



आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 7332/2006  
Date 10/2/06

287352

S.No. 4732 Date 10/2/06 Rs. 50/-

Said to Sri. P. Tha. Anand

For whom T.J. Anand P.O. Sec-Bad

For whom Self SALE DEED

R. NARENDER  
SVL No. 42/86  
R.No. 38/2004-2006  
RAMNAGAR, HYD'BAD

This Sale Deed is made and executed on this the 10th day of February 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 Partner: Sri. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Sri. Suresh U Mehta, Son of Late 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

SMT. TRIPTHA ANAND, WIFE OF SRI. I.J. ANAND, aged about 58 years, Resident of B-93, 2nd Avenue, Sainikpuri, 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).

Contd..2.

For Mehta and Modi Homes

*Soham Modi*  
Partner

For Mehta and Modi Homes

*Suresh U Mehta*  
Partner

TRUE COPY

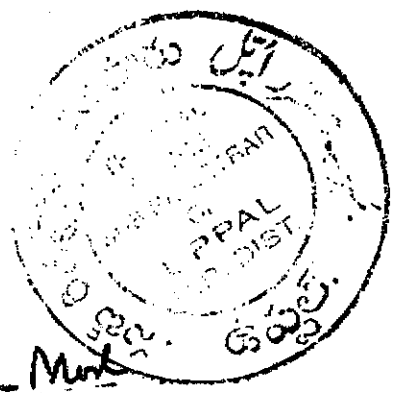
[0/14-09-2007]

1వ పుస్తకము.....1919/20  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

సచ-రిజిస్ట్రారు

200 వ సంఖ్య.....  
192 వ సంఖ్య.....  
పగలు.....  
ఉప్పల్ సచ-రిజిస్ట్రారు అఫీసులో.....

శ్రీ Soham Modi  
రిజిస్ట్రేషన్ నంబరు.....  
అనుసరించి ముద్రపడిన పాత్రావులు.  
మరియు పేరిముద్రలతో సహా కాబలుచేసి  
రుసుము దాఖలు చేయించారు.  
Receipt No. 154235 Dt. 10/2/07 Vide  
శా.హ. హబ్సిగూడా బ్రాంచ్, సెక్టర్ బాద్



John Mark

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.



వడమ బ్రౌటసవేలు

John Mark, Soham Modi S/o Satish Modi  
occ: Business P/o. Plot no. 280, Road no. 24,  
Jubilee Hills, Hyderabad.  
Suresh



నయి ఎంపాది.

Suresh U. Mehta S/o. Late Uramlal Mehta,  
occ: Business P/o. S-4-187/3 & 4, M.G  
Road, Sec'bad

1) Prabhakar

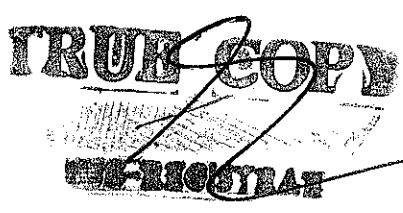
(K. Prabhakar Reddy S/o. K. P. Reddy occ:-  
Service P/o. 2-3-64/10/24, Amberpet, Hyderabad

2) S. Shakti Kaur

(Shakti Kaur S/o. Shakti K. Chinniketa Chakraborty  
occ: Service P/o. 1st block, Gopala Krishna P.H.  
K.P. Hyd.

200వ సంఖ్య.....  
192వ సంఖ్య.....

సచ-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 11733 Date 10/2/06 Rs. 50/-  
 To: J.P. Tha Anand  
 From: J.J. Anand 20-sec-Bad  
 For: Self

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

287353

:: 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	
	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

*[Signature]*  
 Partner

For Mehta and Modi Homes

*[Signature]*  
 Partner

Contd. 3.

TRUE COPY

REGISTRAR

[0/14-09-2007]

15 పన్ను 919/06  
 సంఖ్య... ఈ కారితో వరుస  
 సంఖ్య... 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1926.  
 No. 1915 of 2006 Date 10/2/06

I hereby certify that the proper deficit  
 stamp duty of Rs. 22790/- Rupees Twenty two thousand  
 Ceren hundred and ninety only.

has been levied on the part of this instrument  
 from Sd/- Sohan Reddy  
 on the basis of the Market Value  
 of Rs. 261000/- being  
 the value of the property sold in the market.

