



ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 S. No. 11010 Date 15/12/05 Rs. 100/-  
 Sold to Mr. R. Ajay Shah  
 S/o. Late Shanti Kumar Shah See  
 For Whom S. J. Anandiah

L-a-clear  
 08AA 984178  
 LEEA C  
 STA  
 L No: 13  
 5-4-76/A  
 SECUND  
 SABHARWAL

### SALE DEED

This Sale Deed is made and executed on this the 15<sup>th</sup> day of December 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

1. **MR. AJAY SHAH**, SON OF MR. LATE SHANTI KUMAR SHAH, aged about 50 years,
2. **MRS. KOKILA SHAH**, WIFE OF MR. AJAY SHAH, aged about 49 years,

Both are residing at Flat No. 301, Ambabhavani Apartments, Venkatrao Nagar Colony, P. G. Road, 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 Mehta and Modi Homes

*[Signature]*  
 Partner

For Mehta and Modi Homes

*[Signature]*  
 Partner

1వ పుస్తకము...12.3.50/105  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...9...ఈ కాగితపు వరుస  
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

2005 వ సం॥...నెల...15...తేది  
 1927- వ.శ.శాసనసభ...మాసము...24...తేది  
 పగలు.....11.....మరియు.....12.....గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ Gaurang Mody.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసే  
 రుసుము రూ॥.....1020/- చెల్లించినారు.  
 Receipt No. 164057.....Dtl. నా. పా. వి. వై.  
 SBH, Habsiguda Branch, Sec'bad.

వాసి యచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రాటనవేలు



నిరూపించినది.

Gaurang Mody S/o. Jangantihal mody, occ: Business  
 R/o. Flat No. 105, Sapphire Apts, Chakor  
 Gardens, Begumpet, Hyderabad, through  
 Special Power of Attorney for Presentation  
 of Documents vide GPA No. 64/24/05  
 at SRO, Uppal.

1. Pradeep

C. Pradeep Reddy S/o. P. P. Reddy  
 occ: Service. R/o S-11-187/3 & 4, M. S. Road,  
 SEC-349

2. A. Ram

A. Ram S/o. Sathiah S/o. Business  
 R/o. d-3r 64/10/24, Amberpet, Hyderabad.

2005 వ. సం॥...నెల...15 వ తేది  
 1927-వ.శ.శాసనసభ...మాసం...24 వ తేది.  
 సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 S. No. 11021 Date 10/01/2003 Rs. 100/-  
 Sold to Mr. Ajay Shah  
 S/o. Late Shanti Kishore Shah  
 For Whom Self and others

08AA 984179  
 LEELA G. CHITRALGI  
 STA  
 L No. 1  
 5-4-2003  
 SECOND

#### 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.

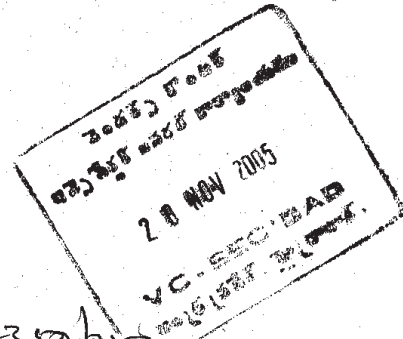
| Sl. No.              | Sale Deed Doc. No. | Dated      | Sy. No.              | Extent of Land (in Guntas)                                           | Extent of Land (in Acre) |
|----------------------|--------------------|------------|----------------------|----------------------------------------------------------------------|--------------------------|
| 1.                   | 9733/2003          | 19/8/2003  | 39                   | Gt. 80-00                                                            | Ac. 2-00 Gt.             |
| 2.                   | 11955/2003         | 30/09/2003 | 36<br>37<br>38<br>39 | Gt. 0-50<br>Gt. 18-50<br>Gt. 9-00<br>Gt. 52-00<br>-----<br>Gt. 80-00 | Ac. 2-00 Gt.             |
| 3.                   | 13200/2003         | 01/11/2003 | 35<br>36<br>37       | Gt. 11-00<br>Gt. 60-50<br>Gt. 13-50<br>-----<br>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

*Santhosh Kumar*  
 Partner



1 వ పుస్తకము. 12350/100  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....9.....ఈ కాగితపు వరుస  
సంఖ్య.....2.....

