

CS. 2025/2005

3006/9-

Acy 3072  
100Rs.

SCANNED



ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708918

S.No. 11299 Date 29/3/05 - 100/-

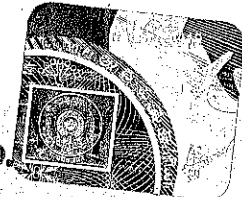
Sold to Alok Goyal

S/o A.B. Goyal

For whom self

Rlo/hyd

RMY  
R. NARENDER  
SVL No. 42/95  
R.No. 36/2004-2006  
RAM NAGAR, HYD/BAD.



**SALE DEED**

This Sale Deed is made and executed on this the 30<sup>th</sup> day of March 2005 at 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. 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**

MR. ALOK GOYAL, SON OF SRI. A.K. GOYAL, aged about 28 years, residing at Plot No.42, Telecomnagar, Gachibowli, Hyderabad - 500 032, 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.

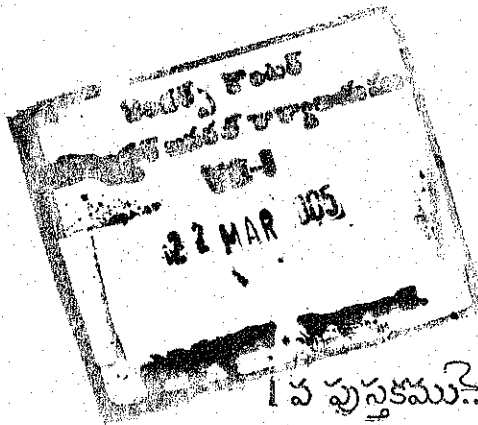
For Mehta and Modi Homes

*Soham Modi*  
Partner

For Mehta and Modi Homes

*Suresh U Mehta*  
Partner

2005 వ సం॥ మార్చి 22 నెల... 3... తేది  
 1927 వ.శ.శా... మార్చి 22... మాసము... 10... తేది  
 పగలు... మరియు... గంటల మధ్య  
 ఉత్పత్ సబ్-రిజిస్ట్రారు అఫీసులో



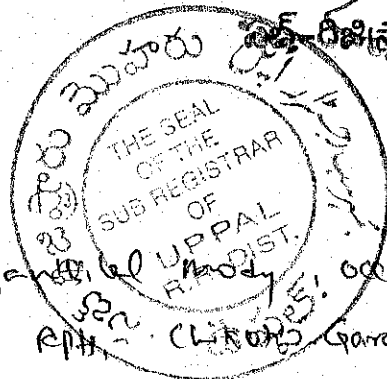
1 వ పుస్తకము 2006/... నంబరు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య...

శ్రీ... Gaurang Moddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ॥... 10.20/... చెల్లించినారు.

Receipt No. 222989... Di. 20/3/1927 Vide  
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవేలు

*Gaurang Moddy*  
*Gaurang Moddy*



Gaurang moddy s/o. Janganna  
 Ho. Flat No. 105, Sophie App. (Chaitanya Gardens,  
 Begumpet, Hyderabad.



This sale deed is made and executed on this 20th day of March 1927  
 through Special Power of Attorney, vide  
 Power No. 18/2005 at SRO, Uppal.

**నిరూపించునది.**

Mrs. MEHTA & MODI HOMES, a registered partnership firm having its registered  
 office at 200/003, Begumpet, Hyderabad. The said firm is engaged in the  
 business of selling and letting of flats and houses. The said firm is  
 represented by its Managing Partner, Mr. Janganna Moddy, who is  
 a resident of the said firm's office at 105, Sophie App. (Chaitanya  
 Gardens), Begumpet, Hyderabad. The said firm has been in existence  
 for about 25 years. Occupation Business hereinafter referred to as the  
 Vendor (which term shall mean and include its successors, executors,  
 administrators, nominees, assigns, etc.)

*Janganna Moddy*

S. Ramachandrababu s/o. - Sec'ry  
 105/106/107, Janganna App., Hyderabad

MR. A. K. GOYAL, SON OF SRI. A. K. GOYAL, aged about 28 years, residing at Flat  
 No. 2, Telcom Nagar, Gachibowli, Hyderabad - 200 032, hereinafter referred to as the  
 Vendor (which term shall mean and include his legal representatives,  
 administrators, executors, successors, assigns, etc.)

