

4071

95/05

2976/05

100Rs.

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

& No. 6534 Date 28/7/05 Rs. 100/-
 Sold to Ashish - P. Modi
 S/o Pramo d. M. Modi
 For Whom sell sel - BAD

07AA 268850
LEELA G. CHIMALGI
 STAMP
 L. No. 159
 5-4-76/A
SECUNDER

SALE DEED

This Sale Deed is made and executed on this the 29th day of July 2005 at Hyderabad by:

SMT. DIVYA AJITH SUNDARESH, WIFE OF **SRI AJITH SUNDARESH**, aged about 38 years, residing at Plot No. 1211, Road No. 60, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the “**VENDOR**” (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

SRI ASHISH P. MODI, SON OF **SHRI PRAMOD M. MODI**, aged about 37 years, Occupation: Business, residing at 1-8-165, 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).

Divya Saprol



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. NO. 6535 Date 28/10/05 Rs. 100/-
 Sold to Ashish. P. Modi
 S/o Pramod. M. Modi
 For Whom self 20-BAD

07AA 268851
 LEELA G. CHUMALGI
 STAMP
 L No. 15/9
 5-4-16/A
 SECUNDED

WHEREAS:

1. The Vendor is the absolute owner and possessor of the part of land bearing plot no. 23, admeasuring 360 Sq. Mtrs. (20 Mtrs. x 18 Mtrs.) equivalent to 430.60 sq. yds., together with a building area of about 100 sft. forming a part of Plot No. 23, of the HUDA Enclave, in Village Shaikpet, Golkonda Mandal, Hyderabad District covered by MCH Ward No. 8, Block No. 2, by virtue of a registered Partition Deed dated 6th June 2003, registered as document no. 1923/2003, with the office of the Sub-Registrar, Banjara Hills. The property hereinafter is referred to as the Scheduled Plot and is more particularly described at the foot of this document and in the plan enclosed herewith.
2. The Vendor and Sri Pramod M. Modi have originally purchased a plot admeasuring 800 Sq. Mtrs. (956.80 sq. yds.) jointly as co-owners under a Sale Deed dated 29th March, 1997 from the Estate Officer, Hyderabad Urban Development Authority in the open auction. This sale deed was registered as document no. 682/97 with office of Sub-Registrar, Banjara Hills.
3. The Vendor and the said Sri Pramod P. Modi subsequently partitioned the plot admeasuring 800 Sq. Mtrs. (956.80 sq. yds.) under a Partition Deed dated 6th June 2003 which is referred to herein above. Accordingly the Vendor herein became the absolute owner of the Scheduled Plot and the said Sri Pramod P. Modi became the absolute owner of the balance area of 440 Sq. Mtrs. (526.20 sq. yds.).
4. The Vendee is desirous of purchasing the Scheduled Plot for a consideration of **Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only)** and the Vendor is desirous of selling the same on the following terms and conditions:

Durga Sreedhar



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl/No 6536 Date 28/7/05 Rs 100/-

Sold to Ashish P. Modi

S/o Pramod - M. Modi

For Whom Self Sec-BAD

07AA 268852

LEELA G. CHIMALGI

STAMP

L. No: 13

5-4-76/A



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the part of land bearing plot no. 23, admeasuring an area of 360 Sq. Mtrs. (20 Mtrs. x 18 Mtrs.) equivalent to 430.60 sq. yds., together with a building area of about 100 sft. forming a part of Plot No. 23, of the HUDA Enclave, T. S. No. 2(P) and 3(P), Block-D, Ward No. 9 and T. S. No. 1(P), Block-F, Ward No. 9 of Shaikpet Village, Golkonda Mandal, Jubilee Hills, Hyderabad District covered by MCH Ward No. 8, Block No. 2, which is hereinafter 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. 57,00,000/- (Rupees Fifty Seven Lakhs Only)**. The Vendor hereby admit and acknowledge the receipt of the said consideration having received the same in the following manner:
 - a. Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) received by way of Cheque No. 689479, dated 09/07/05, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.
 - b. Rs. 8,00,000/- (Rupees Eight Lakhs Only) received by way of Cheque No. 127474, dated 09/07/05, drawn on Syndicate Bank, Jeera Branch, Secunderabad.
 - c. Rs. 27,00,000/- (Rupees twenty seven lakhs only) received by way of Cheque No. 689482 dated 27/07/05, drawn on HDFC Bank, S.P. Road Branch, Secunderabad
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to her by virtue of registered sale deed & partition deed referred to herein in the preamble of this Sale Deed and has absolute right, title and interest in respect of Scheduled Plot.

