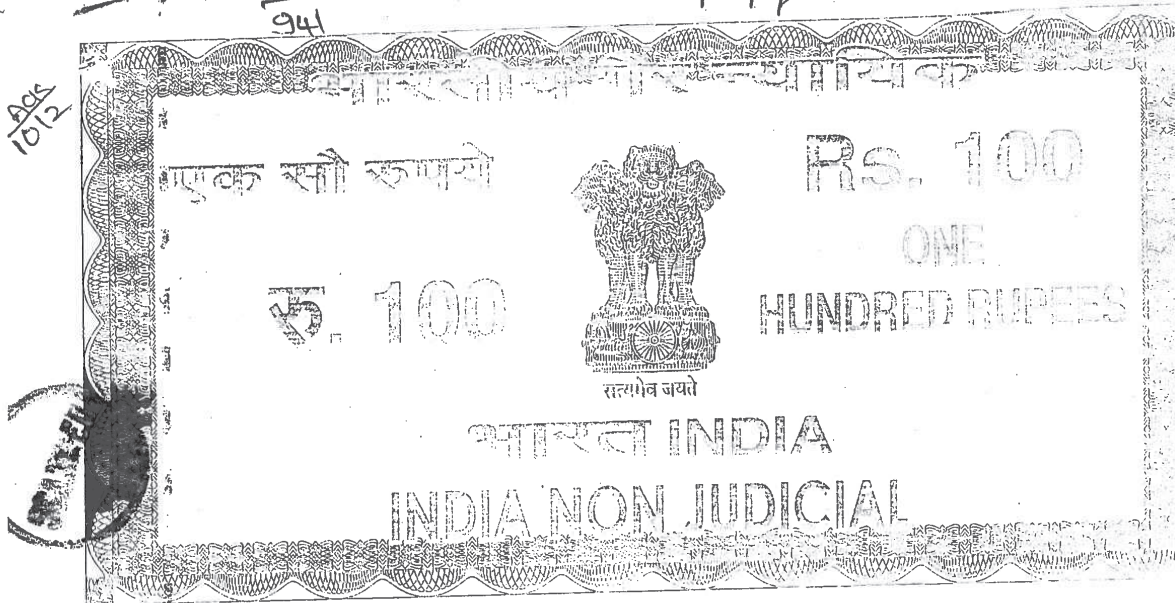


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Date: 19/01/2016. 01:10 PM

Serial No. 287

D 308841
Denomination 100

Purchased By:
SANDEEP SHAH
S/O DR. L.G. ROHIT
R/O BANJARA HILLS, HYD

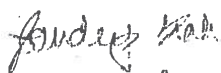
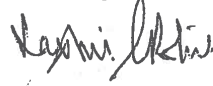
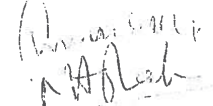
For Whom
SELF & OTHERS

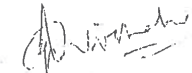
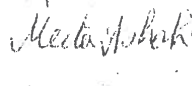
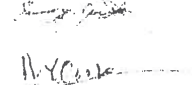

Sub Registrar
Ex. Officio Stamp Vendor
SRO: Secunderabad

SALE DEED

This Sale Deed is made and executed on this the 27th day of January 2016 at S.R.O., Uppal, Ranga Reddy District by and between:

1. Shri. Sandeep Shah, Son of Dr. L. G. Rohit, aged about 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 about 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 about 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 about 46 years, Occupation: Housewife, resident of 'SHUBHAM', Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

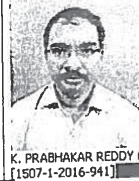





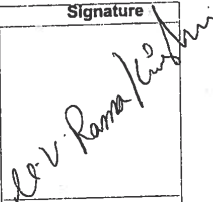
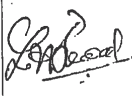
For MENTA & MODI HONI



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. 13200/- paid between the hours of 3 and 4 on the 28th day of JAN, 2016 by Sri K Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink
SI No	Code	Thumb Impression	Photo	Address
1	CL			K. PRABHAKAR REDDY (R/L) GOWRI SANKAR L H PRASADA RAO 5-4-187/3 & 4, SOHAM MANSION,, M G ROAD, SEC BAD.
2	EX			K. PRABHAKAR REDDY (GPA/SPA) S/O. K PADMA REDDY 5-4-187/3&4, 2ND FLOOR, SOHAM MANSION,, M G ROAD, SEC'BAD.

