

[0/11-01-2008]

[0/11-01-2008]

C.S.No. 11185...DOCT. No. 11173/2006

14447



आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 1080 Date 11/7/06 100/12

Sold to D. Phani Kumar

S/o. O. N. Murthy

For Mehta & Modi Homes

L-A-111111
LEELA G. CHIMALGI

STAMP VENDOR

L.No. 02/2006

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003**SALE DEED**

This Sale Deed is made and executed on this the 29th day of July, 2006 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. DURGESH JOSHI**, SON OF MR. LATE DINESH KUMAR JOSHI, aged about 30 years,
2. **MRS. DEEPALI JOSHI**, WIFE OF MR. DURGESH JOSHI, aged about 31 years, Both residing at 108, Ashwini Apartments, Park Avenue Colony, Ameerpet, Hyderabad - 500 016, 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

TRUE COPY

వ పుస్తకము...11.72/సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....1

సబ్-రిజిస్ట్రారు

2006- వ సం॥...జనవరి...నెల...29...తేది
1929- వ.శ.శా...మౌనము...7...తేది
పగలు.....11...మరియు...12...గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పాబ్లికేషన్లు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥.....1185/-...చెల్లించినారు.

Receipt No.....968723.....Dt. 29/7/08.....Vide
SBH, Habsiguda Branch. Sec'bad

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రావనవేలు



నిరూపించినది.

[Signature]

Gaurang mady S/o. Jangankal mady
Occup:- Business - a/o. Plot no. 105, Seppine
Apt, Chiruth Gardens, Begumpet, Hyderabad
through Attested GPa for Presentation of document
vide Doc. no. 64/ RK 106 at 1st, Land.

(G. Prabhakar Reddy S/o. K. P. Reddy
Occ. Service (a) S-4-187/394, M.G. Road
Sec'bad.

[Signature]

(A. Venkatesh Reddy S/o. Angi Reddy
Occ. Service (a) S-4-187/394, M.G. Road Sec'bad.

200.వ.సం॥...జనవరి...నెల...29...తేది
1929.వ.శ.శా...మౌనము...7...తేది.

[Signature]

TRUE COPY

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	Gt. 0-50	Ac. 2-00 Gt.
			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 Gt.
			36	Gt. 60-50	
			37	Gt. 13-50	

				Gt. 85-00	
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.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 76 admeasuring 237 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled and for a consideration of Rs. 2,37,000/- (Rupees Two Lakhs Thirty Seven Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

- 2 -

TRUE COPY

REGISTRAR

1 వ పుస్తకము...11129/6 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6..ఈ కాగితపు వరుస
సంఖ్య.....2.....

1
పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 8 of 1947

No. 11129 of 2006 Date 29/07/06

I hereby certify that the proper deficiency

stamp duty of Rs. 2100/- Rupees has been paid

Thousand only

has been levied in respect of this instrument

From Sri. Gangaraj Modi

on the basis of the agreed Market Value

consideration of Rs. 237000/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal

Dated 29/07/06

Sub Registrar
and Collector U.S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 21000/- towards Stamp Duty

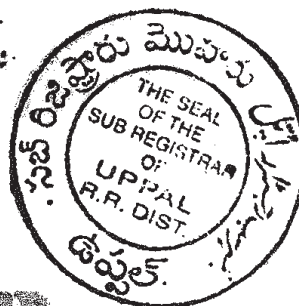
Including Transfer duty and Rs. 1185/-

towards Registration Fee was paid by the party

through Challan Receipt Number 968773

Dated 29/7/06 at SRI HANALGUDA Branch See 433

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



TRUE COPY

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 76 admeasuring 237 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. 2,37,000/- (Rupees Two Lakhs Thirty Seven 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. 22,225/- is paid by way of Challan No. 968773, dated 29.07.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

TRUE COPY

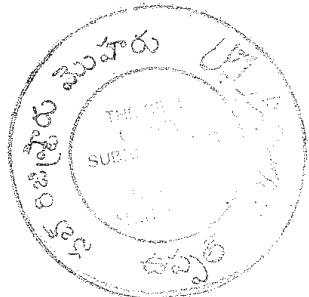
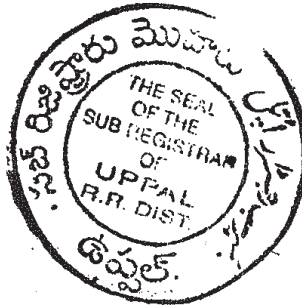

VERGINTIA

1 వ పుస్తకము. 11179/06 సంగ్రహం
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య.....6 ఈ కాగితపు వరుస
సంఖ్య.....3

పత్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.క) పు. 11179/06
నింబరుగా రిజిస్టరు చేయబడి స్థానికము
గుర్తింపు నింబరు 11179-1-2006 ఉత్పత్తి
2006 సం|| 11-01-08

Copy of Doct. No. 11179 of 2006
Copy Compared By B. JAYANTH REDDY
Examined By (Reader)
Date 11-01-08 (Examiner)



TRUE COPY

Sub-Registrar

పత్-రిజిస్ట్రారు కార్యాలయము
ఉప్పల్, రంగారెడ్డి జిల్లా

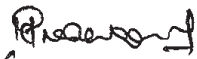
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 76 admeasuring about 237 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Compound wall and neighbours land
South	Plot No. 75
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:

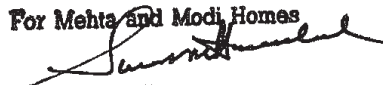
WITNESS:

1. 
(K. P. Reddy)
2. 
(Ch. Venkata Ramana Reddy)

