

#### SALE DEED

This Sale Deed is made and executed on this the 15<sup>th</sup> day of December 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

- 1. MR. AJAY SHAH, SON OF MR. LATE SHANTI KUMAR SHAH, aged about 50 years,
- 2. MRS. KOKILA SHAH, WIFE OF MR. AJAY SHAH, aged about 49 years,

Both are residing at Flat No. 301, Ambabhavani Apartments, Venkatrao Nagar Colony, P. G. Road, Secunderabad – 500 003, 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 Mehia and Modi Homes

Partner

For Mehta and Medi Homes

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శ్రీ నిడుకాయం మందు రిజిస్ట్రేషన్ చట్టమం, 1908 లోని సెక్షన్ 32 ఎ–ను అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు మరియు వేలిముద్రలతో సహ దాఖలుచేసి రుసుము రూగ 1020 చిలించినారు.

వాసి యచ్చినట్ల ఒప్పు కొన్నది.

ఎడపు బ్రొటన(పేలు



నిరూ**ించినది.** 

Gaurang mody \$10. Danganthile mody, oce: Business Rlo. Flat No. 105, Scrphix Apts, Chikoli Gardens, Regumpet, Hyderabad, through special Power of Altorney for Presentation of Documents vide GPA No. 64 28 TV 105 at SRO, uppal.

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occ: Seavier to 5-4-187 12 & 4, M. G. Road)
SEC-1349

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A. Comula Sto. Sattianas occ. Businers No. d. 3 - En/10/24, Emberpet, Hadrabad



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

For Mehta and Modi Homes

Partner

For Mehta and Medi Homes

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stamp de 19760/ Rupees Seventeen Seven hundred and Sixt has been levised in respect of this instrument

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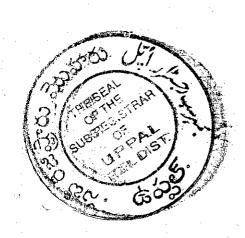
consideration 204000/ being higher than the row fermion agreed Market

S.R.O. Uppal med15/12/05

Registration Endorsement

An amount of Rs... 17-760/....towards Stamp Duty Including Transfer duty and Rs. 1024 towards Registration Fee was paid by the party Through Ghallan Receipt Number: 1644059 Dated 15/12/0. Set SEH Habsiguda Branch, Sec pag.

5,8.H Habsiguda A/c No. 01000050788 of S.P.O. Uppal.





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s. No. 11.090
Bold to 11.00
Bold to 11.00
September 14.236
September 14.236

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L NO 13
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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.

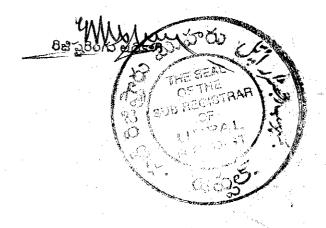
- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no.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

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	1-a-Clueur
ఆంద్ర ప్రదేశ్య क्राइंडिंग ANDHRA PRADESH	08AA 984181
A No. 11.0 12 Date Rs. 10	LEELE G CHIMALGI
sold to my frags	S.L. PVB1RA
	L
	5-4-14 Parity 3
For Whom September (1825)	SECUNI

D) The Vendee is desirous of purchasing a plot of land bearing no. 53 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:

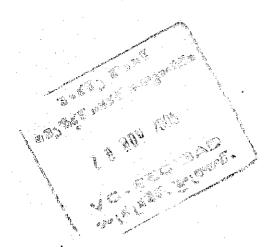
### NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 53 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

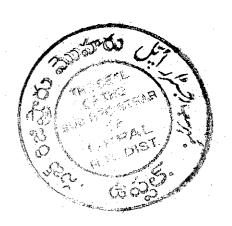
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For Mehta and Modi Homes



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- 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. 18,880/- is paid by way of Challan No. 164057, dated 15.12.2005, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

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For Mehta and ModinHomes

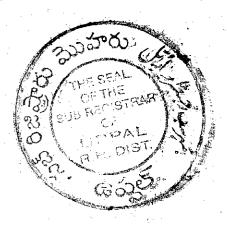
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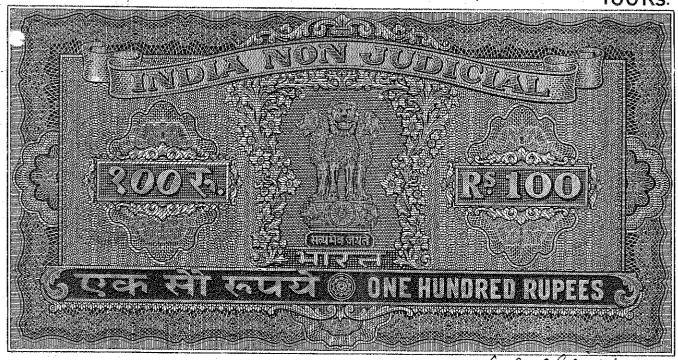
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#### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 53 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. 54

South

Plot No. 52

East

40' wide road

West

Plot No. 56

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:

For Mehta and Modi Homes

WITNESS:

1. Papagal (k. P. Rodan)

2.

