

CS. 4715/2005

4672/05

Ac 782
100Rs.



SCANNED

S.No. 16505 ^{ఆంధ్ర ప్రదేశ్} ^{31/5/05} ^{Rs. 100} ^{ANDHRA PRADESH}

06AA 223201

Sold by Rashmi Saxena

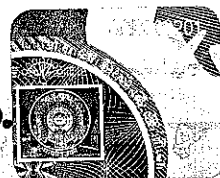
R. My
R. NARENDER

Sto. Yogendra Mohan Saxena

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

For whom Self & others

SALE DEED *R/o Gurgaon*



This Sale Deed is made and executed on this the 16th day of May 2005 at Secunderabad by and between:

*235000
700*

*197500
1125
85*

28770

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. SMT. RASHMI SAXENA, WIFE OF SRI. YOGENDRA MOHAN SAXENA, aged about 47 years,
2. SRI. YOGENDRA MOHAN SAXENA, SON OF SRI. RANG BEHARILAL SAXENA, aged about 52 years,

Both are Residents of D.No.D-7/21 FF, Exclusive Floors, DLF Phase V, Gurgaon - 122 002.

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

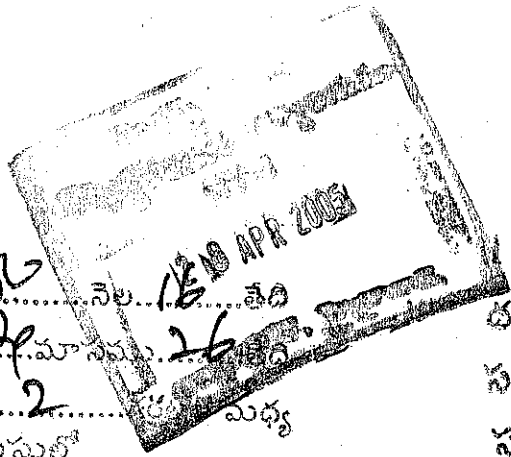
For Mehta and Modi Homes

For Mehta and Modi Homes

[Signature]
Partner

[Signature]
Partner

Contd..2.



200 వ సం॥...నెల...తేది
192 వ.శ.శా...మాసం...వ తేది
పగలు...మరియు...
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

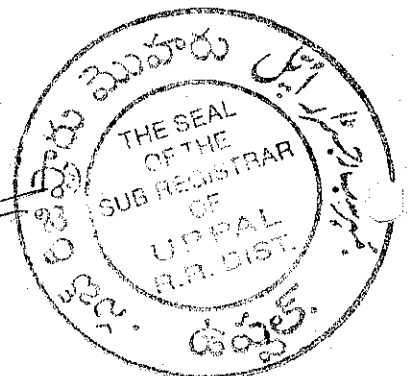
వ అవుకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...

శ్రీ...
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోట్-కాపులు
మరియు వేలిముద్రలతో సహా బాఖరుచేసి

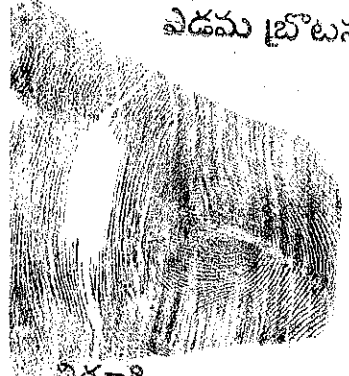
సబ్-రిజిస్ట్రారు

రుసుము రూ॥...
Receipt No. 185863 Dt. 16/5/05
SBH, Habsiguda Branch, Sec'bad.

Handwritten signature



వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
విడమ బ్రౌటనవ్రేలు



Handwritten signature

Gaurang mody S/o. Jayanthilal mody occ: Business
R/o. Flat no. 105, Sapphire Apts, Chikoh Gardens
Begumpet, Hyderabad, through Special Power
of Attorney, attestation vide Power No. 18/2005
at sro, Uppal.