Sd/-  
 dated 10/2/06  
 INDIAN STAMP ACT

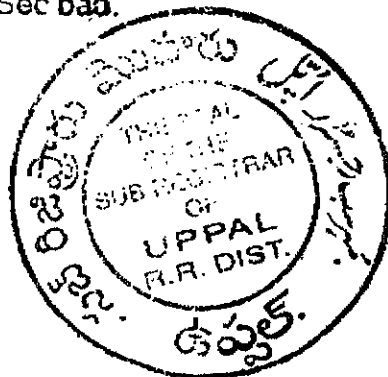
Registration Endorsement

An amount of Rs. 22790/- towards Stamp Duty  
 including Transfer duty and Rs. 1305/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 157335  
 Dated 10/2/06 at SBH Habsiguda Branch, Sec nag.

S.B.H Habsiguda  
 A/c No 01890050780  
 of S.P.O. Uppal

NOTE: S.S.D. Rs. 350 & D.R.F. Rs. Total

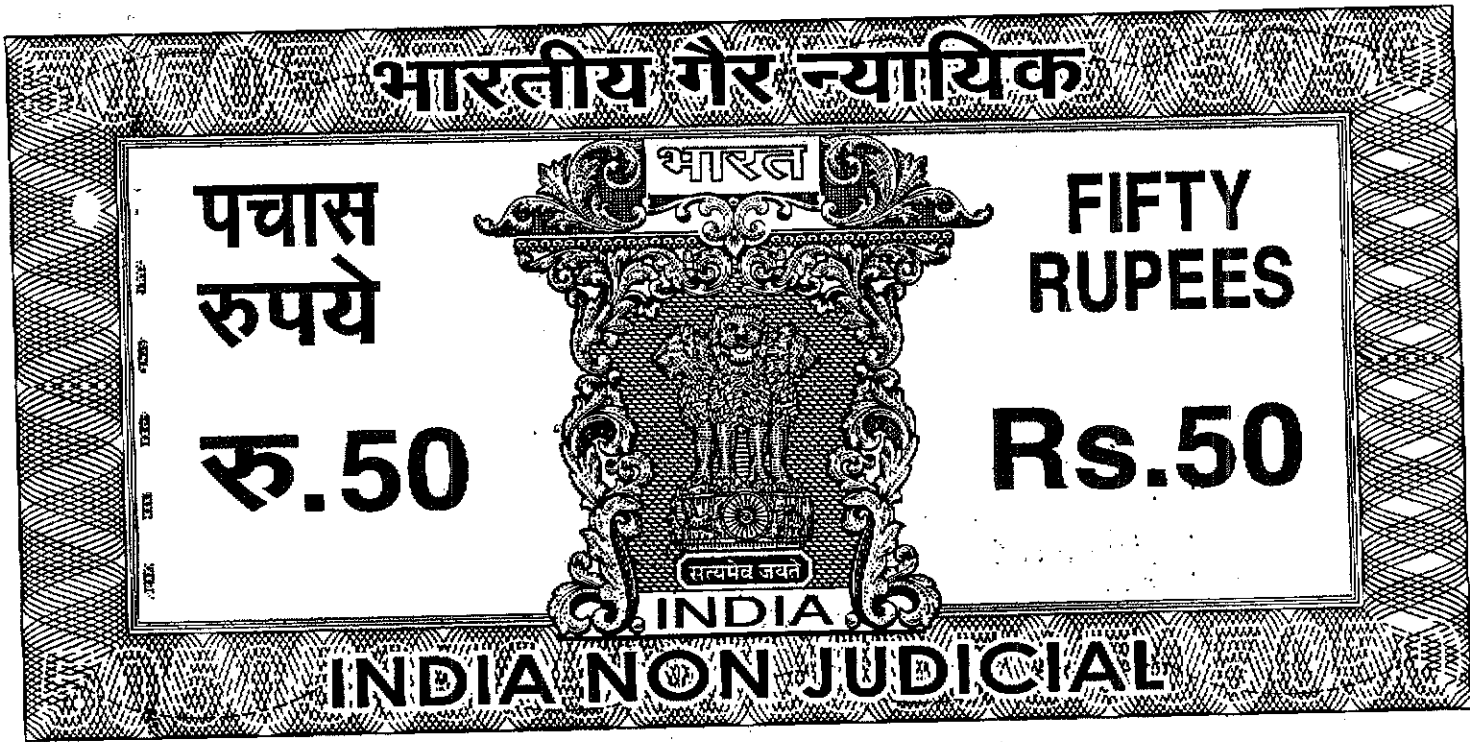
Rs. 350 has been collected as  
 agreed M.V of Rs. 261000/- 10/2/06



SUB-REGISTRAR

TRUE COPY

REGISTRAR



आन्ध्र प्रदेश ANDHRA PRADESH

11734  
S.No. 1012-106 Rs. 50/-  
Date 10/2-06  
To T.J. Pitha Anand  
From T.J. Anand R/o Sec-Road  
Self

R. NARENDER  
SVL No. 42/95  
R.No. 38/2004-2005  
RAMNAGAR, HYD'BAD

287354

:: 3 ::

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.

