

CS No: 6695

boudos

ACK NO: 0010

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757537

Date : 30-06-2005 Serial No : 7,246 Denomination : 100

Purchased By :
TARUN SHARMAFor Whom :
SELF & OTHERSS/O D.SHARMA
JAPUR**SALE DEED**Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPALThis Sale Deed is made and executed on this the 13th day of July, 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 Partner: Sri. Soham Modi, Son of Sri Satish Modi, aged about 35 years, Occupation: Business and Sri. Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 55 years, Occ: 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. TARUN SHARMA, SON OF Mr. D. SHARMA, aged about 35 years,
2. Mrs. MANI UPRETI, WIFE OF Mr. TARUN SHARMA, aged about 33 years,

Both are R/o. BB-7, Anita Colony, Bajaj Nagar, Japur - 302 015.

hereinafter referred to as the 'Vendees' (which term shall mean and include his/her/their heirs, legal representatives, administrators, executors, successor in interest, assignee etc.)

For Mehta and Modi Homes

For Mehta and Modi Homes

[Signature]
Partner

[Signature]
Partner



1వ పుస్తకము.....6640/05
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....10.....ఈ కాగితపు వరుస
 సంఖ్య.....1.....

సబ్-రిజిస్ట్రారు

200 వ సం. 13వ తేది
 192 వ.శ.శా. 04వ మాసము 22వ తేది
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Gaurang Mody
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో / సహ దాఖలుచేసి
 రుసుము రూ॥ 102/- చెల్లించివారు.

Receipt No. 184102 Dt. 13/7/05
 SBH, Habsiguda Branch, Sec'bad.

వాసి యిచ్చినట్లు ఒప్పుకొన్నది,
 ఎడమ బ్రాటనద్రైలు



Gaurang Mody S/o. Jangardkhal mody occi-
 Bungalow, Plot No. 105, Sapphire Apts,
 Chitron Gardens, Begumpet, Hyderabad, Through

నిరూపించినది. General Power of Attorney, Presentation of
 documents vide doc. No. 64/24/05 at SRO,

① Gaurang Mody (S. Prabhakar Reddy S/o. Padma Reddy occi-
 Sec'bad (5-4-18) / 3 & 4, M.G. Road, Sec'bad

② Gaurang Mody (S. Prabhakar Reddy S/o. Padma Reddy occi-
 Sec'bad (5-4-18) / 3 & 4, M.G. Road, Sec'bad

2005వ సం. 13వ తేది
 192వ.శ.శా. 04వ మాసం 22వ తేది

సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757538

Date : 30-06-2005 Serial No : 7,247 Denomination : 100

Purchased By :
TARUN SHARMAFor Whom :
SELF & OTHERSS/O D.SHARMA
JAFUR WHEREAS:

:: 2 ::

Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPPAL

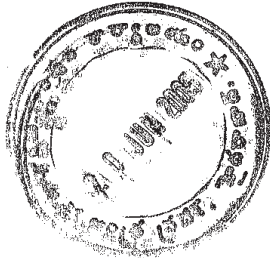
A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. Nos. 35, 36, 37, 38 & 39 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl.No.	Sale Deed Doc. No.	Dated	Sy. Extent of Land No. (in Guntas)	Extent of Land (in Acres)
1.	9733/2003	19/08/2003	39	Gt. 80-00 Ac.2-00 Gts.
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
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 Gt. 85-00
Total extent				Ac.6-05 Gts.

For Mehta and Modi Homes

For Mehta and Modi Homes

Contd..3.



