

1243

1242/07/200

AC/26 34

C.S No. DOCT. No.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-G-Client D 592029

9658 28/2/07 1002
 Cite Ramch
 Narasing Rao
 Mehta and Modi Homes

See

LEELA G. CHIMALGI
 STAMP VENDOR
 No. 02/2009
 6-4-76/A, Cellar Baniganj
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 25th day of January 2007 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 Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 56 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. JASJIT SINGH SANDHU, SON OF DR. G.S. SANDHU, aged about 40 years,
 2. MRS. KIRAN SANDHU, WIFE OF MR. JASJIT SINGH SANDHU, aged about 38 years
- Both are residing at 582, Sri Ramnagar Colony (Plot no. 35), S.R. Nagar, Hyderabad -500 038, 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
[Signature]
 Partner

For Mehta and Modi Homes
[Signature]
 Partner

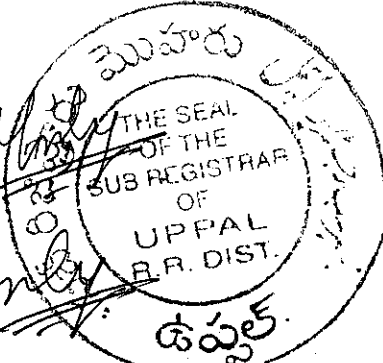
వ పుస్తకము...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య... 1

[Signature]
 సబ్-రిజిస్ట్రారు

2007 వ సం||...
 1929 వ.శ.శా...
 పగలు...
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 పసుము రూ||... 11.80.00... చెల్లించినారు.

Receipt No. 109266...
 SBH, Habsiguda Branch, Sec'bad.
 వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు



సరూపించినది.

[Signature]
[Signature]

Gangang mody s/o Jayankel mody
 occ: Business Flat no. 105
 Sappurthi Apt, Begumpet, Hyderabad,
 through Alleged GPA for presentation
 of documents vide GPA No. 61/3R12/20
 at SRO, UPPAL.

C. P. Reddy s/o K. Radhika Reddy occ: Secular
 Flat No. 5-4-13/1344, 2nd floor, Solam maddur
 SEC-BAD.
 PAUANI s/o KRISHNA occ: Business s/o Uppal

For Mista and Mod...

2007 వ సం||...
 1929 వ.శ.శా...
 సబ్-రిజిస్ట్రారు

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.

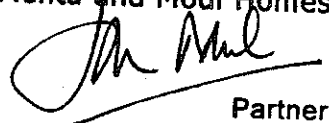
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- 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.

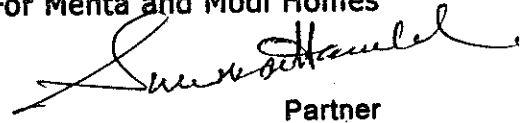
- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. 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.
- 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

1 వ పుస్తకము. 1249... సంగం
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య... 2.....

సబ్-రిజిస్ట్రార్

Registration Under Section 42 of Act 19 of 1897
 No. 1249 of 2007 Date 25/11/07

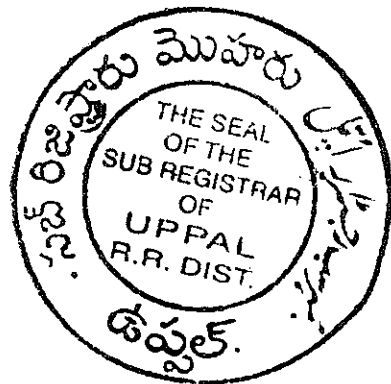
I hereby certify that the proper deficit
 stamp duty of Rs. 21146 Rupees...
 has been levied in respect of this instrument
 on the basis of the agreed Market Value
 consideration of Rs. 2,36,000 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT
 Dated 25/11/07

Registration Endorsement

An amount of Rs. 21146 towards Stamp Duty
 including Transfer duty and Rs. 1180
 towards Registration Fee was paid by the party
 through Chalan Receipt Number 109366
 Dated 25/11/07 at SRI Habsiguda Branch Sec bad


S.B.H. Habsiguda
 A/c No. 01000050700
 S.R.O. Uppal

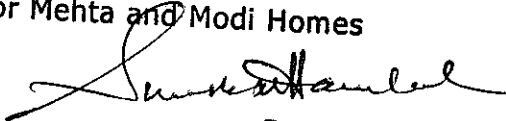


- D) The Vendee is desirous of purchasing a plot of land bearing no. 74 admeasuring 236 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,36,000/- (Rupees Two Lakhs Thirty Six Thousand Only) and the Vendor is desirous of selling the 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. 74 admeasuring 236 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. 2,36,000/- (Rupees Two Lakhs Thirty Six 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. 22415/- is paid by way of challan No. C 109366, dated 24.01.07 drawn on SBH, Habsiguda, Hyderabad.

