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SINO. 402 Dere 16-1-12 \$ 1001-Sold to L. Bushness Reddy for Reddy Ro le rison For whom 10/2 Mehta & Monde Homes V. LAKSHME PRASAD
LICENSED STAMP VENDOR
LICENSE NO.15-26-028/2011
#1-2-45/30, C.S.Nagar, Vellareddyguda,
Kapra, R.R.Dist-500 062. Cell: 984900115

SALE DEED

This Sale Deed is made and executed on this the 31 day of May 2012 at SRO, Uppal, Ranga Reddy District by:

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 Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 42 years, Occupation: Business and Mr. Suresh U. Mehta, S/o. Late Uttamlal Mehta, aged about 65 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

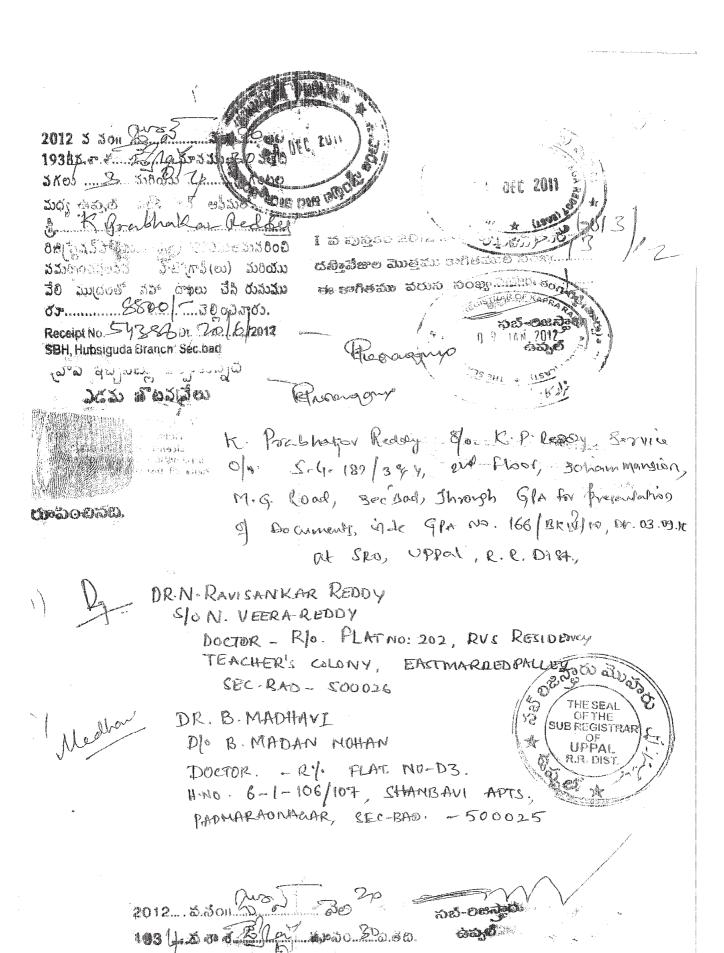
Dr. P. NAVEEN KUMAR, SON OF Mr. P. NARAYANA, aged about 34 years, Occupation: Doctor, residing at Flat No. D3, 3rd Floor. H. No. 6-1-106/107, Shambhavi Apartments, Padmarao Nagar, Secunderabad - 500 025., hereinafter referred to as the Vendee (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For MEHTA & MODI HOMES

Partner

FOR MENTAGE MODI HOMES

Partner



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.