①

CK. Prabhakar Reddy S/o. Padma Reddy, occ: Service
Service (b) S-U-187/3 & 4, M.G. Road, Sec'bad

②

Handwritten signature

SRIDHAR S/o. Ramakrishna occ: Service
S-U-187/3 & 4, Sec'bad.

200 వ. సం॥...నెల...తేది
192 వ.శా.శా...మాసం...వ తేది

Handwritten signature



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 223202

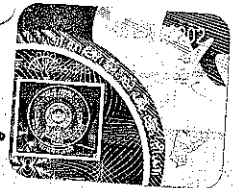
S.No. 16506 31/5/05 Rs. 100/-

Sold by Rashmi Saxena

Sto. W. Yogendra Mohan Saxena

For whom self & others Rd Gurgaon 2 ::

R. NARAYAN
 R. NARAYAN
 SVL No. 42/96
 R.No.38/2004-2008
 RAM NAGAR, HYD'BAD.



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.

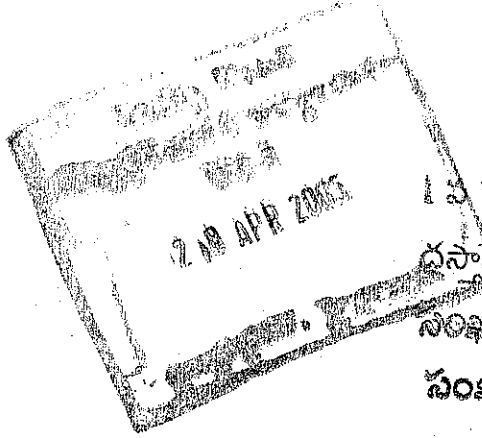
For Mehta and Modi Homes

For Mehta and Modi Homes

Contd..3.

[Signature]
 Partner

[Signature]
 Partner



1 వ పుస్తకము: 4672/05
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య: 10... ఈ కాగితపు వరుస
 సంఖ్య: 2.....
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 19 of 189
 No. 4672 of 2005 Date 16/5/05

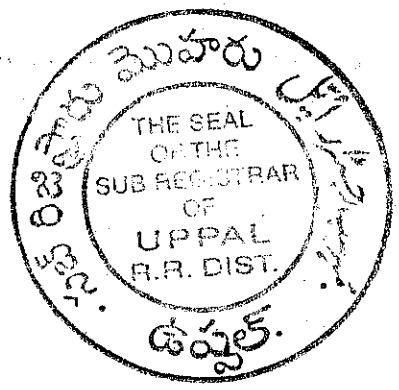
I hereby certify that the proper deficit
 stamp duty of Rs. 27500/- Rupees Twenty seven
 thousand five hundred only
 has been levied in respect of this instrument
 from Sri. Ganrang Medy
 on the basis of the agreed Market Value
 consideration of Rs. 23500/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT
 Dated: 16/5/05

Registration Endorsement

An amount of Rs. 27500/- towards Stamp Duty
 Including Transfer duty and Rs. 1175/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 185E43
 Dated 16/5/05 at SBH Habsiguda Branch, Secbad.

S.B.H. Habsiguda
 A/c No. 01006050766
 of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 223203

S.No. 16507 Date 31/5/05 Re. 100/-

Sold to Ralimi Saxena

Sto. W/O Dtd. Yogendra Mohan Saxena

For whom SELF & others

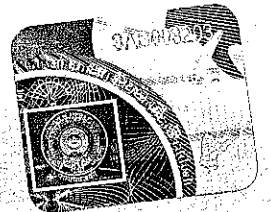
3 ::
R/o Gurgaon

R W
R. NARENDER

SVL No. 42/95

R.No. 38/2004-2006

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

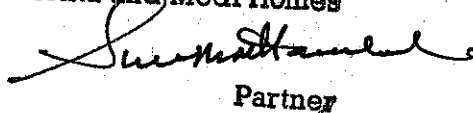
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

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.

