

ORIGINAL

7398 దస్తావేజులు మరియు రుసుముల రశీదు
 నెం. 7398 M/S Mehta & Modi Homes Refy
 శ్రీమతి / శ్రీ B. Prabhakar Reddy SFA haldy
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sal		16/5		R
దస్తావేజు విలువ	3075000		11/8		Charlatelly
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	2934/15		Vat - 51250		
రిజిస్ట్రేషన్ రుసుము	15325		421694		
లోటు స్టాంపు (D.S.D.)					3/11
GHMC (T.D.)	122900				
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు	46125		633095		
5 x	1		11/8		
మొత్తం	184500				

(అక్షరాల)

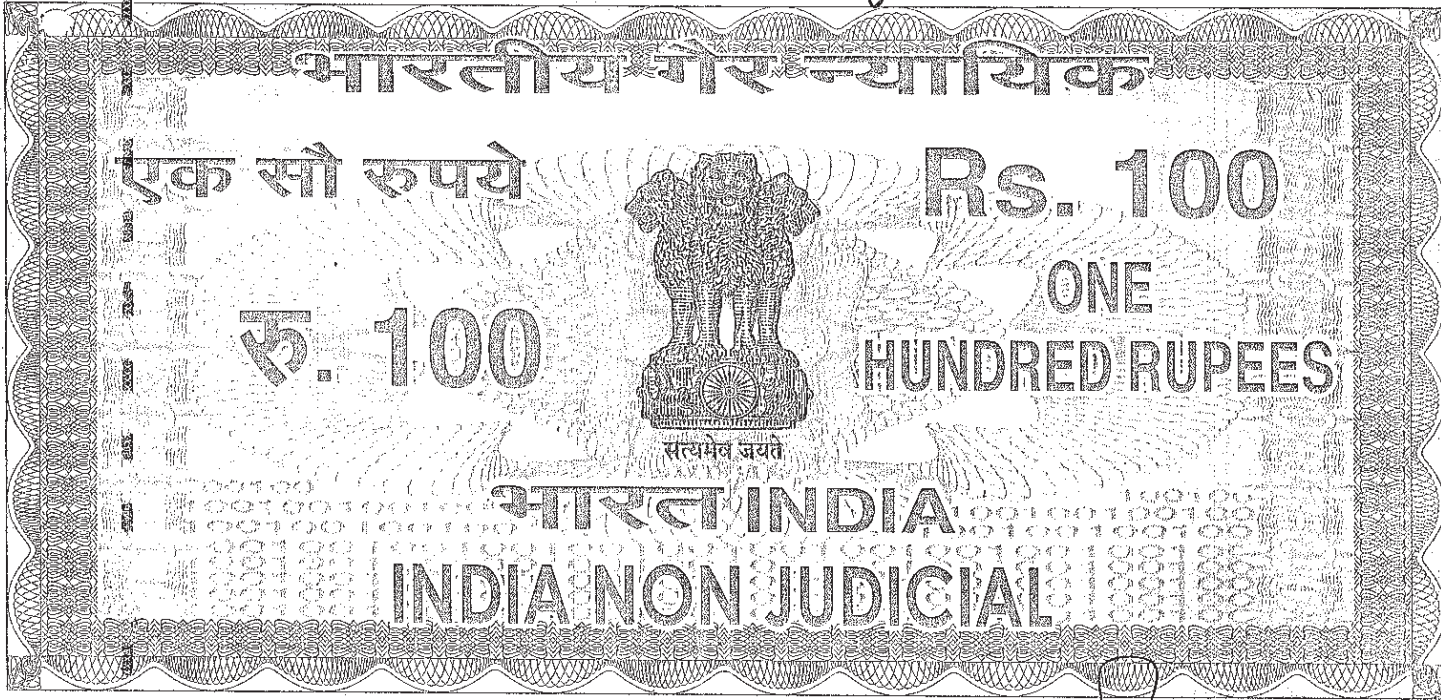
తేది 12/8
 వాచసు తేది

రూపాయలు మాత్రమే)

సహకార రిజిస్ట్రార్
 సహకార రిజిస్ట్రార్

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



తెలంగాణ తెలంగాణ TELANGANA

S.No. 5434 Date: 16-05-2015

Sold to: RAMESH

S/o. NARSING RAO

For Whom: MEHTA & MODI HOMES.