Durga Saprol



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

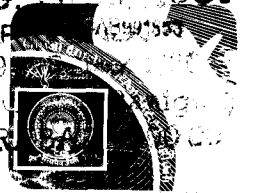
6. No. 6537 Date 28/10/05 Rs. 100/-

Sold to Ashish P. Modi

S/o Pramod. M. Modi

Per Whom Self Sec-B/AD

07AA 268853
LEELA G. CHIMMATGI
STAMP
L No 13/9
5-4-20/A
SECUNDER



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 has on this day delivered vacant peaceful possession of Scheduled Plot to the Vendee. The Vendor has transferred all rights, title, easement and interest in favour of 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 Vendee shall hereafter enjoy the scheduled property as absolute owner without any interruption or disturbance either from the Vendor or any other person or persons claiming through or under them, and if any valid claim may raise from any corner, the Vendor at her own expense shall make good such claims and assure the Vendee quiet and peaceful enjoyment of the Scheduled Plot.
7. The Vendor hereby covenants that she has 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.
8. Stamp duty and Registration amount of Rs. 5,41,000/- (Rupees Five Lakhs Forty One Thousand Only) paid by way of challan No. 833061, dated 28.07.2005, drawn on State Bank of Hyderabad, S. R. Nagar Branch, Hyderabad.

Dr. V. S. Rao



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. NO. 6538 Date 28/10/05 Rs. 100/-
 Sold to Ashish - P. Modi
 S/o Pramod - M. Modi
 For Whom Self Sec-13 780

LEELA G. 07AA-268854
 STAMP
 L No. 5-4-76
 SECUNDER

SCHEDULED PLOT

ALL THAT PART OF OPEN LAND forming a part of Plot No. 23, admeasuring 360 Sq. Mtrs (20 Mtrs x 18 Mtrs.) equivalent to 430.60 Sq. Yds. along with a building of about 100 Sft., situated at H. U. D. A Enclave, T. S. No. 2(P) and 3(P), Block No. D, Ward No. 9 and T. S. No. 1(P), Block No. F, Ward No. 9 of Shaikpet Village, Golkonda Mandal, Jubilee Hills, Hyderabad District covered by MCH Ward No. 8, Block No. 2, marked in red in the plan annexed hereto, bounded on:

NORTH	: Part of Plot No. 23 belonging to Sri Pramod M. Modi
SOUTH	: Plot No. 24
EAST	: 12 Meters Wide Road
WEST	: Part of Plot No. 23 belonging to Sri Pramod M. Modi

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. Sunawal
(S.K. GANAWAL)
2. Nirav Modi
(NIRAV MODI)

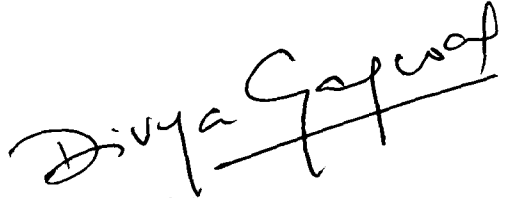
Divya Ajith Sundaresh
(Divya Ajith Sundaresh),
VENDOR.

Ashish P. Modi
(Ashish P. Modi),
VENDEE.

