



Date : 13-02-2004 Serial No : 4,089 Denomination : 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 569351

Purchased By :  
K. PRABHAKAR REDDY,  
S/O K. PADMA REDDY,  
SEC' BAD.

*Ch. G. M.*  
13/2/04  
Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
M/S MEHTA & MODI HOMES, SEC' BAD.

### SALE DEED

This SALE DEED is made and executed on this the 13<sup>th</sup> day of February 2004 at Secunderabad by:

1. **Sri P. Sanjeeva Reddy**, S/o. late Sri P. Sai Reddy, aged about 55 years, occupation: Agriculture, resident of Charlapally village, Ghatkesar mandal, Ranga Reddy district, represented by its Agreement of Sale-cum-General Power of Attorney Holder Sri Kasula Shankar Goud, S/o. Sri K. Rajaiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Charlpally, Ghatkesar mandal, Ranga Reddy district, Vide Regd. Agreement-cum-G.P.A. Doct.No. 535/2004, Regd. at S.R.O., Uppal
2. **Sri Kasula Shankar Goud**, S/o. Sri K. Rajaiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Charlpally, Ghatkesar mandal, Ranga Reddy district.  
(herein after jointly referred to as the VENDORS and severally as Vendor No. 1 & Vendor No. 2)

In favour of

**M/S. MEHTA & MODI HOMES**, a 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 34 years, Occupation: Business  
(herein after referred to as the 'PURCHASER')

*Q. Sharmar*  
*Q. Sharmar*



Date : 13/12/2004 Serial No : 1,070 Denomination : 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 Purchased By :  
 K. PRABHAKAR REDDY,  
 S/O K. PADMA REDDY,  
 SEC 'BAD.

00AA 569352  
 Ch. G. Ramani  
 13/12/04  
 Sub Registrar  
 Ex. Officio Stamp Vendor  
 G.S.O., C&IG Office, Hyd

For Whom :  
 M/S MEHTA & MODI HOMES, SEC 'BAD.

-2-

The terms VENDORS and PURCHASER herein used shall whenever the context so admit mean and include their respective heirs, executors, successors, legal representators, administrators and assignees etc. as the parties themselves.

WHEREAS

- The VENDOR No. 1 is the absolute owner and possessor of agricultural lands admeasuring Acres 6-30 guntas forming part of Survey No. 291, situated at Charlapally village, Ghatkesar Mandal, Kapra municipality, Ranga Reddy district, having received the same by succession from his father, late Sri P. Sai Reddy by virtue of Patta No. 20, Title No. 10420 and Pass Book No. 177970.
- The father of VENDOR No. 1, Sri P. Sai Reddy was the owner of Agricultural land aggregating to about Acres 7-34 guntas forming part of Survey No. 291, Charlapally village. Sri P. Sai Reddy with an intention to sell the same divided the said land into 116 plots admeasuring from 100 sq. yards to 500 sq. yards. Out of these 116 plots Sri P. Sai Reddy had sold 18 Plot bearing Nos. 24 to 41 to several intending PURCHASERS, retaining 98 plots bearing Plot No. 1 to 23 and 42 to 116, aggregating to acres 6-30 guntas. Upon death of Sri P. Sai Reddy VENDOR No. 1 became the owner of the balance land/plots admeasuring acres 6-30 guntas (98 plots) by succession from his father.
- VENDOR No. 2 has agreed to purchase the entire land admeasuring acres 6-30 guntas from VENDOR No. 1 and Vendor No. 2 has paid the entire sale

*Q. Swarnavel*  
*Q. Swarnavel*



Date : 13-02-2004 Serial No : 4,091 Denomination : 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Purchased By :  
K. PRABHAKAR REDDY,  
S/O K. PADMA REDDY,  
SEC' BAD.

00AA 569353

*Ch. G. Prasad*  
13/2/04  
Sub Registrar

Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
M/S MEHTA & MODI HOMES, SEC' BAD.

-3-

consideration to VENDOR No. 1 and in pursuance of receiving the said sale consideration, VENDOR No. 1 has executed an "Agreement of sale-cum-General Power of Attorney with possession" vide Document dated 20.01.2004, bearing No. 535/04, registered at the Sub-Registrar, Uppal, Ranga Reddy district, in favour of VENDOR No. 2.

