

ORIGINAL

నెం. 1578

దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి / శ్రీ

K. Prabhakarnaidu (CPA)

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale deed			
దస్తావేజు విలువ	35,00,000/-			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	3992/1004			
రిజిస్ట్రేషన్ రుసుము	13000/-	MF		
లోటు స్టాంపు (D.S.D.)				
GHMC (T.D.)	139900/-	DRD		
యూజర్ ఛార్జీలు	52500/-	TD		
అదనపు షీట్లు	100/-	UL		
5 x	1			
మొత్తం	210000/-			

(అక్షరాల)

Rupees Two Lakh Ten Thousand

తేది

24/12/14

వాసము తేది

రూపాయలు మాత్రమే)

24/12/14

Sub-Registrar

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 500/- every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 5000/- shall be payable.

SCANNED

D.No. 3992 of 2014



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BF 633941

Date: 16/12/2014, 02:48 PM

Serial No: 4,535

Denomination: 100

Purchased By:
RAMESH

S/O NARASING RAO
R/O SEC-BAD

For Whom
MEHTA AND MODI HOMES

R. Subramanian
Sub Registrar
Ex. Office Stamp Vendor
SRO: Vallabh Nagar

SALE DEED

This Sale Deed is made and executed on this the 20th day of December 2014 at S.R.O, Shamirpet, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a registered 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 M/s. Modi Properties & Investments Pvt., Ltd, represented by its Managing Director Shri Soham Modi, Son of Shri 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, assignees, etc.)

IN FAVOUR OF

1. Dr. Tejal Modi, Wife of Mr. Soham Modi, aged about 44 years, Occupation: Service and
2. Mr. Soham Modi, Son of Satish Modi, aged about 45 years, Occupation: Business, both are residing at Plot no. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

for Mehta and Modi Homes

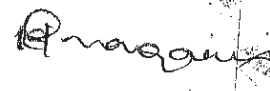
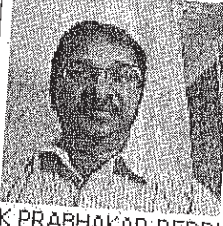
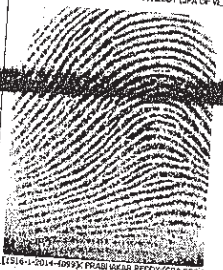
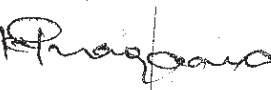
[Signature]
Partner

Presentation Endorsement:

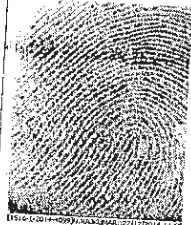
Presented in the Office of the Joint Sub-Registrar, Shamirpet along with other Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17500/- paid between the hours of 3 and 4 on the 22nd day of DEC, 2014 by Sri K Prabhakar Reddy

OFFICE OF THE
DISTRICT REGISTRAR
14 DEC 2014
RANGA REDDY DIST

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 K PRBHAKAR REDDY [1516-1-2014-4099]	K PRBHAKAR REDDY (SPA OF VENDEE)[R]ISOHAM MODI M.G.ROAD,, SEC-BAD	
2	CL		 K PRBHAKAR REDDY [1516-1-2014-4099]	K PRBHAKAR REDDY (SPA OF VENDEE)[R]TEJAL MODI DR . SOHAM MODI M.G.ROAD, SEC-BAD	
3	CL		 K PRBHAKAR REDDY [1516-1-2014-4099]	K PRBHAKAR REDDY (GPA FOR PRESENTING DOCT)[R]ISOHAM MODI (MD) 5-4-187/3 & 4, III FLOOR,, SOHAM MANSION, M.G.ROAD, SEC-BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 CH. RAMESH::22/12/ [1516-1-2014-4099]	CH. RAMESH H.NO. 1-3-176/D/2, KAVADIGUDA, HYDERABAD	
2		 N. RAJKUMAR::22/12 [1516-1-2014-4099]	N. RAJKUMAR 12-11-749, WARASUIGUDA, SECUNDERABAD	

22nd day of December, 2014

Signature of Joint SubRegistrar15

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Bk -1, CS No 4099/2014 & Doct No 39974/2014

Sheet 1 of 11

Joint SubRegistrar15
Shamirpet



WHEREAS:

