SMT. NEEMA B. PARIKH,
W/O. SHRI. BHAVESH S. PARIKH,
R/O. 1-10-98/41
DWARAKADAS CO-OP.SOCIETY,
BEGUMPET,
HYDERABAD

11. SHRI. MITESH K. PARIKH,
S/O. SHRI. KRISHNA KANTH
R/O. 1-10-98/41
DWARAKADAS CO-OP. SOCIETY
BEGUMPET,
HYDERABAD

12. SHRI. HARSH J. BALDEV
S/O. JITENDRA BALDEV
R/O. 124, JEERA,
SECUNDERABAD

SPA FOR PRESENTING DOCUMENTS
VIDE SPA NO.27/BK-IV/2013,Dt: 22.09.2013

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.

BUYER:

MR. MANDADI PRASAD
S/O. MR. MANDADI DEVAIAH
R/O. # Q. NO. C- 1/1
NTPC TOWNSHIP, (PTS)
JYOTHINAGAR, RAMAGUNDAM
KARIM NAGAR - 505 215

SIGNATURE OF WITNESSES:

1. Bhargava

2. Varun. Reddy

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

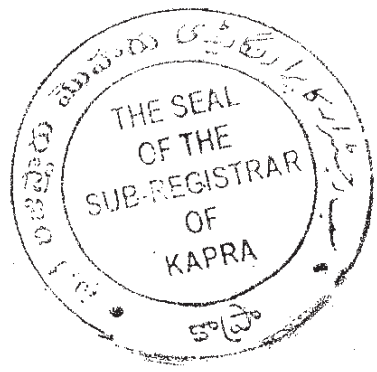
Partner

[Handwritten signatures of witnesses and executants]

SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2013 వ సం॥ వా 4073
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ఈ బాగితము వయసు సంఖ్య 13

సబ్-రెజిస్ట్రార్



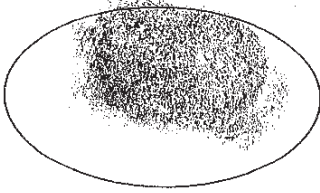
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.

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(LEFT THUMB)

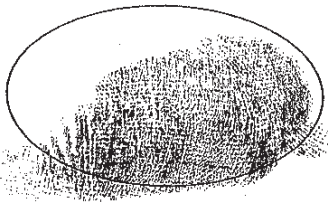
PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

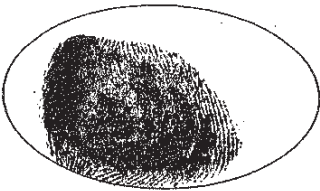


CONSENTING PARTIES:

1. SHRI. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. # 2-3-577
UTTAM TOWERS
D. V. COLONY
MINISTER ROAD
SECUNDERABAD - 500 003



2. SHRI. ANAND S. MEHTA
S/O. SHRI. SURESH U. MEHTA
R/O. # 1-8-32/21
MINISTER ROAD
BAPU BAGH COLONY
SECUNDERABAD - 500 003.



3. SHRI. HARI S. MEHTA
S/O. SHRI. SURESH U. MEHTA
R/O. # 2-3-577
UTTAM TOWERS
D. V. COLONY
MINISTER ROAD
SECUNDERABAD - 500 003

SIGNATURE OF WITNESSES:

1. Bhind
2. Vayam. Ri

[Handwritten signatures of witnesses and parties]

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

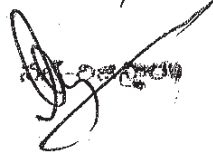
SIGNATURE OF THE EXECUTANTS

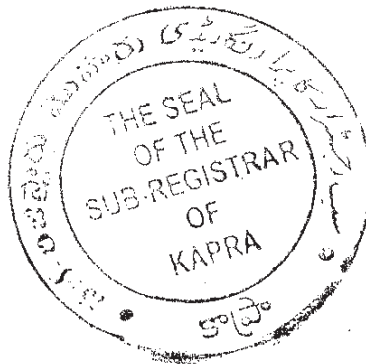
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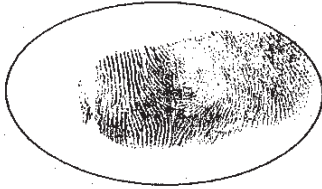
1వ పుస్తకము 20 13వ సం: ఖి 4073
దస్తావేజు మొత్తం: శిశుమూల సంఖ్య 22
2వ భాగము మొత్తం సంఖ్య 14





