

FINAL

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2959

దస్తావేజులు మరియు రుసుముల రశీదు
Soham mooli

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale deed			
దస్తావేజు విలువ	320000			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	1361/2015			
రిజిస్ట్రేషన్ రుసుము	18200	NR		
లోటు స్టాంపు(D.S.D.)				
GHMC (T.D.)				
యూజర్ ఛార్జీలు	20600	DR		
అదనపు షీట్లు	100	41		
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మొత్తం	225000			

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9/9/15

రూపాయలు మాత్రమే)

MLH

3/4/15

Sub Registrar

Shamirpet

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- (for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SCANNED

D.No. 1361 of 2015



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.L.No. 193 of 6/11/15 Den. 100/-

Sold to Ramesh S/o Maruthaling Rao Rio Hud

For whom Mehta & Modi Homes Rio Hud

BE/941300

L. RAUZYNDER
LICENSED STAMP VENDOR

L.No. 16-02-03 of 2013
#2-2-1055/70/1/D, Amberpet,
Hyderabad-13. Cell: 9291341692

SALE DEED

This Sale Deed is made and executed on this the 8th day of April 2015 at SRO, Shamirpet, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a partnership firm having its Office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 45 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the 'Vendor'

AND

1. Smt. Sarojini L. Rohit, W/o. Dr. L. G. Rohit, aged 72 years, Occupation: Housewife, resident of 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
2. Shri. Amar V. Shah, S/o. Shri. V. N. Shah aged about 54 years, Occupation: Business, resident of "SHUBHAM", Plot No.25, Temple Rock Enclave, Tadbund, Secunderabad.

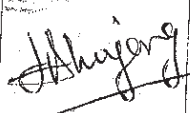
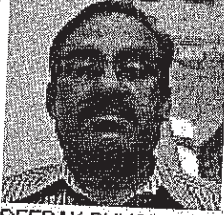
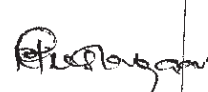
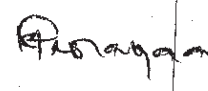
For MEHTA & MODI HOMES

Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act 1908 and fee of Rs. 18750/- paid between the hours of 2 and 3 on the 08th day of APR, 2015 by Sri K Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 LAKSHMI BHUJANG: [1516-1-2015-1388]	LAKSHMI BHUJANG* W/O. DEEPAK BHUJANG 58,MANIK SAI ENCLAVE, SAINIKPURI,SEC-BAD	
2	CL		 DEEPAK BHUJANG::O [1516-1-2015-1388]	DEEPAK BHUJANG S/O. P S BHUJANG DR 58,MANIK SAI ENCLAVE, SAINIKPURI,SEC-BAD	
3	EX		 K PRABHAKAR REDDY [1516-1-2015-1388]	K PRABHAKAR REDDY (GPA FOR PRESENTING DOCT)(R)REP BY M/S MEHTA AND MODI HOMES. REP BY SOHAM MODI (PARTNER) . SATISH MODI M G ROAD, SEC-BAD	
4	EX		 K PRABHAKAR REDDY (GPA FOR PRESENTING DOCT VIDE GPA NO.190/IV/2012, DT 10-12- 2012)[R] SOHAM MC [1516-1-2015-1388]	K PRABHAKAR REDDY (GPA FOR PRESENTING DOCT VIDE GPA NO.190/IV/2012, DT 10-12- 2012)(R)SOHAM MODI (PARTNER) . SATISH MODI 5-4-187/3 & 4,III FLOOR,, SOHAM MANSON,M.G.ROAD,SEC- BAD	

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1861 / 2015

Joint SubRegistrar
Shamirpet

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3. Smt. Meera A. Shah, W/o: Shri. Amar V. Shah aged about 50 years, Occupation: Housewife, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
4. Shri. Ajit V. Shah, S/o. Shri. V. N. Shah, aged about 52 years, Occupation: Business, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
5. Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah, aged 49 years, Occupation: Housewife, resident of "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak aged about 26 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 about 50 years, Occupation Housewife, resident of 1-10-98/6, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
9. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh aged about 37 years, 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 26 years, resident of 1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
11. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 23 years, resident of 124, Jeera, Secunderabad.