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 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 MEHTAL MODI HOMES

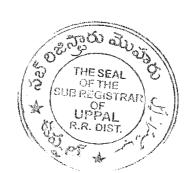
Partner

FOR MEHITA COMODI HOMES

Partner

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ENDORSEM Certified that the following amounts have been paid in respect of the document by Challan 1542 B Dt. Z. L. L.	2
1 Stamp Duty! 1. In the Shape of Stamp Paper	100/
2. In the Shape of Challan	F1.5-
(u/s.41 of i.S. Act 1899)	952900/
3. In the Shape of Cash	The state of the s
(u/s 41 of 1.5. Act 1809)	Rs.
4 Adjustment of Stamp Duty)	_
(u/s 16 of 1.5. Act 1899, if any)	Rs.
# Transfer duty:	200-01
1. in the Shape of Challan	Rs. 55 100/
2. in the Shape of Cash	Rs
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1. in the Shape of Challan	Rs. ZSBO
2. In the Skape of Cash	Rs
W User Charges:	100/
# In the Shape of Challan	Rs. UDU
I in the Shapa of Cash	Rs
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Sub Registrar Uppal H) The Vendee is desirous of purchasing a plot of land bearing no. 380 admeasuring 174 sq. yds., along with semi-finished construction having a total area of 1749 sft., (built-up area 1430 sft + terrace area 160 sft + portico area 159 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.17,60,000/- (Rupees Seventeen Lakhs Sixty 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. 380, admeasuring 174 sq. yds., along with semi-finished construction having a total area of 1749 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 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.17,60,000/-(Rupees Seventeen Lakhs Sixty Thousand Only) financed by HDFC Ltd., Hyderabad. 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.
- 7. Stamp duty and Registration amount of Rs. 1,32,000/- is paid by way of challan No. 54386, dated 20.06.12, drawn on State Bank of Hyderabad, Habsiguda Branch, Ranga Reddy District.

FOR MEHTAY MODI HOMES

Partner

FOR MEHTA- THOOD! HOMES

Partner

Endorsement Under Section 41 & 42 IS Act of 1899

Doct. No. 10012 of 2012 Date 20 16 12012.

I hereby certify that the proper/deficit Stamp duty of Rs. 12 2100 (Rupees Dive Label Twonks of the basis of the agreed Market Value)

Tonsideration of Rs. 1 160 000 being higher that consideration/Agreed Market Value

S.R.O Uppal Daie 20/6/11

Sub-Registrar and Collector U/S-41&42 as on INDIAN STAMP Act.

Dated. 20/6/AI SBH Habsiguda Branch Sec'bad SBH Habsiguda A/c.52191012432 of SRÖ Unn



SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 380, admeasuring about 174 sq. yds., along with semi-finished construction having a total area of 1749 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 Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

N.T1		
North	Plot No. 379	
South	Plot No. 381	
East	30' wide road	
West	Plot No. 377	

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.

(DR-N-RAVISANKAR REDDY)

(DR. B.MADHAVI)

FOR MEHTA & MODI HUJIES

Partner

(Soham Modi) VENDOR

FOR MEHTA & MODI HOMES

(Suresh U. Mehla) VENDOR

PINANSEN KUMAL

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13 పుస్తకము నం॥(శా.శుపు.కింద్రిక్లు 2012 నెంబరుగా రజిప్టరు చేయబడిన ప్యానింగు నిమిత్తం గుర్తింపు నెంబరులు 1221...2012 ఇవ్వేశమైనది 2012 శం॥ మండ్రిక్లు నెల.....మీ.తేది.......

DESCOND WOODS



ANNEXTURE-1-A

1. Description of the Building

:ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 380 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

: 319 Sft

b) In the Ground Floor

: 793 Sft

c) In the First Floor

: 637 Sft

Total Built up Area:

1749 Sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV of the Building

: Rs. 17,60,000/-

FOR MEHTTA & MODI HOMES

Date: 31.05.2012

Partner
Signature of the Executants

CERTIFICATE

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

FORMENTA & MODI HOMES

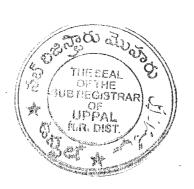
Date: 31.05.2012

Signature of the Executarist

P. Naveen Kumar

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REGISTRATION P	AN SHOWING	PLOT NO. 380, FO	ORMING A PART		
IN SUPPLEY NO.	31, 40(P), 41(P),	42, 44, 45 & 55	- INTO A FARI		Continue a a a a a a a a a a a a a a a a a a a
	CHERLAPALLY \		HATKESAR		Situated at
VENDOR:		MODI HOMES REPRE	SENTED BY ITS DA	Ma	ndal, R.R. Dist.
		MODI, SON OF SRI SA		AKTINEKS	
		U. MEHTA, SON OF L		A I BETTIE	
BUYER:	Dr. NAVEEN KUN	MAR, SON OF MR. P.	NAPAVANA	AL MEHTA	
REFERENCE: AREA: 174	SCALE: SQ. YDS.	INCL: SQ. MTRS.		EXCL:	0
Built up Area : 1749	Sft.				L
	32-6°	Kitchen (SUS) SVIX10'S, (SUS)	Be	26' draom	
3-3		Dining 16x12'	Study		edroom 10 ×12 2 7
LAWN	Living (3)	Portico 10*11*x14 F	Service Construction		
G	round Floor Plan		First	Floor Plan	
Medon	(FOR MENTA & MC	Partner Partner	FOR PARSITA & P. NOVERN SIGN. OF	Partner THE VENDOR
		de yn die fewyddiain y chafflog y i'r rhen gae blo er gllae wynau i'i lwy y y cherysgaethion gae y sol ym	er halde yn gella hyw y mae digerei dynn y 14 fewn i 150 kwyn y dddioneth y yn y 150 kwenne		

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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





















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. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (C). 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:

DR. P. NAVEEN KUMAR S/O. MR. P. NARAYANA R/O. FLAT NO. D3, 3RD FLOOR H. NO. 6-1-106/107 SHAMBHAVI APARTMENTS PADMARAO NAGAR SECUNDERABAD - 500 025

SIGNATURE OF WITNESSES

2.

FOR MEHTW & MODI HOMES FOR MONTA & MODE HOMES

Partner

Partner SIGNATURE OF THE EXECUTANTS

P. Noveen Kuma SIGNATURE(S) OF BUYER(S)

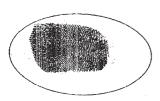
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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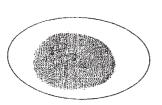
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PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER









WITNESSESS:

- 1. MR. N. RAVISANKAR REDDY
 S/O. MR. N. VEERA REDDY
 R/O. FLAT NO. 202,
 RVS RESIDENCY, TEACHERS CLIPY
 EAST MAREDPALLY
 SECUNDERABAD-016.
- 2. MRS. B. MADHAVI
 D/O.MR. B. MADAN MOHAN
 R/O. FLAG NO. D3
 H.NO:- 6-1-106/107,
 SHAMBAVI APTS,
 PADMA RATO NAGAR,
 SEC-BAD-026.

SIGNATURE OF WITNESSES:

1

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

C.S.No./Year: 006108/2012 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K PRABIJAKAR

REDDY(EX)

Report Date: 20/06/2012 15:36:16

This report prints the Photos and FPs taken on 20/06/2012 15:35:31

CIBI	Thumb	The second secon	The second secon	
SINo.	Impression	Photo	Name and Address of the Party	PartySignature
			(CL) DR.P.NAVEEN KUMAR 6-1-106/107, SHAMBHAVI APTS., PADMARAONAGAR, SEC'BAD.	p. Nansen E
			(EX) K. PRABHAKAR REDDY (GPA) 5-4- 187/3&4, SOHAM MANSION, M G ROADSEC'BAD.	Programa

Identified by

Witness 1

Witness 2

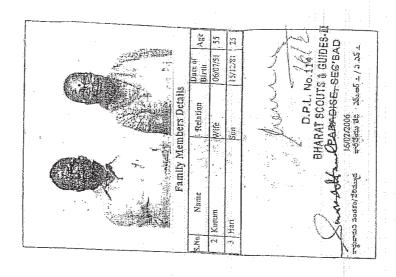
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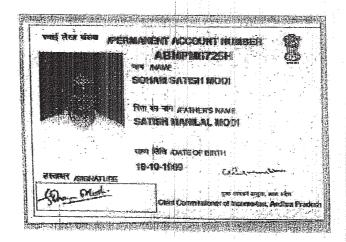
Capture of Photos and TIs done in my presence