Identified by Witness:				Signature
SI No	Thumb Impression	Photo	Name & Address	
1			U V RAMA KRISHNA R/O.MALKAJGIRI HYD	
2			LH PRASADA RAO R/O.MALKAJGIRI HYD	

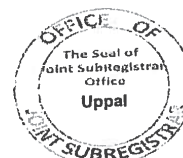
28th day of January, 2016

Signature of Joint SubRegistrar16
Uppal

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Uppal



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5. Shri. Ajit V. Shah, Son of Shri. V. N. Shah, aged about 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 about 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, rep by its GPA Holder Mr. Krishnakanth S. Parikh, S/o. Shri. Shantilal T. Parikh, aged about 55 years, 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 Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No.280, Road No, 25, Jubilee Hills, Hyderabad, hereinafter referred to as the 'Builder'

INFAVOUR OF

Mr. L. Gowri Sankar, Son of Mr. L. H. Prasada Rao, aged about 36 years, Occupation: Service, residing at H. No. 2-123/A, Street No. 2, Vani Nagar, Malkajgiri, Hyderabad - 500 047, 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.

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For MEHTA & MODI HOMES

[Handwritten signature]
 Partner

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and
below in respect of this Instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	105500	105600
Transfer Duty	NA	0	0	0	39600	39600
Reg. Fee	NA	0	0	0	13200	13200
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	158400	158500

Rs. 145100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13200/- towards Registration Fees on the chargeable value of Rs. 2640000/- was paid by the party through DD No. 63439 dated 25-JAN-16 of AXIS BANK LIMITED/SECUNDERABAD

Signature of Registering Officer
Uppal

Date
28th day of January, 2016

8th Magha - 1937SE

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951-1-2016 Sheet 2 of 15
Joint SubRegistrar
Uppal

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జాబ్బంట్ నం- రిజిస్ట్రేషన్-16
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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.
- 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. Amaralingani
 - 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.

Sanjay Reddy
V. V. Subba Rao

Chamarty Naga Bala Tripura Sundari
G. R. Reddy

Shri M. Vijayaram Mohan Rao
Shri Sajja Venkateswara Rao

Shri Boddu Srinivasa Rao

Shri Sekharam Seri

For MEHTA & MODI HOMES
Partner

For MEHTA & MODI HOMES

Partner



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Uppal

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- 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) The Vendor No. 11 i. e, Shri. Mitesh K. Parikh have executed GPA in favour of Krishna Kant S. Parikh to sign the sale deed or agreements in favour of the prospective purchasers or their nominees, receive the consideration money, to present the seed or deeds duly executed by him in favour of the prospective purchasers or their nominees before the concern registering office, admit execution and receipt of consideration and procure the registered deeds.
- J) By virtue of the above documents, the Developer / Vendors has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- K) The Builder 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
- L) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- M) The Vendee is desirous of purchasing a plot of land bearing no.40 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.26,40,000/- (Rupees Twenty Six Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

Sanjay Shah

Kashvi Shah

Anurag Shah
Mehta

Prithvi Shah

Meeta Shah

Sanjay Shah

Meeta

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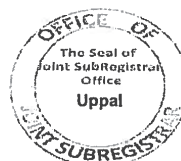
For MEHTA & MODI HOMES