- d) The PURCHASER has approached the VENDORS to sell one plot bearing No.19 admeasuring 33 ft. in width and 55 ft. in depth and admeasuring about 202 sq. yards, hereinafter referred to as the Schedule Property and more particularly described in the schedule given hereunder and marked in red in the plan enclosed. The VENDORS have agreed to sell to the PURCHASER the said plot No. 19 admeasuring 202 sq. yards, for a total consideration of Rs. 1,00,000/- (Rupees one lakh only) on the following terms and conditions: -

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

- 1) That in pursuance of said agreement and in consideration of the said sum of Rs. 1,00,000 (Rupees One Lakh only) paid by the PURCHASER in cash and duly acknowledged by the VENDORS, the VENDORS do hereby sell, transfer and convey absolutely to the PURCHASER the Scheduled Property admeasuring 202 sq. yards and bearing Plot No. 19, forming part of Survey No. 291, situated at Charlapally village, Ghatkesar mandal, Ranga Reddy district.

*Ch. G. Prasad*  
*Ch. G. Prasad*



Date : 13/02/2004 Serial No : 4 092 Denomination : 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 569354

Purchased By :  
K. PRABHAKAR REDDY,  
S/O K. PADMA REDDY,  
SEC' BAD.

*Ch. G. Ravi*  
13/2/04  
Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
M/S MEHTA & MODI HOMES, SEC' BAD.

-4-

- 2) Henceforth the VENDORS shall not have any right, title or interest in the Scheduled Property which shall be enjoyed absolutely by the PURCHASER without any let or hindrance from the VENDORS or any one claiming through them.
- 3) The VENDORS hereby agree to indemnify and keep indemnified the PURCHASER at all times in respect of all losses, expenses and costs including, Court costs to which the PURCHASER may be put on account of the breach of all or any of the covenants contained herein or on account of any of all the recitals contained herein being false or incorrect, or on account of anyone else claiming any right, title or interest in the said property, or on account of any let or hindrance to the PURCHASER in the enjoyment of the said property by the VENDORS or any one claiming through them.
- 4) The VENDORS hereby further agree to sign all documents and do all acts as may be necessary to complete or defend the title of the PURCHASER to the Scheduled Property.
- 5) The VENDORS have this day delivered vacant and peaceful possession of the Scheduled Property to the PURCHASER.
- 6) The VENDORS have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.

*R. Shanmugam*  
*R. Shanmugam*

100Rs.



Date : 13-02-2004 Serial No : 4,093 Denomination : 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 569355

Purchased By :  
K. PRABHAKAR REDDY,  
S/O K. PADMA REDDY,  
SEC' BAD.

*C. A. Ramani*  
13/2/04

Sub Registrar  
Ex.Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
M/S MEHTA & MODI HOMES, SEC' BAD.

-5-

- 7) The Scheduled Property is not an assigned land within the meaning of A. P. Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Government Agencies/Undertakings.
- 8) Stamp duty and registration charges of the sale deed or deeds shall be borne by the PURCHASER in full.
- 9) The market value of the property is Rs. 495/- per Sq. Yd. total value of Rs.1,00,000/- for 202 sq. yards, stamp duty paid on the market value.

Rs. 7,140/- paid by way of Challan No. 065899,  
dated 13.02.2004, drawn on SBH, Habsiguda branch.

*C. Sharmar Reddy*  
*C. Suman Reddy*





Date : 13/02/2004 Serial No : 4-094 Denomination : 100 00AA 569356

Purchased By :  
K. PRABHAKAR REDDY,  
S/O K. PADMA REDDY,  
SEC' BAD.

*Ch. G. M.*  
13/2/04  
Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
M/S MEHTA & MODI HOMES, SEC' BAD.

