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Sl.No. 4503 Dt: 20-09-2013

Sold to: MAHENDER

S/o. MALLESH

H

For Whom: M/s. MEHTA & MODI HOMES

CH.SHRAVANI

Licensed Stamp Vendor
Licence No.15-31-029/2013
House On P.No.21, W.S. Colony,
Abdullapurmet (V), Hayathnagar (M),
R.R.Dist – 501 512,

SALE DEED

This Sale Deed is made and executed on this the 9th day of October 2013 at SRO, Kapra, Ranga Reddy District by:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 43 years, Occupation: Business and Mr. Sudhir U. Mehta Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.)

INFAVOUR OF

Ms. Ram Das Ragini Ayengar Noonavanakere, Daughter of Mr. N. A. Ramdas, aged about 30 years, Occupation: Service, residing at #8730 Costa Verde Blvd, Apartment 2320, San Diego, CA 92122, USA., hereinafter referred to as the Vendee (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

FOR MEHT & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

Book - 1 CS Number 4294 of 2013 of SRO, Kapra Regular document number oint SubRegistrar8 Sheets Presentation Endorsement: Presented in the Office of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20250/on the 09th day of OCT, 2013 by Sri paid between the hours of _ and Soham Modi. Execution admitted by (Details of all Executants/Claimants of Sec 32A): Signature/Ink Thumb Address Impression SI No Code Thumb Impression Photo GPA NOJ66/BK-IV/10 KARABHAKAR REDDY 54-187/3 & 4 2ND 1 EΧ FLOOR, SOHAM MANSION M.G.ROAD SEC BAD REP BY SPA N.R.JAYASHREE FLATNO.8 PLOTNO.95 2 ČL & 96 JAYA APTS, DEFENCE CLY SAINIKPURI SEC BAD [1526-1-2013-4294]REP E Identified By Witness: Signature Name & Address Thumb Impression Photo SI No **G.SANTOSH KUMAR** R/O.1-33-229,RTC CLNY, TIRUMALAGHER RY POST.SEC-BAD-500015. RACHEL SANTOSH R/O.1-33-229,RTC 2 CLNY,TIRUMALAGHER RY POST.SEC-BAD-500015. of Joint SubRegistrar8 09th day of October ,2013 Kapra ion.

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) 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.

ĺ	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 Mrs. 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 Mrs. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer 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.
- 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)'.

FOR MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partne

Book - 1 CS Number 4294 of 2013 of SRO, Kapra Regular document number <u>413</u>8 of year <u>201</u>2 Signature of point SubRegistrar8 Sheet 2 of 12 Sheets Endorsement: In the Form of a Description DD/BC/ Stamp Duty Stamp Challan Total Fee/Duty Cash Pay Order uls 41of i.s Act u/s 16 of i. act Papers 222750 0 222650 Stamp Duty 100 0 0 0 0 **Transfer Duty** NA 20250 20250 0 0 Reg. Fee NA 0 95 0 **User Charges** NA 95 243095 242995 0 Total 100 Rs. 222650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20250/- towards Registration Fees on the chargeable value of Rs. 4050000/- was paid by the party through Challan/BC/Pay Order No ,904697 dated ,09-OCT-13. Date Registering Officer 09th day of October ,2013 Kapra A TOTAL CONTROL CONTRO స్కానింగ్ నిమిక్తం 📶 ెంఐరు 🔼 🗎

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H) The Vendee is desirous of purchasing a plot of land bearing no.367 admeasuring 284 sq. yds., along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portice area 180 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.40,50,000/-(Rupees Forty Lakhs Fifty 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.367 admeasuring 284 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 Chinna Cherlapally Village (Old Village), 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.40,50,000/-(Rupees Forty Lakhs Fifty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that Scheduled Proptery 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 the Scheduled Property.
- 3. The Vendor 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 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 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 Property 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 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.