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Partner



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951-1-2016 Sheet 4 of 15 Joint SubRegistrar16
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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendors do hereby convey, transfer and sell the plot no.40, 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. 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.26,40,000/- (Rupees Twenty Six Lakhs Forty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.6,60,000/-(Rupees Six Lakhs Sixty Thousand Only) paid by way of D. D. No.846087, dated 14.01.2016 drawn on State Bank of India, Sec-bad Branch, issued by RACPC, Hyderabad in favour of Mr. Sandeep L. Shah, the vendor no.1, herein.
 - ii. Rs.6,60,000/-(Rupees Six Lakhs Sixty Thousand Only) paid by way of D. D. No.846089, dated 14.01.2016 drawn on State Bank of India, Sec-bad Branch, issued by RACPC, Hyderabad in favour of Mrs. Meeta A. Shah, the vendor no.6, herein.
 - iii. Rs.6,60,000/-(Rupees Six Lakhs Sixty Thousand Only) paid by way of D. D. No.846086, dated 14.01.2016 drawn on State Bank of India, Sec-bad Branch, issued by RACPC, Hyderabad in favour of Mrs. Saroj S. Parikh, the vendor no.9, herein.
 - iv. Rs.6,60,000/-(Rupees Six Lakhs Sixty Thousand Only) paid by way of D. D. No.846088, dated 14.01.16 drawn on State Bank of India, Sec-bad Branch, issued by RACPC, Hyderabad in favour of Mr. Harsh J. Baldev, the vendor no.12, herein.
2. The Vendors 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 Vendors 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.
4. The Vendors have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.
5. The Vendors 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 Vendors hereby covenant that the Vendors 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.

Sandeep Shah
Saroj S. Parikh
Meeta A. Shah

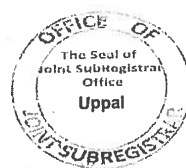
Harsh J. Baldev
Meeta A. Shah

For Meeta & Modi Homes

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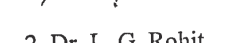
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF BUNGALOW on bearing Plot No. 40 admeasuring about 173 sq. yds., along with 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. 39
South	Plot No. 41
East	30' wide road
West	Plot No. 32

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.  

1. Sandeep Shah

2. Dr. L. G. Rohit

3. Amar V. Shah

4. Meera A. Shah

5. Ajit V. Shah

6. Meeta A. Shah

7. Pritesh Rajesh Kotak

8. Rashmi R. Kotak

9. Saroj. S. Parikh

10. Neema B. Parikh

For MEHTA & MODI HOMES

11. Mitesh K. Parikh

12. Harsh J. Baldev

(VENDORS)



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951-1-2016. Sheet 6 of 15
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Uppal

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ANNEXTURE-1-A

1. Description of the Building

: All that piece and parcel of bungalow on bearing plot no. 40, in the project known as "villas @ 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. (Ground Floor + First Floor)

(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 & Terrace 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. 26,40,000/-

Date: 27.01.2016

For MEHTA & MODI HOMES
Signature of the Executants Partner

CERTIFICATE

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

Handwritten signatures of Mehta & Modi Homes

Handwritten signatures of Mehta & Modi Homes

Handwritten signatures of Mehta & Modi Homes

For MEHTA & MODI HOMES
Signature of the Executants Partner

Date: 27.01.2016



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REGISTRATION PLAN SHOWING

PLOT NO.40, 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

BUYER:

MR. L. GOWRI SANKAR, SON OF MR. L. H. PRASADA RAO.

