



ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 No. 746/186/1A0
 Sold to Mr. Nikhil C. POPAT
 By Mr. M.P. CHANDULAL - R/o. Sec'd.
 For Whom Self

L. G. Chinn
 07AA 429437
 LEELA G. CHINALGI
 STAMP
 L. No. 1
 6-4-76/1
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 31st day of August 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 35 years, Occupation: Business and Sri Suresh U Mehta, Son of Late Sri Uttamlal Mehta, aged about 55 years, Occupation: Business, hereinafter referred to as the **VENDORS** (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MR. NIKHIL C. POPAT, SON OF MR. M. P. CHANDULAL, aged about 41 years, residing at 3-41-46, Shiva Arun Colony, 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

[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

సబ్-రిజిస్ట్రారు

ప్రా^{సి} యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బొటనవేలు



Gaurang moyo s/o. Jangantiled moyo, or:-
Business, R/o. Flat no. 105, Sapphire Apts,
Chikoti Gardens, Begumpet, Hyderabad,
Through Special Power of Attorney, attested/
Vide Power no. 64/BR/05 at SRO, W.Pal.

1) Present

(15. Progrebar ready slo. 15-P ready or: scenic
 105-11-187 / 13 & v, m-G. Road, Se'ard

Encl.

Sridhar s/o. Ramachandher, occ. Business
R/o. 2-3-6/10/24, Amberpet, Hyd

2,

200. వ.సం||... 6వ... నెల 3/వ తేది
192. వ.శా.శ... 4వ... 9వ తేది.

सचिव-रजिस्ट्रार



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S. No. 7465 Date 26/8/2003
 Sold to Mr. NIKHIL C. POBATHA
 By M. P. CHANDULAKI ELO. SEC. BAD
 For Whom SELF

07AA 429438
 LEELA G. CHIMALGI
 STAMP
 L. No. 1/300
 6-4-76/1
 SECUNDER

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

For Mehta and Modi Homes
 Partner

For Mehta and Modi Homes
 Partner

1 వ పుస్తకము.....
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....
సబ్-రెజిస్ట్రారు

Instrument Under Section 42 of Act of 189
No. 5212 of 2005 Date 31/8/05

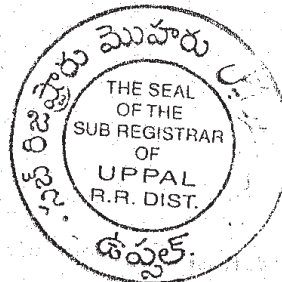
I hereby certify that the proper deficit
stamp duty of Rs. 17760/- Rupees. Seventeen thousand
Seven hundred and eighty only,
has been levied in respect of this instrument
from Sri. Ganga Reddy
on the basis of the agreed Market Value
consideration of Rs. 204000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Sub Registrar
and Collector U.S. 41 & 4
INDIAN STAMP ACT
Dated: 31/8/05

Registration Endorsement

An amount of Rs. 17760/- towards Stamp Duty
including Transfer duty and Rs. 1020/-
towards Registration Fee was paid by the party
through Challan Receipt Number 174936
Dated 30/8/05 at SBH Habsiguda Branch, Sec'bad.

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





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 No. 7666 Date 26/06/2005
 Sold to Mr. NIKHIL C. POPAT
 S/o M. P. CHANDU LAL. R/o. SEC NAD
 For Whom..... SELF.

07AA 429432
 L No: 1
 5-4-2005
 SECUNDE

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.

- 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 Layout Plan approval from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 07/06/2005.
- The Vendee is desirous of purchasing a plot of land bearing no. 18 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:

For Mehta and Modi Homes

Shri. Modi
 Partner

For Mehta and Modi Homes

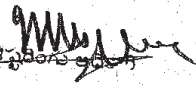
Suresh Kumar
 Partner

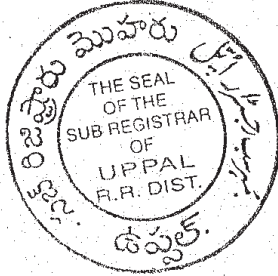
1వ పుస్తకము. 8/11/05
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... 9... ఈ కాగితపు వరుస
 సంఖ్య..... 3


 సబ్-రిజిస్ట్రారు



1వ పుస్తకము సం॥ (శా.శ) పు. 8/11/05
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 8/11/05-1-2005 వద్ద మైన
 2005 సం॥ 8/11/05 తేది 31 తేది


 రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S. No. 7.8.67 Date 26/8/07 Rs. 100
 Sold to ME. MEKHAR C. POPAT
 No. M.P. CHANDULAL C/O. SEC-100
 For Whom SELF

07AA 429440
 LELLA
 STAMP
 L No.
 5-4-2017
 SECUNDE

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 18, 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 having received the same in the following manner:
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.

