G. 6650 65 58103

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

SCANNED

GOVT OF ANDHRA PRADESH 07AA 015078

S.No. 2834 Date 7/7/05 Rs. 100/-

Sold to R. Mohan S/o. K.M. Ramachandran

S/o R/o. Hyderabad.

For whom Self & Others.

R. NAGENDRA

SALE DEED

This Sale Deed is made and executed on this the 15th day of JULY, 2005 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: **Sri. Soham Modi**, Son of Sri Satish Modi, aged about 35 years, Occupation: Business and **Sri. Suresh U Mehta**, Son of Late Uttamlal Mehta, aged about 55 years, Occ: 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. R. MOHAN**, SON OF SRI. K.M. RAMACHANDRAN, aged about 37 years,

2. **Mrs. USHA MOHAN**, WIFE OF SRI. R. MOHAN, aged about 35 years,

Both are R/o. C-7, Vora Towers, Yousufguda, Hyderabad - 38.

hereinafter referred to as the **'Vendees'** (which term shall mean and include his/her/their heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes **Partner**

For Mehta and Modi Homes **Partner**

Contd..2.

1 వ పుస్తకము 6.2.9. క్రమసంఖ్యలు
దస్తావేజుల మొత్తం కాగితములో
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....181.....

సబ్-రిజిస్ట్రారు

01 JUL 2005

200 5 వ సం॥.....జులై.....నెల...11.....తేది
192 7 వ.శ.శా.....మాసము.....తేది
పగలు.....3.....మరియు.....4.....గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
శ్రీ.....Gaurang Mody.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఏ-ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥.....1020/-.....చెల్లించినారు.
Receipt No. 179276 Dt. 11/7/05 Vide
SBH, Habsiguda Branch, Sec'bad.

THE SEAL OF THE SUB-REGISTRAR OF UPPAL R.R. DIST.

వ్రాసి యిచ్చినట్లు ఒప్పుకొన్నది,
ఎడమ బ్రొటనవ్రేలు

నిరూపించినది.

Gaurang Mody S/o. Jayanthilal Mody occ: Business R/o. Flat No. 105, Sapphire Apts, Chikoti Gardens, Begumpet, Hyderabad, through General Power of Attorney, attested vide doc. no. 6n/ak ir/05 at SRO, Uppal

① K. Prabhakar Reddy S/o. Padma Reddy occ: Service R/o. 5-4-187/3 & 4, M.G. Road, Secbad

② Sridhar S/o. Ramachandra occ: Service 2-3-6n/10/24, Ambepet, Hyderabad.

200 5 వ.సం॥.....జులై.....నెల...11.....వ తేది
192..వ.శా.శ.....మాసం...2.....వ తేది.

సబ్-రిజిస్ట్రారు

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

ANDHRA PRADESH 07AA 015089

S.No. 28315 Date 7/7/05 Rs. 100/-

Sold to R. Mohan

S/o. W/o. K.M. Ramachandran, R/o Hyde, R.R.Dist

For whom Self & others

R. NA... SV... ...ce ...AD. RAM...

:: 2 ::

WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. Nos. 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 Acres)
1.	9733/2003	19/08/2003	39	Gt. 80-00	Ac.2-00 Gts.
2.	11955/2003	30/09/2003	36	Gt. 0-50	Ac.2-00 Gts.
			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 Gts.
			36	Gt. 60-50	
			37	Gt. 13-50	
				Gt. 85-00	
				Total extent	**Ac.6-05 Gts.**

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

Contd..3.

1వ పుస్తకము 6588/2005
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రారు

వెండర్స్ కౌంటర్
సబ్‌రిజిస్ట్రార్ జనరల్ కార్యాలయము
VC1
07 JUL 2005
ఆంధ్రప్రదేశ్, హైదరాబాద్.

Endorsement Under Section 42 of Act 7 of 1899
No. 6588 of 2005 Date 11/7/05

I hereby certify that the proper deficit stamp duty of Rs. 17660/- Rupees Seventeen thousand Seven hundred Sixty only. has been levied in respect of this instrument from Sri. Gautam Modi on the basis of the agreed Market Value consideration of Rs. 2,94,000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal
Dated 11/7/05

Sub Registrar and Collector U/S. 41&42 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 17660/- towards Stamp Duty including Transfer duty and Rs. 1020/- towards Registration Fee was paid by the party through Challan Receipt Number 179276 Dated 11/7/05 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
A/c No. 01000050780
of S.R.O. Uppal.

