



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 15566 Date 28/04/05 Rs. 100
Sold to Mr. Girija Singh
S/o. D. D. Singh o/o. Hyderabad RAM NAGAR, HYD.
For whom self
05AA 998487
R. NARENDER
SVL No. 42/05
R.No. 36/2004-2006
RAM NAGAR, HYD.
SALE DEED

This Sale Deed is made and executed on this the 29th day of APRIL 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, 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

Mrs. GIRIJA SINGH, WIFE OF SRI. D.D. SINGH, aged about 56 years, Resident of 203, Green View Towers, Street No.4, Habsiguda, Hyderabad.

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 For Mehta and Modi Homes
Partner Partner
Contd..2.

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 15567 Date 28/11/03 Rs. 100/-

Sold to Mr. Giniya Singh

S/o. W/o. Mr. D. D. Singh R/o. Hpt

For whom self

:: 2 ::

R uy
R. NARAYAN
30/11/03
R. N. NAGAR, HYD'BAD.

05AA 998488

**WHEREAS:**

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. 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.

For Mehta and Modi Homes

For Mehta and Modi Homes

Contd..3.



उपपत्र प्रदर्श आंध्र प्रदेश ANDHRA PRADESH

S.No. 15568 Date 28/04/05 Rs. 100/-

Sold by Mrs. Ganga Singh

S/o. Mr. D. D. Singh R/o. Hrd

For ... रत 3 ::

R W
R. MARANDER
SVC No. 42/05
R.No. 33/2004-2006
RAM NAGAR, HYDRABAD.

05AA 998477



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.

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 15569 Date 28/5/2004 Rs. 100/-

Sold by MM. Ganga Singh
S/o. D.D. Singh K/o. Hnd

For self :: 4 ::

R. NARINDER

SVL No. 42/S5

R.No. 36/2004-2006
RAM NAGAR, HYD'BAD.

05AA 998478



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.50, 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.50, 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.

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 15570-28/01/15 Rs. 100/-

S. No. 1. M. Girija Singh

S. No. 2. D. D. Singh R/o Hnd

For. 846 :: 5 ::

R. NARENDER

SVL No. 42/95

R.No. 33/2004-2006
RAM NAGAR, HYD'BAD

05AA 998479



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

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..6.

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 1557 Date 28/1/05 Rs. 100/-

Sold to Mn. Girija Singh

S/o.W. D.D. Singh R/o H.R.:

Forw. scf

R. NARENDER

SVL No. 4215

R.No.38/2004-2006

HAM NAGAR, HYD'BAD.

05AA 998480



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. 24,900/- is paid by way of challan No. 994897, dated 29/04/05, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

John Modi
Partner

For Mehta and Modi Homes

Shankar Modi
Partner

Contd..7.

100Rs.



७०६६६६६ आंध्र प्रदेश ANDHRA PRADESH

S.No. 15522-24/4/5 Rs. 100/-

Sold to Mr. Girija Singh

S/o Mr. D.D. Singh R/o. Hyd

For whom: Self :: 7 ::

R. NARENDER
SVL No. 42/95
R.No. 36/2004-2006
HAM NAGAR, HYD/BAD.

05AA 998481



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 50, 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. 51.

SOUTH :: Plot No. 49.

EAST :: 40' Wide Road.

WEST :: Plot No. 59.

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:

WITNESS:

1. P. P. Reddy
(P. P. Reddy)

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

For Mehta and Modi Homes

Soham Mehta
(Soham Mehta)

VENDOR

For Mehta and Modi Homes

Suresh U Mehta
(Suresh U Mehta)

VENDOR
Partner

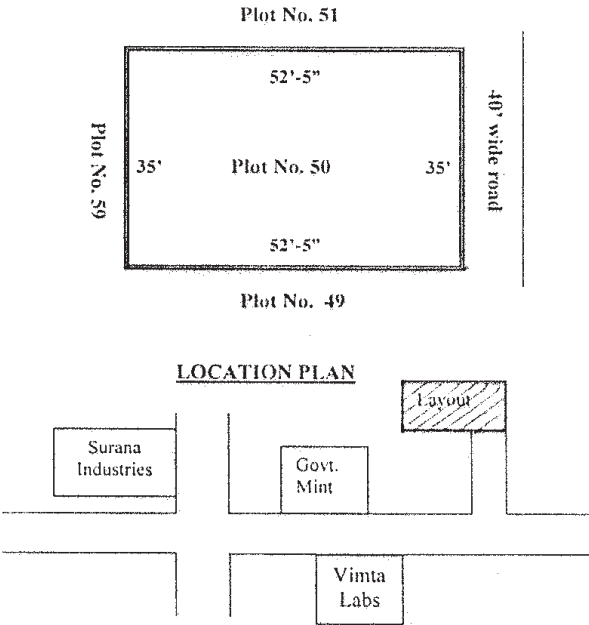
Girija Singh

VENDOR

LOCATION PLAN SHOWING		PLOT NO. 50, 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, S/O. SRI SATISH MODI			
2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA			
VENDEE: MRS. GIRIJA SINGH, WIFE OF D. D. SINGH			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS.	



Plot No. 51



Plot No. 49

LOCATION PLAN

WITNESSES:

1. P. S. Rao

2. S. S. Rao

For Mehta and Modi Homes

[Signature]

Partner

For Mehta and Modi Homes

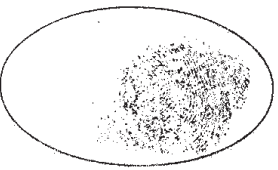
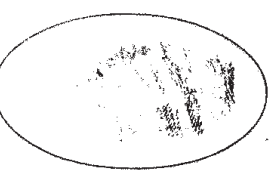
[Signature]

SIG. OF THE VENDOR

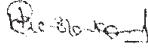
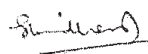
Partner

Girija Singh

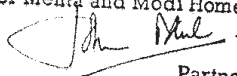
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
		VENDOR: 1. M/s. MEHTA & MODI HOMES, having H/o 5-4-187/3 & 4, M.G. Road SEC. 3rd, Sep by 1st Mangalgarh 1. Mr. SOHAM MODI
		2. SURESH V. MEHTA 5-4-187/3 & 4, M.G. Road SEC-3RD. S.P.A.:-
		Mr. GAURANG MODY R/o. Flat No. 103, Sapphire Apts, Chikoli Garden Begumpet, Hyderabad.
		PURCHASER: Mrs. GIRIJA SINGH R/o. 203 Green View Towers St. No. 4, Hasiguda HYDERABAD.

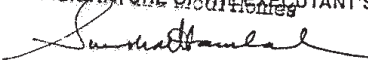
SIGNATURE OF WITNESSES

1. 
2. 

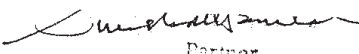
For Mehta and Modi Homes


Girija Singh Partner

For SIGNATURE OF THE EXECUTANT'S


Partner


Partner


Partner

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 3460

శ్రీమతి / శ్రీ G. Lakshmi Narayana
 ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	6000				
దస్తావేజు విలువ	20400/-				
స్థాంపు విలువ రూ..	200/-				
దస్తావేజు నెంబరు	1027/01				
రిజిస్ట్రేషన్ రుసుము	1020				
లోటు స్థాంపు యూజర్ చార్జీలు అధనపు షీట్లు 5 X.....	23280 60 /	994887 286667			
మొత్తం	24900/-				

అక్షరాల

రూపాయలు మాత్రమే).

తేది 27/4/85

చాపసు తేది సా. 4 గంటలకు

Note : Document will be returned at 3.30 pm. to 5.00 pm.