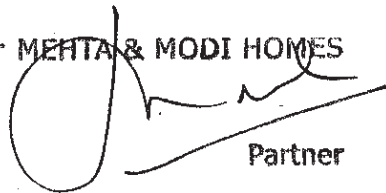
being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 45 years, the Partner / Authorized Representatives of M/s. Mehta and Modi Homes, who is the General Power of Attorney Holders by virtue of document no. 204/BK-IV/2010 dated 18.09.2010, registered at S.R.O., Uppal, Ranga Reddy District, hereinafter called the "Owners".

IN FAVOUR OF

1. Mr. Deepak Bhujang, Son of Dr. P. S. Bhujang, aged about 55 years, Occupation: Service, and
2. Mrs. Lakshmi Bhujang, Wife of Mr. Deepak Bhujang, aged about 53 both are residing at 58, Manik Sai Enclave, Sainikpuri, Secunderabad, hereinafter referred to as the 'Vendee'.

The terms Vendor, Owners and Vendee shall mean and include their / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For MEHTA & MODI HOMES



Partner

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 N DHANANJIAH::0E [1516-1-2015-1388]	N DHANANJIAH 5-13-13 MOULALI MALKAJGIRI HYD	
2		 P G B SUBRAMANYAM [1516-1-2015-1388]	P G B SUBRAMANYAM 9-19/134 KUSHI GARDEN DAMMAIGUDA R.R. DIST	

08th day of April, 2015

Signature of Joint SubRegistrar15
Shamirpet

Endorsement:

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		149900	150000
Transfer Duty	NA	0	0		56250	56250
Reg. Fee	NA	0	0		18750	18750
User Charges	NA	0	0		100	100
Total	100	0	0		225000	225100

Rs. 206150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18750/- towards Registration Fees on the chargeable value of Rs. 3750000/- was paid by the party through DD No ,108720 dated ,07-APR-15 of ,AXIS BANK LTD/SEC-BAD

Date

08th day of April, 2015

Signature of Registering Officer

Shamirpet

1వ పుస్తకము 20/నం!! (కా.శ. 1937) నం!! పు
...1361... నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
వినియోగం నుండి పు నెంబరు 1516-1...1361...2015
అమలు చేయబడినది.
20/5 నం!!... వి. థ్యూర్... నెం... 8... ప లేది

సహ-రిజిస్ట్రార్ అధికారి
యం. సుబ్బలక్ష్మి



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Shamirpet

WHEREAS:

- A) The Owners are 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 and is hereinafter referred to as the 'Scheduled Land'.
- B) The Owners 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. Venkakaih
- C) The Owners approached the Vendors to develop the Schedule Land into residential houses / plots and the Vendors have agreed to do so. Accordingly, the Vendors and the Owners have entered into Development Agreement dated 30.04.2007 for development of the Schedule Land. The Development Agreement is registered as document no.7827/07, dated 30.04.2007 at the S.R.O. Uppal.
- D) In pursuance of the said Development Agreement the Vendors have obtained permission 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.
- E) As per the terms of the Development Agreement, the Owners and the Vendor have agreed to share the proposed developed plots along with construction thereon. Broadly the Owners shall be entitled to 11 villas and the Vendor shall be entitled to 33 villas along with the divided plots of land.
- F) Accordingly, the Owners have executed a General Power of Attorney in favour of the Vendor vide document no.12150/12 dated 22.09.12 and 204BK-IV/10, dated 18.7.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses. The Owners shall be entitled to sell their share of plots along with constructions thereon to any intending purchaser without reference to the Vendor. Similarly, the Vendor shall be entitled to sell their plots along with constructions thereon to indenting purchasers without reference to the Owners.

