

CS.
6678

6332/2016



తెలంగాణ తెలంగాణ TELANGANA

S.No. 3902 10/05/2016 Rs. 100/-
Sold To..... Sandeep Shah.
S/o. Dr. L.G. Rohit
For Whom..... self & others.

T. LALITHA E 366951
Licensed Stamp Vendor
LIC.No.16-09-074/2012
RL.No.16-05-028/2015
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Cantonment Secunderabad
7842562342

SALE DEED

This Sale Deed is made and executed on this the 16th day of May 2016 at S.R.O., Uppal, Ranga Reddy District by and between:

1. Shri. Sandeep Shah, Son of Dr. L. G. Rohit, aged about 54 years, Occupation: Business, resident of # 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
2. Dr. L. G. Rohit, Son of Govardhan Das, aged about 85 years, Occupation: Business, resident of # 3-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
3. Shri. Amar V. Shah, Son of Shri. V. N. Shah, aged about 53 years, Occupation: Business, resident of # 'SHUBHAM', Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
4. Smt. Meera A. Shah, Wife of Shri. Amar V. Shah, aged about 46 years, Occupation: Housewife, resident of 'SHUBHAM', Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

Sandeep Shah

Dr. L.G. Rohit

Amar V. Shah

Meera A. Shah

Meera A. Shah

Meera A. Shah

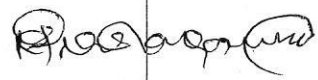
Govardhan Das

For MEHTA & MODI HOMES

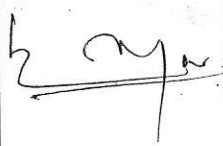
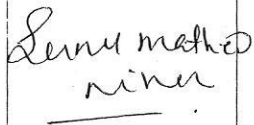
Part

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16425/- paid between the hours of 1 and 2 on the 30th day of MAY, 2016 by Sri K. Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 MADHEN JACOB [1507-1-2016-6]	MADHEN JACOB VARGHESE S/O. JACOB VARGHESE KALKUZHIL HOUSE, NEAR TMM HOSPITAL,, THIRUVALLA 689 101.	
2	CL		 MEGHA MADHEN J [1507-1-2016-667]	MEGHA MADHEN JACOB W/O. MADHEN JACOB VARGHESE KALKUZHIL HOUSE, NEAR TMM HOSPITAL,, THIRUVALLA 689 101.	
3	EX		 K. PRABHAKAR REI [1507-1-2016-667]	K. PRABHAKAR REDDY (GPA/SPA) S/O. K PADMA REDDY 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION,, M G ROAD, SEC' BAD.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MATHEW NIN [1507-1-2016-6]	MATHEW NINAN R/O..FNO.ABAD SILVER CREST JAWAHAR NAGAR KADAVATHARA KOCHI KERALA	
2		 SUNU METHEW I [1507-1-2016-6]	SUNU METHEW NINAN R/O..FNO.2D ABAD SILVER CREST JAWARAHAR NAGR KADAVANTHRA KERALA	

30th day of May, 2016

Signature of

Joint Sub Registrar 16
Uppal

Generated On: 30/05/2016 01:30:03 PM



Bk-1, CS No 6678/2016 & Doc No 6332-1-2016. Sheet 1 of 15 Joint Sub Registrar 16 Uppal

5. Shri. Ajit V. Shah, Son of Shri. V. N. Shah, aged about 52 years, Occupation: Business, resident of # "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.
6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 25 years, resident of # 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
7. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak, aged about 49 years, Occupation: Housewife, resident of # 1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
8. Smt. Saroj. S. Parikh, Wife of Late Shashikanth S. Parikh, aged 49 years, Occupation Housewife, resident of # 1-10-98/6, Dwarakadas Co-op. Society, Begunipet, Hyderabad.
9. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh, aged about 35 years, Occupation: Business, resident of # 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
10. Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 24 years, Occupation: Service, resident of # 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad, rep by its GPA Holder Mr. Krishnakanth S. Parikh, S/o. Shri. Shantilal T. Parikh aged about 55 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
11. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 22 years, resident of 124, Jeera, Secunderabad., hereinafter referred to as the "Vendors" and severally as Vendor no.1, Vendor no.2, Vendor no.3, Vendor no.4, Vendor no.5, Vendor no.6, Vendor no.7, Vendor no.8, Vendor no.9, Vendor no.10, Vendor no.11 and Vendor no.12 respectively.

AND

M/s. MEHTA & MODI HOMES, a 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 Shri Soham Modi, Son of Sri Satish Modi, aged about 46 years, Occupation: Business, hereinafter referred to as the 'Builder'

INFAVOUR OF

1. Mrs. Megha Madhen Jacob, Wife of Mr. Madhen Jacob Varghese, aged about 24 years {PAN No: AKWPN3857E} and
2. Mr. Madhen Jacob Varghese, Son of Mr. Jacob Varghese, aged about 31 years, {PAN No: ALJPV3660P} both are residing at Kalkuzhiyil house, Near TMM Hospital, Thiruvalla - 689 101, hereinafter referred to as the 'Vendee'. The terms Vendors and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

[Handwritten signatures and stamps]

For MEHTA & MODI HOMES
Partner

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	131300	0	0	0	131400
Transfer Duty	NA	0	49275	0	0	0	49275
Reg. Fee	NA	0	16425	0	0	0	16425
User Charges	NA	0	100	0	0	0	100
Total	100	0	197100	0	0	0	197200

Rs. 180575/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16425/- towards Registration Fees on the chargeable value of Rs. 3285000/- was paid by the party through E-Challan/BC/Pay Order No. 725SPK280516 dated 30-MAY-16 of SBH/KUSHAIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 197100/-, DATE: 30-MAY-16, BANK NAME: SBH, BRANCH NAME: KUSHAIGUDA HYDERABAD, BANK REFERENCE NO: 001830080, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SANDEEP SHAH AND OTHERS, CLAIMANT NAME: MEGHA MADHEN JACOB AND OTHERS).