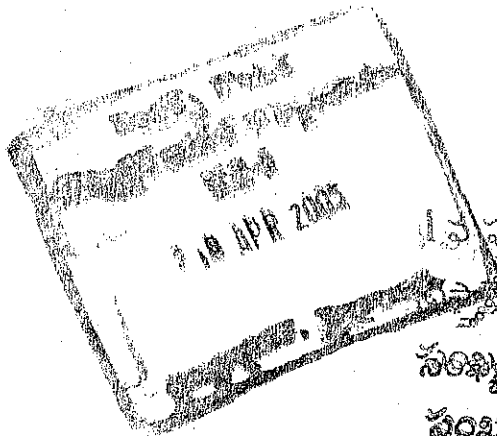
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

Contd..4.



1వ పుస్తకము 4672/05

పుస్తకాల మొత్తం కాగితములు

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 3

సబ్-రెజిస్ట్రారు

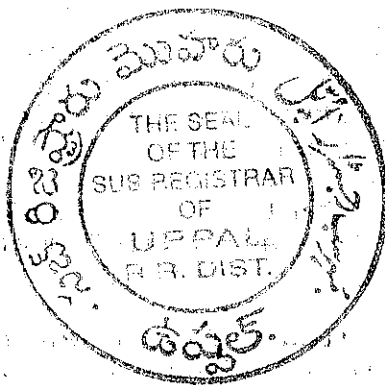
1వ పుస్తకము సం|| (శా.శ) పు 4672/05

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 4672-1-2005 ఇవ్వడమైన

2005 సం|| జై నెల 16 తేది

Handwritten signature and text 'రిజిస్ట్రారు అధికారి' (Registrar Officer)





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 223204

S.No. 16508 Date 31/5/05 Rs. 100/-

Sold to Rachmi Saxena

Sto. W/O D/o Yogendra Mohan Saxena

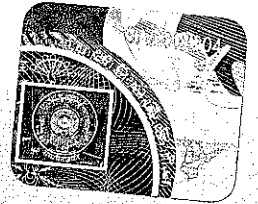
For whom self & others :: 4 :: R/o Gurgaon.

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 Vendees are desirous of purchasing a plot of land bearing No.72, admeasuring 235 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,35,000/- (Rupees Two Lakhs Thirty Five 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.72, admeasuring 235 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 Vendees for a consideration of Rs.2,35,000/- (Rupees Two Lakhs Thirty Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

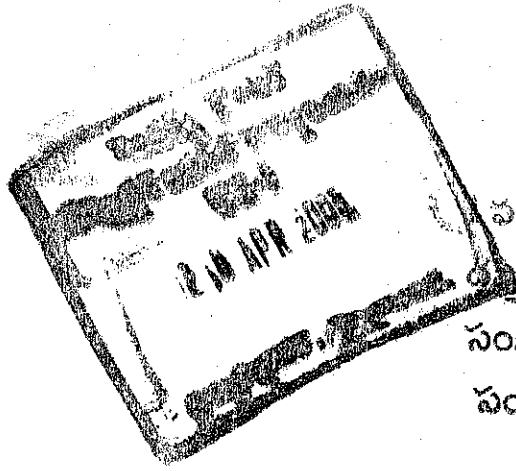
For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

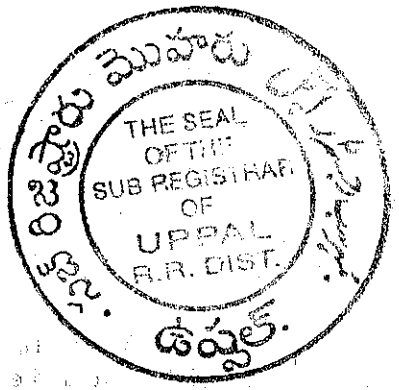
[Signature]
Partner

Contd..5.



వస్తువుల సంఖ్య 4672/105
 రిజిస్ట్రేషన్ నెంబర్ 10... ఈ కారితపు వరుస
 సంఖ్య 4.....

