



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 362018

Date : 28-07-2008 Serial No : 30,693 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SEC'BAD

For Whom :
MEHTA & MODI HOMES
SEC'BAD.

Sub Registrar
Ex-Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

SALE DEED

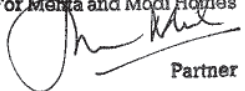
This Sale Deed is made and executed on this the 30 day of September 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

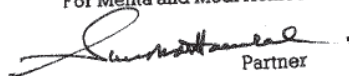
IN FAVOUR OF

MR. MUKUNDLAL AGARWAL, SON OF LATE SHRI SUNDERMALJI, aged about 65 years, residing at 2-1-41, Tobacco Bazar, 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 Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

ENDORSEMENT
 Certified that the following amounts have been paid in respect of this document:

Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 3662/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. =
4. adjustment of stamp duty u/s.16 of I.S.Act, 1899, if any.....	Rs. =
Transfer Duty:	
1. in the shape of challan.....	Rs. =
2. in the shape of cash.....	Rs. =
Registration fee:	
1. in the shape of challan.....	Rs. 2040/-
2. in the shape of cash.....	Rs. 100/-
User Charges:	
1. in the shape of challan.....	Rs. =
2. in the shape of cash.....	Rs. =
Sub-Registrar.....	Total Rs. 38662/-



1930 వ.శ.శా.జి.జి.నం. 11... తది
 పగలు... 12... మరియు... గంటల మధ్య
 ఉప్పుల సేవ-రిజిస్ట్రారు ఆఫీసులో
Gaurang Mody
 రిజిస్ట్రారు చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన పాత గ్రాఫులు
 మరియు పేరిముద్రలతో సహా దాఖలు చేసి
 సుముము రూ॥ 2040/- చెల్లించినారు.
 receipt No. 83138P 03/10/07 no.
 44- Habiscunda Branch, Sec'bad
 వాసయిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ ప్రతునవేలు

నేను పునరుత్పాదించినది
 దస్తావేజు మొత్తం కాగితముల
 గాని 100/- కంటే ఎక్కువ వరుస
 18/-



Gaurang mody
 oee Business 105 Sapphire Apts
 Chikoh Gardens, Amberpet, Hyderabad
 Through attested GPA for Presentation of
 Documents, vide GPA NO. 64/12/05 at Sec
 Uppal.

హాపించినది.

Venkat Ramana Reddy
 11-187/2, Green Hills

శ్రీ/ం. Anji Reddy oee. Service
 Colony, Hyderabad

Prabhakar Reddy
 2-3-64/10/24,

శ్రీ/ం. K.P. Reddy oee. Service
 Amberpet, And

1930 వ.శ.శా.జి.జి.నం. 11... తది
 పగలు... 12... మరియు... గంటల మధ్య
 ఉప్పుల సేవ-రిజిస్ట్రారు ఆఫీసులో

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.

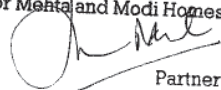
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- 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

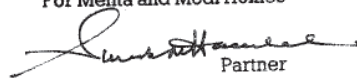
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177770, 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


Partner

For Mehta and Modi Homes


Partner

1వ సెక్షన్ 42(1)లో
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య... 2

పబ్-రిజిస్ట్రారు

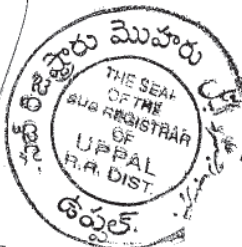
Endorsement Under Section 42 of Act II of 1908
 No. 9124 of 2001 Date 3/10/08

I hereby certify that the proper deficit
 stamp duty of Rs. 36620/- Rupees *Sixty six thousand -*
Six hundred and twenty
 has been levied in respect of this instrument
 from Sri. *Gaurang Medy*
 on the basis of the *market* Market Value
 consideration of *400000/-* being
 higher than the *market* Market Value.

