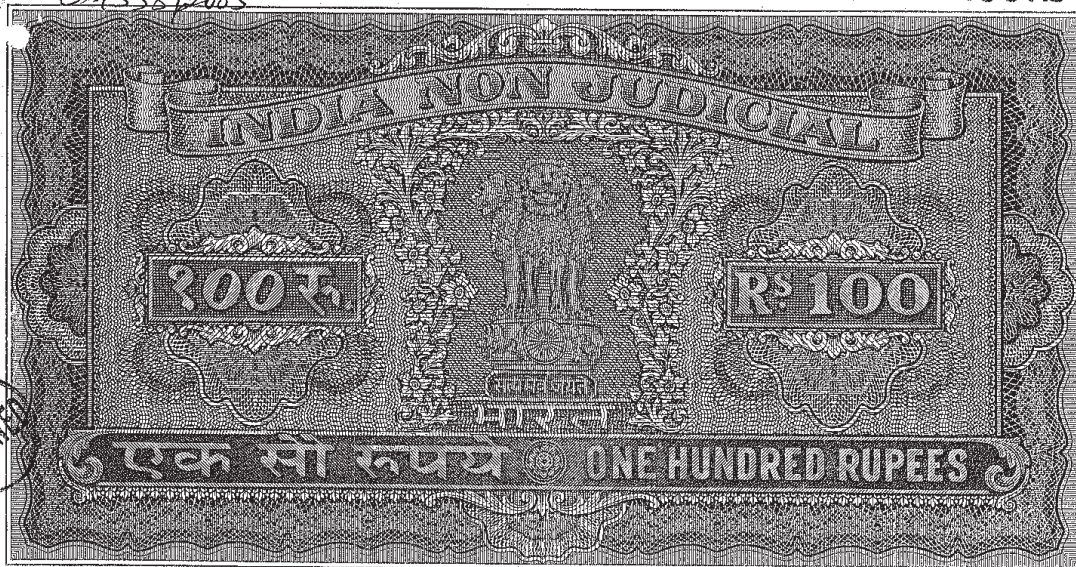




ఆంధ్ర ప్రదేశ్ ఆంధ్రప్రదేశ్ ANDHRA PRADESH L-G-04AA 604407
No. 504
Sold to Mr. Ajay Mehta
S/o C. C. Mehta and others
For Whom Sd/-
LEELA G. CHAKRAVARTY
STAMP
1-10-13/97-A No.
6-4-76/A Cellar, P
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 19th day of February 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 Mr. Soham Modi, Son of Sri Satish Modi, aged about 35 years, Occupation: Business and Sri Suresh U Mehta, Son. Late Uttamlal Mehta, aged about 55 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. AJAY MEHTA**, Son of Shri C. C. Mehta, aged about 47 years, Occupation: Chartered Account
2. **MRS. ANITA MEHTA**, Wife of Shri Ajay Mehta, aged about 37 years, Occupation: Housewife.

Both are residing at Flat No. 203, Chandradhir Apartments, Plot. No. 8, Avanthi Colony, Behind Idghah, Balamrai, Secunderabad - 500 003.

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 M/s, MEHTA AND MODI HOMES

Partner.

For M/s, MEHTA AND MODI HOMES

Partner.

200 5 వ సం॥... 19... తేది
 192 6 వ.శ.శా...మాసము... 30... తేది
 పగలు... 3... మరల... 4... గంటల మధ్య
 ఉప్పుల సేవ-రిజిస్ట్రారు పట్టెను

శ్రీ... **Soham modi**
 రిజిస్ట్రేషన్ పట్టెను, 1900 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన పాట్-గ్రాపులు
 మరియు పేటిముద్రలతో సహా డాఖలుచేసి
 రుసుము రూ॥... **1020/-** చెల్లించినారు.
 Receipt No. **796666** Dt. **19/2/95** Vide
 SBH, Habsiguda Branch, Sec'bad.

