



आन्ध्र प्रदेश ANDHRA PRADESH
S. No. 5328 19-7-06 100/13.
Sold to Ramesh
S/o. Nagaraj Rao
For Mehta & Modi Homes Sec'd.

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

SALE DEED

This Sale Deed is made and executed on this the 22nd 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. SANJAY SHARMA, SON OF MR. D. N. SHARMA, aged about 30 years,
2. MRS. RICHA SHARMA, WIFE OF MR. SANJAY SHARMA, aged about 27 years, Both residing at 203, Lord of Seven Hills, Street No. 8, Road No. 4, West Marredpally, Secunderabad - 500 026, 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]

For Mehta and Modi Homes

[Signature]
Partner

TRUE COPY

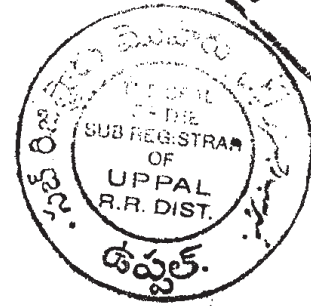
REGISTRAR

[0/14-09-2007]

వ పుస్తకము... 1923/106
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

సహ-రిజిస్ట్రారు

సహ-రిజిస్ట్రారు
03 JUL 2008
76-2222-2222
లా. 13/13/08



2006- వ సం... 22వ తేది
1928- వ.శ.కా... 22వ తేది
పగలు... 2... మరియు... గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు లోను

శ్రీ. గా...
రిజిస్ట్రేషన్ చక్రము, 1928 తేది 22 వ-ను
అనుసరించి సహ-రిజిస్ట్రారు లోను
మరియు పేర్కొనబడిన సహ-రిజిస్ట్రారు
రుసుము రూ... 1928/... చెల్లించినారు.
Receipt No. 968528 Dt. 22/7/06 Vide
SBH, Habsiguda Branch. Sec'bad

దాని యిచ్చినట్లు ఒప్పుకోవడం.
ఎదమ ప్రాబల్యము



[Signature]
[Signature]

S/o. Jayantilal mody occupation:-
Business. R/o. Flat No. 105, Sapphire Apts,
Chirkol Gardens, Begumpet, Hyderabad, through
Attested GPA for Presentation of documents
vide doc. No. 64/BK IV/05 at SRO, Uppal.

① *[Signature]*

(K. Prabhakar Reddy S/o. K. P. Reddy
occup: Senior (r) S-U-18/3 & 4, M.G.
Road, Sec'bad.

② *[Signature]*

SREINATH S/o. Rameshwar Reddy occ: Business
R/o. Flat No. 101, Sri Sai Apts, Nagole
HYDERABAD.

TRUE COPY
SUB REGISTRAR

2006.వ.సం... 22వ తేది
1928.వ.శ.కా... 22వ తేది

[Signature]
సహ-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.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 75 admeasuring 203 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,03,000/- (Rupees Two Lakhs Three Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For Mehta and Modi Homes



For Mehta and Modi Homes



Partner

-2-

TRUE COPY

1 వ పుస్తకము. 1973/86
 దస్తవేజుల మొత్తం కారితముల
 సంఖ్య....6...ఈ కారితపు వరుస
 సంఖ్య....2.....

పబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 189

No. 10431 of 2006 Date 22/7/06

I hereby certify that the proper deficit

stamp duty of Rs. 18000/- Rupees

Eighteen -

thousand only

has been levied in respect of this instrument

from Sri. M. Gaurang Reddy

on the basis of the agreed Market Value

consideration of Rs. 20,300/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal

Sub Registrar and Collector U/S 41 & 44

INDIAN STAMP ACT

NOTE : D.S.D. Rs. 170 & D.R.F. Rs. 15/- Total

Rs. 185/- has been collected as

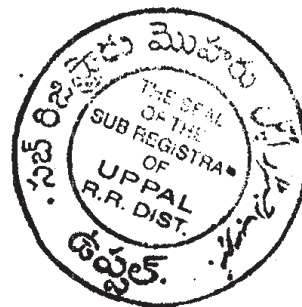
agreed M.V of Rs. 203000/- 22/7/06

SUB-REGISTRAR

Registration Endorsement

An amount of Rs. 1,50,000/- towards Stamp Duty
 including Transfer duty and Rs. 1,000/-
 towards Registration Fee was paid by the party
 through Chitani Receipt Number 968528
 Dated 22/7/06 at Sri Habsiguda Branch Sec 6 & 3

G.B.H. Habsiguda
 A/c No. 0100005078
 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. 75 admeasuring 203 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. 2,03,000/- (Rupees Two Lakhs Three 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. 19,100/- is paid by way of Challan No. 968528, dated 22.07.2006, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

TRUE COPY

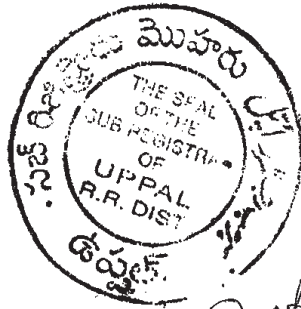
REGISTRY

1 వ పుస్తకము. 1973/06
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
పంఖ్య.....

