

ಆಂಧ್ರವಿವೆ ទី आन्ध्र प्रदेश ANDHRA PRADESH

Date: 14/06/2012, 12:18 PM

Serial No: 11,204

AU 885562 Denomination: 100

Purchased By:

KIPRABHAKAR REDDY S/O K P REDDY

RIO HYO

3250

For Whom:

MEHTA & MODI HOMES SEC-BAD

SALE DEED

Sub Registrar

Ex. Officio Stamp Vendor

SRO: SHAMIRPET

This Sale Deed is made and executed on this the 13th day of August 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, 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 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

- 14 Mr. ABHILASH OWK, SON OF Mr. NAGAPULLAJAH OWK, aged about 23 years, Occupation: Service.
- 2. Mr. NAGAPULLAIAH OWK, SON OF Mr. SUBBAIAH OWK, aged about 54 years, Service, both are residing at Flat No. 401, Mahavir Ornate, Plot No. 13B, Sector II, Koparkhairne, Navi Mumbai 400 709, Maharastra, India., 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 WODI HOMES FO

FOR MEHITATE MODI HOMES

Partner

Partner

1936年1月1日 1日日 1日日 22 5月日 3 Med . 27 2010 000 ... 3 Kone మర్య ఉప్పటే - నట్స్ట్రిస్ట్స్టర్ - ఆఫీసులో & Show well **08**[5]452*05:01:00.5033235:#3:8800 వమేశ్రీంవనంసిన ధిర్మాణ (ఆ) మరితమ ် ဆည်းမှုနှင့် 2012 ဆပါး ဆုံးထုံးဆိုနဲ့ စိတ် adulado El cono en isología de రప్రైవేజుల మొత్తము కాగ్రీతముల సంఖ, 🖺 👉 Receipt No. 675/ . Dr. 31/3/ ... 12012 යා පැවසක්ක කරාතු කිලිමේ San, Hubsiquea Branch, Sec. 546 (209 30/200) cashering and stated Plagragnyo K. Prabhagon Rosson Stor MC-P. Rendy occ. Service. 0/0. 2-1-187/3 & 1, Bry crow, geram mansion, M.G. Road, SeeBad, through Spa for Preguntation of Do whent, vide 614 00. 166/15/10, 04. 003 9. 2010 at sho, uppel, l. l. 018th, (Parchista M. Eccaino 860.5.5. Nera No. Surve, Pestro 225, Store, Soio Disturge Netidency, Perveligue ald lesion (1) Andriber. 500 % T.R.S. Mukund S/6. T.S.R. Row Service Flat no. 304, Chaitanya Home Apts Sainaltyman, Dr. Askasnegar, Hyderalaid - 500062.

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.

2. 11023/2005 9.11.2005 Ac. 2-05 Gts., 3. 1759/2006 27.01.2006 Ac. 1-06 Gts., 4. 12254/2006 19.08.2006 Ac. 0-35.5 Gts., 5. 4129/2006 10.02.2006 Ac. 2-00 Gts., 6. 9268/2007 31.07.2007 Ac. 1-09 Gts.,	Sl. No. 1. 2. 3. 4. 5. 6.	1759/2006 12254/2006 4129/2006	27.01.2006 19.08.2006 10.02.2006	Ac. 0-35.5 Gts., Ac. 0-13 Gts., Ac. 2-00 Gts
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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.	eed Doc. No. 76/2006	Dated 25.05.2006	1 -	Extent of Land	
Γhe	Manda 1		23.03.2000		Ac. 1-09 Gts.,	7

- 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 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 (PHASE-III)'.

For MEHTA & MODI HOMES . For MEHTA & MODI HOMES

Partner

Partner

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ENDORSEMENT

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Stamp Duty:

1 In the Shape of Stamp Paper

2. In the Shape of Challen (Ws. 41 of I.S. Act. 1899)

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In the Shape of Each Cheller
(U/s 41 of t.8 Act. 1899)
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II Transfer Duty:

1 In the Shape of Challan

2 in the Shape of Eatherholder

Registration Fees:

1 in the Shape of Challan

2 in the Shape of Challan

2. In the Shape of Sashchallen
IV User Charges:

1. In the Shape of Challan 2. In the Shape of Cash

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No. 100 / Řs.....

Sub Negistrai Uppal

कुळी बोरीके THE SEAL OF THE BREGISTRAR

H) The Vendee is desirous of purchasing a plot of land bearing no. 384 admeasuring 192 sq. yds., along with semi-finished construction having a total built-area of 1883 sft., hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.18,50,000/-(Rupees Eighteen 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. 384 admeasuring 192 sq. yds., along with semi-finished construction having a total built-area of 1883 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.18,50,000/-(Rupees Eighteen Lakhs Fifty Thousand Only) issued by IDBI Bank Ltd., Chapel Road, Hyderabad.. The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 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 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. 1,116,650+22,100/=1,38,750 /- is paid by way of challan no.67301 & &7 & 74, dated 31.07.2012 & 13.08.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Ranga Reddy District.