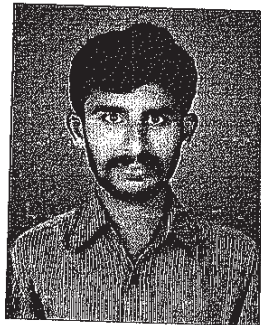
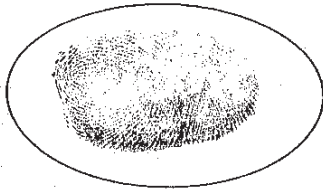
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



WITNESSES:

1. MRS. PERALA BHAVANI
W/O. MR. MANDADI PRASAD
R/O. # Q. NO. C- 1/1
NTPC TOWNSHIP, (PTS)
JYOTHINAGAR, RAMAGUNDAM
KARIM NAGAR - 505 215



2. Mr - B. Vaham Ravi
S/o: Mr. Ramadaru.
R/O: # 5-4-187 / 3 & 4
M-G- ROAD
SEC BAD.

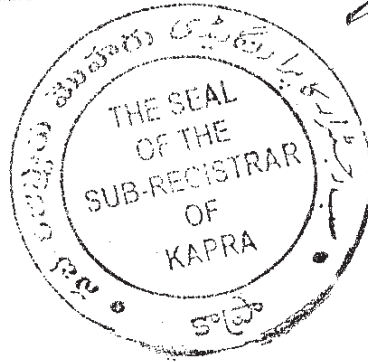
SIGNATURE OF WITNESSES:

1. Bhavani
2. Vaham. Ravi

SIGNATURE OF THE BUYER

1వ పుస్తకము 20/13వ నం: 4073
రెస్ట్రీటెడ్ మోజ్తబుతా జాగీరముల సంఖ్య 22
ఈ జాగీరము పరిపాలన సంఖ్య 15

నందీ



Photographs and FingerPrints As per Section 32A of Registration Act 1908

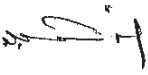
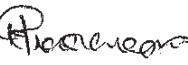
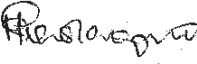
RegNo/Year: 3630/2013

of SRO: 1526

Report Date: 28-AUG-13 04:00 PM

This report prints Photos and FPs of all parties

Execution admitted by (Details of all executants/Claimants of sec 32a):

Sl No	Code	Thumb Impression	Signature	Photo	Address
1	CL			 [1526-1-2013-3630]MANDADI	MANDADI PRASAD QNO.C-1/1 NTPC TOWN SHIP, JYOTHI NAGAR RAMAGUNDAM KARIMNAGAR DIST
2	EX			 [1526-1-2013-3630]VENDOR	VENDOR NO.1 TO 12 REP BY SPA K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD
3	EX			 [1526-1-2013-3630]ANAND	ANAND S.MEHTA 1-8-32/21 MINISTER ROAD, BAPU CLY SEC BAD
4	EX			 [1526-1-2013-3630]GPA	GPA K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD

Identified by

Witness 1

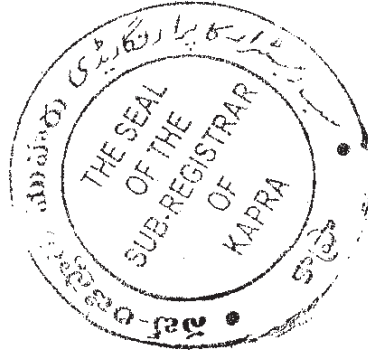
Witness 2


Varam. R.

Photos and TIs
captured by me

Caputure of Photos and TIs
done in my presence

1వ పుస్తకము 2013వ సం॥ ఏ 4073
దస్తవేజ మొత్తము కార్గితమున నంబు 22
ఈ కార్గితము పరుస నంబు 16
నవంబరు 2013



Photographs and FingerPrints As per Section 32A of Registration Act 1908

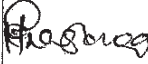
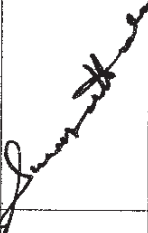
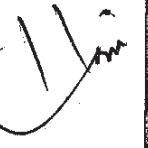
RegNo/Year: 3630/2013

of SRO: 1526

Report Date: 24-SEP-13 04:26 PM

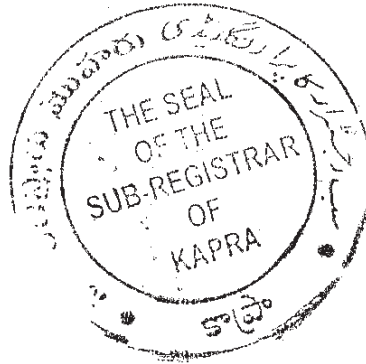
This report prints Photos and FPs of all parties

Execution admitted by (Details of all executants/Claimants of sec 32a):

