



5441120

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

s. No. 10.197 Date Rs. 100

Sold to sri. Rohit Sharma

By sri. R.B. Sharma

Per Whom Self

R/o. Hyderabad.

LEELA G CHIMALGI

STAMP

L-13

5-4-6/A

SECUNDERABAD



SALE DEED

This Sale Deed is made and executed on this the 26th day of November 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 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

MR. ROHIT SHARMA, SON OF MR. KUL BHUSAN SHARMA, aged about 38 years, residing at 712, Block "A" Usha Enclave, Navodaya Colony, Sainagar Colony Extn. Hyderabad – 500 073., 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

సర్-రిటైర్లు

~~సబ్-రిజిస్ట్రారు~~



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 s. No. 10196 Date 21/11/03 Rs. 100/-
 Sold to Sd. Rohit Sharma
 Sd. K.B. Sharma R/o Hyderabad.
 S/o Self
 For Whom

L-G-Clearin
 08AA 486356
 LEEIA G. CHIMALGI
 STAMP VENDOR
 L. 11/11/2003
 5-4 Ranga Reddy
 SECUR - 600 003,

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

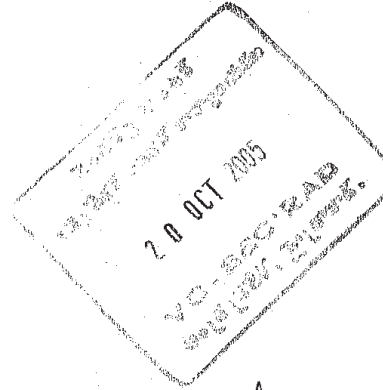
Sh. Modi
 Partner

For Mehta and Modi Homes

Sh. Mehta
 Partner

1వ పుస్తకము 1.4.4.9 నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రారు



Endorsement Under Section 42 of Act II of 1899
No. 11449 of 200 Date 26/11/05

I hereby certify that the proper deficit
stamp duty of Rs. 17,660/- Rupees

Seventeen thousand six hundred and sixty only

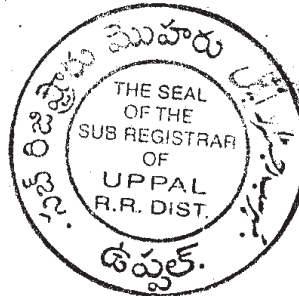
has been levied in respect of this instrument
from Sri. Goudaiah motu
on the basis of the agreed Market Value
consideration of Rs. 204000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Sub Registrar
and Collector U/S. 41&4
INDIAN STAMP ACT
dated 26/11/05

Registration Endorsement

An amount of Rs. 17,660/- towards Stamp Duty
Including Transfer duty and Rs. 1020/-
towards Registration Fee was paid by the party
through Challan Receipt Number
Dated at SBH Habsiguda Branch, Sec bad.

S.B.H. Habsiguda
A/c No. 0100005078
of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 10195 Date 21/11/19
 Sold to Sri. Rohit Sharma
 S/o. Sri. R. B. Sharma R/o. Hyderabad
 For Whom Self

08AA 486335
 LEELA G. CHIMALGI
 ST. VENDOR
 L. No. 2003
 5-4-71 Rangunj
 SECUN 500 003,

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 a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

For Mehta and Modi Homes

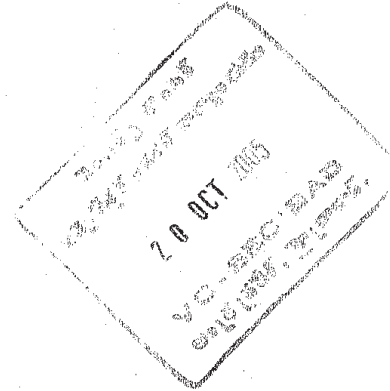
[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

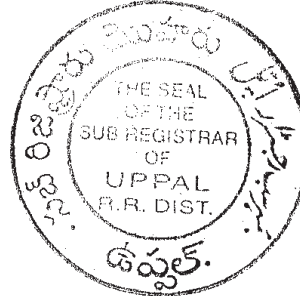
1వ పుస్తకము 11449/05
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...10. ఈ కాగితపు వరుస
సంఖ్య...3.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము సం|| (శా.శ) పు. 11449/05
నెంబరుగా రిజిస్ట్రారు చేయబడి స్వానింగు నిమిత్తం
గుర్తింపు నెంబరు 11449-1-200 ఇవ్వడమైన
200 సం||. నిమిత్తం... 20. తేది