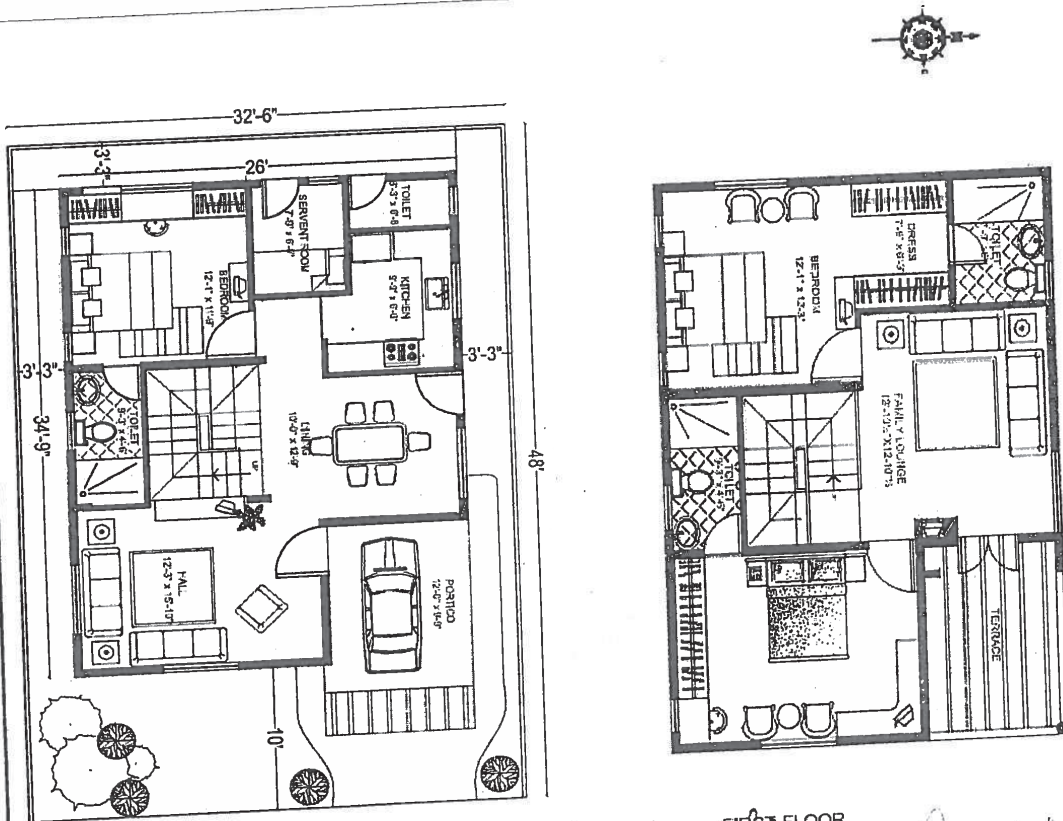
REFERENCE:
AREA:

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.

PORTICO AREA : 121 SFT

WITNESSES:

1. *U. V. Rama Krishna*
2. *S. R. Rao*

Sandeep Shah *Vasanth* *First Floor*

Mehta

Dr. L. G. Rohit

Mehta *R. R. Kodak*

FOR MEHTA & MODI HOMES

Partner

Signature

SIG. OF THE VENDOR

Partner

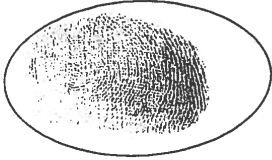
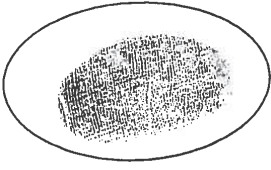
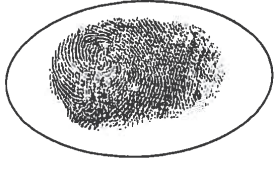


Bk - 1, CS No 941/2016 & Doct No
951-1-2016 Sheet 8 of 15
Joint SubRegistrar
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			OWNERS / VENDORS:- 1. SHRI. SANDEEP SHAH S/O. DR. L. G. ROHIT R/O. 8-2-402/2 ROAD NO. 5 BANJARA HILLS HYDERABAD.
			2. DR. L. G. ROHIT S/O. MR. 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. *U.V. Rama Krishna*
2. *S. S. Reddy*

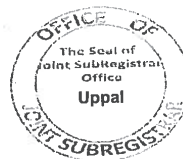
Shri. Sandeep Shah
Shri. L. G. Rohit
Shri. Amar V. Shah
Shri. Ajit V. Shah

