

आन्ध्र प्रदेश ANDHRA PRADESH

1015 32100 50/-  
 Ms. Balaji Sampath  
 Ms. Kuram Sampath  
 Hyderabad

215919  
 LEELA G. CHIMALGI  
 STAMP VENDOR  
 L.No. 02/2006  
 5-4-73/A, Gollapudi, Secunderabad  
 SECUNDERABAD-500 003

**SALE DEED**

This Sale Deed is made and executed on this the 4<sup>th</sup> day of February 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 his successors in office, administrators, executors / nominees / assignee etc.)

**IN FAVOUR OF**

MR. SAMPATH BALAJI, SON OF MR. KURAM SAMPATH, aged about 40 years, residing at G-B, Jain's Aanksha, Plot 1-114/13, Kondapur, Hyderabad., 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 Uttamlal*  
 Partner

1వ పుస్తకము... 1552/06 సెంటిపు

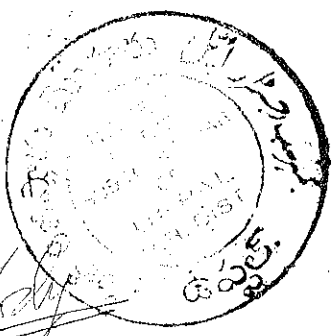
దస్తావేజులు మొత్తం కాగితముల సంఖ్య... 9 ఈ కాగితపు వరుస సంఖ్య... 1

సబ్-రిజిస్ట్రారు

2006-వ సం. 9వ తేదీ... 4... తేదీ  
1927-వ.శ.శా. 12వ తేదీ... 12... తేదీ  
పగలు... 11... మరణము... గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

Gaurang Medy  
రిజిస్ట్రేషన్ నంబర్... 32 ఎ-ను  
అనుసరించి... గ్రామీణులు  
మరియు... కాబులు చేసి  
రుసుము రూ... 1020/-... వసూలుచేసారు.

Receipt No. 54592... DI 4/2/06... Vide  
SBH. Hahsiguda Branch, Secbad



Handwritten signature of Gaurang Medy

జోసె యచ్చినట్లు ఒప్పుకొన్నది.  
నిజము ప్రకటనదేలు

Handwritten signature of Gaurang Medy

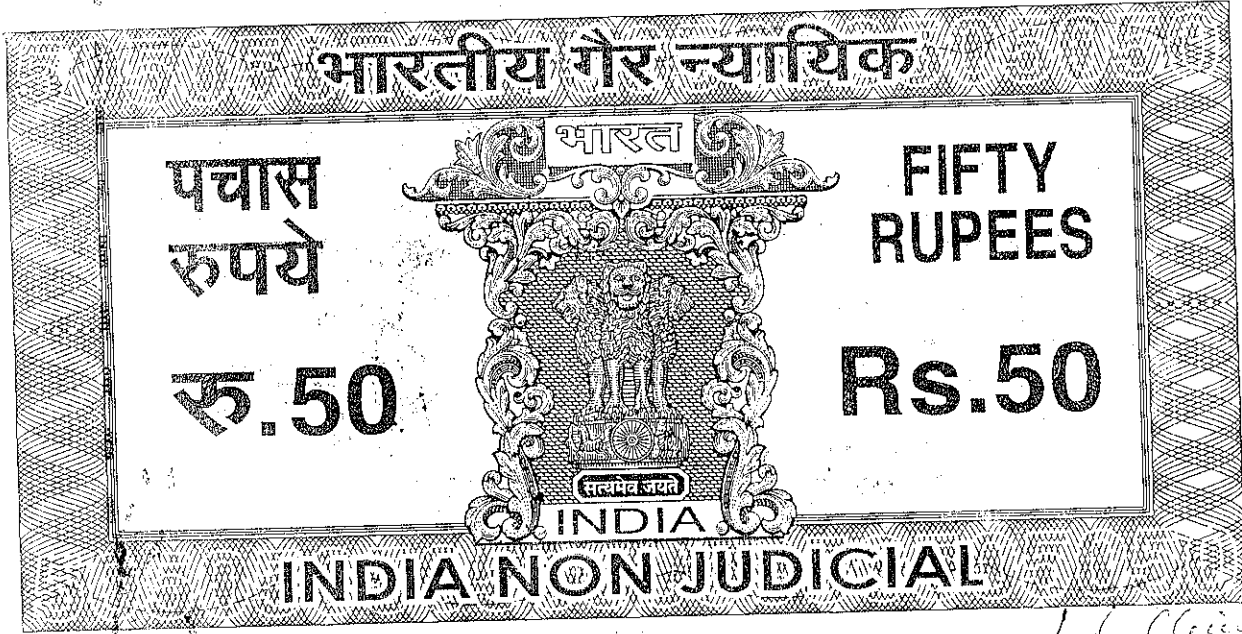
Gaurang medy S/o. Jayankitel medy, occ: Business  
R/o. Flat no. 105, Sappire Apts. (Winkoh Gardens,  
Begumpet, Hyderabad, through General Power  
of Attorney for presentation of documents  
attested vide doc. no 64/25/05  
at seo, Hyderabad.

