



SCANNED

ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
no 7466/26186/110  
sold to Mr. NIKHIL C. POPAT  
By Mr. M.P. CHANDULAL - R/o. Sec'bad.  
For Whom self

L. Chinn  
07AA 429437  
LEELA G. CHIMALGI  
STAMP  
L. No. 1/2005  
5-4-76/110  
SECUNDERABAD

**SALE DEED**

This Sale Deed is made and executed on this the 31<sup>st</sup> day of August 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 Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 35 years, Occupation: Business and Sri Suresh U Mehta, Son of Late Sri Uttamlal Mehta, aged about 55 years, Occupation: Business, hereinafter referred to as the VENDORS (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

**IN FAVOUR OF**

MR. NIKHIL C. POPAT, SON OF MR. M. P. CHANDULAL, aged about 41 years, residing at 3-41-46, Shiva Arun Colony, West Marredpally, Secunderabad, 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  
*Soham Modi*  
Partner

For Mehta and Modi Homes  
*Suresh U Mehta*  
Partner

1 వ పుస్తకము..... 222/01  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య..... ఈ కాగితపు వరుస  
 సంఖ్య.....

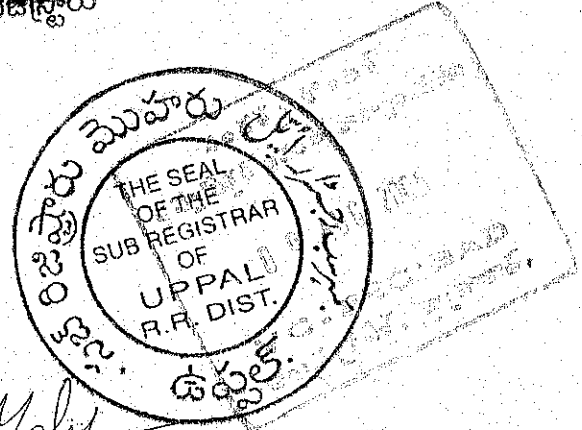
సబ్-రిజిస్ట్రారు

200 5 వ సం|| 31 నెల 31 తేది  
 192 7 వ.శ.శా.మా.సం. 9 తేది  
 పగలు..... మరియు..... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ Gaurang Mody  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు  
 మరియు వేలిముద్రలతో గూడా డాఖలు చేసి  
 రుసుము రూ|| 1020 - చెల్లించారు.

Receipt No. 178936 Dt. 30/8/05 Vide  
 SBH, Habsiguda Branch, Sec'bad.

ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఇడమ బ్రౌటనవేలు



Gaurang Mody  
 Sridhar

Gaurang mody s/o. Jayanthilal mody, occ:-  
 Business, R/o. Flat no. 105, Sapphire Apts,  
 Chikoti Gardens, Begumpet, Hyderabad,  
 Through Special Power of Attorney, attested  
 Vide Power no. 64/BR/05 at SRO, Uppal.



నిరూపించినది.

1) Sridhar

(S. Prabhakar Reddy s/o. S-P Reddy occ: service  
 R/o. 15-11-187 / 1 & 2, m-g. Road, Sec'bad

Sridhar

Sridhar s/o. Ramachandher, occ: Business  
 R/o. 2-3-64/10/24, Amberpet, Hyd

2)

200 5 వ. సం|| 31 నెల 31 వ తేది  
 192 7 వ.శా.శా.మా.సం. 9 వ తేది.

Sridhar



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 7465 Date 26/8/2003

Sold to Mr. NIKHIL C. BOBAT

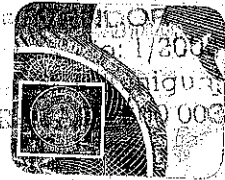
S/o M.P. CHANDULA

For Whom SELF

Ello. SEC. 3AD

07AA 429438  
LEELA G. CHIMALGI

STAMP  
L No. 1/300  
6-4-10/2003  
SECUNDER



**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.
<b>Total Extent of Land</b>					<b>Ac. 6.05 Gts</b>

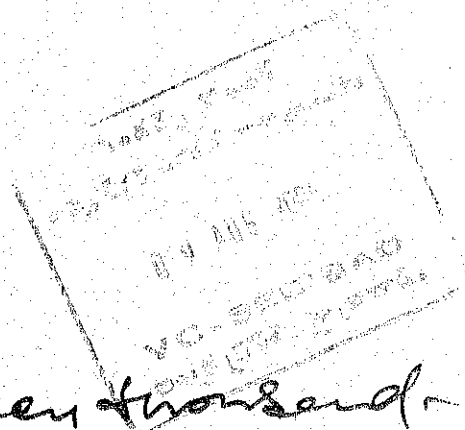
For Mehta and Modi Homes

*John Modi*  
Partner

For Mehta and Modi Homes

*Sunitha*  
Partner

1 వ పుస్తకము.....  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య..... ఈ కాగితపు వరుస  
 సంఖ్య.....  
 సబ్-రిజిస్ట్రారు