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.

Conntd..4...

For Mehta and Modi Homes

*Modi*  
Partner

For Mehta and Modi Homes

*Sumit*  
Partner

TRUE COPY

REGISTRATION

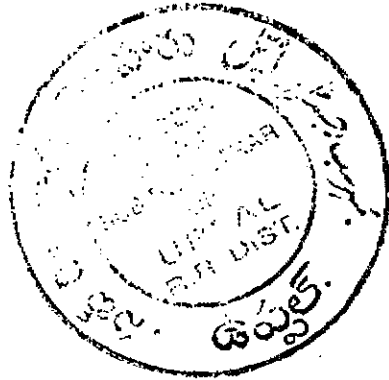
[0/14-09-2007]

1వ పుస్తకము 1919/2006  
 సాక్షి... 9... ఈ తాగిరపు వరుస  
 సంఖ్య... 3

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.క) పు... 1919/2006  
 నింబరుగా రిజిస్ట్రారు చేయబడి స్వానిం గు నిమిత్తం  
 గుర్తింపు నెంబరు 1919/1-2006 అవ్వడమైన  
 2006 సం|| (కా.క) పు... 10... పే

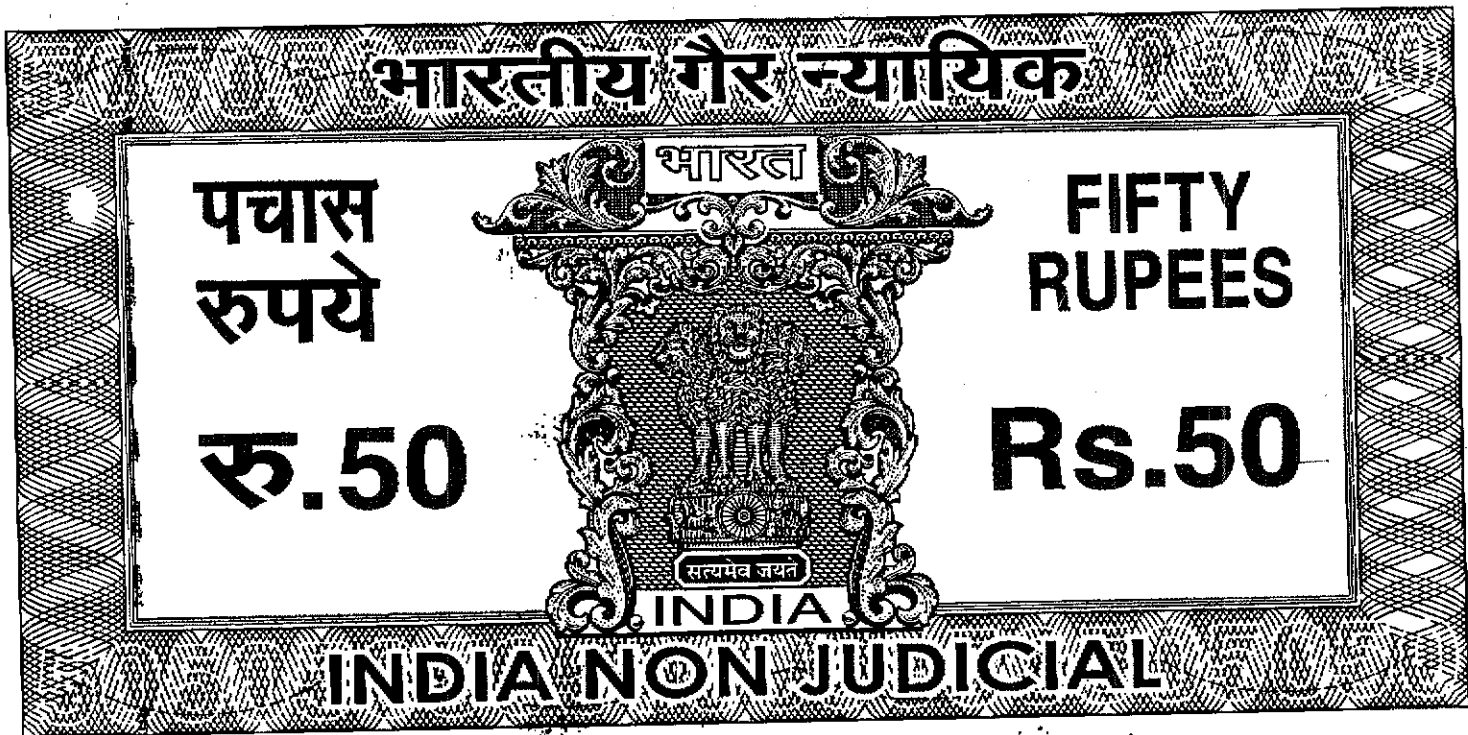
రిజిస్ట్రారు అధికారి



Copy of Deemu 1919 of 2006  
 Copy compared by B. Bhayyaiah  
 Copy Examined by (Reader)  
 Date: 13/9/07 (Examined)

సబ్-రిజిస్ట్రారు కార్యాలయము  
 ఉప్పల్, రంగారెడ్డి జిల్లా

TRUE COPY  
 REGISTRAR



आन्ध्र प्रदेश ANDHRA PRADESH

4735 Date 10/12/06 Rs. 50  
 To: Tripathi Anand  
 From: T.J. Anand P.O. - Sec Bad  
 For: Self

R. Narbender  
 R. NARBENDER  
 SVL No. 42/95  
 R.No. 38/2004-2006  
 RAMNAGAR, HYD'ABAD

287355

:: 4 ::

C) The Vendor have plotted the Scheduled Land into Plots and have obtained layout plan approved 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.17, admeasuring 261 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,61,000/- (Rupees Two Lakhs Sixty One 