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STAMP WENDER 140, May 33-02-307 (910) REM, No. 16 82 1987 Arin Bub-Buyunagan Authorped Had 43. Cell.No.9989239839

SALE DEED

This Sale Deed is made and executed on this the 10th day of October 2012 at SRO, Uppal, Ranga Reddy District by:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its office at \$-4-187/3 & 4,  $2^{nd}$  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 Son of Late. Vasanth U. 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

Mr. I. BOB PEARS, SON OF Mr. I. BUSHANAM, aged about 51 years, Occupation: Service

Mrs. K. SAROJINI, WIFE OF Mr. I. BOB PEARS, aged about 50 years, both are residing at H. No. 280, Gulmohar Park, Seri Lingampally, R. R. District, Hyderabad - 500 019.., hereinafter referred to as the Vendee (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

& MODI HOMES

x Kon James 30000 James Kono మధ్య ఉత్పతి సబ్రోజ్మిష్టార్ ఆఫీసులో రిజి(ప్టేషస్ సారము 1908 లోని 32ఎను ఆమన రించి నమర్పించ3లసిన 3°65 (m5(e)) 200000 వేలి ముద్రంతో వహ్హ ద్యాయి చేకి దుమము குக்காக விருந்து விரு விருந்து விரு 58H, Hubsiguda Bizack, San Lauf ్రాన్ ఇచ్చినట్లు ఒప్పుకున్నర్ FRO Blangarrys aran aranga Eteasongor V K. Pra-Shapon Raday 8/0. K.P Reday, ore: Searner 000- 5-4-1871344, And Floor, Robonmantion, M.G. Rac BECBOS, through GRA For Pregentation of Downers, vide 6114 No. 166/BK-14/10, 04.3.09.10 at SRO, UPPO R.R. Disimet. TO GUOTA OS STEER HARATAN HA RAT 123 8 406/4/2 Namalagundur (6) KA 19. K. PULLA REDDY, SELVICE # 302 PUT-SEO, HIGH-6TT PLASE RP.H.B. COlon, Just. 72

1834 500 X X (10)

### 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.

G 1 D 173				
	Dated	Extent of Land		
10661/2005	9.11.2005	Ac. 2-05 Gts.,		
11023/2005		Ac. 1-06 Gts.,		
1759/2006		Ac. 0-35.5 Gts.,		
12254/2006		Ac. 0-33.5 Gts.,		
4129/2006				
9268/2007		Ac. 2-00 Gts., Ac. 1-09 Gts		
	1759/2006 12254/2006 4129/2006	10661/2005     9.11.2005       11023/2005     17.11.2005       1759/2006     27.01.2006       12254/2006     19.08.2006       4129/2006     10.02.2006		

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.	C-1 D 1D 11		
DI. 110.	Sale Deed Doc. No.	Dated	 D CT
-1		Dated	Extent of Land
I.	1 7876/2006 I		 
		25.05.2006	Ac. 1-09 Gts.
			T TO 1 T O 2 C 1/2"

- 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 MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

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4. In the Shape of Cash

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5. In the Shape of Cash

6. In the Shape of Cash

7. User Charges:

1. In the Shape of Cash

1. In the Shape of Cash

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H) The Vendee is desirous of purchasing a plot of land bearing no. 383 admeasuring 192 sq. yds., along with semi-finished construction having a total 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.18,80,000/-(Rupees Eighteen Lakhs Eighty 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. 383 admeasuring 192 sq. yds., along with semi-finished construction having a total 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 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.18,80,000/-(Rupees Eighteen Lakhs Eighty 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.
- 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.1,41,000/- is paid by way of challan No. 43432, dated 09.10.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Ranga Reddy District.

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higher that consideration/Agreed Market Value
Sub-Registrar
3.R.O Uppal and Collector U/S-41&42 as Oate 10 (10 UL on INDIAN STAMP Act.
REGISTRATION ENDORSE MENT
An amount of Rs. 1.3 1.500 (towards Stamp Duty
Including Transfer Duty and Rs
towards Registration Fee was paid by the partie
through Challan Receipt Number REGISTRAR C
Dated SBH Habsiguda Branch Sec'bad PAL
93H Habsiguda Aic.52191012432 of SROUTING P. DIST.