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

एक सौ रुपये ONE HUNDRED RUPEES

07AA 015090

Sri 28316 Date 7/07/05 Rs 100/-
Sri Mr. R. Mohan
Sri K.M. Ramachandran, R/o Hyd.;
For whom Self & Others

R. MANOHAR
S/o [illegible]
R.No. [illegible]
[illegible] HYDERABAD

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:

a. Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
b. Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
c. Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
d. 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.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

Contd..4.

1 వ పుస్తకము 5888 సం॥పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 3 ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

01 JUL 2005

1 వ పుస్తకము సం॥ (కా.శ) పు 6588/05
నెంబరుగా రిజిష్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 6588 1-2005 ఇవ్వబడిన
2005 సం॥ నెల 11 తేది

రిజిస్ట్రేషన్ అధికారి

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

एक सौ रुपये ONE HUNDRED RUPEES

07AA 015091

R. NARINDER
SVI No.42/95
R.No. 2004-2006
RAM NAGAR, HYD'BAD.

98312 7/7/05 100/-
Mr. R. Mohan
K M. Ramachandran R/o. Hyd
Self & Others.

C) The Vendor have ploted 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 Vendees are desirous of purchasing a plot of land bearing No.3, admeasuring 204 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,04,000/- (Rupees Two Lakhs Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.3, admeasuring 204 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 Vendees for a consideration of Rs.2,04,000/- (Rupees Two Lakhs Four Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

Contd..5.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

1 వ పుస్తకము 6.5.88 సం॥పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....7.....ఈ కాగితపు వరుస
సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు

07 JUL 2005

రిజిస్ట్రారు మొహరు
THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.
ఉప్పల్.

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH 07AA 015092

No. 78318 Date 7/7/05 Rs. 100/-
Sold to Mr. R. Mohan
S/o. C. M. Ramachandran
For whom Self & others R/o. Hyd

R. NARENDER
SVL No.42/95
R.No.38/2004-2006
RAM NAGAR, HYD'BAD.

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 Vendees being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendees fully for such losses.

4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendees.

Contd..6.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

07 JUL 2005

1 వ పుస్తకము నం. 8 సం॥పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 5

సబ్-రిజిస్ట్రారు

సబ్ రిజిస్ట్రారు మొహరు
THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.
ఉప్పల్.

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

आंध्र प्रदेश ANDHRA PRADESH 07AA 015093

SN: 28319 Date 7/7/05 Rs 100/-

Sold to Mr. R. Mohan

S/o Km. Ramachandran R/o Hyd

For self & others

R. NARENDER
SVL No.42/95
R.No.39/2004-2006
RAM NAGAR, HYD'BAD.

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 Vendees 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.

The market value of the property is Rs.1000/- per sq.yd, total value of Rs.2,04,000/- for 204 Sq.Yds., stamp duty paid on market value.

7. Stamp duty and Registration amount of Rs. 18,780=00/- is paid by way of challan No. B-179276, dated 11.07.05, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

Contd..7.

1 వ పుస్తకము 65 సం॥పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 7

సబ్-రిజిస్ట్రారు

SEAL OF THE SUB REGISTRAR OF UPPAL U.R. DIST.

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

07AA 015094

ANDHRA PRADESH

S.No. 2832 Date 7/7/05 Rs. 100/-

Sold to Mr. R. Mohan

S/o. W/o. K.M. Ramachandran R/o. Hyd

For whom Self & Others

R.No. 59/2004-2006
RAM NAGAR, HYD'SAD.

:: 7 ::

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.3, admeasuring about 204 Sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No.2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH :: 40' Wide Road.

SOUTH :: Compound Wall & Neighbour's Land.

EAST :: Plot No. 2.

WEST :: Plot No. 4.

more fully shown in the plan in red colour annexed hereto.

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:

For Modi Modi Homes

Partner

(Soham Modi)

VENDOR

(Suresh U Mehta)

VENDOR

WITNESS:

1. (K. P. Reddy)

2. (Sridhar)

1.

2.

VENDEES.

07 JUL 2005

1వ పుస్తకము నెం. 788/సం॥పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రారు

సబ్ రిజిస్ట్రారు గిద్దలూరు

SEAL OF THE SUB REGISTRAR OF LIPPAL Y.R. DIST.