FOR MEHTA/& MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

Book - 1 CS Number 4294 of 2013 of SRO, Kapra

Regular document number 128 of year 2013

Signature of Signature of Signature Signature of Signature Signatur



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SCHEDULED PROPERTY

All that piece and parcel of bungalow on bearing Plot No. 367, admeasuring about 284 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	Plot No. 368	l
	South	Plot No. 366	l
	East	Neighbors land	
.	West	30' wide road	
			1

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. Kachel

The Homes

Partner

(SOHAM MODI) VENDOR

FOR MEHTA & MODI HOMES

Partner (SUDHIR U. MEHTA) VENDOR Book - 1 CS Number 4294 of 2013 of SRO, Kapra

Regular document number 128 of year 2013

Signature of Joint SubRegistrar8

Sheet 4 of 12 Sheets



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ANNEXTURE-1-A

1. Description of the Building

:All that piece and parcel of bungalow on bearing Plot No.367 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

: 284 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. 40,50,000/-

Partner

FOR MEHTA & MODI HOMES

Partner

Date: 09.10.2013

Signature of the Executants

CERTIFICATE

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

FOR-MENTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Date: 09.10.2013

Signature of the Executants

Book - 1 CS Number 4294 of 2013 of SRO, Kapra

Regular document number 128 of year 2013

Signature of Woint SubRegistrar8

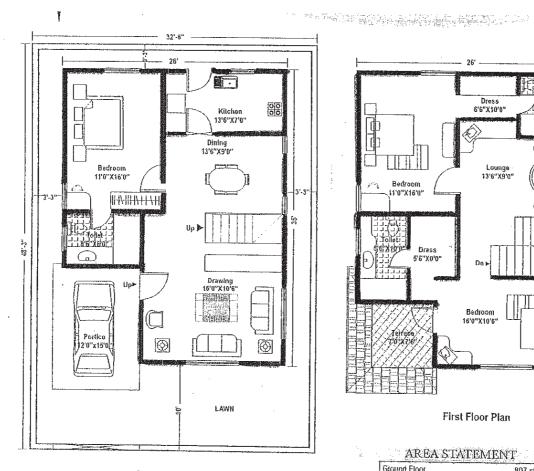
Sheet 5 of 12 Sheets



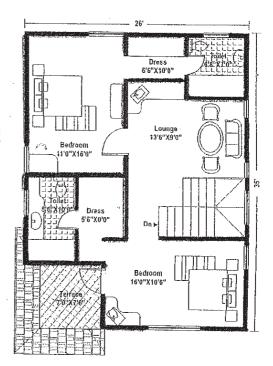
REGISTRATION PLAN SHOWING PLOT NO. 367, FORMING A PART IN SULLEY NO. 31, 40(P), 41(P), 42, 44, 45 & 55 Situated at CHERLAPALLY VILLAGE. Mandal, R.R. Dist. **GHATKESAR VENDOR:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS 1. MR. SOHAM MODI, SON OF SRI SATISH MODI 2. MR. SUDHIR U. MEHTA, S/O. LATE UTTAMLAL MEHTA **BUYER:** MS. RAM DAS RAGINI AYENGAR NOONAVANAKERE, DAUGHTER OF MR. N. A. RAMDAS REFERENCE: SCALE: INCL: EXCL: AREA: 284 SQ. YDS. SQ. MTRS.

Built up area: 1883 Sft





Ground Floor Plan



First Floor Plan

AREA STATEMENT

Ground Floor	807 sit.
First floor	843 sft.
Portico area	180 sft.
Terrace area	53 slt.
Total Area	1883 st
1 N. S.	

Partner

For MEHTA & MODI HOMES

SIG. OF THE VENDOR

WITNESSES

Regular document number 4294 of 2013 of SRO, Kapra

Regular document number 9138 of year 2013

Signature Joint SubRegistrar8

Sheet 6 of 12 Sheets Kapra

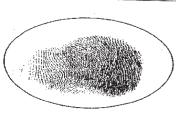


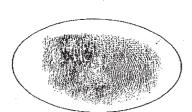
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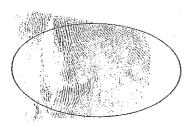
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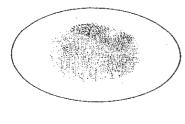
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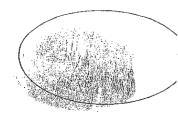
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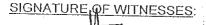












2. Lachel











RINTS AS PER SECTION 32A OF NACT, 1908.

NAME & PERMANENT
POSTAL ADDRESS OF
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 REP. BY ITS PARTNERS

- 1. MR. SOHAM MODI S/O. MR. SATISH MODI
- 2. MR. SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM M. G. ROAD SECUNDERABAD - 500 003

GPA FOR PRESENTING DOCUMENTS, VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:

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.

