

Cs. 4/101

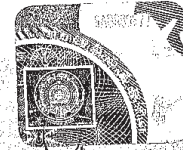
4114/06

Assy 18-3
100Rs.

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688677

Date : 14-03-2006- Serial No : 9,007 Denomination : 100

Purchased By :
JATIL SHARMAFor Whom :
SELF & OTHERSS/O B.M.SHARMA
SECUNDERABADS.R.O. Registrar
Ex-officio Stamp Vendor
S.R.O. UPPAL**SALE DEED**

This Sale Deed is made and executed on this the ¹⁵16 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. **MR. JATIL SHARMA**, SON OF MR. B. M. SHARMA, aged about 32 years,
2. **MRS. SUSHMA SHARMA**, WIFE OF MR. JATIL SHARMA, aged about 30 years,

Both are residing at 10-2-123/1, Plot No. 62, Lane No. 2, Street No. 6, 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

Partner

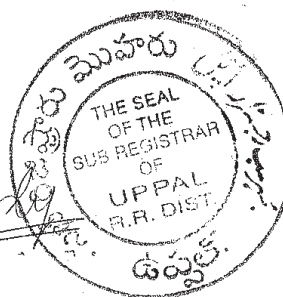
For Mehta and Modi Homes

Partner



శ్రీ గ్రామీణాభివృద్ధి Mody.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి పాపర్నించబడిన పాటోగ్రాఫులు
 మరియు పేరిటముద్రించిన సహ దాఖలు చేసి
 దుస్తులు రూపా..... 1020/..... పేరించినారు.

Receipt No. 167279 Dt. 15/3/26 Vide
SBH, Habsiguda Branch, Sec'bad



தான் இவ்வாறு உணர்ந்தார்.
அவன் திரும்பினான்.

Gaurang mady S/o. Jangantil mady Sec:-
Business, R/o. Flat No. 105, Sapphire Apts,
Chikoti Gardens, Begumpet, Hyderabad, through
General Power of Attorney for Presentation of
Documents, vide doc. no. 64/BK/15 at
SRO, Uppl.

① Praburam (K. Prabhakar Reddy S/o. K. P. Reddy GCE, Secwice
(M) 5-4-187 13 & 4, m. G. Road, SecBad.

② Ram - Ramana Rao S/o. Krishna Rao Govt Engineer
d/o. 2-2-64/10, Amberpet, Hyderabad

200. ఆ. సం. వర్షం..... నెం. 16 వ తేది
1927 వ. శా. శ. వర్షం..... మాసం. 2 వ తేది.

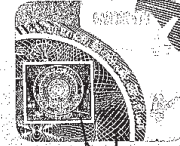
9/11/2001



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688678

Date : 14-03-2006 Serial No : 8,008 Denomination : 100

Purchased By :
JATIL SHARMAFor Whom :
SELF & OTHERSWHEREAS:
S/O B.M. SHARMA
SECUNDERABADSub 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. 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.

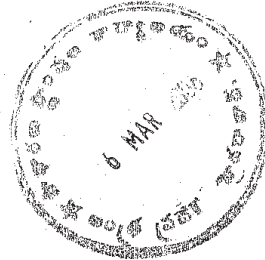
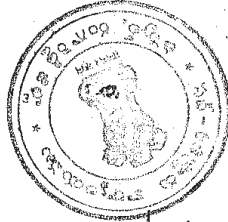
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac. 2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 80-00 Gt. 11-00 Gt. 60-50 Gt. 13-50	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..... 4114 నంబరు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య..... 2

సబ్-రిజిస్ట్రారు

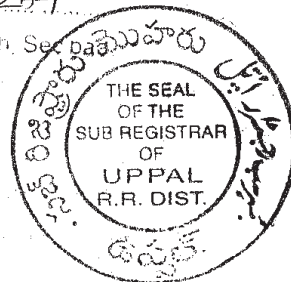
Endorsement Under Section 42 of Act II of 1864
 No. 4114 of 2006 Date 16/3/06

