

Q No: 2977

2995/06

Area 3052  
100Rs.



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598454

Date : 22-02-2006 Serial No : 1,659 Denomination : 100

Purchased By :  
KEVIN GREEN

For Whom :  
SELF & OTHERS

S/O LATE R.W.GREEN  
R/O HYDERABAD



### SALE DEED

This Sale Deed is made and executed on this the 18 day of March 2006 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 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.)

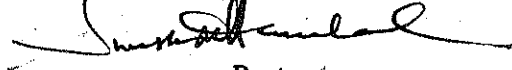
### IN FAVOUR OF

1. MR. KEVIN GREEN, SON OF LATE MR. R. W. GREEN, aged about 34 years,  
2. MRS. DEEPA DHAWAN GREEN, WIFE OF MR. KEVIN GREEN, aged about 32 years,  
Both are residing at 3, Srivatsa Apartments, Methodist Colony, Begumpet, Hyderabad -500 016, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs; legal representatives, administrators, executors, successor in interest, assignee, etc).

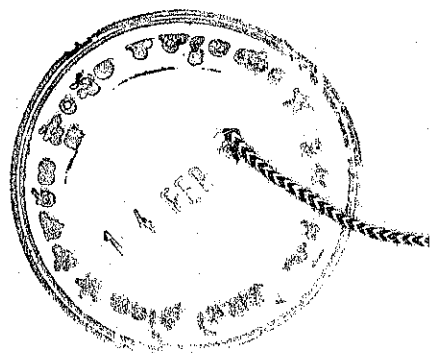
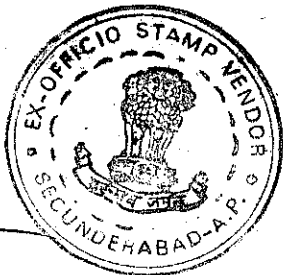
For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

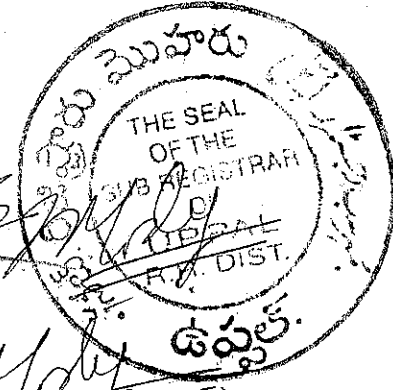
వ పుస్తకము 2995/01  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య..... ఈ కాగితపు వరుస  
 సంఖ్య.....



సబ్-రిజిస్ట్రారు

200 వ సం|| మార్చి నెల..... తేది  
 1927 వ.శ.శా.చై.మా.సం..10 వ తేది  
 పగలు..... 11 మరియు..... 12 గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. Gaurang nedy  
 రిజిస్ట్రేషన్ చట్టము, 1908లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాట్ గ్రాఫులు  
 మరియు పేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ|| 1165/- చెల్లించినారు.  
 Receipt No. 167752 Dt. 1/3/08  
 SBH, Habsiguda Branch, Sec'bad.



వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవేలు



Gaurang nedy s/o. Jayantilal nedy  
 o/c: Business No. 105, Suphine Rpts,  
 Chikoh Gardens, Begumpet, Hyderabad, through  
 GPA for Presentation of Documents vide Doc. No.  
 64/3K2/05 at Sec'bad.

నిరూపించినది.

1). K. Prabhakar Reddy  
 (S. S. K. R. E. A. T. H.)

152, Raydisingga Colony  
 Habsiguda Hyd

K. Prabhakar Reddy

K. Prabhakar Reddy s/o. K. P. Reddy  
 o/c: Sec'bad @ 5-4-187/13 & 4, m-g. Road  
 Sec'bad.

200 వ సం|| మార్చి నెల..... వ తేది  
 1927 వ.శ.శా.చై.మా.సం..10 వ తేది

సబ్-రిజిస్ట్రారు



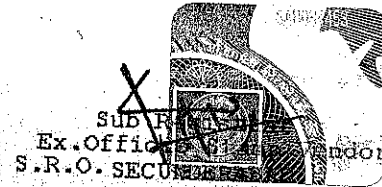
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
Date : 22-02-2006 Serial No : 1,658 Denomination : 100

09AA 598453

Purchased By :  
KEVIN GREEN

For Whom :  
SELF & OTHERS

S/O LATE R.W.GREEN  
R/O HYDERABAD

**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 Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac.2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