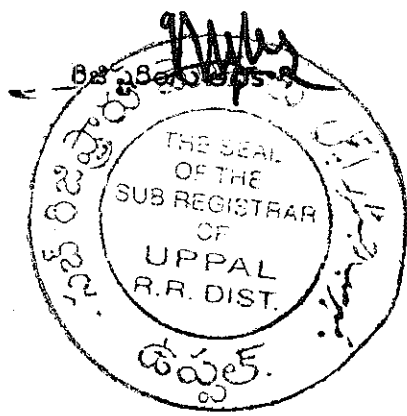
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము. 12.4.1907
నిబంధనలు మొదలు కార్యములు
అనుబంధము. 12.4.1907 వరకు
సంఖ్య 3


ఎల్. రజిష్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు... 12.4.1907
నిబంధనలు మొదలు కార్యములు
అనుబంధము. 12.4.1907 వరకు
సంఖ్య 3



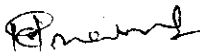

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 74 admeasuring about 236 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. 75
South	Plot No. 73
East	40" wide road
West	Compound wall and neighbours land

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:

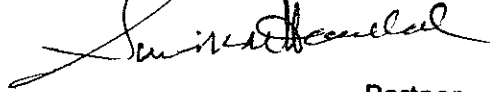
WITNESS:

1. 
2. 

For Mehta and Modi Homes


(Soham Modi) Partner
VENDOR

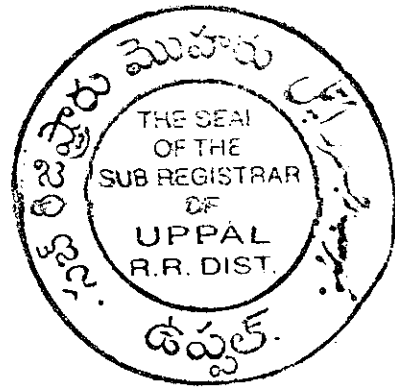
For Mehta and Modi Homes


Partner
(Suresh U Mehta)
VENDOR


VENDEE

1 వ పుస్తకము/24.5/స్వంగా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. క్రీ... ఈ కాగితపు వరుస
సంఖ్య. 4.....

1
పబ్-రిజిస్ట్రార.



REGISTRATION PLAN SHOWING

PLOT NO. 74, FORMING A PART

IN SURVEY NO.

35, 36, 37, 38 & 39

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR:

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

BUYER:

1. MR. JASJIT SINGH SANDHU, SON OF DR. G.S. SANDHU

2. MRS. KIRAN SANDHU, WIFE OF MR. JASJIT SINGH SANDHU

REFERENCE:
AREA:

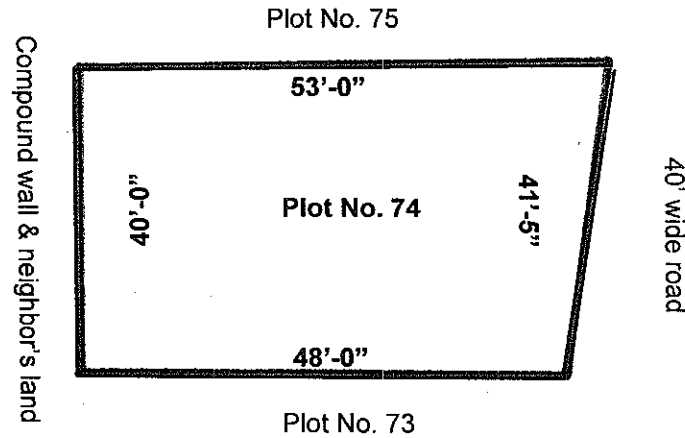
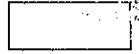
236

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

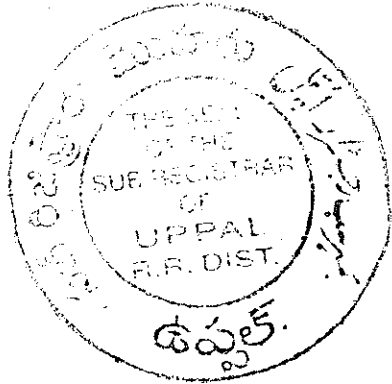
Partner

SIG. OF THE VENDOR

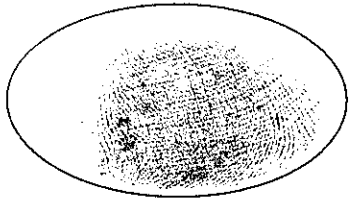
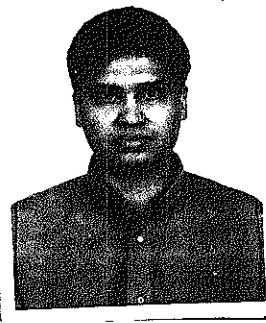
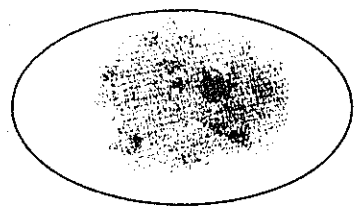



SIG. OF THE BUYER

వస్తువు/243/107
107
సంఖ్య. 5...
5.....