Date:

30th day of May, 2016

Signature of Registering Officer
Uppal

9th Jyestha 1938 SE

1వ పుస్తకము 2016 సం॥ 1938 శా. శ. ప. 6332 వ
నెంబరుగా రిజిస్టరు చేయబడి స్టానింగ్ నిమిత్తం
సర్టిఫై నెంబరు 1507-1-6332-2016
2016 సం॥ మే 30

K. MADHUSUDHAN REDDY
JOINT SUB-REGISTRAR
UPPAL.

Bk - 1, CS No 6678/2016 & Doct No
6332-1-2016. Sheet 2 of 15
Joint Sub Registrar
Uppal



Generated On: 30/05/2016 01:30:03 PM



WHEREAS:

- A) The Vendors herein were the absolute owners, possessors and in peaceful enjoyment of the land forming survey no.74 (Ac.1-23 Gts.) and Sy. No.75 (Ac.1-22 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring about Ac.3-05 Gts. by virtue registered sale deed bearing document no. 3111/07 dated 5.3.07 registered at SRO, Uppal.
- B) The total land admeasuring Ac.3-05 Gts., in survey no.74 (Ac.1-23 Gts.) and Sy. No.75 (Ac.1-22 Gts.), situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land and is more particularly described at the foot of the document.
- C) The Vendors purchased the Scheduled Land for a consideration from its previous Owners, possessors and pattedars namely:
- Shri. Samala Janga Reddy, Son of Late Shri Samala Chinna Yadaiah
 - Smt. V. Susheela, Wife of V. V. Subba Rao,
 - Sri Anand S. Mehta, son of Shri Suresh U. Mehta
 - Smt. Chamarty Naga Bala Tripura Sundari W/o. Shri Ch. Ganapathi Prasad
 - Shri. G. Rama Krishna Reddy, son of Shri. G. R. Reddy
 - Shri M. Vijayaram Mohan Rao, son of Shri M. Venkateswar Rao
 - Shri Sajja Venkateswara Rao, son of Shri Subba Rao
 - Shri Boddu Srinivasa Rao, son of Shri B. Amaralingam
 - Shri Sekharam Seri, son of Late Shri. Venkaiah
- D) The Vendors herein have entered into a Development Agreement dated 30.04.2007 with the M/s. Mehta & Modi Homes (hereinafter referred to as the 'Developer') to develop their land admeasuring about Ac.3-05 gts., as per the terms and conditions contained in the Development Agreement registered as document no. 7827/07, dated 30.04.2007 at the S.R.O. Uppal. In pursuance of the said Development Agreement the Vendors have executed a GPA in favour on Developer bearing document no. 12150/12 dated 22.08.2012 and registered at SRO, Uppal.
- E) The Developer 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.-3-05.Gts from GHMC / HUDA in file no. 0149/CSC/TP1/2008, Permit no. 5/69 dated 18.12.08 for developing the Scheduled Land into a gated community consisting of 44 villas/bungalows each having divided share of land (plot of land) along with common amenities like roads, drainage, electric power connection, clubhouse, landscape areas, etc. The Scheduled Land as per sanction shall be made into 44 villas/bungalows along with divided share of land bearing nos. 1 to 44. Hereinafter, the said villas/bungalows along with divided share of land shall be referred to as plot no. 1, plot no. 2, plot no. 3 as on.

[Handwritten signatures of vendors]

For MEHTA & MODI HOMES

[Handwritten signature]
Hassanbolder

[Handwritten signature]
Partner
Page 3

[Handwritten signature]

Bk-1, CS No 6678/2016 & Doct No
6332-1-2016 Sheet 3 of 15 Joint SubRegistrar16
Uppal



Generated On: 30/05/2016 01:30:03 PM



- F) As per the terms of the Development Agreement, the Vendors and the Developer have agreed to share the proposed developed plots along with construction thereon. Broadly the Vendors shall be entitled to 13 villas and the Developer shall be entitled to 31 villas along with the divided plots of land.
- G) Accordingly, the Vendors have executed a General Power of Attorney in favour of the Developer vide document no. 204/BK-IV/10, dated 18.7.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses.
- H) After the death of Smt. Sarojini.L. Rohit on 10.01.2012 and in pursuance of her Will dated 26.09.2010 Vendor no. 1 and Vendor no. 2 being her son and husband respectively became the Owners of her share in the Schedule Land and rights under the said Development Agreement.
- I) After the death of Smt. Meeta A. Shah on 20.03.2016 and in pursuance of her Will dated 20.01.2016 her husband Vendor No. 5 became the Owner of her share in the Schedule Land and rights under the said Development Agreement.
- J) The Vendor No. 11 i. e, Shri. Mitesh K. Parikh have executed GPA in favour of Krishna Kant S. Parikh to sign the sale deed or agreements in favour of the prospective purchasers or their nominees, receive the consideration money, to present the seed or deeds duly executed by him in favour of the prospective purchasers or their nominees before the concern registering office, admit execution and receipt of consideration and procure the registered deeds.
- K) By virtue of the above documents, the Developer / Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- L) The Builder and Consenting Parties at the request of the Vendor and Vendee are joining in execution of this agreement so as to assure perfect legal title in favour of the Vendee and to avoid in future any litigations
- M) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- N) The Vendee is desirous of purchasing a plot of land bearing no. 30 admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft), hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs. 32,85,000/- (Rupees Thirty Two Lakhs Eighty Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