సబ్-రిజిస్ట్రారు

Adoption Under Section 42 of Act II of 1869  
No. 12350 of 2005 Date 15/12/05

I hereby certify that the proper deficit  
stamp duty of Rs. 17760/- Rupees Seventeen thousand -  
Seven hundred and sixty only

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

S.R.O. Uppal

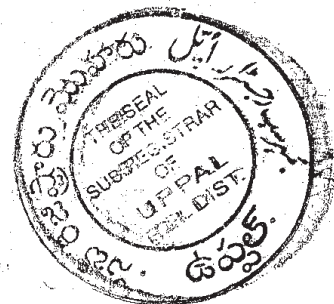
Dated 15/12/05

and Collector O/S 4184  
INDIAN STAMP ACT

### Registration Endorsement

An amount of Rs. 17760/- towards Stamp Duty  
Including Transfer duty and Rs. 1020/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number 1644057  
Dated 15/12/05 at SBH Habsiguda Branch, Sec 2A3.

S.B.H. Habsiguda  
A/c No. 1000050780  
of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 14/12/05  
 S. No. 11029  
 Sold to. NR. Ajay Shah  
 S/o. Late Shanti Kumar Shah  
 For Whom. Self and others

08AA 984180  
 LEELA C. S. GI  
 STAMP  
 L. No. 13  
 5-4-75/A  
 SECUNDER

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.

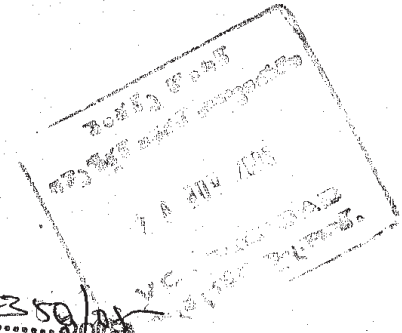
- The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no.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

*Shan Modi*  
 Partner

For Mehta and Modi Homes

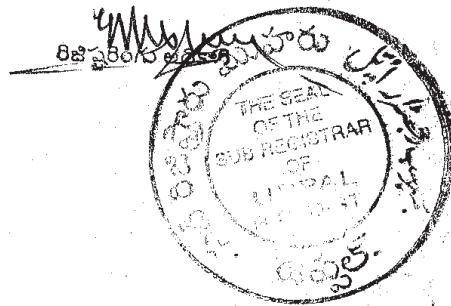
*Shan Modi*  
 Partner



1 వ పుస్తకము.....12350/05  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....9 ఈ కాగితపు వరుస  
సంఖ్య.....3

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.శ) పు. 12350/05  
సెంటరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు సెంటరు 12350.....1-200 ప్రకటనమైన  
2005 సం|| డి. 10. 10. 10. నెల. 1. 1. 1. తేది





ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH  
 s. No. 11023 Date 12/12/23 Rs. 100  
 Sold to Mr. A Jay Shab  
 S/o Late Kantam Ramiah - Sec  
 For Whom Signature of A Jay Shab

L - A - Clear  
 08AA 984181  
 LEELE G CHIMALI GI  
 ST 5AB16912  
 L No 5-4-11  
 SECUND

- D) The Vendee is desirous of purchasing a plot of land bearing no. 53 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:**

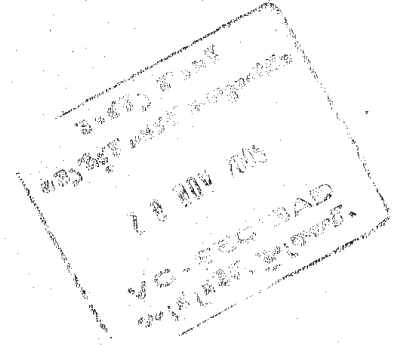
1. The Vendor do hereby convey, transfer and sell the Plot No. 53 admeasuring 204 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed 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

*Shan Moh*  
 Partner

For Mehta and Modi Homes

*Shan Moh*  
 Partner



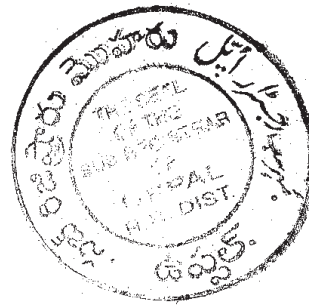
1 వ పుస్తకము.....12345/సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....9.....ఈ కాగితపు వరుస

సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ రాష్ట్ర పరిషత్ ANDHRA PRADESH  
A. No. 102 Date 10/12/19 Rs. 1000  
Sold to M. R. Hagan Shah  
To Late Shanti Kinnu Shah - Sec  
For Whom S. J. and others

L-A-C-  
 08AA 984182  
 LEELA G. CHIMELI  
 STA  
 L No: 1  
 5-4-76/  
 SECOND

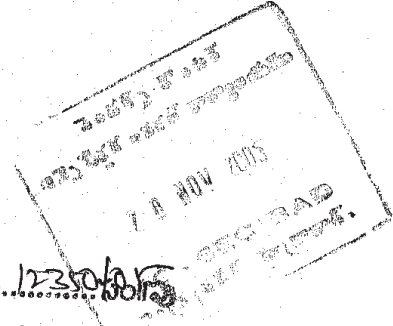
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled 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. 18,880/- is paid by way of Challan No. 164057, dated 15.12.2005, drawn on SBH, Habsiguda Branch, Hyderabad.

**For Mehta and Modi Homes**

*Ha Mod*  
**Partner**

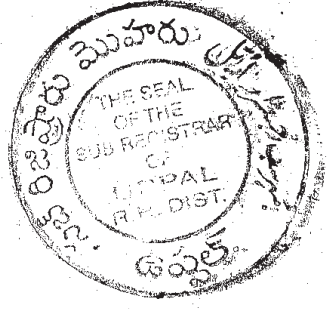
For Mehta and Modi Homes

*James H. H. H. H.* -5-  
Partner



1వ పుస్తకము... 123456789  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య... 5...

  
సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 s. No. 11025 Date 14/12/15 Rs. 100/-  
 Sold to M. R. Jayashah  
 S/o. Late K. Venkateswaraiah  
 For Whom Sec

08AA 984183  
 LEELA  
 STAMP  
 L. No: 13  
 6-4-76/A  
 SECUNDE

#### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 53 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 | : | Plot No. 54   |
| South | : | Plot No. 52   |
| East  | : | 40' wide road |
| West  | : | Plot No. 56   |

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. Haseenul  
(K. P. Reddy)
2. Amr  
(Ramu)

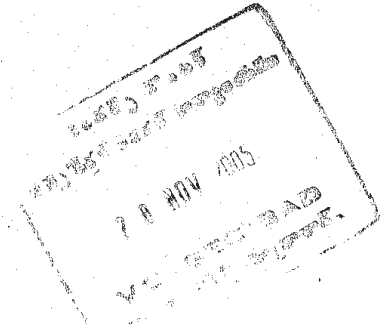
For Mehta and Modi Homes

Mehta Modi  
 Partner  
 VENDOR

For Mehta and Modi Homes

Sunil Kumar  
 Partner  
 VENDOR  
Mrs. K. V. Shah

VENDEE



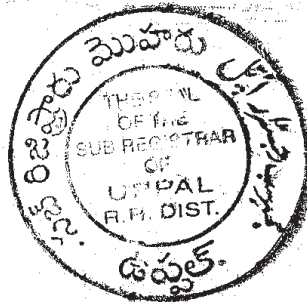
1 వ పుస్తకము/2-3-40/జిల్లా

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 9... ఈ కాగితపు వరుస

సంఖ్య... 6.....

సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

PLOT NO. 53, FORMING A PART

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

CHERLAPALLY VILLAGE,

GHATKESAR

**Mandal, R.R. Dist.****VENDORS:**

M/S. MEHTA &amp; MODI HOMES, REP. BY ITS MANAGING PARTNERS

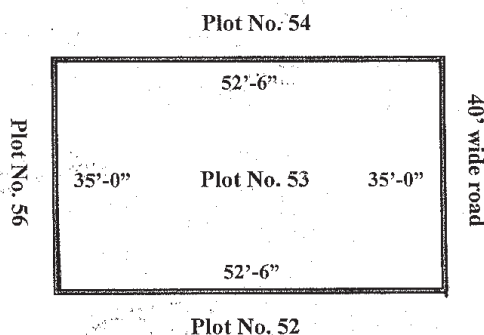
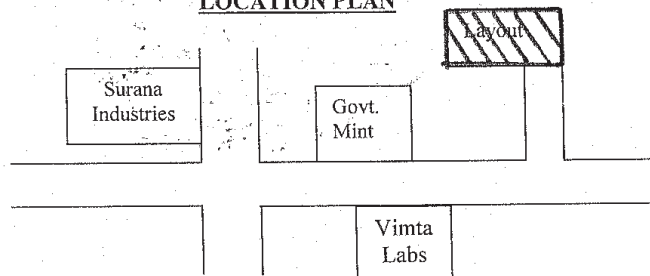
1. SRI SOHAM MODI, S/O. SRI SATISH MODI