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### SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 383 admeasuring about 192 sq. yds., along with semi-finished construction having a total 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 Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Tot-lot area & Commercial space	1
South	Plot No. 384	
East	Plot No. 389	
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. Juliela

2. A Oly

FOR MEHTA & MODI MOMES

(SOHAM MODI) VENDOR

For MEHTA & MODI HOHES

(SURESH U. MEHTA). V E N D O R

VENDEE

CONVAS

### ANNEXTURE-1-A

1. Description of the Building :ALL THAT PIECE AND PARCEL OF HOUSE ON

bearing Plot No. 383, 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

: 192 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

Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

: Rs. 18,80,000/-

Date: 10.10.2012

Signature of the Executants

### CERTIFICATE

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

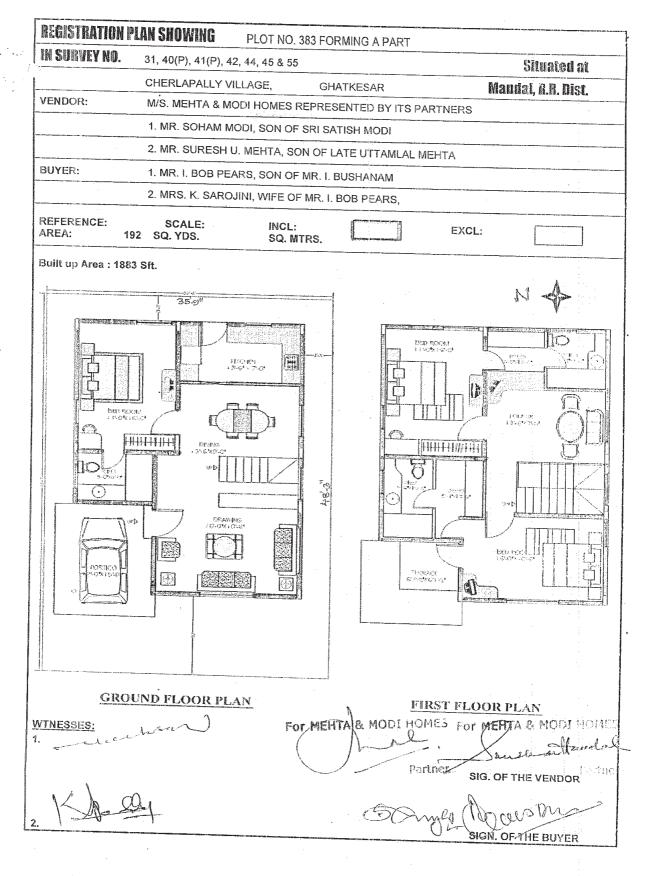
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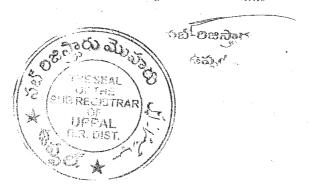
Date: 10.10.2012

Signature of the Executants

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ক্রেরণ ব্যাপ্তর্মা ভাগিরমাণ সভা 13



### PHOTOGRAPHS A

SL.NO.

FINGER PRINT **IN BLACK** (LEFT THUMB)













### RINTS AS PER SECTION 32A OF IN ACT, 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. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, IFFLOOR 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.

### **BUYERS:**

- 1. MR. I. BOB PEARS S/O. MR. I. BUSHANAM R/O. H. NO. 280, GULMOHAR PARK SERI LINGAMPALLY R. R. DRISTICT HYDERABAD - 500 019.
- 2. MRS. K. SAROJINI W/O. MR. I. BOB PEARS H. NO. 280, GULMOHAR PARK SERI LINGAMPALLY R. R. DRISTICT HYDERABAD - 500 019.

SIGNATURE OF WITNESSES:

MODI HOMES

Partner

FOR MENTA & MODI HOMES

Hundar Partner

SIGNATURE OF THE EXECUTANTS

80 consur SIGNATURE(S) OF BUYER(S)

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

SL.NO.

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IN BLACK
(LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





### WITNESSESS:

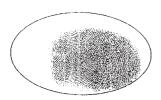
1. MR. CHENCHU BABU ANNAM

SIO. MR. A. WARASIMHA RAO

RIO: # 12-10-416/412

NAMACAGUNDU

SEC-BAD-061.





2. PIR. T. PULLA REDBY

SO MR. K. RAGHAIAH

RO. # 302, PICT. SSO,

HIG- 615 PHATE

KPHB COLONY

HUDERABAD-072.

SIGNATURE OF WITNESSES:

1. dienthe

2. 1- Shy

FOR MEHTA & MCDI HOMES

FOR MEHTA & MODI HOMES

Partner

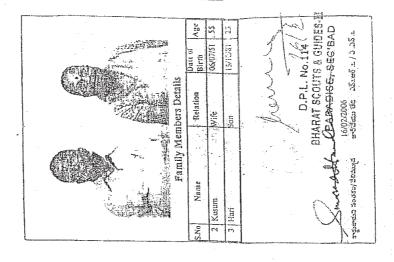
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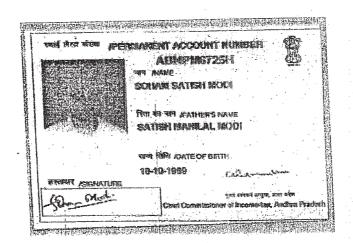
SIGNATURE. OF THE EXECUTANT