FOR MENTA & MODI HOMES



Partner

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1361/2015. Sheet 3 of 11

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Shamirpet



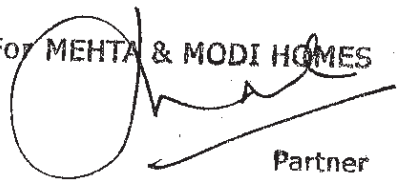
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- G) By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- H) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- I) The Vendee is desirous of purchasing a plot of land bearing no.01 admeasuring 187 sq. yds, along with semi-finished construction having a total built up area of 2020 sft., (built-up area 1790 sft + terrace area 109 sft + portico area 121 sft), hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.37,50,000/- (Rupees Thirty Seven 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 FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 01 admeasuring 187 sq. yds, along with semi-finished construction having a total built up area of 2020 sft., (built-up area 1790 sft + terrace area 109 sft + portico area 121 sft), forming part of Sy. Nos. 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.37,50,000/-(Rupees Thirty Seven Lakhs Fifty Thousand Only) paid by way of cheque no.380230, dated 31.03.2015 issued by HDFC Ltd., The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor / Owners 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 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 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 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

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SCHEDULED PLOT

All that piece and parcel of land bearing Plot No. 01, admeasuring about 187 sq. yds, along with semi-finished construction having a total built up area of 2020 sft, (built-up area 1790 sft + terrace area 109 sft + portico area 121 sft), in the project known as 'VILLAS AT SILVER CREEK' 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	Park
South	Plot No. 2
East	30' wide road
West	Neighbor's land

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. 

For MENTA & MODI HOMES

Partner

(Soham Modi)
VENDOR




VENDEE



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1361/12015.

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ANNEXTURE - 1 - A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No. 1, 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. (G+1)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 187 sq. yds,
4. Built up area Particulars:
- a) Portico & Terrance Area : 230 Sft
- b) In the Ground Floor : 935 Sft
- c) In the First Floor : 855 Sft
- Total Built up Area :** -----
2020 Sft

5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 37,50,000/-

Date: 08.04.2015

For MEHTA & MODI HOMES

Partner

Signature of the Executants

C E R T I F I C A T E

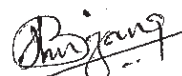
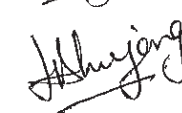
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 08.04.2015

For MEHTA & MODI HOMES

Partner

Signature of the Executants

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REGISTRATION PLAN SHOWING

PLOT NO. 1, FORMING A PART

IN SURVEY NOS.

74 & 75

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.**VENDOR:**

M/S. MEHTA AND MODI HOMES, REPRESENTED BY IT PARTNER

SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

BUYER:

1. MR. DEEPAK BHUJANG, SON OF DR. P. S. BHUJANG

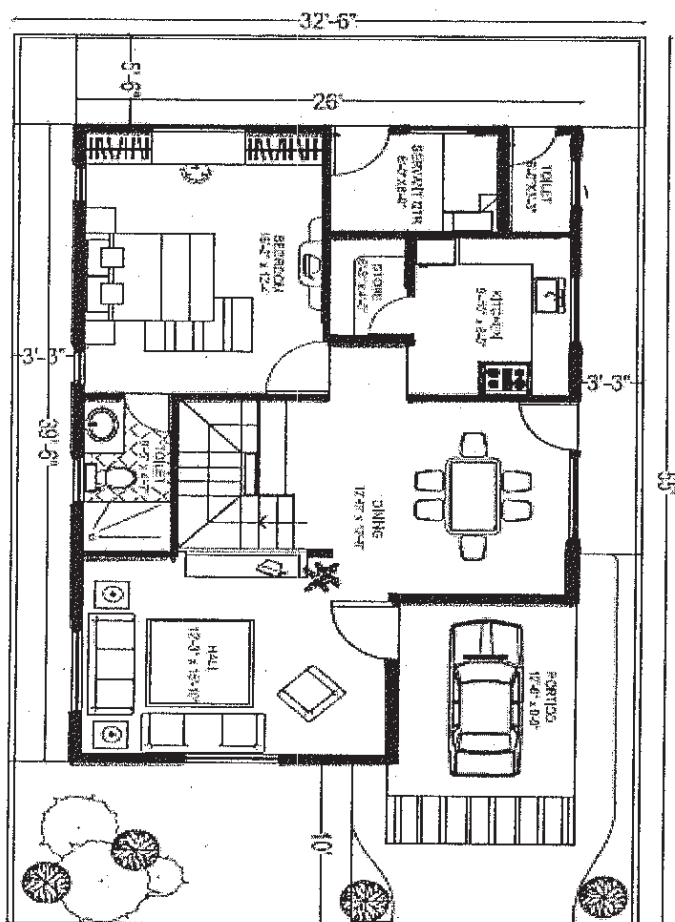
2. MRS. LAKSHMI BHUJANG, WIFE OF MR. DEEPAK BHUJANG