(Contd.)

2005 వ. సం॥ మార్చి... నెల... 3... తేది  
 1927 వ. శా.శా... మార్చి... మాసము... 10... తేది

*Janganna Moddy*  
 సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708919

S.No. 4300 29/3/05 100/-

Sold by Alok Goyal

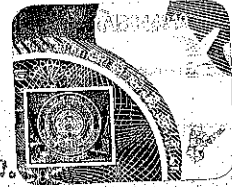
S/o. A. K. Goyal

For whom self

Rlo Ayd

:: 2 ::

R. NARENDER  
SVL No. 42/95  
R.No. 38/2004-2006  
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. 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 Dec. 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 <hr/> 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 <hr/> Gt. 85-00	Ac. 2-05 Gt.
<b>Total Extent of Land</b>					<b>Ac. 6-05 Gts.</b>

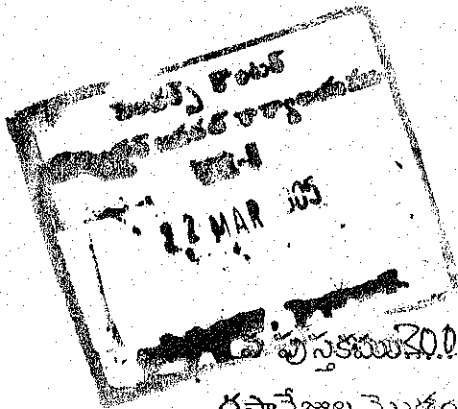
For Mehta and Modi Homes

*Shan Modi*  
Partner

For Mehta and Modi Homes

*Suresh Kumar*  
Partner

Contd..3.



దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....9...ఈ కాగితపు పరుప

సంఖ్య.....2.....

*(Signature)*  
సబ్-రెజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1872

No. 3006 of 2005. Date 31/3/05

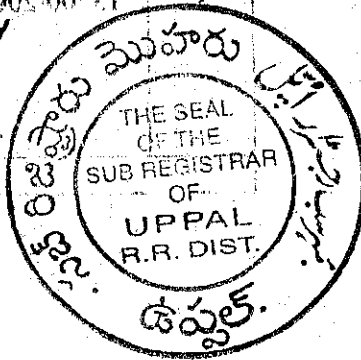
I hereby certify that the proper deficit stamp duty of Rs. 23780/- Rupees *Twenty three thousand Seven hundred and eighty only* WHEREAS

has been levied in respect of this instrument from Sri *Gauranga Medy*

The Vendor is the absolute owner of the land forming part of *Sale No. 11822/2003* (Particulars of the land and the extent of the land are given hereunder and hereinafter in the Schedule to this instrument) and the consideration of the sale is higher than the market value.

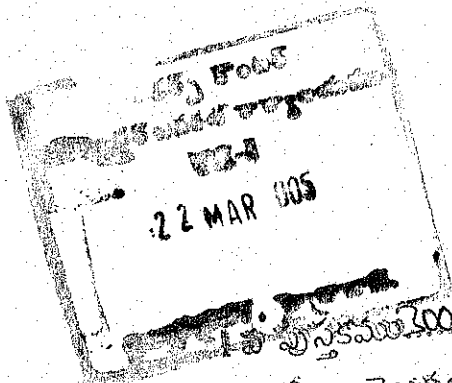
Sl. No.	Sale Deed No.	Date	Extent of Land (in Acre)	Sl. No.
1	11822/2003	30/03/2003	0.80	1
2	11822/2003	30/03/2003	0.20	2

**Registration Endorsement**  
An amount of Rs. *23780/-* towards Stamp Duty including Transfer duty and Rs. *1020/-* towards Registration Fee was paid by the party through Challan Receipt Number *787989* Dated *30/3/05* at SBH Habsiguda Branch, Sec bad.