R.O. Uppal

3/10/08

Sub Registrar
 and Collector U.S. 41&4
 INDIAN STAMP ACT



Registration Endorsement

An amount of Rs. 36620/- towards Stamp Duty
 Including Transfer duty and Rs. 2040/-
 towards Registration fee has been paid by the party
 through Chaitanya *831358*
 Dated 3/10/08

S.B.H. Habsiguda
 A/c No. 01000050788
 S.R.O. Uppal

- D) The Vendee is desirous of purchasing a plot of land bearing no. 06 admeasuring 204 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,08,000/- (Rupees Four Lakhs Eight 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. 06 admeasuring 204 sq. yds. forming part of Sy. Nos: 35, 36, 37, 38 & 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. 4,08,000/- (Rupees Four Lakhs Eight 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.
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. 36,760/- is paid by way of challan No. 831358, dated 03.10.08, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

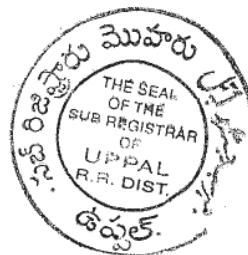

Partner

1. వి. పుస్తకము సం॥ (కా.క) పు. 9124/08
 పన్నుసంఖ్య, రిజిస్ట్రేషన్ నెంబరు
 సంఖ్య 10 ఈ క్రింది పు. నమూనా
 పేజీ 3

పేజీ-రిజిస్ట్రేషన్

1. వి. పుస్తకము సం॥ (కా.క) పు. 9124/08
 నెంబరుగా రిజిస్ట్రేషన్ చేయబడి స్వామింగు నిమిత్తం
 గుర్తింపు నెంబరు 9124-1-2008 ఇవ్వబడిన
 200 గ్రామ (జిల్లా) నెం. 3 తది

రిజిస్ట్రేషన్ గుర్తింపు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 6 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	40' wide road
South	Compound Wall & Neighbours Land
East	Plot No. 5
West	Plot No. 7

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:

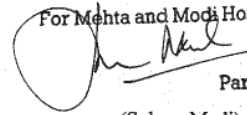
1.



2.



For Mehta and Modi Homes



Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



(Suresh U Mehta) Partner

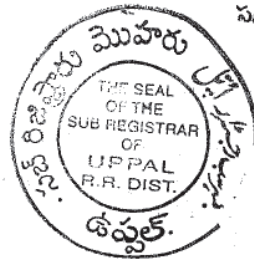
VENDOR



VENDEE

1 వ పుస్తకము 124/8
రెవెన్యూ మొత్తం కాగితముల
సంఖ్య-60..ఈ కాగితపు వరుస
సంఖ్య-4

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING		PLOT NO. 6, FORMING A PART	
IN SURVEY NO.	35, 36, 37, 38 & 39	SITUATED AT	
CHERLAPALLY VILLAGE, GHATKESAR		Mandal, R.R. Dist.	
VENDOR:	M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS		
	1. MR. SOHAM MODI, SON OF SRI SATISH MODI		
	2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA		
BUYER:	MR. MUKUNDLAL AGARWAL, SON OF LATE SHRI SUNDERMALJI		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS.	

N ←

40' WIDE ROAD

PLOT NO. 5

52'-6"

35'-0"

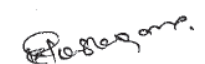
Plot No. 6

COMPOUND WALL & NEIGH. LAND

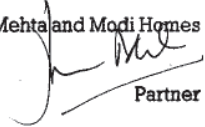
PLOT NO. 7

WITNESSES:

1. 

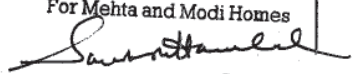
2. 