[Handwritten signatures of vendors and developer]

For MEHTA & MODI HOMES

[Handwritten signature]
Partner

[Handwritten signature]

Bk-1, CS No 6678/2016 & Doct No
632-1-2016 Joint SubRegistrar16
Uppal



Generated On: 30/05/2016 01:30:03 PM



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendors do hereby convey, transfer and sell the Plot No. 30, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) forming part of Sy. No.74 & 75, Cherlapally Village, Ghatkesar Mandal, R. R. District 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. 32,85,000/- (Rupees Thirty Two Lakhs Eighty Five Thousand Only). The Vendor hereby admits and acknowledges 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 Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby given 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 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 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.

[Handwritten signatures of vendors]

[Handwritten signature]
For MEHTA & MODI HOMES
[Handwritten signature]
Partner

[Handwritten signature]

Bk-1, CS No 6678/2016 & Doct No
6332-1-2016 Sheet 5 of 15 Joint SubRegistrar
Uppal



Generated On: 30/05/2016 01:30:03 PM



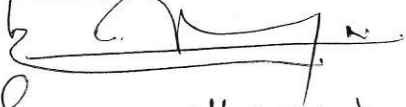
SCHEDULED PLOT

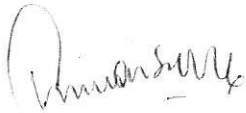
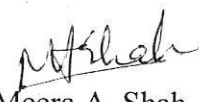
ALL THAT PIECE AND PARCEL OF BUNGALOW on bearing Plot No. 30 admeasuring about 173 sq. yds., along with semi-finished construction having a total area of 1849 sft., (built-up area 1620 sft + terrace area 93 sft + portico area 136 sft) in the project known as 'Villas at Silvercreek' forming part of Sy. Nos. 74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

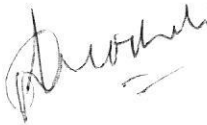
North	Plot No. 29
South	Plot No. 31
East	Plot No. 38
West	30' wide road

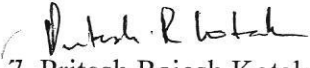
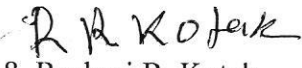
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

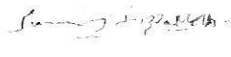
WITNESS:

1. 
2. 
1. Sandeep Shah 2. Dr. L. G. Rohit

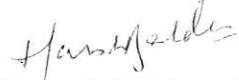

3. Amar V. Shah

4. Meera A. Shah


5. Ajit V. Shah


7. Pritesh Rajesh Kotak

8. Rashmi R. Kotak


9. Saroj. S. Parikh

10. Neema B. Parikh


11. Mitesh K. Parikh

12. Harsh J. Baldev

(VENDORS)



V E N D E E

Bk-1, CS No 6678/2016 & Doct No
632-1-2016 Sheet 6 of 15 Joint SubRegistrar16
Uppal



Generated On: 30/05/2016 01:30:03 PM



ANNEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 30, in the project known as "Villas at Silvercreek" forming part of Sy. Nos. 74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District
- (a) Nature of the roof : R. C. C. (Ground + First Floor)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 173 sq. yds.
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 229 Sft
- b) In the Ground Floor : 810 Sft
- c) In the First Floor : 810 Sft
- Total Built up Area : 1849 Sft**
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 32,85,000/-

Date: 16.05.2016

For MEHTA & MODI HOMES
Signature of the Executants
Partner

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.

Date: 16.05.2016

Signature of the Executants

Page 7

For MEHTA & MODI HOMES

Partner

Bk - 1, CS No 6678/2016 & Doct No
6332-1-2016 Sheet 7 of 15 Joint SubRegistrar16
Uppal



Generated On: 30/05/2016 01:30:03 PM



REGISTRATION PLAN SHOWING

PLOT NO.30, FORMING A PART

IN SURVEY NOS. 74 & 75 IN THE PROJECT KNOWN AS "VILLAS AT SILVER CREEK" **SITUATED AT**

CHERLAPALLY VILLAGE,

GHATKESAR

MANDAL, R. R. DIST.

VENDOR:

SHRI. SANDEEP SHAH, SON OF DR. L. G. ROHIT AND OTHERS

BUYERS:

MRS. MEGHA MADHEN JACOB, WIFE OF MR. MADHEN JACOB VARGHESE AND OTHERS

REFERENCE:
AREA:

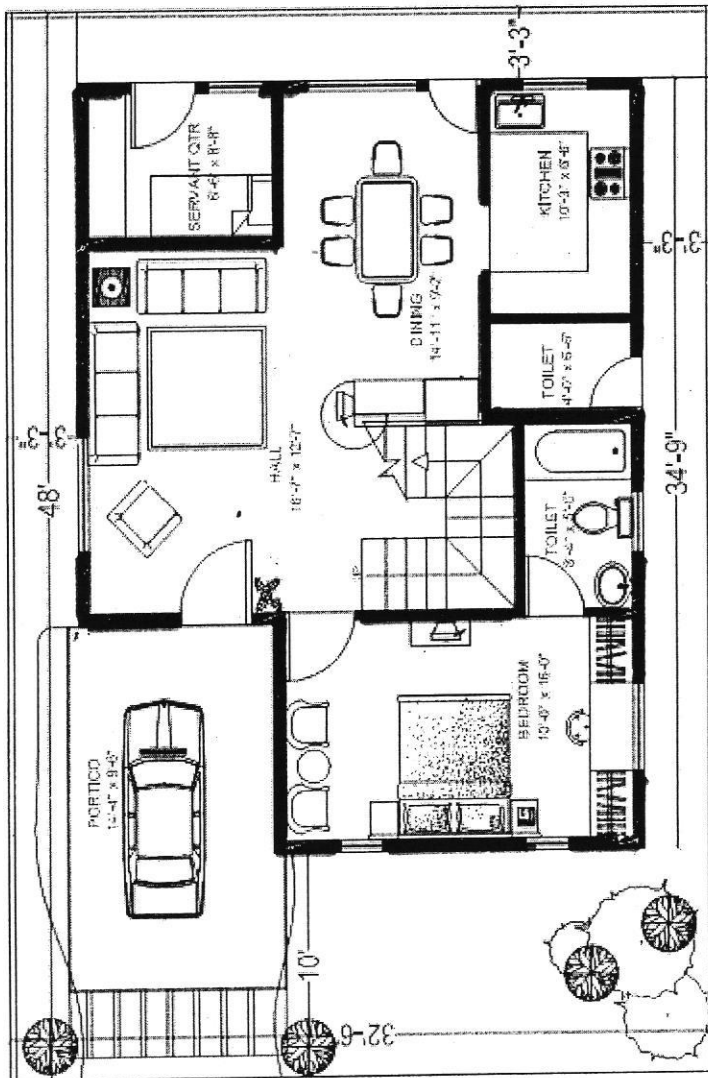
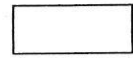
173

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:

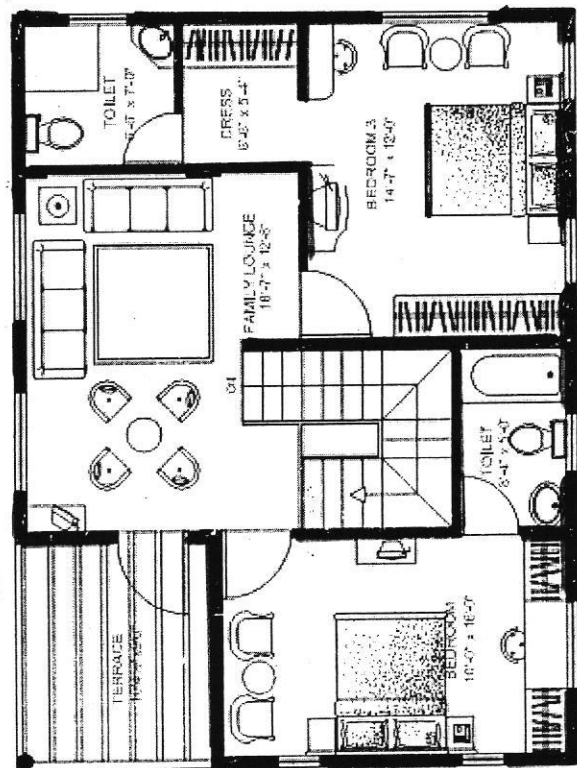


GROUND FLOOR

AREA OF GROUND FLOOR : 810.00 SFT.
AREA OF FIRST FLOOR : 810.00 SFT.
TOTAL BUILT UP AREA : 1620.00 SFT.
TERRACE AREA : 93.00 SFT.

WITNESSES:

- 1.
- 2.



FIRST FLOOR

For MENTA & MODI HOMES

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

Bk-1, CS No 6678/2016 & Doct No
6327-2016 Sheet 8 of 15 Joint SubRegistrar16
Uppal

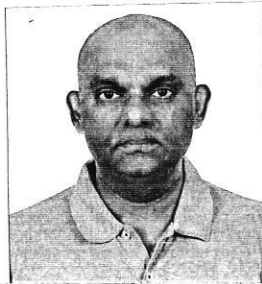
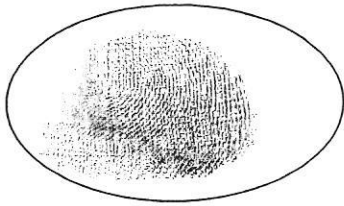


Generated On: 30/05/2016 01:30:03 PM



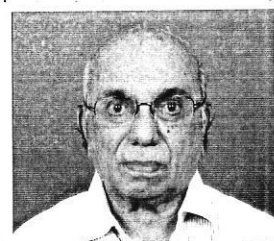
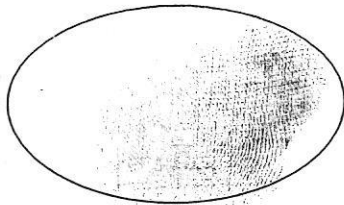
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--

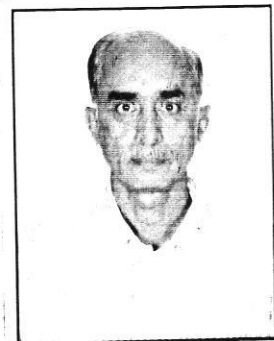
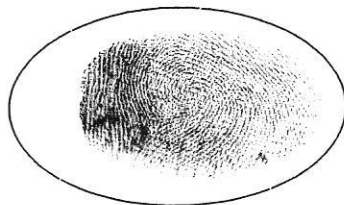


VENDORS:

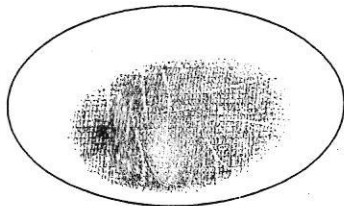
1. SHRI. SANDEEP SHAH
S/O. DR. L. G. ROHIT
R/O. 3-2-402/2
ROAD NO. 5
BANJARA HILLS
HYDERABAD.



