

C. 12282

12155/01

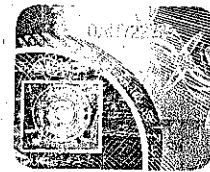
09

A4012514
100Rs.

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 038721

A.R. 6404: 10-12-04 100Rs.

Sold to Tejal Modi
W/o. Soham Modi
For Stamp SealTEJAL G. CHIVELGI
STAMP VENDOR
L. No: 13/97, R. No: 1/2003
5-4-76/A Cellar, Ranigum
SECUNDERABAD - 500 003**SALE DEED**

This Sale Deed is made and executed on this the 10th day of December 2004 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 Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 35 years and Sri Suresh U Mehta, S/o. Late Sri Uttamlal Mehta, aged about 55 years.
Hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

Dr. Tejal Modi, Wife of Shri Soham Modi, aged about 34 years, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034
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

200 4 వ సం॥ డిగ్రీల కోర్టు నెల... 10 తేది
 192 6 వ.శ.శ.డి.గ్రీడ్గి... నెల... 19 తేది
 పగలు... 3 మరయు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... Soham Modi
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు పేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥... 1165/- చెల్లించినారు.
 Receipt No. 788617 Dt. 10/12/2017 Vide
 SBH, Habsiguda Branch, Sec'bad.

ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాటనపైలు



ఎడమ బ్రాటనపైలు

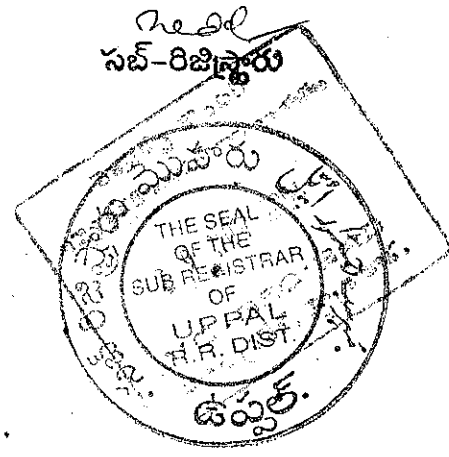
విశ్లేషించినది.

Prabhakar Reddy

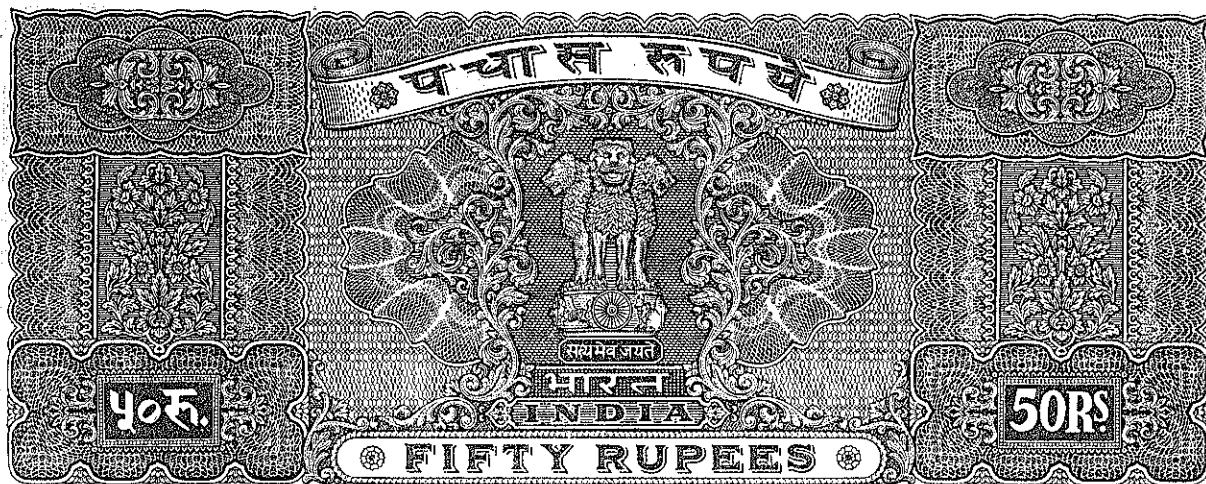
(K. Prabhakar Reddy S/o. Padma Reddy
 Co. S-N-187/13 & 4, M.G. Road, Sec'bad.

