

cs. 5493

5445605

445580
100Rs.

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554605

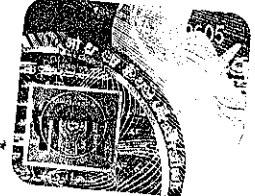
S.No. 22817 Date 2/6/05 Rs. 100/-

Sold to T. Kusumaharanadha Babu

S/o. W/O/D/I. Ramachander Rao. R/o. Sec'bad

For whom Self SALE DEED

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



This Sale Deed is made and executed on this the 9th day of June, 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, 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

Mr. THOTA KUSUMAHARANADHA BABU, SON OF SRI. THOTA RAMACHANDER RAO, aged about 32 years, Resident of Plot No.22/A, Flat No.F2, Aishwarya Nivas, Sainath Puram, A.S.Rao Nagar, Secunderabad.

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

For Mehta and Modi Homes

Contd..2.

[Signature]
Partner

[Signature]
Partner

2005- వ సం॥ డిసెంబర్ నెల... 9... తేదీ
 1927- వ.శ.శా... డిసెంబర్ మాసము... 19... తేదీ
 పగలు... 11... మరియు... 12... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

1వ పుస్తకము... సంగ్రహము
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...
 సబ్-రిజిస్ట్రారు

శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥... చెల్లించినారు.
 Receipt No. 185003... Dt. 9/6/05... Vide
 SBH, Habsiguda Branch. Sec'bad.

ప్రాసీ-యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాటనవేలు



Handwritten signatures and a circular official seal. The seal contains the text: 'THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.' and 'ఉప్పల్'.

నిరూపించినది.

1) (T. Ramachandrababu) S/o Late T.V. Subba Rao
 Plot no: 60, Huda Sai Nagar, Venkathapuram, Huda.

3) (K. Siva Shankar) S/o K. Nagesh Rao, T2, Balled Living.
 ST No. 3 Habsiguda Hyderabad - 7.

2005వ.సం॥ డిసెంబర్ నెల... 9... వ తేదీ

1927వ.శా.శా... డిసెంబర్ మాసం... 19... వ తేదీ.

Handwritten signature and stamp at the bottom right.



No. 22878 Date 2/6/05 Rs. 100/- **ANDHRA PRADESH**
 Sold to T. Kusumaharanadhe Rs. 50
 S/o. W/o. D/o. T. Rama chandra Rs. 2 P/o. Sec. GAM NAGAR, HYD'BAD.
 For whom Self WHEREAS:

R W 03AA 554606
R. NARENDER
 SVL No. 42/95
 R.No.38/2004-2006
 GAM NAGAR, HYD'BAD.

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.

Contd. .3.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

12/6 MAY 2005

సబ్-రిజిస్ట్రారు

1 వ పుస్తకమునకు సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act (I) of 1894

No. SH-5 of 2005 Date 9/6/05

I hereby certify that the proper deficit
stamp duty of Rs 23780/- Rupees Twenty three thousand
Seven hundred and eighty only
has been levied in respect of this instrument
from Sri. Gaurang Reddy
on the basis of the agreed Market Value
consideration of Rs 204000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

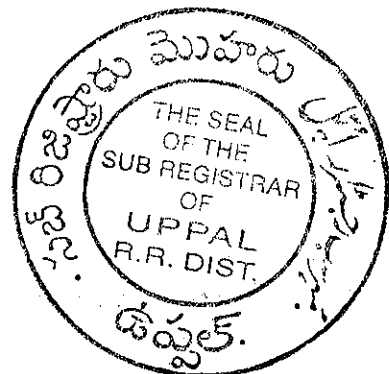
Dated: 9/6/05

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

Registration Endorsement

An amount of Rs 23780/- towards Stamp Duty
Including Transfer duty and Rs 1020/-
towards Registration Fee was paid by the party
through Challan Receipt Number 185003
Dated 9/6/05 at SBT Habsiguda sub. dist. Gannur

S.B.H. Habsiguda
A/c No. 000050788
of S.R.O. Uppal.