A 209657
K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 11th day of August 2015 at S. R.O., Kapra, Ranga Reddy District by and between:

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 45 years, Occupation: Business, hereinafter referred to as the 'Vendor'

AND

1. Smt. Sarojini L. Rohit, W/o. Dr. L. G. Rohit, aged about 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.

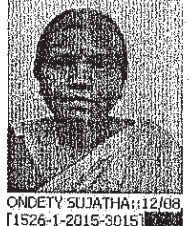
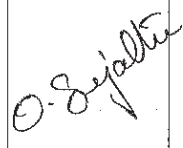
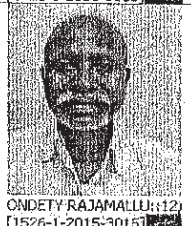
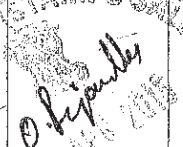
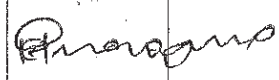
For MEHTA & MODI HOMES

Partner

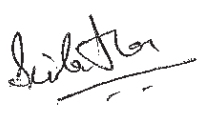
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15375/- paid between the hours of 2 and 3 on the 12th day of AUG, 2015 by Sri Soham Modi

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

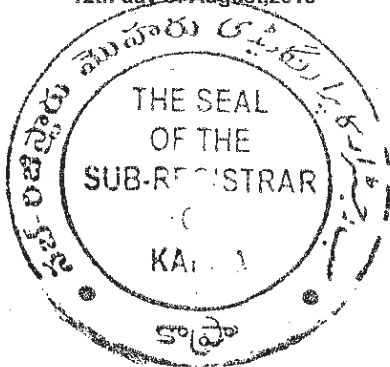
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			ONDETY SUJATHA W/O. ONDETY RAJAMALLU NC 121 8 INCLINE CLY, GODAVARIKHANI	
2	CL			ONDETY RAJAMALLU S/O. LATE.ONDETY NARSAIAH NC 121 8 INCLINE CLY, GODAVARIKHANI	
3	EX			REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, M.G.ROAD SECBAD	

Identified by Witness:

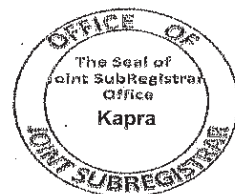
SI No	Thumb Impression	Photo	Name & Address	Signature
1			O.SWETHASRI R/O.NC-121,8 INCLINE CLNY GODAVARI KHANI KARIMNAGAR DIST.RAMAGUNDAM	
2			O.SRILATHA R/O.NC-121,8 INCLINE CLNY GODAVARI KHANI KARIMNAGAR DIST.RAMAGUNDAM	

12th day of August, 2015

Signature of Joint SubRegistrar8
Kapra



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Joint SubRegistrar8
Kapra

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.

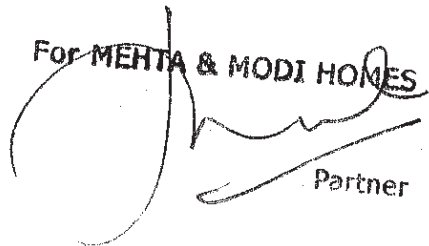
being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 45 years, the Partner / Authorized Representative of M/s. Mehta and Modi Homes who is the General Power of Attorney Holders by virtue of document no.204/BK-IV/10 dated 18.09.2010, registered at S.R.O., Uppal, Ranga Reddy District, hereinafter called the "Owners".

IN FAVOUR OF

1. Mr. Ondety Rajamallu, Son of Late Ondety Narsaiah, aged about 56 years, Occupation: Service
2. Mrs. Ondety Sujatha, Wife of Mr. Ondety Rajamallu, aged about 50 years, both are residing at NC 121, 8 Incline Colony, Godavarikhani, - 505 211, Karim Nagar Dist, 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

Endorsement: Stamp Duty, Tranfer 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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	169025	0	0	0	169125
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	15375	0	0	0	15375
User Charges	NA	95	0	0	0	95
Total	100	184495	0	0	0	184595

Rs. 169025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15375/- towards Registration Fees on the chargeable value of Rs. 3075000/- was paid by the party through Challan/BC/Pay Order No ,633095 dated ,11-AUG-15.

