**ORIGINAL** 

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త్రీమతి/శ్రీ					
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రిజి[స్టేషన్ రుసుము REGISTRATION FEES	17865		(A)	)	
లోటు స్టాంపు DEFICIT STAMP DUTY	142820	RET	URN	•	
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మొత్తము /TOTAL Rs.	214380 C	LINC 73	804101	10/11/11	
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గమనిక : దస్తావేజు సిద్ధమైన తేది నుండి 2 సంగల లోపు వావసును తీసుకొవని ఎదల అట్టి దస్తావేజు కాల్చివేయబడును. దస్తావేజు సిద్ధమైన 10 రోజుల లోపల తీసుకొనియొడల ఇట్టి దస్తావేజులకు ట్రతి నెల రూగి 50/– చొప్పున వసూలు చేయబడును. If document is no claimed within 10 days from the date of Registration, Safe custody fee of Rs. 50/- for every 30 Days. or Part thereof if in excess of 10 days, subject to maximum of Rs. 500/- will be levied.

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9/1/2/2014



ಆಂಧ್ರ್ರವದೆ ೯ आन्ध्र प्रदेश ANDHRA PRADESH

\*

BE 307609

S.No. 9984 <u>Date : 30-12-2013</u> Sold to : MAHENDER

S/o. MALLESH

For Whom: MEHTA & MODI HOMES

CH SHRAVANI
LICENSED STAMP VENDOR
LIC.No.15-31-029/2013,
House On P.No.21, W.S. Colony,
Abdullapurmet (V), Hayathnagar (M)
R.R.Dist-501512. Ph:7842562342

### SALE DEED

This Sale Deed is made and executed on this the 10<sup>th</sup> day of November 2014 at SRO, Uppal, Rang Reddy District by and between:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No.280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

#### IN FAVOUR OF

- 1. Mr. Milind Gopalrao Murumkar, Son of Mr. Gopalrao Murumkar, aged about 60 years, and
- 2. Mrs. Shobha Milind Murumkar, Wife of Mr. Milind Gopalrao Murumkar, aged about 55 years, both are residing at Flat No. M-136, Vaishali Garden Apartments, Nagarjuna Nagar, Tarnaka, Hyderabad 500 017, hereinafter referred to as the Vendee (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For MEHTA & MODI HOMES
Partner

Page-1

**Presentation Endorsement:** Presented in the Office of the Joint Sub-Registrar, Uppellelong with the Photographs & Thumb Impressions as required Under Section 32 A of Registration Act, 1908 and fee of Rs. 17865/- naid between the hours of and and on the 10th day on the 10th day of Rs. 17865/- paid between the hours of of NOV, 2014 by Sri Somham Modi Execution admitted by Details of all Expenses ants/Claunants under Sec 22A Signature/Ink Address ... Thumb Impression SHOBHAM ILIND MID OMKAR W/O MILIND GO MURAMKARO 1 CL F.NO.W. S.VAISHALI GARDEN APTS,, Hrs. chobla Muder **NAGARJUNA** NGR,TARNAKA,HYD. SHOBHAM ILIAD MURUMKAR::10 [1507-1-2014-9242] MILIND GOPALRAO MURUMKAR S/O. GOPALRAO MURUMKAR F.NO.M-136, VAISHALI CL 2 GARDEN APTS,, NAGARJUNA NGR, TARNAKA, HYD. MILIND GOPALRAO MURUMKAR: [1507-1-2014-9242] K PRABHAKAR REDDY[R]M/S.MEHTA & MODI HOMES,REP. BY SOHAM MODI (MANG,PARTNER) EX SATISH MODI H.NO.5-4-187/3&4,II FLOOR, SOHAM MANSION, MG ROAD.SEC.BAD K.PRABHAKAR REDDY [R] M/S.M [1507-1-2014-9242] Identified by Witness: Signature Thumb Impression Photo Name & Address **MADHAV MURUMKAR** TARNAKA SECBAD MADHAY MURUMKAR::10/11/201 [1507-1-2014-9242] CH.VENKATRAMANA REDDY: 2 **GREENHILLS HYD** CH VENKATRAMANA REDDY: 10/1 Signature of Joint SubRegistrar16 10th day of November, 2014



Joint SubRegistrar1

BK - 1, CS No 9242/2014 & Doct No

Sheet

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A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac.7-28.5 Gt. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

and additional contract years of a metal legals

S1.	Sale Deed	Dated	Extent of
No.	Doc. No.		Land
1.	10661/2005	09.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

B) Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh were the absolute owners and possessors of the land admeasuring about Ac.1-09 Gt., forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

Sl.	Sale Deed	Dated	Extent of
No.	Doc. No.		Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- The Vendor herein has entered into an Development Agreement with Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac.1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no.6334/07, dated 10.05.2007 registered at S.R.O. Uppal. Inpursuance of the said development agreement Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac.8-37.5 Gts. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, Cherlapally, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.