రిజిస్ట్రారింగు అధికారి





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 10/94 Date 21/11/97 Rs. 100/-

Sold to SRI. Rohit Sharma

S/o SRI. K.B. Sharma c/o Hyderabad

For Whom Self

08AA 486334

LEELA C. CHIMALGI

STAMP VENDOR

L. No. 1 No. 48003

5-4-6/ (Seal) 600003,

SECUND

- D) The Vendee is desirous of purchasing a plot of land bearing no. 34 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/- (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. 34 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/- (Two Lakhs Four 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.

For Mehta and Modi Homes

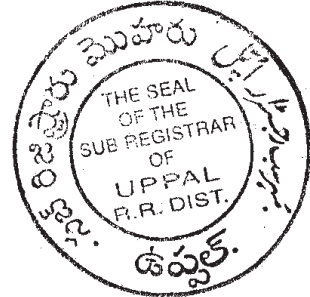
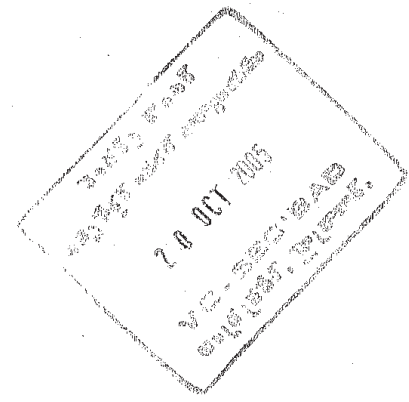
Mehta Modi
Partner

For Mehta and Modi Homes

Sharan Kumar
Partner

1 వ పుస్తకము. 11.4499 సంఖ్య
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 17. ఈ కాగితపు వరుస
సంఖ్య... 4.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

s. No. 10/93 Date 21/11/07 Rs. 100/-
 Sold to SRI. Rohit Sharma
 S/o SRI. R. B. Sharma, r/o. Hyderabad.
 For Whom Self

L-G-CCCCC
 08AA 486333
 LEEI G CHIMALGI
 SRI. VAMSI
 L. No. 1003
 S-4 Ranigunj
 SECUN 500 003

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. 18,750/- is paid by way of challan No. 60-87, dated 26.11.05, drawn on-SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

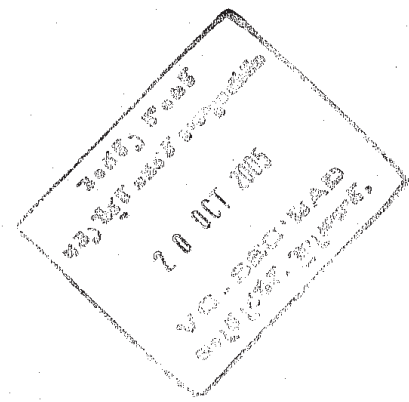
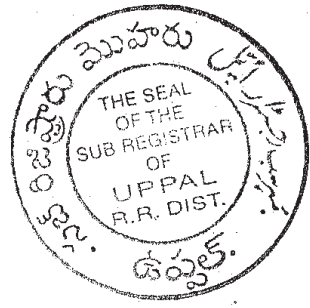
Mehta Modi
 Partner

For Mehta and Modi Homes

Shankar Kumar
 Partner

1 వ పుస్తకము//*Handwritten signature*
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య...10 ఈ కాగితపు వరుస
 సంఖ్య...5

Handwritten signature
 సబ్-రిజిస్ట్రారు



1005-017-0001



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 s. No. 10192 Date 21/11/18 Rs. 100/-
 Sold to SRI. Rohit Sharma
 S/o SRI. K. B. Sharma e/o. Hyderabad
 For WITNESS Self

L-C-Clerecey
 08AA 486332
LEELA G. CHIMALGI
 STAMP
 L No: 13 No: 1/2/03
 5-4 16/A Panigunj
 SECUNDERABAD 500 003

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 34 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 : Plot No. 35
 South : Plot No. 33
 East : 40' wide road
 West : Plot No. 43