Date

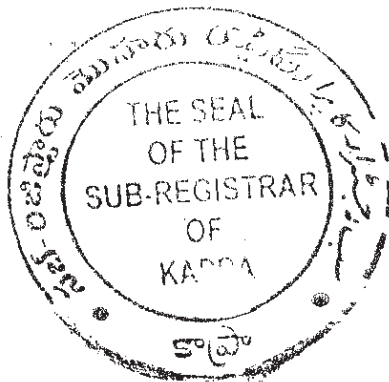
12th day of August,2015

Signature of Registering Officer

Kapra

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Joint SubRegistrar8
Kapra
Sheet 2 of 10

7వ పుస్తకము 2015 సం./ చ.వ. 1832వ
పు. 2934 నెంబరుగా రిజిస్టరు చేయబడి
క్యాపింట్ నిమిత్తం గుర్తింపు నెంబరు 1526
2934 / 2015 నా యంత్రాధిపతి
2015 సం. రిజిస్ట్రేషన్ నెం. 12 వ తీరి



Signature of the Sub-Registrar



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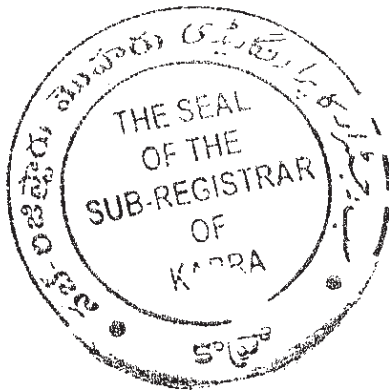
WHEREAS:

- 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 5.03.07 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 13 villas and the Vendor shall be entitled to 31 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 204/BK-IV/10, dated 18.07.10 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 MEHTA & MODI HOMES

Partner

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Joint SubRegistrar
Kapra



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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.18, admeasuring 173 sq. yds., along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 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.30,75,000/- (Rupees Thirty Lakhs Seventy Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

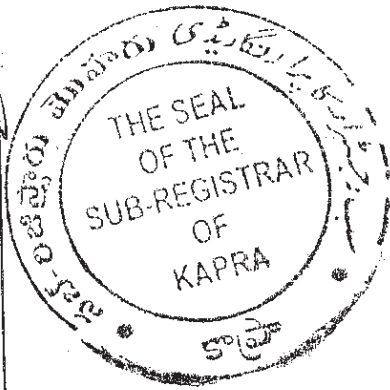
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.18, admeasuring 173 sq. yds. along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 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.30,75,000/- (Rupees Thirty Lakhs Seventy Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.30,00,000/- (Rupees Thirty Lakhs Only) paid by way of cheque no.540099, dated 31.07.2015 drawn on Axis Bank issued by Shriram Housing Finance Limited
 - ii. Rs.75,000/- (Rupees Seventy Five Thousand Only) (Part Payment) paid by way of cheque no.020958, dated 22.07.2015 drawn on HDFC Bank, Ramagundam Branch, Ramagundam, Telangana.
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

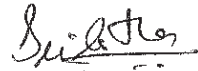
All that piece and parcel of land bearing Plot No. 18, admeasuring about 173 sq. yds., along with semi-finished construction having a total area of 1835 sft., (built-up area 1605 sft + terrace area 109 sft + portico area 121 sft) in the project known as 'Villas At Silver Creek' forming part of Sy. Nos.74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

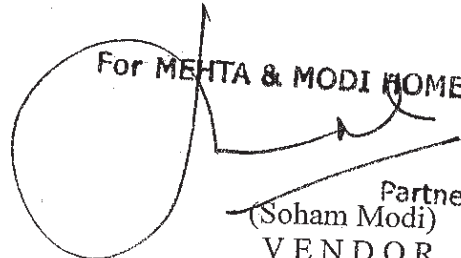
North	30' wide road
South	Villa No. 19
East	30' wide road
West	Villa No. 8

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 MEHTA & MODI HOMES
Partner
(Soham Modi)
VENDOR


VENDEE
O. Sujatha

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Joint SubRegistrar

Kapra



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ANNEXTURE - 1 - A

1. Description of the Building

: All that piece and parcel of bungalow on bearing Plot No. 18, 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

: 230 Sft

b) In the Ground Floor

: 811 Sft

c) In the First Floor

: 794 Sft

Total Built up Area :

1835 Sft

5. Annual Rental Value

: ---

6. Municipal Taxes per Annum

: ---

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

: Rs. 30.75,000/-

Date: 11.08.2015

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.

