



SWANEE

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-G-Clacey
08AA 486337

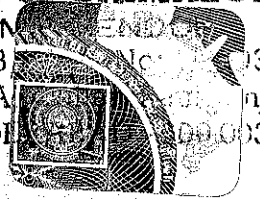
LEELA G. CHIMALGI

STAMP

L-4-13

5-4-6/A

SECUNDERABAD



s. No. 10.197 Date 21/11/05 Rs. 100

Sold to sri. Rohit Sharma

By sri. K.B. Sharma R/o. Hyderabad.

For Whom self

SALE DEED

This Sale Deed is made and executed on this the 26th day of November 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 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

MR. ROHIT SHARMA, SON OF MR. KUL BHUSAN SHARMA, aged about 38 years, residing at 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).

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

1వ పుస్తకము/1449/సం||పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..10..ఈ కాగితపు వరుస
 సంఖ్య.....)

సబ్-రిజిస్ట్రారు

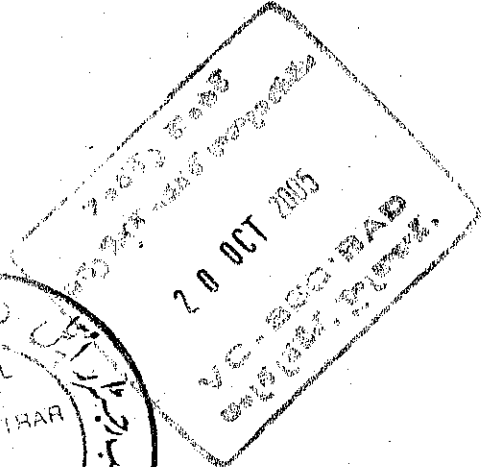
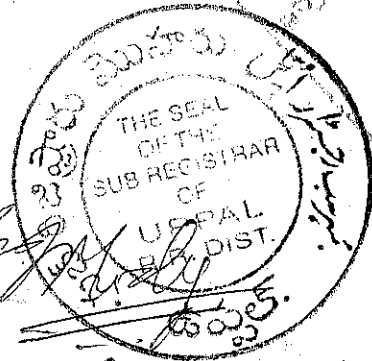
2005 వ సం||వివరాలు నెల.....తేది
 1927 వ.శ.శా.వివరాలు వ తేది
 పగలు.....12.....మరియు.....గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 శ్రీ. Gaurang moody
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||1020/.....చెల్లించినారు.

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

వ్రాసి యున్నట్లు జమ్ము కొన్నది.
 పడమ బ్రాటనవేలు



నిరూపించినది.



Gaurang moody

Gaurang moody s/o. Jayanthilal moody o.c.c: Gaurang
 P/o. Flat no. 105, Sapphire Apts, Chirkoti Garden
 Begumpet, Hyderabad, Through General Power
 of Attorney for Presentation of Documents, vide
 doc. no GU/GRN/05 at SRO, Uppal.

① Atreaw (Neeti Tiwari) s/o Shri. K.B. Sharma, o.c.c: Seemee, residing at
 712, Block A, Usha Enclave, Menodaya colony
 Sainagar Colony Ext, Hyderabad - 073.

② Prashant Reddy (K. Prashant Reddy) s/o. K.P. Reddy o.c.c: Seemee
 S-u-187/1344, M.G. Road, Sec'bad

2005 వ.సం||వివరాలు నెల.....తేది
 1927 వ.శ.శా.వివరాలు వ తేది.

Prashant Reddy
 సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 60196
 Sold to SRI. Rowit Sharma
 S/o SRI. K.B. Sharma
 Per Whom Self

R/o Hyderabad.

L. G. Chinn
 08AA 486336
 LEELA G. CHIMALGI
 STAMP VENDOR
 L. G. Chinn
 5-4
 SECUR. - 500 003,

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.

