

Q. 5851

5804/05

Ac 5942
100RS.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH R W 06AA 668813
 S.No. 24920 Date 18/6/05 Rs. 100/-
 Sold to Debashish Das
 St. Who Did N.C. Das
 For whom Self E. P. Khari R/o mallapur
SALE DEED

R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2006
 RAM NAGAR, HYD'BAD.



This Sale Deed is made and executed on this the 18th day of JUNE 2005 at Secunderabad by and between:
 M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Managing Partner: Sri. Soham Modi, Son of Sri Satish Modi, aged about 35 years, Occupation: Business and Sri. Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 55 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

1. Mr. DEBASHISH DAS, SON OF Mr. N.C.DAS, aged about 25 years,
2. Mrs. MOUMITA DAS, WIFE OF SRI. DEBASHISH DAS, aged about 25 years,

Both are Residents of 102, 1st Floor, Block-E, Mayflower Park, Mallapur, Hyderabad - 500 076.

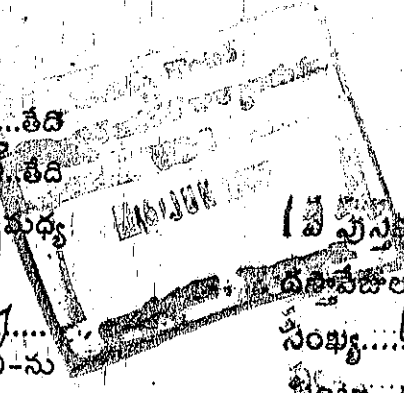
hereinafter referred to as the 'Vendees' (which term shall mean and include their heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes
John M...
 Partner

For Mehta and Modi Homes
Suresh U Mehta
 Partner

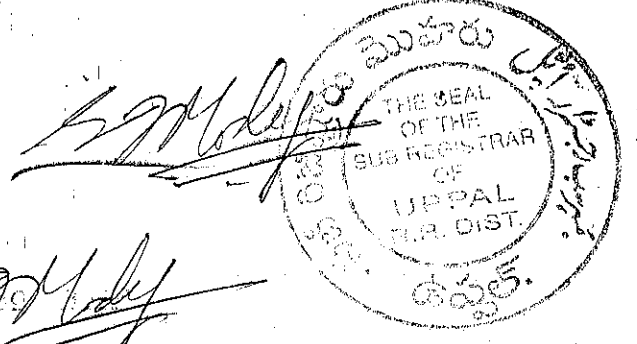
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200 వ సం||...నెల...18...తేది
 192 వ.శ.శా...మాసము...28...తేది
 పగలు...3...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో
 శ్రీ. Gaurang Mody
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను
 అనుసరించి సమర్పించబడిన పాబ్లిక్ గాపులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 దుసుము రూ||...970/-...చెల్పించినారు.
 Receipt No...184329...Dt...18/6/25...Vide
 SBH, Habsiguda Branch, Sec'bad.



18 వ స్వీకరణము...నెల...18...తేది
 దత్తవేదాల మొత్తం కాగితముల
 సంఖ్య...10...ఈ కాగితపు వరుస
 సంఖ్య.../.....
 నామ...
 నామ...
 నామ...

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవేలు
 నిరూపించినది.



Gaurang mody s/o. Jangankal mody occ. as in
 Ho. For no. 105 sapphiru apt, Chiruthi Gonda
 Begumpet, Hyderabad, through Special Power of
 Attorney, attested vide Power no. 18/2005 at Sr
 Uppal.
 (S. P. Reddy s/o. Padma Reddy occ. as in
 co) 5-4-18/13 & 4, m. G. Road, Sec'bad.
 Sridhar s/o. Ramechander occ. as in
 Ho. 2-1-6/10/24, Amberpet, Hyderabad.

200 వ సం||...నెల...15...తేది
 192 వ.శ.శా...మాసము...28...తేది
 నామ...
 నామ...

వస్తువుల మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య... 2.....

సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act 1 of 189
 No. 5804 of 2005 Date 15/6/05

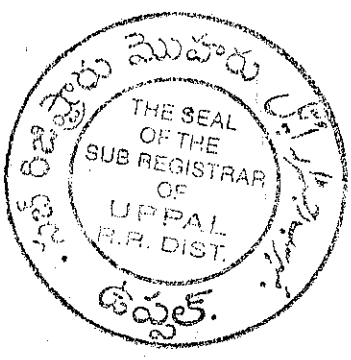
I hereby certify that the proper deficit
 stamp duty of Rs. 22500/- Rupees Twenty-two thousand
 five hundred eighty only
 has been levied in respect of this instrument
 from Sri. Ganrajan Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 194000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal Sub Registrar
 and Collector U/S. 41 & 4
 Dated: 15/6/05 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 22500/- Towards Stamp Duty
 including Transfer duty and Rs. 970/-
 towards Registration Fee was paid by the party
 through Chalan Receipt Number 184328
 Dated: 15/6/05 at S.B.H. Habsiguda Branch, Sec pad.

S.B.H. Habsiguda
 A/c No. 01000050788
 of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్, ANDHRA PRADESH R 100 06AA 668821
 S.No. 24922 Date 18/6/05 Rs. 100/-
 Sold to Debashish Das
 S/o. W/O. K.C. Das
 For whom Self & others Blo Mallapur
 R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2006
 BAM NAGAR, HYD'BAD

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. 177970, 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.

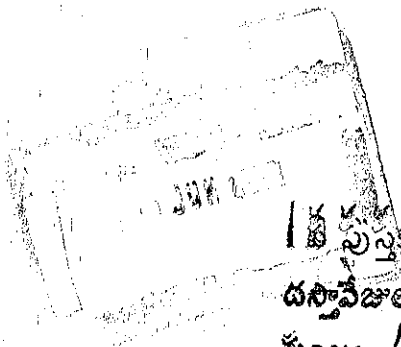
For Mehta and Modi Homes

 Partner

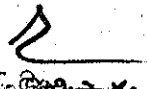
For Mehta and Modi Homes

 Partner

Contd..4.

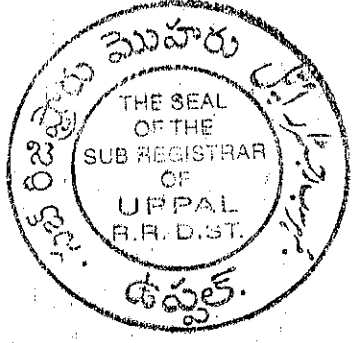


1 వ పుస్తకము సం॥ (కా.శ) పు 5804/05
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...10... ఈ కాగితపు పరుస
 పరిఖ్య... 3


 సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు 5804/05
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు SF04:1-2005 ఇవ్వడమైన
 2005 సం॥ మే 15 నెల 15 తేదీ

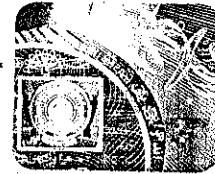

 రిజిస్ట్రారు అధికారి





S.No. 24923 Date 18/6/05 Rs. 100/-
 Sold to Debachish Das
 S/o. W/o. N.C. Das
 For whom Self & others. K/o mallapur

R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2006
 RAM NAGAR, HYD'BAD.



:: 4 ::

C) The Vendor have plotted the Scheduled Land into Plots and have obtained tentative layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

D) The Vendee is desirous of purchasing a plot of land bearing No.16, admeasuring 194 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,94,000/- (Rupees One Lakh Ninety Four 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.16, admeasuring 194 Sq. yds. forming part of Sy. Nos. 35 to 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.1,94,000/- (Rupees One Lakh Ninety Four Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes

[Signature]
 Partner

For Mehta and Modi Homes

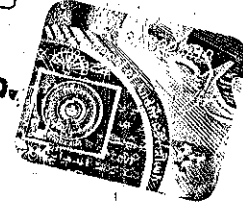
[Signature]
 Partner

Contd..5.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH R. NARENDER 06AA 668823
 S.No. 24924 Date 18/6/05 Rs. 100
 Sold to De bashich Das
 S/o. W. Das P.C. Das
 For whom self & others R/o mallapur

R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2008
 RAM NAGAR, HYD'BAD.



:: 5 ::

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.

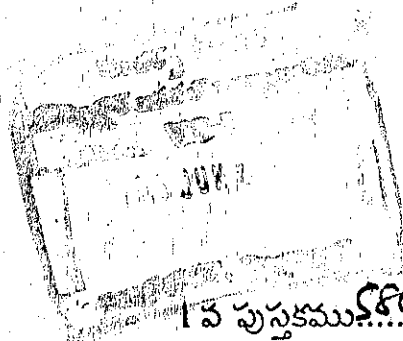
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled 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.