BUYER:

MS. RAM DAS RAGINI AYENGAR NOONAVANAKERE D/O. SHRI N. A. RAMDAS R/O. # 8730 COSTA VERDE BLVD, APT # 2320, SAN DIEGO, CA 92122, USA..

REPRESENTATIVE:

MRS. N. R. JAYASHREE W/O. SHRI N. A. RAMDAS R/O. # FLAT NO. 8, PLOT NO. 95 & 96, JAYA APARTMENTS, DEFENCE COLONY, SAINIKPURI, SECUNDERABAD.

& MODITHOMES

For MEHTA & MODI HOME

PartitiONATURE OF THE EXECUTANT Partner

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. N. R. Jayashree, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

N. R. Jay ns her.
SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 4294 of 2013 of SRO, Kapra

Regular document number 4138 of year 2013

Signature of Woint SubBegistrar8

Sheet 7 of 12 Sheets

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VENDOR:





भारत सरकार GOVT-OFINDIA

MEHTA AND MODI HOMES

20/08/2002

Perdabent Account Number

AAJFM0647C

Signature ,



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Partner

THE GREATER PERMANENT ACCOUNT NUMBER



ABMPM6739K

SUDHIN UTTANLAL MENTA

THE PERSONAL PROPERTY MEETING

मान्य क्षित्र श्रीहा श्रीहा व्यक्ता

10-07-1050

EARL STORY

DIVERS PERSONALISTE

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Partner

आयकर विभाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI. 15/01/1974

Permanent Account Number AWSPP8104E

Wiener C



भारत सरकार GOVT OF INDIA





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Book - 1 CS Number 4294 of 2013 of SRO, Kapra

Regular document number 413 of year 2013

Signature of Joint SubRe

Sheet 8 of 12 Sheets

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THE TURES REPUBLIC OF INDIA



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_ of year 2012

Sheet 9 of 12 Sheets

Signature of Joint SubRegistrar8

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Regular document number 128 of year 2013

Signature of Joint SubRegistrar8

Sheet 10 of 12 Sheets Kapra







భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమోదు సంఖ్య/ Enrollment No. : 1080/20013/03908

To Santosh Kumar Gajapathy సంతోష్ కుర్మా గజపతి S/O: V Gajapathy 1-33-229 R T C Colori Tirumalagiri Bowenpally, Hyderabad Andhra Pradesh - 500011



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మ్ ఆధార్ సంఖ్య / Your Aadhaar No. : **3936 0533 6968**

ఆధార్ - సామాన్యుని హక్కు



బ్దారత ప్రభుత్వం సంత్ GOVERNMENT OF INDIA సంత్ కుర్మా గజపతి Santosh Kumar Gajapathy



పుట్టిన సంవత్సరం/Year of Birth: 1956 - పురుషండు / Male



3936 0533 6968

ఆధార్ - సామాన్యుని హక్కు

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భారత ఎన్నికల సంఘము గుర్తింపుకార్డు

ELECTION COMMISSION OF INDIA IDENTITY CARD

FYY1701861





Elector's Name : Rachel

భర్తపేరు : జి సంతోష్ కుమార్

Husband's Name : G. Santhosh Kumar

లింగము / Sex : 😓 / F

పుట్టిన తేది / Date of Birth XX/XX/1962

చిరునామా :

FYY1701861

1-33-229

సుభాష నగర , సుభాష నగర , మల్కాజ్ గిరి(మండలం) , రంగారెడ్డి

Address:

1-33-229

Subash Nagar , Subash Nagar , Malkaj Giri(Mandal) , Rangareddy

(పతిరూప సంతకము ఓటరు రిజిస్ట్రేవన్ అధికారి 44...మల్కజ్గగిరి శాసనసభ నియోజక వర్గం.

Fansimile Signature of
Ejotigian Repistration Officer
44. Maikaigin Nasambus Constituency
වරාන්තාව කාලා දේ ද්රාල් කාලය සම් වරාන්තාව කි කිරි කාලය දේ වර්ගන්තාව කිරීම ප්රාල් කාලය කරන්නම් කරනුවේ තරගේ ජාත්තාව විශ්ය කරන්නම් දේ කරන්නම් කරනවේ එරගේ ජාත්ත කරන්නම්විත. In case of change in address, mention this Card No. in the relevent form for including your name in the Rull at the changed address and to obtain the card with same number

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