



७०७७ प्रदेस, आंध्र प्रदेश ANDHRA PRADESH 05AA 708918
S.No. 11249 Date 29/3/05
Sold to Alok Goyal
By A.B. Goyal
For whom seek Rlo Hyd
SALE DEED
R. NARENDER
SVL No. 42/95
R.No. 36/2004-2006
RAM NAGAR, HYD'BAD

This Sale Deed is made and executed on this the 30th day of March 2005 at 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 Partner Sri Soham Modi, Son of Sri Satish Modi, aged about 35 years, Occupation: Business and Sri Suresh U Mehta, Son. Late Uttamlal Mehta, aged about 55 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. ALOK GOYAL, SON OF SRI. A.K. GOYAL, aged about 28 years, residing at Plot No.42, Telecommnagar, Gachibowli, Hyderabad - 500 032, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Contd..2.

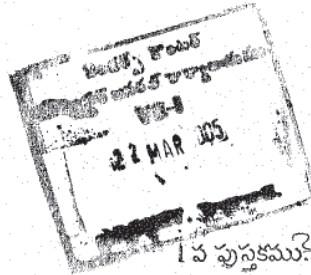
For Mehta and Modi Homes

Sham Modi
Partner

For Mehta and Modi Homes

Suresh U Mehta
Partner

200౯ వ సం||...నెల...నెం...తేది
 1927 వ.శా...మే...మాసము...తేది
 పగలు...మరియు...గంటల మధ్య
 ఉత్పల్ సబ్-రిజిస్ట్రారు అధీనము

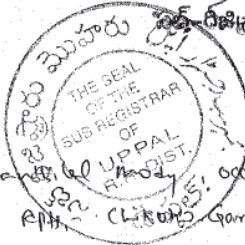


శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||...చెల్లించినారు.

1 వ పుస్తకము...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...
 తిరిఫ్య...

Receipt No. 282989 Di. 20/2/05 Vide
 SBH, Habsiguda Branch, Sec'bad.

ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాటన్ వేల్లు



Gaurang mody s/o. Jangam
 H/o. Flat No. 105, Sophie Apts,
 Begumpet, Hyderabad.
 Through Special Power of Attorney, dated 18/2/2005 at SRO, Uppal.

నిరూపించబడినది
 MRS. MEHTA MODI HOMI...
 10/2/2005

AIR ATOR GOVAL SON OF SRI A.K. GOVAL aged about 38 years, residing at Plot
 No. 42, Telcomnagar, Gachibowli, Hyderabad - 500 032, hereinafter referred to as the
 Vendor (which term shall mean and include his heirs legal representatives
 assignees executors and assigns in interest residing at)

200౯ వ. సం||...నెల...నెం...తేది
 1927 వ. శా...మే...మాసము...తేది



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708919

S.No. 4300 Date 29/3/05 100/-

Subj. AOR. Goya!

S/o. A. K. Goya!

For whom. RLB

R/o Hyd

:: 2 ::

R. NARENDER

SVL No. 42/95

R.No. 38/2004-2005

RAM NAGAR, HYD' SAD.



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 Dec. 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.

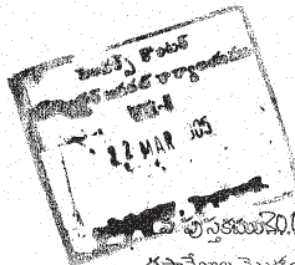
For Mehta and Modi Homes

Shan Mohi
Partner

For Mehta and Modi Homes

Suresh Kumar
Partner

Contd..3.



వస్తు విలువ 2006/31305

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....9.....ఈ కాగితపు పరుగు

పరిమితి.....2.....

(Signature)

Endorsement Under Section 42 of Act II of 1897

No. 3006 of 2005. Date 31/3/05

I hereby certify that the proper deficit

stamp duty of Rs. 23280/- Rupees Twenty three thousand

Seven hundred and eighty only

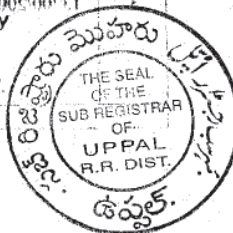
has been levied in respect of this instrument

from this *Gauranga Medy*

The Vendor is the absolute owner of the property and has no other interest in it. The value of the property is Rs. 200000/- (Two lakhs) and the consideration of Rs. 200000/- (Two lakhs) has been paid by the party through Challan Receipt Number 782989 dated 30/3/05 at SBH Habsiguda Branch, Sec 2nd.