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





శాసనసభ మొదటి భాగం  
 సంఖ్య..... 9. ఈ కారితో వరుస  
 పంఖ్య..... 3

శాసనసభ (కా.శ) పంఖ్య..... 3006/05

నింబరుగా తిరిగి పంఖ్య పేరు మీద నిమిత్తం

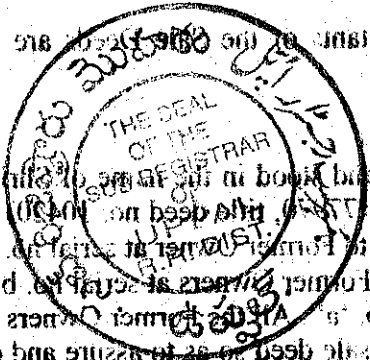
గుర్తింపు నింబరు... 2002-1-1-2002 వ్యవహారము

2002 సంఖ్య... 21... 2002

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

1. Shri P. Hanuman Reddy, S.O. Shri P. Sankar Reddy
2. Shri P. Hanuman Reddy, S.O. Shri P. Sankar Reddy
3. Shri P. Hanuman Reddy, S.O. Shri P. Sankar Reddy
4. Shri P. Hanuman Reddy, S.O. Shri P. Sankar Reddy

The above accounts of the Deeds are herewith collectively referred to as Former Owners.



(b) The Scheduled Land held in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 178) and upon his death on 27.05.1998 the patta was granted to Former Owners as above by effecting mutation in the revenue records. Former Owners as above are the children of former Owner in serial no. 1. Former Owners have joined together for the execution of above referred sale deed as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708908

S.No. 11302 Date 29/3/05 Rs. 100/-

Sold to Alok Goyal

By A.K. Goyal

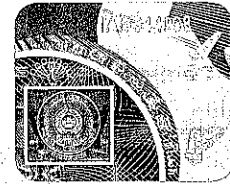
For whom

self

Rlo Aya

:: 4 ::

R. Narender  
R. NARENDER  
SVL No. 12/95  
R.No. 307/004-2006  
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.5, 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.5, 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.

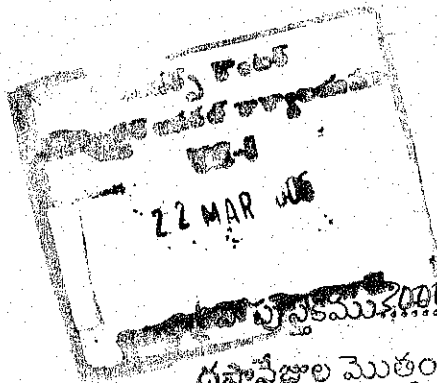
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For Mehta and Modi Homes

*Shan Modi*  
Partner

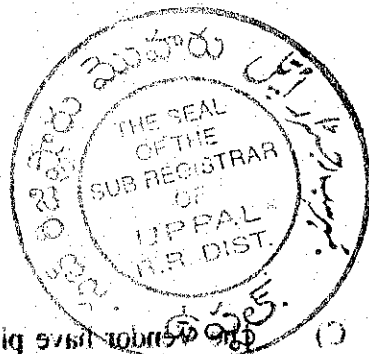
For Mehta and Modi Homes

*Sunandhulal*  
Partner



దస్తావేజాల మొత్తం కాగితముల సంఖ్య... ఈ కాగితపు పరుస సంఖ్య...

సబ్-రిజిస్ట్రార్



(C) The Vendor have plotted the scheduled land into plots and have obtained tentative layout from HUDA vide Permit No. 20/MPX/HUDA/04 dated 30/09/2004

(D) The Vendor is desirous of purchasing a plot of land bearing No. 2, admeasuring 204 sq yds hereinafter referred to as the Scheduled Plot forming part of the Scheduled I and 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. 2, admeasuring 204 sq yds forming part of S.No. 32 to 39 of Chachabally 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 Vendor 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.





ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708909

S.No. 11303 Date 29/3/08 Rs. 100/-

Serial Alok Goyal

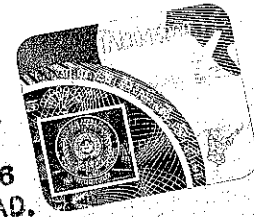
S/o. Mr. A.K. Goyal

For whom self

Rlo Agd

:: 5 ::

R N  
R. NARENDER  
SVL No. 42/95  
R.No. 38/2004-2006  
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.
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.