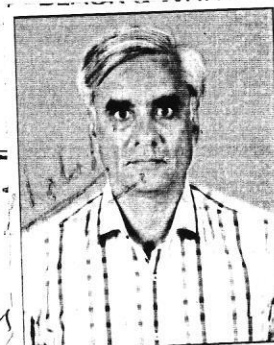
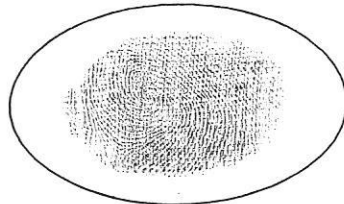
2. DR. L. G. ROHIT
S/O. MR. GOVARDHAN DAS
R/O. 8-2-402/2
ROAD NO. 5
BANJARA HILLS
HYDERABAD



3. SHRI. AMAR V. SHAH
S/O. SHRI. V. N. SHAH
R/O. "SHUBHAM" PLOT NO. 25
TEMPLE ROCK ENCLAVE
TADBUND
SECUNDERABAD.



4. SMT. MEERA A. SHAH
W/O. SHRI. AMAR V. SHAH
R/O. "SHUBHAM" PLOT NO. 25
TEMPLE ROCK ENCLAVE
TADBUND
SECUNDERABAD.



5. SHRI. AJIT V. SHAH
S/O. SHRI. V. N. SHAH
R/O. "SHUBHAM" PLOT NO. 25
TEMPLE ROCK ENCLAVE
TADBUND
SECUNDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

AEHITA & MODI HOMES

Partner

SIGNATURE OF VENDORS

SIGNATURE OF THE REGISTRAR

SIGNATURE(S) OF BUYER

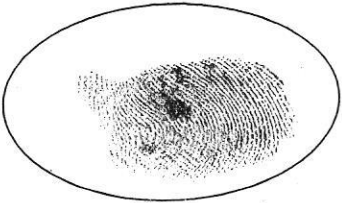
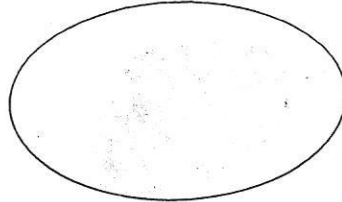
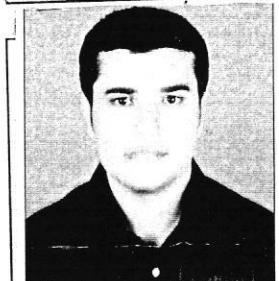
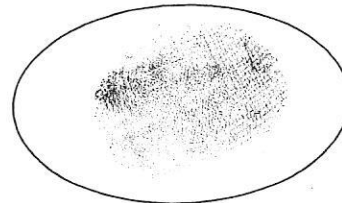
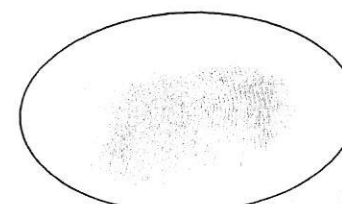
Bk - 1, CS No 6678/2016 & Doct No
6332-1-2016 Sheet 9 of 15 Joint SubRegistrar16
Uppal



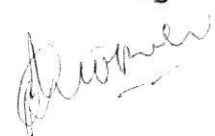
Generated On: 30/05/2016 01:30:03 PM

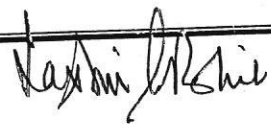
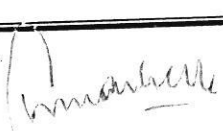
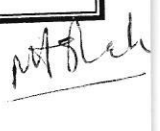


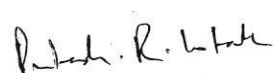
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

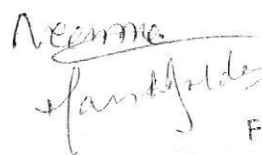
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			6. SMT. NEEMA B. PARIKH W/O. SHRI BHAVESH S. PARIKH R/O. 1-10-98/6 DWARAKADAS CO-OP. SOCIETY BEGUMPET, HYDERABAD.
			7. SHRI. PRITESH RAJESH KOTAK S/O. SHRI. RAJESH C. KOTAK R/O. "1-8-54/12'P3, VENKAT RAO NAGAR COLONY SECUNDERABAD.
			8. SMT. RASHMI R. KOTAK, W/O. SHRI. RAJESH C. KOTAK R/O. "1-8-54/12'P3, VENKAT RAO NAGAR COLONY SECUNDERABAD.
			9. SMT. SAROJ S. PARIKH, W/O. SHRI. SHASHIKANTH S. PARIKH, R/O. 1-10-98/6, DWARAKA CO-OP SOCIETY BEGUMPET HYDERABAD.