-6-

### SCHEDULE OF THE PROPERTY

All that plot admeasuring about 202 sq. yards bearing No. 19 (55 ft. depth x 33 ft. width) forming a part of Survey No. 291, Charlapally village, Ghatkesar mandal, Ranga Reddy district, marked red in the plan annexed hereto, bounded on:

NORTH BY: Plot No.20 belonging to purchaser  
SOUTH BY: Plot No. 18 belonging to purchaser  
EAST BY: Plot No. 16 belonging to Vendors  
WEST BY: 40' wide existing road from main road to land belonging to purchaser

IN WITNESS WHEREOF this Sale Deed is made and executed on this 13<sup>th</sup> day of February 2004 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

*Q. Shrawan Kumar*

VENDOR NO. 1

*Q. Shrawan Kumar*

VENDOR NO. 2

WITNESSES:

1. *(P. Solomon)*

2. *(Prabhakar Reddy)*

*Prabha Reddy*  
PURCHASER

**REGISTRATION PLAN SHOWING**

PLOT No.19

IN SURVEY NOS. 291

Situated at

CHERLAPALLY(V) GHATKESAR Mandal, R.R. Dist.

VENDORS : 1) SRI. P. SANJEEVA RENDY, REP. BY

G.P.A. SRI. K. SHANKAR GOUD

2) SRI. K. SHANKAR GOUD s/o. K. RAJAAH

VENDEE : M/S. MEHTA & MODI HOMES REP. BY

MR. SOHAM MODI s/o. SRI. SATISH MODI

REFERENCE :

SCALE: 1" =

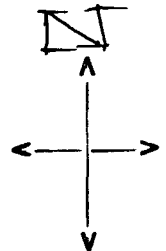
INCL:

EXCL:

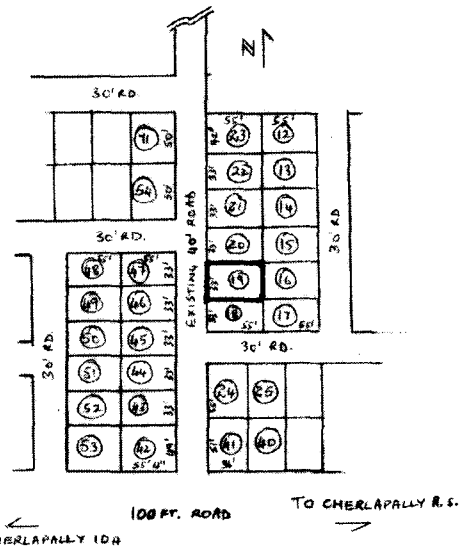
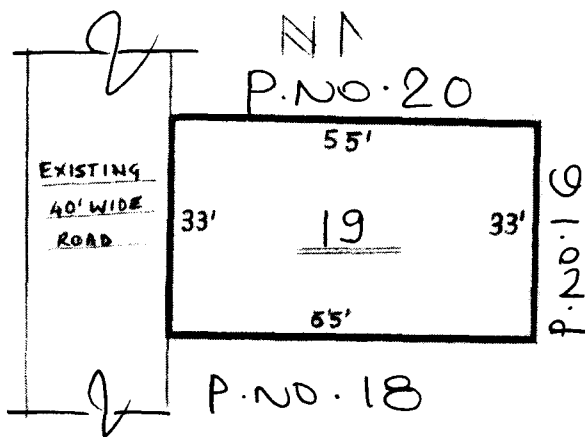
AREA :

202

SQ. YDS. OR 168.87 SQ. MTRS.



**LOCATION PLAN**



**WITNESSES :**

1. [Signature] (P. Solomon)

2. [Signature]

[Signature]

[Signature]

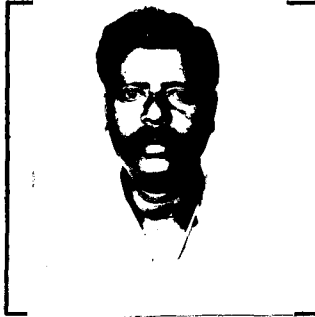
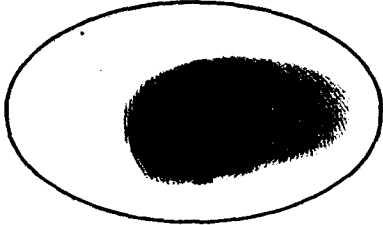
SIG. OF THE VENDOR  
SELF & G.P.A

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

SI.No. FINGER PRINT  
IN BLACK INK (LEFT  
THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER



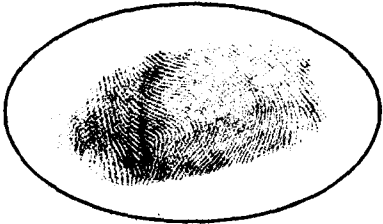
G.P.A to Vendor No.1 & No.2  
MR. KASULA SHANKAR GOUD

R/o. 2-1-15/2, Cherlapaty,

Ghatkesar mandal,

R. R. Dist.

PURCHASER.