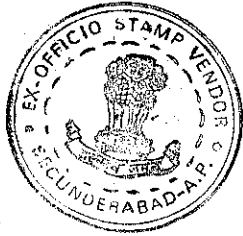
For Mehta and Modi Homes

*John Modi*  
Partner

For Mehta and Modi Homes

*Sunanda*  
Partner

పంపునకముఖము 2995/06  
 దస్తావేజులమొత్తం కారితముల  
 పంపునకముఖము 2995/06  
 పంపునకముఖము 2995/06  
 పంపునకముఖము 2995/06



Instrument Under Section 42 of Act 17 of 1898  
 No. 2995 of 2006 Date 1/3/06

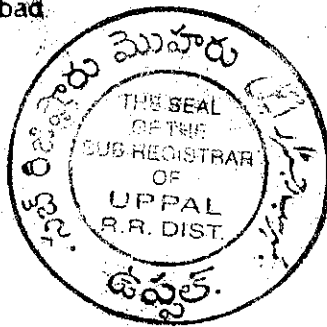
I hereby certify that the proper deficit  
 stamp duty of Rs. 20470/- Rupees Twenty thousand  
 four hundred seventy only  
 has been levied in respect of this instrument  
 from Sri. Gaurang nady  
 on the basis of the agreed Market Value  
 consideration of Rs. 233000/- being  
 higher than the consideration agreed Market  
 Value.

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

**Registration Endorsement**

An amount of Rs. 20470/- towards Stamp Duty  
 including Transfer duty and Rs. 1165/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 167752  
 Dated 1/3/06 at Sri Habsiguda Branch, Secbad

S.B.R. Habsiguda  
 A/c No. 01900050700  
 of S.R.O. Uppal





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 Date : 22-02-2006 Serial No : 1,657 Denomination : 100

09AA 598452

Purchased By :  
 KEVIN GREEN

For Whom :  
 SELF & OTHERS

S/O LATE R.W.GREEN  
 R/O HYDERABAD

Sub-Registrar  
 Ex. Office  
 S.R.O. SECUNDERABAD

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:

- Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- 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.

- 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.
- The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

For Mehta and Modi Homes

*[Signature]*  
 Partner

For Mehta and Modi Homes

*[Signature]*  
 Partner

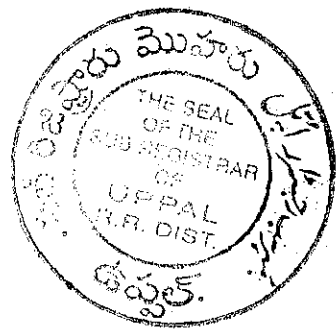
1వ పుస్తకము 2995/06  
 దస్తావేజుల మొత్తం కాగితము  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య... 3



*[Signature]*  
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.క) పు. 2995/06  
 వెంబరుగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం  
 గుర్తింపు వెంబరు 2995-1-200-02వవర్గమున  
 200 సం|| మార్చి 1 తేదీ

*[Signature]*  
 రిజిస్ట్రారు







ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598451

Date : 22-02-2006 Serial No : 1,656 Denomination : 100

Purchased By :

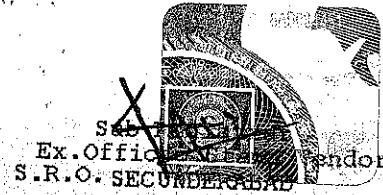
For Whom :

KEVIN GREEN

SELF & OTHERS

S/O LATE R.W.GREEN

R/O HYDERABAD



- D) The Vendee is desirous of purchasing a plot of land bearing no. 12 admeasuring 233 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,33,000/- (Rupees Two Lakhs Thirty Three 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. 12 admeasuring 233 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. 2,33,000/- (Rupees Two Lakhs Thirty Three 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.

For Mehta and Modi Homes

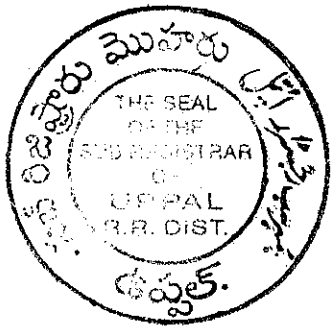
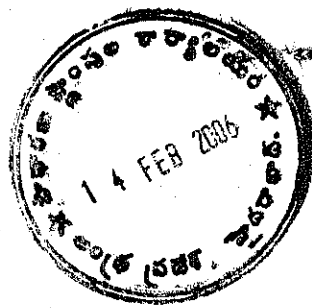
*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

2995101  
|| వ పుస్తకము.....  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