నిరూపించినది.

- 1. K. Sampath ( K. Sampath S/o. K. Srinivasan  
R/o. G-3, Jains Bakhsha, Plot no. 1-114/13  
Kondapur, Hyderabad.
- 2. Prabhakar Reddy ( K. Prabhakar Reddy S/o. R.P Reddy occ. Service  
r/o 5-4-187/3 & 4. M.G. Road, Secbad

2006వ.సం. 9వ తేదీ... నెల. 4... వ తేదీ  
1927వ.శా. 12వ తేదీ... మాసం. 12వ తేదీ.

Handwritten signature of the Registrar



आन्ध्र प्रदेश ANDHRA PRADESH

स. नं. 1016 Date 31/10/06 As 501.  
 Sold by Ms. Balaji Sampath  
 s/o Ms. Lakshmi Sampath  
 s/o. Whom self Hyd-bad

L. G. Chinnay  
**LEELA G. CHINNAYGI**  
 STAMP VENDOR  
 L.No. 02/2005  
 5-4-78/A, Collar Bungalow  
 SECUNDERABAD-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.

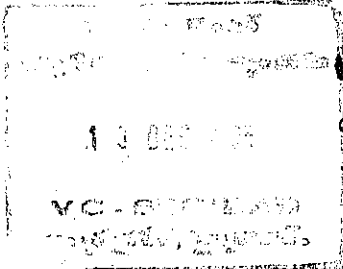
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac.2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
<b>Total Extent of Land</b>					<b>Ac. 6-05 Gts.</b>

For MEHTA AND MODI HOMES

*Sh. Mod.*  
Partner

For MEHTA AND MODI HOMES

*Sunitha*  
Partner



వస్తుకము 1559/06 నంబరు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు వరుస  
సంఖ్య 2

*[Signature]*  
పద-రిజిస్ట్రారు

Under Section 42 of Act II of 1891  
No. 1559 of 2006 Date 4/2/06

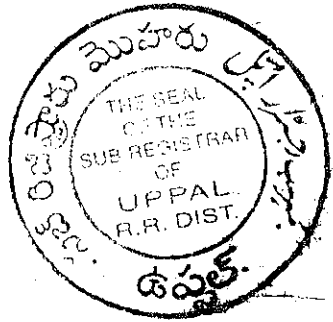
I hereby certify that the proper deficit  
stamp duty of Rs. 18060/- Rupees *Eighteen  
Thousand and Sixty Only*  
has been levied in respect of this instrument  
from Sri *Gausang Mody*  
on the basis of the actual Market Value  
consideration of Rs. 204000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal  
*4/2/06*  
*[Signature]*  
Sub Registrar  
and Collector U.P. Area  
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 18060/- towards Stamp Duty  
including Transfer duty and Rs. 1020/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number *TS4592*  
Dated *4/3/06* at SBH Habsiguda Branch, Sec bad

G.B.H. Habsiguda  
A/c No. 01220050780  
S.R.O. Uppal





आन्ध्र प्रदेश ANDHRA PRADESH

1017 32106 50/-  
 10/17 32106 50/-  
 3/10 Mr. Balaji Sampath  
 3/10 Mr. Keram Sampath  
 3/10 Mr. Keram Sampath

*L. G. Chirmalgi*  
**LEELA G. CHIRMALGI**  
 STAMP VENDOR  
 L.No. 02/2011  
 5-4-73/A, Cellar, (1st floor)  
 SECUNDERABAD-500 003

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.