Sl No	Code	Thumb Impression	Signature	Photo	Address
1	CL			 [1526-1-2013-3630]MANDA	MANDADI PRASAD QNO.C-1/1 NTPC TOWN SHIP, JYOTHI NAGAR RAMAGUNDAM KARIMNAGAR DIST
2	EX			 [1526-1-2013-3630]VENDC	VENDOR NO.1 TO 12 REP BY SPA K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD
3	EX			 [1526-1-2013-3630]SURESH	SURESH U MEHTA 2-3-577 UTTAM TOWERS, D.V.CLY MINISTER ROAD SECBAD
4	EX			 [1526-1-2013-3630]ANAND	ANAND S.MEHTA 1-8-32/21 MINISTER ROAD, BAPU CLY SEC BAD
5	EX			 [1526-1-2013-3630]HARI S.	HARI S.MEHTA 2-3-577 UTTAM TOWERS, D.V.CLY MINISTER ROAD SECBAD
6	EX			 [1526-1-2013-3630]GPA K	GPA K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD

1వ పుస్తకము 20/3వ సం॥ వై 4073
దస్తావేజు మొత్తము రొగితముల సంఖ్య 22
ఈ రొగితము వరుస సంఖ్య 17

నంద-గిరి



VENDOR

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADVPS0266J

नाम / NAME
AMAR SHAI

पिता का नाम / FATHER'S NAME
VIRSUKHLAL SHAH

जन्म तिथि / DATE OF BIRTH
05-09-1956

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT
HARSH BALDEV



भारत सरकार
GOVT. OF INDIA

JITENDRA BALDEV

07/03/1990

Permanent Account Number

ATDPB7585K

Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFVPS6962H

नाम / NAME
SANDEEP LAXMI DAS SHAH

पिता का नाम / FATHER'S NAME
LAXMIDAS GOVERDHANDAS ROHIT

जन्म तिथि / DATE OF BIRTH
22-10-1963

हस्ताक्षर / SIGNATURE

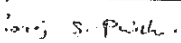

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AHPPP6921K

नाम / NAME
SAROJ SHASHIKANT PARIKH

पिता का नाम / FATHER'S NAME
GOPALDAS SONPAL

जन्म तिथि / DATE OF BIRTH
05-11-1961

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

1వ పుస్తకము 2013వ సం॥ పు. 4023
దస్తావేజు మొత్తము రేతముల సంఖ్య 22
ఈ కాగితము నింకొక సంఖ్య 18

సచి-మొదటి



VENDOR:



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Rashmi Kotak	Wife	02/04/61	45
3	Pritesh Kotak	Son	20/08/85	21
4	Pooja Kotak	Daughter	13/03/90	16

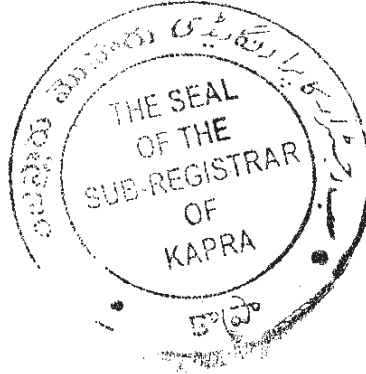
[Signature]
 D.P.L. No. 111
BHARAT SCOUTS & GUIDES-II
PARADISE, SEC' BAD

HOUSEHOLD CARD

Card No. : PAP107880500849
 F.P. Shop No. : 805
 Name of Head of Household : Kotak, Rajesh
 Father/Husband name : Chandulal
 పుట్టిన తేదీ / Date of Birth : 21/05/1959
 వయస్సు / Age : 47
 వృత్తి / Occupation : Own Business
 ఇంట్లోని నెంబర్ / House No. : 1-8-54/12
 రోడ్ / Street : P G ROAD
 Colony : VENKATRAO NAGAR
 వార్డు : 1
 Circle : Circle VIII
 జిల్లా / District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 240,000
 LPG Consumer No. (1) : 612428 (Single)
 LPG Dealer Name (1) : Twin City Gas Company (IPC)
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :

1వ పుస్తకము 20 13వ సం॥ పే॥ 4073
దస్తావేజు మొదలగు అంగీతముల సంఖ్య 22
ఈ అంగీతము వరుస సంఖ్య 19

సబ్ రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT
AJIT VIRSUKHLAL SHAH
VIRSUKHLAL SHAH
02/10/1958
Permanent Account Number
AFYPS6951G
Signature

भारत सरकार
GOVT OF INDIA
भारत
REPUBLIC OF INDIA

VENDOR?

