

Ac No: 6628

6563/0

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 668959

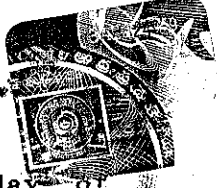
S.No. 25166 00/6/05 100/-

S.W. Neeti Tiwari

St. V. Late P.N. Tiwari

For whom self R/o Hyd SALE DEED

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



This Sale Deed is made and executed on this the 11th day of July, 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, Occ: 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

Mrs. NEETI TIWARI, WIFE OF LATE P.N. TIWARI, aged about 42 years, R/o. 712, Block 'A', Usha Enclave, Navodaya Colony, Sainagar Colony Extn. Hyderabad - 500 073.

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

Contd..2.

For Mehta and Modi Homes

[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

200 5 వ సం॥...నెల...11...తేది
 192 7 వ.శ.శ. రిజిస్ట్రేషన్ మాసము. 20వ తేది
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. **Soham Modi**
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో గుహ దాఖలుచేసి
 రుసుము రూ॥...1020/-...చెల్లించినారు.

Receipt No.....Dt.....Vide
 SBH, Habsiguda Branch, Sec'bad.

హౌసి యచ్చినట్లు ఒప్పుకొన్నది.
 ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.

1. **Pradeep**

2. **Suresh**

Soham modi S/o. Sri Saksh modi, occ: Business
 P/o. Plot no. 280, Jubilee Hills Hyderabad, having
 office at S-U-187/3 & 4, m.g. Road, Sec'bad.

Suresh Umenta

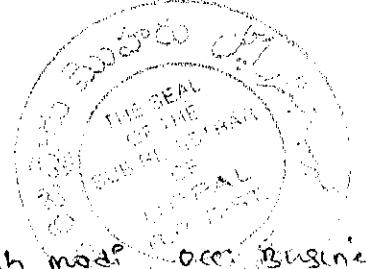
Suresh Umenta S/o. Late Uttam Lal mehta,
 occ: Business, P/o. S-U-187/3 & 4, m.g. Road,
 Sec'bad.

(K. Prashant Reddy S/o. Padma Reddy, occ: Sec'n
 (o) S-U-187/3 & 4, m.g. Road, Sec'bad

SRINATH S/o. Ramachander, occ: Business
 P/o. 2-3-64/10/24, Amberpet, Hyderabad.

1 వ పుస్తకము 6562/25
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....9.....ఈ కాగితపు వరుస
 సంఖ్య.....1.....

సబ్-రిజిస్ట్రారు



John Mul

John Mul

200 5 వ సం॥...నెల...11...తేది
 192 7 వ.శ.శ. రిజిస్ట్రేషన్ మాసము. 20వ తేది

John Mul



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

RW 06AA 668960

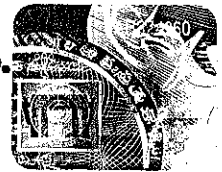
S.No. 25167 Date 20/11/03 Rs. 100/-

H. HARENDER

SVL No. 42/95

R.No. 38/2004-2006

RAM NAGAR, HYD'BAD.



Sold to: K. S. Tiwari

S/o. W/o. Late P. V. Tiwari

For whom: Self R/o Hyd :: 2 ::

WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. Nos. 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 Acres)
1.	9733/2003	19/08/2003	39	Gt. 80-00	Ac. 2-00 Gts.
2.	11955/2003	30/09/2003	36	Gt. 0-50	Ac. 2-00 Gts.
			37	Gt. 18-50	
			38	Gt. 9-00	
			39	Gt. 52-00	
				Gt. 80-00	
3.	13200/2003	01/11/2003	35	Gt. 11-00	Ac. 2-05 Gts.
			36	Gt. 60-50	
			37	Gt. 13-50	
				Gt. 85-00	
Total extent					Ac. 6-05 Gts.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..3.