For MEHTA & MODI
Pa

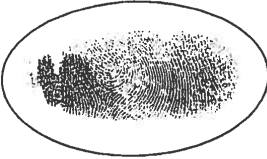
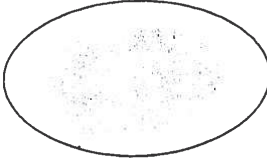
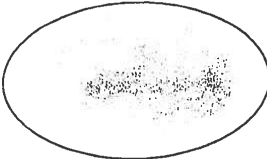
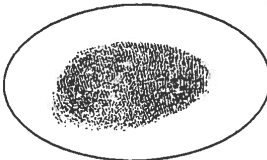
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

S.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	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. *U.V. Rama Krishna*
2. *S. K. Rao*

Meeta A. Shah *Rashmi R. Kotak* *Saroj S. Parikh* *Meeta A. Shah* *Rashmi R. Kotak* *Saroj S. Parikh*

For MEHTA & MODI HOMES

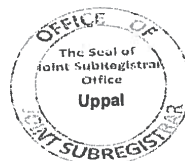
[Signature]

SIGNATURE OF EXECUTANTS



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

SL.NO.

FINGER PRINT
IN BLACK
(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. KRISHNA KANT S. PARIKH
REP. BY ITS GPA HOLDER
MR. KRISHNAKANT S. PARIKH
S/O. MR. SHANTILAL T. PARIKH
R/O. 1-10-98/41
DWARAKADAS CO-OP. SOCIETY
BEGUMPET, HYDERABAD.



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

BUILDER:

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
MR. SOHAM MODI
S/O. MR. SATISH MODI

GPA / SPA FOR PRESENTING DOCUMENTS
FOR VENDORS AND BUILDERS VIDE DOC. NOS.
27/BK-IV/2013, DT.22.09.2012 &
190/BK-IV/2012, DT.10.12.2012:

K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. 5-4-187/3 & 4, 2ND FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD.

SIGNATURE OF WITNESSES:

1. *U.V. Rama Krishna*
2. *S. S. Rao*

Handwritten signatures of witnesses

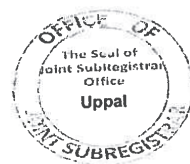
Handwritten signature of K. Prabhakar Reddy

For MEHTA & MODI H
Handwritten signature

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

S.L.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDEE: MR. L. GOWRI SANKAR S/O. MR. L. H. PRASADA RAO R/O. H. NO. 2-123/A STREET NO. 2 VANI NAGAR MALKAJGIRI HYDERABAD - 500 047,
			REPRESENTATIVE: K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 2 ND FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD.

SIGNATURE OF WITNESSES:

1. *U.V. Rama Krishna*
2. *S. Prasad*

[Handwritten signatures of witnesses and other parties]

For MEHTA & MODI HOMES

[Signature of Partner]
Partner
SIGNATURE OF VENDOR

I send 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 Sub-Registrar c Assurances, Uppal, Ranga Reddy District.

[Signature of Representative]

SIGNATURE OF THE REPRESENTATIVE

* *L. Gowri Sankar*

SIGNATURE(S) OF BUYER(S)



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VENDORS :