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For MENTA 8. MODI HOMES
Partner

FOR MENTA & MODI HOMES

Partner

PG Consumer No. (2) - (2) PG Dealer Nume (2)

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ELECTION COMMISSION OF INDIA IDENTITY CARD

WQ0169185

P AND



ఓటరు పేరు : నవీన్ కుమార్ పూల

Elector's Name : Naveen Kumar Poola

తండ్రి పేరు : నారాయణ ఫూల

Father's Name : Narayana Poola

లింగము / Sex : పు / M

වාසිය ම්ක / Date of Birth 15/06/1978

p. waven kungly

చిరునామా :

WVQ0169185

2-2-1105/4/2 FLAT NO 202 SWAGRU తిలక్ నగర్ ఇందిర స్టర్ కాలనీ,న్యూ నల్లకుంట,నల్లకుంట, హైదరాబాడ్,500044

2-2-1105/4/2 FLAT NO 202 SWAGRU

Tilak Nagar Indira Ngar Colony , New Nallakunta , Nallakunta, Hyderabad,500044

Date: 24/02/2009

(పతిరూప సంతకము

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ANDIRAPRADESI



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DRIVING LICENCE DLFAP02490962006

MADHAUL B.
MADAN MOHAN
1-183
OPP SHIDICODGE
KODAD HALGOHDA .

: "ed on 197/06/2006

Licenting Author RTA-NALGONGA

आयकर विभाग *INCOMETAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

N RAVISANKARREDDY VEERAREDDY NANDIMANDALAM 01/07/1977

Permanent Account Number AGOPN4038M



M0468756/06 Class Of Vehicle

Validity

Non-Transport Transport

LMV,MCWG

06/06/2026

Hazardous Validity

Badge No.

Original No. Original LA.

DOB Blood Gr.

Date of 1st Issue

DLFAP02490962006 RTA NALGONDA 14/07/1981

07/06/2006



In case this card is lost / found, kindly inform / return to : Ancome Tax PAN Services Unit UTITISI Plot No. 3, Sector 11, CBD Belapm, Navi Mumbai - 400 614.

इस कार के खोने/पाने पर कृपया सूचित करें/लीटाएं : आवकर पैन सेवा बनीट प्रटीआईटीएसएल प्लाट नं: के सेक्टर १९०, सीलोडी बेलापुर नवी सुबर-४०० ६१४

រ ដ សាស្ទម០ ឧបនេ សហ ស យក្សានិយ និស្ស 🔾 🛴 ជស្វាតិនេស ដាមនុស្ស ១០ខុស្គ 🤾 🛴 មនុស្ស ស្វាស្វា សហ សហ សហ ស្វា 📈 ស្វារី-២៤ស្វិស្ស សស្វា ស្វារី-២៤ស្វិស្ស សំវាស្វា សំវាស្វាស្វា សំវាស្វា សំវាស្សា សំវាស្សា សំវាស្វា សំវាស្វា សំវាស្វា សំវាស្សា សំវាស្សា សំវាស្សា សំវាស្សា សំវាស្វា សំវាស្វា សំវាស្វា សំវាស្វា សំវាស្សា សំវាស្សា សំវាស្សា សំវាស្វា សំវាស្វា សំវាស្វា សំវាស្សា សំវាស្សា សំវាស្សា សំវាស្សា សំវាស្សា សំវាស្វា សំវាស្វា សំវាស្វាស្វា សំវាស្វា សំវាស្វា សំវាស្វា សំវាស្វា សំវាស្វា សំវាស្សា សំវាស្វា សំវាស្វា សំវាស្សា សំវាស្វា សំវាស្វា សំវាស្វា សំវាស្វា សំវាស្

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.