ప్రాసీ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు



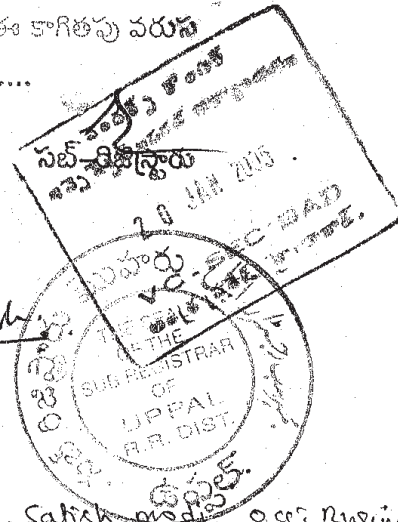
నిరూపించినది.

1 వ పుస్తకము **15/2/95** సం॥

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... **8**... ఈ కాగితపు వరుస

సంఖ్య... **1**.....



Soham modi

S/o. Sathish modi, occ: Business
 (O) S-U-187/3 & 4, m. G. Road, Sec'bad

Suresh U. mehta

S/o. Late Uttam Lal mehta
 occ: Business (O) S-U-187/3 & 4, m. G. Road
 Sec'bad.

R. Pradeep Reddy

S/o. Padma Reddy
 occ: Service (O) S-U-187/3 & 4, m. G. Road
 Sec'bad

SRIHAR

S/o. Ramachandrababu, occ:
 Service (O) S-U-187/3 & 4, m. G. Road
 Sec'bad.

200 5 వ సం॥... 19... తేది

192 6 వ.శ.శా...మాసము... 30... తేది.

Sathish modi



ఆంధ్ర ప్రదేశ్ ఆంధ్రప్రదేశ్ ANDHRA PRADESH 04AA 604404
 S. No. 100
 Sold to M/s. Mehta and Modi Homes
 S/o. C. S. Mehta and C. S. Modi
 For Whom. Self See
 LEELA G. CHIMA
 STAMP VENDOR
 L. No: 13/97
 6-4-76/A Gollapudi, Sec.
 SECUNDERABAD - 500024

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 M/s, MEHTA AND MODI HOMES

Mr. M. S. Mehta
 Partner.

For M/s, MEHTA AND MODI HOMES

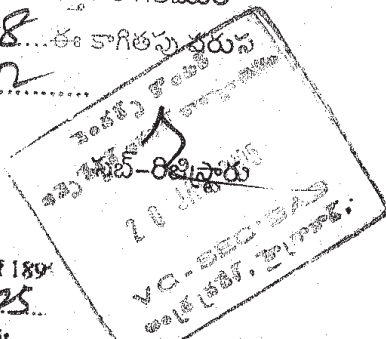
Sushil Kumar
 Partner.

1 వ పుస్తకము. 15/2/05

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 8 ఈ కాగితపు పురుస

సంఖ్య 2



Endorsement Under Section 42 of Act 11 of 1897
No. 15/2 of 2005. Date 19/2/05

I hereby certify that the proper deficit
stamp duty of Rs. 23880/- Rupees.

Twenty three thousand eight hundred and eighty eight only.

has been levied in respect of this instrument
from Sri. Sohan 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

Dated: 19/2/05

[Signature]
Sub Registrar
and Collector U/S 41&42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 23880/- towards Stamp Duty.

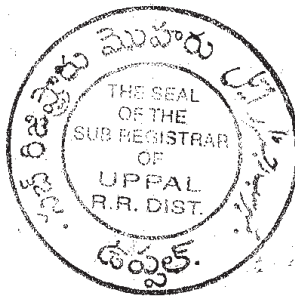
Including Transfer duty and Rs. 1020/-

towards Registration Fee was paid by the party

through Challan Receipt Number 796666

Dated 19/2/05 at SBH Habsiguda Branch, Secbad.