1 వ పుస్తకము.....6640/05 సంగపు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....10 ఈ కాగితపు వరుస

సంఖ్య.....2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act No. 18 of 1897

No. 6640 of 2005 Date 12/7/05

I hereby certify that the proper deficit

stamp duty of Rs. 17660/- Rupees

seventeen thousand

has been levied in respect of this instrument

from Sri. Ganhang Mody

on the basis of the agreed Market Value

consideration of Rs. 204000/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal

Dated 12/7/05

Sub Registrar and Collector U/S. 41 & 42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 17660/- towards Stamp Duty

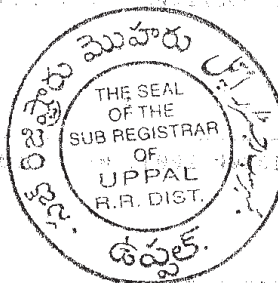
Including Transfer duty and Rs. 1020/-

towards Registration Fee was paid by the party

through Challan Receipt Number 154102

Dated 12/7/05 at S.B.H. Habsiguda Branch, Sec bad.

S.B.H. Habsiguda
A/c No. 01000050738
of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757532

DATE : 36-06-2005 Serial No : 7.241 DENOMINATION : 100

Purchased By :
TARUN SHARMAFor Whom :
SELF & OTHERSS/O D.SHARMA
JAMPUR

:: 3 ::

Sub-Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

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.

For Mehta and Modi Homes

For Mehta and Modi Homes

Contd..4.

Partner

Partner

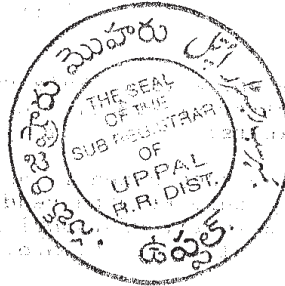


1వ పుస్తకము.....6640/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....19 ఈ కాగితపు వరుస
సంఖ్య.....3

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (కా.శ) పు. 6640/05
సెంటరుగా రిజిస్ట్రారు చేయబడి స్థానికుడు నిమిత్తం
గుర్తింపు నెంబరు.....6640-1-2005 ఇవ్వడమైన
2005 సం॥.....13 నెల.....శీత

రిజిస్ట్రారు





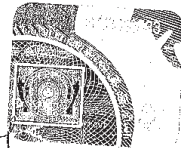
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757533

Date : 30-06-2005 Serial No : 7,242 Denomination : 100

Purchased By :
TARUN SHARMAFor Whom :
SELF & OTHERSS/O D.SHARMA
JNRUR

:: 4 ::


Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

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 Vendees are desirous of purchasing a plot of land bearing No.32, 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:

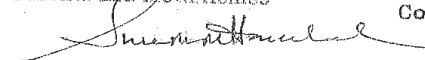
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.32, 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 Vendees 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

Contd..5.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757534

Date : 30-06-2005 Serial No : 7,243 Denomination : 100

Purchased By :
TARUN SHARMAFor Whom :
SELF & OTHERS
:: 5 ::S/O D.SHARMA
JABURSub-Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

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 Vendees being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendees fully for such losses.

4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendees.

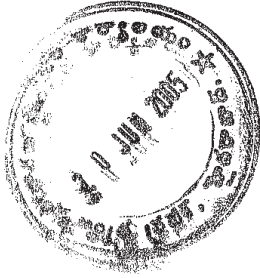
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

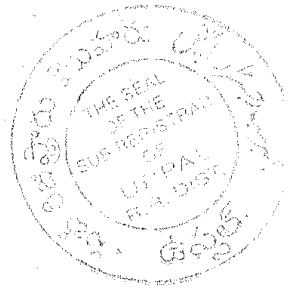
Partner

Contd..6.