సబ్-రిజిస్ట్రార్



THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

12 APR 2024

సబ్-రిజిస్ట్రార్

ఉప్పల్

రిజిస్ట్రేషన్ నెంబర్ 10... ఈ కారితపు వరుస సంఖ్య 4.....

వస్తువుల సంఖ్య 4672/105



S.No. 16896 ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 Rs. 100

06AA 223205

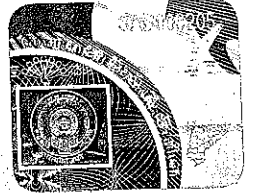
Sold to Rashini Saxena

R uy
 R. R. R. R. R.
 SVL No. 42/95

Sto. W/O Yogendra Mohan Saxena

R.No. 39/2004-2006
 RAM NAGAR, HYD'BAD.

For whom Self & others Ko Gurgaon
 :: 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 Vendees being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendees fully for such losses.

4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendees.

For Mehta and Modi Homes

Mul
 Partner

For Mehta and Modi Homes

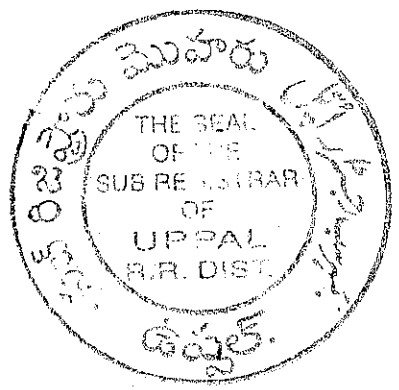
Saxena
 Partner

Contd..6.

12 19 APR 2010
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య... 10... ఈ కాగితపు వరుస సంఖ్య... 5.....

1
 సబ్-రిజిస్ట్రారు

12 APR 2010





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 223206

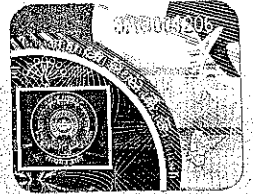
S.No. 16510 Date 31/5/05 Rs. 100/-

Sold to Rashmi Saxena

S/o. W/o. D/o. Yogendra Mahan Saxena

For whom self & others R/o Gurgaon.

R. 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 Vendees 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.2,35,000/- for 235 Sq.Yds., stamp duty paid on market value.

7. Stamp duty and Registration amount of Rs. 28,770-00/- is paid by way of challan No. 185863, dated 16.05.2005, drawn on SBH, Habsiguda, Hyderabad.

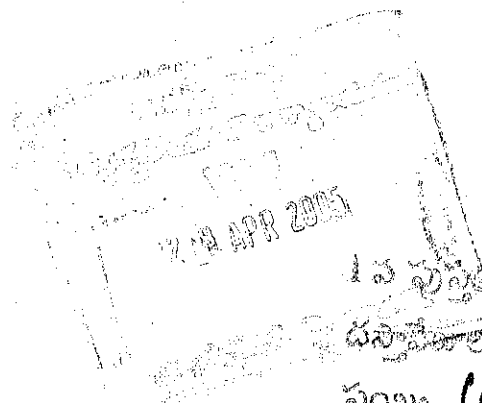
For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

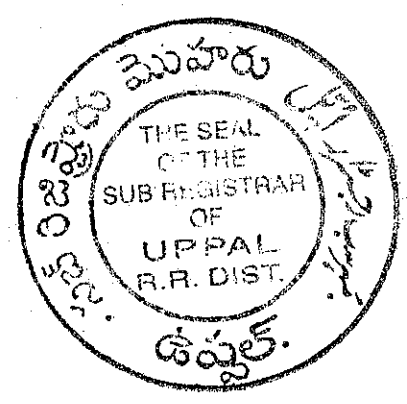
[Signature]
Partner

Contd..7.



1వ పుస్తకము 4672/05
పన్నుదాతల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు పయన
సంఖ్య...6.....