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SIGNATURE OF THE BUYER

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आयकर विभाग मारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI.
15/01/1974
Permanent Account Number
AWSPP8104E

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FOR MEHTIA & MODI HOMES

ANTINET

FOR MEHTA & MODI HOMES

Partner





GOVERNMENT OF HUIA

జబ్బేపీయర్స్ I బెంb Pears

పుట్టిన సంవత్సరం/Year of Birth: 1961 పురువుడు/Male

2971 6235 2327



MANAGEMENT SON TO SO



CONTRACTOR AUTHORITY OF INDIA

ఎరుగామా: s/o ఐ భూషణం స్ట్రిపింల్ కుజరైర్, రోడ్ న0-5 బుద్ధా నిహార, బల్మమై కాలనీ, మరేదృద్ధె హైదరాబాట్, ఆంగ్లర్ల స్టవరోశ్, 500026

Address: S/O I Bhushanam, Principal quarter, Road No.5, Budda vihar, Balamal colony, Maredpolle, Nehrunagar, Hydarabad, Andhra Pradesh, 500026







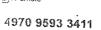


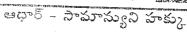
्राज्य हिरा मुख्य GOVERNMENT OF INDIA

కే సరోజనీ K Sarojini



పుట్టిన సంవత్సరం/Year of Birth, 1961 స్పై/Fernale







్టునామా: w/o జ బాబాపేయర్స్ -ప్ప్పై స్పూల్[ఎన్స్ పాల్ కులగ్రెక్ కోడ్ నగి-5 మహేంద్రదే హేల్స్, బుడ్డా విహర బలగ్రమై కాలనీ. మరోప్పర్లె, హైదరాబాద్ ఆర్మమై కాలనీ. మరోప్పర్లె, హైదరాబాద్ ఆర్మ కృత్తుక్కు కాటరాబాద్

Address: W/O I Bob Pears, APSWR SCHOOL Principal quarter, Road No.5 mahendra hills, Budda vihar, Balamrai colony, Maredpalle, Nehrunegar, Hyderabad, Andhra Pradesh, 500026



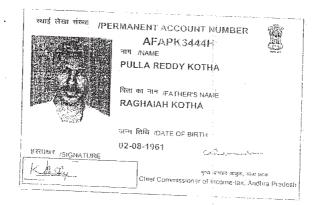




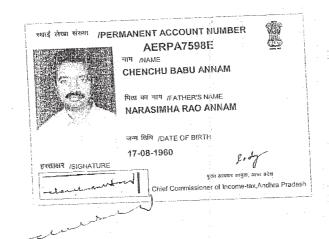




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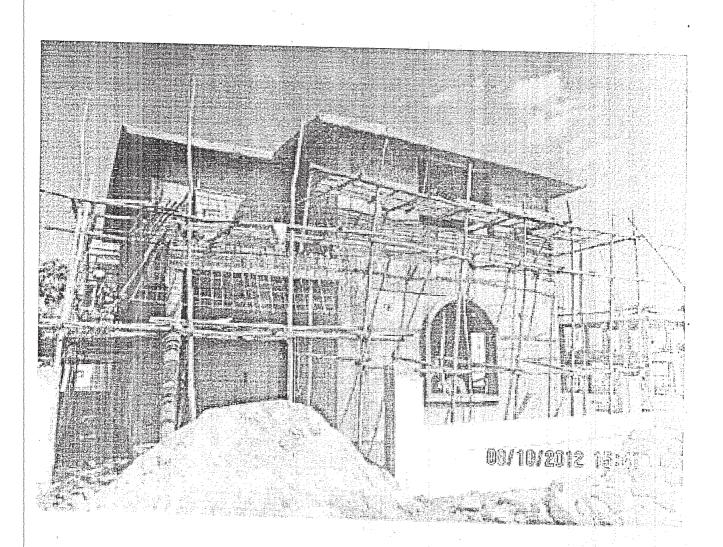


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## Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 010404/2012 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K PRABHAKAR

REDDY(GP)

Report Date: 10/10/2012 11:56:23

This report prints the Photos and FPs taken on 10/10/2012 11:55:29

SINo. Thumb Impression		Photo Name and Address of the Party		PartySignature	
YAMAA	Position Programme		(CL) I.BOB PEARS H.NO.280,GULMOHAR PARK,SERI LINGAMPALLY,R.R.DIST.HYD.	Dawspru	
		Estation to est	(CL) K.SAROJINI H.NO.280,GULMOHAR PARK,SERI LINGAMPALLY,R.R.DIST.HYD.	5 Oryles	
			(EX) K. PRABHAKAR REDDY (GPA) 5-4-187/3&4, SOHAM MANSION, M G ROADSEC'BAD.	Wester July	

Identified by

Witness 1-

Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