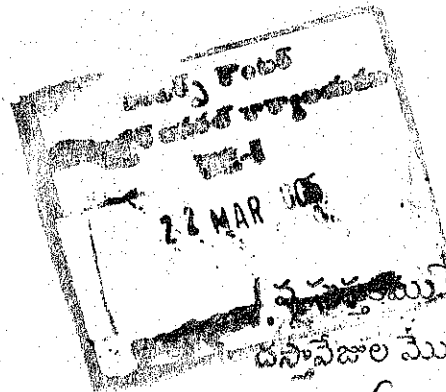
Contd..6.

For Mehta and Modi Homes

Jhan Modi  
Partner

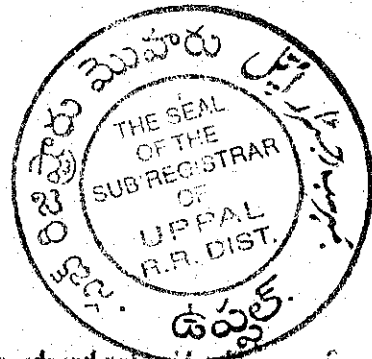
For Mehta and Modi Homes

Suresh Hasselund  
Partner



Handwritten Telugu text: వసతి మొదలుపెట్టినందుకు... దసావేజుల మేరకు కాగితముల సంఖ్య... ఈ కాగితపు వరుస సంఖ్య...

Handwritten signature or name.



1. The Vendor hereby covenants that the 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 the scheduled plot.

2. The Vendor further covenants that the scheduled plot is free from all sorts of encumbrances, charges or attachment of whatsoever nature and as such the Vendor hereon does not have any liability 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 Vendor being put to any loss on account of any claims on the scheduled plot, the Vendor shall indemnify the Vendor fully for such losses.

3. The Vendor have this day delivered vacant peaceful possession of the scheduled plot to the Vendor.

4. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effect the transfer of the scheduled plot into and in favour of the Vendor in the concerned departments.



S.No. 11304 Date 27/3/05 Rs. 100  
 ANDHRA PRADESH

05AA 708927

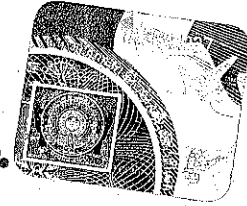
Sold to AOB Goyal

By A.B. Goyal

For whom self r/o Hyd

:: 6 ::

R. NARENDER  
 SVL No. 42/96  
 R.No. 58/2004-2006  
 RAM NAGAR, HYD'BAD.



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. 24,895/- is paid by way of challan No. 787989, dated 30.3.05, drawn on SBH, Habsiguda, Hyderabad.

#### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.5, admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on: Block no-2

North	:	40' Wide Road.
South	:	Compound Wall & Neighbour's Land.
East	:	Plot No.4.
West	:	Plot No.6.

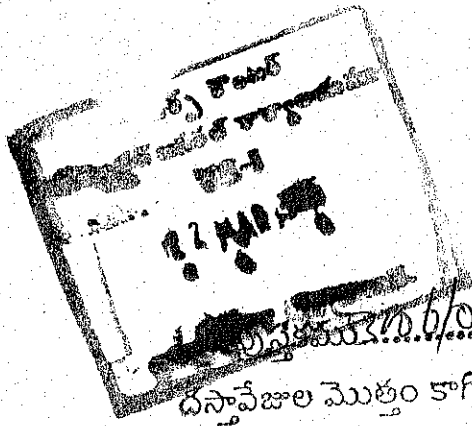
Contd..7.

For Mehta and Modi Homes

*Manu Mehta*  
 Partner

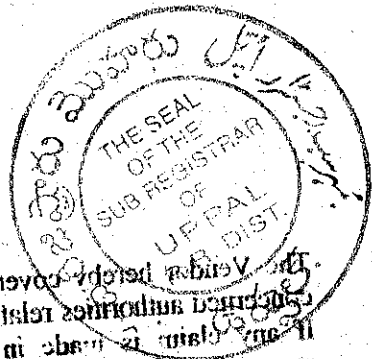
For Mehta and Modi Homes

*Sumanth Kumar*  
 Partner



దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... తం కాగితపు పరుస సంఖ్య.....

1  
జిల్లా-తిరిచినాడు



responsibility of the Vendor to clear the same. If any claim is made in this respect by any department/authority, it shall be the responsibility of the Vendor to clear the same. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the Government authorities relating to scheduled plot payable as on the date of this Sale Deed.