సబ్-రెజిస్ట్రార్



[Faint, mostly illegible text in Telugu script, likely the main body of a document or report.]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 223207

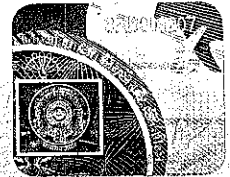
S.No. 16511 Date 2/5/05 Rs. 100/-

Sold to Rashmi Saxena

S/o. W/O D/a Yogenara Mohan Saxena

For whom self & others R/o Burgam. 7 ::

R W
R. NAICHNDER
SVL No. 42/95
R.No. 35/2004-2006
RAM NAGAR, HYD'RAD.



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 72, admeasuring about 235 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. 73.

SOUTH :: Plot No. 71.

EAST :: 40' Wide Road.

WEST :: Public 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. (K. P. Reddy)
2. (S. R. Dhanu)

For Mehta and Modi Hemes

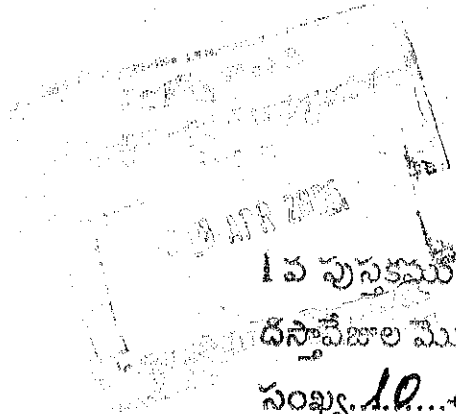
(Sohan Modi)
Partner

For Mehta and Modi Hemes R

(Suresh Baran)
VENDOR

1. Rashmi Saxena

2. (Saxena)
VENDEE.



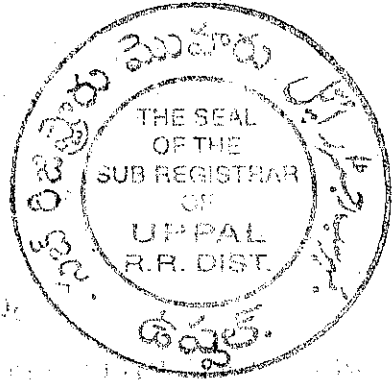
1వ పుస్తకము 4672/95

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 10... ఈ కాగితపు వరుస

సంఖ్య?.....

సబ్-రిజిస్ట్రార్



10 10 10 10 10 10

10 10 10 10 10 10

10 10 10 10 10 10

10 10 10 10 10 10

REGISTRATION PLAN SHOWING

PLOT NO. 72, 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, S/O. SRI SATISH MODI