3 A.V.S.S.N. Murthy (A.V.S.S.N. Murthy S/o. A.V. Ramesh
 occ:- service No. 201, BR-D,
 Mayflower Park, Malakpur, Hyderabad.

1 వ పుస్తకము/2155/2017
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 7 ఈ కాగితపు వరుస
 సంఖ్య/.....



2004 వ.సం॥ డిగ్రీల కోర్టు నెల/12 వ తేది
 192 6 వ.శ.శ.డి.గ్రీడ్గి... నెల... 19 వ తేది. సబ్-రిజిస్ట్రారు



Sl. No. 6405 12-12-04 SDB.
 Sold to: Tejal Modi.
 W/o. Soham Modi.
 For Whom: secy. H 16

LEENA G. CHIMALGI
 STATIONER
 L. N. 1003
 5-4
 SEC. 1003.

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.

For Mehta and Modi Homes

Manu Modi
 Partner

For Mehta and Modi Homes

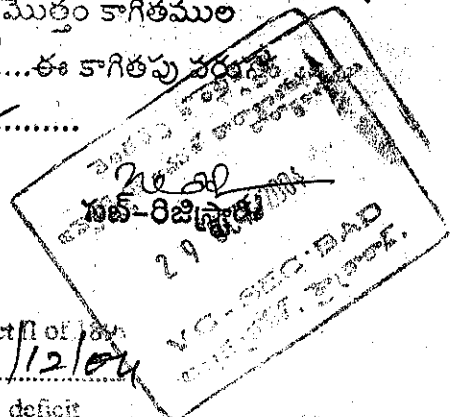
Sumit Mehta
 Partner

1 వ పుస్తకము 12/55 నంబరు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 7... ఈ కాగితపు పర్యవే

శంఖ్య... 2...



Endorsement Under Section 42 of Act II of 1864

No. 12/55 of 2004 Date 10/12/04

I hereby certify that the proper deficit

stamp duty of Rs. 27790/- Rupees Twenty seven

thousand Seven hundred Ninety only.

has been levied in respect of this instrument

to wit: Sahani Mohan

on the basis of the agreed Market/Value

consideration of Rs. 233000/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal Sub Registrar

Dated 10/12/04 and Collector U/S. 41 & 42

INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 27790/- towards Stamp Duty

Including Transfer duty and Rs. 1165/-

towards Registration Fee was paid by the party

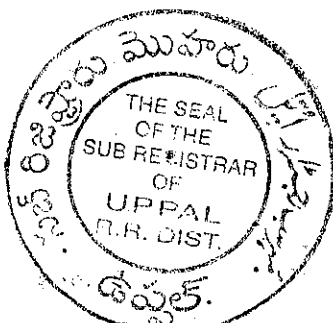
through Challan Receipt Number 788617

Dated 10/12/04 at S.B.H. Habsiguda Branch, Sec 10

S.B.H. Habsiguda

A/c No. 1000050786

of S.R.O. Uppal.





S. No. 6406 10-12-04 Rs. 20RS

Sold to Tejal Modi

W/o. Sohann Modi

For Whom Self Hnd

L-G. C. Chimalgi

LEELA C. CHIMALGI

STAMP VENDOR

L. No: 13.9 D: 1/2003

5-4-76/A W. S. Ranigunj

SECUNDERABAD - 500 003.

