

ಆಂಧ ್ರವದೆ§ आंध्र प्रदेश ANDHRA PRADESH

09AA 712023

30 S7 30 S7 30 COPS.

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ERLA G. CHIWA STAMP L.No. 00 6-4-76/A. Cel SECULA

## SALE DEED

This Sale Deed is made and executed on this the 25 day of March 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 its successors in office, administrators, executors / nominees / assignee etc.)

### IN FAVOUR OF

- 1. MS. SHÄHRUQ HUSSAIN, DAUGHTER OF Mr. GHULAM HUSSAIN, aged about 38 years,
- 2. MR. SHAHZAD HUSSAIN, SON OF Mr. GHULAM HUSSAIN, aged about 41 years,

Both residing at 8-2-392, Road No. 5, Banjara Hills, Hyderabad – 500 034, 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

- 1 -

Receipt No. 52892 Dt. 2010 Of Vide SBH, Habsiguda Branch, Sec'bad

బాసి యి**చ్చినట్లు ఒప్పుకొన్నట.** ఎడను బ్రోటన**్రేలు** 



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Gaurang mody 5/0. Jayantiled mody occ: Business Plo. Flat No. 105, Sapphire April, Chiroth Gordens Begumpet, Hyderabad, through Atlested General Power of Attornery for Presentation of down out Vide doc. No. 64/BKIS/OS at IRO, uppol.

1 Properson

(K. Productor Reddy Slo. K.P. Reddy.

OCE: Seeville (O) 5-4-187 13 & 4, m. q. Road,

SEC-NAD.

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SRININAS RAO S/O. PRAKASHANO AMBORET OCC. RUSINESS RIO. 2-3-6410, Amboret HYDERARAO.

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LEELA G. CHIMALGI 5-4-76/A.

## WHEREAS:

The Vendor is the absolute owner and possessor of the land admeasuring about A) 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.

SI. 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	Gt. 0-50	Ac. 2-00 Gt.
	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1		37	Gt. 18-50 Gt. 9-00	
8.			39	Gt. 52-00	
				Gt. 80-00	•
3.	13200/2003	01/11/2003	35	Gt. 11-00	Ac. 2-05 Gt.
	a de		36 37	Gt. 60-50 Gt. 13-50	
				Gt. 85-00	
	Ac. 6-05 Gts.				

For Mehta and Modi Homes

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సబ్-రిజిస్ట్రారు 2000 South Pener Vinder Seyrien 42 of Act II of 189 A lereby cerely that the proper deficit stanip duty of Rs. 14260 Tipees. en thouad has been levies in respect of this instrument Clourang model on the basis of the agreed Market Value consideration of a Doyova Leing higher than the consideration serred Market Value. S.R.O. Uppal hand Collector U/S. 41&4 Registration Endorsement An amount of Rs. 17760 towards Stamp Duty towards Registration Fee was paid by the party through Challap Receipt Number 53892 Dated 20 2 3BH Habsiguda Branch, Sec bat つかがい A/c No. 01000050724 of S.H.O. Uppal, SUB REGISTRAR 0 UPPAL R.A. DIS

సంఖ్య మే....ఈ కాగితపు వరుస

సంఖ్య......



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18.1 MS. SHAH RUR Hussian.

10.1 Mr. G. Malau Hussian.

Soef & other Seeded.



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

Partner

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09AA 712026 LEELA G. CHIMALGI

6-4-76/A,

or Whom D) So the Vender is desired of purchasing a plot of land bearing 204 Sq. yds. hereinafter referred to as the Scheduled Plot forming parts

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 FOLOWS:

- The Vendor do hereby convey, transfer and sell the Plot No. 28 admeasuring 1. 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.
- The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it 2. 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

Partner

For Mehta and Modi Homes

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ANDHRA PRADESH

others

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Vendor fulther covenant that the Schedule Plot is free 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. 538922, dated 20.3.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Hemes

Partner

For Mehta and Modi Homes

Partner

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1 వ పుస్తకముకె.1.24 సంగాత్ర దస్తావేజుల మొత్తం కాగితముల సంఖ్య...నే.....ఈ కాగితపు వరుస సంఖ్య...నే.....

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ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 28 admeasuring about 204 Sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Old Village, Cherlapally, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North

Plot No. 27

South

Plot No. 29

East

Plot No. 22

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: For Mehta and Modi Homes

WITNESS:

VENDOR For Mehta and Modi Homes

Partner

Partner

For Mehta and Modi Homes

Partner

Me.