Sl. No.	Doc. No.	Particulars	Amount (in Rs.)
1	23280005	Stamp Duty	23280/-
2	1122828005	Registration Fee	1020/-
Registration Endorsement			
An amount of Rs. 23280/- towards Stamp Duty			
Including Transfer duty and Rs. 1020/- towards Registration Fee was paid by the party			
through Challan Receipt Number 782989			
Dated 30/3/05 at SBH Habsiguda Branch, Sec 2nd.			

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





S.No. 1138906 Date 29/3/05 R. 1001 आंध्र प्रदेश ANDHRA PRADESH

05AA 708907

Sold to Alok Goyal

To Whom A.K. Goyal

For whom self

R/o Hyd

:: 3 ::

R. NARENDER

SVL No. 42/95

R.No. 38/2004-2006

RAM NAGAR, HYD'BAD.



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.

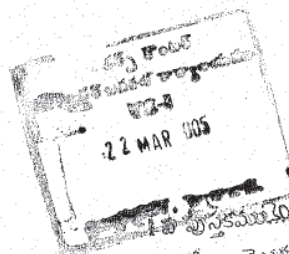
Contd. 4.

For Mehta and Modi Homes

Shan Modi
Partner

For Mehta and Modi Homes

Shan Modi
Partner



ఆంధ్ర ప్రదేశ్ ప్రభుత్వం
ఆంధ్ర ప్రదేశ్ సర్కారు
సంఖ్య.....
తేదీ.....

ఆంధ్ర ప్రదేశ్ ప్రభుత్వం (కా.క) పం. 30006/65
సంబంధించి ఆంధ్ర ప్రదేశ్ సర్కారు నిమిత్తం
సంబంధించి ఆంధ్ర ప్రదేశ్ సర్కారు నిమిత్తం
2005 సంవత్సరం నాటిది

All the above three items are registered at the office of the Registrar of Companies, R.R. District and are covered by the following orders:
1. Shri P. Ramanna Reddy, S.O. Shri P. Ramanna Reddy
2. Shri P. Ramanna Reddy, S.O. Shri P. Ramanna Reddy
3. Shri P. Ramanna Reddy, S.O. Shri P. Ramanna Reddy
4. Shri P. Ramanna Reddy, S.O. Shri P. Ramanna Reddy

The above documents are the property of the Government of Andhra Pradesh and are being referred to as
The Registrar of Companies, R.R. District
The Registrar of Companies, R.R. District
The Registrar of Companies, R.R. District
The Registrar of Companies, R.R. District



S.No. 11302 Date 29/3/05 Rs. 100/-

05AA 708908

Sold by A.K. Goyal

For whom A.K. Goyal

For whom seek

Rb Hyd

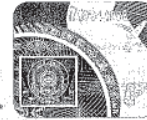
:: 4 ::

R. NARENDER

SVL No. 12/95

R.No. 207-004-2006

RAM NAGAR, HYD'BAD.



- C) The Vendor have plotted the Scheduled Land into Plots and have obtained tentative layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.
- D) The Vendee is desirous of purchasing a plot of land bearing No.5, 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.5, 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.

Contd..5.

For Mehta and Modi Homes

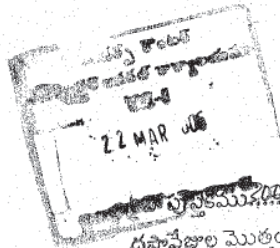
Shan Moh.

Partner

For Mehta and Modi Homes

Shan Moh.

Partner



దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... 9 ఈ కాగితపు పరుస
సంఖ్య..... 4

సబ్-రిజిస్ట్రార్



(C) ప్లాట్ పై ఉండొన పై ప్లాట్ చేసినది సబ్ రిజిస్ట్రార్ ఆఫ్ ఉప్పల్ రిజర్వేషన్ నెంబర్ 30/03/2004

(D) The Vendor is desirous of purchasing a plot of land bearing No. 2, admeasuring 304 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled 1 and for a consideration of Rs. 1,04,000/- (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. 2, admeasuring 304 sq. yds. (bearing part of S.V. No. 35 to 39 of Chintalapudi Village, Chintalapudi Mandal, R. R. District) which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the same annexed to this Sale Deed in favour of the Vendor for a consideration of Rs. 1,04,000/- (Rupees Two Lakhs Four Thousand Only). The Vendor hereby admit and acknowledged the receipt of the said consideration.