ANNEXTURE-1-A

1. Description of the Building : Forming a part of plot no. 23, of the H.U.D.A. Enclave in T. S. No. 2(P) and 3(P), Block No. D, Ward No. 9 and T. S. No. 1(P), Block No. F, Ward No. 9 of Shaikpet Village, Golkonda Mandal, Jubilee Hills, Hyderabad, Covered by MCH Ward No. 8, Block No. 2.
- (a) Nature of the roof :
(b) Type of Structure :
2. Age of the Building :
3. Total Extent of Site : 430.60 Sq. Yds. (or) 360 Sq. Mtrs.
4. Built up area particulars : 100 Sft.
(a) Cellar, Parking Area :
(b) In the Ground Floor :
(c) In the First Floor :
(d) In the Second Floor :
(e) In the Third Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : 57,00,000/-

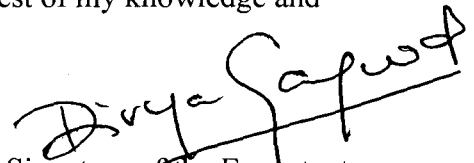
Date: 29/07/2005

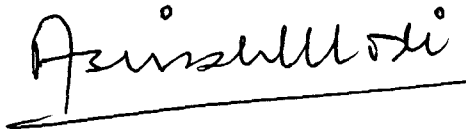

Signature of the Executant

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: 29/07/2005


Signature of the Executant

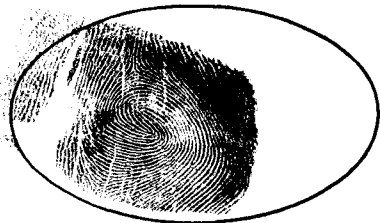


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

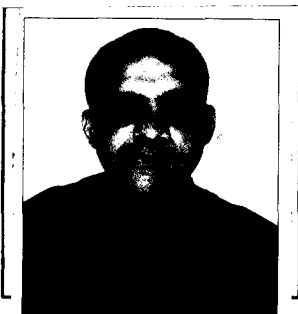
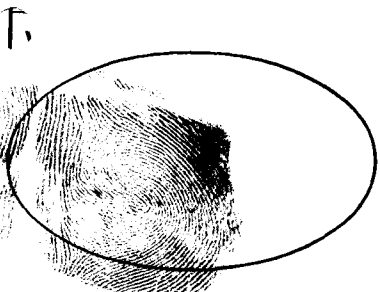
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



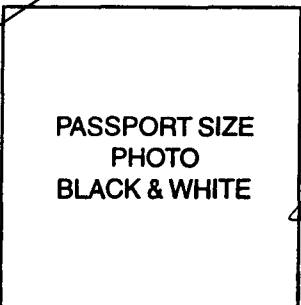
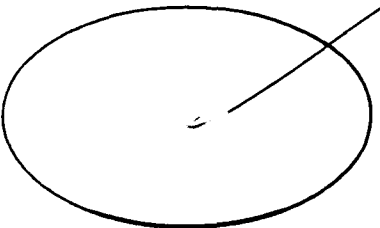
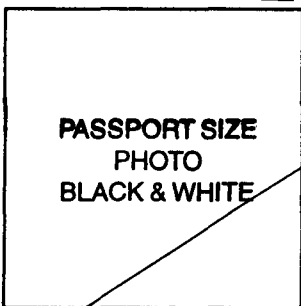
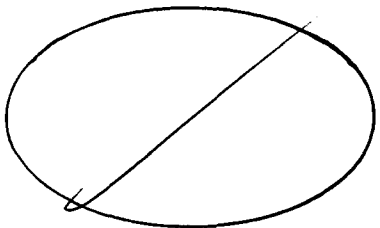
VENDOR:-

MRS. DIVYA AJITH SUNDARESH
W/O. MR. AJITH SUNDARESH
R/o. Plot No. 1211, Road No. 60,
Jubilee Hills, HYDERABAD-034



PURCHASER:-

MR. ASHISH P. MODI
S/o. MR. PRAMOD .M. MODI
R/o. 1-8-165, P.G. Road,
Sec' Bad - 003.