FOR MEHTA & MODI HOMES

Partner

-1, CS No 9242/2014 & Doct No 2 of 9/ Sheet

Description		In the Form of				
of Fee/Duty	Stamp Papers	Challan u/s 41of IS Act	Cash	Stamp Duty u/s 16 of IS act		Total
Stamp Duty	100	142820	0		0	142920
Transfer Duty	NA	53595	0		0	53595
Reg. Fee	NA	17865	0		0	17865
User Charges	NA	100	0		0	100
Total	100	214380	0.		. 0	214480

Rs. 196415/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17865/- towards Registration Fees on the chargeable value of Rs. \$573000/- was paid by the party through Challan/BC/Pay Order No ,738041 dated ,10-NOV-14.

Date

Signature of Registering Officer

Uppal

10th day of November,2014 tik1986 86

> 13 3350 2014 5011938 7. 4 5 . 8955. 8 సెంటర్లు రిజిస్టరు చేయబడి స్క్రానింగ్ నిమిత్తం. గు**్తింపు నెంబరు** 1507-1:.కి.95.5/2014ఇవ్వడమైన 2014 SOIL D. D. D. D. D. C. Re.

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- G) The Vendor 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.8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'Silver Oak Bungalows (Phase-III)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no.349 admeasuring 174 sq. yds, along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs. 35,73,000/-(Rupees Thirty Five Lakhs Seventy Three Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

## NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No.349 admeasuring 174 sq. yds, along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Property 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 35,73,000/-(Rupees Thirty Five Lakhs Seventy Three Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that Scheduled Property is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Property.
- 3. The Vendor further covenant that the Schedule Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give 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 Vendor have this day delivered vacant peaceful possession of Scheduled Property / Bungalow to the Vendee.
- 5. Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Property unto and in favour of the Vendee in the concerned departments.

FOR MEHTA & MODI HOMES

Partner

BK-1, CS No 9242/2014 & Doct No Subregistrar16





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.

### SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 349 admeasuring about 174 sq. yds, along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) forming part of Sy. Nos.31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "Silver Oak Bungalows Phase – III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 350 /	
South	Plot No. 348	And the second s
East	Plat No. 352 /	
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. Musumb

2. Vony

FOR MEHTA & MODI HOMES

Partner

(Soham Modi) V E N D O R

Mrs. shob ha Munde. VENDEE BK-1, CS No 9242/2014 & Doct No





美国联门 电流工程

### ANNEXTURE-1-A

1. Description of the Building :All that piece and parcel of bungalow on bearing Plot No.349

in the project known as "Silver Oak Bungalows Phase-III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, 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

: 174 sq. yds.

4. Built up area Particulars:

a) Portico & Terrance Area

: 233 Sft

b) In the Ground Floor

: 807 Sft

c) In the First Floor

: 843 Sft

Total Built up Area:

1883 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

: Rs. 35,73,000/-

FOR MEHTA & MODI HOMES

Partner

Date: 10.11.2014

Signature of the Executants

### CERTIFICATE

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

**MODI HOMES** For MEHTA

Partner

Date: 10.11.2014

Signature of the Executants

Joint SubRegistraf16 Uppal 8917 / 2011, Sheet 5 of 9 34 KA 100





### ANNEXTURE-1-A

:All that piece and parcel of bungalow on bearing Plot No.349 1. Description of the Building

in the project known as "Silver Oak Bungalows Phase-III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, 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

: 174 sq. yds.

4. Built up area Particulars:

a) Portico & Terrance Area

: 233 Sft

b) In the Ground Floor

: 807 Sft

c) In the First Floor

: 843 Sft

Total Built up Area:

1883 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

Date: 10.11.2014

Date: 10.11.2014

: Rs. 35,73,000/-

Signature of the Executants

FOR MEHTAL MODI HOMES

### CERTIFICATE

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

FOR MEHTA MODI HOMES

Partner

Partner

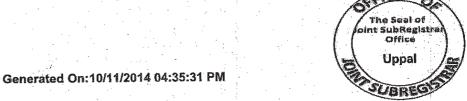
Signature of the Executants

Mrs. Shopla Mull

Joint SubRegistraf16 Uppal 8911 20/4, Sheet 5 of 9

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**REGISTRATION PLAN SHOWING** BUNGALOW ON PLOT NO. 349, FORMING A PART IN SITYUEY HOS. 31, 40(P), 41(P), 42, 44, 45 & 55 Situated at CHERLAPALLY VILLAGE, Mandal, R.R. Dist. **GHATKESAR VENDORS:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNER MR. SOHAM MODI, SON OF SRI SATISH MODI **BUYER:** 1. MR. MILIND GOPALRAO MURUMKAR, SON OF, MR. GOPALRAO MURUMKAR 2. MRS. SHOBHA MILIND MURUMKAR, WIFE OF MR. MILIND GOPALRAO MURUMKAR REFERENCE: SCALE: INCL: EXCL: AREA: 174 SQ. YDS. SQ. MTRS. Built up area: 1883 Sft 261 Dress 6'6"X10'0' 13'6"X7'0' Lounge f3'6"X9' Bedroom 11'0"X16'0' 11/11/11/11 5'6"X0'0" Drawing 16'0"X10'6' Upl Bedroom 0 2'0"x15'0 LAWN First Floor Plan AREA STATEMENT Ground Floor **Ground Floor Plan** First floor 843 sft Portico area 180 st Terrace area Total Area 1883 sH. MEHTA & MODI HOMES FOR MEHTA MODI HOMES SIG. OF THE VENDOR Partner Mad SIGN. OF THE BUYER