Instrument Under Section 42 of Act 11 of 189  
 No. 8222 of 2005 Date 31/8/05

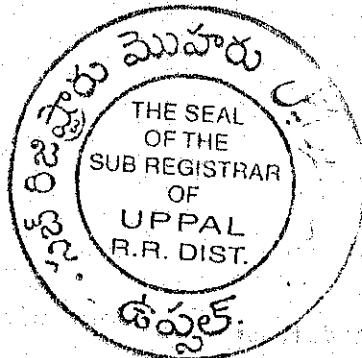
I hereby certify that the proper deficit  
 stamp duty of Rs. 17760/- Rupees. Seventeen thousand  
 Seven hundred and fifty only,  
 has been levied in respect of this instrument  
 from Sri. Ganga Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 204000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 Sub Registrar  
 and Collector U.S. 41 & 4  
 INDIAN STAMP ACT  
 Dated: 31/8/05

Registration Endorsement

An amount of Rs. 17760/- towards Stamp Duty  
 Including Transfer duty and Rs. 1029/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 178936  
 Dated: 30/8/05 at SBH Habsiguda Branch, Sec'bad.

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





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 No. 7666  
 Sold to My: NIKHIL C. POPAT  
 By: M. P. CHANDU LAL. No. SEC 100  
 For Whom: SELF.

07AA 429439  
 L No: 1/2008  
 5-4-2008  
 SECUNDERABAD

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.

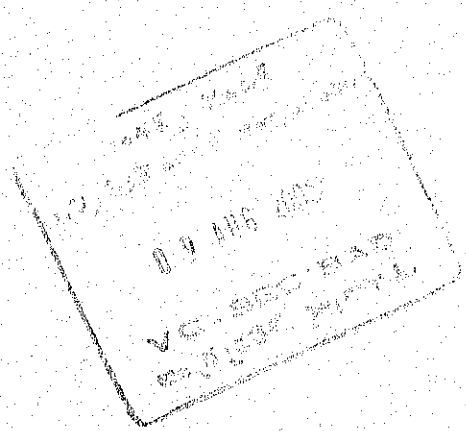
- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. 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.
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained Layout Plan approval from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 07/06/2005.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 18 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:

For Mehta and Modi Homes  
  
 Partner

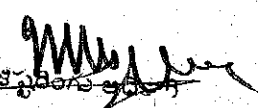
For Mehta and Modi Homes  
  
 Partner

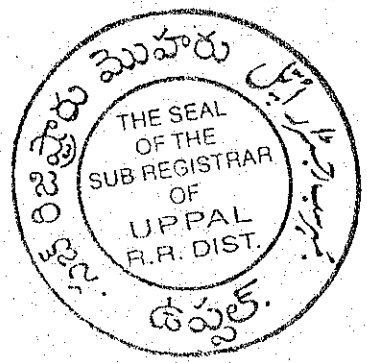
1వ పుస్తకము.....8222/01  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....1 ఈ కాగితపు వరుస  
సంఖ్య.....2

  
సబ్-రిజిస్ట్రారు



1వ పుస్తకము సం|| (కా.శ) పు.....8222/05  
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు.....1-2005 బహుళమున  
2005 సం.....31 తేదీ

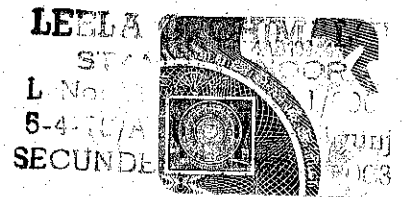
  
రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 26/8/07  
 s. No. 718/07 Date 26/8/07 Rs. 100/-  
 Sold to M. NIKHIL C. POPAT  
 M.P. CHANDULA E.O. SEC-300  
 For Whom SELF

*L. Leela*  
 07AA 429440



**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:**

1. The Vendor do hereby convey, transfer and sell the Plot No. 18, 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 having received the same in the following manner:
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.