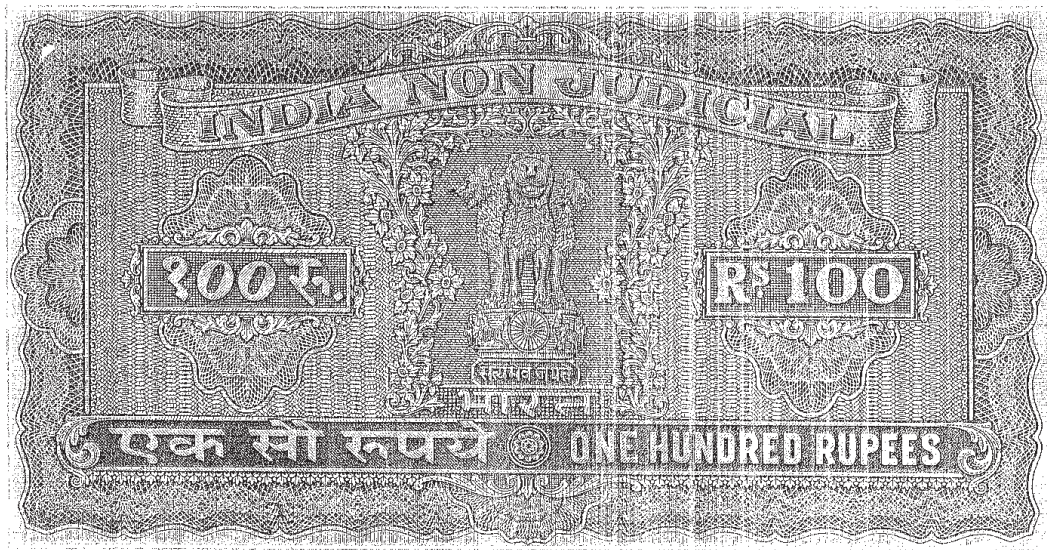


1వ పుస్తకము.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757535

Date : 30-06-2005 Serial No : 7,244 Denomination : 100

Purchased By :
TARUN SHARMAFor Whom :
SELF & OTHERSS/O D.SHARMA
JABUR

:: 6 ::

Sub-Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

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 Vendees 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.

The market value of the property is Rs.1000/- per sq.yd, total value of Rs.2,04,000/- for 204 Sq.Yds., stamp duty paid on market value:

7. Stamp duty and Registration amount of Rs. 16,750/- is paid by way of challan No. B-184102, dated 13.07.05, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

Contd..7.



1 వ పుస్తకము.....సంఖ్య 6640/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10....ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757536

Date : 30-06-2005 Serial No : 7,245 Denomination : 100

Purchased By :
TARUN SHARMAFor Whom :
SELF & OTHERSS/O D.SHARMA
JANPUR

:: 7 ::

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.32, ad-measuring 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 :: Plot No. 31.
SOUTH :: 40' Wide Road.
EAST :: Plot No. 18.
WEST :: 40' Wide Road.

more fully shown in the plan in red colour annexed hereto.

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. Prokeshwar
(K. P. Reddy)

2. Sundera
(S. L. Ditta)

Soham Modi
VENDOR

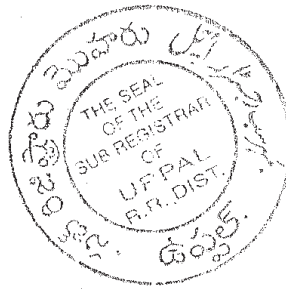
Suresh U Mehta
VENDOR

1.



1వ పుస్తకము.....నంబరు
దస్తావీజాల మొత్తం కాగితముల
సంఖ్య.....10.....ఈ కాగితపు వరుస
సంఖ్య.....7.....

సబ్-రిజిస్ట్రారు



PALEO (18-000000)

18 / 10 / 19

18 / 10 / 19

REGISTRATION PLAN SHOWING		PLOT NO. 32, 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, SON OF SRI SATISH MODI			
2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA			
VENDEE: SRI TARUN SHARMA, S/O. SRI D. SHARMA			
SMT. MANI UPRETI, W/O. SRI TARUN SHARMA			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS.	

Plot No. 31

Plot No. 18

LOCATION PLAN

WITNESSES:

1.

2.