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

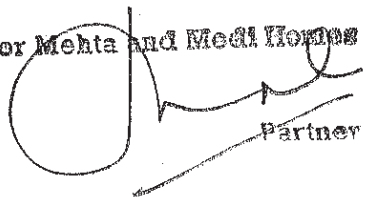
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Mrs. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh, the Vendors herein, 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. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Ms 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. In pursuance of the said development agreement Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Vendor bearing document no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts, of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, 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 and Medi Homes


Partner

Shamirpet

Endorsement:

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			
Transfer Duty	NA	0	0		139900	140000
Reg. Fee	NA	0	0		52500	52500
User Charges	NA	0	0		17500	17500
Total	100	0	0		100	100
					210000	210100

Rs. 192400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17500/- towards Registration Fees on the chargeable value of Rs. 3500000/- was paid by the party through DD No ,179251 dated ,22-DEC-14 of ,HDFC BANK/SEC-BAD

Date

22nd day of December, 2014

Signature of Registering Officer
Shamirpet

Bk - 1, CS No 4099/2014 & Doct No 3992/2014. Sheet 2 of 11

Joint SubRegistrar 15
Shamirpet

ఆ పత్రము 2014 సం॥ (కా.గ 336) సం॥ లు
3992 - నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1526 - 2 - 3992 - 2014
ఇవ్వబడినది
2014 సం॥ డిసెంబర్ 22 నెంబరు 22

సబ్-రెజిస్ట్రార్ అధికారి
యం. నుజ్జులక్ష్మి



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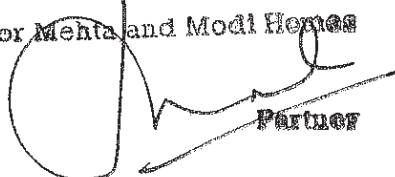


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed 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.356 admeasuring 201 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 Plot forming part of the Scheduled Land for a consideration of Rs.35,00,000/-(Rupees Thirty Five Lakhs Only) and the Vendors is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendors do hereby convey, transfer and sell the Plot No.356, admeasuring 201 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 Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot 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.35,00,000/-(Rupees Thirty Five Lakhs Only). The Vendors hereby admit and acknowledge the receipt of the said consideration.
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 Vendors hereby give warranty of title. If any claim is made by any person either claiming through the Vendors or otherwise in respect of the Scheduled Property it shall be the responsibility of the Vendors 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 Vendors to clear the same.

For Mehta and Modi Homes



Partner

Bk - 1, CS No 4099/2014 & Doct No
29924 2014 Sheet 3 of 11

Joint SubRegistrar
Shamirpet



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SCHEDULED PROPERTY

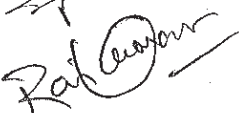
All that piece and parcel of bungalow on bearing Plot No.356 admeasuring about 201 sq. yds., along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) in the project known as 'Silver Oak Bungalows Phase - III' forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Chinna Cherlapally Village (Old Village), Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

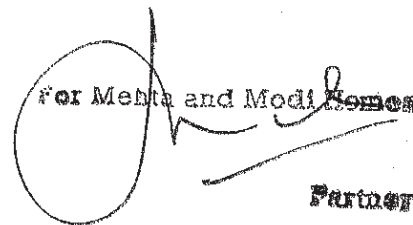
North	Open Land (Sy. No. 43,47,51,54 & 56)
South	Plot No. 355
East	Plot No. 357
West	30' wide road

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.


2. 


for Menta and Modi Homes

Partner
(Soham Modi)
VENDOR

Bk - 1, CS No 4099/2014 & Doct No
3982 = 12014 Sheet 4 of 11

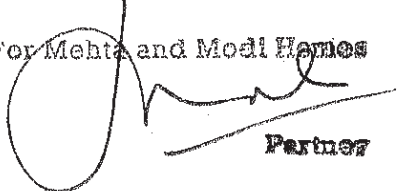
Joint SubRegistrar 15
Shamirpet

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ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel bungalow on Plot No.356 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 Block No. 2, Chinna Cherlapally Village (Old 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 : New
3. Total Extent of Site : 201 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. 35,00,000/-

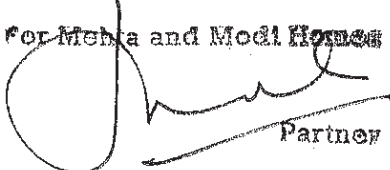
For Mehta and Modi Homes

Partner

Date: 20.12.2014

Signature of the Executants

C E R T I F I C A T E

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

For Mehta and Modi Homes

Partner

Date: 20.12.2014

Signature of the Executants

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3992/2014 Sheet 5 of 11

Joint SubRegistrar
Shamirpet

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REGISTRATION PLAN SHOWING

PLOT NO. 356, FORMING A PART

IN SURVEY NO.