For Mehta and Modi Homes

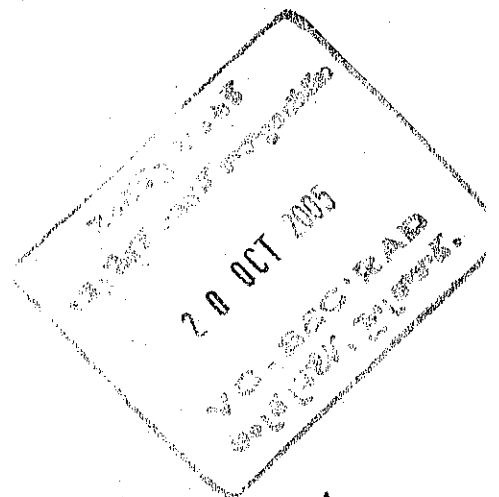
[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

1 వ పుస్తకము. 1.4.4.9 నంబరు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య. 1.0. ఈ కాగితపు వరుస
 సంఖ్య. 2

సబ్-రిజిస్టరు



Endorsement Under Section 42 of Act II of 1899
 No. 11449 of 200. Date 26/11/05

I hereby certify that the proper deficit
 stamp duty of Rs. 17,660 Rupees

Seventeen thousand six hundred and sixty only

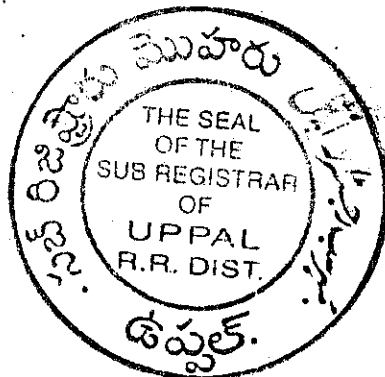
has been levied in respect of this instrument
 from Sri. Goudaraj moty
 on the basis of the agreed Market Value
 consideration of Rs. 2,04,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U.S. 41&4
 DATED 26/11/05 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 17,660/- towards Stamp Duty
 Including Transfer duty and Rs. 1,020/-
 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. 0100005078
 of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 10195 Date 21/11/19 No. 100
 Sold to SRI. Rowit Sharma
 S/o SRI. K. B. Sharma P.O. Hyderabad
 For Witness Self

A. G. Chimalgi
 08AA 486335

LEELA G. CHIMALGI

ST. VEEINSEER

1. P. No. 2003
 5-4-2004 Ranigunj
 SECUN 600 003,

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.

- 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.
- 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

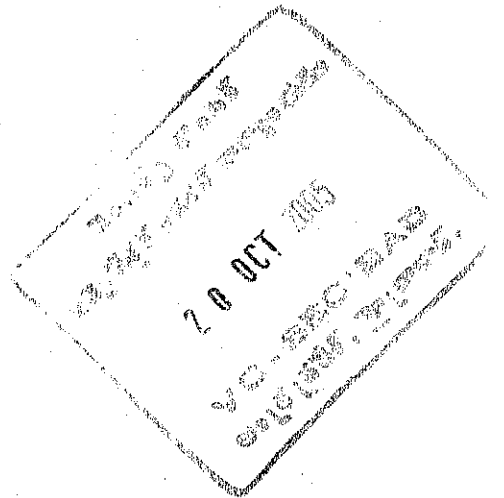
Shri. Modi
 Partner

For Mehta and Modi Homes

Shri. Mehta
 Partner

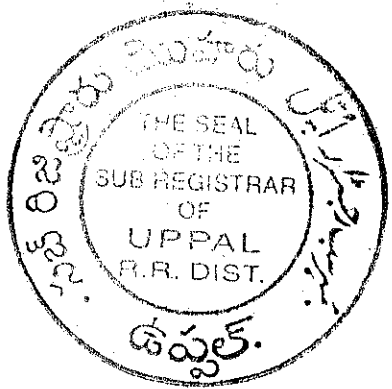
1వ పుస్తకము 11449/05
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...10. ఈ కాగితపు వరుస
 సంఖ్య...2.....