FOR MEHTA & MODI HOMES

For MEHTA-& MODI HOMES

Partne

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REGISTRATION ENDORGE AGIST

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SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 384, admeasuring about 192 sq. yds., along with semi-finished construction having a total built-area of 1883 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	Plot No. 383
South	Plot No. 385
East	Plot No. 390
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:

D. S.

& MODD HOMES

Partner (SOHAM MODI) VENDOR

FOR MENTA & MODI HOMES

(SURESH U. MEHTAMPER VENDOR

VENDEE

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Habsiguda Alc.52151812432 of SRO Upper

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ANNEXTURE-1-A

1. Description of the Building

:ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 384 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

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

Date: 13.08.2012

: Rs. 18,50,000/-

For MEHT & MODI HOMES

Partner

FOR MENTA & MODI HOMES

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.

FOR MEHTA & MODI HOMES

FOR MEHTA & MODI HOMES

Partner

Partner

Date: 13.08.2012

Signature of the Executants

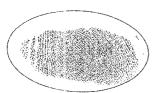
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VENDOR: M/S 1. I 2. I BUYER: 1. I 2. I EFERENCE:	WR. SURESH U. I MR. ABHILASH O		TISH MODI ATE SRI UTTAMLA VAGAPULLAJAH O	AL MEHTA WK WK
JENDOR: M/S 1. I 2. I 3. I EFERENCE: REA: 192 S Wilt up Area: 1883 Sft.	S. MEHTA & MOD MR. SOHAM MOD MR. SURESH U. I MR. ABHILASH O' MR. NAGAPULLAI SCALE: SQ. YDS.	DI HOMES REPRES DI, SON OF SRI SA MEHTA, SON OF L WK, SON OF MR. I IAH OWK, SON OF	SENTED BY ITS PATISH MODI ATE SRI UTTAMLA VAGAPUH AJAH O	Mandal, R.B. Dist. ARTNERS AL MEHTA WK
2. A BUYER: 1. A 2. A EFERENCE: REA: 192 S uilt up Area: 1883 Sft.	WR. SOHAM MOD WR. SURESH U. I MR. ABHILASH O' MR. NAGAPULLAI SCALE: SQ. YDS.	DI, SON OF SRI SA MEHTA, SON OF L, WK, SON OF MR. N IAH OWK, SON OF	TISH MODI ATE SRI UTTAMLA VAGAPULLAJAH O	ARTNERS AL MEHTA WK WK
2. M BUYER: 1. A 2. M EFERENCE: REA: 192 S uilt up Area: 1883 Sft.	MR. SURESH U. I MR. ABHILASH O' MR. NAGAPULLAI SCALE: SQ. YDS.	MEHTA, SON OF L WK, SON OF MR. 1 IAH OWK, SON OF INCL:	ATE SRI UTTAMLA	WK WK
EFERENCE: REA: 192 s uilt up Area : 1883 Sft.	MR. NAGAPULLAI SCALE: SQ. YDS.	WK, SON OF MR. 1 IAH OWK, SON OF INCL:	VAGAPULI AIAH O	WK WK
EFERENCE: REA: 192 s uilt up Area : 1883 Sft.	MR. NAGAPULLAI SCALE: SQ. YDS.	WK, SON OF MR. 1 IAH OWK, SON OF INCL:	VAGAPULI AIAH O	WK WK
EFERENCE: REA: 192 s	SCALE: SQ. YDS.	IAH OWK, SON OF	MR. SUBBAIAH C)WK
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				SIGN. OF THE BUYER
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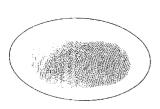
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF N ACT, 1908. SL.NO. IN BLACK (LEFT THUMB) POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER VENDOR:





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

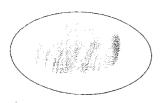
- 1. MR. SOHAM MODI S/O. MR. SATISH MODI
- 2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003





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

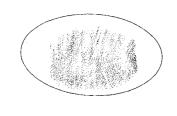
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.

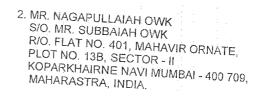


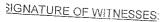


BUYERS:

1. MR. ABHILASH OWK S/O. MR. NAGAPULLAIAH OWK R/O. FLAT NO. 401, MAHAVIR ORNATE PLOT NO. 13B, SECTOR - II KOPARKHAIRNE NAVI MUMBAI - 400 709 MAHARASTRA, INDIA.







Reserved



MODI HQMES

FORMEHTA & MODI HOMES

Partner

Partner

SIGNATURE OF THE EXECUTANTS

o. Ashles

SIGNATURE(S) OF BUYER(S)

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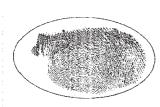
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH **BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER









WITNESSESS:

- M. Sreenivas S/o. MJJ Rama Rao Flot no 215 Street no 4 Sai Aaishwarya Residency Pariathapin (v), Ghatkesar (M) Hy Olerabad - 5000 35
- 2. T.R.S. Makund Flat no - 304, Chaitanya Homes Sainath puram, Dr. A.S. Rao nager Hyderalead - 500062.