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFVPS6962H

नाम /NAME
SANDEEP LAXMI DAS SHAH

पिता का नाम /FATHER'S NAME
LAXMIDAS GOVERDHANDAS ROHIT

जनम तिथि /DATE OF BIRTH
22-10-1963

हस्ताक्षर /SIGNATURE
Sandeep Shah

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPR9262J

नाम /NAME
LAXMIDAS GOVERDHANDAS ROHIT

पिता का नाम /FATHER'S NAME
GOVERDHANDAS GOPALDAS ROHIT

जनम तिथि /DATE OF BIRTH
15-08-1930

हस्ताक्षर /SIGNATURE
Laxmi Rohit

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADVPS0266J

नाम /NAME
AMAR SHAH

पिता का नाम /FATHER'S NAME
VIRSUKHLAL SHAH

जनम तिथि /DATE OF BIRTH
03-08-1956

हस्ताक्षर /SIGNATURE
Amar Shah

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGQPS1774F

नाम /NAME
MEERA AMAN SHAI

पिता का नाम /FATHER'S NAME
DINES CHANDRA JAIRWALA

जनम तिथि /DATE OF BIRTH
26-08-1962

हस्ताक्षर /SIGNATURE
Meera Shah

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AJIT VIRSUKHLAL SHAH

VIRSUKHLAL SHAH

02/10/1958

Permanent Account Number
AFVPS6851G

Signature
Ajit Shah

20/05/2010

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MEETA AJIT SHAH

LAXMIDAS GOVERDHAN ROHIT

15/05/1953

Permanent Account Number
AFVPS6731L

Signature
Meeta Shah

20/05/2010

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AHPPP6921K

नाम /NAME
SAROJ SHASHIKANT PARIKH

पिता का नाम /FATHER'S NAME
GOPALDAS SONPAL

जनम तिथि /DATE OF BIRTH
05-11-1961

हस्ताक्षर /SIGNATURE
Saroj Parikh

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGKPP0932G

नाम /NAME
NEEMA BHAVESH PARIKH

पिता का नाम /FATHER'S NAME
HARIDAS SHAH CHANDULAL

जनम तिथि /DATE OF BIRTH
04-11-1975

हस्ताक्षर /SIGNATURE
Neema Parikh

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

Sandeep Shah
Laxmi Shah

Amar Shah
Meera Shah

Ajit Shah
Meeta Shah

Saroj Parikh
Neema Parikh



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VENDORS :-

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KRISHNAKANT PARIKH
SHANTILAL

16/04/1959
Permanent Account Number
AEWPP0443C

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITESH K PARIKH
KRISHNA KANTH PARIKH

03/00/1986
Permanent Account Number
ALOPP4181C

Signature



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Rashmi Kotak	Wife	02/04/61	45
3	Prishesh Kotak	Son	20/08/86	21
4	Pooja Kotak	Daughter	13/03/90	16

14/12/06

D.P.L. No. 114
BHARAT SCOUTS & GUIDES-II
PARADISE, SEC' BAD

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARSH BALDEV

JITENDRA BALDEV

07/03/1990

Permanent Account Number
ATDPB7505K

Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABMPM6725H



नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1960

हस्ताक्षर / SIGNATURE

Signature

Chief Commissioner of Income-tax, Andhra Pradesh

For MEHTA & MODI HOMES

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

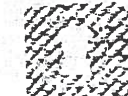
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPP8104E

Signature

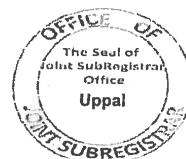


Signature



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LAVUDI GOWRI SANKAR

HEMAGIRI PRASADA RAO LAVUDI

30/08/1978

Permanent Account Number
ACUPL3962C

L. Gowri Sankar
Signature

L. Gowri Sankar



12/10/2006

आयकर विभाग
INCOME TAX DEPARTMENT
V RAMA KRISHNA UDDAGIRI



भारत सरकार
GOVT. OF INDIA

ADI NARAYANA UDDAGIRI

10/05/1972

Permanent Account Number
ACDPU8768N

V. Rama Krishna

Signature



14/08/2010

V. Rama Krishna

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

L H PRASAD RAO
SEITARAMAIAH LAVUDI

01/07/1948

Permanent Account Number
ABNPL2587P

L. H. Prasad Rao
Signature



L. H. Prasad Rao



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**GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY**

App No : 868483

MeeSeva App No : ECM021602929753

Date : 01-Feb-16

Statement No : 14182629

Sri/Smt.: L GOURI SHANKER : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: CHERLAPALLE ,Survey No : ,74,75, Plot No : ,40, East: 30 WIDE ROAD West: PLOT NO. 32 South: PLOT NO. 41 North: PLOT NO. 39