For Mehta and Modi Homes

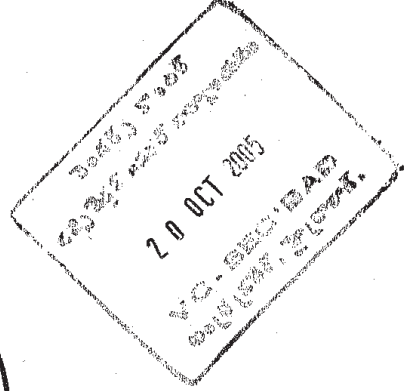
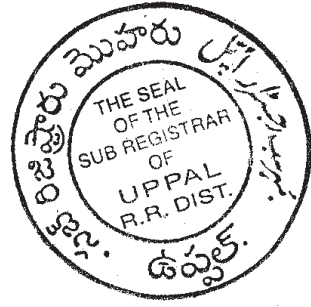
Mehta Modi
 Partner

For Mehta and Modi Homes

Sharma
 Partner

1 వ పుస్తకము/14499019
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10. ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. No. 10191 Date 2/11/19 Rs. 100/-

Sold to Rohit Sharma
S/o SRI. B. B. Sharma, R/o. Hyderabad.

For Whom Self

08AA 486331
LEELA
STAMP
L No: 13
6-4-86/A
SECOND

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. Neeti Thwari
(NEETI THWARI)

2. R. P. Roddy
(R. P. Roddy)

For Mehta and Modi Homes

Soham Modi
Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes

Suresh U Mehta
Partner

(Suresh U Mehta)
VENDOR

VENDOR

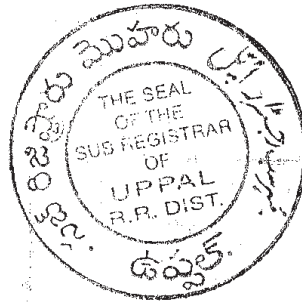
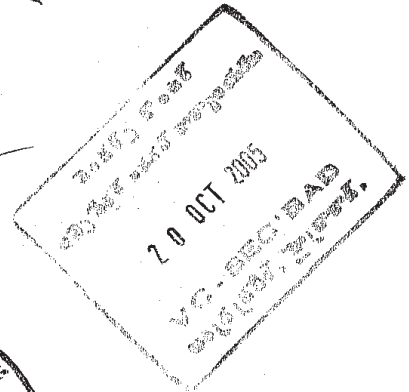
1 వ పుస్తకము. 144 పుర్గావు

దస్తవేజాల మొత్తం కాగితము

సంఖ్య... 10. ఈ కాగితపు వరుస

సంఖ్య... 7

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 34, FORMING A PART

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

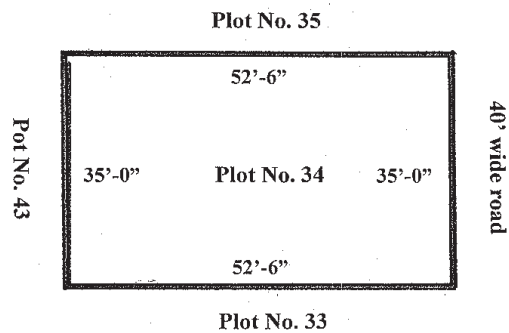
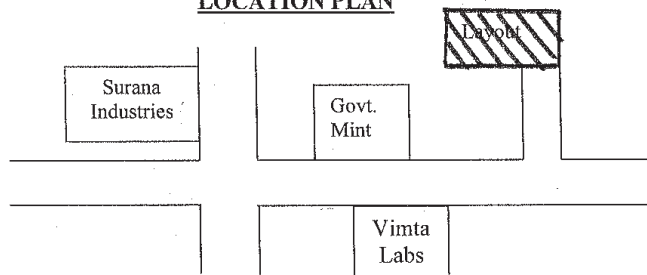
CHERLAPALLY VILLAGE,

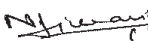
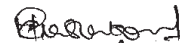
GHATKESAR

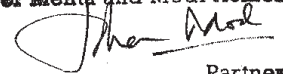
Mandal, R.R. Dist.**VENDORS:** M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS

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

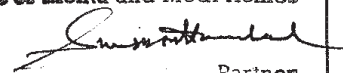
2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

VENDEE: MR. ROHIT SHARMA, S/O. MR. KUL BHUSAN SHARMA,**REFERENCE:**
AREA: 204**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****LOCATION PLAN****WITNESSES:**

