

MEHTA & MODI HOMES

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This Sale Deed is made and executed in this the day of May 2009 at Secunderabad by and between:

MS. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MR. SUDHIR U. MEHTA, SON OF LATE SHRI. UTTAMLAL MEHTA aged about 53 years, reading at Plot No. 20, Bapu Bagh Colony, P. G. Road, Secunderabad - 500 003, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Partner:

FOR MEHTA & MODI HOMES

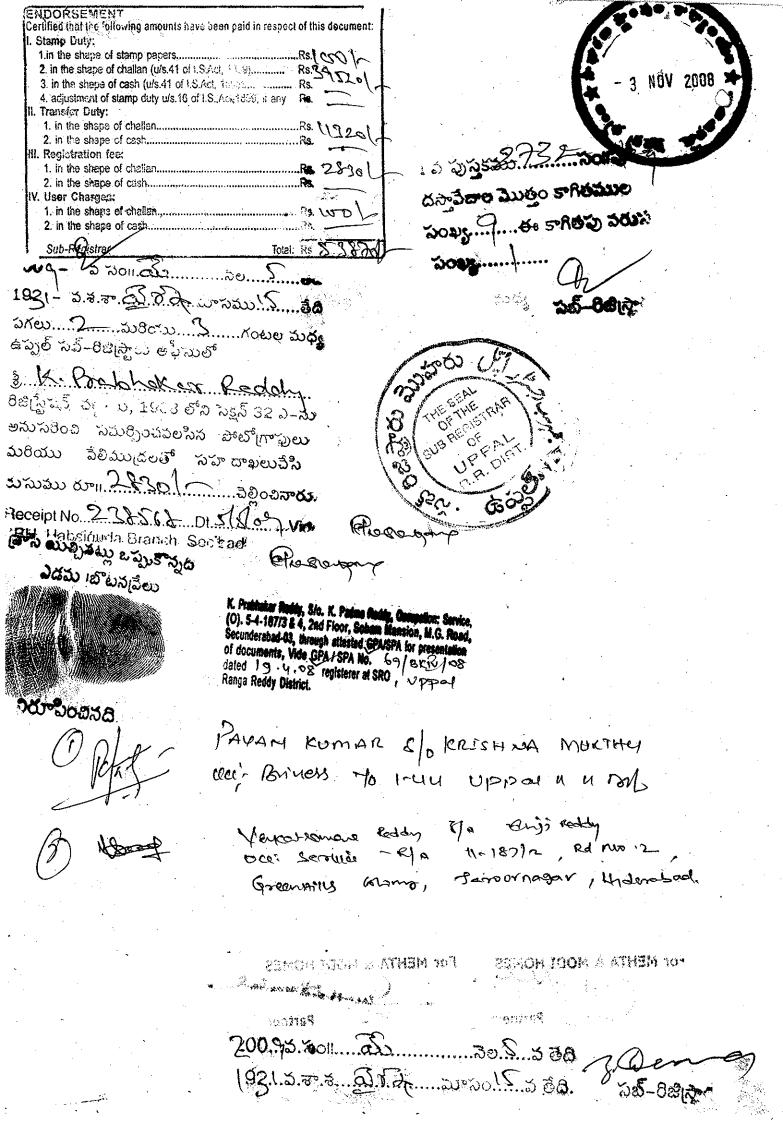
**Partner** 

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#### WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

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Sl.	Sale Deed ·	Dated	Extent of
No.	Doc. No.		Land
1.	10661/2005**	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

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.	Sale Deed	Dated	Extent of
No.	Doc. No.		Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh have executed a GPA in favour of the Developer bearing no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40, 41, 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.

FOR MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

Page-2 -

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> AAN No. 31 000000 per of 8.8.0. Unper

- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The Vendor is desirous of developing the balance land for which building permission from HUDA is yet to be obtained.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 322 admeasuring 283 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 5,66,000/- (Rupees Five Lakhs Sixty Six 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:

- The Vendor do hereby convey, transfer and sell the Plot No. 322 admeasuring 283 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot 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. 5,66,000/-(Rupees Five Lakhs Sixty Six Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that Scheduled Plot 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 Plot.
- 3. The Vendor further covenant that the Schedule Plot 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 Plot 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 Plot, the Vendors shall indemnify the Vendee fully for such losses.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 Plot 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 Plot 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. S3,770/- is paid by way of challan No. (->38168 dated os. 05.09, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

**Partner** 

For MEHTA & MODI HOMES

**Partner** 

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SOUGHT ENGLY SOUND PORTS ASSETS AND SOUND PORTS AND SOUND PORT

### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 322 admeasuring about 283 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North South

Plot No. 321

South

Plot No. 323

East

30' wide road

West

Sy.No.34(Open 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. VIII VESO:

2.