[Signature]
 పబ్-రిజిస్ట్రారు



1వ పుస్తకము సం|| (నా.శ) పు. 11449/05
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 11449/1-200 కావ్యడమైన
 200 సం|| నా.శ. సం|| 2005

[Signature]
 రిజిస్ట్రారు అధికారి





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 10/94 Date 21/11/97 Rs. 100/-

Sold to SRI. Rohit Sharma

S/o SRI. K.B. Sharma - 2/0 - Hyderabad

For Whom Self

L. A. Chinnaji
08AA 486334

LEELA CHINNALGI
STAMP VENDOR
L. No. 1, 1st Floor, North 2003
5-4-86/1 Manjunj
SECUNDARY 1000 003,

- D) The Vendee is desirous of purchasing a plot of land bearing no. 34 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/- (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. 34 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/- (Two Lakhs Four 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.

For Mehta and Modi Homes

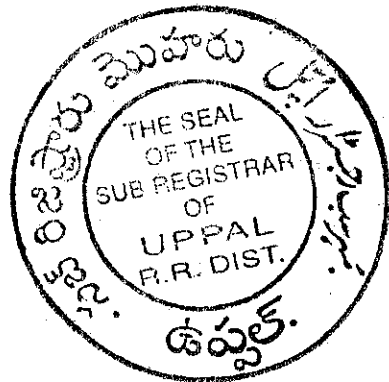
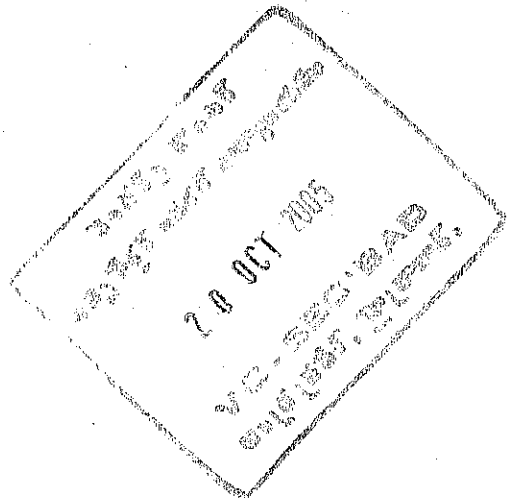
Mehta Modi
Partner

For Mehta and Modi Homes

Mehta Modi
Partner

1 వ పుస్తకము, గి. గుర్తింపు
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య.... 17. ఈ కాగితపు వరుస
 సంఖ్య... 4.....

[Handwritten Signature]
 సబ్-రిజిస్ట్రారు



[Faint, illegible text]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

2/11/09
 s. No. 10/93 Date 2/11/09 Rs. 100
 Sold to SRI. Rohit Sharma
 S/o SRI. F. B. Sharma, r/o. Hyderabad.
 For Whom Self

L. G. Chinnay
 08AA 486333
 LEEI G. CHIMALGI
 No: 1003
 Ranigunj
 500,003.
 SECUN

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. 18,780/- is paid by way of challan No. C-84, dated 26.11.05, drawn on-SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Mehta Modi
 Partner

For Mehta and Modi Homes

Suresh Kumar
 Partner

1వ పుస్తకము/1.44/1980

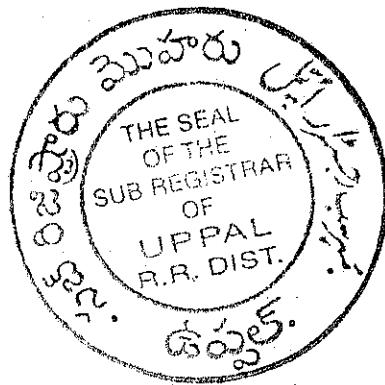
దస్తావేజాల మొత్తం కాగితము

సంఖ్య...10 ఈ కాగితపు వరుస

సంఖ్య...5

[Handwritten Signature]
సబ్-రిజిస్ట్రారు

సంఖ్య 10
20 OCT 2005
U.P.P. DIST. R.R. DIST.
U.P.P. DIST. R.R. DIST.