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

*John Mod*  
 Partner

For MEHTA AND MODI HOMES

*Suresh Kumar*  
 Partner

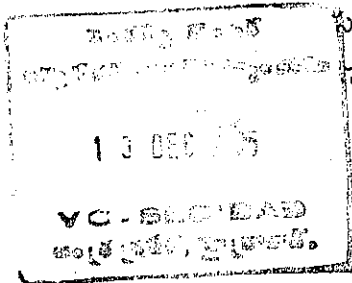
1వ పుస్తకము... 1559/96 సా.శ.

దస్తావేజుల మొత్తం కారితముల

సంఖ్య... 9... ఈ కారితపు వరుస

సంఖ్య... 3

పబ్-రిజిస్ట్రార్



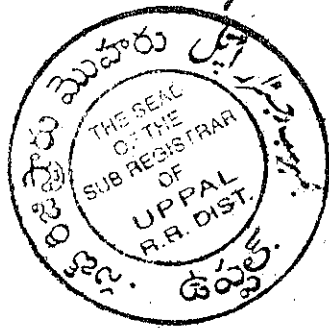
1వ పుస్తకము సం|| (కా.శ.) పు... 1559/96

వంటరుగా రిజిస్టరు వయబడి స్వామింగు నిమిత్తం

సుర్తింపు వింటరు... 1559... 1-2006 ఇవ్వడమిష

2006 సంధికి సుబ్సిడీ... 4... 38

రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

क्र. 1018 3/2/06 501

Ms. Rajaji Sompeth

Ms. Kuram Sompeth

Hydabad

LEELA G. GHIMALGI

STAMP VENDOR

LINE 025005

5-4-1077, Telangana, Hyderabad  
SECURITY 1841-000 003

D) The Vendee is desirous of purchasing a plot of land bearing no. 40 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. 40 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