- 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 tentative 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. 9 admeasuring 233 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,33,000/- (Rupees Two Lakhs Thirty Three 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. 9, admeasuring 233 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. 2,33,000/- (Rupees Two Lakhs Thirty Three Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration having received the same in the following manner:
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

John Mehta
Partner

For Mehta and Modi Homes

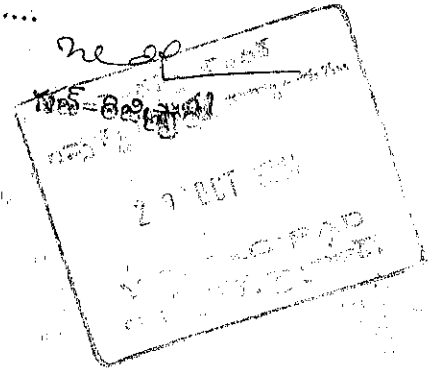
Leela C. Chimalgi
Partner

1వ పుస్తకము 12/55/24

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 7... ఈ కాగితపు వరుస

సంఖ్య... 3



1వ పుస్తకము సం॥ (శా.శ) పు. 12/55/24

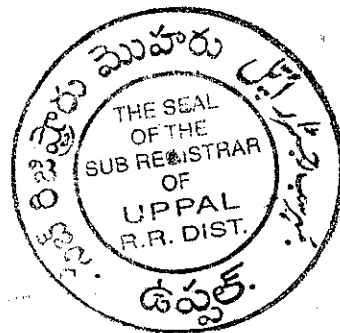
సింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు సింబరు 12/55:1-200 4వ వడమైన

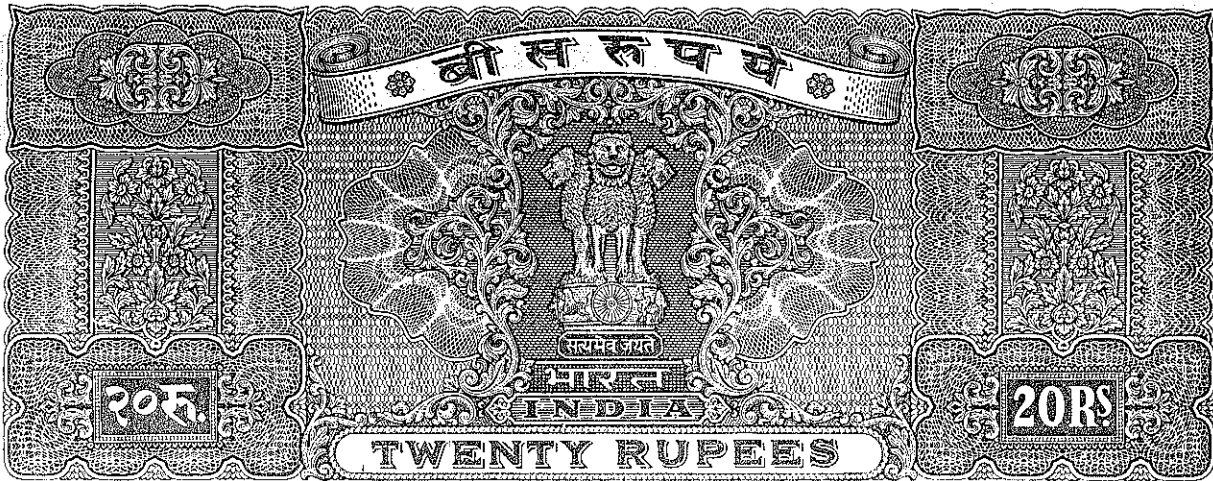
మం॥ శా.శ. సం॥ 10... తేది

నెల్ల

రిజిస్ట్రేరింగు అధికారి



20 Rs.



S. No. 6407 dated 10.12.04 20Rs.
Sold to Tejal Modi
V/s/o. Soham Modi
For Whom Seej Hcd.

L. G. Chinnay
LEELA C. CHIMALGI
STAMP VENDOR
L No. 10000001/2003
5-4-76/A, Ranigunj
SECUNDERABAD - 500 003.

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. 29,030/- is paid by way of challan No. 7886/7 dated 10th December 2004, drawn on SBH, Habsiguda Branch, Hyderabad

