



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

P 362018

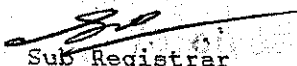
Date : 28-07-2008 Serial No : 30,693 Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.P.A. RAO  
SEC'BAD

For Whom :

MEHTA & MODI HOMES  
SEC'BAD.

  
Sub Registrar  
Ex.Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd.

SALE DEED

This Sale Deed is made and executed on this the 30<sup>th</sup> day of September 2008 at Secunderabad by and between:

M/S. 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.)

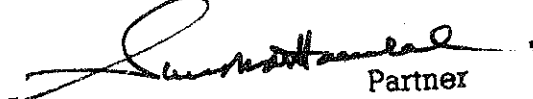
IN FAVOUR OF

MR. MUKUNDLAL AGARWAL, SON OF LATE SHRI SUNDERMALJI, aged about 65 years, residing at 2-1-41, Tobacco Bazar, 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).

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

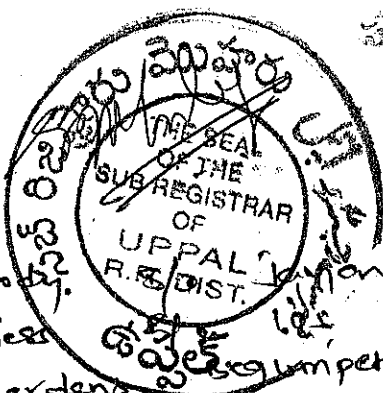
**ENDORSEMENT**  
Certified that the following amounts have been paid in respect of this document:

<b>Stamp Duty:</b>	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 36620/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. =
4. adjustment of stamp duty u/s.16 of I.S.Act,1899, if any	Rs. =
<b>Transfer Duty:</b>	
1. in the shape of challan.....	Rs. =
2. in the shape of cash.....	Rs. =
<b>Registration fee:</b>	
1. in the shape of challan.....	Rs. 2040/-
2. in the shape of cash.....	Rs. =
<b>Other Charges:</b>	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. =
Sub-Registrar	Total: Rs. 38760/-



1930 వ.శ.శా.ఆ.ఆ.న...మాసము.1.1...తేది  
 పగలు.....12...మరియు.....1.....గంటల మధ్య  
 ఉప్పుల్ సన్-రెజిస్ట్రారు అఫీసులో  
**Gourang Mody**  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి  
 సుము రూ|| 2040/- చెల్లించినారు.  
 Receipt No. 83135P 03/10/07 via  
 4H Habidgarda Branch, Sec'bad  
 వాస యిచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ వ్రాసినవేలు

1వ పుస్తకము 9/12/07  
 దస్తావేజులు మొత్తం కాగితముల  
 కంటే 10% కంటే ఎక్కువ వరుస  
 పుస్తకము 18/-  
 సన్-రెజిస్ట్రారు



Gourang mody  
 001 Business  
 Chikoh Gardens,  
 Through attested GPA for presentation of  
 Documents, vide GPA NO. 64/18/05 at Sec  
 Uppal.  
 Saphire Apts  
 Hyderabad,  
 And

హాసించినది.

*[Signature]*

Venkat Ramana Reddy  
 11-187/2, Green Hills

S/o. Anji Reddy 001 Service  
 Colony, Hyderabad

*[Signature]*

Prabhakar Reddy  
 2-3-64/10/24,

S/o. K.P. Reddy 001 Service  
 Amberpet, And

100 వ.శ.శా.ఆ.ఆ.న...మాసము.3.1...తేది  
 1930 వ.శ.శా.ఆ.ఆ.న...మాసము.1.1...తేది.

*[Signature]*  
 సన్-రెజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. No. 35, 36, 37, 38 & 39 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac.2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- a. Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- b. Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- c. Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- d. Shri P. Balram Reddy, S/o. Shri P. Sanjeeva Reddy

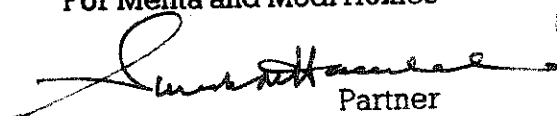
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177770, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. b to d above are the children of Former Owner at serial no. 'a'. All the Former Owners have joined together for the execution of above referred sale deed so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

1వ పుస్తకము 9124/08  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య 10 ఈ కాగితపు వరుస  
 సంఖ్య 2