Partner

For MEHTA AND MODI HOMES

Partner

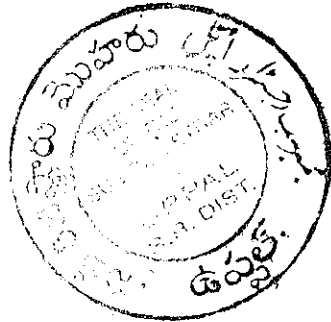
1 వ పుస్తకము.../559/06 నంబా

దస్తావేజాల మొత్తం కాగితముల

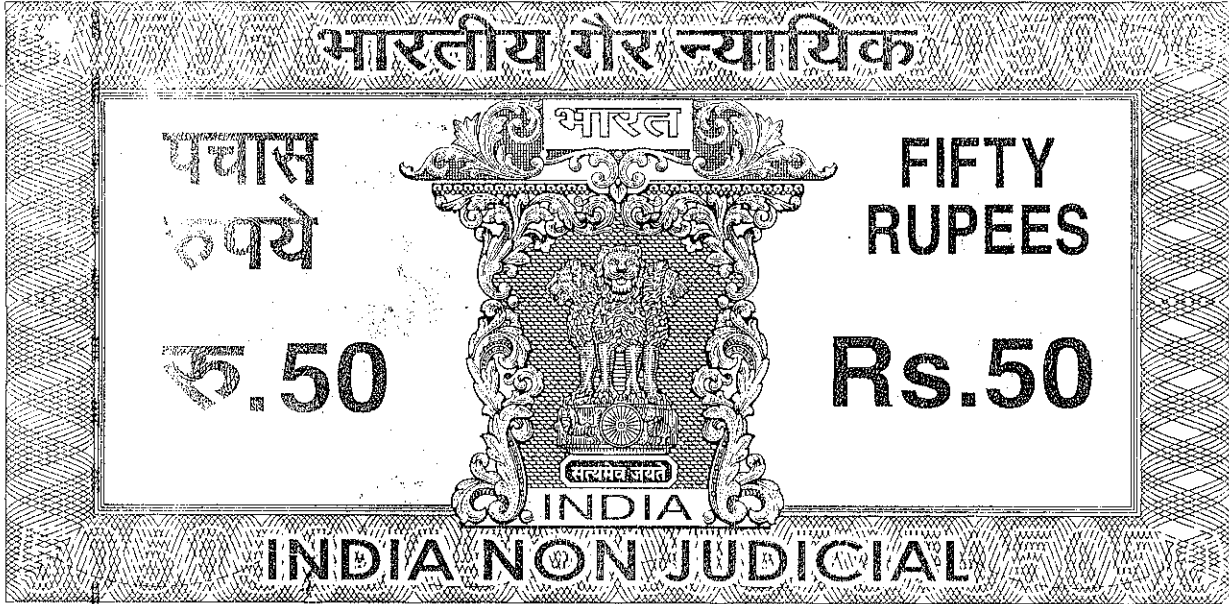
సంఖ్య...9...ఈ కాగితపు వరుస

సంఖ్య...4.....

  
ఎల్-రజనీవారు







आन्ध्र प्रदेश ANDHRA PRADESH

1019 312/96 50/-  
 Date 10/10/2019  
 Mr. Balaji Sampath  
 Ms. Karam Sampath  
 Sify Sify-kod

215923  
 LEELA G. CHIMALGI  
 STAMP VENDOR  
 L. No. 22/2000  
 5-4-76/A, Chalapathi, Reddiganj  
 SECURIT P&SAB-600 003

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.

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.

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.

Stamp duty and Registration amount of Rs. 19,180/- is paid by way of Challan No. B-154592, dt. 04.02.06, on SBH, Habsiguda Branch, Hyderabad.

For MEHTA AND MODI HOMES

*Shri Mod*  
 Partner

For MEHTA AND MODI HOMES


*Sampath*  
 Partner

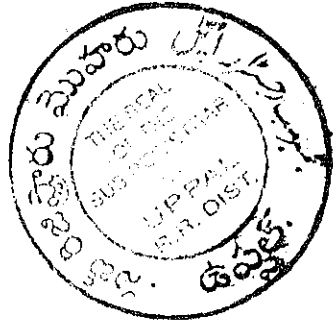
1వ పుస్తకము.../559/06...సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...9...ఈ కాగితపు వరుస

సంఖ్య...5.....

  
పబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

1020 312/66 501-  
 3010 Mr. Balaji Sampath  
 310 Mr. K. P. Reddy  
 For Whom self Hyderabad

*L. G. Chimalgi*  
 215924  
**LEELA G. CHIMALGI**  
 STAMP VENDOR  
 Lic. 02/2003  
 6-4-73/2, Collier Road (opp)  
 SECUNDERABAD-500 003

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 40 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	:	Plot No. 39
South	:	Plot No. 41
East	:	Plot No. 37
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. *K. Sampath*  
 (K. Sampath)  
 2. *K. P. Reddy*  
 (K. P. Reddy)

For MEHTA AND MODI HOMES  
*Mehta Modi*  
 VENDOR Partner

For MEHTA AND MODI HOMES  
*Surendra*  
 VENDOR Partner

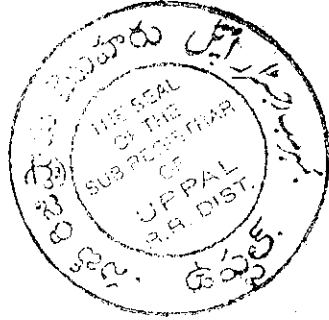
1 వ సుస్థకము 1555/2006

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....9.....ఈ కాగితపు వరుస

సంఖ్య.....6.....

సన్-రిజిస్ట్రేషన్



**REGISTRATION PLAN SHOWING**

PLOT NO. 40, 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, SON OF SRI SATISH MODI