1006-01/3/2005



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 21/11/92
 s. No. 10/92 Date 21/11/92 Rs. 100
 Sold to... SRI. Rohit Sharma
 S/o... SRI. K. B. Sharma etc. Hyderabad
 For Whom Self

L. G. Chinniah
 08AA 486332
 LEELA G. CHINNIAH
 STAMP ENDORSE
 L No: 13 No: 1/2/03
 5-4/16/A
 SECUNDE 00003

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 34 admeasuring 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. 35
 South : Plot No. 33
 East : 40' wide road
 West : Plot No. 43

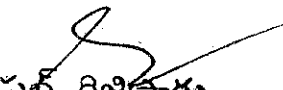
For Mehta and Modi Homes

Mehta Modi
 Partner

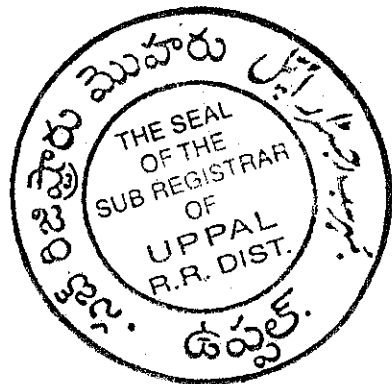
For Mehta and Modi Homes

Sharma
 Partner

1 వ పుస్తకము/1.4.49/95
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10. ఈ కాగితపు వరుస
సంఖ్య... 6.....


సబ్-రిజిస్ట్రారు

సబ్-రిజిస్ట్రారు
ఉప్పల రిజిస్ట్రేషన్ కార్యాలయము
20 OCT 2005
M.C. - SUB-REG. OFF.
ఉప్పల (R.R.) జిల్లా.



ఉప్పల రిజిస్ట్రేషన్ కార్యాలయము
ఉప్పల రిజిస్ట్రేషన్ కార్యాలయము
ఉప్పల రిజిస్ట్రేషన్ కార్యాలయము
ఉప్పల రిజిస్ట్రేషన్ కార్యాలయము



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. A. Cleary
08AA 486331

A. No. 10191 Date 2/11/19 Rs. 100/-

Sold to Rohit Sharma

S/o. SRI. S. B. Sharma, R/o. Hyderabad.

For Whom Self



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. N. Tiwari
(NEETI TIWARI)

2. R. P. Reddy
(R. P. Reddy)

For Mehta and Modi Homes

Soham Modi
Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes

Suresh U Mehta
Partner

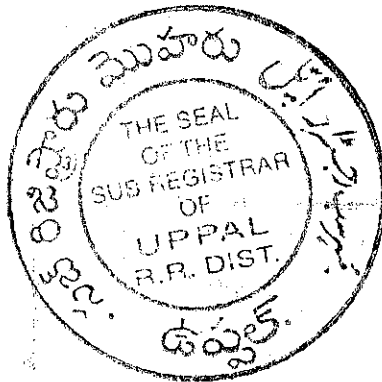
(Suresh U Mehta)
VENDOR

VENDORS

1వ పుస్తకము. 1.44.1991
దస్తావేజుల మొత్తం కాగితము
సంఖ్య... 10. ఈ కాగితపు వరుస
సంఖ్య... 7

సబ్-రిజిస్ట్రారు

20 OCT 2005
2005 OCT 20
2005 OCT 20
2005 OCT 20



REGISTRATION PLAN SHOWING

PLOT NO. 34, 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

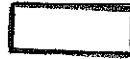
2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

VENDEE: MR. ROHIT SHARMA, S/O. MR. KUL BHUSAN SHARMA,

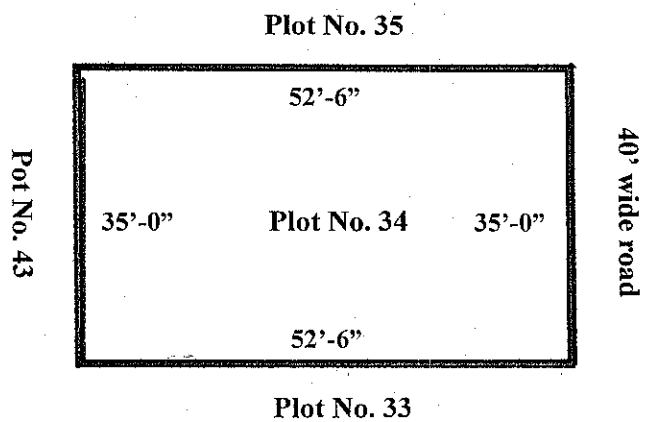
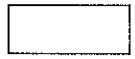
REFERENCE:
AREA: 204

SCALE:
SQ. YDS.

