



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

28/12/06 100
9667
e. M. Ramelha
N. K. S. R. R.
Mehta and Modi

SALE DEED

LEELA G. CHIMALGI
STAMP VENDOR
No. 02/2006
5-4-76/A, Cellar, Ranigummi
SECUNDERABAD-500 003

This Sale Deed is made and executed on this the 5th day of February 2007 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. RAVI KUMAR SONI, SON OF MR. S. K. SONI, aged about 31 years,
 2. MRS. NEELIMA SONI, WIFE OF MR. RAVI KUMAR SONI, aged about 31 years,
- Both residing at C-201, Mayflower Park, Mallapur, Hyderabad - 500 076, 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

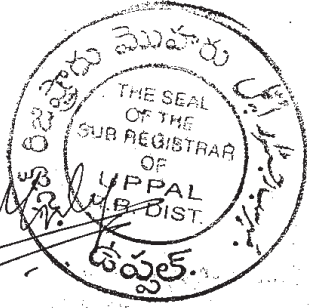
Partner

వ పుస్తకము. 16.9.2001. సం॥ పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

2007- వ సం॥ ధర్మపూరి నెల. 5. వ తేది
1928- వ.శ.శా. ధర్మపూరి మాసము. 16. వ తేది
పగలు..... మరయు..... గంటల మధ్య
ఉప్పుల్ సత్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. P. Reddy, S/o. K. Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలు చేసి
రుసుము రూ॥ 1225/- చెల్లించినారు.
Receipt No. 105933. Dt. 21.07.2006
GPA, Habsguda Branch, Sec'bad

శ్రీ ముద్దివల్లు ఒప్పుకొన్నది
ఎడమ ప్రాంతము



[Signature]

S/o. Jayanthi Lal Reddy
occ. Business

Flat no. 101, Sapphire Apts, Chiranj
Gardens, Begumpet, Hyderabad, through attested
GPA for presentation of documents, vide
GPA no. 64322/06 at SRO, Uppal.

రూపించినది.

① *[Signature]*

(K. P. Reddy S/o. K. Reddy Reddy occ. Service
5-4-187/384, 2nd floor, M.G. Road, Sec'bad

2007-వ.సం॥ ధర్మపూరి నెల. 5. వ తేది
1928-వ.శా.శా. ధర్మపూరి మాసము. 16. వ తేది

[Signature]
సత్-రిజిస్ట్రారు

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.

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.
- 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

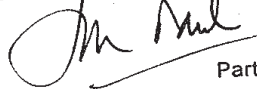
ఫబ్-రిజిస్ట్రార్

- D) The Vendee is desirous of purchasing a plot of land bearing no. 40 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.62 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.
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. 23,45 /- is paid by way of challan No. 105932, dated 5-02-07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

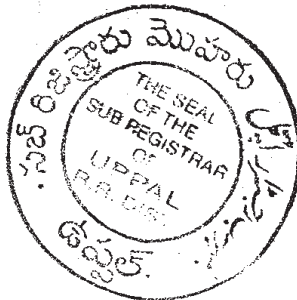

Partner

1 వ పుస్తకము. 1805/07 సం॥
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....9... ఈ కాగితపు వరుస
 సంఖ్య.....3.....

శుబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు... 1805/07
 నెంబరుగా రిజిస్టరు చేయబడి స్కానెం/గు నిమిత్తం
 గుర్తింపు నెంబరు 1805..... 1-2007 ఇన్వెంటరీ
 2007 సం॥ ఫిబ్రవరి 5..... తేది

రిజిస్ట్రార్



SCHEDULED PLOT

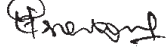
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.62 admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 61
South	Plot No. 63
East	Plot No. 47
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:

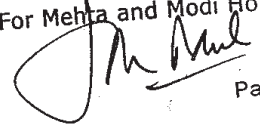
WITNESS:

1.



2.