2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA

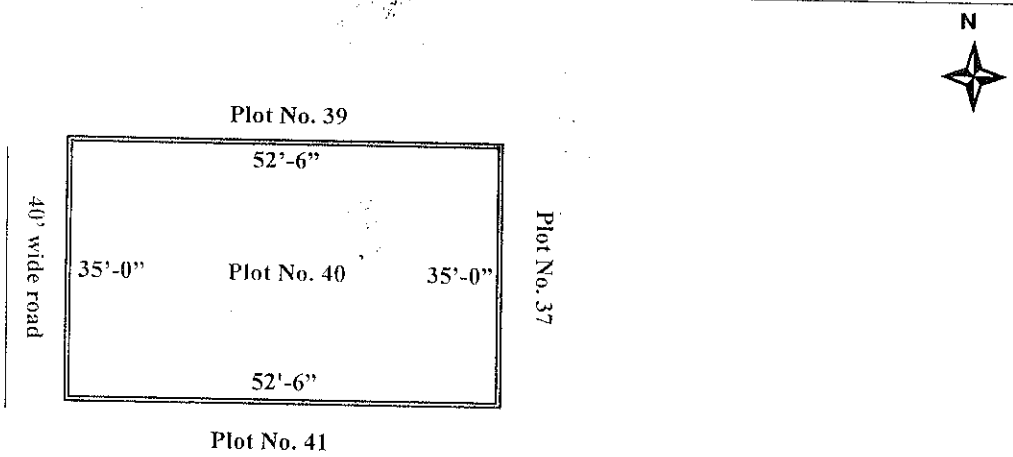
**VENDEE:** MR. SAMPATH BALAJI, S/O. MR. KURAM SAMPATH

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

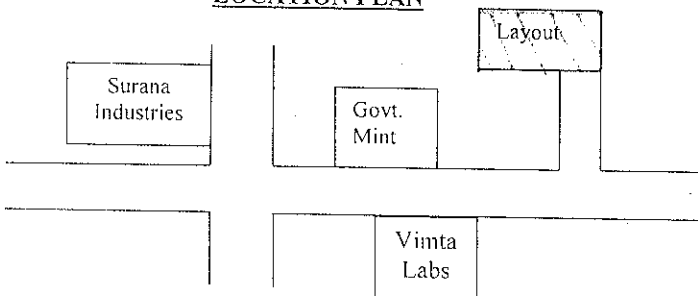
**SCALE:**  
**SQ. YDS.**

**INCL:**   
**SQ. MTRS.**

**EXCL:**



**LOCATION PLAN**



For MEHTA AND MODI HOMES

*[Signature]*

SIG. OF THE VENDOR **Partner**

For MEHTA AND MODI HOMES

*[Signature]*

SIG. OF THE VENDEE **Partner**

**WITNESSES:**

1. *[Signature]*

2. *[Signature]*

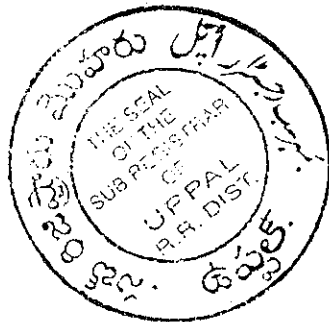
1 వ పుస్తకము / కక్కి / పంపా

దస్తావేజుల మొత్తం కాగితముల



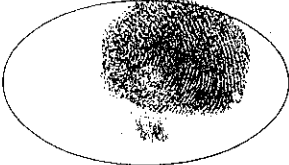



సంఖ్య..... 9 .. ఈ కాగితపు వరుస

సంఖ్య..... 7 .....

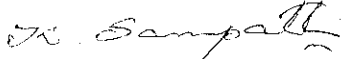
  
సహాయక రిజిస్ట్రారు

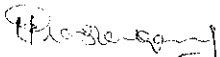


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

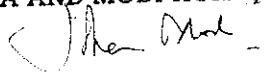
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDOR:</u></b></p> <p><b>M/S. MEHTA &amp; MODI HOMES</b> A REGISTERED PARTNERSHIP FIRM HAVING ITS REGISTERED OFFICE AT 5-4-187/3&amp;4, III FLOOR,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

SIGNATURE OF WITNESSES:

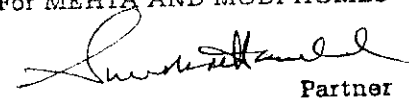
1. 

2. 

For MEHTA AND MODI HOMES

  
Partner

For MEHTA AND MODI HOMES

  
Partner

SIGNATURE OF EXECUTANTS

1 వ పుస్తకం. (5777/96) పంపిణీ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 9... కింద పంపిణీ చేయవలసిన

సంఖ్య... 8

40

*[Handwritten signature]*  
సహాయక కమిషనరు