SIGNATURE OF WITNESSES:

1. 0. 5. 5. 2. Traild

FOR MEHTA & MODI HOMES

Partner -

FOR MEHTA & MODI HOMES

Partner

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

C.S.No./Year: 008582/2012 of SRO: 1507(UPPAL)

Presentant Name(Capacity): MEHTA(EX)

Report Date: 13/08/2012 15:58:26

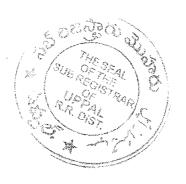
This report prints the Photos and FPs taken on 13/08/2012

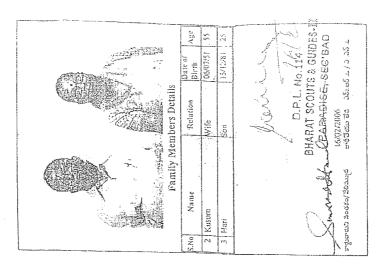
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignatur
1			(CL) ABHILASH OWK 401, MAHAVIR ORNATE,KOPARKHAIRNE NEW MUMBAI.	
			(CL) NAGAPULLAIAH OWK 401, MAHAVIR ORNATE,KOPARKHAIRNE, NEW MUMBAI	6-W
With the first terminal to the control of the contr			EX) K.PRABHAKAR EDDY (GPA) 5-4-187/3 & , M G ROADSEC'BAD.	Pestagons

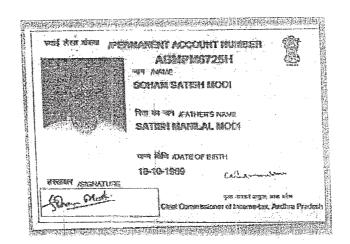
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Photos and TIs captured by me

Capture of Photos and TIs done in my presence







Paragry



For MEHTA & MODI HOMES
Partner

For MEHTA & MODI HOMES

Partner

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आयवार विभाग INCOMETAX DEPARTMENT

ABHILASH OWK NAGAPULLAIAH OWK

04/03/1989

BUYER:

Permagent Account Nürriber

AAXPO6638F

Alilary Signatura

भारत प्रस्टार GOVT. OF INDIA



O. Kolilo 2

In case this vard is lost / found, kindly inform / telium to : Income The PAN Services Unit, UTILITSL Plot No. 3, Sector 11, CBD Lelapur, Noti Mumbai - 400 614.

इसकाई के छोने/पाने पर जुपसा समित कर/लोटाएं : आपका पीन सेवा प्रतीष्ठ पटी ऑईआईरीपसरक प्रतादती हैं, सेवह भेने सी बोओ खेलाएं : चर्चा सुबई ४००/६९/

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्रवायकर विस्तृतः MCOMETAX DEPARTMENT NAGAPULLAJAH OVIK

SUBBAIAH OWK
01/06/1957
Permanent Account Number
AEWPP7010B

GOVT. OF INDIA

अक्का अभार

্র নামুহত 2012 মতা৷ খ্রা. এন্টুরিস্থ নিত্র গ্রন্থ ক্রান্ডুরাম হন্ত্রীপ্ত মতন্ত্র নিত্র গ্রন্থ ক্রান্ডুরাম হন্ত্রীপ্ত মতন্ত্র নিত্র গ্রহণীপ্রমা হাত্যন মতন্ত্র





GOVERNMENT OF INDIA DEPARTMENT OF POSTS OFFICE OF THE SUB-POST MASTER ECIL POST OFFICE HYDERABAD 500062



Proof of Address Card





Name: MUKUND TRS

Address: Flat no 304 Chaitanya homes Apts Sainath Puram dr a s rao Nagar Hyderabad 500062

Holder's Signature

State Decit.

आयंकर विमान INCOMETAX DEPARTMENT

TRSMUKUND R R S THIRUVAIYARU 13/06/1979 Permanent Account Number AFÖPT9996B



भारत सरकार

GOVT, OF INDIA



> ారబ్-లజస్యేర ఉప్పటి



Markagay takhar WEST BOTH INCOMETAX DEPARTMENT GOVE OF INDIA

MINNESS:

M SRINIVAS JAYAJAYA RAMA RAO MANTRI

30/08/1967

r**p**rocedur Autocum Haisber

AFOPM2951D

n. 5. "

In case this and relate found study in open / reason to a factors for PAN Services that, (TEPUS) Philips 3: Sector [1, CED Belopus; Savietus par - 200 614.

इसकार के होने 'गई पर कुपना स्तित की/सीहण है अपना देश की की की मानिक जीवन पर करते हैं की किसी में मानिक पर्दा है की किसी में मानिक पर्दा हो की

0.3.7

ন হানুছত 2012 গণা হা, এনন্তু নীঞ্চ মত <u>৪১৮০</u> ১ এন্তু নীঞ্চল নিচৰ ক্ষাৰ্থ সংগ্ৰহণ সংগ্ৰহণ নিচৰ ক্ষাৰ্থ সংগ্







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