For Mehta and Modi Homes
[Signature]
 Partner

For Mehta and Modi Homes
[Signature]
 Partner

Contd..6.




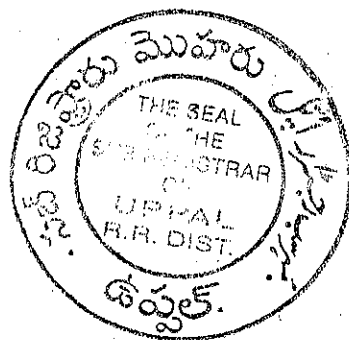
1 వ పుస్తకము.....సరి

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...5.....


సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 111 06AA 668824

No. 2492 Date 18/6/05 Rs 100/-

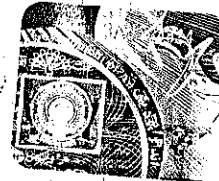
old to Debashish Das

To. W/O. N.C. Das

for whom. Self & others R/o Malapur

:: 6 ::

K. NARENDER
SVL No. 42/95
R.No. 38/2004-2006
RAM NAGAR, HYD'BAD.



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.

The market value of the property is Rs.1000/- per sq.yd, total value of Rs.1,94,000/- for 194 Sq.Yds., stamp duty paid on market value.

7. Stamp duty and Registration amount of Rs. 23,650/- is paid by way of challan No. B. 184329, dated 18.6.2005, drawn on SBH, Habsiguda, Hyderabad.

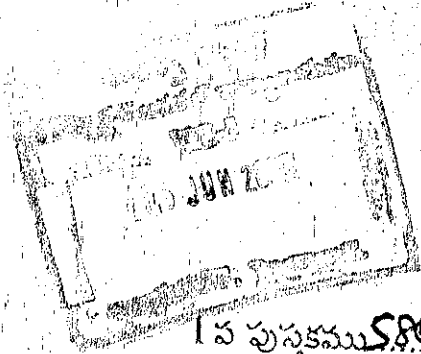
For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..7.



1 వ పుస్తకము *500/10* నంబర్

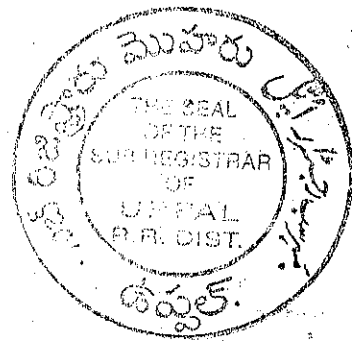
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... *10* ... ఈ కాగితపు వరుస

సంఖ్య... *6*

[Handwritten signature]

సబ్-రిజిస్ట్రారు





S.No. 24326 Date. 12/6/05 Rs. 100/- ANDHRA PRADESH R 111 06AA 668825
 Sold to Debashish Das
 S/o. N.C. Das
 For whom Self & others R/o Mallapur

R. NARAYAN
 SVL No. 42/95
 R.No. 38/2004-2006
 RAM NAGAR, HYD'BAD

:: 7 ::

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.16, admeasuring about 194 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 :: Plot No.17.
- SOUTH :: 40' Wide Road.
- EAST :: Plot No.15.
- WEST :: 40' Wide Road.

more fully shown in the plan in red colour annexed hereto.

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. Pradevaram
(R. P. Reddy)
2. Srikanth
(SRIKANTH)

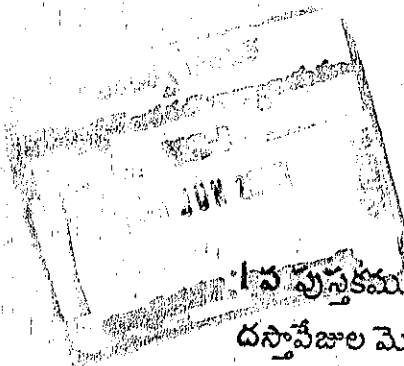
For Mehta and Modi Homes

[Signature]
 (Soham Mehta)
 VENDOR

[Signature]
 (Suresh U Mehta)
 VENDOR

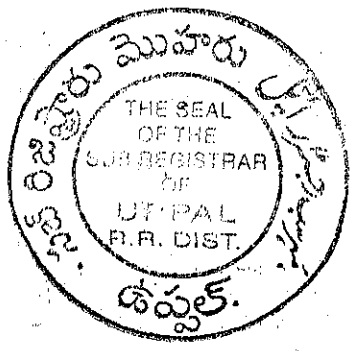
1. [Signature]
 VENDEES.

