



ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

9658 281766 100
Cite Ramak
Nandini Rao
Mehta and Modi Homes

SALE DEED

LEELA G. CHIMALGI
STAMP VENDOR
No. 02/2009
6-4-76/A, Cellar Panigunt
SECUNDERABAD-500 003

This Sale Deed is made and executed on this the 25th day of January 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. JASJIT SINGH SANDHU, SON OF DR. G.S. SANDHU, aged about 40 years,
 2. MRS. KIRAN SANDHU, WIFE OF MR. JASJIT SINGH SANDHU, aged about 38 years
- Both are residing at 582, Sri Ramnagar Colony (Plot no. 35), S.R. Nagar, Hyderabad -500 038, 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 వ. పుస్తకము 1249/1982
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 1

2007 వ.సం|| రువ్వవర్తి 25 అది
1929 వ.శ.శా...మాసము...తేది
పగలు...మరియు...గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

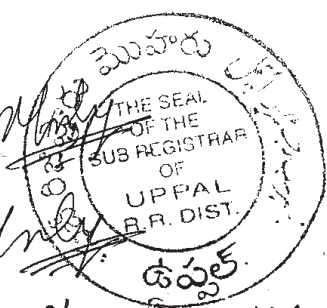
శ్రీ... గౌరవ... గౌరవ...
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ|| 11.80|| చెల్లించినారు.

Receipt No. 109266 Diyu 11/09/2007
SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రావనదేలు



పరూపించినది.



Gangarao s/o Jaganthil rao
OCE Suburban 2/0 Flat No. 105
Supreme Apts, Begumpet, Hyderabad,
through Attested GED for presentation
of documents vide GED No. 61/2012/20
at Sec, 49-1.

1/ 12/10/2007
2/ 12/10/2007

C. A. Reddy s/o K. Radha Reddy OCE Suburban
2/0 Flat No. 105, 2nd floor, Supreme Apts,
Sec-3A,
PAVANI S/O KRISHNA 'OCE Suburban s/o Uppal

2007 వ.సం|| రువ్వవర్తి 25 అది

2007 వ.సం|| రువ్వవర్తి 25 అది
1929 వ.శ.శా...మాసము...తేది
సబ్-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

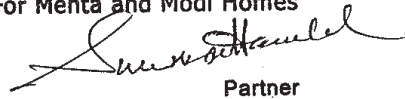
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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

1 వ పుస్తకము. 124/9... సంగతి
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య... 2.....

2
 సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act XI of 1859
 No. 1242 of 2007 Date 25/11/07

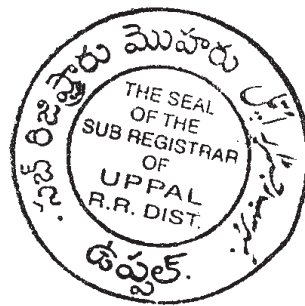
I hereby certify that the proper deficit
 stamp duty of Rs. 21140 Rupees. Thirteen
 thousand one hundred and thirty Rupees only
 has been levied in respect of this instrument
 from Sri. G. S. Rangaraj, mod.
 on the basis of the agreed Market Value
 consideration of Rs. 2,36,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal,
 Sub Registrar
 and Collector U/S. 41 & 4
 Dated 25/11/07 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 21140 towards Stamp Duty
 including Transfer duty and Rs. 1180
 towards Registration Fee was paid by the party
 through Chalan Receipt Number 109366
 Dated 25/11/07 at SRI Habsiguda Branch. See back

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



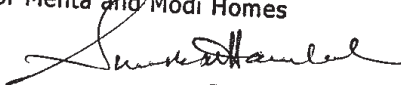
- D) The Vendee is desirous of purchasing a plot of land bearing no. 74 admeasuring 236 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,36,000/- (Rupees Two Lakhs Thirty Six Thousand Only) and the Vendor is desirous of selling the 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. 74 admeasuring 236 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. 2,36,000/- (Rupees Two Lakhs Thirty Six 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. 22,415/- is paid by way of challan No. C 109366 dated 24.01.07 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