Stamp duty and Registration amount of Rs. \_\_\_\_\_ is paid by way of challan No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on SBI, Hyderabad. Hyderabad.

**SCHEDULED PLOT**

ALL THAT PART AND PARCEL OF LAND bearing Plot No. 2, admeasuring about 204 sq. yds. forming part of S.Y. Nos. 35, 36, 37, 38 and 39, situated at Cheralpally Village, Chitkotas Mandal, Rangas Reddy District, marked in red in the plan annexed hereto, bounded on

- |                                  |       |
|----------------------------------|-------|
| Plot No. 6                       | West  |
| Plot No. 4                       | East  |
| Compound Wall & Neighbour's Land | South |
| 40' Wide Road                    | North |



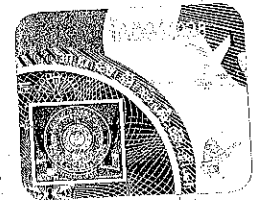
S.No. 11305 Date 29/3/05 Rs. 100/-  
ANDHRA PRADESH

05AA 708928

Sold to A/B Goyal  
S/o. W/O/D. A.B. Goyal  
For whom self

R/o Hyderabad  
:: 7 ::

R. NARINDER  
SVL No. 42/95  
R.No. 98/2004-2006  
RAM NAGAR, HYD'BAD.



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:

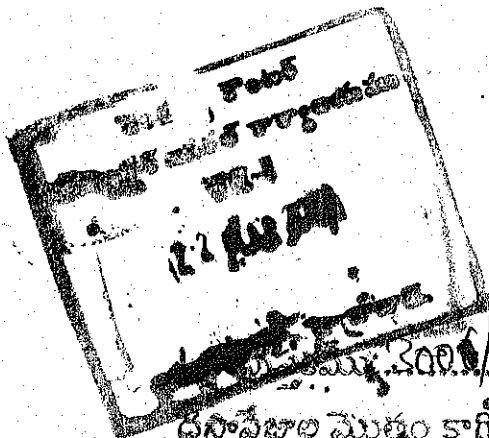
WITNESS:

1. Rameshwar  
(K. P. Reddy)
2. Sudhakar  
(S. S. Reddy)

Soham Modi  
(Soham Modi)  
VENDOR

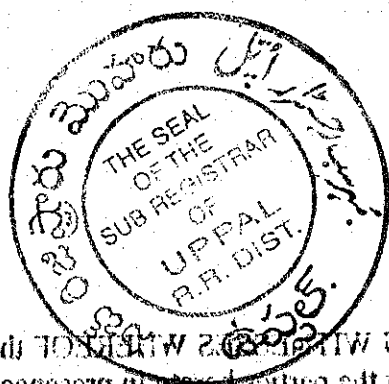
Suresh U Mehta  
(Suresh U Mehta)  
VENDOR

[Signature]  
VENDEE



దస్తవేదికల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రారు



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

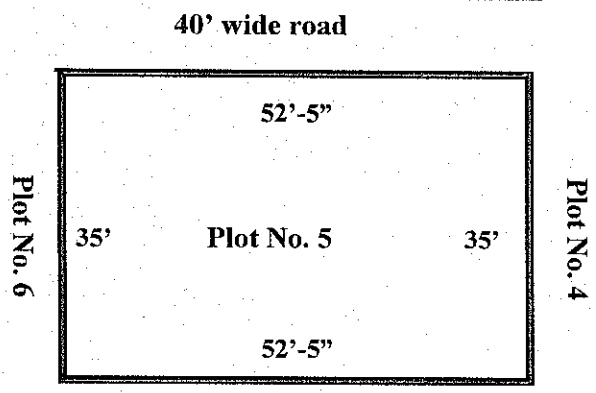
WITNESSES

LENDOR  
(Sobhan Mohi)

LENDOR  
(Suresh Mehta)