31, 40(P), 41(P), 42, 44, 45 & 55

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

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

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

1. Dr. TEJAL MODI, WIFE OF MR. SOHAM MODI

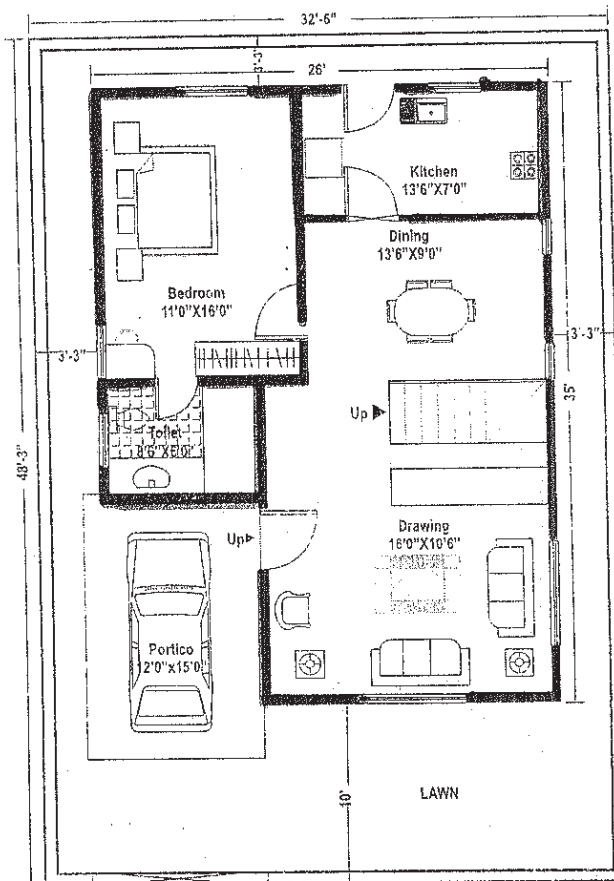
2. MR. SOHAM MODI, SON OF SATISH MODI

**REFERENCE:
AREA:**

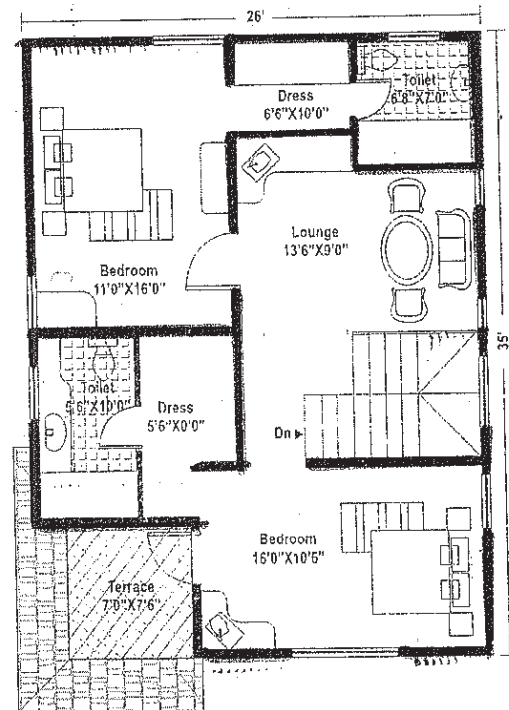
201

**SCALE:
SQ. YDS.****INCL:
SQ. MTRS.****EXCL:**

Built up area : 1883 Sft



Ground Floor Plan.



First Floor Plan

AREA STATEMENT

Ground Floor	807 sft.
First floor	843 sft.
Portico area	180 sft.
Terrace area	53 sft.
Total Area	1883 sft.

WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

Bk - 1, CS No 409/2014 & Doct No
3992/2014

Sheet 6 of 11

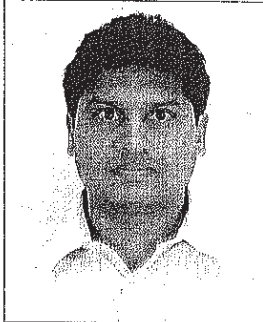
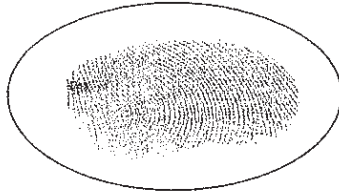
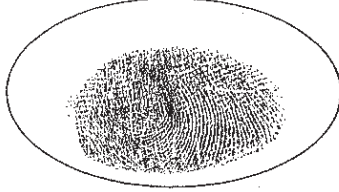
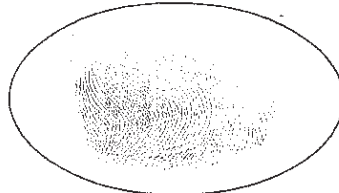
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Shamirpet



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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
			<u>VENDOR:</u> 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 MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS,</u> <u>VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.
			<u>BUYER:</u> 1. DR. TEJAL MODI W/O. MR. SOHAM MODI R/O. PLOT NO. 280 ROAD NO. 25 JUBILEE HILLS HYDERABAD,
			2. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280 ROAD NO. 25 JUBILEE HILLS HYDERABAD.

SIGNATURE OF WITNESSES:

1. 
2. 

We send here with our photograph(s) and finger prints in the form prescribed, through our representative, Mr. K. Prabhakar Reddy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, S RD Shamirpet, Ranga Reddy District.

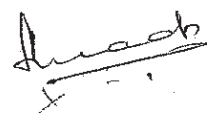
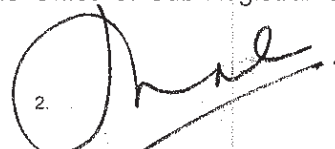


SIGNATURE OF THE REPRESENTATIVE

For Mehta and Modi Homes


Partner

SIGNATURE OF THE EXECUTANTS

1. 
2. 

SIGNATURE(S) OF BUYER(S)

Bk - 1, CS No 4099/2014 & Doct No
3882-12014
Joint SubRegistrar 15
Shamirpet



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

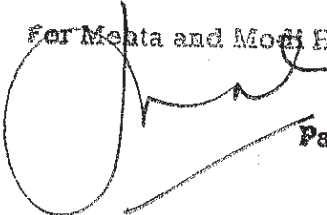
MEHTA AND MODI HOMES

20/08/2002
Permanent Account Number
AAJFM0647C

Signature



For Mehta and Modi Homes


Partner

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
18-10-1969

हस्ताक्षर / SIGNATURE


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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

Signature

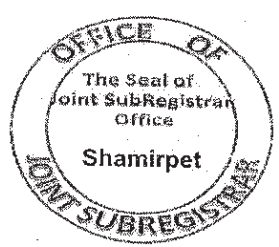





BK - 1, CS No 4099/2014 & Doct No
3992/2014
Joint SubRegistrar 15
Shamirpet



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BUYERS:

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADOPM3623R

नाम / NAME
TEJAL SOHAM MODI

पिता का नाम / FATHER'S NAME
JAYANTILAL MODI

जन्म तिथि / DATE OF BIRTH
19-10-1970

स्थायी हस्ताक्षर
Tejal Modi

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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM0725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

स्थायी हस्ताक्षर
Soham Modi

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

C RAMESH

NARSING RAO CHANDRAGIRI

21/07/1979

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AKRPR1896C

स्थायी हस्ताक्षर
C Ramesh

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

WITNESS:

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Bk - 1, CS No 4099/2014 & Doct No
399242014.

Joint SubRegistrar
Shamirpet



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59242014
Joint SubRegistrar
Shamirpet



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INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

AP01020130001605

NAGULA RAJKUMAR

N MAIL/ESHA

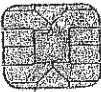
12-11/749

MASJID LIANE

WARASIGUDA, SECUNDERAB

WARASIGUDA

HYDERABAD-500061



Signature

Issued On: 28/01/2013

Licensing Authority
RTA-HYDERABAD-CZ

Non Transport

Motor Cycle With Gear

Date of Validity
Transport

27/12/2029

Date of Validity
Badge No.

Reference No.

AP01020130001605

Original LA.

RTA-HYDERABAD-CZ

Date of First Issue

28/01/2013

Date of Birth

28/12/1979

Blood Group

Rafique

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59924.2014 Sheet 11 of 11
Joint SubRegistrar
Shamirpet



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