2. [Signature]



1వ పుస్తకము.....నంబర్
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...10..ఈ కాగితపు వరుస
 సంఖ్య.....

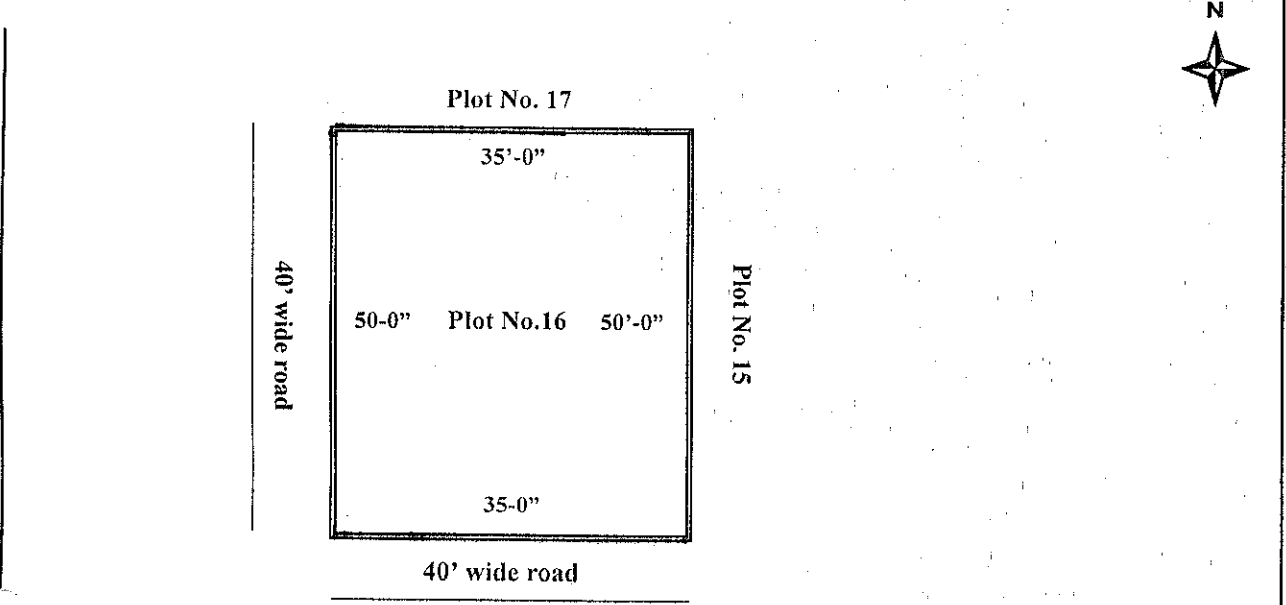
సబ్-రజిస్ట్రారు



TO 19 (11/10) 1971

1M/1a

REGISTRATION PLAN SHOWING		PLOT NO. 16, FORMING A PART	
IN SURVEY NOS.	35, 36, 37, 38 & 39	Situated at	
	CHERLAPALLY VILLAGE, GHATKESAR	Mandal, R.R. Dist.	
VENDORS:	M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS		
	1. SRI SOHAM MODI, SON OF SRI SATISH MODI		
	2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA		
VENDEE:	1. SRI DEBASHISH DAS, SON OF SRI N. C. DAS		
	2. SMT. MOUMITA DAS, WIFE OF SRI DEBASHISH DAS.		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 194	SQ. YDS.	SQ. MTRS. <input type="checkbox"/>	<input type="checkbox"/>



LOCATION PLAN

Surana Industries

Govt. Mint

Vimta Labs

Layout

For Mehta and Modi Homes
[Signature]
Partner

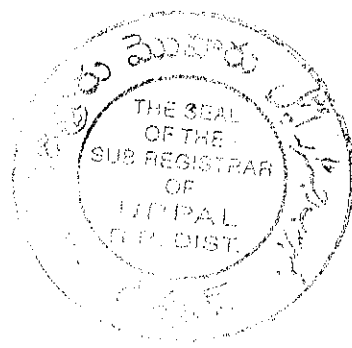
For Mehta and Modi Homes
[Signature]
SIG. OF THE VENDOR