I hereby certify that the proper deficit
 stamp duty of Rs. 17860/- Rupees Seventeen thousand -
eight hundred and sixty only
 has been levied in respect of this instrument
 from Sri. Gaurang Modi
 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 16/3/06 and Collector U.S. 41804
 INDIAN STAMP ACT
 Registration Endorsement

An amount of Rs. 17860/- towards Stamp Duty
 Including Tax for duty and Rs. 1020/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 162279
 Dated 15/3/06 at SBH Habsiguda Branch, Sec 2

S.B.H. Habsiguda
 A/c No. 01000050780
 of S.R.O. Uppal.

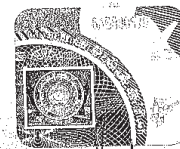




ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688679

Date : 14-03-2006 Serial No : 8,009 Denomination : 100

Purchased By :
JATIL SHARMAFor Whom :
SELF & OTHERSSub Registrar
Ex-Officio Stamp VendorS/O E.M. SHARMA
SECUNDERABAD

All the above three Sale Deeds are registered at the office of Sub-Registrar at Secunderabad.

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.

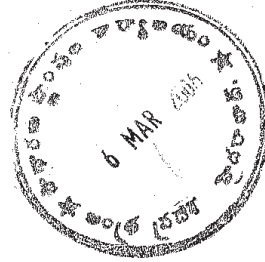
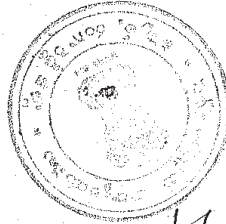
- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. 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.
- C) 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

Partner

For Mehta and Modi Homes

Partner

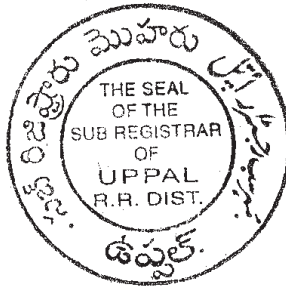


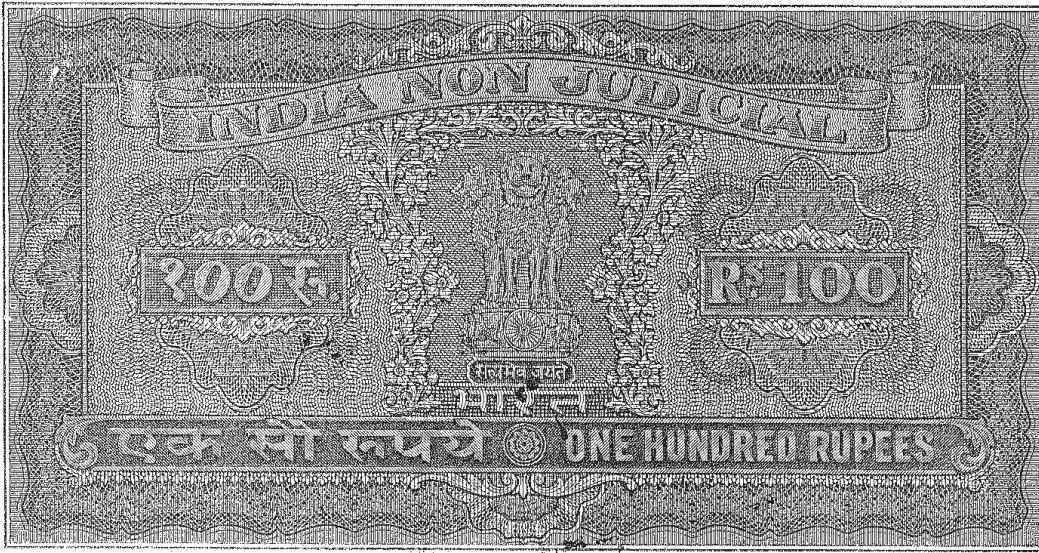
1 వ పుస్తకము.....సం|| 411/2006
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