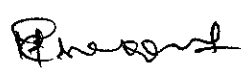
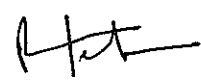
~~175-02/2015~~

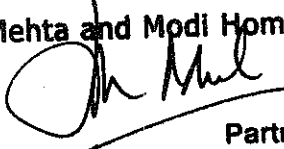


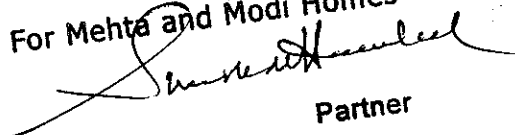
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI 2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003 <u>GPA FOR PRESENTING DOCUMENTS:</u> MR. GAURANG MODY S/O. MR. JAYANTHILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHIKOTI GARDENS, BEGUMPET HYDERABAD.
			
			

SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes

 Partner

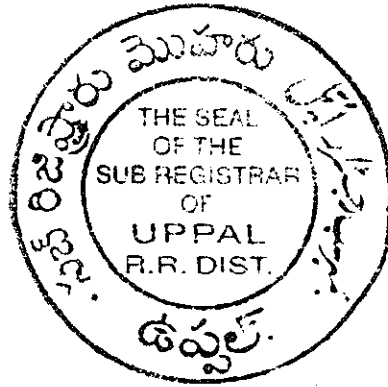
For Mehta and Modi Homes

 Partner

SIGNATURE OF THE EXECUTANTS

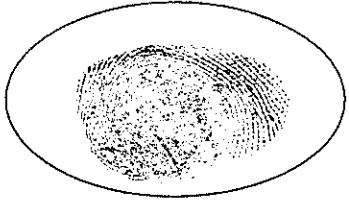

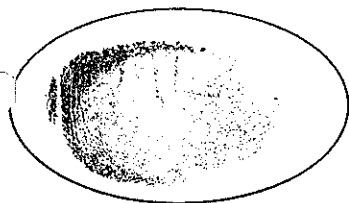

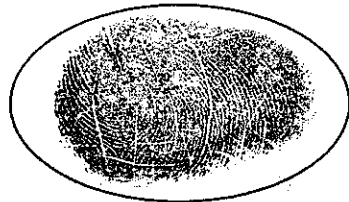
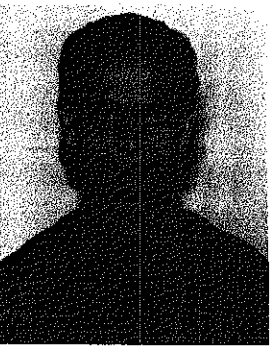


1వ పుస్తకముదిర్చు...సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...6.....

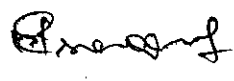
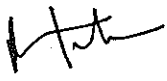
— పబ్లికేషన్



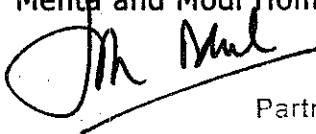
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUYER : 1. MR. JASJIT SINGH SANDHU S/O. DR. G.S. SANDHU R/O. 582, SRI RAMNAGAR COLONY (PLOT NO. 35), S.R. NAGAR HYDERABAD -500 038.
			2. MRS. KIRAN SANDHU W/O. MR. JASJIT SINGH SANDHU R/O. 582, SRI RAMNAGAR COLONY (PLOT NO. 35), S.R. NAGAR HYDERABAD -500 038.
			REPRESENTATIVE: MR. G. L. N. BHASKAR RAO S/O. LATE MR. G. S. N. MURTHY R/O. 582, SRI RAMNAGAR COLONY (PLOT NO. 35), S.R. NAGAR HYDERABAD -500 038.

SIGNATURE OF WITNESSES:

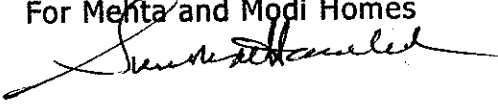
- 
- 

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes


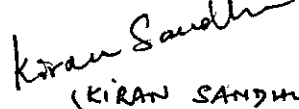


SIGNATURE OF THE EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. G. L. N. Bhaksar Rao as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE



(KIRAN SANDHU)
SIGNATURE(S) OF BUYER(S)
(J. S. SANDHU)
13/01/07

9/24

1వ పుస్తకము/242/సంఖ్య
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య.ది...ఈ కాగితపు వరుస
సంఖ్య.ది.....

1
పబ్-రిజిస్ట్రార్

