

CS. 4101

4114/06

Am 4183
100Rs.



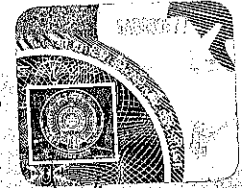
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688677

Date : 14-03-2006 Serial No : 9,007 Denomination : 100

Purchased By : JATIL SHARMA For Whom : SELF & OTHERS

S/O E.M. SHARMA
SECUNDERABAD



DMR Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this the ¹⁵16 day of March 2006 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. JATIL SHARMA**, SON OF MR. B. M. SHARMA, aged about 32 years,
2. **MRS. SUSHMA SHARMA**, WIFE OF MR. JATIL SHARMA, aged about 30 years,

Both are residing at 10-2-123/1, Plot No. 62, Lane No. 2, Street No. 6, 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



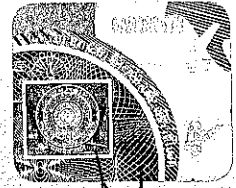
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688678

Date : 14-03-2006 Serial No : 8,008 Denomination : 100

Purchased By :
JATIL SHARMA

For Whom :
SELF & OTHERS



Sub Registrar
Ex. Office, Stamp Vendor
S.R.O. UPPAL

WHEREAS:
S/O E.N. SHARMA
SECUNDERABAD

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... 4114/2006
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 1 ఈ కాగితపు వరుస
 సంఖ్య... 2

[Signature]
 సబ్-రిజిస్ట్రారు

Endorsement under Section 42 of Act 11 of 1898
 No. 4114 of 2006 Date 16/3/06

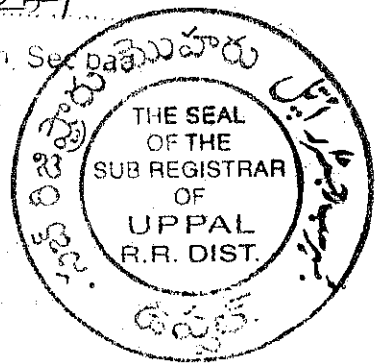
I hereby certify that the proper deficit
 stamp duty of Rs. 17860/- Rupees Seventeen thousand
 eight hundred and sixty only
 has been levied in respect of this instrument
 from Sri. Gaurang Modi
 on the basis of the agreed Market Value
 consideration of Rs. 204000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 16/3/06
[Signature]
 Sub Registrar
 and Collector U.S. 41804
 INDIAN STAMP ACT
 Registration Endorsement

An amount of Rs. 17860/- towards Stamp Duty
 including Transfer duty and Rs. 1020/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 167279

Dated 15/3/06 at SBH Habsiguda Branch, Sec 8a మొహారు

S.B.H. Habsiguda
 A/c No. 01000050780
 of S.R.O. Uppal.





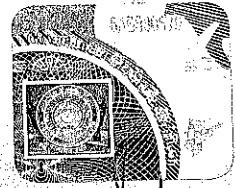
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688679

Date : 14-03-2006 Serial No : 8,009 Denomination : 100

Purchased By :
JATIL SHARMA

(For Whom :
SELF & OTHERS



S/O B.M. SHARMA
SECUNDERABAD

Sub Registrar
Ex. Office, Stamp Vendor
Appal,

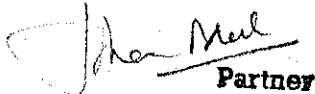
All the above three Sale Deeds are registered at the office of Sub-Registrar in Appal, R.R. District and are executed by the following owners:

- 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:

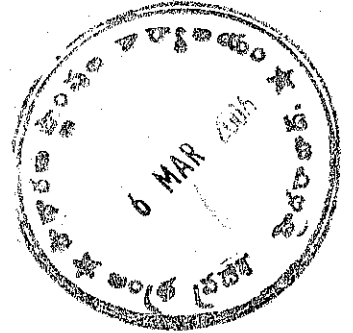
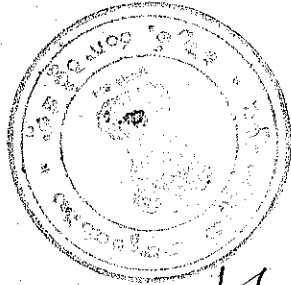
- The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no.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


