

Account: 6628

656310

100Rs.

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 25166 Date: 20/6/05 1001

S.W. Neeti Tiwari

S.F. Late P. N. Tiwari

For whom Self R/o Hyd SALE DEED

R uy 06AA 668959
K. HARENDER
SVL No. 42/05
R.No. 33/2004-2008
RAM NAGAR, HYD'BAD.



This Sale Deed is made and executed on this the 11th 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

Mrs. NEETI TIWARI, WIFE OF LATE P.N. TIWARI, aged about 42 years, R/o. 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).

Contd..2.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

200 వ సం. 11 వ తేది
192 వ.శ.శ. 20 వ తేది

పగలు.....మరియు.....గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Soham Modi
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥ 1020/- చెల్లించినారు.

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

ప్రాసెస్ యిచ్చినట్లు ఒప్పుకొన్నది.
ఎడమ బ్రౌటనవేలు



ఎడమ బ్రౌటనవేలు



నిరూపించినది.

① Prakashar Reddy

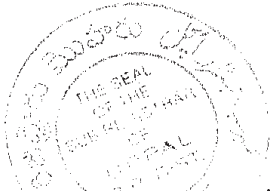
(S. Prakashar Reddy S/o. Padma Reddy, occ: Secn
(o) S-u-187/13 & 4, M.G. Road, Sec'ad

② Ramachander

SRINAGAR S/o. Ramachander, occ: Business
R/o. 2-3-64/10/24, Ambegal, Hyderabad.

1 వ పుస్తకము 6562/25
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 1

సబ్-రిజిస్ట్రారు



200 వ.సం. 11 వ తేది
192 వ.శ.శ. 20 వ తేది

Prakashar Reddy



୧୦।୯ ୧୯୯୫ ଆନ୍ଧ୍ର ପ୍ରଦେଶ ANDHRA PRADESH

S.No. 25167 Date 20/6/05 Rs. 100/-

SVL No. 42/95

Sold to: Lee H. Tiew

S/o. W/O. B. Late - P. N. Tiwari

For whom.....Self..... R/O Hqs. 2 ..

WHEREAS:

Sl.No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (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	Gt. 0-50	Ac.2-00 Gts.
			37	Gt. 18-50	
			38	Gt. 9-00	
			39	Gt. 52-00	
				Gt. 80-00	
3.	13200/2003	01/11/2003	35	Gt. 11-00	Ac.2-05 Gts.
			36	Gt. 60-50	
			37	Gt. 13-50	
				Gt. 85-00	
Total extent					Ac.6-05 Gts.

John M. ...
Partner

Samuel H. Smith
Partner

1వ పుస్తకము... 6563/05
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 9 ఈ కాగితపు వరుస
 సంఖ్య... 2

[Signature]
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 189
 No. 6563 of 2005 Date. 11/7/05

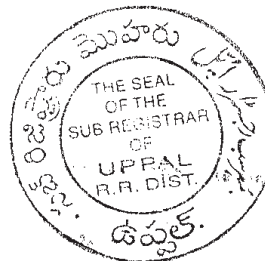
I hereby certify that the proper deficit
 stamp duty of Rs. 17660/- Rupees. Seventeen thousand
 six hundred sixty only
 has been levied in respect of this instrument
 from Sri. Sohem Modi
 on the basis of the agreed Market Value
 consideration of Rs. 201000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector L.S. 41&4
 Dated: 11/7/05 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. towards Stamp Duty
 Including Transfer duty and Rs.
 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. 0100066074
 of S.R.O. Uppal





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
25/68 Date 20/6/05 R. 100/-
S. Neeti Tiwari
Stamp - Late P. N. Tiwari R. 100/-
For whom Self R. 100/-
R. NARENDER
SVL No. 42/95
R. No. 33/2004-2006
RAM NAGAR, HYD'BAD

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

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..4.

1వ పుస్తకము 6563/95
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 3
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (కా.న) పు 6563/95
 నింబరుగా రిజిస్టరు చేయబడి స్వానింగు నిమిత్తం
 గుర్తింపు నింబరు 6563-1-2005 ఇవ్వబడిన
 2005 సం॥ 11 వేది

రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 25165, 20/6/05, 100t.

Sold to Neeti Tiwari

Sta. W. No. 1, Late P. N. Tiwari

For whom self

R/o Hyd :: 4 ::

R. NARENDER

SVL No. 42/95

R.No. 32/2004-2006
RAM NAGAR, HYD'BAD.