SIGNATURE OF WITNESSES:

1. 
2. Sunil Mathew ninar 



For MEHTA & MODI HOMES

Partner



SIGNATURE OF EXECUTANTS



Bk-1, CS No 6678/2016 & Doct No
6332-1/2016 Sheet 10 of 15 Joint SubRegistrar16
Uppal

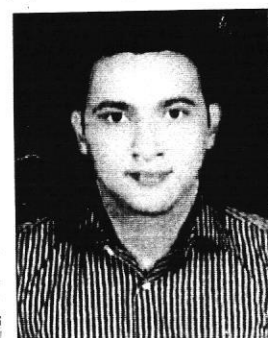
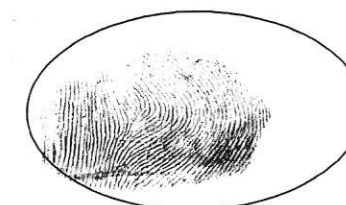
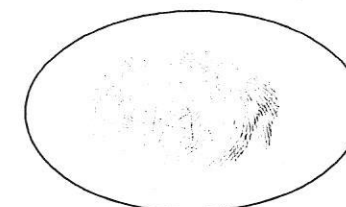
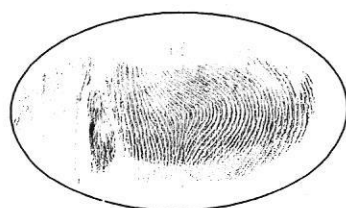
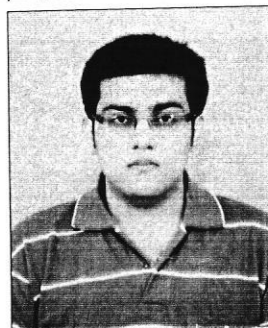
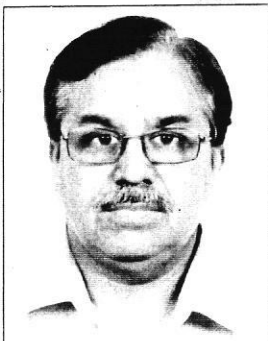
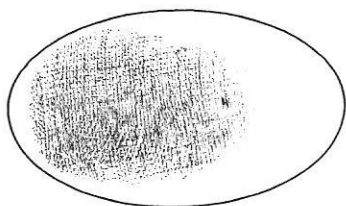
Generated On: 30/05/2016 01:30:03 PM



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

10. SHRI. MITESH K. PARIKH
S/O. KRISHNA KANT S. PARIKH
R/O. 1-10-98/41
DWARAKADAS CO-OP. SOCIETY
BEGUMPET
HYDERABAD, Rep By ITS GPA HOLDER
MR. Krishnakanth S. Parikh
S/o. Shantilal T. Parikh.

11. SHRI. HARSH J. BALDEV
S/O. JITENDRA BALDEV
R/O. # 124, JERA
SECUNDERABAD

BUILDER:

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
MR. SOHAM MODI
S/O. MR. SATISH MODI

GPA / SPA FOR PRESENTING DOCUMENTS
FOR VENDORS AND BUILDERS VIDE DOC. NOS.
27/BK-IV/2013, DT.22.09.2012 &
190/BK-IV/2012, DT.10.12.2012:

K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. 5-4-187/3 & 4, 2ND FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD.

VENDEE

1. MRS. MEGHA MADHEN JACOB
W/O. MR. MADHEN JACOB VARGHESE
R/O. KALKUZHIYIL HOUSE
NEAR TMM HOSPITAL
THIRUVALLA - 689 101.

2. MR. MADHEN JACOB VARGHESE
S/O. MR. JACOB VARGHESE
R/O. KALKUZHIYIL HOUSE
NEAR TMM HOSPITAL
THIRUVALLA - 689 101,

SIGNATURE OF WITNESSES:

1.
2.
SUNNY MATHEW FOR MEHTA & MODI HOMES

Partner

SIGNATURE OF THE VENDOR

Bk - 1, CS No 6678/2016 & Doct No
6332-12016. Sheet 11 of 15 Joint SubRegistrar16
Uppal



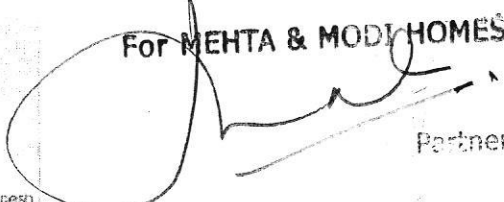
Generated On: 30/05/2016 01:30:03 PM

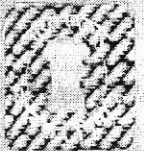
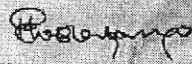


VENDOR:

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
MEHTA AND MODI HOMES		
20/08/2002 Permanent Account Number		
AAJFM0647C		
Signature		

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 अधिकारी, अंगुल, अंध्र प्रदेश Chief Commissioner of Income-tax, Angul, Andhra Pradesh	

For MEHTA & MODI HOMES

Partner

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number		
AWSPP8104E		
Signature		
		1006-3008



Bk - 1, CS No 6678/2016 & Doct No
6332-1-2016. Sheet 12 of 15
Joint SubRegistrar
Uppal