SubRegistrar16 Uppal BK-1, CS No 9242/2014 & Doct No 89777 2014, Sheet 6 of 9

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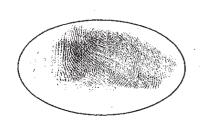
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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(LEFT THUMB)



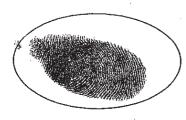
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PRESENTANT / SELLER / BUYER





### **VENDOR:**

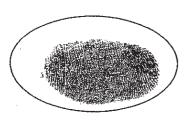
M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS
1. MR. SOHAM MODI
S/O. MR. SATISH MODI

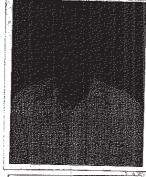




## GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 167/BK-IV/2010, Dated: 3.09.2010

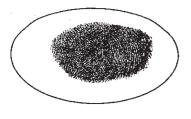
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD — 500 003.





### **BUYER:**

 MR. MILIND GOPALRAO MURUMKAR S/O.MR. GOPALRAO MURUMKAR R/O.FLAT NO. M-136, VAISHALI GARDEN APARTMENTS, NAGARJUNA NAGAR TARNAKA, HYDERABAD - 500 017,





2. MRS. SHOBHA MILIND MURUMKAR W/O.MR. MILIND GOPALRAO MURUMKAR R/O. FLAT NO. M-136, VAISHALI GARDEN APARTMENTS, NAGARJUNA NAGAR TARNAKA, HYDERABAD - 500 017,

SIGNATURE OF WITNESSES:

1. Husumb

2. Harry

SIGNATURE OF THE EXECUTANTS

Partner

SIGNATURE OF THE BUYER

Hollen Ger

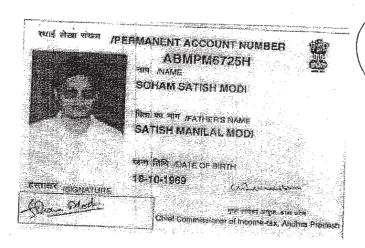
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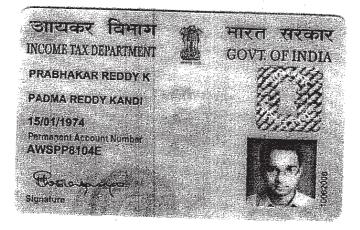
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### **VENDOR:**





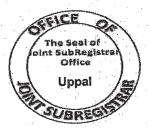
For MEHTA & MODINHOMES



Pringgrap

Joint SubRegistrar16 BK-1, CS No 9242/2014 & Doct No







## भारत सरकार

## Adentification Authority (CVE) since of a line is

नोंदणी क्रमांक ः Enrolment No.: 1218/16037/01523

Milind Gopalrao Murumkar मिलिंद गोपाळराव मुरुमकर

N-1, Saklatwala House, ACC Complex Mental Hospital Road Opp. Dnyansadhna College Wagle Estate

Thane West Thane Maharashtra 400604 Mobile:9004476333

UC 08355731 5 IN Ref No.:412B3E9X-8355731



आपला आधार क्रमांक / Your Aadhaar No.:

4222 9406 1966

आधार — सामान्य माणसाचा अधिकार



# मारत सरकार अववग्रहाभाकार वाह्मभाग्रह



मिलिंद गोपाळराव मुरुमकर Milind Gopalrao Murumkar

जन्म वर्ष / Year of Birth: 1954 पुरुष / Male

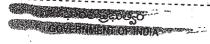
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आधार — सामान्य माणसाचा अधिकार

ఆధార్ – సామాన్యుని హక్కు







మాధవ మురుమ్కర్ Madhav Murumkar

పుట్టిన సంవత్సరం / Year of Birth : 1942 పురుఘడు / Male

9279 7327 4667

ఆధార్ - సామాన్యుని హక్కు Mu.....





भारत सरकार

नोंदणी क्रमांक/Enrolment No.: 1218/16037/01029

To: Shobha Milind Murumkar (शोभा मिलिंद मुरुमकर) Sakalatwala House, N-1, ACC Colony Mental Hospital Road Opp. Dayansadhna College Thane West Thane Maharashtra - 400604

EY 04756592 9 IN

आपला आधार क्रमांक / Your Aadhaar No. :

9399 9390 7353

आधार – सामान्य माणसाचा अधिकार



अस्त सरकार COVERNMENT OF HIDIA

शोभा मिलिंद मुरुमकर Shobha Milind Murumkar

जन्म वर्ष / Year of Birth : 1959 स्त्री / Female

9399 9390 7353



आधार – सामान्य माणसाचा अधिकार



ANJUREDEN CHEERUKA

05/09/1972



John SubRegistra BK-1, CS No 9242/2014 & Doct No

Uppal