S.No. 11303 Date 21/3/05 Rs. 100/-

05AA 708909

Sold to Alok Goyal

S/o. Mr. A.K. Goyal

For whom set

Rlo Agal

:: 5 ::

R. NARENDER
SVL No. 42/95
R.No. 38/2004-2006
RAM NAGAR, HYD'BAD.



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.
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.

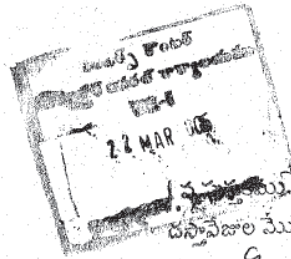
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For Mehta and Modi Homes

Shan Moh.
Partner

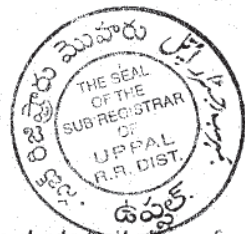
For Mehta and Modi Homes

Susmita Hassel
Partner



పంఖ్య... 9... ఈ కాగితపు వరుస
పంఖ్య... 5...

1



3. The Vendor hereby covenants that the Scheduled Plot is the absolute property belonging to it by virtue of various registered deeds entered in the Register of this State and has absolute right, title or interest in respect of the Scheduled Plot.

4. The Vendor further covenants that the Scheduled Plot is free from all sorts of encumbrances, charges, debts or attachments of whatsoever nature and as such the Vendor hereby warrants that no claim is made by any person other than himself in respect of the Scheduled Plot in the event of the Vendor being put to any loss or account in any claims on the Scheduled Plot, the Vendor shall indemnify the Vendor for such losses.

5. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effect the transfer of the Scheduled Plot into the name of the Vendor in the concerned departments.

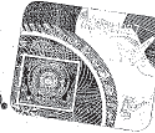


S.No. 113006 Date 07/3/88 State ANDHRA PRADESH

05AA 708927

Sold to AOB Goyal
 S/o A.B. Goyal
 Residenc self r/o Hyd

R. NARINDER
 SVL No. 42/86
 R.No. 38/2004-2006
 RAM NAGAR, HYD'BAD.



:: 6 ::

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. 24,895/- is paid by way of challan No. 787989, dated 30.3.88, drawn on SBH, Habsiguda, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.5, admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on: B/SEC No-2

North	:	40' Wide Road.
South	:	Compound Wall & Neighbour's Land.
East	:	Plot No.4.
West	:	Plot No.6.

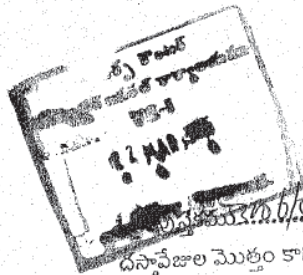
Contd..7.

For Mehta and Modi Homes

Ram Mehta
 Partner

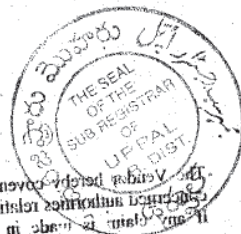
For Mehta and Modi Homes

Suman Modi
 Partner



దస్తావేజుల మొత్తం కాగితములి
సంఖ్య.....
సంఖ్య.....

1
సంఖ్య.....



The Vendor hereby declares that the Vendor has paid all taxes and charges to the Government authorities relating to the land as on the date of this Sale Deed. If any claim is made in this respect by any department/authority, it shall be the responsibility of the Vendor to clear the same.

Stamp duty and Registration amount of Rs. _____
is paid by way of challan
dated _____
given on 28.11.2018 Hyderabad.

REGISTERED PLOT

ALL THAT PART AND PARCEL OF LAND bearing Plot No. 7, admeasuring about 304 sq. yds. forming part of Nos. 32, 33, 34 and 35, situated at Chetabally Village, Chetabally Mandal, Rangas Reddy District, marked in red in the plan annexed hereto, bounded on

Plot No. 6
Plot No. 4
Compound Wall & Neighbour's Land
40' Wide Road

North
South
East
West

100Rs.