Partner

For Mehta and Modi Homes


Partner

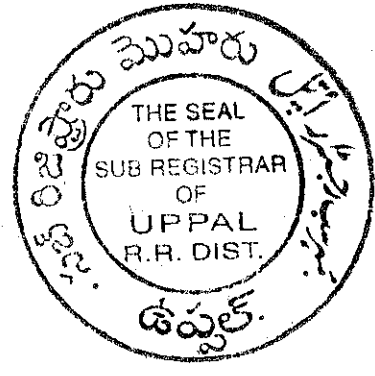


1 వ పుస్తకము.....సం|| 4111/06
 దస్తావేజాల మొత్తం కాగితముల
 పంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రెజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.శ) పు.....4111/06
 నెంబరుగా రెజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు.....1-200 రిజిస్ట్రేషన్
 2006 సం|| మార్చి 6 నెంబరు.....

రెజిస్ట్రారు



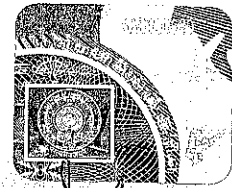


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688680

Date : 14-03-2006 Serial No : 8,010 Denomination : 100

Purchased By : JATIL SHARMA For Whom : SELF & OTHERS



Sub Registrar
Ex. Office Stamp Vendor
S.R.O. UPPAL

S/O E.M. SHARMA
SECUNDERABAD

The Vendee is desirous of purchasing a plot of land bearing no. 39 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:

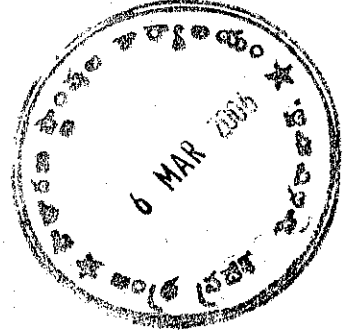
1. The Vendor do hereby convey, transfer and sell the Plot No. 39 admeasuring 204 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed 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.
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

[Signature]
Partner

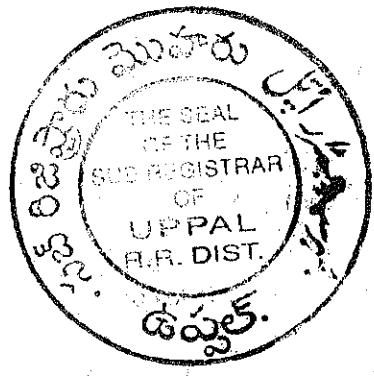
For Mehta and Modi Homes

[Signature]
Partner



1వ పుస్తకము..... 4114/2004
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... 4..... ఈ కాగితపు వరుస
 సంఖ్య..... 4.....

సబ్-రెజిస్ట్రారు



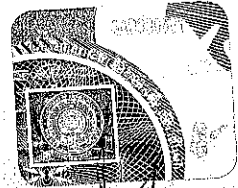


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688681

Date : 14-03-2006 Serial No : 8,011 Denomination : 100

Purchased By : JATIL SHARMA For Whom : SELF & OTHERS



S/O E.M. SHARMA
SECUNDERABAD

Sub Registrar
Ex. Officio Stamp Vendor

The Vendor further covenant that the Schedule Plot is free from all ~~50RS~~ 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.