1
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు. 10731/06
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు. (రి.కా.కె) 1-2006 ఇవ్వడమైవే
2006 సం॥ నెంబరు..... 2.....


రిజిస్ట్రారు



Copy of Book No 10731 of 2006
Copy returned by Bar Panel JA
Copy Examined by Bar Examining
JA

Dated 17/9/07

TRUE COPY
SUB-REGISTRAR

సబ్-రిజిస్ట్రారు కార్యాలయము
ఉప్పల్, రంగారెడ్డి జిల్లా

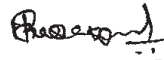
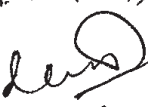
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 75 admeasuring about 203 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 : Plot No. 76
South : Plot No. 74
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:

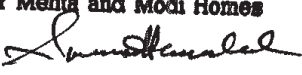
WITNESS:

1. 
(K. P. Reddy)
2. 
(SKINIRY)

For Mehta and Modi Homes


Partner
VENDOR

For Mehta and Modi Homes


Partner
VENDOR


VENDEE


TRUE COPY
SELF-REGISTRAR

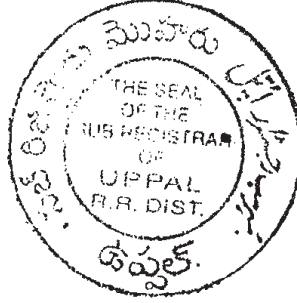
1వ పుస్తకము. 1979/6 సం॥

రెవెన్యూ జూరీ మొత్తం కాగితముల

సంఖ్య.....6..ఈ కాగితపు వరుస

సంఖ్య.....7.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING PLOT NO. 75			
IN SURVEY NOS.	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. SRI SOHAM MODI, SON OF SRI SATISH MODI		
	2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA		
VENDEE:	1. MR. SANJAY SHARMA, SON OF MR. D. N. SHARMA		
	2. MRS. RICHA SHARMA, WIFE OF MR. SANJAY SHARMA		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 203	SQ. YDS.	SQ. MTRS.	

LOCATION PLAN

WITNESSES:

1. *[Signature]*
(K. P. Reddy)

2. *[Signature]*

For Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner

SIG. OF THE VENDOR
[Signature]

SIG. OF THE VENDEE
[Signature]

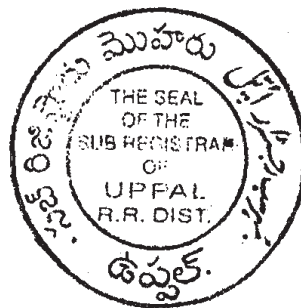
TRUE COPY

NOTARY PUBLIC

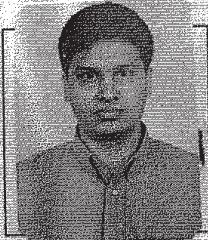
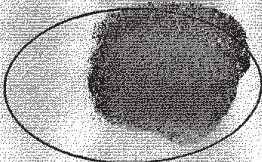
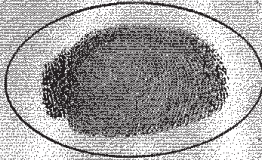
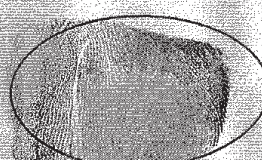
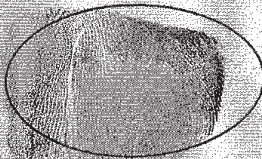
[0/14-09-2007]

1వ పుస్తకము. 1075/06 సంఖ్య
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....


హక్-రిజిస్ట్రారు



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

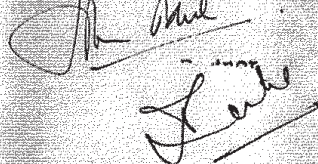
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNERS.
			1. MR. SOHAM 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.
			GPA FOR PRESENTATION OF DOCUMENTS: MR. GAURANG MODY S/O. MR. JAYATILAL MODY R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET, HYDERABAD
			VENDEE: 1. MR. SANJAY SHARMA S/O. MR. D. N. SHARMA R/O. 203, LORD OF SEVEN HILL STREET NO. 8, ROAD NO. 4 WEST MARREDPALLY SECUNDERABAD - 500 026.
			2. MRS. RICHA SHARMA W/O. MR. SANJAY SHARMA R/O. 203, LORD OF SEVEN HILL STREET NO. 8, ROAD NO. 4 WEST MARREDPALLY SECUNDERABAD - 500 026.

SIGNATURE OF WITNESSES:

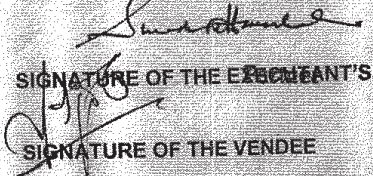
1. 

2. 

For Mehta and Modi Homes



For Mehta and Modi Homes



SIGNATURE OF THE PRESENTANT'S

SIGNATURE OF THE VENDEE

TRUE COPY



REGISTRAR

[0/14-09-2007]

1 వ పుస్తకము..1873/10/10
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6..ఈ కాగితపు వరుస
సంఖ్య.....6.....

పబ్లికేషన్
సెక్-రిజిస్ట్రార్