1.  (NEETI TIWARI)
2.  (K. PRASAD)

For Mehta and Modi Homes

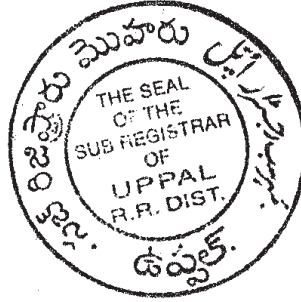
Partner

SIG. OF THE VENDOR**For Mehta and Modi Homes**

Partner

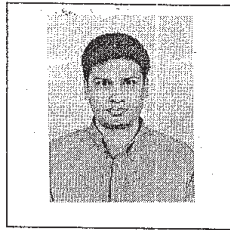
1 వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...
సంఖ్య...

సబ్-రిజిస్ట్రారు



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

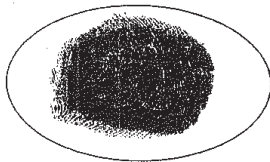
<u>SL. NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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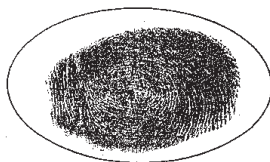
VENDOR:

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

1. **MR. SOHAM MODI**
S/O. SRI. SATISH MODI



2. **MR. SURESH U. MEHTA**
S/O. LATE UTTAMLAL MEHTA
(O), 5-4-187/3 & 4, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTATION OF DOCUMENTS:

MR. GAURANG MODY
S/O. SRI. JAYATILAL MODY,
FLAT NO. 105,
SAPPHIRE APARTMENTS,
CHIKOTI GARDENS,
BEGUMPET.

SIGNATURE OF WITNESSES

1. *Neeti Tiwari*
(NEETI TIWARI)

2. *K. P. Reddy*
(K. P. Reddy)

For Mehta and Modi Homes

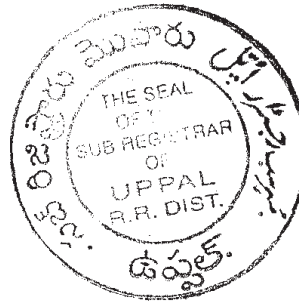
Soham Modi
Partner

For Mehta and Modi Homes

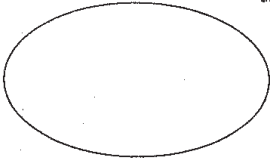
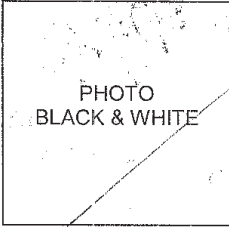
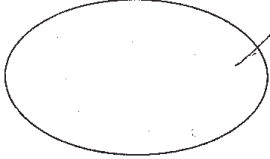
Suresh U. Mehta
Partner

SIGNATURE OF EXECUTANT'S

1 వ పుస్తకము 1.4.44 సరిగా
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 10 ఈ కాగితపు వరుస
సంఖ్య... 9
సబ్-రిజిస్ట్రారు



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
		 PHOTO BLACK & WHITE	
		 PHOTO BLACK & WHITE	
			PURCHASER:- MR. ROHIT SHARMA 55 RIVER DR SOUTH #1904 JERSEY CITY, NJ 07310 USA. REPRESENTATIVE - MR. K. B. SHARMA, S/o. B.R. SHARMA T12, Block 'A', Usha Enclave, Navodaya Colony, HYDERABAD.
			

SIGNATURE OF WITNESSES

1.  (NEETI TIWARI)
2.  (K.P. Reddy)

Modi Homes

For Mehta and Modi Homes

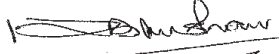
Partner

Partner

SIGNATURE OF EXECUTANTS

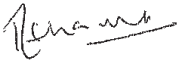
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We send herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Sri K. B. SHARMA S/o. B.R. SHARMA as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances

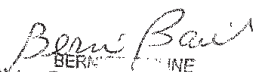

Signature of the Representative

Signature of Witnesses:

Signature(s) of BUYER(s)

1. 

2.


BERNARDINE

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1 వ పుస్తకము... 447... సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1... ఈ కాగితపు వరుస
సంఖ్య... 10....

సబ్-రిజిస్ట్రారు