1
 సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.శ) పు.....411/2006
 నింబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
 గుర్తింపు నింబరు.....1-200 రూపాయల వరకు
 2006 సం|| డిసెంబరు 16.....తేది

రిజిస్ట్రారు
 (సబ్-రిజిస్ట్రారు)





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688680

Date : 14-03-2006 Serial No : 8,010 Denomination : 100

Purchased By :

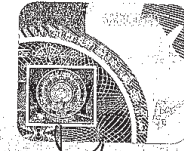
For Whom :

JATIL SHARMA

SELF & OTHERS

S/O B.M. SHARMA

SECUNDERABAD

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

The Vendee is desirous of purchasing a plot of land bearing no. 39 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:

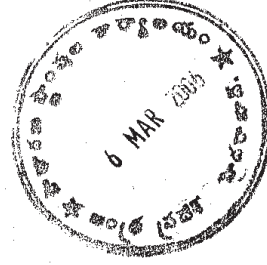
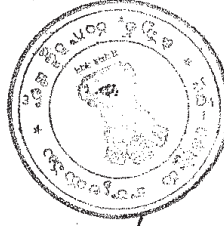
1. The Vendor do hereby convey, transfer and sell the Plot No. 39 admeasuring 204 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed 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.
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

Partner

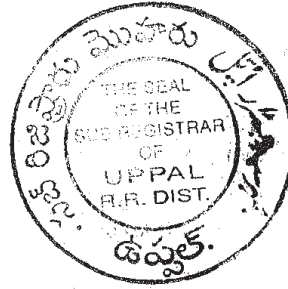
For Mehta and Modi Homes

Partner



1వ పుస్తకము.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు పరుస
పంఖ్య.....4.....

సబ్-రెజిస్ట్రార్





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688681

Date : 14-03-2006 Serial No : 8,011 Denomination : 100

Purchased By :
JATIL SHARMAFor Whom :
SELF & OTHERSS/O B.M. SHARMA
SECUNDERABADSub Registrar
Ex-Officio Stamp Vendor

The Vendor further covenant that the Schedule Plot is free from all kinds 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.

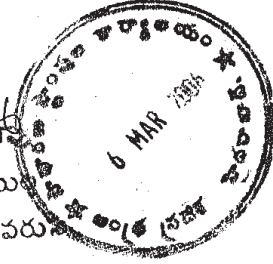
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned 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. 18,980/- is paid by way of Challan No. 167279, dated 15.03.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

Partner

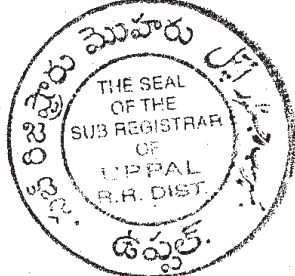
For Mehta and Modi Homes

Partner



1 వ పుస్తకము.....
దస్తవేజాల మొత్తం కాగితము.....
సంఖ్య.....
పంఖ్య.....

పద-రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 39 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	:	Park
South	:	Plot No. 40
East	:	Plot No. 38
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:

WITNESS:

1. R. P. Reddy
(R. P. Reddy)
2. Rama Rao
(RAMA RAO)

For Mehta and Modi Homes

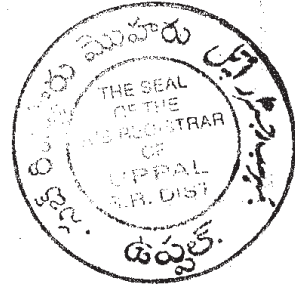
Shan Moh
Partner
For Mehta and Modi Homes