పత్-రిజిస్ట్రారు







ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598450

Date : 22-02-2006 Serial No : 1,655 Denomination : 100

Purchased By :  
KEVIN GREEN

For Whom :  
SELF & OTHERS

S/O LATE R.W.GREEN  
R/O HYDERABAD

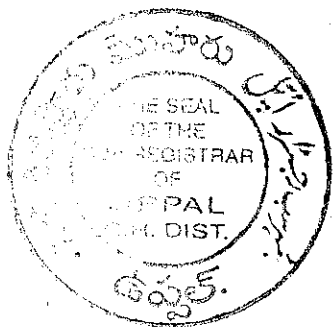
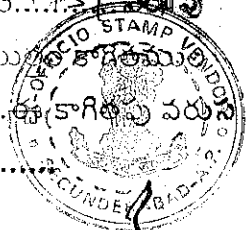


3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled 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. 21,730/- is paid by way of Challan No. 167752, dated 01.03.06 drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes  
*[Signature]*  
Partner

For Mehta and Modi Homes  
*[Signature]*  
Partner

1వ పుస్తకము 2995/04  
దస్తావేజుల మొత్తం కొరతము  
సంఖ్య... 5  
పంఖ్య... 5  
సబ్-రిజిస్ట్రారు




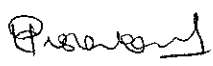
**SCHEDULED PLOT**

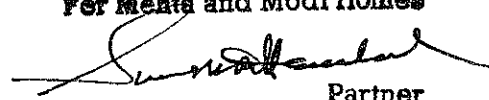

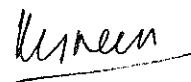
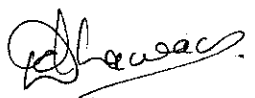
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 12 admeasuring about 233 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North : Plot No. 13  
South : Plot No. 11  
East : Plot No. 14  
West : 40' wide road

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:

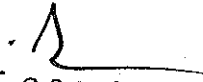
**WITNESSES:**

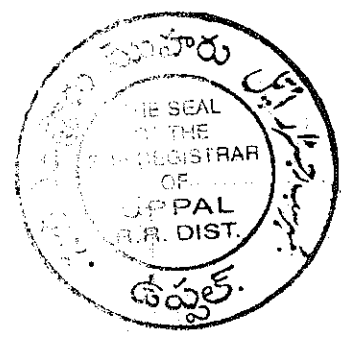
1.   
(SANKAR)
2.   
(P. Prasad)

  
Partner  
VENDOR  
For Mehta and Modi Homes  
  
Partner  
VENDOR  
  
VENDEE  
  
VENDEE

1వ వుస్తకము 2995/06


దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 6..... ఈ కాగితపు వరుస  
సంఖ్య. 6.....

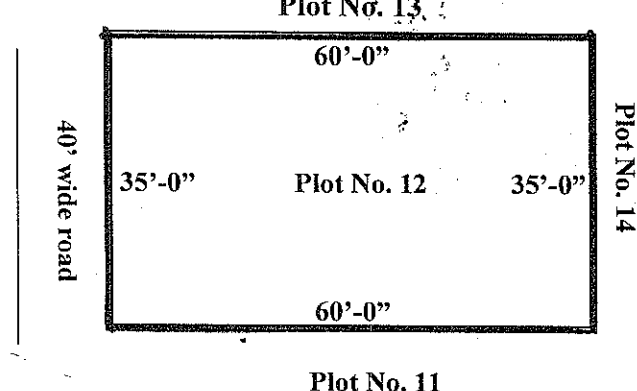
  
సబ్-రిజిస్ట్రార్



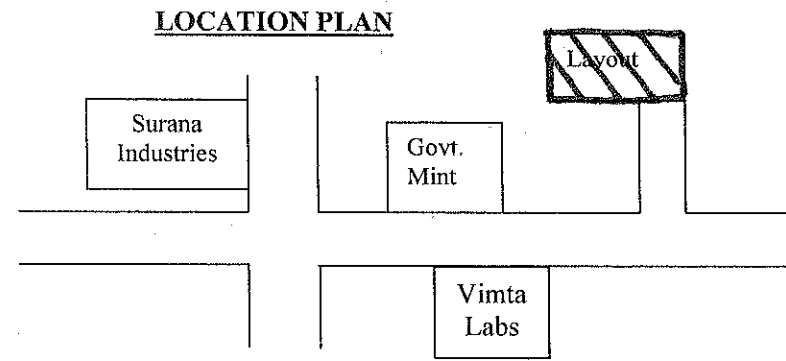
<b>REGISTRATION PLAN SHOWING</b>		PLOT NO. 12, FORMING A PART	
<b>IN SURVEY NOS.</b> 35, 36, 37, 38 & 39		<b>SITUATED AT</b>	
CHERLAPALLY VILLAGE, GHATKESAR		<b>MANDAL, R. R. DIST.</b>	
<b>VENDORS:</b> M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS			
1. SRI SOHAM MODI, SON OF SRI SATISH MODI			
2. SRI SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA			
<b>VENDEE:</b> 1. MR. KEVIN GREEN, SON OF LATE MR. R. W. GREEN			
2. MRS. DEEPA DHAWAN GREEN, WIFE OF MR. KEVIN GREEN			
<b>REFERENCE:</b>	<b>SCALE:</b>	<b>INCL:</b>	<b>EXCL:</b>
AREA: 233	SQ. YDS.	SQ. MTRS. <input type="checkbox"/>	<input type="checkbox"/>