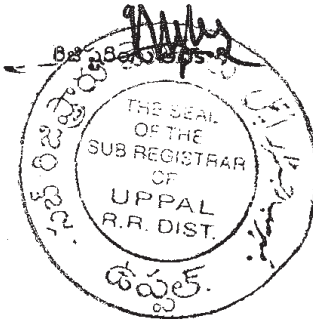
Partner

For Mehta and Modi Homes

Partner

1వ పుస్తకము. 1249/07
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు. 1249/07-2007 ఇవ్వడమైన
2007 సం॥ జనవరి 25 తేది

1
ఫైల్-రిజిస్ట్రారు

2వ పుస్తకము సం॥ (కా.క) పు. 1249/07
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు. 1249/07-2007 ఇవ్వడమైన
2007 సం॥ జనవరి 25 తేది



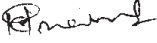
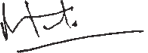
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 74 admeasuring about 236 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. 75
South	Plot No. 73
East	40" wide road
West	Compound wall and neighbours land

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:

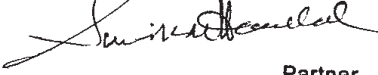
WITNESS:

1. 
2. 

For Mehta and Modi Homes


(Soham Modi) Partner
VENDOR

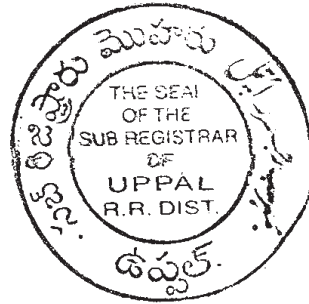
For Mehta and Modi Homes

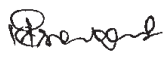
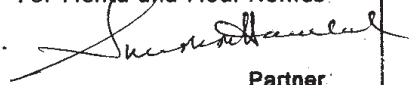

Partner
(Suresh U Mehta)
VENDOR


VENDEE

1 వ పుస్తకము/24.5.1969
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 4..... ఈ కాగితపు వరుస
సంఖ్య. 4.....

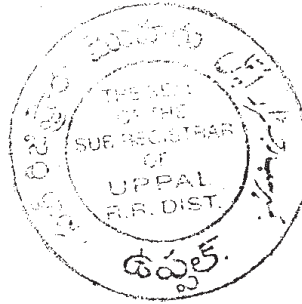
1
సబ్-రిజిస్ట్రార్.



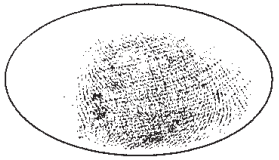
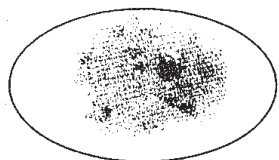
REGISTRATION PLAN SHOWING		PLOT NO. 74, FORMING A PART		
IN SURVEY NO.	35, 36, 37, 38 & 39	Situating at		
CHERLAPALLY VILLAGE, GHATKESAR		Mandal, R.R. Dist.		
VENDOR:	M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS			
	1. MR. SOHAM MODI, SON OF SRI SATISH MODI			
	2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA			
BUYER:	1. MR. JASJIT SINGH SANDHU, SON OF DR. G.S. SANDHU			
	2. MRS. KIRAN SANDHU, WIFE OF MR. JASJIT SINGH SANDHU			
REFERENCE: AREA:	236	SCALE: SQ. YDS.	INCL: SQ. MTRS.	EXCL:
N  Plot No. 75 Compound wall & neighbor's land 40' wide road Plot No. 73 Plot No. 74 53'-0" 41'-6" 48'-0" 40'-0"				
WITNESSES:		For Mehta and Modi Homes		
1. 		 Partner		
2. 		For Mehta and Modi Homes  Partner		
		SIG. OF THE VENDOR 		
		SIG. OF THE BUYER 		

ద పుస్తకము/243/107
ప్రతిభాప మొదలగా గానము
సంఖ్య. క్రిందికి కాగితపు నమూనా
సంఖ్య. 5.

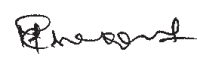

105-08/2021



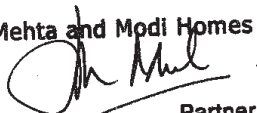
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> 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
			<u>GPA FOR PRESENTING DOCUMENTS:</u> MR. GAURANG MODY S/O. MR. JAYANTHILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHIKOTI GARDENS, BEGUMPET HYDERABAD.