SIGNATURE OF WITNESSES :

- Sumaywal
(S.K. BANAWAL)
- Ashish Modi
(NIRAV MODI)

Divya Sundaresh

SIGNATURE OF THE EXECUTANT'S

Ashish Modi

LOCATION MAP

WITNESSES:

- Sumaywal
(S.K. BANAWAL)
- Ashish Modi
(NIRAV MODI)

Divya Sundaresh

SIG. OF THE VENDOR

Ashish Modi

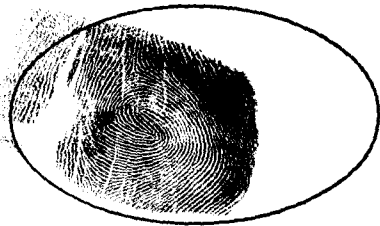
SIG. OF THE VENDEE

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

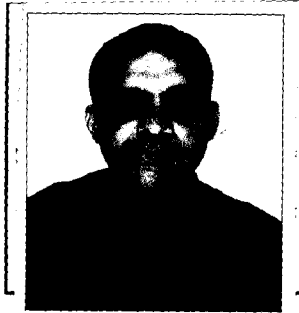
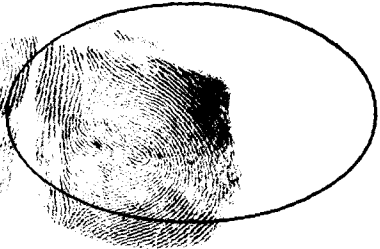
SI.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

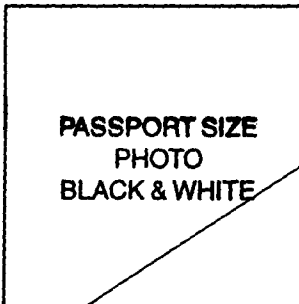
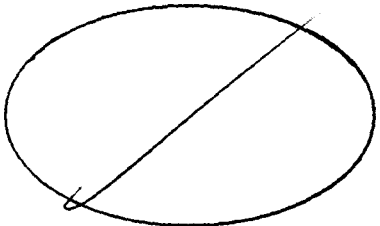
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



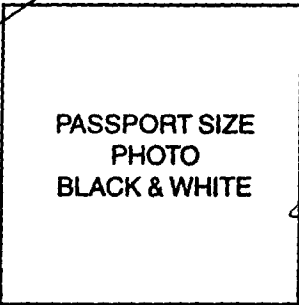
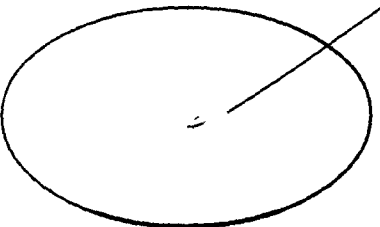
VENDOR:-
MRS. DIVYA AJITH SUNDARESH
W/o. MR. AJITH SUNDARESH
R/o. Plot No. 1211, Road No. 60,
Jubilee Hills, HYDERABAD-034



PURCHASER:-
MR. ASHISH P. MODI
S/o. MR. PRAMOD .M. MODI
R/o. 1-8-165, P.G. Road,
Sec' Bad - 003.