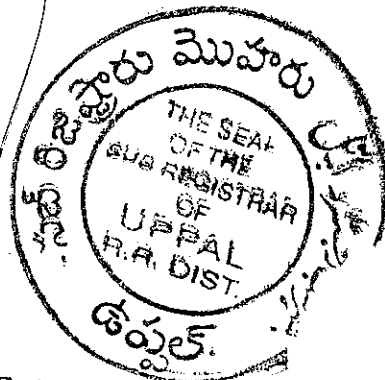
సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act No. 16  
 No. 9124 of 2008 Date 3/10/08

I hereby certify that the proper deficit  
 stamp duty of Rs. 36620/- Rupees Thirty six thousand  
 Six hundred and twenty only  
 has been levied in respect of this instrument  
 from Sri. Gaurang Mody  
 on the basis of the agreed Market Value  
 consideration of Rs. 400000/- being  
 higher than the unagreed Market  
 Value.

R.O. Uppal  
 3/10/08

Sub Registrar  
 and Collector U.S. 41 & 4  
 INDIAN STAMP ACT



Registration Endorsement

An amount of Rs. 36620/- towards Stamp Duty  
 Including Transfer duty and Rs. 2040/-  
 towards Registration duty is paid by the party  
 through Challan No. 831358  
 Dated 3/10/08

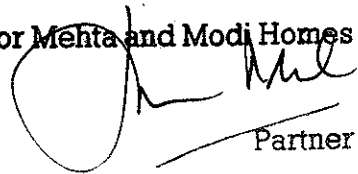
Sd/-  
 A.B.H. Matsiguda  
 A/c No. 01000050703  
 R.O. Uppal

- D) The Vendee is desirous of purchasing a plot of land bearing no. 06 admeasuring 204 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,08,000/- (Rupees Four Lakhs Eight 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:

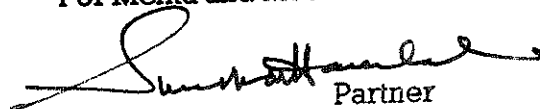
1. The Vendor do hereby convey, transfer and sell the Plot No. 06 admeasuring 204 sq. yds. forming part of Sy. Nos: 35, 36, 37, 38 & 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 4,08,000/- (Rupees Four Lakhs Eight 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. 38,760/- is paid by way of challan No. 831358, dated 03.10.08, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



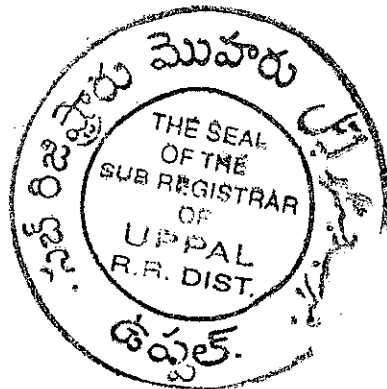
Partner

1వ పుస్తకము సం॥ (శా.శ) పు. 9/24/08  
నెంబరుగా రిజిస్టరు చేయబడి స్వామింగు నిమిత్తం  
గుర్తింపు నెంబరు 10 ఈ కారితపు వరుణ  
200 సం॥ ఆర్డర్ నెం. 3 తది

ప. రిజిస్ట్రారు

1వ పుస్తకము సం॥ (శా.శ) పు. 9/24/08  
నెంబరుగా రిజిస్టరు చేయబడి స్వామింగు నిమిత్తం  
గుర్తింపు నెంబరు 9/24-2008 ఇవ్వడమైన  
200 సం॥ ఆర్డర్ నెం. 3 తది

రిజిస్ట్రారు




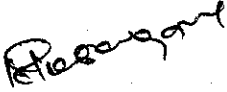
SCHEDULED PLOT

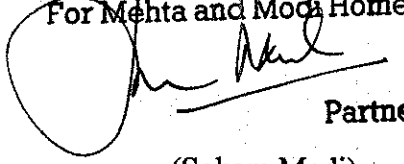
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 6 admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

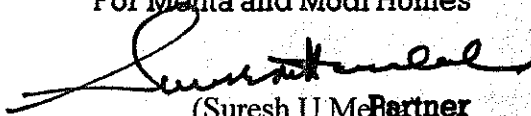
North	40' wide road
South	Compound Wall & Neighbours Land
East	Plot No. 5
West	Plot No. 7

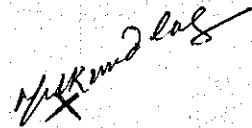
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For Mehta and Modi Homes  
  