S.B.H. Habsiguda
A/c No. 01000050788
of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 s. No. 852-12-65
 Sold to M/s. Mehta and others
 S/o. Mehta and others
 For Whom See
 0444 604405
 L. N. J. 5-4-
 SECUR

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 tentative layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.
- The Vendee is desirous of purchasing a plot of land bearing no. 48 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:

For M/s, MEHTA AND MODI HOMES

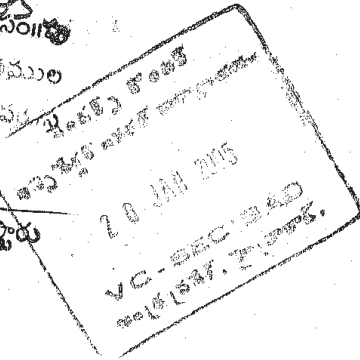
John Mod
 Partner

For M/s, MEHTA AND MODI HOMES

Suresh Kumar
 Partner

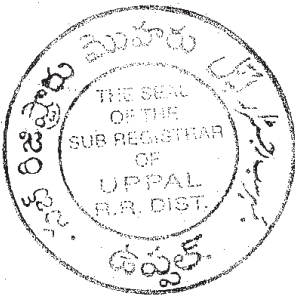
1 వ పుస్తకము 15/2/05
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 8... ఈ కాగితపు పుస్తకం
 పంఖ్య... 3...

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము సం॥ (శా.శ) పు. 15/2/05
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 15/2-1-2005 ఇవ్వడమైన
 2005 సం॥ 15/2/05 తేది

[Signature]
 రిజిస్ట్రారు అధికారి



INDIA NON JUDICIAL

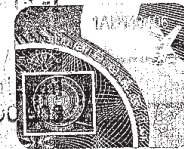
100 रु.

R. 100

एक सौ रुपये ONE HUNDRED RUPEES

S. No. 803
Sold to Mrs. Jay Mehta
S/o cc - Mehta and others
For Whom Self

3-4-26/A Cellar, Ram
SECUNDERABAD - 500



1. The Vendor do hereby convey, transfer and sell the Plot No. 48 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 having received the same in the following manner:

- a. Rs. 25,000/- (Rupees Twenty Five Thousand Only) received by way of Cheque No. 230853, dated 24.11.2004, drawn on Dena Bank, Secunderabad Branch.
- b. Rs. 1,00,000/- (Rupees One Lakh Only) received by way of Cheque No. 230856, dated 30.12.2004, drawn on drawn on Dena Bank, Secunderabad Branch.
- c. Rs. 79,000/- (Rupees Seventy Nine Thousand Only) received by way by way of Cheque No. 236231, dated 16.01.2005, drawn on drawn on Dena Bank, Secunderabad Branch.

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.

John Muel
Partner

Mehta and Modi Homes

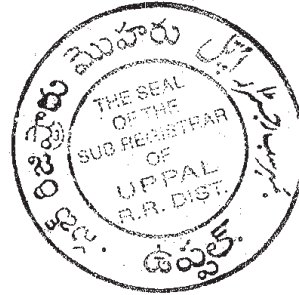
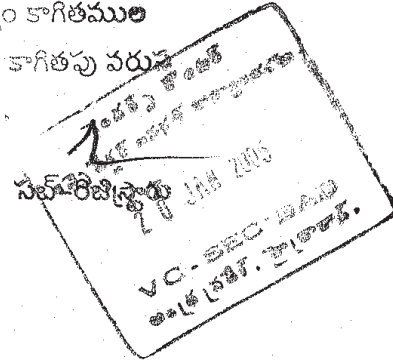
Partner

1 వ పుస్తకము... 1.12.1995

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... ఈ కాగితపు వరుస

సంఖ్య...





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 612001

S. No. 14615 Date 16/2/05 Rs. 100/-

Sold to Mr. Ajoy Mehta

S. C. Mehta and others

For Whom J. A. sec

LEELA

STAMP

L. No: 13, 97

6-4-76/A

SECUR.