SIG. OF THE VENDEE
 1. *[Signature]*
 2. *[Signature]*

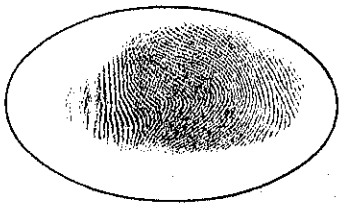

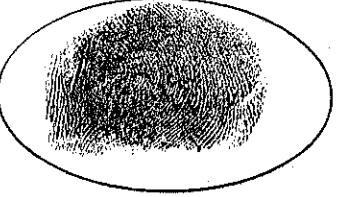



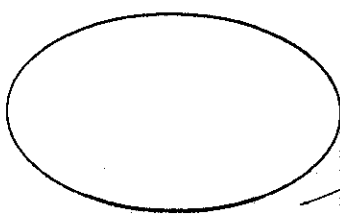
WITNESSES:
 1. *[Signature]*
 2. *[Signature]*

1వ పుస్తకము...నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...5.....

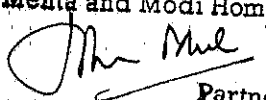
[Handwritten Signature]
సబ-రెజిస్ట్రారు

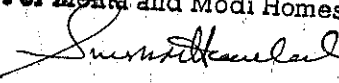


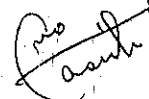
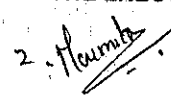
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<p align="center"><u>VENDORS:</u></p> <p>M/s. MEHTA & MODI HOMES having its (O) S-U-187/2 & 4, III FLOOR, Soham mansion M.G. Road, Sec Bad, Sep. by 118 Partners. Mr. SOHAM MODI</p>
			<p>2. Mr. SORESH U. MEHTA (O) S-U-187/3 & 4, III FLOOR Soham mansion, M.G. Road, Sec Bad - 003.</p>
			<p>SPA:- Mr. GAURANG MODY R/o. Flat No. 105, Sapphire Apts, Chikoh Gardens, Begumpet, HYDERABAD.</p>
		<p>PASSPORT SIZE PHOTO BLACK & WHITE</p>	<p>_____ _____ _____ _____</p>

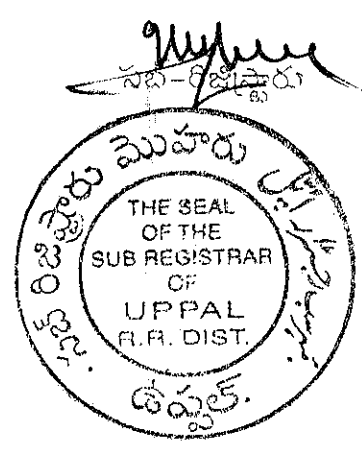
SIGNATURE OF WITNESSES:

For Mehta and Modi Homes

 Partner



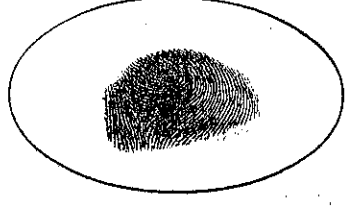

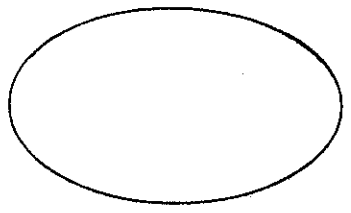
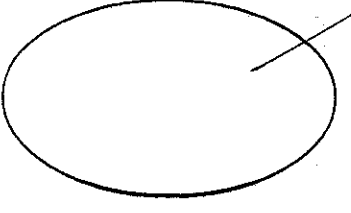
For Mehta and Modi Homes

 Partner

SIGNATURE OF THE EXECUTANT'S
 1. 
 2. 

1 వ పుస్తకము. 504/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 9



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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			PURCHASERS: 1. Mr. DEBASHISH DAS Fl. 102, 1 st floor, Block-E, Mayflower Park Mallopur, HYDERABAD.
			2. Mrs. MOUMITA DAS Fl. 102, 1 st floor, Block E, Mayflower Park, Mallopur, HYDERABAD.
		PASSPORT SIZE PHOTO BLACK & WHITE	
		PASSPORT SIZE PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES:

1. Prakash

2. Sahani

For Mehta and Modi Homes

Mr. Mehta
Partner

For Mehta and Modi Homes

Mr. Modi
Partner

SIGNATURE OF THE EXECUTANT'S

1. Prakash

2. Sahani

P/16

1వ పుస్తకము *Rowies* నాంబ్ర
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...10.....

[Signature]
సబ్-రెజిస్ట్రారు