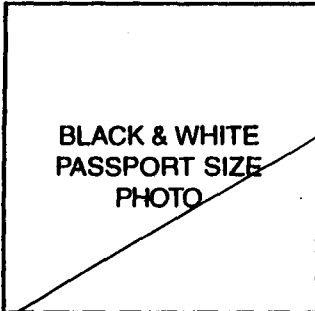
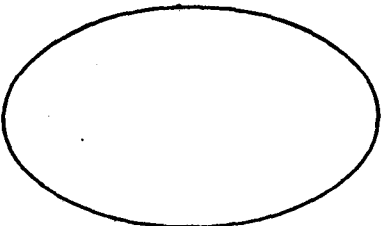
b) M/s MEHTA & MODI HOMES

having its (o) S-U-187/3 & 4,

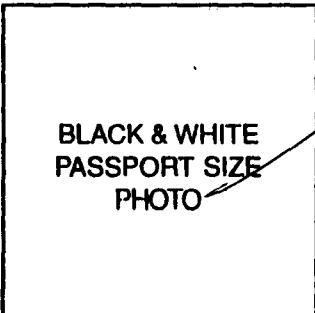
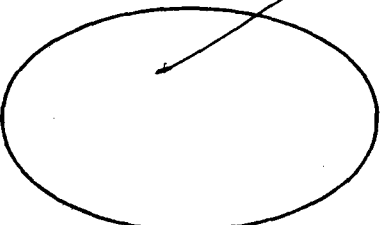
M.G. Road, Sec 3rd, Rep by 124

Managing Partner

MR. SOHAM MODI



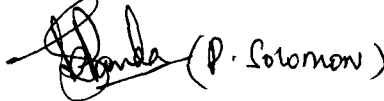

BLACK & WHITE  
PASSPORT SIZE  
PHOTO





BLACK & WHITE  
PASSPORT SIZE  
PHOTO

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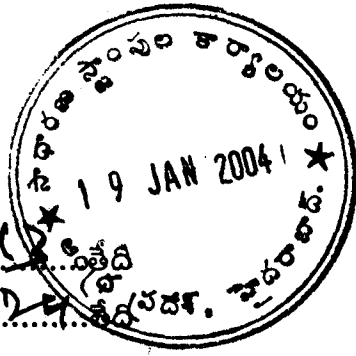
**SIGNATURE OF WITNESSES**

1.  (P. Solomon)
2. 

**SIGNATURE OF THE EXECUTANT'S**





200 Cf వ సొల్ల...నెల...వ తేది  
192 వ.శ.శా...మాసము...వ తేది  
పగలు...మరియు...గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

1 వ పుస్తకము...నెల...వ తేది  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య.../.....

సబ్-రిజిస్ట్రారు

శ్రీ...  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
రుసుము రూ||...చెల్పించినారు.

I here by certify that production of the  
original instrument I have satisfied my  
self that the stamp duty of Rs 3030/-  
has been paid there for

Receipt No. 45899 Dt. 13/2/04  
SBH, Habsiguda Branch, Secbad.

SUB-REGISTRAR

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
ఎడమ బ్రౌటనవ్రేలు

U. Sureshwar

U. Sureshwar

Kasula Shankar Gond S/o S. S. of the  
occ: Business - No. 2-1-15/2  
Ghatkesar Mandal, R.R. Secbad

Jha Moh.