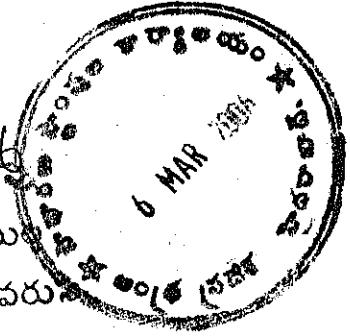
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned 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. 18,980/- is paid by way of Challan No. 167279, dated 15.03.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

Mehta Modi
Partner

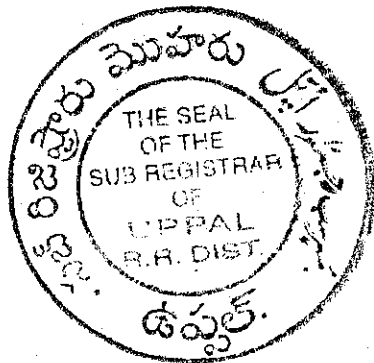
For Mehta and Modi Homes

Sumit Modi
Partner



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

సబ్-రిజిస్ట్రారు



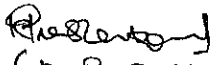
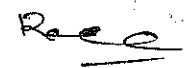
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 39 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 : Park
South : Plot No. 40 ✓
East : Plot No. 38
West : 40' wide road

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. 
(R. P. Reddy)
2. 
Ramani
(RAMANI)

For Mehta and Modi Homes



For Mehta and Modi Homes

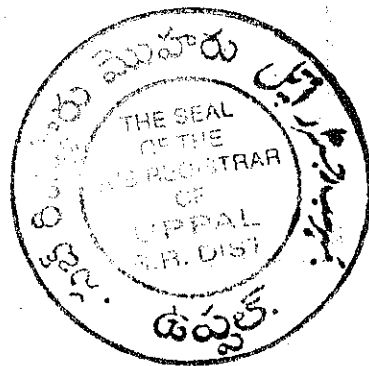

VEND Partner


VENDEE


VENDE

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

సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 39, 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. MR. JATIL SHARMA, S/O. MR. B. M. SHARMA

2. MRS. SUSHMA SHARMA, W/O. MR. JATIL SHARMA

REFERENCE:

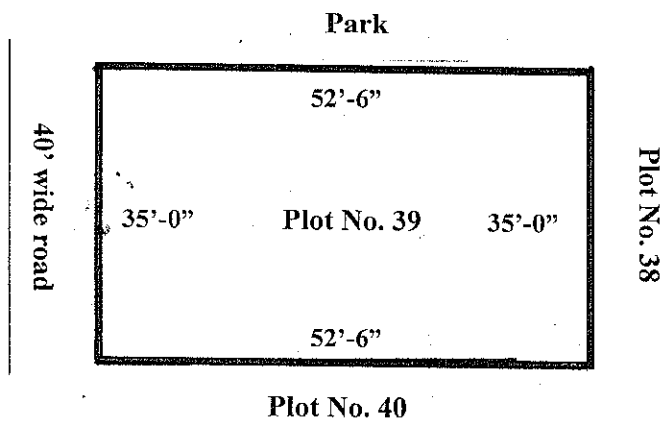
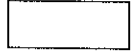
AREA: 204

SCALE:
SQ. YDS.

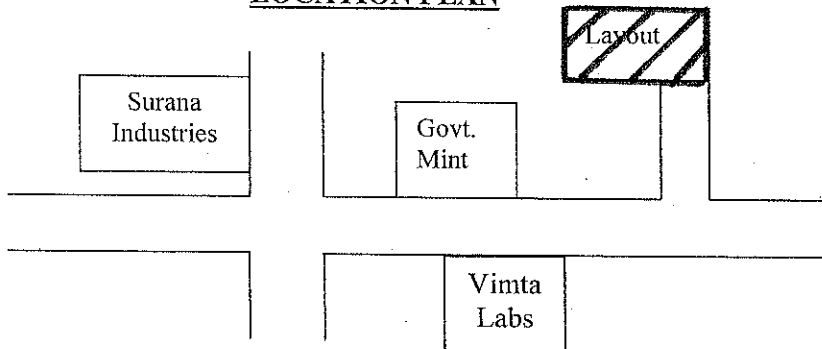
INCL:
SQ. MTRS.