Partner  
(Soham Modi)  
VENDOR

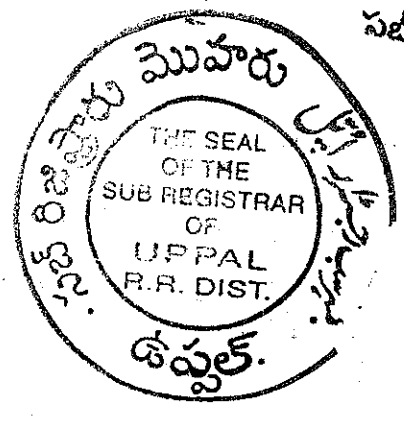
For Mehta and Modi Homes  
  
(Suresh U Mehta) Partner  
VENDOR



VENDEE

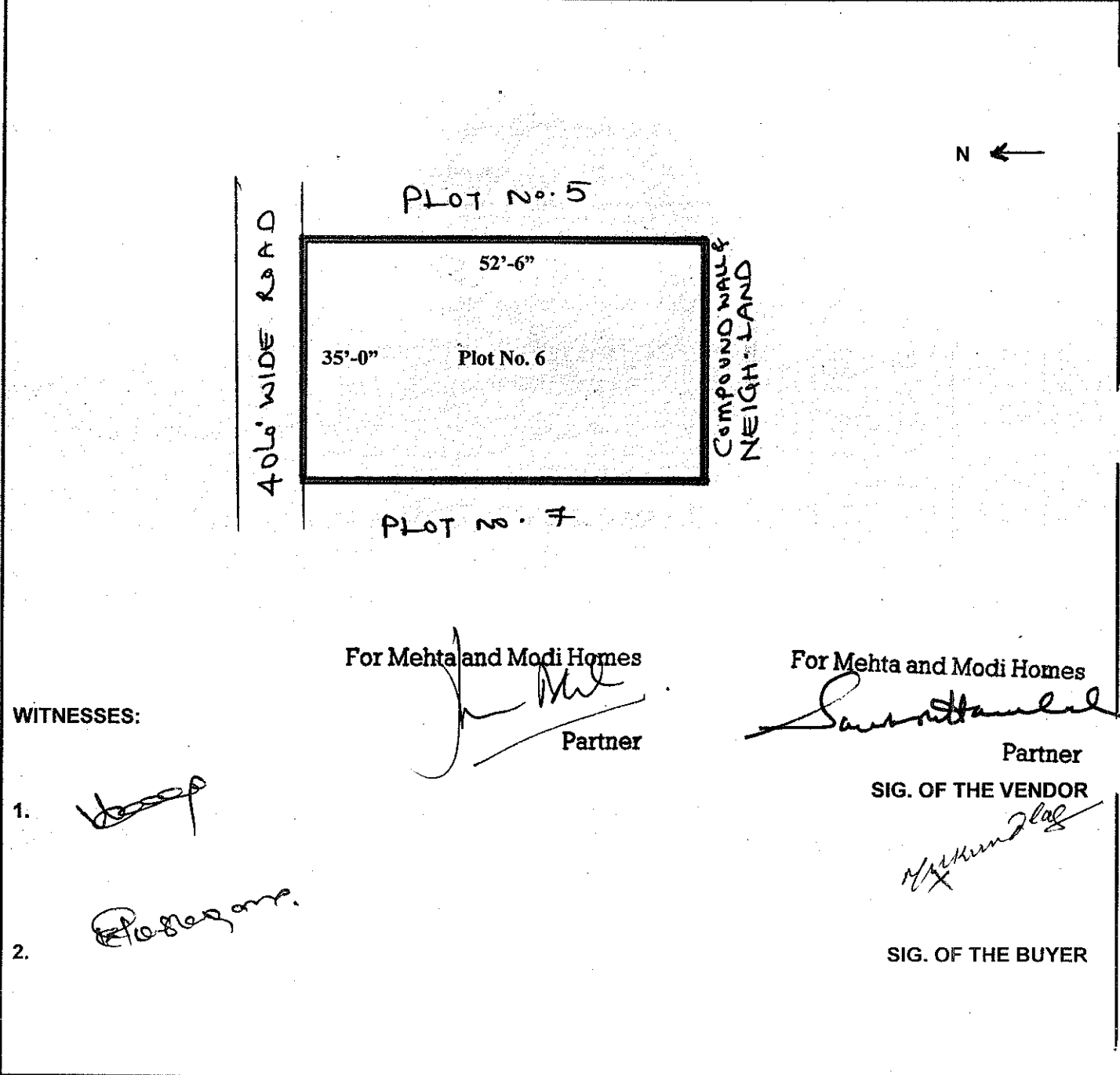
1 వ పుస్తకము 9124/08  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య - 60... ఈ కాగితపు పరుష  
సంఖ్య - 4.....