1వ పుస్తకము 6563/05
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 2

[Signature]
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act/11 of 1897
 No. 6563 of 2005 Date 11/7/05

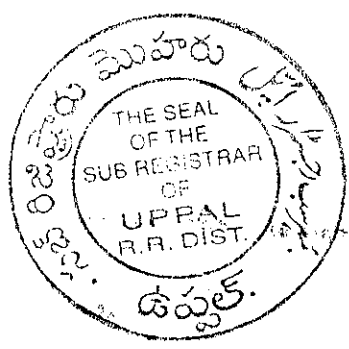
I hereby certify that the proper deficit
 stamp duty of Rs. 17660/- Rupees Seventeen thousand
 six hundred sixty only
 has been levied in respect of this instrument
 from Sri. Sohem Modi
 on the basis of the agreed Market Value
 consideration of Rs. 201000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated: 11/7/05
[Signature]
 Sub Registrar and Collector U.S. 41&4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. towards Stamp Duty
 Including Transfer duty and Rs.
 towards Registration Fee was paid by the party
 through Challan Receipt Number
 Dated at SBH Habsiguda Branch, Sec bad.

S.B.H. Habsiguda
 A/c No. 0100006020
 of S.R.O. Uppal





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

25/68 Date 20/6/05 ₹ 100/-

Signed Neeti Tiwari

Executed by Late P.N. Tiwari

For whom Self

RtoHyd 3 ::

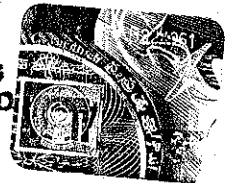
R uy 06AA 668961

R. NARENDER

SVL No.42/95

R.No.33/2004-2006

RAM 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:

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

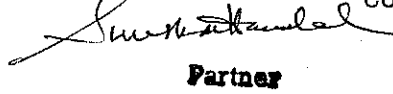
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

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

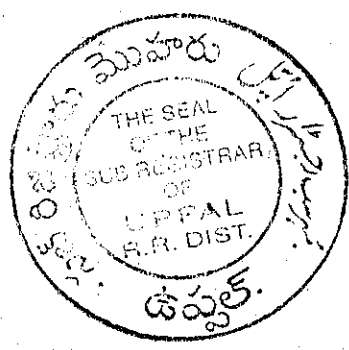

Partner

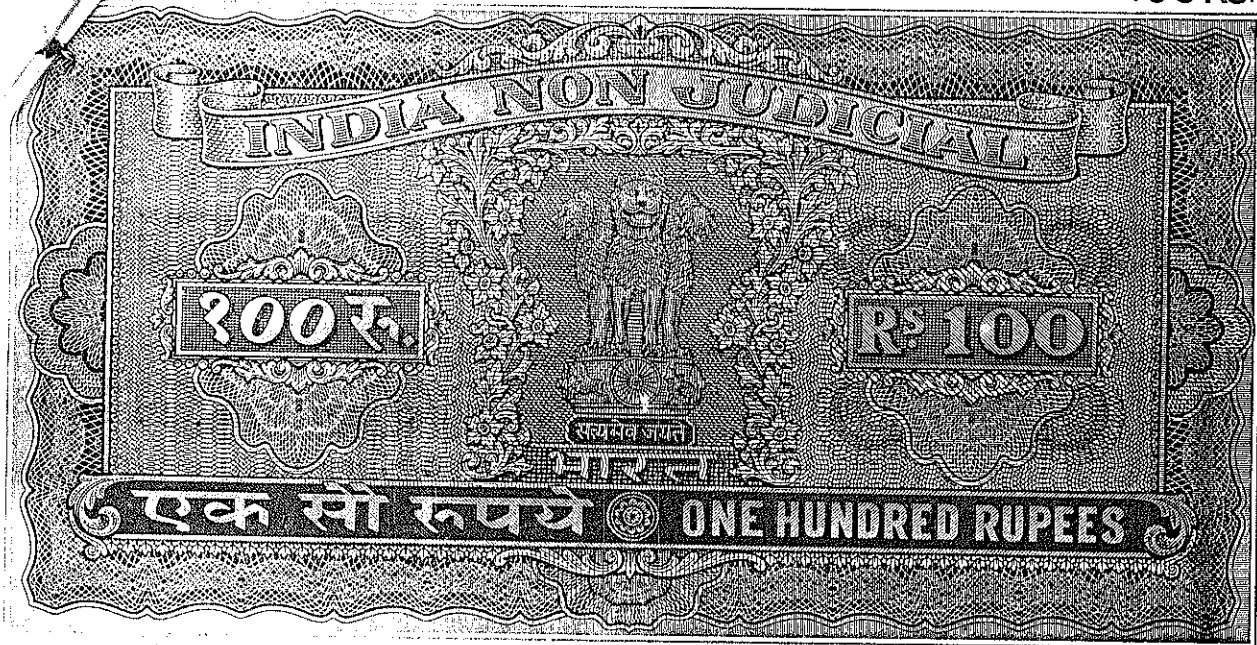
Contd..4.