ISTRATION PLAN SHOWING PLOT NO. 3, FORMING A PART

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. SRI. SOHAM MODI, S/O. SRI SATISH MODI

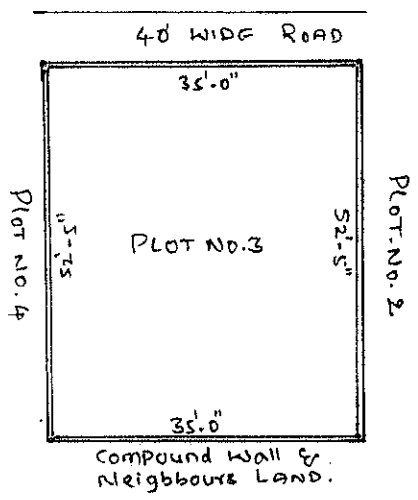
2. SRI. SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

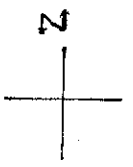
VENDEES: 1. SRI. R. MOHAN, S/O. K. M. RAMACHANDRAN

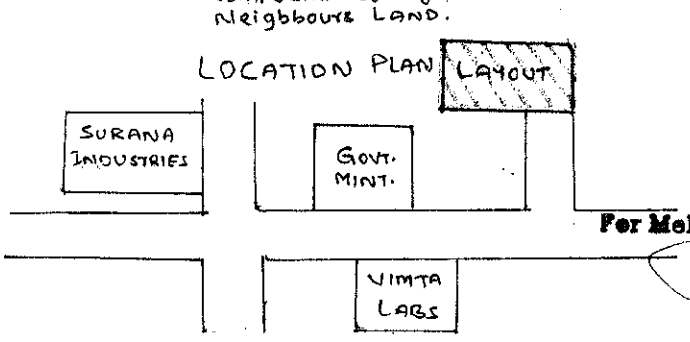
2. MRS. USHA MOHAN, W/O. R. MOHAN

REFERENCE : SCALE: INCL:

AREA : 204 SQ.YDS: SQ.MTS: EXCL:







For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

SIG. OF THE VENDOR

WITNESSES:

1.

2.

1.

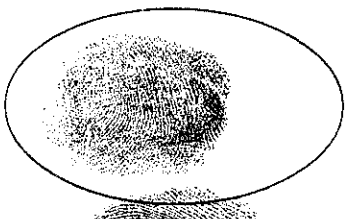
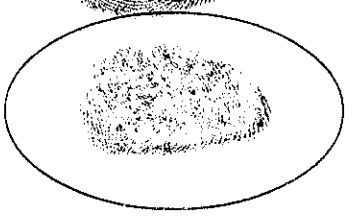
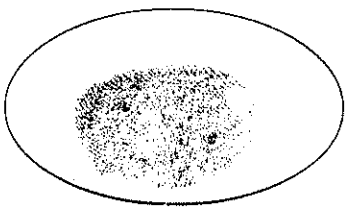
2.

SIG. OF THE VENDEES

1వ పుస్తకము 38/సం॥పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 8

సబ్-రిజిస్ట్రారు

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

FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
		VENDORS: M/s. MEHTA & MODI HOMES, having its (O) 5-4-187/3&4, M.G. Road, Sec'Bad, Rep by its Partners MR. SOHAM MODI
		2. Mr. SURESH U. MEHTA (O) 5-4-187/3&4, III Floor, SOHAM MANSION, M.G. ROAD, SEC-BAD-003.
		GPA. Mr. GAURANG MODY Flat NO. 105, Sapphire Apts, Chikoti Gardens, Begumpet, Hyd.
		PURCHASERS: 1. MR. R. MOHAN. R/o. C-7, VORA TOWERS, Yousufguda, Hyderabad-38.
		2. MRS. USHA MOHAN R/o. C-7, VORA TOWERS. Yosufguda, Hyderabad-38.

SIGNATURE OF WITNESSES

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S

1.

2.

Partner

Partner

SIGNATURE OF THE PURCHASERS

P/2

1 వ పుస్తకములో క్రమ సం॥పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 7

సబ్-రిజిస్ట్రారు

మేడ్చల్ మండలం
THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.
రంగారెడ్డి జిల్లా.