PASSPORT SIZE
PHOTO
BLACK & WHITE



PASSPORT SIZE
PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES :

1. Sumanwar (S.K. Sumanwar)
2. Modi (Nirav Modi)

Divya Sundaresh
SIGNATURE OF THE EXECUTANT'S
Nirav Modi

REGISTRATION PLAN SHOWING

FORMING A PART OF PLOT NO. 23 OF THE H.U.D.A. ENCLAVE

IN T. S. NO. 2(P) & 3(P), BLOCK NO. D., WARD NO. 9 AND T. S. NO. 1(P), BLOCK NO. F, WARD NO. 9

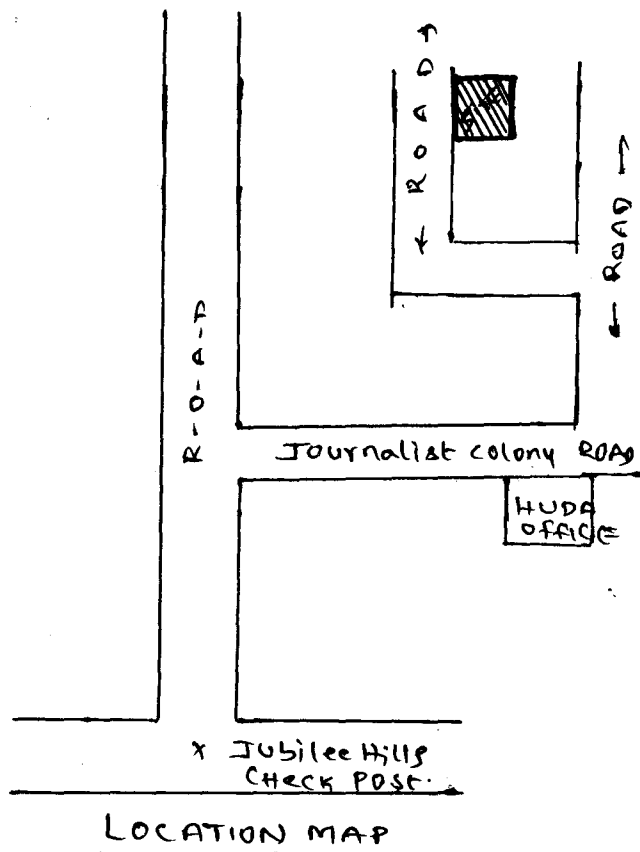
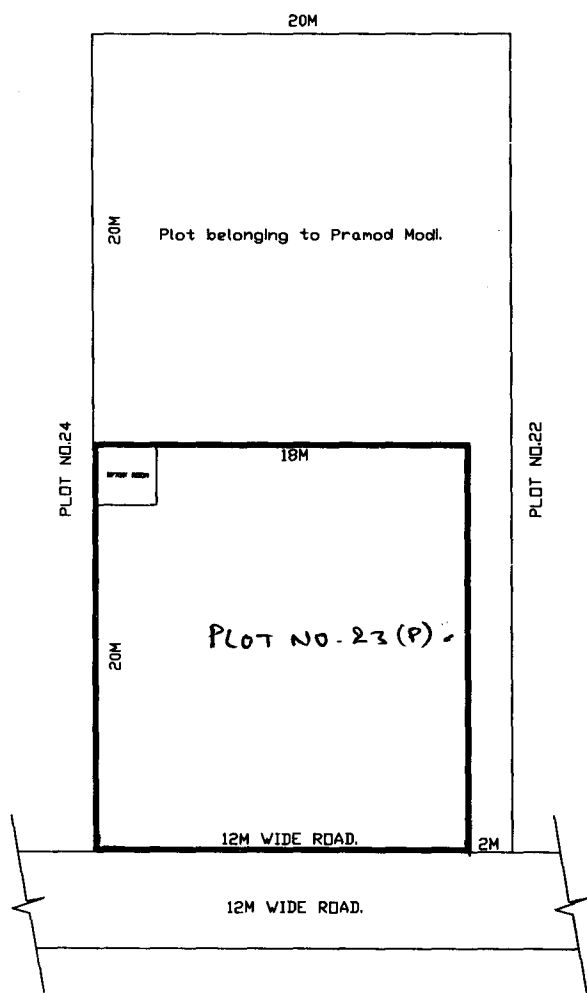
Situated at SHAIKPET VILLAGE, GOLKONDA **Mandal, Hyderabad.**

VENDOR: SMT. DIVYA AJIT SUNDARESH, WIFE OF SRI AJIT SUNDARESH

VENDEE: SRI ASHISH P. MODI, SON OF SRI PRAMOD M. MODI

REFERENCE: **SCALE:**
AREA: 430.60 **SQ. YDS. OR** 360

INCL: **EXCL:**
SQ. MTRS.