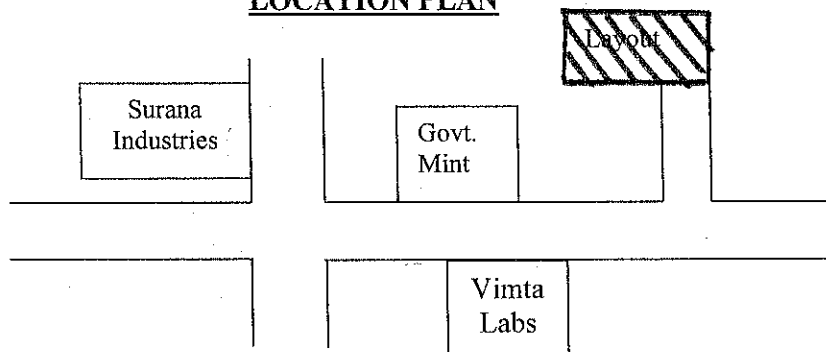
INCL:
SQ. MTRS.



EXCL:



LOCATION PLAN



For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

For Mehta and Modi Homes

Partner

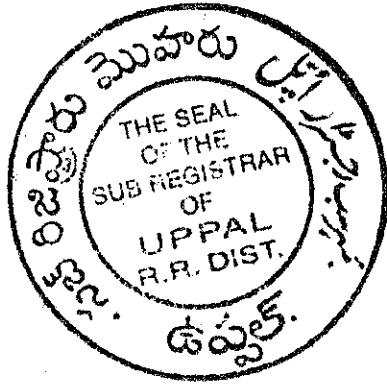
WITNESSES:

1. (NEETI TWARI)

2. (K.P. REDDY)

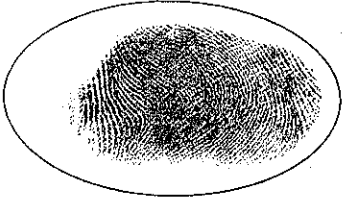
1 వ పుస్తకము/...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.../... ఈ కాగితపు వరుస
సంఖ్య.../.....

సబ్-రిజిస్ట్రారు



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

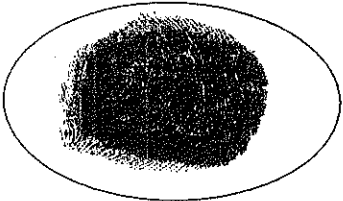
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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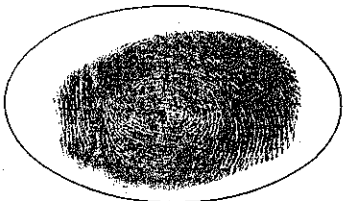
VENDOR:

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.

- MR. SOHAM MODI**
S/O. SRI. SATISH MODI



- MR. SURESH U. MEHTA**
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, M. G. ROAD
SEUCNDRABAD - 500 003.



GPA FOR PRESENTATION OF DOCUMENTS:

MR. GAURANG MODY
S/O. SRI. JAYATILAL MODY,
FLAT NO. 105,
SAPPHIRE APARTMENTS,
CHIKOTI GARDENS,
BEGUMPET.