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. 25,000/- is paid by way of challan No. 796666 dated 19.2.05, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

John Mehta
Partner

For Mehta and Modi Homes

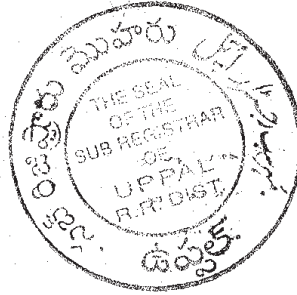
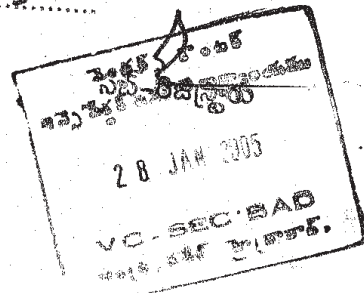
Sunil Mehta
Partner

1 వ పుస్తకము... 15/2/05

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 5... ఈ కాగితపు వరుస

సంఖ్య... 5





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 612000

S. No. 161/4 Date 16/12/05 Rs. 100/-

Sold to Mr. Jay Moha

S/o C. C. Moha and others

For Whom Set

LEELA G. CH

STAMP VENDOR

L No: 13/97 R. N.

5-4-76/A C. M. A.

SECUNDERABAD - 500 003.

SCHEDULED OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 48 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. 49
South	: Plot No. 47
East	: 40' wide road
West	: Plot No. 61

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. P. R. Reddy
(K. P. Reddy)

2. S. R. Reddy
(S. R. Reddy)

For Mehta and Modi Homes

(SOHAM PARTI)
VENDOR

For Mehta and Modi Homes

(SURESH U MEHTA)
VENDOR

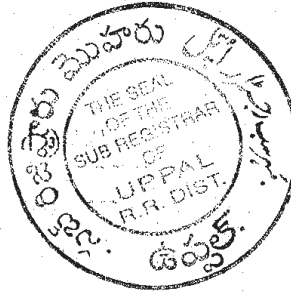
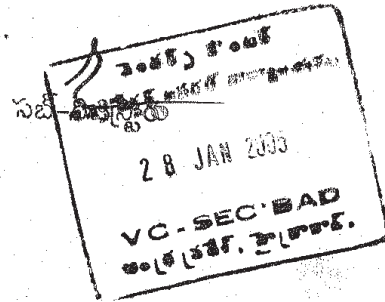
Anita Mehta
VENDEE

1 వ పుస్తకము. 12/2/2025

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 8....ఈ కాగితపు వరుణ

సంఖ్య. 6.....



REGISTRATION PLAN SHOWING PLOT NO. 48, 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 Partners

1. SOHAM MODI S/o. SRI. SATISH MODI

2. SURESH. U. MEHTA S/o. LATE UTTAMLAL MEHTA

VENDEE: 1. AJAY MEHTA S/o. C. C. MEHTA

2. ANITA MEHTA W/o. AJAY MEHTA.

REFERENCE:

AREA: 204

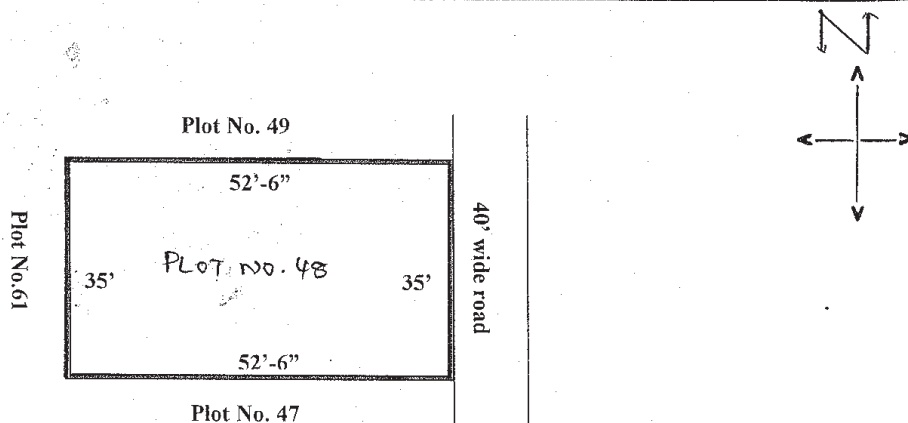
SCALE: 1" =

SQ. YDS. OR

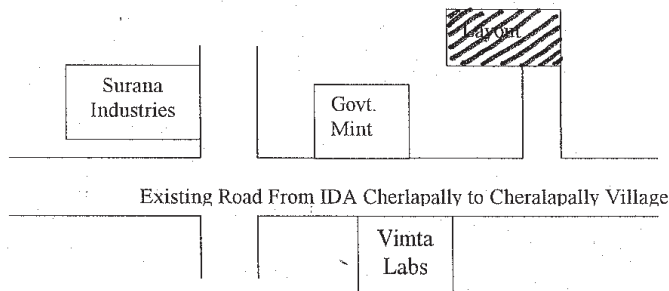
INCL: ☐

SQ. MTRS.

EXCL: ☐



LOCATION PLAN



WITNESSES:

1. [Signature]

WITNESS:

2. 1.

2. [Signature]

[Signature]
Anita Mehta

[Signature]
Soham Modi

SIG. OF THE VENDOR

[Signature]
(Soham Modi)
VENDOR

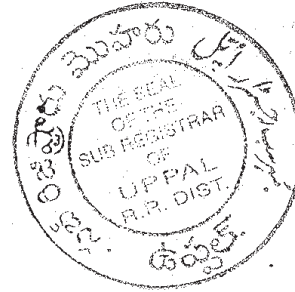
1 వ పుస్తకము... 15/2/2015

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 8... ఈ కాగితపు వరుస

సంఖ్య... 5

[Handwritten signature]
మంత్రి

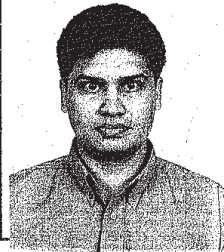
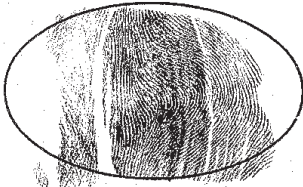


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



VENDOR:-

M/s. MEHTA & MODI HOMES, a

Partnership firm having its (O)

S-4-187 / 3 & 4, M.G. Road,

SEC-BAD, Rep by its Partners

1. MR. SOHAM MODI, S/o. Satish modi

2) MR. SURESH U. MEHTA

(O) S-4-187 / 3 & 4, M.G. Road

SEC-BAD - 500-003.

PURCHASER:-

1. MR. AJAY MEHTA

R/o. FLAT NO. 203, Chandradhir Apts

Plot No. 8, Avanthi Colony,

Behind Idghah, Balmarai, Sec-Bad

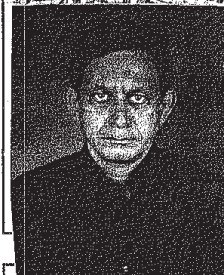
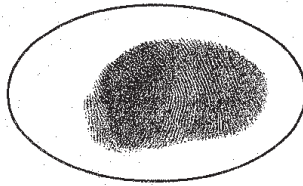
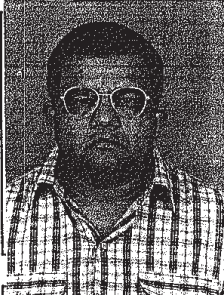
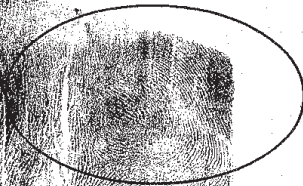
2) MRS. ANITA MEHTA

R/o. FLAT NO. 203, Chandradhir Apts

Plot No. 8, Avanthi Colony

Behind Idghah, Balmarai

Sec-Bad.



SIGNATURE OF WITNESSES:

1.

2.

Anita Mehta

SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము 1512/95 నంబరు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 8... ఈ కాగితపు వరుస

సంఖ్య... 8.....


సబ్ రిజిస్ట్రారు