**For Mehta and Modi Homes**

*J. Mehta*  
 Partner

**For Mehta and Modi Homes**

*S. Mehta*  
 Partner

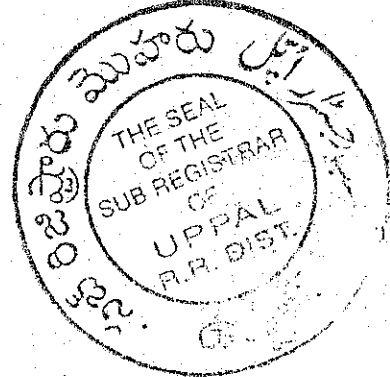
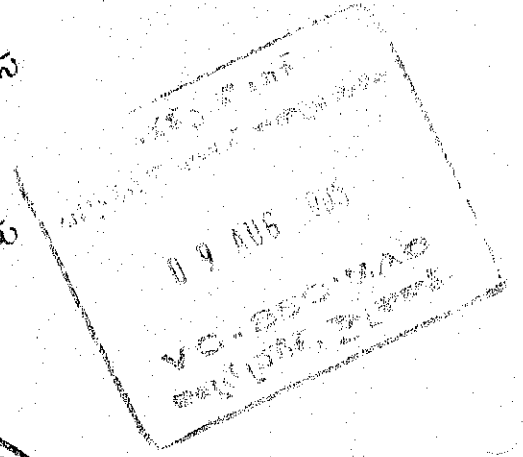
1వ పుస్తకము.....నో.నా

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు







ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 7668 Date 26/1/97 Rs. 100/-

Sold to Mr. NURUL C. POPAT

S/O M.P. CHANDULAL

For Whom Self

R/O. SEC-1AD.

L.A. Cleary  
07AA 429441

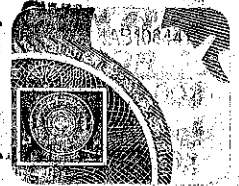
LEELA G.

STAMP

L. No: 13/97

5-4-76/A C

SECUNDERA



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. 18,880/- is paid by way of challan No. B-178936, dated 30.08.97 drawn on SBH, Habsiguda Branch, Hyderabad

For Mehta and Modi Homes

*Shri Mod*  
Partner

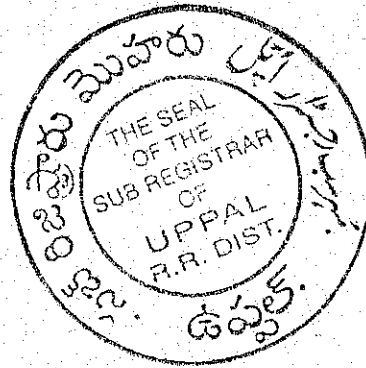
For Mehta and Modi Homes

*Sundertham*  
Partner

1వ పుస్తకము. (.....) రు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రారు

09 AUG 2000  
V.C. SECY  
అధ్యక్షులు, రిజిస్ట్రారు.



ఉప్పల రిజిస్ట్రారు  
ఉప్పల రిజిస్ట్రారు  
ఉప్పల రిజిస్ట్రారు

ఉప్పల రిజిస్ట్రారు ఉప్పల రిజిస్ట్రారు ఉప్పల రిజిస్ట్రారు

ఉప్పల రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 7469 Date 26/8/07 Rs. 100/-  
 Sold to Mr. NIKHIL C. POPAT  
 S/o M. P. CHANDULAL Plo. SEC-18A  
 For Whom SELF

L. G. Chinnu  
 07AA 429442  
**LEELA G. CHINNAI**  
 STAMP  
 L. No: 13/97  
 6-4-76/A C  
 SECUNDERA

**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 18, admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North By	Plot No. 19
South By	40' wide road
East By	40' wide road
West By	Plot No. 32

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. Prodevaraj  
(K. P. Reddy)
2. Sridhar  
(SRIDHAR)

**For Mehta and Modi Homes**  
Mehta Modi  
 Partner  
 (Soham Modi)  
**VENDOR**

**For Mehta and Modi Homes**  
Suresh Uppal  
 (Suresh Uppal)  
**VENDOR**

Dubinit C. Popat  
**PURCHASER**



**REGISTRATION PLAN SHOWING**

PLOT NO. 18, 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

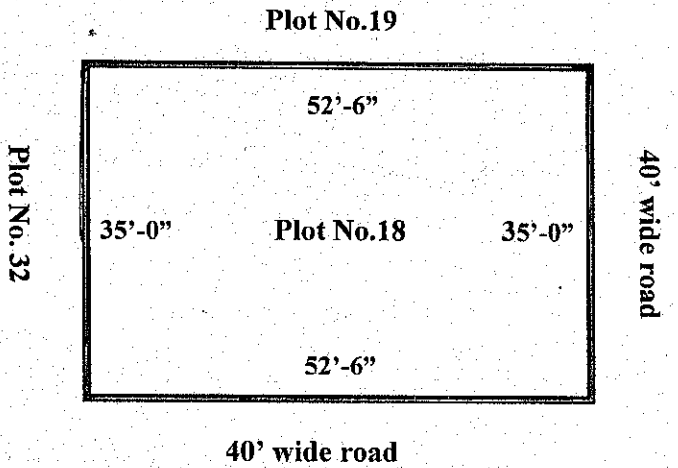
**VENDEE:** MR. NIKHIL C. POPAT, S/O. MR. M. P. CHANDULAL