పబ్-రిజిస్ట్రారు





<b>REGISTRATION PLAN SHOWING</b>		PLOT NO. 6, FORMING A PART	
<b>IN SURVEY NO.</b>	35, 36, 37, 38 & 39	<b>Situated at</b>	
CHERLAPALLY VILLAGE,		GHATKESAR	<b>Mandal, R.R. Dist.</b>
<b>VENDOR:</b>	M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS		
	1. MR. SOHAM MODI, SON OF SRI SATISH MODI		
	2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA		
<b>BUYER:</b>	MR. MUKUNDLAL AGARWAL, SON OF LATE SHRI SUNDERMALJI		
<b>REFERENCE:</b>	<b>SCALE:</b>	<b>INCL:</b>	<b>EXCL:</b>
<b>AREA:</b>	204	<b>SQ. YDS.</b>	<b>SQ. MTRS.</b>
		<input type="checkbox"/>	<input type="checkbox"/>



**WITNESSES:**

1. *[Handwritten Signature]*

2. *[Handwritten Signature]*

For Mehta and Modi Homes  
*[Handwritten Signature]*  
 Partner

For Mehta and Modi Homes  
*[Handwritten Signature]*  
 Partner

SIG. OF THE VENDOR

*[Handwritten Signature]*

SIG. OF THE BUYER

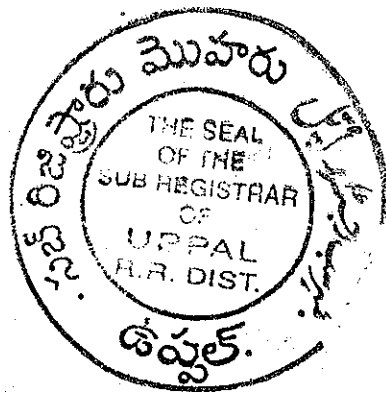
9124/08

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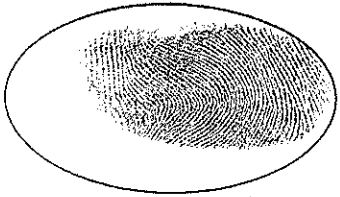
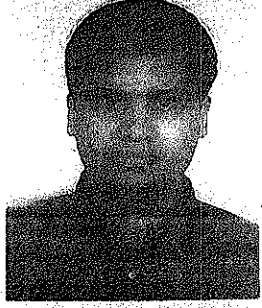


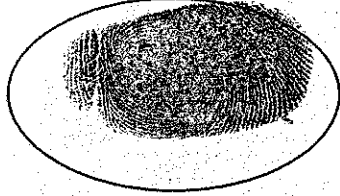

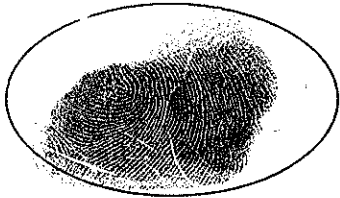

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...



**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
			<p><b>BUILDER:</b></p> <p>M/S. MEHTA &amp; MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>GPA FOR PRESENTING DOCUMENTS:</b></p> <p>MR. GAURANG MODY S/O. JAYANTHILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENS, CHIKOTI GARDENS BEGUMPET HYDERABAD.</p> <p><b>PURCHASER:</b></p> <p>MR. MUKUNDLAL AGARWAL S/O. LATE SHRI SUNDERMALJI R/O. 2-1-41 TOBACCO BAZAR SECUNDERABAD - 500 003.</p>
			
			
			

SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

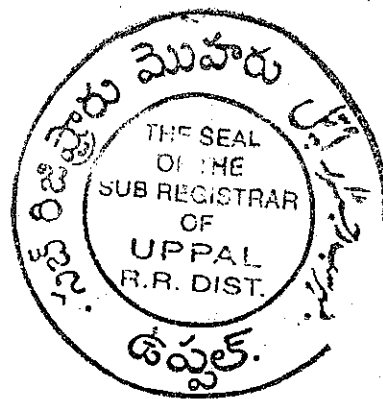
  
Partner

SIGNATURE OF EXECUTANTS

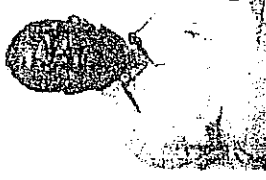



15 వ పుస్తకం/12/10  
దస్తవేజులకు సంబంధించిన  
సంఖ్య 10 ఈ కార్యక్రమం వల్ల  
సంఖ్య

V  
పబ్లికేషన్



Family Members Details			
S.No	Name	Relation	Date of Birth
2	Kusum	Wife	06/07/51
3	Hari	Son	15/11/81