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 22819 Date 8/6/05 Rs. 100/-

Sold to T. Kusumaharanadha Ragu

S/o. W/o. D/d. T. Ramachandera Rao, R/o. SAM NAGAR, HYD'BAD

For whom self :: 3 ::

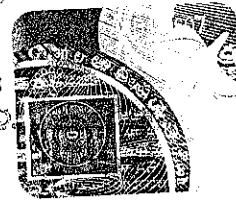
R. NAIKINDER 03AA 554607

R. NAIKINDER

SVI No. 42/95

R.No. 38/2004-2008

SAM NAGAR, HYD'BAD



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

John Mehta
Partner

For Mehta and Modi Homes

Suresh Mehta
Partner

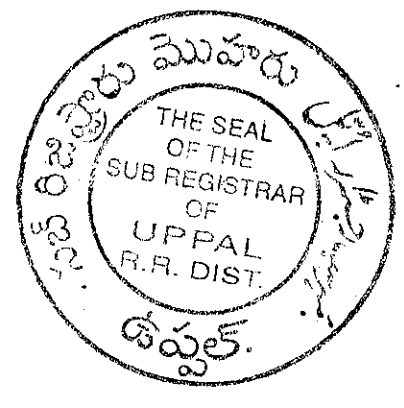
Contd..4.

12:6 MAY 2005
 అంకవ్రుచిక్, పుల్లారా-కె.

1వ పుస్తకము 5445/సం||
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 9... ఈ కాగితపు వెరుసే
 సుఖ్య...
 సుబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.త) పు. 5445/1-2005
 వెంబరుగా రిజిస్టరు చేయబడి స్థానిక నిమిత్తం
 గుర్తింపు వెంబరు... 1-2005 ఇవ్వడమైన
 2005 సం|| జున్... నెల... 9... తేదీ

[Signature]
 రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S.No. 22520 Date 8/6/05 Rs. 100/-
 Sold to T. Krishnakumaradha Babu
 S/o. W/o. D. J. Ramachander Rao R/o. Sec 3
 For whom Self

R uy 03AA 554608
 R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2006
 RAM NAGAR, HYD'BAD

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.8, 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 FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.8, 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 Vendee 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.

For Mehta and Modi Homes

J. Mehta
 Partner

For Mehta and Modi Homes

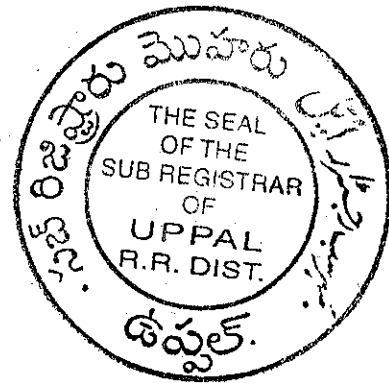
Suresh Kumar
 Partner

Contd..5.

వింజిపేట కాలనీ
ఇన్స్టిట్యూట్ ఆఫ్ ఇంజనీరింగ్ & టెక్నాలజీ
V.C.I
26 MAY 2009
జూనియర్ ఇంజనీరింగ్, వింజిపేట

1వ పుస్తకము 5445.. గర్ల
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 4.....

సబ్-రిజిస్ట్రారు



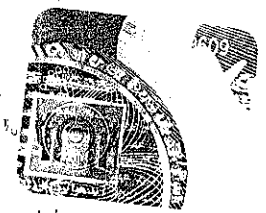
100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S.No. 2882 Date 8/6/05 Rs. 100/-
 Sold to 7. Kusumchayanadhe Babu
 S/o. W/o. B/d 9. Ramachander Rao R/o. Seetha 2/1004-2300
 For whom Self :: 5 ::

03AA 554609

R. Narender
 R. NARENDR
 SVI No 42/55
 RAM NAGAR, HYDRABAD



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.

For Mehta and Modi Homes
[Signature]
 Partner

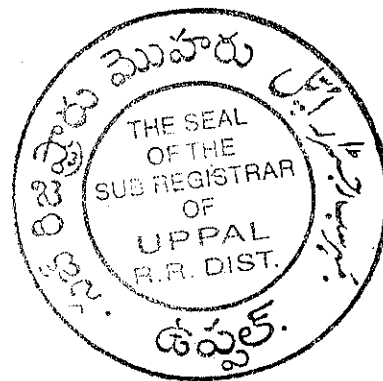
For Mehta and Modi Homes
[Signature]
 Partner

Contd..6.

సంబంధిత కాలంలో
ఉప-రెజిస్ట్రార్ కార్యాలయం
V.D.I
26 MAY 2005
అంబేద్కర్, మెదక్.

1వ పుస్తకము 3445/2005 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9.....ఈ కాగితపు వరుస
సంఖ్య 5.....

సబ్-రెజిస్ట్రార్





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S.No. 22822 Date 9/6/05 Rs. 100/-

R/W 03AA 554610

R. NARENDER

SVL No. 42/95

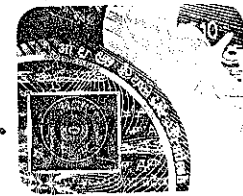
R.No. 38/2004-2006

RAM NAGAR, HYD'BAD.