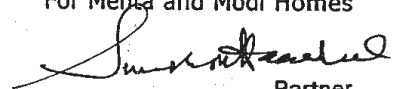
For Mehta and Modi Homes



Partner

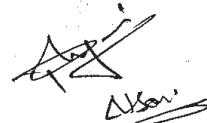
(Soham Modi)
VENDOR

For Mehta and Modi Homes



Partner

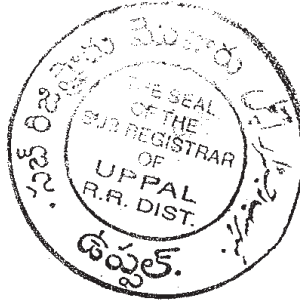
(Suresh U Mehta)
VENDOR



VENDEE

1 వ పుస్తకము. 1800/1801
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....9.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 62, FORMING A PART

IN SURVEY NO.

35, 36, 37, 38 & 39

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.**VENDOR:**

M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER:

1. MR. RAVI KUMAR SONI, SON OF MR. S. K. SONI

2. MRS. NEELIMA SONI, WIFE OF MR RAVI KUMAR SONI

REFERENCE:**AREA:**

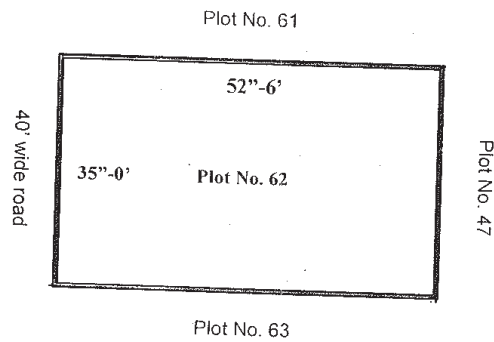
204

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

EXCL:

For Mehta and Modi Homes.

Partner

For Mehta and Modi Homes

Partner

WITNESSES:

1.

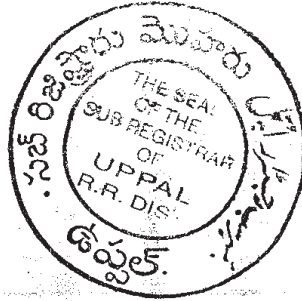
2.

SIG. OF THE VENDOR

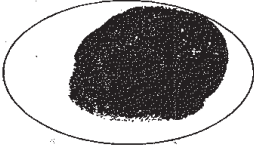
SIG. OF THE BUYER

1 వ పుస్తకము. 18వ పంక్తి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

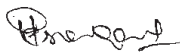
సబ్ రిజిస్ట్రార్



**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
			VENDOR: M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, 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 PRESENTING DOCUMENTS: MR. GAURANG MODY S/O. MR. JAYANTHILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHIKOTI GARDENS, BEGUMPET HYDERABAD.
			BUYER: 1. MR. RAVI KUMAR SONI S/O. MR. S. K. SONI R/O. C-201 MAYFLOWER PARK MALLAPUR HYDERABAD - 500 076.
			2. MRS. NEELIMA SONI W/O. MR. RAVI KUMAR SONI R/O. C-201 MAYFLOWER PARK MALLAPUR HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

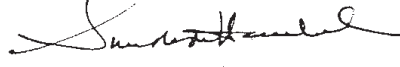
1. 

2.

For Mehta and Modi Homes


Partner

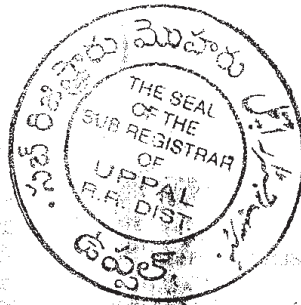
For Mehta and Modi Homes


SIGNATURE OF THE EX-Partners


Usai

1 వ ప్రస్తావన 1807...సం||
దత్తదేవస్థలి మొత్తం కాగితముల
సంఖ్య...9...ఈ కాగితపు వరుస
సంఖ్య...6...