A search is made in the records of SRO(s) of UPPAL relating there to for 29 years from 01-01-1987 To 31-01-2016 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 -- 7	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 74 75 PLOT: 40 EXTENT: 1735SQ.Yds BUILT: 1835SQ. FT PART OF SY NO.5 Boundires: [N]: PLOT NO. 39 [S] PLOT NO. 41 [E]: 30' WIDE ROAD [W]: PLOT NO. 32 This document Link Doct,Link Doct,Link Doct 1507, 12150/2012 of SRO 1507;7827/2007 of SRO 1507;3111/2007 of SRO 1507;/ 2007	(R) 28-01-2016 (E) 27-01-2016 (P) 28-01-2016		0101 (Sale Deed) Mkt.Value:Rs. 2149500 Cons.Value:Rs. 2640000	1.1.(EX)PRITESH RAJESH KOTA 2.(EX)SANDEEP SHAH 3.(EX)DR L G ROHIT 4.(EX)AMAR V SHAH 5.(EX)MEERA A SHAH 6.(EX)AJIT V SHAH 7.(EX)MEETA A SHAH 8.(EX)RASHMI R KOTAK 9.(EX)SAROJ S PARIKH 10.(EX)NEEMA B PARIKH 11.(EX)MITESH K PARIKH REP BY GPA: KRISHNAKANTH S PARIKH 12.(EX)HARSH J BALDEV 13.(EX)M/S. MEHTA & MODI HOMES REP BY PARTNER: SOHAM MODI 14.(CL)L. GOWRI SANKAR 15.(EX)K. PRABHAKAR REDDY (GPA/SPA)	0/0 951/ 2016 [1] of SROUPPAL
2 -- 7	VILL/COL: CHERLAPALLE/REST ALL@Rs4000 W-B: 2-1 SURVEY: 74 75 PLOT: 4 EXTENT: 218SQ.Yds Boundires: [N]: PLOT NO.3 [S] PLOT NO.5 [E]: 30' WIDE RIAD [W]: NEIGHBOURS LAND 1507,	(R) 07-12-2012 (E) 22-09-2012 (P) 22-09-2012		0905 () Mkt.Value:Rs. 0 Cons.Value:Rs. 0	1.1.(PL)SANDEEP SHAH 2.(PL)DR.L.G.ROHIT 3.(PL)AMAR V.SHAH 4.(PL)MEERA A. SHAH 5.(PL)AJIT V. SHAH 6.(PL)MEETA A .SAH 7.(PL)PRITESH RAJESH KOTAK 8.(PL)RASHMI R. KOTAK 9.(PL)SAROJ S. PARIKH 10.(PL)NEEMA B.PARIKH 11.(PL)MITESH K.PARIKH 12.(PL)HARSH J.BALDEV 13.(AY)M/S.MEHTA & MODI HOMES,REP. BY SOHAM MODI (PARTNER) 14.(AY)BHAVESH V. MEHTA (PARTNER)	0/0 12150/ 2012 [3] of SROUPPAL
3 -- 7	VILL/COL: CHERLAPALLE/REST ALL@Rs4000 W-B: 2-1 SURVEY: 74 75 PLOT: 5 EXTENT: 203SQ.Yds Boundires: [N]: PLOT NO.4 [S] PLOT NO.6 [E]: 30' WIDE ROAD [W]: NEIGHBOURS LAND 1507,	(R) 07-12-2012 (E) 22-09-2012 (P) 22-09-2012		0905 () Mkt.Value:Rs. 2592000 Cons.Value:Rs. 0	1.1.(PL)SANDEEP SHAH 2.(PL)DR.L.G.ROHIT 3.(PL)AMAR V.SHAH 4.(PL)MEERA A. SHAH 5.(PL)AJIT V. SHAH 6.(PL)MEETA A .SAH 7.(PL)PRITESH RAJESH KOTAK 8.(PL)RASHMI R. KOTAK 9.(PL)SAROJ S. PARIKH 10.(PL)NEEMA B.PARIKH 11.(PL)MITESH K.PARIKH 12.(PL)HARSH J.BALDEV 13.(AY)M/S.MEHTA & MODI HOMES,REP. BY SOHAM MODI (PARTNER) 14.(AY)BHAVESH V. MEHTA (PARTNER)	0/0 12150/ 2012 [4] of SROUPPAL