Sold to: T. Ramesh Chandra Babu

S/o. W/o. T. Rama Chandra Rao No. 40

For whom: Self :: 6 ::



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.

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. 24,900 = 00/- is paid by way of challan No. 185003, dated 9.06.2005, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

J. Modi
Partner

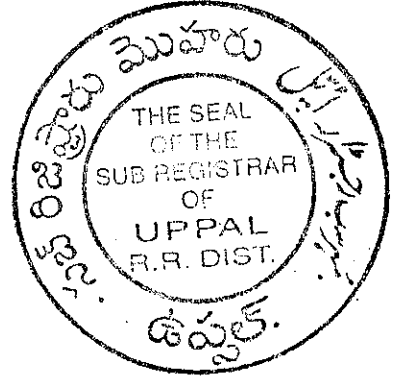
For Mehta and Modi Homes

Suresh Chandra
Partner

Contd..7.

వింద్య కౌంటర్
విద్యార్థుల అవకాశ కార్యాలయము
VCI
26 MAY 2005
ఇంట్రావర్స్, ఇల్లాహాబాద్.

1వ బిల్లు 5445/2005
దస్తావేజులు పంపించినందుకు
సంఖ్య 9/... తుది తీర్మానం వరుస
సంఖ్య.....
సబ్-రిజిస్ట్రారు





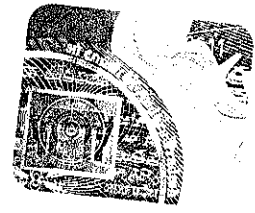
S.No. 22823 Date 8/6/05 Rs. 100/ ANDHRA PRADESH

Sold to T. Kusumabandha Babu

S/o. W/S. P. Ramachandra Rao

For whom self :: 7 h/o. sec's

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



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 8, 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. 7.

WEST :: Plot No. 9.

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:

WITNESS:

1. (K. Prabhakar Reddy)
2. (T. Ramachandra Rao)
3. (K. Siva Shankar)

1. (Signature)

2. (Signature)

VENDORS

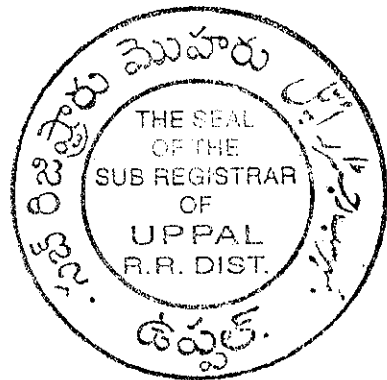
VENDEE

విదేశీ భూమి
విదేశీ భూమి నియంత్రణ చట్టం
12.6 MAY 2015

1. పేరు: B443/10
దస్తవేజు: ...
సరిహద్దు: ...
సరిహద్దు: ...

...
సెల్ - రిజిస్ట్రార్

...



LOCATION PLAN SHOWING

PLOT NO. 8, FORMING A PART

VEY NOS. 35, 36, 37, 38 & 39

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDORS: M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

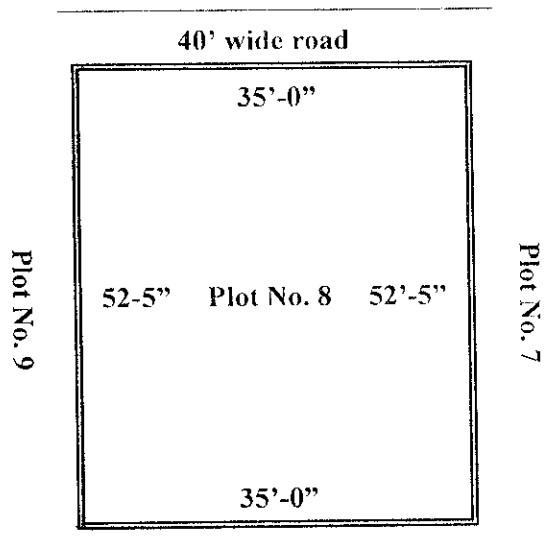
2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA

VENDEE: SRI THOTA KUSUMAHARANADHA BABU, SON OF SRI THOTA RAMACHANDER RAO

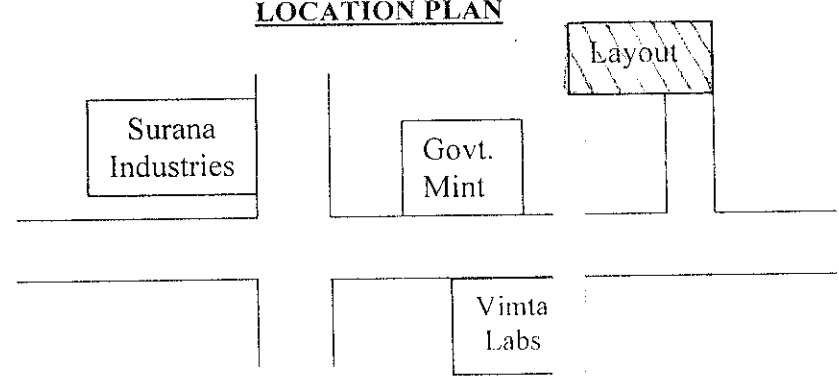
REFERENCE:
AREA: 204

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



LOCATION PLAN



WITNESSES:

- 1.
- 2.
- 3.

For Mehta and Modi Homes

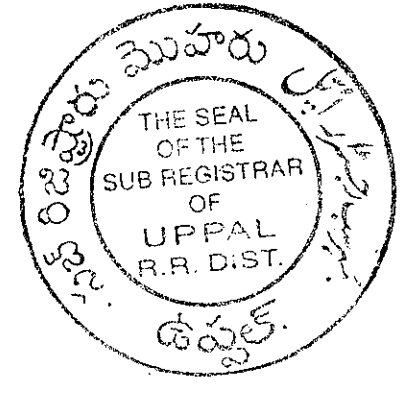
Partner
SIG. OF THE VENDOR
For Mehta and Modi Homes

Partner

SIG. OF THE VENDEE.

1 వ పుస్తకము 5445/01
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య...9...ఈ కాగితపు పతాక
పంఖ్య...1...

[Handwritten Signature]
సబ్-రెజిస్ట్రారు



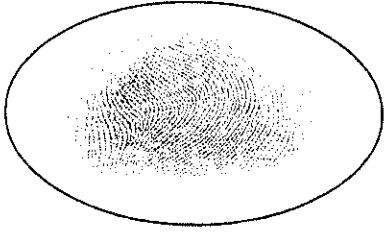
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908:**

FINGER PRINT
IN BLACK INK (LEFT
THUMB)

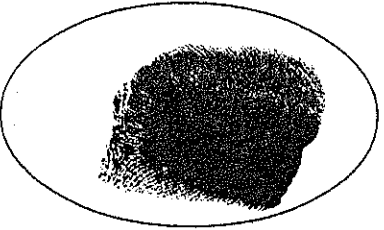
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

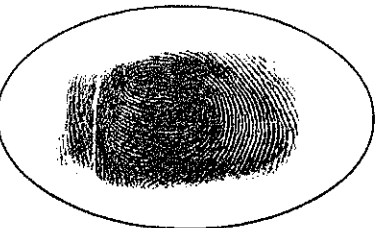
VENDOR:



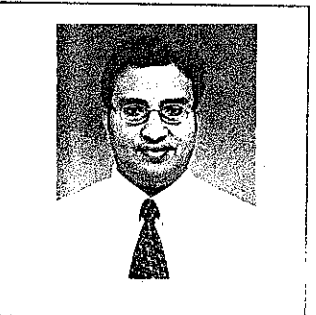
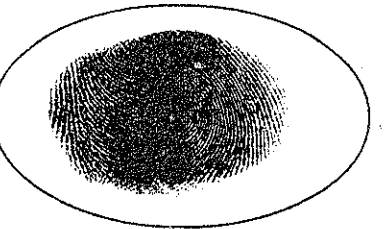
M/s. MEHTA & MODI HOMES,
having its (O) S-4-187/3 & 4,
M.G. Road, Sec'bad, Rep. by its
Partners Mr. SOHAM MODI



2. Mr. SURESH (U) MEHTA
(O) S-4-187/3 & 4, III floor,
Soham MC. NSION, M.G. Road,
SEC-BAD-003.



SPN:-
Mr. GAURANG MODY
P/o. FCAT no. 105, Sapphire
Apts, Chitoti Gardens,
Begumpet, HYDERABAD.



PURCHASER:
Mr. T. KUSUMAHARANADHA BABU
P/o Plot no. 22/A, Flat No. F2
Aishwarya Nival, Sainath
Putam, A.S. RAO NAGAR,
SEC-BAD.

SIGNATURE OF WITNESSES

- 1.
- 2.
- 3.

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S
For Mehta and Modi Homes

Partner

P/8

1 వ పుస్తకము 445 సంఖ్య
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
పుంఖ్య.....

[Handwritten Signature]
సబ్-రెజిస్ట్రార్