**REFERENCE:**  
**AREA:** 204

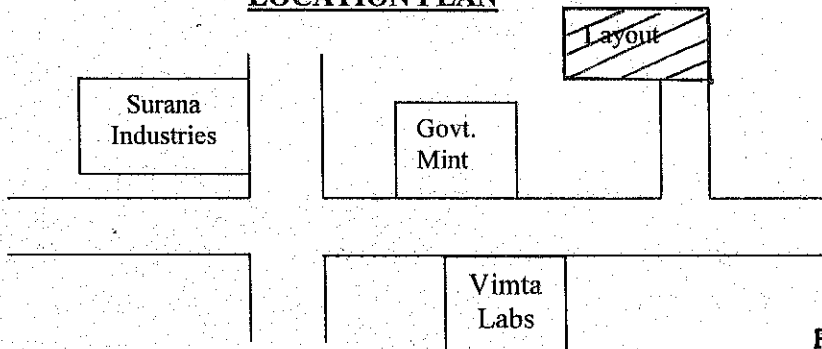
**SCALE:**  
**SQ. YDS.**

**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:**

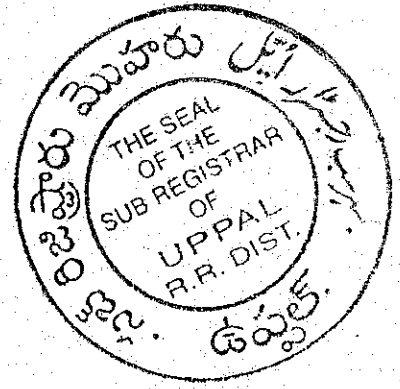
1. *[Signature]*

2. *[Signature]*


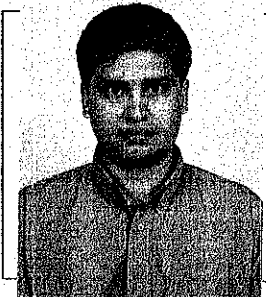
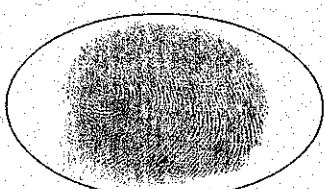




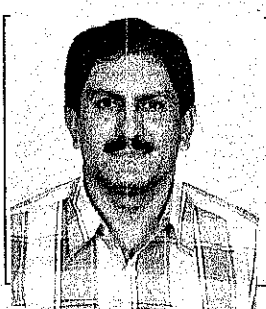
*[Signature]*  
**SIG. OF THE PURCHASER**

1వ పుస్తకము. 122/01  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 4... ఈ కాగితపు వరుస  
సంఖ్య.....

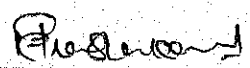
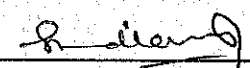
పబ్లికేషన్



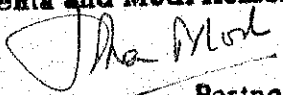
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDORS:</b></p> <p><b>M/S. MEHTA &amp; MODI HOMES</b>, HAVING ITS OFFICE AT 5-4-187/3&amp;4, III FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD – 500 003 REPRESENTED BY ITS MANAGING PARTNERS</p> <p>1. MR. SOHAM MODI, S/O SRI SATISH MODI,</p> <p>2. SRI SURESH U MEHTA, S/O. LATE SRI UTTAMLAL MEHTA, 5-4-187/3&amp;4, III FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD – 500 003</p> <p><b>SPECIAL POWER OF ATTORNEY:</b></p> <p>MR. GAURANG MODY, R/O. FLAT NO. 105, SAPPHIRE APARTMENTS, CHIKOTI GARDENS, BEGUMPET, HYDERABAD – 500 016.</p> <p><b>PURCHASER:</b></p> <p>MR. NIKHIL C. POPAT, S/O MR. M. P. CHANDULAL, RESIDING AT 3-41-46, SHIVA ARUN COLONY, WEST MARREDPALLY, SECUNDERABAD</p>
			
			
			

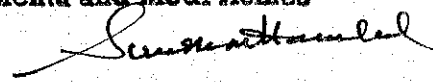
**SIGNATURE OF WITNESSES:**

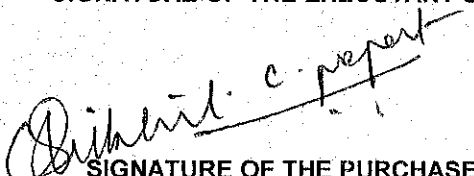
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**For Mehta and Modi Homes**

  
Partner

**For Mehta and Modi Homes**

  
Partner  
SIGNATURE OF THE EXECUTANT'S

  
SIGNATURE OF THE PURCHASER

1వ పుస్తకము..... 222/05  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రెజిస్ట్రార్  
*[Signature]*