06AA 668962



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 Vendee is desirous of purchasing a plot of land bearing No. 35, 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. 35, 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.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..5.



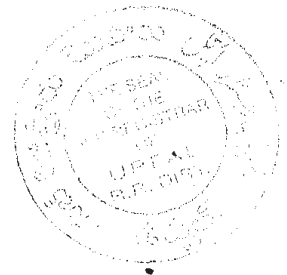
1వ పుస్తకము.....6563/45.....సంగీతము

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....9.....ఈ కాగితపు వరుస

సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు



100Rs.



25/10/2008 20/6/08 1008 ANDHRA PRADESH

R. NARENDER

06AA 668963

SVL No. 42/95

R.No. 32/2004-2006
RAM NAGAR, HYD'BAD

Neeti Tiwari

Late M.W. Tiwari

For whom self R/O Hyd. :: 5 ::



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.

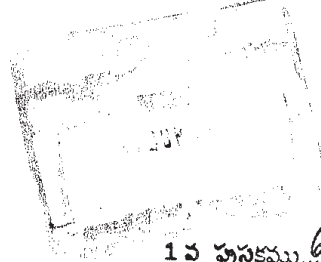
For Mehta and Modi Homes

John Mehta
Partner

For Mehta and Modi Homes

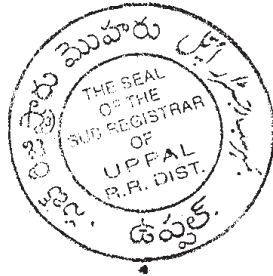
Suresh Kumar
Partner

Contd..6.



1వ పుస్తకము...6563/105
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9...ఈ కాగితపు వరుస
సంఖ్య...1...

సబ్-రిజిస్ట్రారు





3No. 25121 Date 20/6/05 Rs. 100/- ANDHRA PRADESH Ruy 06AA 668964
 Sold to Veeti Tiwari
 For whom Late P. N. Tiwari
 For whom Self 6 ::

R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2006
 RAM NAGAR, HYD'BAD.



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.

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. 18,780 -/- is paid by way of challan No. 179277, dated 11.07.2005, drawn on SBH, Habsiguda, Hyderabad.

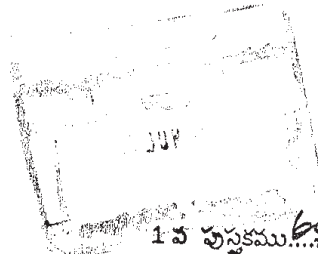
For Mehta and Modi Homes

John Mehta
 Partner

For Mehta and Modi Homes

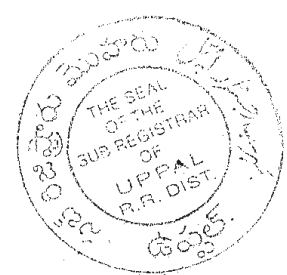
Suresh Mehta
 Partner

Contd..7.



1 వ పుస్తకము.....6563/25
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....6.....

సబ్-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 25122 Date 20/6/05 Rs. 100/-

Sold to Necti Tirani

S/o. Vigneshu Late P.N. Tirani

For whom Self R/o Hyd

R uy

06AA 668965

R. NARENDER

SVI No. 42/95

R.No. 32/2004-2006
RAM NAGAR, HYD'BAD.

:: 7 ::

SCHEDULED PLOT



ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 35, 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. 36.

SOUTH :: Plot No. 34.

EAST :: 40' Wide Road.

WEST :: Plot No. 42.

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

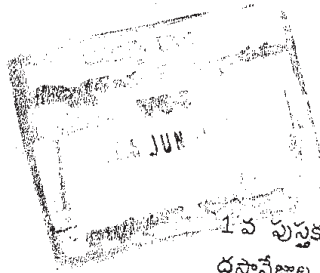
WITNESS:

1. [Signature]
(K. P. Reddy)

2. [Signature]
(SRIDHAR)

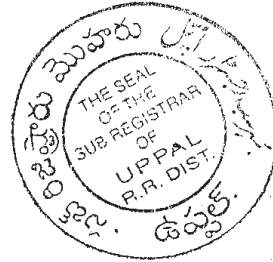
[Signature]
(Soham Modi)
PARTNER
VENDOR
[Signature]
(Suresh U Mehta)
VENDOR