REFERENCE:**AREA:**

187

SCALE:**SQ. YDS.****INCL:****SQ. MTRS.****EXCL:**

Total built up area: 2020 Sft

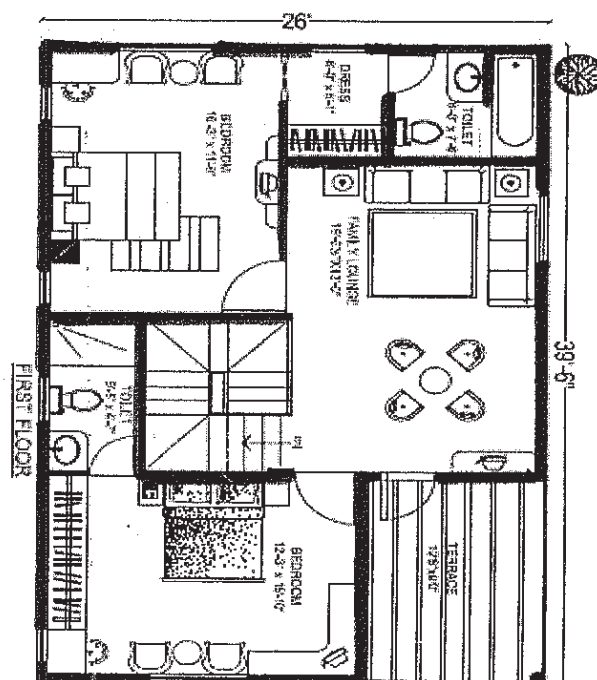


AREA OF GROUND FLOOR : 938.00 SFT.

AREA OF FIRST FLOOR : 551.00 SFT.

TOTAL BUILT UP AREA : 1790.00 SFT.

TERRACE AREA : 114.00 SFT.

**WITNESSES:**

1.

2.

For MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

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Shamirpet

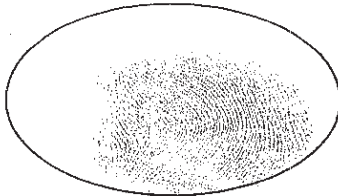


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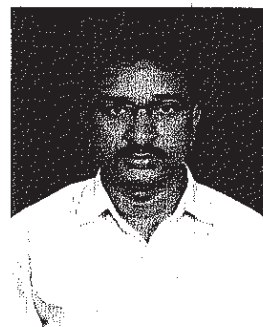
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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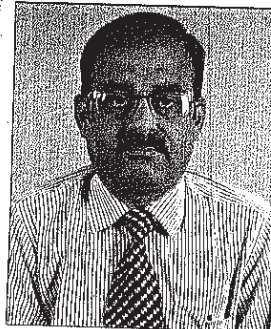
VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS
MR. SOHAM MODI
S/O. MR. SATISH MODI



GPA FOR PRESENTING DOCUMENTS, VIDE GPA NO. 190/IV/2012, Dated 10.12.2012:

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:

1. MR. DEEPAK BHUJANG
S/O. DR. P. S. BHUJANG
R/O. 58, MANIK SAI ENCLAVE
SAINIKPURI
SECUNDERABAD.
2. MRS. LAKSHMI BHUJANG
W/O. MR. DEEPAK BHUJANG
R/O. 58, MANIK SAI ENCLAVE
SAINIKPURI
SECUNDERABAD.



