

G. 1442

1/24/12/06

Acenr: 14800



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. Chimalgi
C 014766

S.No. 6987 Date 18-9-06 Rs. 10000

Sole to D. Phani Kumar.

S/o D. V. Murthy

For Whom Modi Ventures. Sec.

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 23rd day of September, 2006 at Secunderabad 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

DR. TEJAL MODI, WIFE OF MR. SOHAM MODI, aged about 35 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

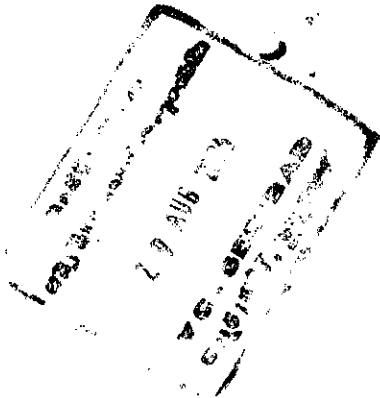
Partner

For Mehta and Modi Homes

Partner

Page 1

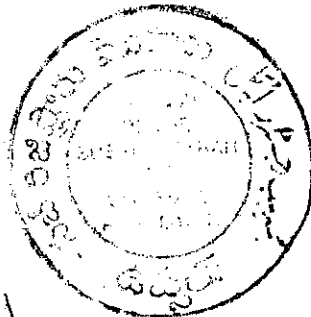
వ పుస్తకము. 1444/2/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు పయిన
సంఖ్య 1



సబ్ రిజిస్ట్రారు

200 6 వ సం. నిర్ణయనం... తది
192 వ.సం.శా. రిజిస్ట్రేషన్... తది
పగలు 12 మరియు 1 గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ K. Prabhakara Reddy
రిజిస్ట్రేషన్ కు, 2006 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించబడిన పాటోగ్రాఫులు
మరియు పేరిమెంటుతో సహా దాఖలు చేసి
రుసుము రూ|| 1200/- చల్లించారు.
Receipt No. 103675 Dt. 28.5.19
Sd/H, Habisiguda Branch, Sec'bad



దాఖలు చేసినట్లు టెస్టు చేయబడిన
ఎడమ చుట్టసానలు

Signature

S/o. K. P. Reddy occ: Service
COI S. H. 187/3 & 4, 2nd Floor,
Soham Mansions, M-G. Road,
Sec'bad.

through attested SPA for Presentation of Documents,
Vide Doc. No 201/BKX/06 at CRG, Uppal.

నిరూపించినది.

1

Krishna Rao
S/o. Rama Rao occ: Business
Flat no 101, Sri Sai Apt, Nagole, Hyd.

2

M. Madhu. S/o. Narayana
occ: - Employee. R/o - Uppal R-Road

200 వ.సం. నిర్ణయనం... తది
192 వ.సం.శా. రిజిస్ట్రేషన్... తది

Signature

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, 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	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

Page 2

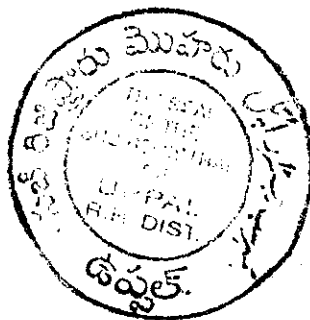
1వ పుస్తకము. 11/11/2016
 రిజిస్ట్రేషన్ మొత్తం కలిపి
 సంఖ్య 7 ఈ కింది విధంగా
 పంపించబడినది.
 పబ్-రిజిస్ట్రేషన్

Endorsement Under Section 42 of Act 11 of 1880
 No. 11/11/2016 of 2016 Date 28/5/2016
 I hereby certify that the proper deficit
 stamp duty of Rs. 22900/- Rupees. Twenty Two Thousand
Nine hundred and forty only
 has been levied in respect of this instrument
 For Rs. 100/- and Market Value
 of the property being 256000/- being
 higher than the consideration agreed Market
 Value.
 S.R.O. Uppal
 Sub Registrar
 and Collector U/S. 41 of
 INDIAN STAMP ACT

Registration Endorsement
 An amount of Rs. 36570/- and Stamp Duty
 including Transfer Tax of Rs. 1200/-
 towards Registration has been paid.
 Date 26/5/2016
 103675

S.B.M. Masigunda
 A/c No. 01000050700
 of S.R.O. Uppal

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 137000/- and stamp duty
 Paid Rs. 13700/- On 29/9/16
 SUB REGISTRAR



- E) The Vendee is desirous of purchasing a plot of land bearing no. 211, admeasuring 256 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,56,000/- (Rupees Two Lakhs Fifty Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

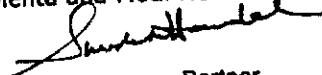
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 211, admeasuring 256 sq. yds. forming part of Sy. No. 291 of Cheriapally 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. 2,56,000/- (Rupees Two Lakhs Fifty 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. 37,950/- is paid by way of challan no. C-103675 dated 29.09.09 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

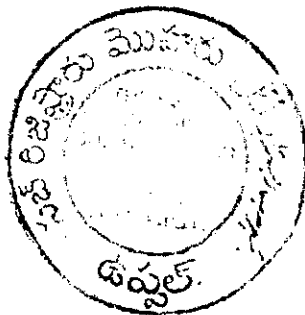

Partner

శా.స.సం. 11/11/2006
విజ్ఞాపనం విజ్ఞాపనం
ము. 7
ము. 3

2

13 పుస్తకము సం॥ (కా.క) పు... 11/11/2006
వంబరుగా రిజిస్టరు నెంబరుకి స్కానింగు విమర్శం
సుక్తింపు వంబరు... 1-200 (చివ్వకమున
2006 సంవత్సరము... 29... 48


రిజిస్ట్రార్ జనరల్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 211, admeasuring about 256 sq. yds. forming part of Sy. No. 291, 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. 212
South	Compound wall
East	40' wide road
West	Plot No. 220

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.