1వ పుస్తకము.....సం||పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....9.....ఈ కాగితపు వరుస
 సంఖ్య.....3.....
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (శా.శ) పు.....6563/95
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు విమిత్తం
 గుర్తింపు నెంబరు.....6563-1-2005 ఇవ్వబడిన
 2005 సం|| 2013 నెల.....11.....తేదీ

[Handwritten Signature]
 రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 25165 - 20/6/05 - 100T

Sold to Neeti Tiwari

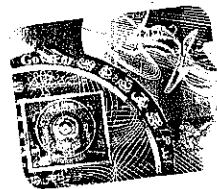
Sta. No. Late P. N. Tiwari

For whom self

R/o Hyd :: 4 ::

06AA 668962

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



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.35, admeasuring 204 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,04,000/- (Rupees Two Lakhs 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.35, admeasuring 204 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.2,04,000/- (Rupees Two Lakhs Four Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes

John Mehta
Partner


For Mehta and Modi Homes

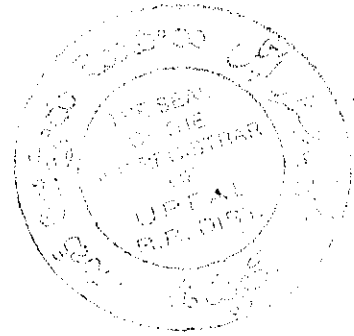
Suresh Kumar
Partner

Contd..5.



1వ పుస్తకము.....6563/05 సంగీతపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....4.....


సబ్-రిజిస్ట్రారు

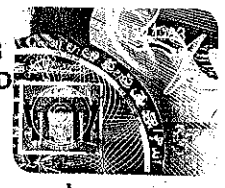


శాసనసభ, విజయవాడ, ఆంధ్రప్రదేశ్ రాష్ట్రం



25/50 20/6/05 100r ANDHRA PRADESH R u y 06AA 668963
 Neeti Tiwari
 Late M.W. Tiwari
 For whom self R/0Hyd. :: 5 ::

R. NARENDER
 SVL No. 42/95
 R.No. 32/2004-2008
 RAM NAGAR, HYD'BAD



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.

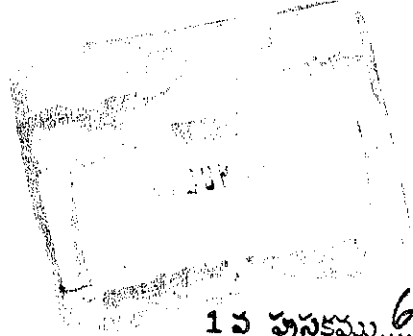
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled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

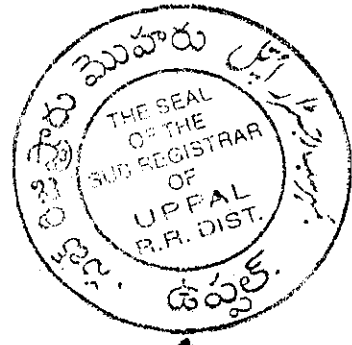
For Mehta and Modi Homes
[Signature]
 Partner

Contd..6.



1వ పుస్తకము.....6563/95
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....5.....

సబ్-రిజిస్ట్రారు





అంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్
S.No. 25121 Date 20/6/05 Rs. 100/-

ANDHRA PRADESH

06AA 668964

Sold to Beeti Tiwari

R. NARENDER

SVL No. 42/95

By Late P. V. Tiwari

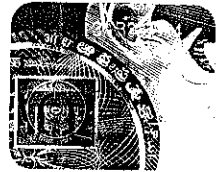
R.No. 38/2004-2006

For whom self

RAM NAGAR, HYD'BAD.

Hyd

:: 6 ::



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.2,04,000/- for 204 Sq.Yds., stamp duty paid on market value.