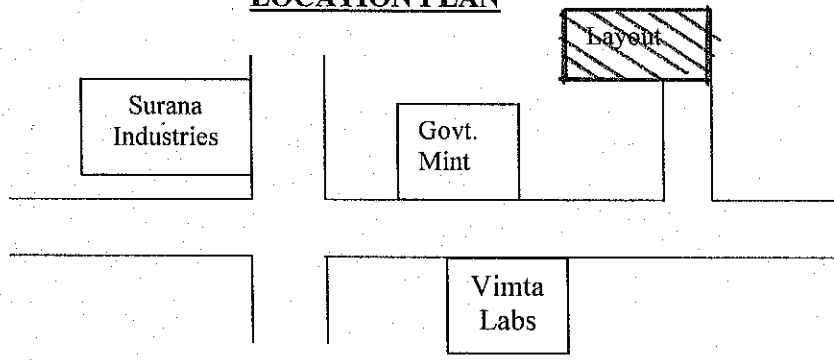
WITNESSES

<b>REGISTRATION PLAN SHOWING</b>		PLOT NO. 5, FORMING A PART	
<b>IN SURVEY NOS.</b> 35, 36, 37, 38 & 39		<b>Situated at</b>	
CHERLAPALLY VILLAGE,		GHATKESAR	
		<b>Mandal, R.R. Dist.</b>	
<b>VENDORS:</b> 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			
<b>VENDEE:</b> MR. ALOK GOYAL, SON OF SHRI A. K. GOYAL			
<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"/>



Compound Wall & Neighbour's Land

**LOCATION PLAN**

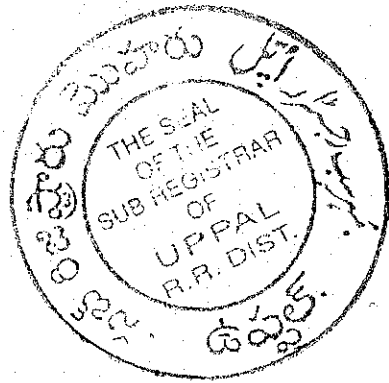


- WITNESSES:**
- [Signature]*
  - [Signature]*

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

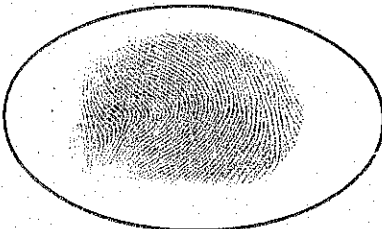

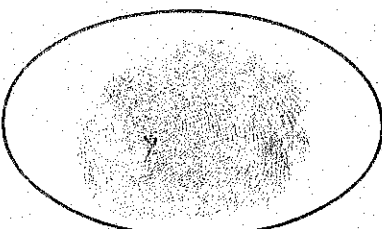




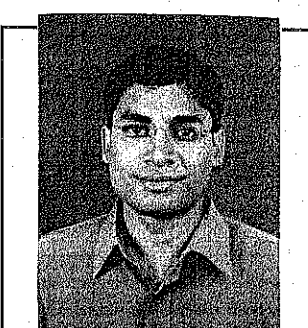
1వ పుస్తకము..2006/నిర్దేశ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....9...ఈ కాగితపు వరుస  
సంఖ్య.....

*[Handwritten Signature]*  
సహ-రజిస్ట్రారు


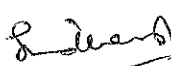






**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

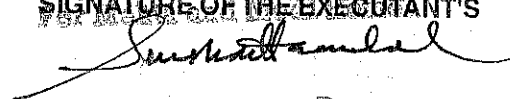
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR: M/s. MEHTA & MODI HOMES having its (s) 5-4-187/3 & 4, M.G. Road, Sec'bad, rep by its Partners & MR. SOHAM MODI
			& MR. SURESH U. MEHTA 5-4-187/3 & 4, M.G. ROAD, SEC-BAD
			SPA:- MR. GAURANG MODY R/o. FLAT NO. 105, SAPPHIRE APTS, CHIKOTI GARDENS BEGUMPET, HYDERABAD
			1. MR. ALOK GOYAL R/o. PLOT NO. 42, TELECOM NAGAR, GACHIBOWLI HYDERABAD. 500 032.

**SIGNATURE OF WITNESSES:**

1. 
2. 

 For Mehta and Modi Homes  
  
Partner

**SIGNATURE OF THE EXECUTANT'S**

  
Partner

9/5

1 వ పుస్తకము. 3000. / నరసా  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

*[Handwritten Signature]*  
సబ్-రెజిస్ట్రారు