Generated On: 30/05/2016 01:30:03 PM



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFVPS6962H



नाम /NAME

SANDEEP LAXMI DAS SHAH

पिता का नाम /FATHER'S NAME

LAXMIDAS GOVERDHANDAS ROHIT

जन्म तिथि /DATE OF BIRTH

22-10-1963

हस्ताक्षर /SIGNATURE

Sandeep Shah

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABMPR9262J



नाम /NAME

LAXMIDAS GOVERDHANDAS ROHIT

पिता का नाम /FATHER'S NAME

GOVERDHANDAS GOPALDAS ROHIT

जन्म तिथि /DATE OF BIRTH

15-08-1930

हस्ताक्षर /SIGNATURE

Laxmi Rohit

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADVPS0266J



नाम /NAME

AMAR SHAH

पिता का नाम /FATHER'S NAME

VIRSUKHLAL SHAH

जन्म तिथि /DATE OF BIRTH

03-09-1956

हस्ताक्षर /SIGNATURE

Amar Shah

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

PERMANENT ACCOUNT NUMBER

AGQPS1774F



नाम /NAME

MEERA AMAR SHAH

पिता का नाम /FATHER'S NAME

DINES CHANDRA JAIRWALA

जन्म तिथि /DATE OF BIRTH

26-09-1962

हस्ताक्षर /SIGNATURE

Meera Shah

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJIT VIRSUKHLAL SHAH

VIRSUKHLAL SHAH

02/10/1958

Permanent Account Number

AFVPS6951G

Ajit Shah

Signature



202030110

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MEETA AJIT SHAH

LAXMIDAS GOVARDHAN ROHIT

16/05/1961

Permanent Account Number

ATVPS3731L

Meeta Shah



202030110

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHPPP6921K



नाम /NAME

SAROJ SHASHIKANT PARIKH

पिता का नाम /FATHER'S NAME

GOPALDAS SONPAL

जन्म तिथि /DATE OF BIRTH

05-11-1961

हस्ताक्षर /SIGNATURE

Saroj S. Parikh

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGKPP0932G



नाम /NAME

NEEMA BHAVESH PARIKH

पिता का नाम /FATHER'S NAME

HARIDAS SHAH CHANDULAL

जन्म तिथि /DATE OF BIRTH

04-11-1975

हस्ताक्षर /SIGNATURE

Neema Parikh

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



Bk-1, CS No 6678/2016 & Doct No
334 2046 Sheet 13 of 15 Joint SubRegistrar16
Uppal

Generated On: 30/05/2016 01:30:03 PM



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KRISHNAKANT PARIKH

SHANTILAL

16/04/1959

Permanent Account Number

AEWPP0443C

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITESH K PARIKH

KRISHNA KANTH PARIKH

05/04/1986

Permanent Account Number

AEWPP4161C

Signature



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Rashmi Kotak	Wife	02/03/61	45
3	Pritesh Kotak	Son	20/08/85	21
4	Pooja Kotak	Daughter	13/03/90	16

D.P.L. No. 114
BHARAT SCOUTS & GUIDES-II
PARADISE, SEC' BAD
16/03/2006
15/12/06

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARSH BALDEV

JITENDRA BALDEV

07/03/1990

Permanent Account Number

ATDPB7585K

Signature



Bk - 1, CS No 6678/2016 & Doct No
6532-1/2016. Sheet 14 of 15
Joint SubRegistrar
Uppal



Generated On: 30/05/2016 01:30:03 PM



आयकर विभाग
INCOME TAX DEPARTMENT
MEGHA MADHEN JACOB

भारत सरकार
GOVT. OF INDIA

MATHEW NINAN

13/02/1991

Permanent Account Number
AKWPN3857E

Megha

Signature

26042016

आयकर विभाग
INCOME TAX DEPARTMENT
MADHEN JACOB VARGHESE

भारत सरकार
GOVT. OF INDIA

JACOB VARGHESE KALKUZHYYIL

12/01/1985

Permanent Account Number
ALJPV3660P

Johy

Signature

01102010

ഇൻഡ്യ തെരഞ്ഞെടുപ്പ് കമ്മീഷൻ
ELECTION COMMISSION OF INDIA
തെരഞ്ഞെടുപ്പ് ഫോട്ടോ തിരിച്ചറിയൽ കാർഡ് - ELECTOR PHOTO IDENTITY CARD
TWH0000492



പേര് : മാത്യു നൈനൻ

NAME : Mathew Ninan

അച്ഛന്റെ പേര് : ടി എം നൈനൻ

FATHER'S NAME : T M Ninan

Johy

ലിംഗം/SEX : പുരുഷൻ / Male

ജനനത്തീയതി / വയസ്സ്
DATE OF BIRTH/AGE : 09/06/1961 / 53

രേഖീകരണം : 54/2617, ഫ്ലാറ്റ്-2 ഡി.ആബാഡ് സിൽവർ ക്രീസ്റ്റ്, ഹുസേൻ സി റോഡ്, ജവഹർ നഗർ, കടവന്ത്ര പി 0 682020

ADDRESS : 54/2617, Flat-2 D,ABAD Silver Crest, SCB Road, Jawahar Nagar, Kadavanthra P O 682020

ഇലക്ടറൽ രജിസ്ട്രേഷൻ ഓഫീസർ
Date: 22/10/2015 ELECTORAL REGISTRATION OFFICER
അസംബ്ലി നിയോജകമണ്ഡലം : 83, തൃക്കാക്കര നഗരം പേരം
ASSEMBLY CONSTITUENCY No. : 83, THRIKKAKARA & NAME
പാർട്ടി നമ്പർ : 89
PART No.