FOR MEHITA & MODI HOMES

Partner

(Soham Modi) VENDOR

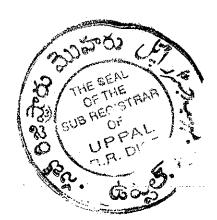
FOR MEHTA & MODI HOMES

Partner

(Suresh U Mehta) V E N D O R

VENDEE

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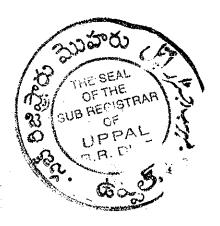
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RESTRATION	PLAN SHOWING				
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	CHERLAPALLY	., .,	IATKESAR		idal, R.R. Dist.
/ENDOR:	M/S. MEHTA 8	MODI HOMES, REP	RESENTED BY ITS	PARTNERS	
·····	1. MR. SOHAM	MODI, SON OF SRI	SATISH MODI		
	**	SH U. MEHTA, SON O		NLAL MEHTA	
BUYER:	MR. SUDHIR	U. MEHTA, SON OF I	ATE SHRI. UTTAN	ILAL MEHTA	
REFERENCE: AREA:	SCALE: 283 SQ. YDS.	INCL: SQ. MTRS.		EXCL:	
				N <b>♦</b>	•
	Pl	ot No. 321		•	
Sy. No.	65	5'-8"		<u>ა</u>	
Sy. No. 34 (Open Land	Plot 1	No. 322	32'-6"	30' wide road	
ind)		71'-1"			
VITNESSES:		Plot No. 323	HOMES Partner	FOR MEHTA & N	Partner THE VENDOR

SIGN. OF THE BUYER

36-0817



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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 -

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

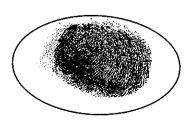




VENDOR:

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

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





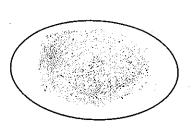
2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003





GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 69/BKIV/2008 Dt: 19.04.2008:

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





BUYER:

MR. SUDHIR U MEHTA, SON OF LATE SHRI. UTTAMLAL MEHTA R/O. PLOT NO. 20, BAPU BAGH COLONY, P. G. ROAD, SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

FOR MEHTA & MODINHOMES

**Partner** 

FOR MEHTA & MODI HOMES

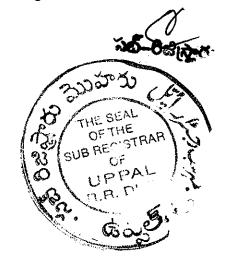
SIGNATURE OF EXECUTATOR

stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

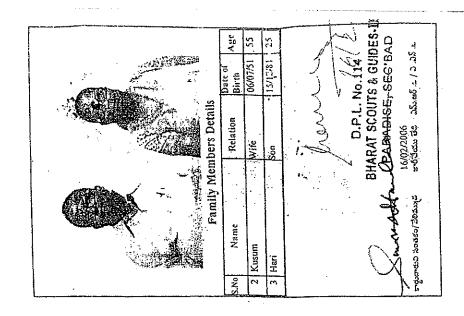
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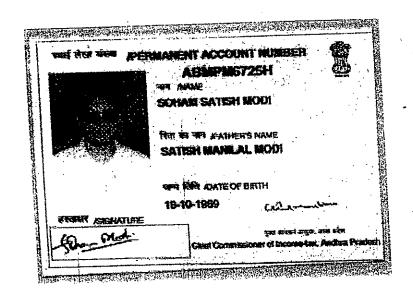
SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER



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आयकर विमान (INCOMETAX DEPARTMENT)
PRABHAKAR REDDY K
PADMA REDDY KANDI.
15/01/1974
Permilment Account Number AWSPPatrole





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हाके दुरास, भारत गणराज्ञ के राज्यों के जाग था. जन मन में निनक्ष इस बात से सरिकार हो, गढ़ धार्मना पंत्र अभेवा की जाती है कि ने सरक को बिना रिक-टोक, अग्वादी से अपने-जाने दें, और उसे हर तरह की ऐसी महायता और सुत्त्री यदान को बिताकी उसे आगरपकता हो !

Thereader are to request and require in the name of the president of the returned of india all those whom it may concern to allow thereaser fyelly without letor hindrance, and to appoin him on herie every absertance and protection of which his on bit and the protection of which his on bit was than in need.

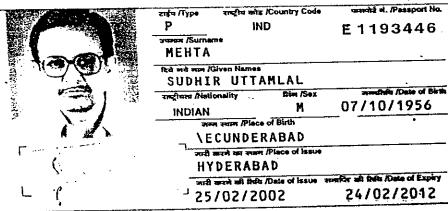
महत गणहाज के राष्ट्रपति के आदेश से दिया गया by ondern of this president of this republic of india



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## भारत गणराज्य REPUBLIC OF INDIA



THE SEAL OF THE SUB REGISTRAR OF UP PAL Q.R. DICT



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