03.3024/2005 3005/01 Ae43071

100 Rs.

INDIA NON JUDICIAL

₹ 100 Rs. 100

ONE HUNDRED RUPEES

SCANNED

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH 05AA 786346

S.No. 11306 Date 29/3/05 Rs. 1001/-

Sold to N. Raja Gopalan

S/o. ~~W/o D/o~~ R. Narayana

For whom self

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

SALE DEED

This Sale Deed is made and executed on this the 30th day of March, 2005 at 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. N. RAJA GOPALAN, SON OF SRI. R. NARAYANAN, aged about 29 years, Resident of 105, Sri Sai Ram Towers, Prashanth Nagar Towers, Balkampet, Hyderabad.

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

Contd..2.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

2005 వ సం॥ మార్చి.....నెల...31...తేది
1927 వ.శ.శా...చైత్ర...మాసము...10...తేది
సగలు...2...మరియు...3.....గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ...Gaurang Mody.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు వేలిముద్రలతో సహా దాఖలుచేసి రుసుము రూ॥....1330/-.....చెల్లించినారు.

Receipt No. 287986.....Dt 31/3/05...Vide SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రొటనవ్రేలు

నిరూపించినది.

1 వ పుస్తకము 3005/బి.యస్ దస్తావేజుల మొత్తం కాగితముల సంఖ్య...8...ఈ కాగితపు వరుస సంఖ్య...1.....

సబ్-రిజిస్ట్రారు

Gaurang Mody S/o. Late Shri Mody, occ:- Business, R/o. Flat No. 201, Sai Krishna Apts, Chikoti Gardens, Begumpet, Hyderabad. through special power of Attorney, attested vide power No. 18/2005 at SRO, Uppal.

(K. Prabhakar Reddy S/o Padma Reddy occ: service R/o 5-4-187/3 & 4, M.G. Rd SEC-BAD

SRIDHAR S/o. Ramachandraiah occ: service 2-3-611/11/24, Amberpet, Hyderabad.

2005 వ.సం॥...మార్చి.....నెల...31...వ తేది
1927 వ.శ.శా.శ...చైత్ర.....మాసం...10...వ తేది
సబ్-రిజిస్ట్రారు

100Rs.

INDIA NON JUDICIAL

Rs 100

ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH 05AA 786347

S.No. 11307 Date 29/3/05 Rs. 100/-

Sold to N. Raja Gopalam

S/o. ~~W/o~~ R. Narayanu :: 2 ::

For whom Self R/o Hyd

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

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 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
Partner

For Mehta and Modi Homes
Partner

పుస్తకము 3005/05
పత్రాల సంఖ్య 2
సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 189

No. 3005 of 2005 Date 31/3/05

I hereby certify that the proper deficit stamp duty of Rs. 31325/- Rupees Thirty one thousand three hundred and twenty five only has been levied in respect of this instrument from Sri Gaurang Mody on the basis of the agreed Market Value consideration of Rs 266000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated 31/3/05

Sub Registrar and Collector U/S. 41&4 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 31325/- towards Stamp Duty Including Transfer duty and Rs. 1330/- towards Registration Fee was paid by the party through Challan Receipt Number 78798 6 Dated 30/3/05 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.

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH 05AA 786348

S.No. 11308 Date 29/3/05 Rs. 100/-

Sold to D. Raja Gopalam

S/o. W/o D/o A. Narayanaiya :: 3 ::

For whom S.V.J. R/o. Hyd

R. NARENDER
SVL No.42/95
R.No.38/2004-2006
RAM 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.

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.

Contd..4.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

1వ పుస్తకము 3005/సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య....8...ఈ కాగితపు వరుస
సంఖ్య....3.....

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (శా.శ) పు...3005/05
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 3005...1-200 5 ఇవ్వడమైన
200 5 సం॥ మార్చి....నెల...31.....తేది

రిజిస్ట్రేషను అధికారి

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

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH 05AA 786349

S.No. 11309 Date 29/3/06 Rs. 100/-

Sold to D. Rajagopalam

S/o. W/o/D/o R. Narayana

For whom Self

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

:: 4 ::

D) The Vendee is desirous of purchasing a plot of land bearing No.10, admeasuring 266 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,66,000/- (Rupees Two Lakhs Sixty 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 FOLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.10, admeasuring 266 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. 2,66,000/- (Rupees Two Lakhs Sixty 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.

Contd..5.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

1 వ పుస్తకము 3005/సం||వ

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....8..... ఈ కాగితపు వరుస

సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు

సబ్ రిజిస్ట్రారు మొహరు

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

ఉప్పల్.

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

05AA 786350

S.No. 11370 Date 29/3/05 Rs. 100/-

Sold to N. Raja Gopalam

S/o. ~~W/o D/o~~ R. Narayana

For whom Self

:: 5 ::

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

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. 32,745-/- is paid by way of challan No. 187986, dated 30.03.05, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

For Mehta and Modi Homes

Contd..6.

I వ పుస్తకము 3 లో 1/2 సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 8 కాగితపు పరుసు

సంఖ్య 5

సబ్-రిజిస్ట్రారు

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

సబ్ రిజిస్ట్రారు మొహరు ఉప్పల్

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH 05AA 786351

S.No. 1134 Date 24/3/05 Rs. 100/-

Sold to N. Rajagopalan

S/o. ~~W/o~~ P. Narayana

For whom Self R/o Hyd :: 6 ::

R. RAJENDER
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.10, admeasuring about 266 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: Block No.2

NORTH :: **Plot No.14.**

SOUTH :: **40' Wide Road.**

EAST :: **Swimming Phool & Club House.**

WEST :: **Plot No.11.**

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. P. Yadav)

2. (Srinivas)

(Soham Modi)
VENDOR

(Suresh U Mehta)
VENDOR

N. Rajagopal
VENDEE.

I వ పుస్తకము 2005/సంవత్సరం
దస్తావేజుల మీద కాగితముల
సంఖ్య.....8..ఈ కాగితపు వరుస
సంఖ్య.....6.....