2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

VENDEE: 1. MRS. RASHMI SAXENA, W/O. MR. YOGENDRA MOHAN SAXENA

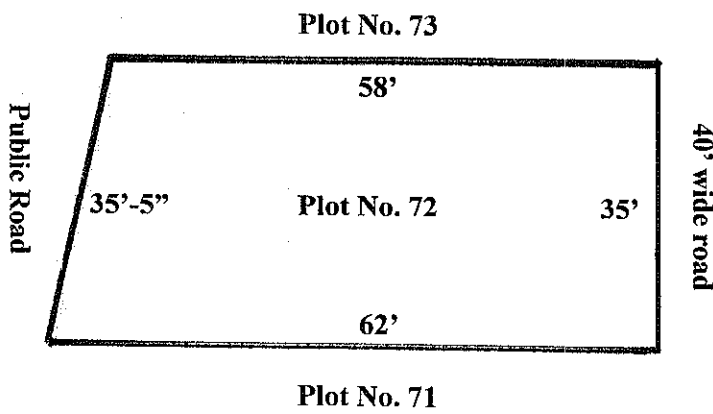
2. MR. YOGENDRA MOHAN SAXENA, S/O. SRI RANG BEHARILAL SAXENA

REFERENCE:
AREA: 235

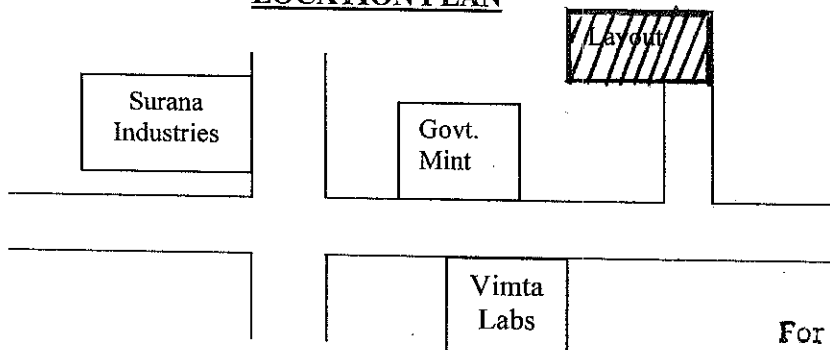
SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



LOCATION PLAN



For M/s, MEHTA AND MODI HOMES

[Signature]
Partner,

For M/s, MEHTA AND MODI HOMES

[Signature]
Partner,

SIG. OF THE VENDEE.

WITNESSES:

- [Signature]*
- [Signature]*

1. Rashmi Saxena
2. Yogendra

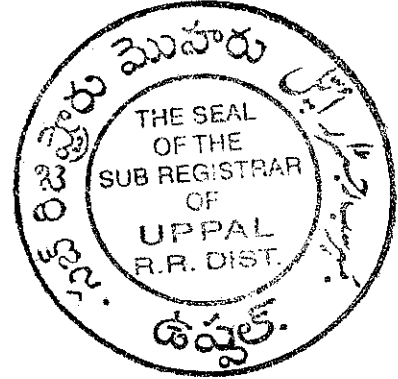
1వ పుస్తకము 4672/1955

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..10...ఈ కాగితపు వరుస

సంఖ్య.....


సబ్ రిజిస్ట్రారు



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

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

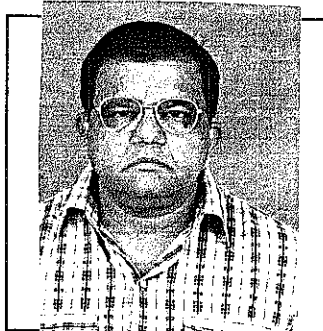
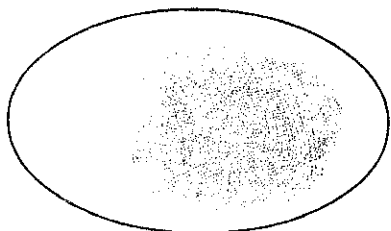
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

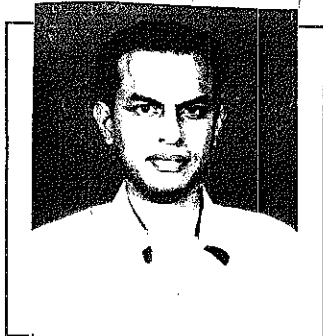
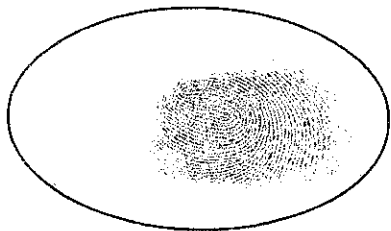
VENDOR:



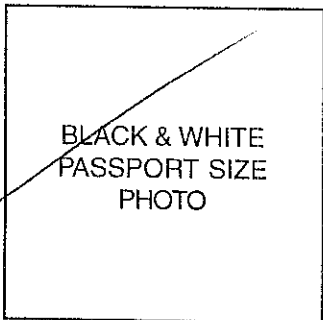
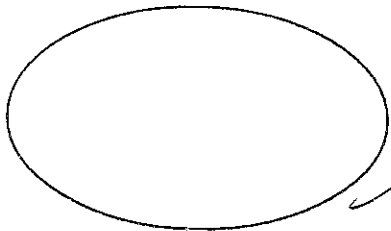
M/s. MEHTA & MODI HOMES
having its (C) 5-4-187/3 & 4, M.G.
Road, SecBad, Rep by its Partners
MR. SOHAM MODI



2. Mr. SORESH U. MEHTA
(C) 5-4-187/3 & 4,
M.G. Road,
SEC-BAD - 003.



SPA:
Mr. GAURANG MODY
R/o. Flat No. 105, Sapphire App
Chiroli Gardens, Begumpet,
HYDERABAD.