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

**VENDEE:**

1. MR. AJAY SHAH, S/O. LATE SHANTI KUMAR SHAH

2. MRS. KOKILA SHAH, W/O. AJAY SHAH

**REFERENCE:****AREA:** 204**SCALE:****SQ. YDS.****INCL:****SQ. MTRS.****EXCL:****LOCATION PLAN****For Mehta and Modi Homes**  
**Partner****For Mehta and Modi Homes**  
**Partner****SIG. OF THE VENDOR****WITNESSES:**

1.

2.

  
Mrs. K. A. Shah

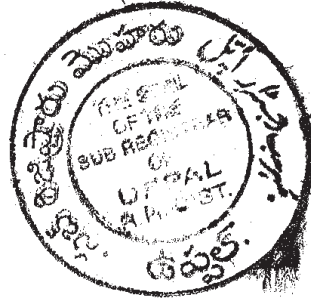
1 వ పుస్తకము.....1234/56

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....9.....ఈ కాగితపు వరుస

సంఖ్య.....7.....

  
పబ్లికేషన్స్



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

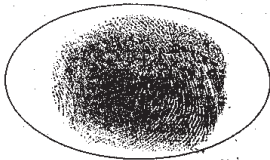
| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|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



**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  
5-4-187/3 & 4  
III FLOOR, SOHAM MANSION,  
M. G. ROAD, SECUNDERABAD



**GPA FOR DOCUMENTS PRESENTATION:**

**MR. GAURANG MODY,**  
S/O. JAYANTILAL MODY,  
FLAT NO. 105, SAPPHIRE APARTMENTS,  
CHIKOTI GARDENS, BEGUMPET,  
HYDERABAD – 500 016.

**SIGNATURE OF WITNESSES**

1.

2.

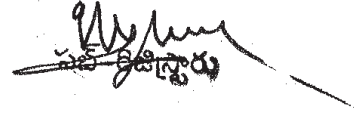
**For Mehta and Modi Homes**

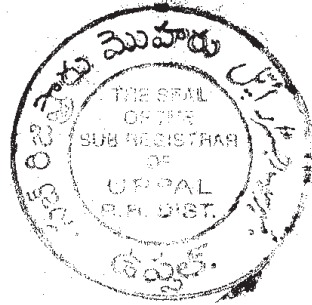
**For Mehta and Modi Homes**

**SIGNATURE OF EXECUTANT'S**

Mrs. K A Shah

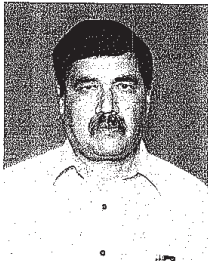
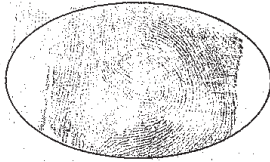
1 వ పుస్తకము.....12345/01  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....9.....ఈ కాగితపు వరుస  
సంఖ్య.....8.....

  
సహ రిజిస్ట్రారు



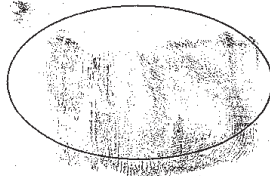
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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



**PURCHASERS:**

**1. MR. AJAY SHAH**  
S/O. LATE MR. SHATIKUMAR SHAH  
R/O. FLAT NO. 301, AMBABHAVANI APTS.,  
VENKATRAO NAGAR COLONY,  
P. G. ROAD,  
SECUNDERABAD – 500 003



**2. MRS. KOKILA SHAH**  
W/O. MR. AJAY SHAH  
R/O. FLAT NO. 301, AMBABHAVANI APTS.,  
VENKATRAO NAGAR COLONY,  
P. G. ROAD,  
SECUNDERABAD – 500 003

**SIGNATURE OF WITNESSES**

1.

2.

**For Mehta and Modi Homes**

**Partner**

**For Mehta and Modi Homes**

**Partner**

**SIGNATURE OF EXECUTANT'S**

Mrs K A Shah

9/53

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దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

*[Signature]*  
పబ్లికేషన్