సబ్-రిజిస్ట్రారు

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

REGIS RATION PLAN SHOWING PLOT NO. 10, FORMING A PART

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 MANAGING PARTNERS

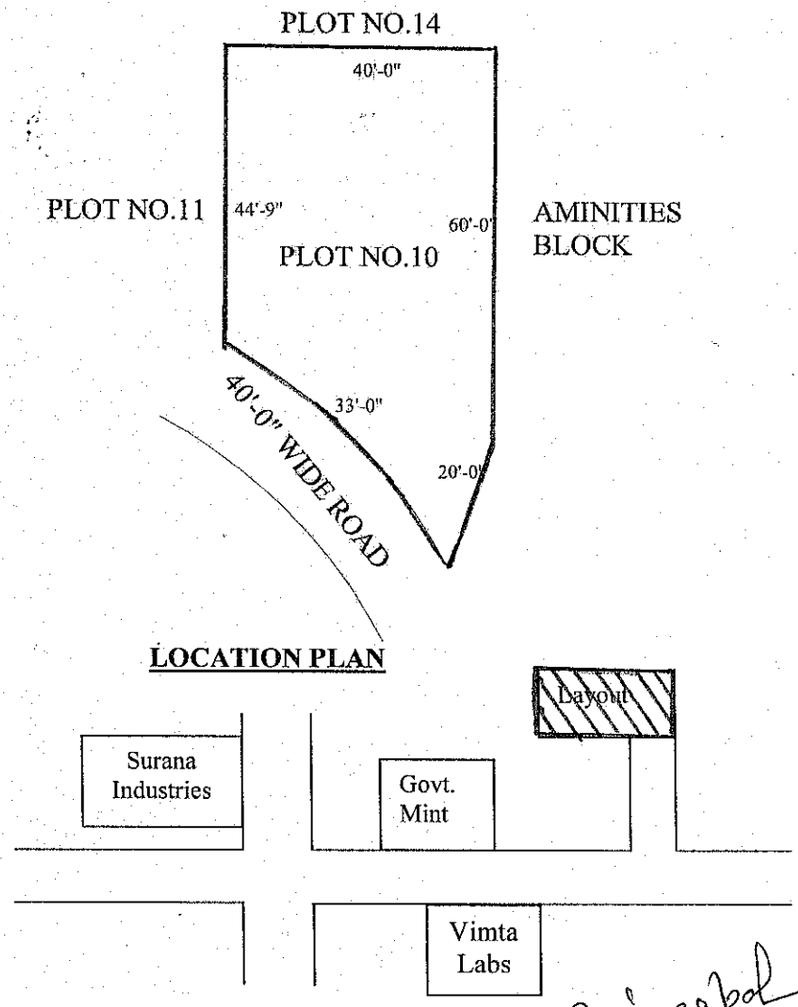
1. SRI SOHAM MODI, S/O. SRI SATISH MODI

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

VENDEE: MR. N. RAJAGOPAL, S/o. MR. R. NARAYANAN

REFERENCE: **SCALE:** **INCL:** **EXCL:**

AREA: 266 **SQ. YDS.** **SQ. MTRS.**



WITNESSES:

1.

2.

N. Rajagopal

For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

For Mehta and Modi Homes

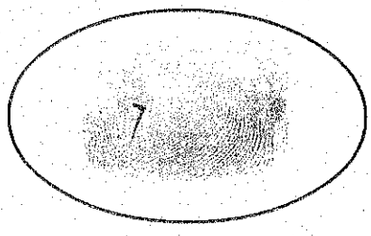
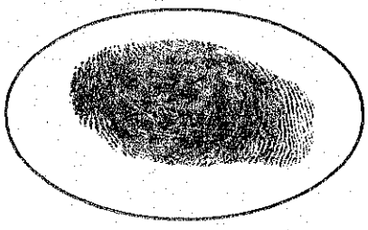
Partner

1 వ పుస్తకము 2005 తెలంగాణ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 8 ఈ కాగితపు వరుస
సంఖ్య 7

సబ్-రిజిస్ట్రార్

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

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
			VENDORS: M/s. MEHTA & MODI HOMES, having Pr(o) 5-4-187/3 & 4, M.G. Road, Sec'bad, Rep by its Partners 1, MR. SOHAM MODI
			2, Mr. SURESH. U. MEHTA 5-4-187/3 & 4, M.G. Road, SEC.BAD SPA:
			MR. GAURANG MODY R/o. FLAT NO. 105, SAPPHIRE APTS, CHIRON GARDENS BEGUMPET, HYDERABAD
			1 N. RAJA GOPALAN R/o. 105, SRI SAI RAM TOWERS PRASHANTH NAGAR TOWERS BALKAMPET, HYDERABAD

SIGNATURE OF WITNESSES :

1. Prabhakar

2. [illegible]

N. Rajagopal

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S

For Mehta and Modi Homes

Partner

8/10

1వ పుస్తకము 2007/2008

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య....8.... కాగితపు వరుస

సంఖ్య....8....

సబ్-రిజిస్ట్రారు

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