Soham modi S/o. Sri Sakhya modi, occ: Business  
No. Plot no. 280, Road no. 25, Jubilee Hills  
Hyderabad

C. Prabhakar Reddy S/o. Pankaj Reddy  
occ: Service (A) S-4-187/3 & 4, M.G. Road,  
Secbad.

P. Solomon S/o. P. Kuparatnam, occ: Business,  
No. S-4-187/3 & 4, M.G. Rd. Secbad

U. Sureshwar

200...వ.సొల్ల...నెల...వ తేది  
192...వ.శా.శా...మాసము...వ తేది

సబ్-రిజిస్ట్రారు



ఎడమ బ్రౌటనవ్రేలు



నయాపించినది.

10 [Signature]

[Signature]  
(P. Solomon)

7



1 వ పుస్తకము. 759/2004  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య. 1 ఈ కాగితపు వరుస  
 సంఖ్య. 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 17 of 1894

No. 1759 of 2004 Date 13/2/04

I hereby certify that the proper deficit  
 stamp duty of Rs. 6710/- Rupees

Seven thousand seven hundred ten only

has been levied in respect of this instrument  
 from Sri. K. Shankaragoud

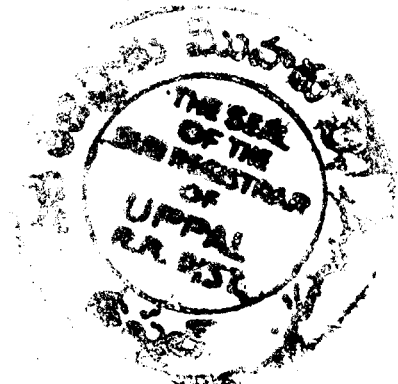
on the basis of the agreed Market Value  
 consideration of Rs. 67000/- being  
 higher than the consideration agreed Market  
 Value. 1000

S.R.O. Uppal Sub Registrar  
 and Collector U/S. 41&47  
 Dated: 13/2/04 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 6710/- towards Stamp Duty  
 Including Transfer duty and Rs. 335/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 065899  
 Dated: 13/2/04 at SBI Habsiguda Branch, Sec'bad.

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





1వ పుస్తకము. 1759/04 సం||  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య 8 ఈ కాగితపు వరుస  
 సంఖ్య 2

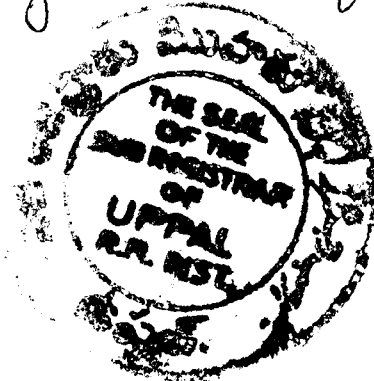
సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (శా.శ) పు... 1759/04  
 నింబరుగా రిజిస్టరు చేయబడి ప్యానింగు నిమిత్తం  
 గుర్తింపు నెంబరు 1759-1-2004 వ్యవస్థిత  
 200 400/04 నెంబరు 13 తది

Handwritten signature

Notes: DSD No 2360/4 DRP No 1651 - Total 3525/- has been collected on agreed MV of Rs 10000/-

రిజిస్ట్రేరింగు అధికారి

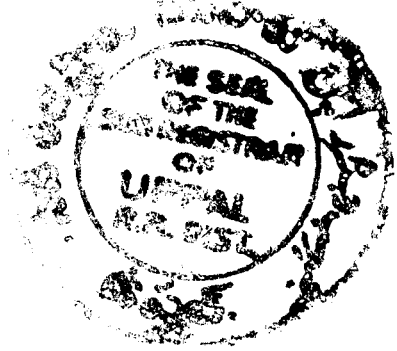


Handwritten signature  
 Sub-Registrar



1వ పుస్తకము 1759/2004 సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 4... ఈ కాగితపు వరుస  
సంఖ్య... 4...

సబ్-రిజిస్ట్రారు





1వ పుస్తకము! 1752... సంగ్రహం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము 1759/స్వామి  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య 6

సబ్-రిజిస్ట్రారు





1వ పుస్తకము. 7.59/24

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 1.....ఈ కాగితపు వరుస

సంఖ్య.....



సబ్-రిజిస్ట్రార్



1వ పుస్తకము.....759/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య...దీ.....

సబ్-రిజిస్ట్రారు