(Amulu)

VENDOR

, 21, 2 V K

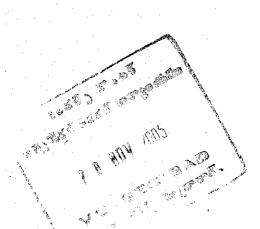
For Mehta and Modi Homes

VENDQR.

Mrl

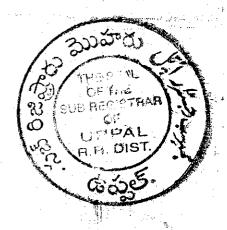
Mrs. K. A Shot

VENDEE



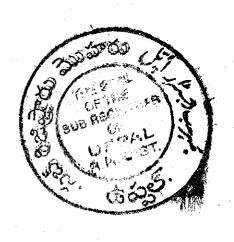
1 వ పుస్తకము సెక్సెస్ స్టాంగ్స్ దస్తావేజుల మొత్తం కాగితముల సంఖ్య ... 9 ... ఈ కాగితపు వరుస్తు సంఖ్య ... 6

సబ్-రిజిస్టారు



REGISTRATION PLANS	HOWING PLOT NO. 53	, FORMING A PART	
IN SURVEY NOS. 35, 3	6, 37, 38 & 39		Situated at
CHE	RLAPALLY VILLAGE,	GHATKESAR	Mandal, R.R. Dist.
VENDORS: M/S.	MEHTA & MODI HOMES, REP.	BY ITS MANAGING PA	RTNERS
1. SF	RI SOHAM MODI, S/O. SRI SAT	ISH MODI	
2. SF	RI SURESH U. MEHTA, S/O. LA	TE UTTAMLAL MEHTA	
VENDEE: 1. MI	R. AJAY SHAH, S/O. LATE SHA	NTI KUMAR SHAH	
2. MF	RS. KOKILA SHAH, W/O. AJAY	SHAH	
REFERENCE: AREA: 204	SCALE: SQ. YDS.	INCL: SQ. MTRS.	EXCL:
Plot No.	Plot No. 54 52'-6" Plot No. 53	40' wide road	N A
56	52'-6" Plot No. 52 LOCATION PLAN	<b>d</b>	
	rana stries Govt. Mint	y sy dry	For Mehta and Modi Homes  Well  Fartner
	Vimta Labs		For Mehta and Modi Homes
WITNESSES:			SIG. OF THE VENDOR  Ans K A She
2. A.M.			

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# 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

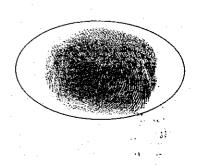




#### **VENDOR:**

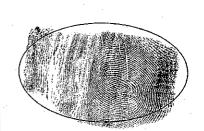
M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION,
M. G. ROAD, SECUNDERABAD, REP. BY
ITS PARTNERS.

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





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





#### **GPA FOR DOCUMENTS PRESENTATION:**

MR. GAURANG MODY, S/O. JAYANTILAL MODY, FLAT NO. 105, SAPPHIRE APARTMENTS, CHIKOTI GARDENS, BEGUMPET, HYDERABAD – 500 016.

#### **SIGNATURE OF WITNESSES**

1. Palabay

2. Am.

For Mehta and Modi Homes

Mod

For Mehta-and Modi Homes

SIGNATURE OF EXECUTANT Partner

Mrs.KAShah

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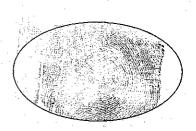


## PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL:NO.

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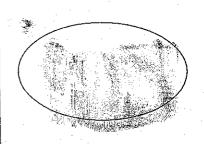
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





#### **PURCHASERS:**

1. MR. AJAY SHAH
S/O. LATE MR. SHATIKUMAR SHAH
R/O. FLAT NO. 301, AMBABHAVANI APTS.,
VENKATRAO NAGAR COLONY,
P. G. ROAD,
SECUNDERABAD – 500 003





2. MRS. KOKILA SHAH
W/O. MR. AJAY SHAH
R/O. FLAT NO. 301, AMBABHAVANI APTS.,
VENKATRAO NAGAR COLONY,
P. G. ROAD,
SECUNDERABAD – 500 003

**SIGNATURE OF WITNESSES** 

1. Properson

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

per Barrer

Partnor

SIGNATURE OF EXECUTANT'S

An Mrs KAShah