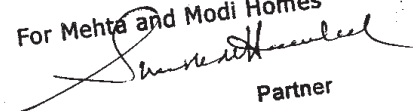
SIGNATURE OF WITNESSES:

- 
- 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

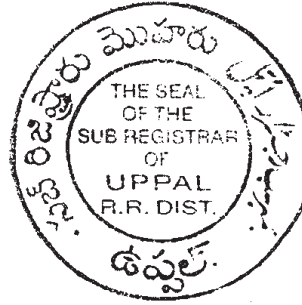

Partner

SIGNATURE OF THE EXECUTANTS

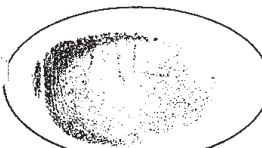
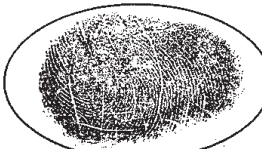
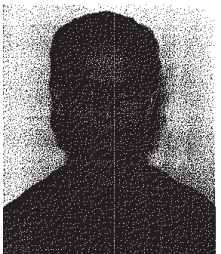


1 వ పుస్తకము 124వ పేజీ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య 6.....

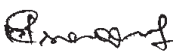
— పబ్-రెజిస్ట్రార్ —



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
			<u>BUYER :</u> 1. MR. JASJIT SINGH SANDHU S/O. DR. G.S. SANDHU R/O. 582, SRI RAMNAGAR COLONY (PLOT NO. 35), S.R. NAGAR HYDERABAD -500 038.
			2. MRS. KIRAN SANDHU W/O. MR. JASJIT SINGH SANDHU R/O. 582, SRI RAMNAGAR COLONY (PLOT NO. 35), S.R. NAGAR HYDERABAD -500 038.
			<u>REPRESENTATIVE:</u> MR. G. L. N. BHASKAR RAO S/O. LATE MR. G. S. N. MURTHY R/O. 582, SRI RAMNAGAR COLONY (PLOT NO. 35), S.R. NAGAR HYDERABAD -500 038.

SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. G. L. N. Bhaksar Rao as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

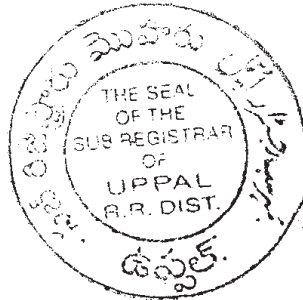


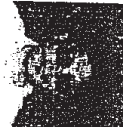
SIGNATURE(S) OF BUYER(S)

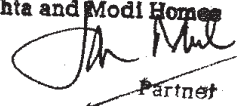

 (KIRAN SANDHU)
 (J.S.SANDHU)
 13/01/07

1 వ పుస్తకము/242/సంఖ్య
రెవెన్యూ భూమి మొత్తం కలిగియున్న
దస్తావజ్జీ... ఈ దస్తావజ్జీ వారు
పంపిస్తున్న...


పబ్లిక్ రికార్డు




 PERMANENT ACCOUNT NUMBER
ABIMP6725H
 SEX / GENDER
MALE
 NAME
SOHAM SATISH MODI
 FATHER'S NAME
SATISH MANILAL MODI
 DATE OF BIRTH
18-10-1969

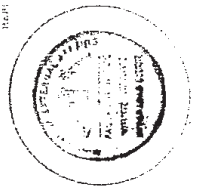
Per Mehta and Modi Homes

 Partner


भारत गणराज्य REPUBLIC OF INDIA
 IND
B 2791005
MODI
SOHAM SATISH MODI
INDIAN
MALE
18-10-1969
MUMBAI
HYDERABAD
9-10-2000 **8-10-2010**



THE PASSPORT ACT, 1967 (45 OF 1967) AND THE PASSPORT RULES, 1968 (131 OF 1968) APPLY TO THIS PASSPORT.
 THE PASSPORT IS VALID FOR ALL COUNTRIES EXCEPT THOSE COUNTRIES WHERE IT MAY BE REQUIRED TO OBTAIN A VISA.
 THE PASSPORT IS VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE OF ISSUE.
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