SIGNATURE OF WITNESSES:

- 1.
- 2.

FOR MEHTA & MODI HOMES

Partner
SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MEHTA AND MODI HOMES

20/08/2002
Permanent Account Number
AAJFM0647C

Signature



लार्ड पेन्सल 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, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh



FOR MEHTA & MODI HOMES

[Signature]
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



[Signature]

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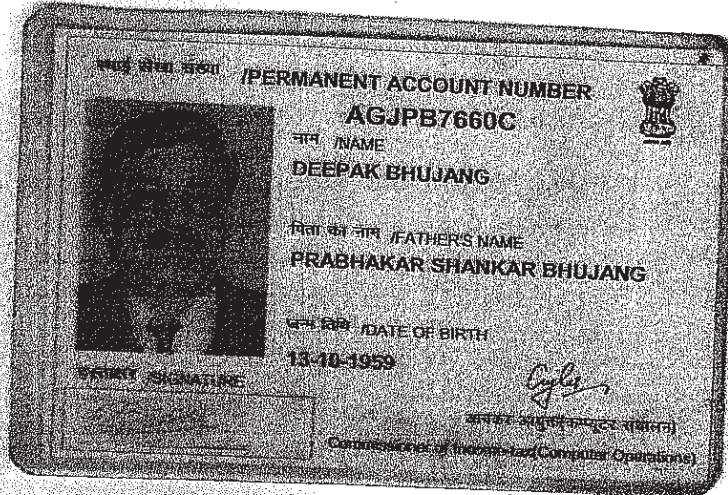
Joint SubRegistrar15
Shamirpet



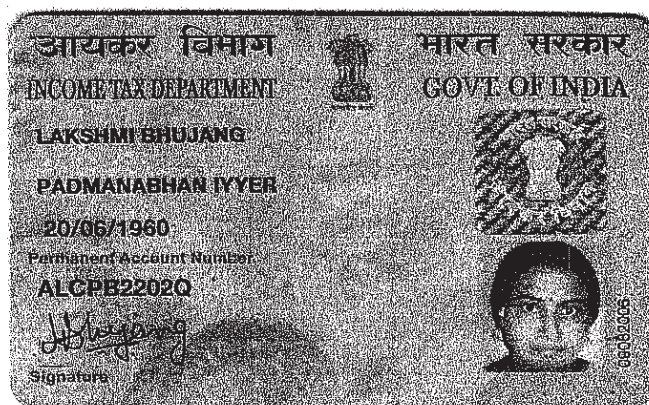
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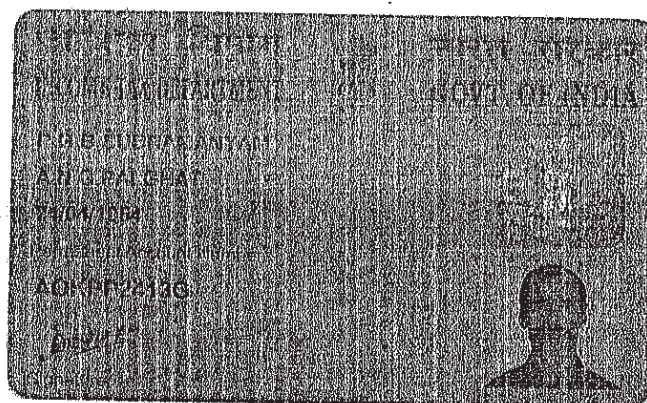
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NAKKA DHANANJAIH
N SWAMY
5-13-13
INDIRA NAGAR
A P H COLONY
MALKAJGIRI
RANGA REDDY - 500047

Signature

Issued On: 03/02/2015

Licensing Authority
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