[Handwritten signature]

A. V. Shah

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGQPS1774F

नाम /NAME
MEERA AMAR SHAH

पिता का नाम /FATHER'S NAME
DINES CHANDRA JAIRWALA

जन्म तिथि /DATE OF BIRTH
26-08-1962

हस्ताक्षर /SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

M. A. Shah

आयकर विभाग
INCOME TAX DEPARTMENT
MEETA AJIT SHAH
LAXMIDAS GOVARDHAN ROHIT
15/05/1931
Permanent Account Number
AIYPS9731L
Signature

भारत सरकार
GOVT OF INDIA

MEERA SH

Meeta Shah

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPR9262J

नाम /NAME
LAXMIDAS GOVERDHANDAS ROHIT

पिता का नाम /FATHER'S NAME
GOVERDHANDAS GOPALDAS ROHIT

जन्म तिथि /DATE OF BIRTH
15-05-1930

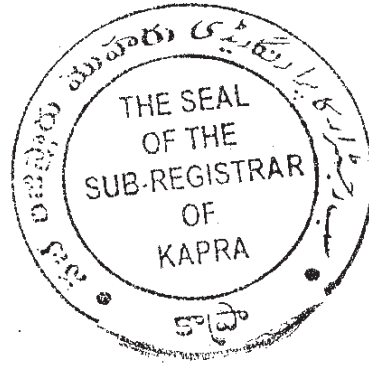
हस्ताक्षर /SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

A. V. Shah

1వ పుస్తకము 20/2వ సం॥ పు. 4073
దస్తావేజు మొత్తము శాగితముల సంఖ్య 22
ఈ శాగితము వరుస సంఖ్య 20


సబ్-రెజిస్ట్రారు



VENDOR:

OFFICE OF THE SECRETARY OF DEFENSE
REPUBLIC OF INDIA



संप्रति / Type **P** राष्ट्रीय कोड / Country Code **IND** पासपोर्ट नं. / Passport No. **E 8987094**

उपनाम / Surname **PARIKH**

दिले जाणे जाण / Given Names **NEEMA BHAVESH**

राष्ट्रीयता / Nationality **INDIAN** लिंग / Sex **F** संप्रति / Date of Birth **04/11/1975**

जन्म जाण / Place of Birth **HYDERABAD**

जारी जाण जाण / Place of Issue **HYDERABAD**

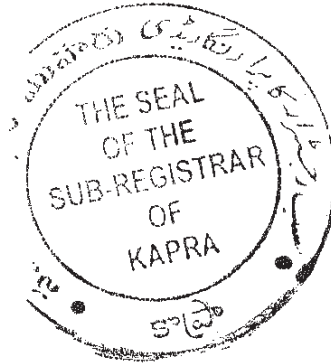
जारी जाण की दिनांक / Date of Issue **07/05/2004** वैधता की दिनांक / Date of Expiry **06/05/2014**

+ Neema

P<INDPARIKH<<NEEMA<BHAVESH<<<<<<<<<<<<<<<<<<
E8987094<3IND7511046F140506D<<<<<<<<<<<<<<<<<

1వ ఖైదీకాము 20/3వ సంచి వు 4023
దస్తావేజు మొత్తము కాగితముల సంఖ్య 22
ఈ కాగితము వరుస సంఖ్య 21

నామినేషన్



Bumer:-

[Handwritten signature]

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
[Signature]
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग / PERMANENT ACCOUNT NUMBER
PRASAD MANDADI
DEVAIAH MANDADI
12/11/1975
Permanent Account Number
AIZPM7961R
हस्ताक्षर / SIGNATURE
[Signature]

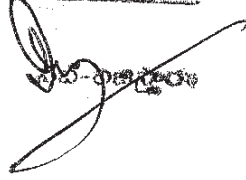
आयकर विभाग / INCOME TAX DEPARTMENT
भारत सरकार / GOVT. OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E
हस्ताक्षर / SIGNATURE
[Signature]
0022010

आयकर विभाग / INCOME TAX DEPARTMENT
भारत सरकार / GOVT. OF INDIA
PERALA BHAVANI
KATTIAIAH PERALA
26/11/1977
Permanent Account Number
BESPP3824G
हस्ताक्षर / SIGNATURE
[Signature]
01022010

आयकर विभाग / INCOME TAX DEPARTMENT
भारत सरकार / GOVT. OF INDIA
PRASAD MANDADI
DEVAIAH MANDADI
12/11/1975
Permanent Account Number
AIZPM7961R
हस्ताक्षर / SIGNATURE
[Signature]

[Handwritten signature]

1వ పుస్తకము 13వ సం. పు. 4023
దస్తావేజు వెయ్యియు ఆగిరితముల సంఖ్య 22
ఈ ఆగిరితము వరుస సంఖ్య 22


సహ-రజిస్ట్రార్