For Mehta and Modi Homes

John Mehta
Partner

For Mehta and Modi Homes

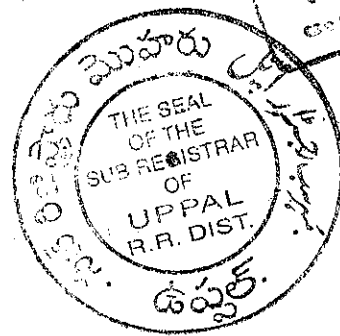
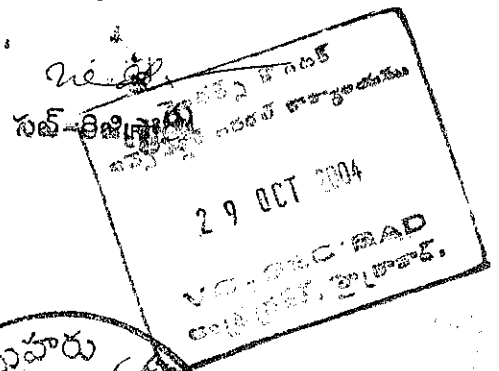
Suresh Chandra Mehta
Partner

1 వ పేజీ నెంబరు 1215 క్లౌజ్

ఉన్నాపేజీల మొత్తం కాగితము

సంఖ్య 7 ఈ కాగితపు వరుస

సంఖ్య 4



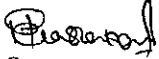
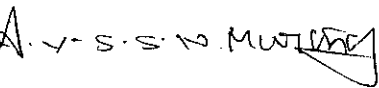
SCHEDULED PLOT

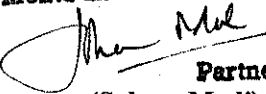
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 9, admeasuring about 233 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

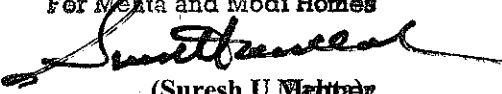
North By	40' wide road
South By	Compound wall & neighbors land
East By	Plot No. 08
West By	40' wide road

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:

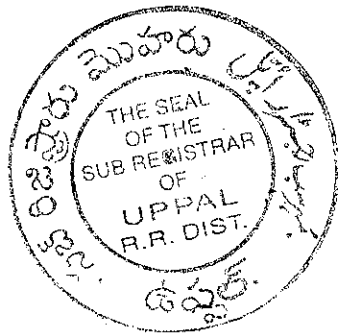
1. 
(P. Prashanth Reddy)
2. 

For Mehta and Modi Homes

Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes

(Suresh U Mehta)
VENDOR

1వ పుస్తకము 12/55 నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....7....ఈ కాగితపు వరుస
సంఖ్య.....5.....


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING PLOT No. 9, Forming a Pool
IN SURVEY NOS. 35, 36, 37, 38 & 39 Situated at
CHERLAPALLY VILLAGE, GHATKESAR Mandal, R.R. Dist.

VENDORS: M/s. MEHTA & MODI HOMES, Rep by its Partners

① Mr. SOHAM MODI, S/o. SRI. SATISH MODI

② Mr. SURESH U. MEHTA S/o. LATE OTTAMLAL MEHTA

VENDEE: Mrs. TEJAL MODI

W/o. Mr. SOHAM MODI

REFERENCE:

AREA:

233

SCALE: 1" =

SQ. YDS. OR

INCL:

SQ. MTRS.

EXCL:

40' Road

40' Wide Road

40'

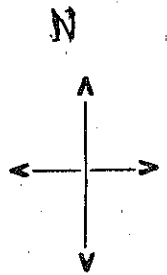
52'

52'