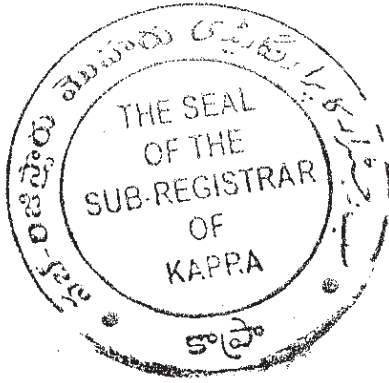
Date: 11.08.2015

For MEHTA & MODI HOMES

Partner

Signature of the Executants

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Joint SubRegistrar
Kappa



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REGISTRATION PLAN SHOWING

PLOT NO. 18, 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. ONDETY RAJAMALLU, SON OF LATE ONDETY NARSAIAH

2. MRS. ONDETY SUJATHA, WIFE OF MR. ONDETY RAJAMALLU

REFERENCE:
AREA:

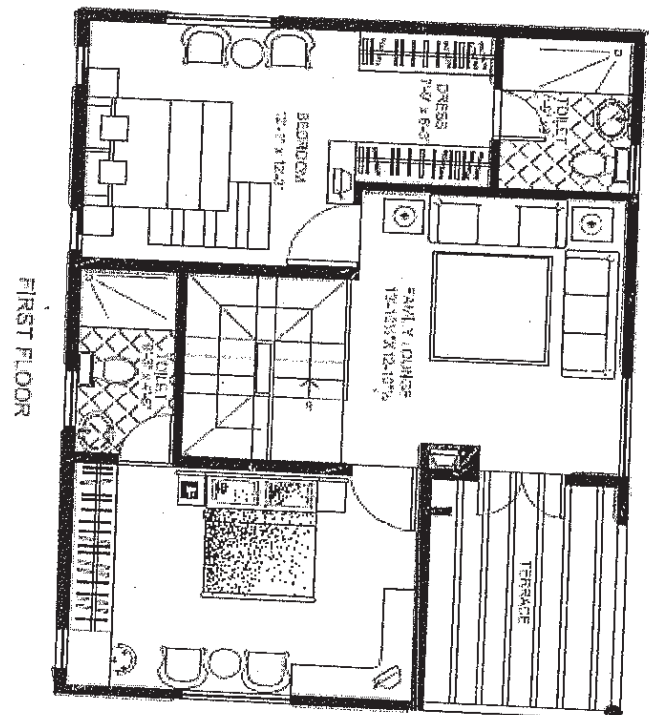
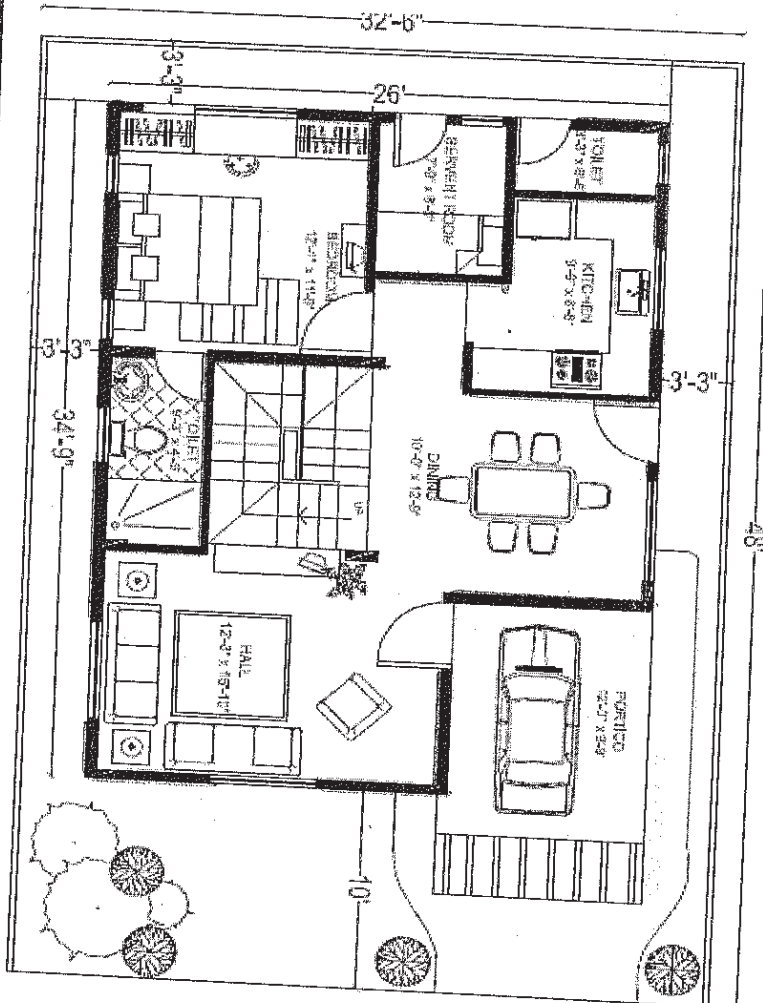
173