For Mehta and Modi Homes

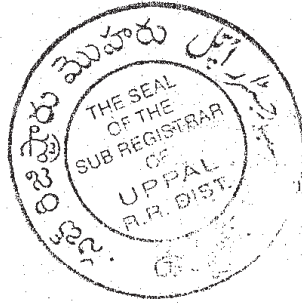
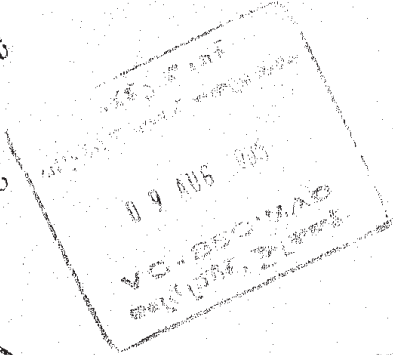
[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

1వ పుస్తకము.....*17/10/98*
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....*8* ఈ కాగితపు వరుస
సంఖ్య.....*4*

2
సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S. No. 7468 Date 24/1/97 Rs. 100/-
 Sold to Mr. NARAI C. POPAT
 S/o M.P. CHANDULAL R/O. SEC-RAD.
 For Whom SELF

L. A. Cleary
 07AA 429441
LEELA G.
 STAMP
 L. No: 13/97
 5-4-76/A C.
 SECUNDERA

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. U-178936, dated 30.08.05 drawn on SBH, Habsiguda Branch, Hyderabad

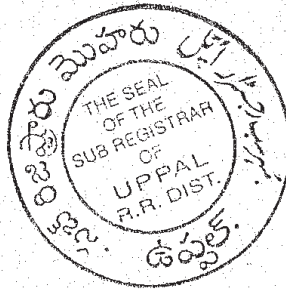
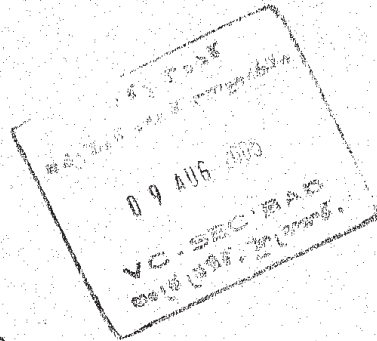
For Mehta and Modi Homes

Sh. Moh
 Partner

For Mehta and Modi Homes

Sunil Kumar
 Partner

సబ్-రిజిస్ట్రారు



1. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Arar and Collins (1971). The concentration of chlorophylls was expressed as $\mu\text{g mL}^{-1}$ of the sample.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S. No. 7669 Date 26/8/05 Re 100/-
 Sold to Mr. NIKHIL C. POPAT
 S/o M.P. CHANDULAL Plo. SEC-180
 For Whom SELF

L. G. Chinn
 07AA 429442
LEELA G. CHINN
 STAMP
 L. No: 13/97
 8-4-76/A C
SECUNDERA

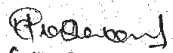
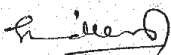
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 18, 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:

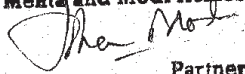
North By	Plot No. 19
South By	40' wide road
East By	40' wide road
West By	Plot No. 32

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:

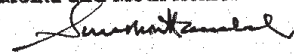
WITNESS:

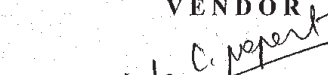
1. 
(K. P. Reddy)
2. 
(SRIDHANU)

For Mehta and Modi Homes


 Partner
 (Soham Modi)
VENDOR

For Mehta and Modi Homes


 (Suresh Patil)
VENDOR


PURCHASER

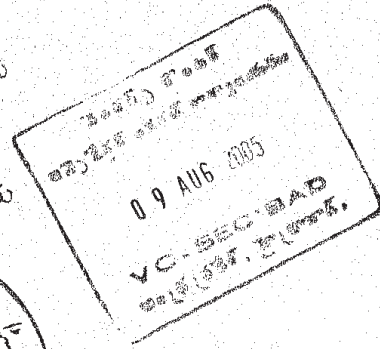
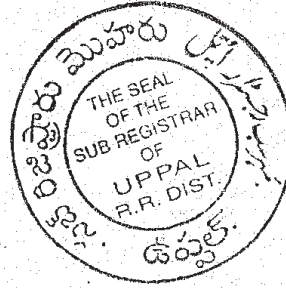
1 వ పుస్తకము..8.22/01

దస్తావేజాల మొదల కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....ర....

పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 18, FORMING A PART

IN SURVEY NOS. 35, 36, 37, 38 & 39**Situated at**

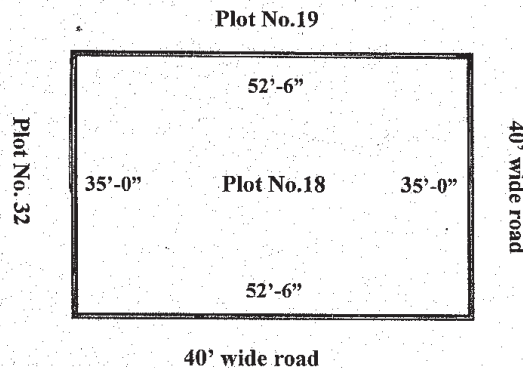
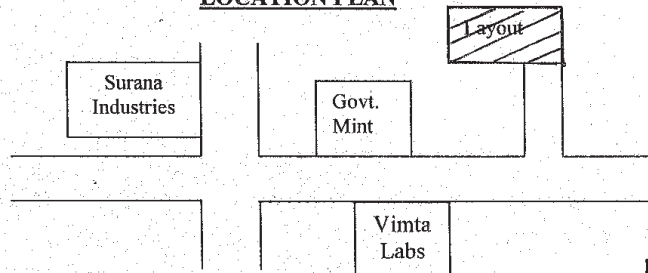
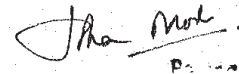
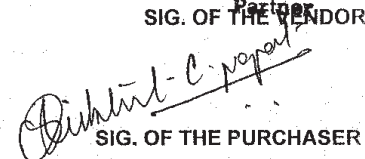
CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.**VENDORS:** M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS

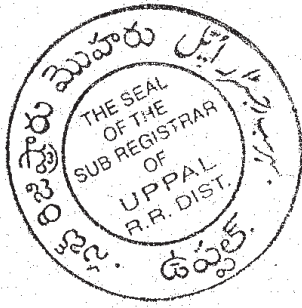
1. SRI SOHAM MODI, S/O. SRI SATISH MODI

2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

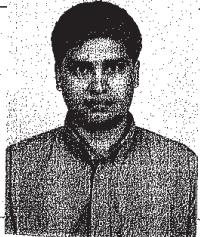
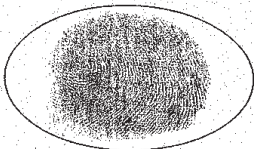
VENDEE: MR. NIKHIL C. POPAT, S/O. MR. M. P. CHANDULAL**REFERENCE:****AREA:** 204**SCALE:****SQ. YDS.****INCL:****SQ. MTRS.****EXCL:****LOCATION PLAN****For Mehta and Modi Homes**
Suresh U. Mehta**For Mehta and Modi Homes****SIG. OF THE VENDOR****WITNESSES:**1. 2. 
Nikhil C. Popat
SIG. OF THE PURCHASER

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

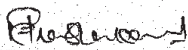
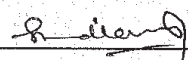
పబ్లికేషన్



**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
			<u>VENDORS:</u> M/S. MEHTA & MODI HOMES , HAVING ITS OFFICE AT 5-4-187/3&4, III FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD – 500 003 REPRESENTED BY ITS MANAGING PARTNERS 1. MR. SOHAM MODI, S/O SRI SATISH MODI,
			2. SRI SURESH U MEHTA, S/O. LATE SRI UTTAMLAL MEHTA, 5-4-187/3&4, III FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD – 500 003
			<u>SPECIAL POWER OF ATTORNEY:</u> MR. GAURANG MODY, R/O. FLAT NO. 105, SAPPHIRE APARTMENTS, CHIKOTI GARDENS, BEGUMPET, HYDERABAD – 500 016.
			<u>PURCHASER:</u> MR. NIKHIL C. POPAT, S/O MR. M. P. CHANDULAL, RESIDING AT 3-41-46, SHIVA ARUN COLONY, WEST MARREDPALLY, SECUNDERABAD

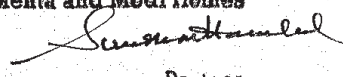
SIGNATURE OF WITNESSES:

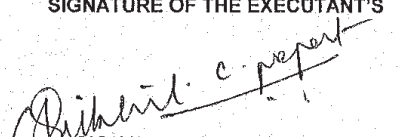
1. 
 2. 

For Mehta and Modi Homes


 Partner

For Mehta and Modi Homes


 Partner
 SIGNATURE OF THE EXECUTANT'S


 SIGNATURE OF THE PURCHASER

1 వ పుస్తకము 8222/05
దస్తావేజుల వెలుతురి కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్ రిజిస్ట్రార్