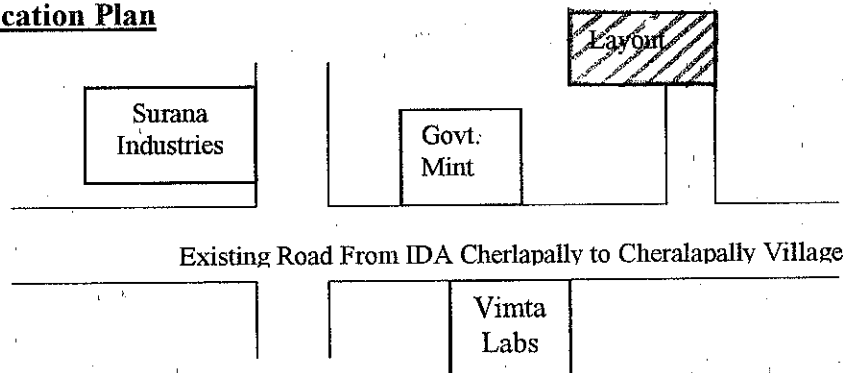
40'

Plot No. 8

Neighbour's Land



Location Plan



WITNESSES:

1. [Signature]

2. [Signature]

For Mehta and Modi Homes

[Signature]

Partner

SIG. OF THE VENDOR
For Mehta and Modi Homes

[Signature]

Partner

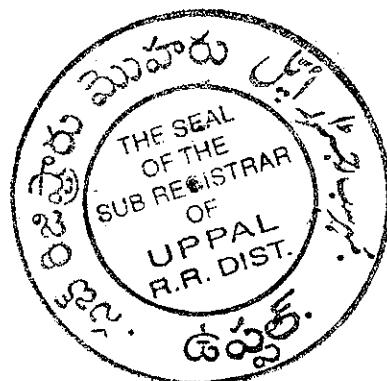
1 వ పుస్తకము 12155/04

ఉస్తాదేజాబ్ విభాగ్ కార్యవహం

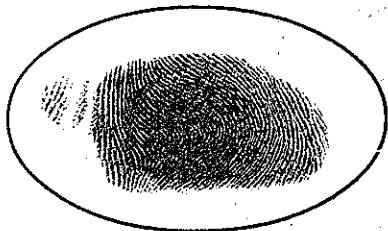
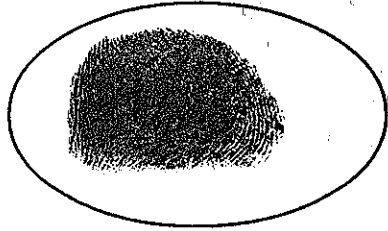
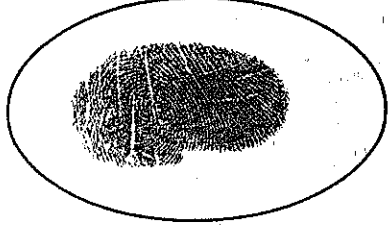
సంఖ్య: 7 ఈ కార్యపు పత్రం

పేజీ: 6


మేజర్-రిజిస్ట్రార్



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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>VENDOR:</u> <u>M/s. MEHTA & MODI HOMES, a</u> <u>Partnership firm having It's (s)</u> <u>S-4-187/3 & 4, M.G. Road, Sec-2,</u> <u>rep by It's Partner Mr. Soham Modi</u> <u>Ch. Sri Satish Modi</u> <u>2, Mr. SURESH G. MEHTA</u> <u>no) S-4-187/3 & 4, M.G. Road,</u> <u>SEC-BAD - 500-003.</u>
			<u>PURCHASER:</u> <u>Mr. DR. TEJAL MODI</u> <u>R/o. Plot No. 280, Road No-</u> <u>25, Jubilee Hills,</u> <u>HYDERABAD. 500-034.</u>
			<u>SPA:</u> <u>Mr. GAURANG MODY</u> <u>R/o. Plot No. 105, Sapphire Apts,</u> <u>CHIKOTI GARDENS,</u> <u>BEGUMPET, HYDERABAD-506.</u>
			

SIGNATURE OF WITNESSES:

1. Prison

2. A. v. S. S. to purifying

For Mehta and Mod. Notes

Per Wenta and Modl Home

**SIGNATURE OF THE EXECUTANT'S
Partner**

(P/9)

1వ పుస్తకము 12/5...నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....7...ఈ కాగితపు వరుస
సంఖ్య.....7.....


సబ్-రిజిస్ట్రారు