EXCL:



LOCATION PLAN



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

SIG. OF THE VENDOR

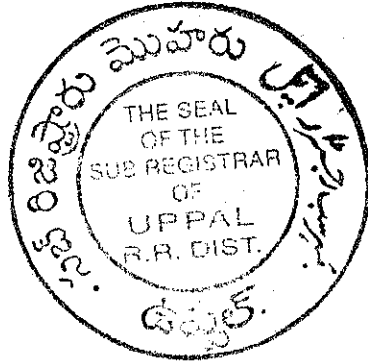
WITNESSES:

1.

2.

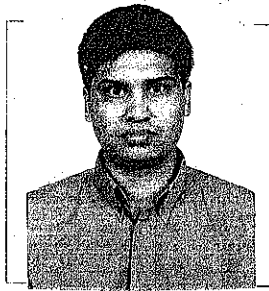
1వ పుస్తకము.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
పంఖ్య.....

సర్ కార్యదర్శి



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

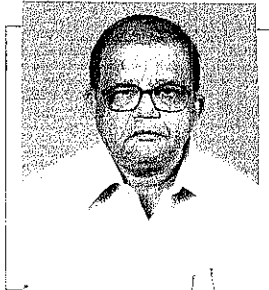
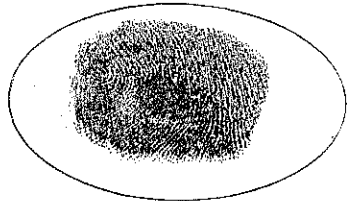
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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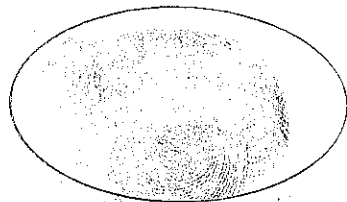
VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

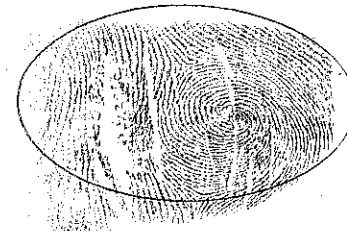


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003.



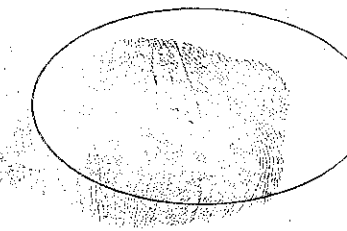
GPA FOR PRESENTATION OF DOCUMENTS:

MR. GAURANG MODY
S/O. MR. JAYATILAL MEHTA
R/O. FLAT NO. 105, SAPPHIRE APTS
CHIKOTI GARDENS
BEGUMPET,
HYDERABAD



PURCHASERS:

1. MR. JATIL SHARMA
S/O. MR. B. M. SHARMA
R/O. 10-2-123/1, PLOT NO. 62
LANE NO. 2, STREET NO. 6
WEST MARREDPALLY
SECUNDERABAD.



2. MRS. SUSHMA SHARMA
W/O. MR. JATIL SHARMA
R/O. 10-2-123/1, PLOT NO. 62
LANE NO. 2, STREET NO. 6
WEST MARREDPALLY
SECUNDERABAD

SIGNATURE OF WITNESSES:

1. *Prasanna*
2. *Ravi*

For Mehta and Modi Homes

Sham Modi

Partner

For Mehta and Modi Homes

Suresh U Mehta

SIGNATURE OF THE PRESENTANT'S

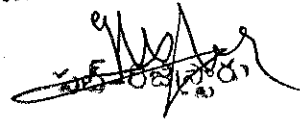
Jatil Sharma

Sushma Sharma

SIGNATURE OF THE PURCHASER

8/29

1 వ పుస్తకము..... 4.11.4/26
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 4... ఈ కాగితపు వరుస
సంఖ్య..... 4.....


హక్ రిజిస్ట్రారు