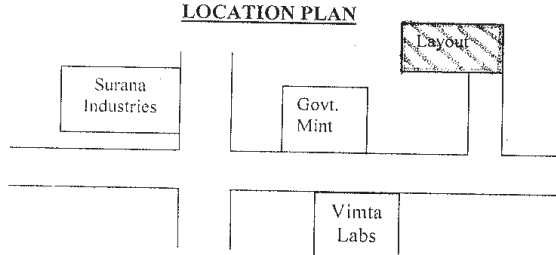
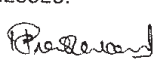
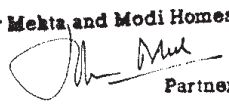
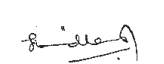
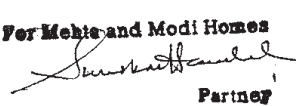
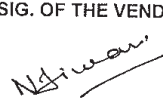
[Signature]
V E N D E E .



1వ పుస్తకము 6563/శా-
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 7

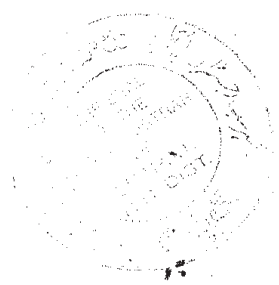
సబ్-రిజిస్ట్రారు



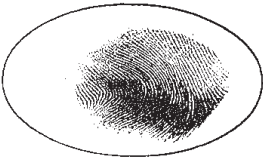
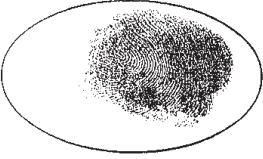
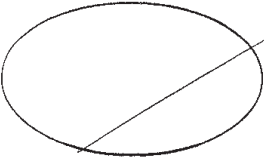
LOCATION PLAN SHOWING		PLOT NO. 35, FORMING A PART	
SURVEY NOS. 35, 36, 37, 38 & 39		SITUATED AT	
CHERLAPALLY VILLAGE, GHATKESAR		MANDAL, R.R. DIST.	
VENDORS: M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS			
1. SRI SOHAM MODI, SON OF SRI SATISH MODI			
2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA			
VENDEE: SMT. NEETI TIWARI, WIFE OF LATE SRI P.N. TIWARI			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS.	
N  Plot No. 36 52'-5" 35'-0" Plot No. 35 35'-0" 52'-5" Plot No. 34 40' wide road LOCATION PLAN  Surana Industries Govt. Mint Vimta Labs			
WITNESSES:		For Mehta and Modi Homes	
1. 		 Partner	
2. 		For Mehta and Modi Homes	
		 Partner	
		SIG. OF THE VENDOR	
		 SIG. OF THE VENDEE	

6563/05
దస్తవేజుల మొత్తం సంఖ్య
సంఖ్య 9
సంఖ్య 5

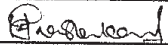
[Handwritten signature]

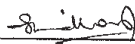


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDORS:- <u>M/s. MEHTA & MODI HOMES,</u> <u>Rep. by its Partners Mr. Soham</u> <u>Modi, having its (O) S-U-187/3 &</u> <u>M. G. Road, Sec' Rad.</u>
			<u>2. Mr. SURESH U. MEHTA</u> <u>(O) S-U-187 13 & 4, II floor,</u> <u>Soham mansion, M. G. Road,</u> <u>SEC-RAD - 500-003.</u>
			PURCHASER:- <u>MRS. NEETI TIWARI</u> <u>R/o. 712, Block-A</u> <u>Vsha Enclave, Newdaye</u> <u>Colony, Sainagar Colony Ext.</u> <u>Hyderabad- 500 073.</u>
		PASSPORT SIZE PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES :

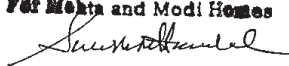
1. 

2. 

For Mehta and Modi Homes


 Partner

For Mehta and Modi Homes


 Partner

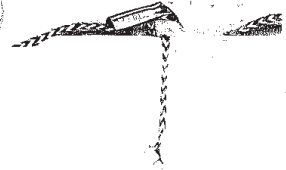
SIGNATURE OF THE EXECUTANT'S



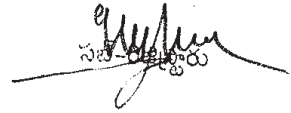

 Partner


 Partner

P/35



1 వ పుస్తకము 6563/45 నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య.....


సబ్ రిజిస్ట్రారు