S.No. 11308 Date 24/3/05 Reg. ANDHRA PRADESH

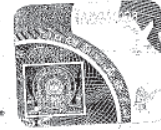
05AA 708928

Sold to A.B. Goyal

S/o. W.D.D. A.B. Goyal

For whom self R/o Hyd

R. NARINDER
SVL No. 42/85
R.No. 56/2004-2006
RAM NAGAR, HYD'BAD.



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:

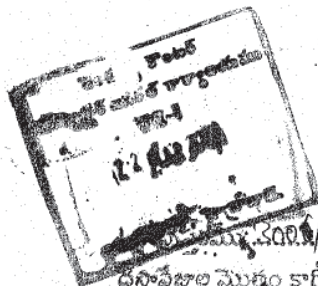
WITNESS:

1. [Signature]
(K. P. Reddy)
2. [Signature]
(S. C. H. H. H.)

[Signature]
(Soham Modi)
VENDOR

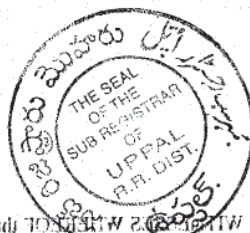
[Signature]
(Suresh U Mehta)
VENDOR

[Signature]
VENDEE



దస్తవేజుల మొత్తం కాగితముల
సరిష్కర్త... శ్రీ శంకారపు వరుస
పరిష్కర్త...

సబ్-రెజిస్ట్రారు



In Witness Whereof this Sale Deed is made and executed on date mentioned above
in the presence of the witnesses mentioned below.

WITNESSES

1. (Gopala Mohi)
VENDOR

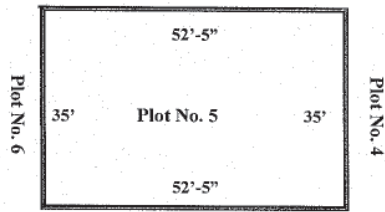
2. (Srinivas Reddy)
VENDOR

3. (Srinivas Reddy)
VENDOR

REGISTRATION PLAN SHOWING		PLOT NO. 5, 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. ALOK GOYAL, SON OF SHRI A. K. GOYAL			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS.	

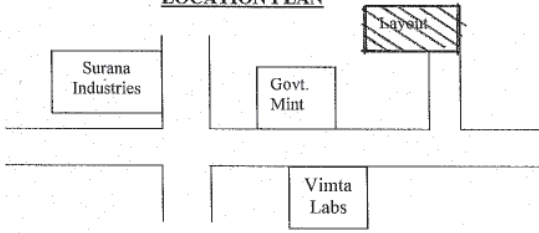


40' wide road

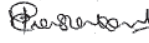
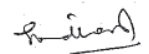


Compound Wall & Neighbour's Land

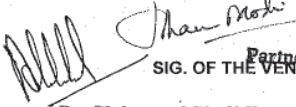
LOCATION PLAN



WITNESSES:

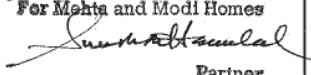
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For Mehta and Modi Homes



Partner
SIG. OF THE VENDOR

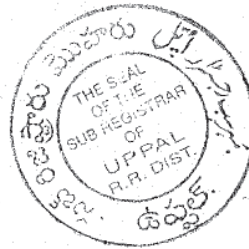
For Mehta and Modi Homes



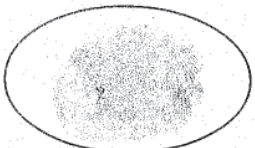
Partner

1వ పుస్తకము..2006/నెంబె
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య.....2.....

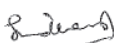
[Signature]
సబ్-రజిస్ట్రారు



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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR: M/s. MEHTA & MODI HOMES having its (s) 5-4-187/3 & 4, M.G. Road, Sec'ad, Rep'g its Partners, 1. MR. SOHAM MODI 2. MR. SURESH. U. MEHTA 5-4-187/3 & 4, M.G. Road, SEC. BAD S P A:- MR. GAURANG MODY R/o. Flat no. 105, SAPPHIRE APTS, CHIKOTI GARDENS BEGUMPET, HYDERABAD
			1. MR. ALOK GOYAL R/o. Plot no. 42, TELECOM NAGAR, GACHIBOWLI HYDERABAD. 500 032.

SIGNATURE OF WITNESSES:

- 
- 

For Mehta and Modi Homes


Partner

SIGNATURE OF THE EXECUTANT'S


Partic-

9/5

1 వ పుస్తకము. 2 య. సత్యం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

[Signature]
సబ్ రిజిస్ట్రారు