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



GROUND FLOOR

AREA OF GROUND FLOOR : 811.00 SFT.

AREA OF FIRST FLOOR : 794.00 SFT.

TOTAL BUILT UP AREA : 1605.00 SFT.

TERRACE AREA : 109.00 SFT.

PORRITICO AREA : 121.00 SFT.

WITNESSES:

1. *[Signature]*
2. *[Signature]*

For MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

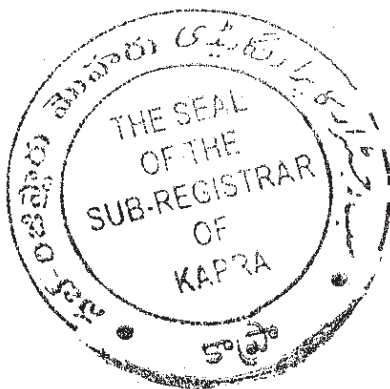
SIG. OF THE BUYER

Bk-1, CS No 3015/2015 & Doct No

9934/2015 Sheet 7 of 10

Joint Sub Registrar

Kapra

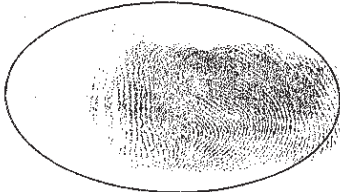


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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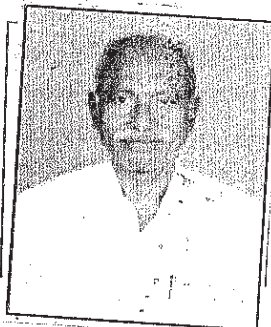
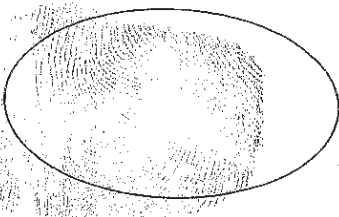
VENDOR:

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



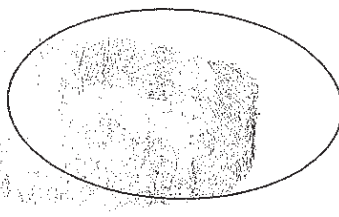
GPA FOR PRESENTING DOCUMENTS, VIDE GPA NO. 190/IV/2012, Dated 10.12.2012:

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. ONDETY RAJAMALLU
S/O. LATE ONDETY NARSAIAH
R/O. NC 121
8 INCLINE COLONY
GODAVARIKHANI, - 505 211
KARIM NAGAR DIST.



2. MRS. ONDETY SUJATHA
W/O. MR. ONDETY RAJAMALLU
R/O. NC 121
8 INCLINE COLONY
GODAVARIKHANI, - 505 211
KARIM NAGAR DIST

SIGNATURE OF WITNESSES:

1.

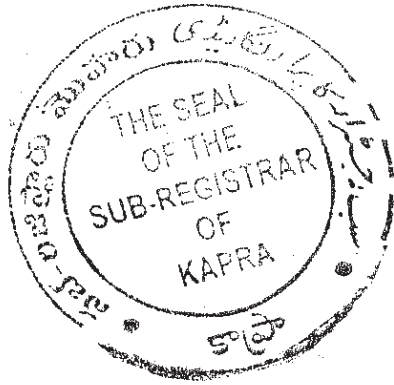
2.