SIGNATURE OF WITNESSES

- 1.
- 2.

For Mehta and Modi Homes

Partner

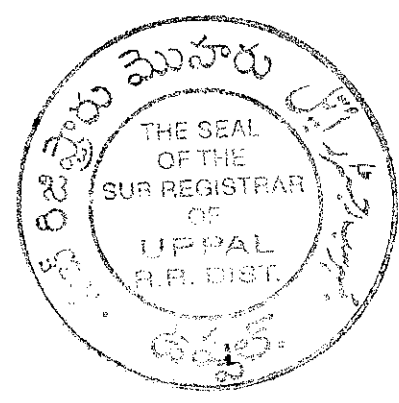
For Mehta and Modi Homes

SIGNATURE OF THE EXECUTANT'S
Partner

1. Rashmi Sarana
2. Jansara

సంఖ్య 4672/85
తల్లిపేజాన కుటుంబ సంఘం
పంఖ్య 10
పంఖ్య 9

[Handwritten Signature]



**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908:**

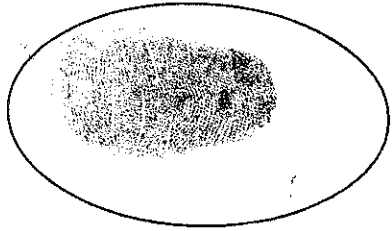
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FINGER PRINT
IN BLACK INK (LEFT
THUMB)

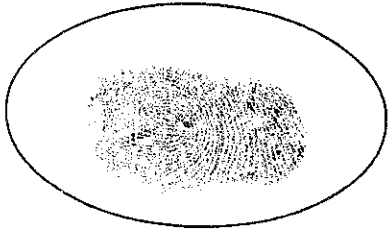
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

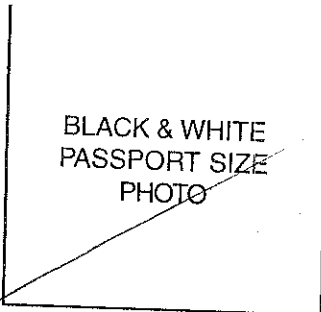
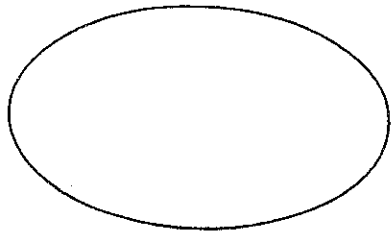
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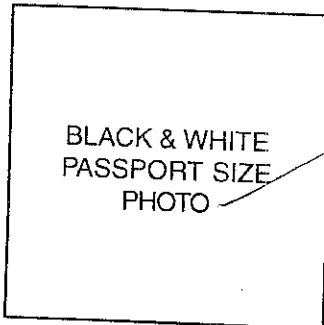
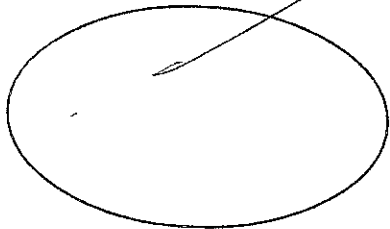


MRS. RASHMI SAXENA
R/o. D-7/21 FF, Exclusive
FLOORS, DLF V,
Gurgaon - 122 002.



2. Mr. YOGENDRA MOHAN SAXENA
R/o. D-7/21, FF
Exclusive FLOORS, DLF V
Gurgaon - 122 002.





SIGNATURE OF WITNESSES

- 1.
- 2.

1. Rashmi Saxena
2. Yogendra

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes
SIGNATURE OF THE EXECUTANT'S

Partner

P/72

1వ పుస్తకము 4672/85
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...10.....


సాక్షి