For Mehta and Modi Homes

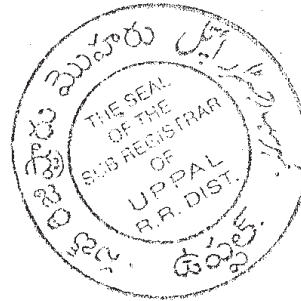
Partner

For Mehta and Modi Homes

SIG. OF THE VENDOR

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

[Signature]
సబ్-రెజిస్ట్రార్



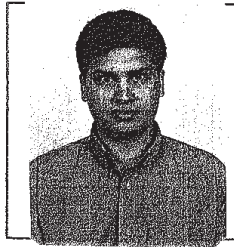
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

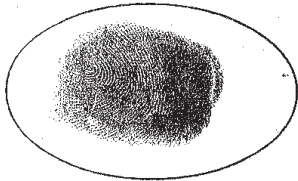
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

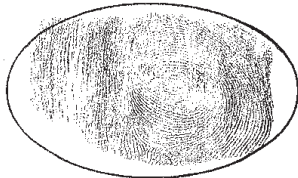
VENDORS:



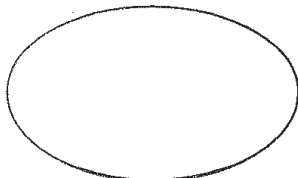
M/s. MEHTA & MODI HOMES
having its (O) S-4-187/3 & 4
M.G. Road, Sec 30d, Rep. bn
its Partners
1. Mr. SOHAM MODI



2. Mr. SURESH U. MEHTA
(O) S-4-187/3 & 4, M Floor
Soham mansion, M. G. Road,
Sec 30d-003.



S.P.A:
MR. GAURANG MODI
R/o. Flat No. 105, Sapphire
Apts, Chikoti Gardens,
Begumpet,
Hyderabad.



PASSPORT SIZE
PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES:

1. [Signature]
2. [Signature]

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIGNATURE OF THE EXECUTANT'S

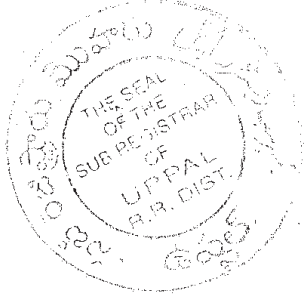
1 వ పుస్తకము.....6640/10 (సంఖ్య)

దస్తావేజుల మొత్తం కాగితముల

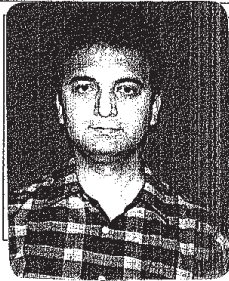
సంఖ్య.....10 ఈ కాగితపు వరుస

సంఖ్య.....9

సబ్-రెజిస్ట్రారు



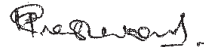
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

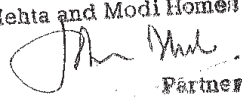
SL.NO.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
			TARUN SHARMA c/o DR. H.C. UPRETI BB-7, ANITA COLONY BAJAJ NAGAR JAIPUR - 302015 (RAJ.)
			MANI UPRETI c/o DR. H.C. UPRETI BB-7, ANITA COLONY BAJAJ NAGAR JAIPUR - 302015 (RAJ.)
			Representative :- Mr. SAMEER KALIA PLOT NO. 116, ROAD NO. 14, BANGARA HILLS HYDERABAD

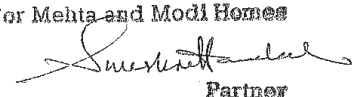
SIGNATURE OF WITNESSES

For Mehta and Modi Homes

For Mehta and Modi Homes

1. 


Partner


Partner

2. 

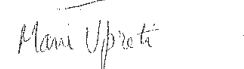
SIGNATURE OF EXECUTANTS

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

I/We send herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Sri SAMEER KALIA as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances

Signature of the Representative

Signature(s) of BUYER(s)

1. 
2. 

9/32

1 వ పుస్తకము.....6640/125 నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10 ఈ కాగితపు వరుస
సంఖ్య.....10


నవీన్ కుమార్