SIGNATURE OF WITNESSES

1. *Neeti Tiwari*
(NEETI TIWARI)

2. *K. P. Rody*
(K. P. RODY)

For Mehta and Modi Homes

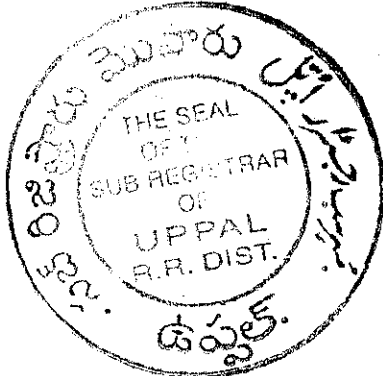
Soham Modi
Partner

For Mehta and Modi Homes

Suresh U. Mehta
Partner

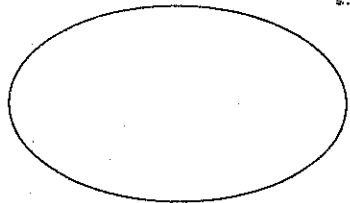
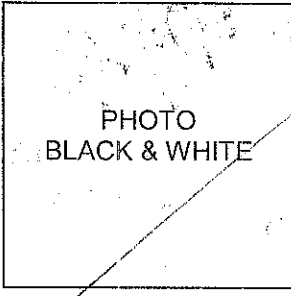
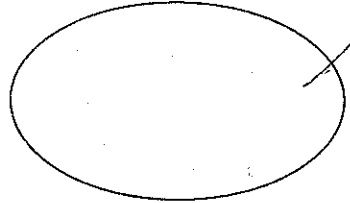
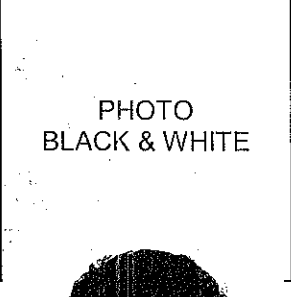

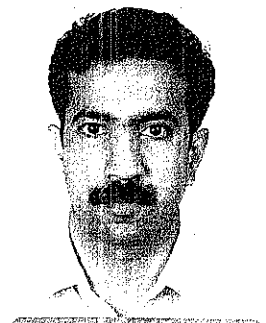
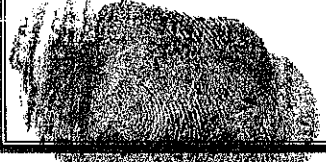

SIGNATURE OF EXECUTANT'S

1 వ పుస్తకము 1.4.4.4 సంగ్రహం
దస్తావేజాల మొత్తం కాగితపు
సంఖ్య... 10 ఈ కాగితపు వరుస
సంఖ్య... 9
సబ్-రిజిస్ట్రారు

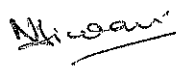


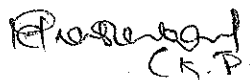
Handwritten notes or signatures at the bottom right of the page.


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


SL.NO.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
		 PHOTO BLACK & WHITE	
		 PHOTO BLACK & WHITE	
			PURCHASER:- MR. ROHIT SHARMA <u>55 RIVER DR SOUTH #1904</u> <u>JERSEY CITY, NJ 07310</u> <u>USA. REPRESENTATIVE</u>
			MR. K. B. SHARMA, S/O. B.R. SHARMA <u>T12, Block 'A', Usha Enclave,</u> <u>Navodaya colony, HYDERABAD.</u>

SIGNATURE OF WITNESSES

1.  (NEETI TIWARI)

2.  (K.P. Reddy)

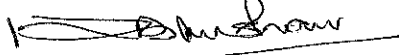
 **Modi Homes**
Partner

 **For Mehta and Modi Homes**
Partner

SIGNATURE OF EXECUTANTS

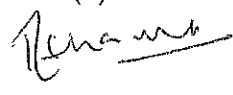
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We send herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Sri K.B. SHARMA S/O. LATE B.R. SHARMA as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances

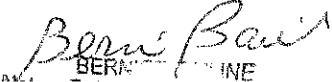

Signature of the Representative

Signature of Witnesses:

Signature(s) of BUYER(s)

1. 

2.


BERNI BANU

9/34

1 వ పుస్తకము... 149... సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1... ఈ కాగితపు వరుస
సంఖ్య... 10.....

[Handwritten Signature]
సబ్-రిజిస్ట్రారు