Copy

NOTE / കുറിപ്പ്
1. More possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.
1. ഈ കാർഡ് കൈവശത്തുള്ളത് കൊണ്ട് മാത്രം നിങ്ങൾ തിരഞ്ഞെടുപ്പ് ഓട്ടം പങ്കിൽ വെച്ചു വരുന്നതല്ല എന്ന് ഉറപ്പാക്കേണ്ടതാണ്. തിരഞ്ഞെടുപ്പ് ഓട്ടം മുമ്പായി തിരഞ്ഞെടുപ്പ് ഓട്ടം പങ്കിൽ നിങ്ങളുടെ പേര് ഉണ്ടാകുന്നു എന്ന് ഉറപ്പാക്കേണ്ടതാണ്.
2. Date of Birth mentioned in this card shall not be treated as a proof of age O.B. for any purpose other than registration in electoral roll.
2. ഈ കാർഡിൽ സൂചിപ്പിച്ച ജനനത്തീയതി വാട്ട് പങ്കിൽ വെച്ചു വരുന്നതല്ല എന്ന് ഉറപ്പാക്കേണ്ടതാണ്. തിരഞ്ഞെടുപ്പ് ഓട്ടം മുമ്പായി തിരഞ്ഞെടുപ്പ് ഓട്ടം പങ്കിൽ നിങ്ങളുടെ പേര് ഉണ്ടാകുന്നു എന്ന് ഉറപ്പാക്കേണ്ടതാണ്.
08_2 083 089 0133

ഇൻഡ്യ തെരഞ്ഞെടുപ്പ് കമ്മീഷൻ
ELECTION COMMISSION OF INDIA
തെരഞ്ഞെടുപ്പ് ഫോട്ടോ തിരിച്ചറിയൽ കാർഡ് - ELECTOR PHOTO IDENTITY CARD
TWH0088351



പേര് : സുനു മാത്യു നൈനൻ

NAME : Sunu Mathew Ninan

ഭർത്താവിന്റെ പേര് : മാത്യു നൈനൻ

HUSBAND'S NAME : Mathew Ninan

Sunu Mathew Ninan

ലിംഗം/SEX : സ്ത്രീ / Female

ജനനത്തീയതി / വയസ്സ്
DATE OF BIRTH/AGE : 02/02/1960 / 49

രേഖീകരണം : 54/2617, ഫ്ലാറ്റ്-2 ഡി.ആബാഡ് സിൽവർ ക്രീസ്റ്റ്, ഹുസേൻ സി റോഡ്, ജവഹർ നഗർ, കടവന്ത്ര പി 0 682020

ADDRESS : 54/2617, Flat-2 D,ABAD Silver Crest, SCB Road, Jawahar Nagar, Kadavanthra P O 682020

ഇലക്ടറൽ രജിസ്ട്രേഷൻ ഓഫീസർ
Date: 22/10/2015 ELECTORAL REGISTRATION OFFICER
അസംബ്ലി നിയോജകമണ്ഡലം : 83, തൃക്കാക്കര നഗരം പേരം
ASSEMBLY CONSTITUENCY No. : 83, THRIKKAKARA & NAME
പാർട്ടി നമ്പർ : 89
PART No.

Copy

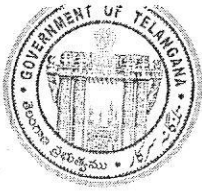
NOTE / കുറിപ്പ്
1. More possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.
1. ഈ കാർഡ് കൈവശത്തുള്ളത് കൊണ്ട് മാത്രം നിങ്ങൾ തിരഞ്ഞെടുപ്പ് ഓട്ടം പങ്കിൽ വെച്ചു വരുന്നതല്ല എന്ന് ഉറപ്പാക്കേണ്ടതാണ്. തിരഞ്ഞെടുപ്പ് ഓട്ടം മുമ്പായി തിരഞ്ഞെടുപ്പ് ഓട്ടം പങ്കിൽ നിങ്ങളുടെ പേര് ഉണ്ടാകുന്നു എന്ന് ഉറപ്പാക്കേണ്ടതാണ്.
2. Date of Birth mentioned in this card shall not be treated as a proof of age O.B. for any purpose other than registration in electoral roll.
2. ഈ കാർഡിൽ സൂചിപ്പിച്ച ജനനത്തീയതി വാട്ട് പങ്കിൽ വെച്ചു വരുന്നതല്ല എന്ന് ഉറപ്പാക്കേണ്ടതാണ്. തിരഞ്ഞെടുപ്പ് ഓട്ടം മുമ്പായി തിരഞ്ഞെടുപ്പ് ഓട്ടം പങ്കിൽ നിങ്ങളുടെ പേര് ഉണ്ടാകുന്നു എന്ന് ഉറപ്പാക്കേണ്ടതാണ്.
08_2 083 089 0133



Bk - 1, CS No 6678/2016 & Doct No
6332-1-2016, Sheet 15 of 15 Joint SubRegistrar16
Uppal

Generated On: 30/05/2016 01:30:03 PM





Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 30/05/2016, 01:25 PM

Receipt No: 6788

Receipt Date: 30/05/2016

SRO Name: 1507 Uppal

Name: SANDEEP SHAH

Transaction: Sale Deed

CS No/Doct No: 6678 / 2016

Chargeable Value: 3285000

DD No:

Challan No:

E-Challan No: 725SPK280516

Bank Name:

DD Dt:

Challan Dt:

E-Challan Dt: 30-MAY-16

E-Challan Bank Name: SBH

Bank Branch:

E-Challan Bank Branch: KUSHAIGUDA HYDERABAD

Account Description

Amount Paid By

Registration Fee
Transfer Duty /TPT
Deficit Stamp Duty
User Charges

Cash

Challan

DD

E-Challan

RETURN

16425

49275

131300

100

Total:

197100

In Words: RUPEES ONE LAKH NINETY SEVEN THOUSAND ONE HUNDRED ONLY

Prepared By: SRINIVAS

Signature by SR

SUB-REGISTRAR
UPPAL

Received original
Sale deed on 23/06/2016
Jah