For Mehta and Modi Homes


Partner
VENDOR

For Mehta and Modi Homes


Partner
VENDOR

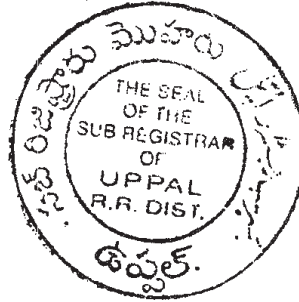

VENDEE

VENDEE

TRUE COPY
REG-REGISTRAR

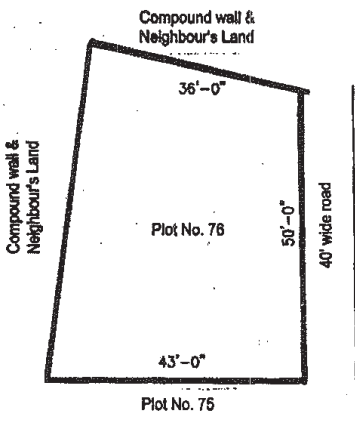
1వ పుస్తకము: 11179/06
దస్తవేజులు మొత్తం ఇవ్వబడినవి
సంఖ్య: 6
తేదీ: 11-01-2008

పట్-రిజిస్ట్రార్

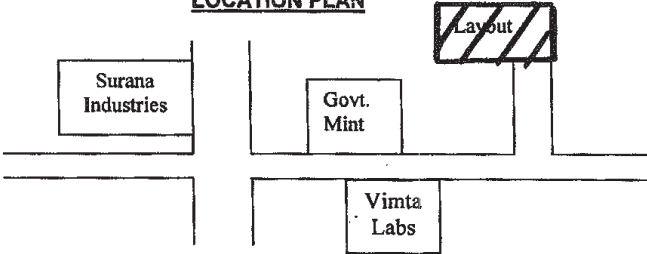


REGISTRATION PLAN SHOWING		PLOT NO. 76, FORMING A PART	
IN SURVEY NOS.	35, 36, 37, 38 & 39	Situated at	
	CHERLAPALLY VILLAGE, GHATKESAR	Mandal, R.R. Dist.	
VENDOR:	M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS		
	1. SRI SOHAM MODI, SON OF SRI SATISH MODI		
	2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA		
VENDEE:	1. SRI DURGESH JOSHI, SON OF LATE DINESH KUMAR JOSHI		
	2. SMT. DEEPALI JOSHI, WIFE OF SRI DURGESH JOSHI		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 237	SQ. YDS.	SQ. MTRS.	





LOCATION PLAN

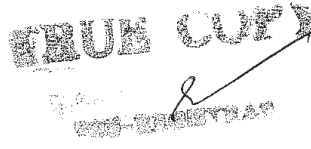


WITNESSES:

1. 

2. 

TRUE COPY

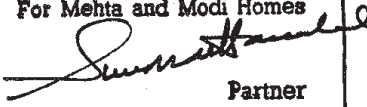


For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

SIG. OF THE VENDOR

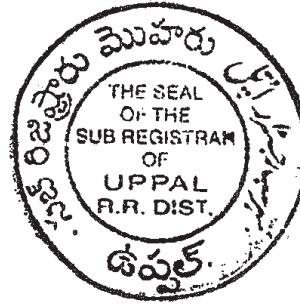




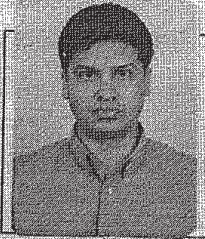
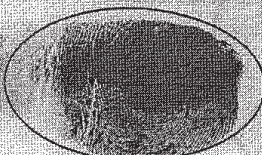
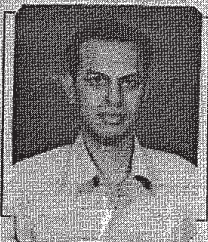
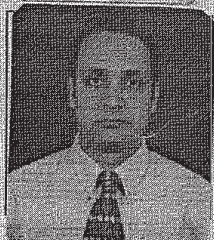
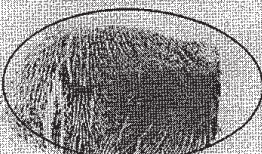
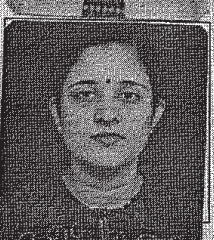
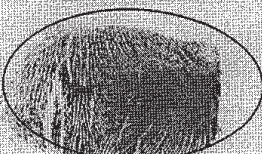
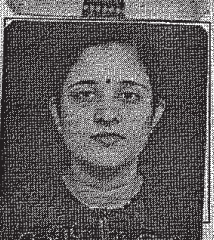
SIG. OF THE VENDEE

1 వ పుస్తకము..1179/66 సంగ్రాహ
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య.....6...ఈ కాగితపు వరుస
పంఖ్య.....7.....


పబ్లిక్ 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
			<u>VENDOR:</u> 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.
			<u>GPA FOR PRESENTATION OF DOCUMENTS:</u> MR. GAURANG MODY S/O. MR. JAYATILAL MODY R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET, HYDERABAD
			<u>VENDEE:</u> 1. MR. DURGESH JOSHI S/O. LATE DINESH KUMAR JOSHI 108, ASHWINI APARTMENTS PARK AVENUE COLONY AMEERPET, HYDERABAD - 500 016.
			2. MRS. DEEPA JOSHI W/O. MR. DURGESH JOSHI 108, ASHWINI APARTMENTS PARK AVENUE COLONY AMEERPET, HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

1. 2. 

For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S

SIGNATURE OF THE VENDEE

TRUE COPY

1వ పుస్తకము. 111.72/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య....ఈ కాగితపు వరుస
సంఖ్య....


సబ్-రెజిస్ట్రారు