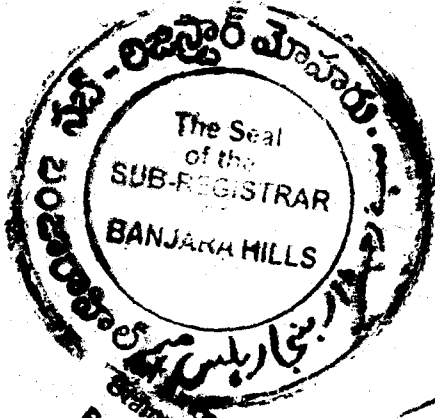
WITNESSES:

1. Sunaywal
(S.K. ANEVAL)
2. Ashish Modi
(NIRAV MODI)

Divya Suresh
SIG. OF THE VENDOR

Ashish Modi
SIG. OF THE VENDEE

2976/05 నంబూరి
 8 వ గ్రామ పంచాయతీ
 మంజూరి
 సబ్-రెజిస్ట్రార్



Stamp Duty Paid
 Rs. 14,250/-
 Receipt No. Dated: 20/3/05
 SEC. BAD
 8 JUL 2005

2005 వ సం. 1927 వ. శా. రెవెన్యూ సా. సం. 8 వ తేదీ
 పగలు 3 మరియు 4 గంటల మధ్య
 బంజారా హిల్స్, హైదరాబాద్ లో
 Divya Ajith Sundaresh
 చట్టబద్ధ నియంత్రణ కింద ఉన్న
 అనుబంధాల సమర్పించిన అనుబంధాలు
 గురించి వేరొకరు వలెనే నా దాఖలు చేసి
 రూ. 14,250/- చెల్లించారు.

శ్రీ Divya Ajith Sundaresh
 విడుదల చేస్తున్నాను

Divya Ajith Sundaresh
 Divya Ajith Sundaresh

Smt. Divya Ajith Sundaresh, w/o. Mr. Ajith
 Sundaresh, Plo. Plot No. 1211, Road No. 60,
 Jubilee Hills, Hyderabad.
 Ashish Modi

Mr. Ashish P. Modi s/o. Mr. Pramod M. Modi
 Occ: Ruler - Plo. 1-8-165, P.G. Road,
 Sec Bad - 003.



విడుదల చేస్తున్నాను

విడుదల చేస్తున్నాను

- 1) Sunaywal
 (S.M. & ANEWAL) s/o Gairudu Lal Gaywal, Plot-1211,
 Rd. 60. Jubilee Hills. Hud. 33
- 2) Ashish Modi
 (NIRAV MODI s/o PRAMOD MODI
 1-8-165 PRANDERGHAST ROAD SECUNDERABAD-500003)

2005 వ సం. 1927 వ. శా. రెవెన్యూ సా. సం. 8 వ తేదీ
 పగలు 3 మరియు 4 గంటల మధ్య

సబ్-రెజిస్ట్రార్

2976/05 నంబర్
 మొత్తం 8
 మంబ్య 2
 నం. 2976/05

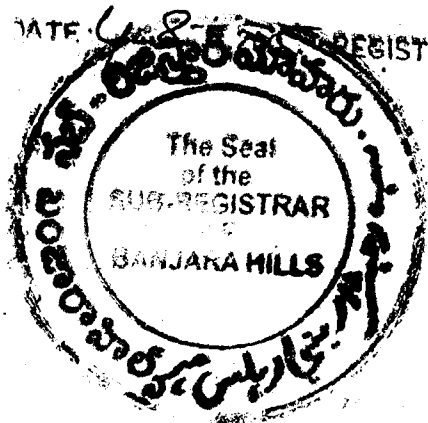
2005 FOR
 18 JUL 2005
 VC-SEC-BAD
 2005 FOR SCANNING