Sunil Kumar
VEND Partner

10/9
VENDEE
Pushing
VENDE

1వ పుస్తకము... 4114/06
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 6

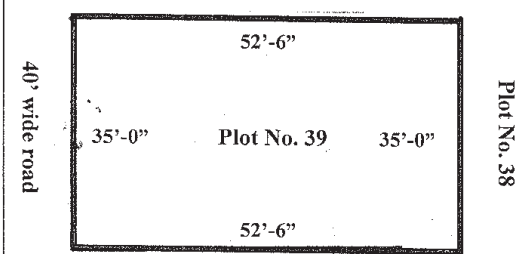
సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING		PLOT NO. 39, FORMING A PART	
IN SURVEY NOS. 35, 36, 37, 38 & 39		Situating 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:		1. MR. JATIL SHARMA, S/O. MR. B. M. SHARMA	
		2. MRS. SUSHMA SHARMA, W/O. MR. JATIL SHARMA	
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS. ☐	☐



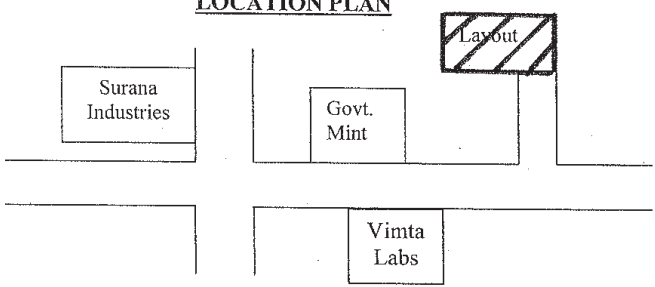
Park



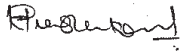
Plot No. 38

Plot No. 40

LOCATION PLAN

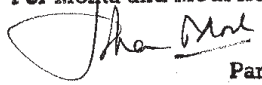


WITNESSES:

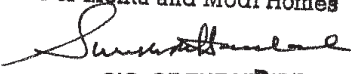
1. 

2. 

For Mehta and Modi Homes

 Partner

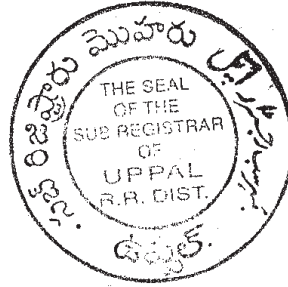
For Mehta and Modi Homes

 SIG. OF THE VENDOR



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

[Handwritten signature]



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

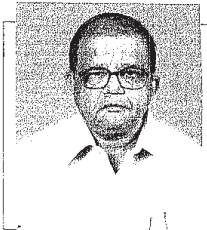
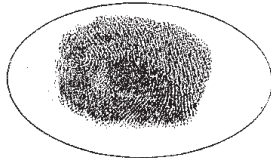
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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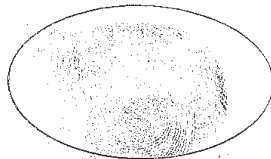
VENDOR:

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. MR. SATISH MODI



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



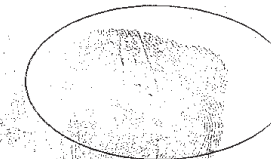
GPA FOR PRESENTATION OF DOCUMENTS:

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



PURCHASERS:

1. MR. JATIL SHARMA
S/O. MR. B. M. SHARMA
R/O. 10-2-123/1, PLOT NO. 62
LANE NO. 2, STREET NO. 6
WEST MARREDPALLY
SECUNDERABAD.



2. MRS. SUSHMA SHARMA
W/O. MR. JATIL SHARMA
R/O. 10-2-123/1, PLOT NO. 62
LANE NO. 2, STREET NO. 6
WEST MARREDPALLY
SECUNDERABAD

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

SIGNATURE OF THE EXECUTANT'S

SIGNATURE OF THE PURCHASER

8/39

1 వ పుస్తకము..... 4.11.50/506
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 4. ఈ కాగితపు వరుస
సంఖ్య..... 4.....

[Handwritten signature]
సబ్ రిజిస్ట్రార్