~~సబ్ రిజిస్ట్రార్~~



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
OLDAP011193822002

PRABHAKAR REDDY K
K PRADY REDDY
2-3-04-1972
JAINSWAL GARDEN
LAMBERS
HYDERABAD

10/07/2002 DUPLICATE
Licencing Authority
ETA-HYDERABAD.EE

भारत गणराज्य REPUBLIC OF INDIA

IND B2791005

MODI

सोमनाथ मोदी

INDIAN male 19-10-1961

HYDERABAD

9-10-2000 8-10-2010

भारत गणराज्य के राष्ट्रपति के आदेश पर जारी किया गया है।
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA

प्रमाणित किया गया है कि यह व्यक्ति भारत में निवास करता है और भारत में निवास करने वाले व्यक्ति के रूप में भारत में प्रवेश करने के लिए अर्हता प्राप्त करता है।
THIS IS HEREBY CERTIFIED AND RECORDED IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WITHIN IT MAY
CONSIDERED TO BE IN THE MEANS TO PROTECT THE INTERESTS OF THE
INDIAN PEOPLE AND TO MAINTAIN THE ORDER AND DISCIPLINE AND
PROTECTION OF INDIA IN THE NAME OF THE PRESIDENT OF INDIA.

वर्तमान स्थिति /PERMANENT ACCOUNT NUMBER

ABMP16725H

नाम /NAME

SOHAM SATISH MODI

पति का नाम /HUSBAND'S NAME

SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH

19-10-1969

चौकिसारी /Signature

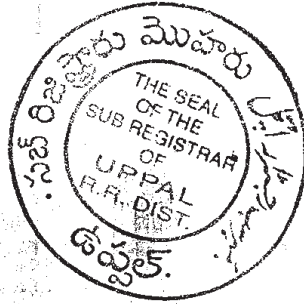
Chief Commissioner of Income Tax, Andhra Pradesh

For Mehta and Modi Homes
Partner

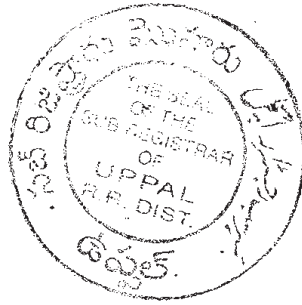
For Mehta and Modi Homes
Partner

1వ పుస్తకము. 1805/9 సంగ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 7

సబ్-రిజిస్ట్రార్



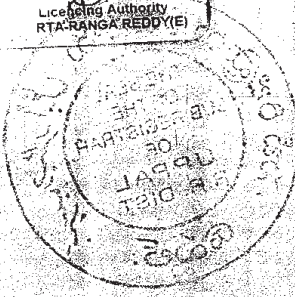
1వ పుస్తకము 1807
గస్తావేజాల్ మొదల కాగితముల
... 9 ఈ కాగితపు పుస్తక
... 8



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
 DRIVING LICENCE
DLFAP029273072006
 NEELIMA S
 RAVI K
 BLOCK 0201
 MAY 1975
 MALLARANGAPET
 NACHAR RANGAREDDY DIST

Signature
 Issued on: 19/08/2006

Licensing Authority
 RTA-RANGAREDDY(E)



M0942962/06

Class Of Vehicle	Validity
Non-Transport	LMV
Transport	31/10/2025

Hazardous Validity
Badge No.
Reference No. DLFAP029273072006
Original LA RTA RANGAREDDY EAST
DOB 01/11/1975
Blood Gr.
Date of 1st Issue 19/08/2006



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
 DRIVING LICENCE
DLFAP029438722006
 RAVI KUMAR S
 S K SON
 C-201
 MAY 1975
 MALLARANGAPET
 RR DIST

Signature
 Issued on: 21/12/2006

Licensing Authority
 RTA-RANGAREDDY(E)

M1460967/06

Class Of Vehicle	Validity
Non-Transport	LMV,MCWG
Transport	21/07/2025

Hazardous Validity
Badge No.
Reference No. DLFAP029438722006
Original LA RTA RANGAREDDY EAST
DOB 22/07/1975
Blood Gr.
Date of 1st Issue 21/12/2006



P/62

1 వ పుస్తకము 1. కొద్ది సంగీత
దస్తావేజాల మొత్తం కాగితముల
సరిఖ్య... 9... ఈ కాగితపు వరుస
పరిఖ్య... 9...

సబ్-రిజిస్ట్రార్