endorsement under section 41 and 43 of Act
 11 of 1892.
 I hereby certify that the stamp duty of
 Rs. 398400/-
 has been levied in respect of the instrument
 from Durga Akh Sulekaly
 on the basis of agreed market value of
 Rs. 570000/-
 being higher than the registration

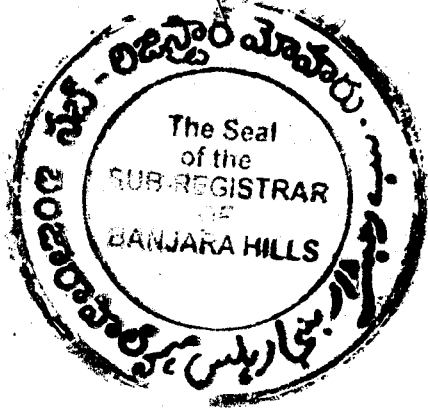
Collector Under Indian Stamp Act
 and Sub-Registrar.
 Hyderabad.

REGISTERED AS DOCUMENT NO. 2976/05
 OF 2005 (1927 SE) OF BOOK 1 AND ASSIGNED
 THE IDENTIFICATION NUMBER 16061-L.
 2005 FOR SCANNING. 2976

DATE: 18/7/2005 REGISTERING OFFICER



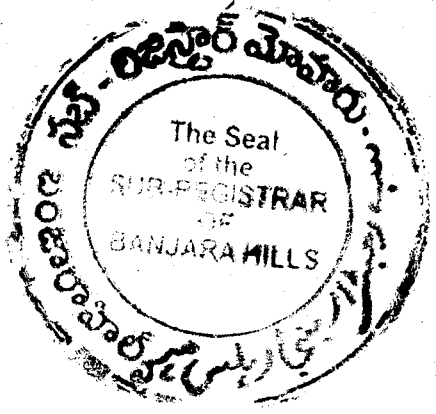
2976/05 నామ
8
మంజూరి 3
నామంజూరి



18 JUL 2005
VC-SEC'DAD
2005 JUL 18 2005

2976/05 నంబూ
సంఖ్య 4
సమ. రిజిస్ట్రార్

18 JUL 2015
VC-SEC'Y
10/12/15, 11/12/15



దే.నం. ... 2876/05 ... నంబర్
... 8 ... వరుస
... 5 ...
సబ్-రెజిస్ట్రార్

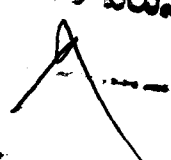


18 JUL 2005
VC-SEC'DAD
... ..

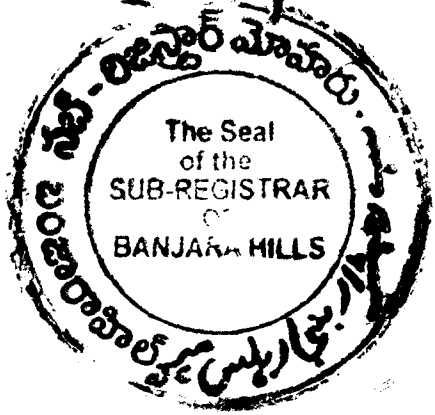
2876/05
8
పంఖ్య 6



ది. నంబెం 2946/05 నెంబెం
 సబ్-రెజిస్ట్రార్
 బెంజాన్ హిల్స్
 ముఖ్య 7



సబ్-రెజిస్ట్రార్



10 నంబర్ 2976/05 నంబర్
..... సంగ్రహించిన
..... వరుస
మొత్తం
సబ్-రెజిస్ట్రార్