For Mehta and Modi Homes



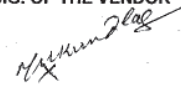
Partner

For Mehta and Modi Homes



Partner

SIG. OF THE VENDOR



SIG. OF THE BUYER

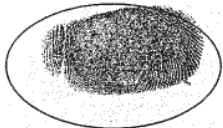
9/24/08

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5

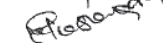
పబ్-రెజిస్ట్రార్



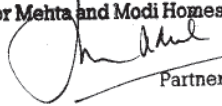
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, 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, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.
			GPA FOR PRESENTING DOCUMENTS: MR. GAURANG MODY S/O. JAYANTHILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS, CHIKOTI GARDENS BEGUMPET HYDERABAD.
			PURCHASER: MR. MUKUNDLAL AGARWAL S/O. LATE SHRI SUNDERMALJI R/O. 2-1-41 TOBACCO BAZAR SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

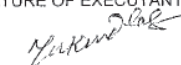
1. 
2. 

For Mehta and Modi Homes


Partner

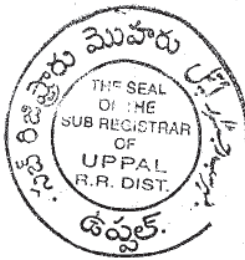
For Mehta and Modi Homes


Partner
SIGNATURE OF EXECUTANTS

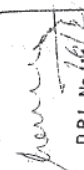


1వ పునరాగమి 12/11/08
దస్తావేజుల పేరున ఉన్న స్థలముల
సంఖ్య 10 ఈ 5 గిరిపు వరుణ
సంఖ్య 6

V
సబ్-రిజిస్ట్రారు



Family Members Details		Date of Birth		Age	
S.No	Name	Relation	Birth	Age	
2	Ketan	Wife	06/07/51	55	
3	Hari	Son	15/12/81	25	

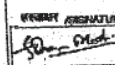
D.P.L. No. 114
 BHARAT SCOUTS & GUIDES-II
 16/02/2006
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
 A88MP186725H

NAME
 SOHAN SATESH MODI

FATHER'S NAME
 SATESH MANJAL MODI

DATE OF BIRTH
 18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

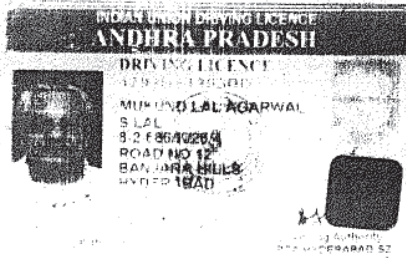
9/11/08

10

7

సచివ - రిజిస్ట్రార్





Murundi Lal

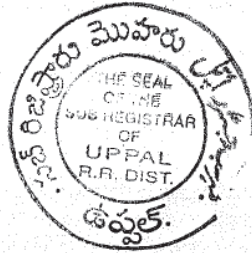
1132 17677-08	Class Of Vehicle	Validity
<u>Non-Transport</u>	LMV,MCWG	22/04/2016
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLRAP012176382018	
<u>Original LA</u>	ANANTAPUR, ANDHRA PRADESH	
<u>DOB</u>	29/04/1966	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	29/04/1989	

9/22/08

హైదరాబాద్ మేయర్ కార్యమాల

సంఖ్య 10 ఈ కార్యమాల వరుస
సంఖ్య 8

సబ్-రిజిస్ట్రారు



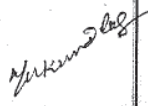
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 009172/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 03/10/2008 14:34:44

This report prints Photos and FPs of all parties

SlNo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) MUKUNDLAL AGARWAL TOBACCO BAZARSEC BAD	

Identified by

Witness 1

Witness 2

Photos and TIs

captured by me

Capture of Photos and TIs

done in my presence

1వ పుస్తకము. 11.24 ప్రకాశం
రెవెన్యూ మొదల కాగితముల
సంఖ్య 19 ఈ కారపు వరుస
సంఖ్య 9

పద్-రిజిస్ట్రార్





1 వ పుస్తకము 12.5.10

దస్తావేజుల మొదటి కాగితముల

సంఖ్య 10 ఈ కాగితపు వయస్

సంఖ్య 10

పబ్-రిజిస్ట్రార్