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1 వ పుస్తకము ని(.2.మీసంగాత్రి దస్తావేజుల మొత్తం కాగితముల సంఖ్య...7....ఈ కాగితపు పరుసే సంఖ్య...6......

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kegistkatiun pl	N SHOWING PLOT NO. 28, FORMING A PART
IN SUR LEY NOS.	35, 36, 37, 38 & 39 Situated a
	CHERLAPALLY VILLAGE, GHATKESAR Mandal, R.R. DIS
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:	1. MS.SHAHRUQ HUSSAIN, D/O. MR. GHULAM HUSSAIN
	2. MR. SHAHZAD HUSSAIN, S/O. MR. GHULAM HUSSAIN
REFERENCE: AREA: 204	SCALE: INCL: EXCL: SQ. YDS. SQ. MTRS.
40' wide road	Plot No. 27  52'-6"  Plot No. 28  35'  Plot No. 28  52'-6"  Plot No. 29
WITNESSES:  1. Presero  2. & C	Surana Industries    Govt. Mint   For Mehta and Modi Home Farts

1 వ పుస్తకమున్ 1.2 మే స్ట్రంగాం దస్తావేజుల మొత్తం కాగితముల సంఖ్య....... ఈ కాగితపు వరుస సంఖ్య....... సంఖ్య.......



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

**VENDOR:** 

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE** 

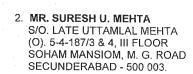
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



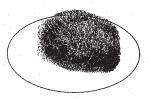






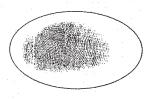


M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS. 1. MR. SOHAM MODI S/O. MR. SATISH MODI



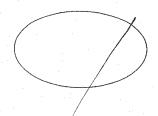








MR. GAURANG MODY S/O. MR. JAYATILAL MEHTA R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET, **HYDERABAD** 





SIGNATURE OF WITNESSES:

Presenson

For Mohta and Modi Homes

For Mehta and Modi Homes

SIGNATURE OF THE EXECUTANT'S



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Section 1

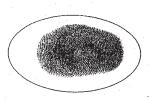
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT. 1908.**

SL.NO.

**FINGER PRINT IN BLACK** (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH** BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





#### VENDEE:

MS. SHAHRUQ HUSSAIN D/O. MR. GHULAM HUSSAIN R/O. 8-2-392, ROAD NO. 5 **BANJARA HILLS** HYDERABAD - 500 034.





MR. SHAHZAD HUSSAIN S/O. MR. GHULAM HUSSAIN R/O. 8-2-392, ROAD NO. 5 **BANJARA HILLS** HYDERABAD - 500 034





#### REPRESENTATIVE:

G. VENKAT RAMANA Slo. G. MYSIAH 16-87, NEW. HIRZALGUDA MALKAJGIRI HYDERABAD -47.

SIGNATURE OF WITNESSES:

For Mehta and Modi Homes

Partner

For Mekta and Modi Homes

Partner SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub-Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative MR. G. VENKAT RAMANA as I/We cannot appear personally before the Registering Officer in the Office of the Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

Shorteng Humans SIGNATURE(S) OF VENDEE



1 వ పుస్తకమున్ (2 వ్యాసంగా దస్తావేజుల మొత్తం కాగితముల సంఖ్య....... ఈ కాగితపు వరుస్త సంఖ్య.......



ORIGINAL

దస్తావేజులు మర్షియు రుసుముల రశీడు

3946 శ్రీమతి / శ్రీ ఈ దిగవ ఉద్రహరించిన దస్తావేజ్లును మరియు రుసుము పుచ్చుకోవడమైనది. దస్తావేజు స్వభావము దస్తావేజు విలువ 204000 స్టాంపు విలువ రూ.. దస్తావేజు నెంబరు రిజి(స్టేషన్ రుసుము 1020 లోటు స్టాంపు యూజర్ పార్జీలు అధనపు షీట్లు 5 X..... 100 1882 మొత్తం N అక్షరాల రూపాయలు మాత్రమే)

వాపసు తేది సా. 4 గంటలకు

Note: Document will be returned at 3.30 pm. to 5.00 pm. SUB-DEGISTRAR

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs 50/- for every thirty days or part thereof in excess of 10 days subject to a maximum of Rs. 500/- will be levied.