For MEHTA & MODI HOMES

Partner
SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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2734/2015. Sheet 8 of 10 Joint SubRegistrar
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సమాచార సంఖ్య / Enrollment No. 10949101601635

02/07/2013

To
Ondeti Rajamallu
జంబేటి రాజమల్లు
S/O: Narasiah
Q NO NC-121
Venkatarao pally
8 incline colony
Gv8incline
Gv8incline
Karim Nagar
Andhra Pradesh - 505211
8946185903

KL164522798FT
16452279



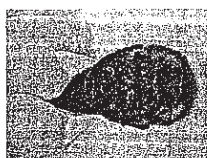
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
3384 1669 4402

ఆధార్ - సామాన్యని హక్కు



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జంబేటి రాజమల్లు
Ondeti Rajamallu



పుట్టిన తేదీ / Year of Birth: 1998
వయస్సు / Male

3384 1669 4402



ఆధార్ - సామాన్యని హక్కు

అధికారి

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సమాచార సంఖ్య / Enrollment No. 10949101601636

03/06/2013

To
Ondeti Sujatha
జంబేటి సుజాత
W/O: Ondeti Rajamallu
Q NO NC-121
Venkatarao pally
8 incline colony
Gv8incline
Gv8incline
Karim Nagar
Andhra Pradesh - 505211
8946185903

KL315097659FT
31509763



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
8292 3413 2495

ఆధార్ - సామాన్యని హక్కు



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జంబేటి సుజాత
Ondeti Sujatha



పుట్టిన తేదీ / Year of Birth: 1995
వయస్సు / Female

8292 3413 2495



ఆధార్ - సామాన్యని హక్కు

అధికారి

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సమాచార సంఖ్య / Enrollment No. 10-1-243

ప్రతిదాని నివేదికలు
ఉత్తర రాష్ట్రం, రాంపల్లి,
43. వేల్పూరు జిల్లా
భారత ప్రభుత్వం

భారత ప్రభుత్వం
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సమాచార సంఖ్య / Enrollment No. 10-1-243
ప్రతిదాని నివేదికలు
ఉత్తర రాష్ట్రం, రాంపల్లి,
43. వేల్పూరు జిల్లా
భారత ప్రభుత్వం

4393 0307 1619

భారత ప్రభుత్వం
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సమాచార సంఖ్య / Enrollment No. 10-1-243
ప్రతిదాని నివేదికలు
ఉత్తర రాష్ట్రం, రాంపల్లి,
43. వేల్పూరు జిల్లా
భారత ప్రభుత్వం

1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

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Government of India

స్వేతా శ్రీధర్
Swetha Sriardeti
పుట్టిన తేదీ / DOB : 17/05/1998
వయస్సు / Female

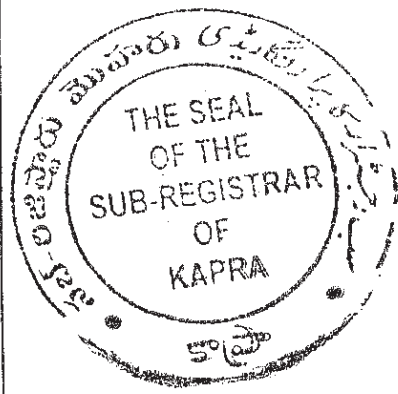


4393 0307 1619

ఆధార్ - సామాన్యని హక్కు

అధికారి

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2934/2015. Sheet 9 of 10
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Kapra



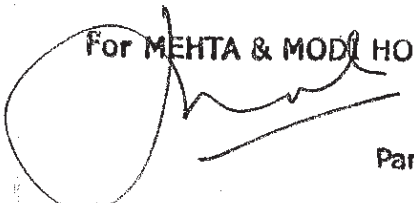
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VENDOR:

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

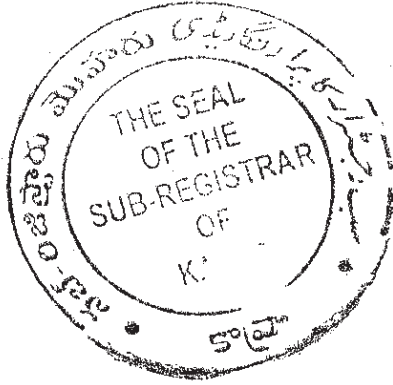
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM0725H
नाम / NAME	SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH	18-10-1969
हस्ताक्षर / SIGNATURE	
Chief Commissioner of Income Tax, Andhra Pradesh	

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	



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734/2015. Sheet 10 of 10 Joint SubRegistrar
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