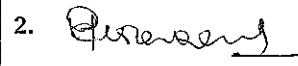





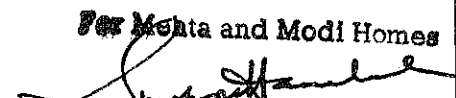
**LOCATION PLAN**



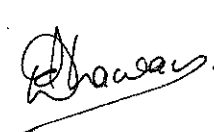

**WITNESSES:**

- 
- 

For Mehta and Modi Homes  
  
Partner

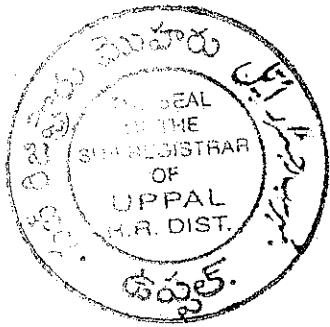
For Mehta and Modi Homes  
  
Partner

SIG. OF THE VENDOR

 .   
SIG. OF THE VENDEE

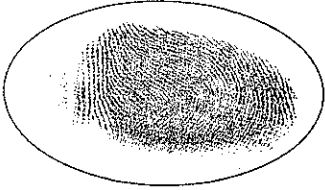

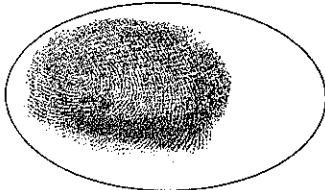

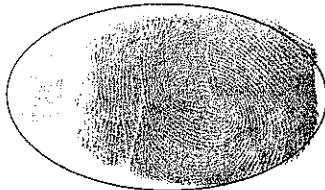

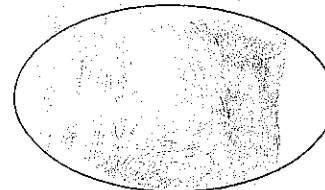

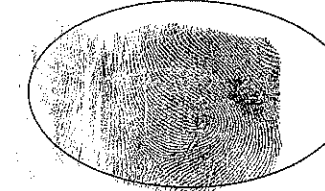

1 వ పుస్తకము. 2995106  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 8. కాగితపు వరుస  
పంఖ్య. ?

సబ్-రెజిస్ట్రారు




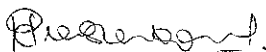


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR:</b></p> <p><b>M/S. MEHTA &amp; MODI HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p><b>1. MR. SOHAM MODI</b> S/O. MR. SATISH MODI</p> <p><b>2. MR. SURESH U. MEHTA</b> S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 &amp; 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>GPA FOR PRESENTATION OF DOCUMENTS:</b></p> <p><b>MR. GAURANG MODY</b> S/O. MR. JAYATILAL MEHTA R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET, HYDERABAD</p> <p><b>PURCHASERS:</b></p> <p><b>1. MR. KEVIN GREEN,</b> S/o. LATE MR. R. W. GREEN 3, SRIVATSA APARTMENTS, METHODIST COLONY, BEGUMPET, HYDERABAD - 500 016</p> <p><b>2. MRS. DEEPA DHAWAN GREEN</b> W/O. MR. KEVIN GREEN 3, SRIVATSA APARTMENTS, METHODIST COLONY, BEGUMPET, HYDERABAD - 500 016</p>
			
			
			
			



**SIGNATURE OF WITNESSES:**

1. 

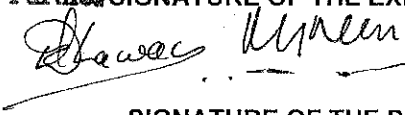
2. 

**For Mehta and Modi Homes**

**For Mehta and Modi Homes**

**Partners SIGNATURE OF THE EXECUTANTS**



**SIGNATURE OF THE PURCHASER**

1వ పుస్తకము. 2995/106  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... క. ఈ కాగితపు పరుస  
సంఖ్య.....

*[Handwritten Signature]*  
సబ్-రిజిస్ట్రార్