			***	



Date: 20<sup>Th</sup> March 06

то

Mr. / Mrs. SHAHRUQ HUSSAIN & Mr. SHAHZAD HUSSAIN H.NO: 8-2-392, ROAD NO: 5, BANJARA HILLS, HYDERABAD - 500034

Dear Customer,

Your Home Loan ID number: 110167S0HU0

Your application for a Home Loan has been favorably processed

The details of the disbursement as follows:

Payorder No.012377 issued for Rs.204000.00 favoring MEHTA & MODI HOMES, HDFC BANK A/C NO: 0422000011257 dated 20<sup>th</sup> March 06.

Payorder No.012378 issued for Rs.396000.00 favoring MEHTA & MODI HOMES, HDFC BANK A/C NO: 0422000011257 dated 20<sup>th</sup> March 06.

Please ensure that all correspondence forwarded to the PO box is sent by mail and not by registered post or b to contact us or email us at <a href="mailto:customer.Care@in.standardchartered.com">customer.Care@in.standardchartered.com</a>
Assuring you of our best service always.

Thanking you,

FOR STANDARD CHARTERED BANK

AUTHORISED SIGNATORY

AHMEDABAD	CHENNAL	GUWAHATI	KANPUR	PUNE
Phonebanking 640 8888 (Mon -	Phonebanking 2811 0888 (24HRS)	Phonebanking 260 5888 (Mon-	Phonebanking 230 3888 (Mon -	Phonebanking 1600116888 (24FIRS)
Sat 8 AM TO 8 PM,Sun & Holidays	COIMBATORE	Sat 9:30 AM To 7 PM, Sun & Holidays- Closed )	Sat 8 AM To 8 PM, Sun 8 A	M to
8 AM TO 5 PM)	Phonebanking 254 8888 (Mon -	JAIPUR	5 PM)	SECUNDERABAD
AMRUTSAR		Phonebanking 510 8888 (Mon -Sat	LUCKNOW	Phonebanking 2332 8888 (Mon-
Phonelanking 222 8888 (Mon-		9 AM To 6 PM, Sun. 9 AM to 3 PM)	Phonebanking 1600331212 (Mon -	Sat 8 Am to 8Pm,Sun 8Am to 5 Pm)
Sat 9 AM To 6 PM/Sun & Holidays	ERNAKULAM	JALANDHAR	Sat 8 AM To 8 PM, Sun 8 A	M to
closed)	Phonebanking 236 1301/0822 { Mon -	Phonebanking 1600335000 (8 AM to	5 PM }	SURAT
BANGALORE	En 9 AM to 7 PM,Sat 9 AM to 2 PM.	7 PM, Sun 9 AM to 3 PM)	LUDHIANA	Phonebanking 22220188 (Mon-
Phonebanking 358 8888 (8 AM to 10 PM	Sun & Holidays-closed)	KOLKATA	Phonebanking 508 9888 (8 AM to	Sat 8AM to 7Pm,Sun 9Am to 3Pm)
BROPAL	CHANDIGARH	Phonebanking 2242 8888 (24FRS)	7 PM, Sun 9 AM to 3 PM)	
Phonobanking 255 2188 (8 АМ 657 РМ	Phonebanking 1600335000 (8 AM	MCMBAL	NEW DELHI	VADODARA
Suo 2 AM to APM ;	to 7 PM Sun 9 AM to 3 PM (	Phonebanking 2492 8888 (24HRS)	Phonelsmking 2373-3888 (24HRS)	Phonebanking 1600335555 (Mon-
	EM.)		(24118.5)	Sat 8AM to 7Pm/Sun 9Am to 3Pm)

Incorporated in Logland with limited hability by Royal Charter 1853 Reference Number ZC 18. The Principal Office of the company is situated in the UK

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446-0-590003-8 VALID FOR SIX MONTHS FROM THE DATE OF ISSUE.

#012377# 500036001# 12

Standard Chartered Standard Chartered Bank 6-3-1090, Raj Bhawan Road, Hyderabad - 500 082.	446-0-590003-8  VALID FOR SIX MONTHS FROM THE DATE OF ISSUE.  20 MAR 06
PAY TO THE**MEHTA & MODI HOMES, HDFC BANK A/C NO** ORDER OF **0422000011257**	Rs*****396,000.00
THE SUM OF RUPEES THREE HUNDRED NINETY SIX THOUSAND ONLY	For Standard Chartered Bank
A TN	y y
CASHIER'S ORDER ISSUED BY	
ACCOUNT SERVICES	
	Authorised Signatory

#O12378# 500036001# 590003# 12