7. Stamp duty and Registration amount of Rs. 18780 -/- is paid by way of challan No. 179277, dated 11.07.2005, drawn on SBH, Habsiguda, Hyderabad.

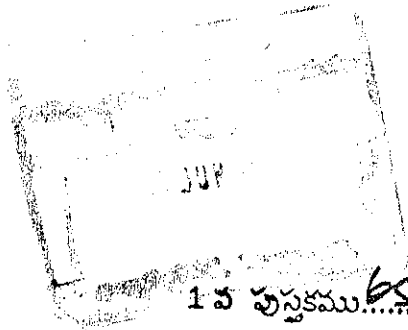
For Mehta and Modi Homes

John Mod
Partner


For Mehta and Modi Homes

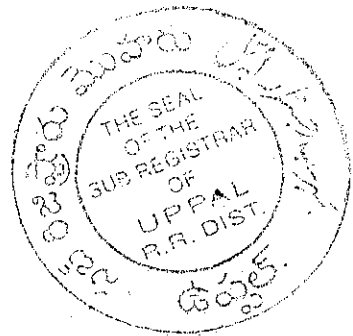
Suresh Kumar
Partner

Contd..7.



1 వ పుస్తకము.....పం||పు
దస్తావేజుల వెయిత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....6.....


సబ్-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 5172 Date: 20/6/05 Rs. 100/-

Sold to Neeti Tiwari

S/o. Late: P.N. Tiwari

For whom: self R/o Hyd

06AA 668965

R uy
R. NARENDER

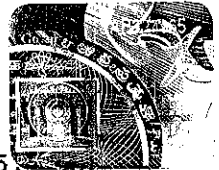
SVL No. 42/95

R.No. 38/2004-2006

RAM NAGAR, HYD'BAD.

:: 7 ::

SCHEDULED PLOT



ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 35, measuring 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 :: Plot No. 36.

SOUTH :: Plot No. 34.

EAST :: 40' Wide Road.

WEST :: Plot No. 42.

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:

Per Mehta and Modi Homes

WITNESS:

1. *[Signature]*
(K. P. Reddy)

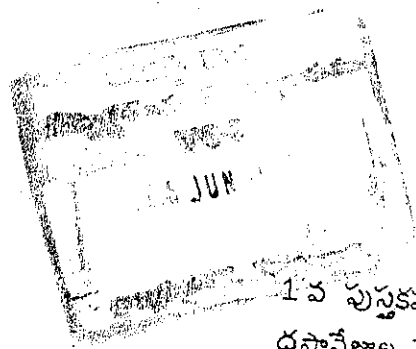
2. *[Signature]*
(SRIDHAR)

[Signature]
(Soham Modi)
VENDOR


[Signature]
(Suresh U Mehta)
VENDOR

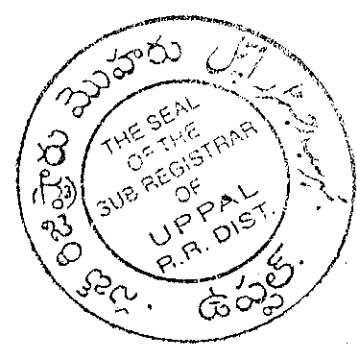
[Signature]

V E N D E E .



1వ పుస్తకము 6563/అ
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 7


 సబ్-రిజిస్ట్రారు



LOCATION PLAN SHOWING

PLOT.NO 35, FORMING A PART

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: SMT. NEETI TIWARI, WIFE OF LATE SRI P.N. TIWARI

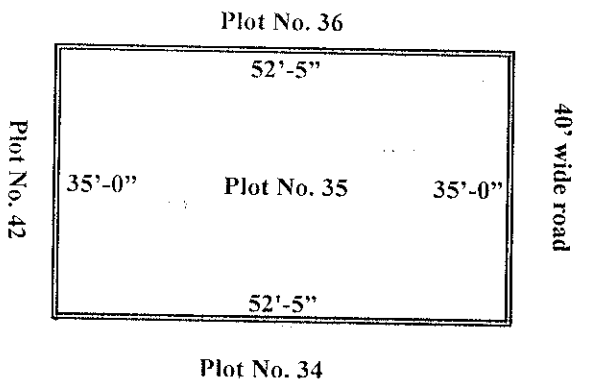
REFERENCE:

AREA: 204

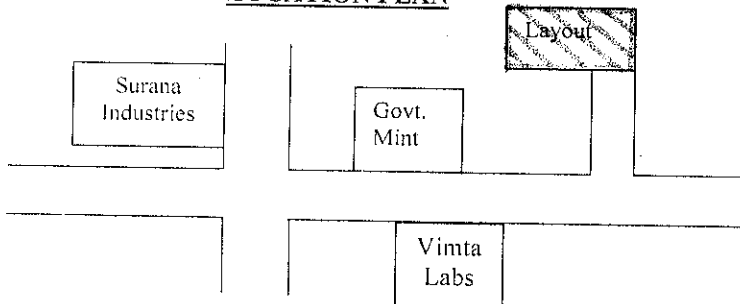
SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



LOCATION PLAN



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner
SIG. OF THE VENDOR

WITNESSES:

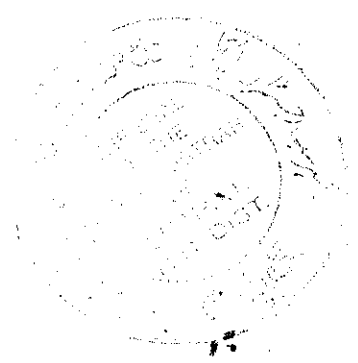
1. *[Signature]*

2. *[Signature]*

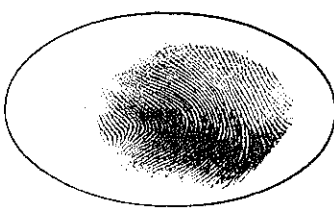

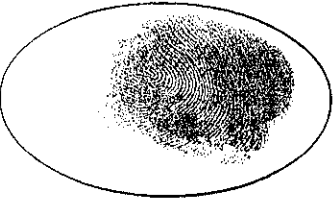



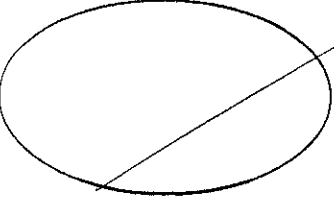
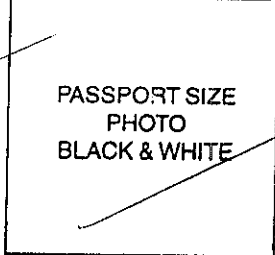
[Signature]
SIG. OF THE VENDEE

1st ... 6563/05
దస్తవేజు విషయం ...
పంఖ్య 9 ...
సంఖ్య 6 ...

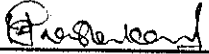
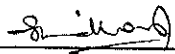
[Handwritten Signature]



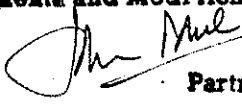
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- M/s. MEHTA & MODI HOMES, Rep. by its Partners Mr. Soham Modi, having its (O) S-U-187/3 & 4 M. G. Road, Sec' Bad.
			2. Mr. SURESH U. MEHTA (O) S-U-187 13 & 4, III floor, Soham mansion, M. G. Road, SEC-BAD - 500-003.
			PURCHASER:- MRS. NEETI TIWARI R/O. 712, BLOCK-A Vsha Enclave, Newdaye Colony, Sainagar Colony Ext. Hyderabad- 500 073.
		 PASSPORT SIZE PHOTO BLACK & WHITE	

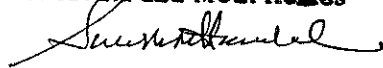
SIGNATURE OF WITNESSES :

1. 
2. 

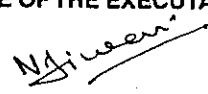
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

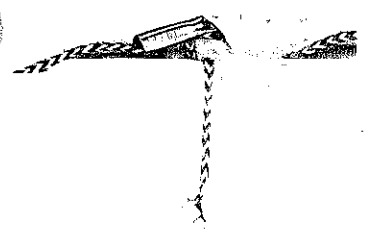
SIGNATURE OF THE EXECUTANT'S




Partner


Partner

9135



1వ పుస్తకము 6563/85 సొంపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య.....

[Handwritten Signature]
సబ్-రజిస్ట్రారు