(KRISHNA & Co)

For Mehta and Modi Homes



Partner
(Soham Modi)

VENDOR

For Mehta and Modi Homes

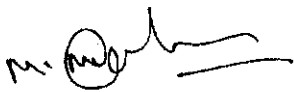


Partner

(Suresh U Mehta)

VENDOR

2.

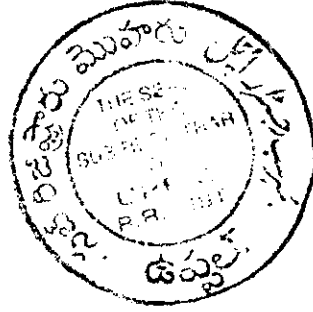




VENDEE

1 వ పుస్తకము. 1442 క్రీస్తు శా.
దస్తావేజుల మొదటి కాగితముల
సంఖ్య 2. ఈ కాగితపు వరుస
సంఖ్య 4.

1
సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING		PLOT NO. 211, FORMING A PART	
IN SURVEY NO. 291		Situating 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			
BUYER: DR. TEJAL MODI, WIFE OF MR. SOHAM MODI			
REFERENCE: AREA: 256	SCALE: SQ. YDS.	INCL: SQ. MTRS.	EXCL:

Plot No. 212

Plot No. 211

Plot No. 220

40' wide road

Compound wall

57'-6"

40'-0"

40'-0"

57'-6"

N

LOCATION PLAN

Surana Industries

Govt. Mint

SOA

Vimta Labs

Layout

For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

Partner

WITNESSES:

1.

2.

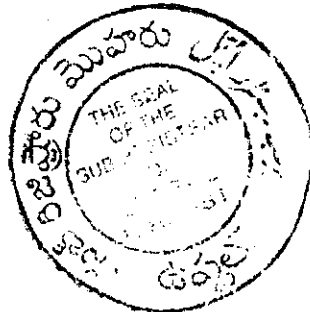
SIG. OF THE VENDOR

SIG. OF THE BUYER

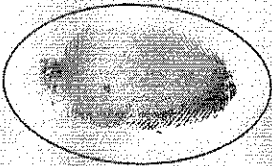
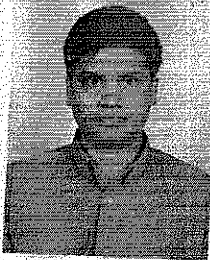
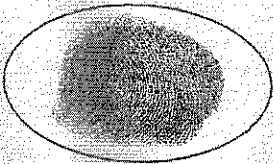
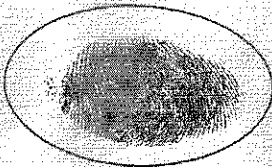
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2;

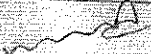
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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 PRESENTING DOCUMENTS: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003

SIGNATURE OF WITNESSES

1. 

2. 

For Mehta and Modi Homes

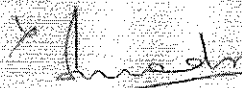


Partner

For Mehta and Modi Homes

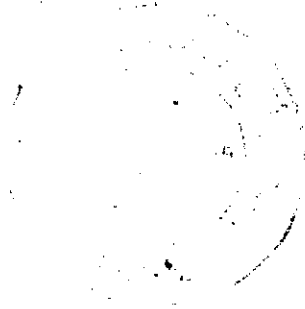


SIGNATURE OF THE EXPONENTS



1 వ పుస్తకము 1111/సంఖ్య
దస్తావేజాల మొత్తం కాగితము
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 6


మహాదేవస్థానం

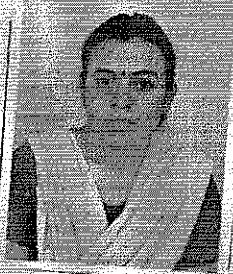
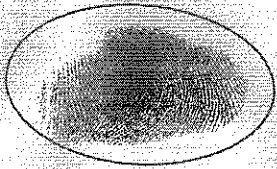


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL NO. FINGER PRINT
IN BLACK
(LEFT THUMB)

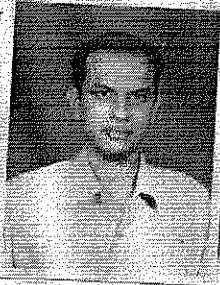
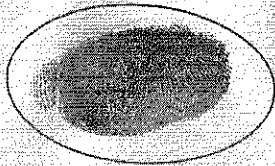
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



BUYER

DR. TEJAL MODI
W/O MR. SOHAM MODI
R/O AT PLOT NO. 280
ROAD NO. 25
JUBILEE HILLS
HYDERABAD - 500 034



REPRESENT

MR. GAURANG MODY
S/O. JAYANTHI LAL MODY
R/O. PLOT NO. 105
SAPPHIRE APARTMENTS
CHIKOTI GARDENS
BEGUMPET
HYDERABAD

SIGNATURE OF WITNESSES.

1.
2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF 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. Gaurang Mody 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)

12/02/2019
2019
7
7

[Signature]