D.P.L. No. 114  
 BHARAT SCOUTS & GUIDES-II  
 BHARAT SCOUTS & GUIDES, SEC'Y BAD  
 16/07/2006  
 16/07/2006

*[Signature]*  
 16/07/2006

PERMANENT ACCOUNT NUMBER  
**AEMPM6725H**

NAME  
**SONAM SATISH MODI**

FATHER'S NAME  
**SATISH MANLAL MODI**

DATE OF BIRTH  
**18-10-1989**

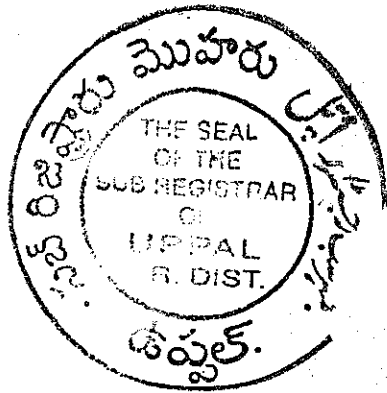
SIGNATURE  
*[Signature]*

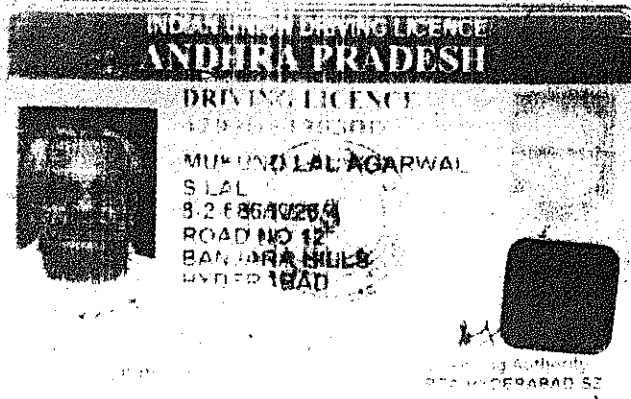
Chief Commissioner of Income-tax, Andhra Pradesh

9/24/08

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7

Handwritten signature

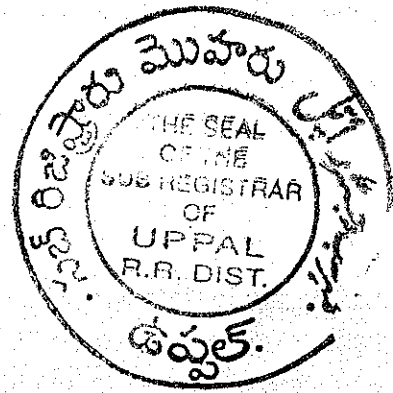




<u>ID</u>	<u>17677</u>	<u>08</u>	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>			LMV,MCWG	28/04/2016
<u>Transport</u>				
<u>Hazardous Validity</u>				
<u>Badge No.</u>				
<u>Reference No.</u>			DLRAP012176382008	
<u>Original LA</u>			ANANTAPUR, ANDHRA PRADESH	
<u>DOB</u>			29/04/1966	
<u>Blood Gr.</u>				
<u>Date of 1st Issue</u>			29/04/1989	

9/22/08  
వశ్యులు మొత్తం కాగితములు  
పంపు 10 ఈ కాగితపు వరుస  
పంపు 8

సబ్-రిజిస్ట్రారు







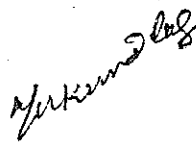
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 009172/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 03/10/2008 14:34:44

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) MUKUNDLAL AGARWAL TOBACCO BAZARSEC BAD	

Identified by

Witness 1

Witness 2

Photos and TIs

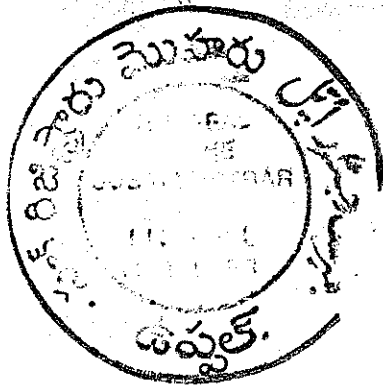
captured by me

Capture of Photos and TIs

done in my presence

1 వ పుస్తకము. గి. జ్యోత్స్నా  
దస్తవేజాల మొత్తం కాగితముల  
సంఖ్య 19 ఈ కాగితపు వరుస  
సంఖ్య 9

పబ్-రిజిస్ట్రార్





1 వ పుస్తకము 9.12.11.10 క్

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 10

పబ్-రిజిస్ట్రారు