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.17, admeasuring 261 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.2,61,000/- (Rupees Two Lakhs Sixty One Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration. The above said consideration of Rs.2,61,000/- paid by way of Pay Order No.617545, dt.8-02-2006, drawn on Canara Bank, Sainikpuri Branch

Contd..5.

For Mehta and Modi Homes

*[Signature]*  
 Partner

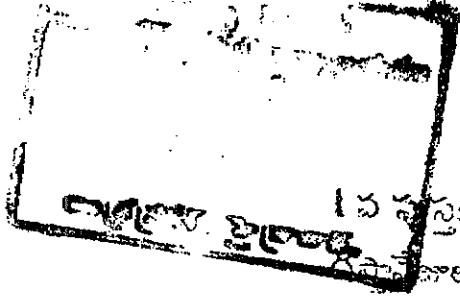
For Mehta and Modi Homes

*[Signature]*  
 Partner

TRUE COPY

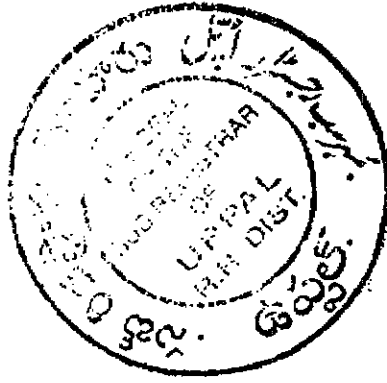
NOTARIAL

[0/14-09-2007]



1వ సెప్టెంబరు 1919/తరవా  
కామవేణుల మొదటి కాగితముల  
సంఖ్య.....9.....ఈ కాగితపు వరుస  
సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు







आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 1736 Date 10/12/06 Rs. 50/-

Sold to T. J. Anand

For whom self

R. NARENDRA  
 SVL NO. 10/195  
 RAO 38/2004-2008  
 RAM NAGAR, HYDRABAD

2873

The Vendor hereby covenant that Scheduled Plot is the absolute registered 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.

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.

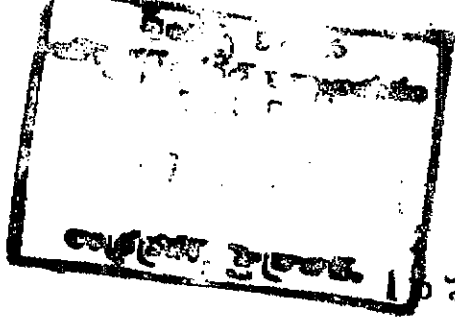
The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.

For Mehta and Modi Homes  
 M. Mod.

For Mehta and Modi Homes  
 R. Narend

Contd...

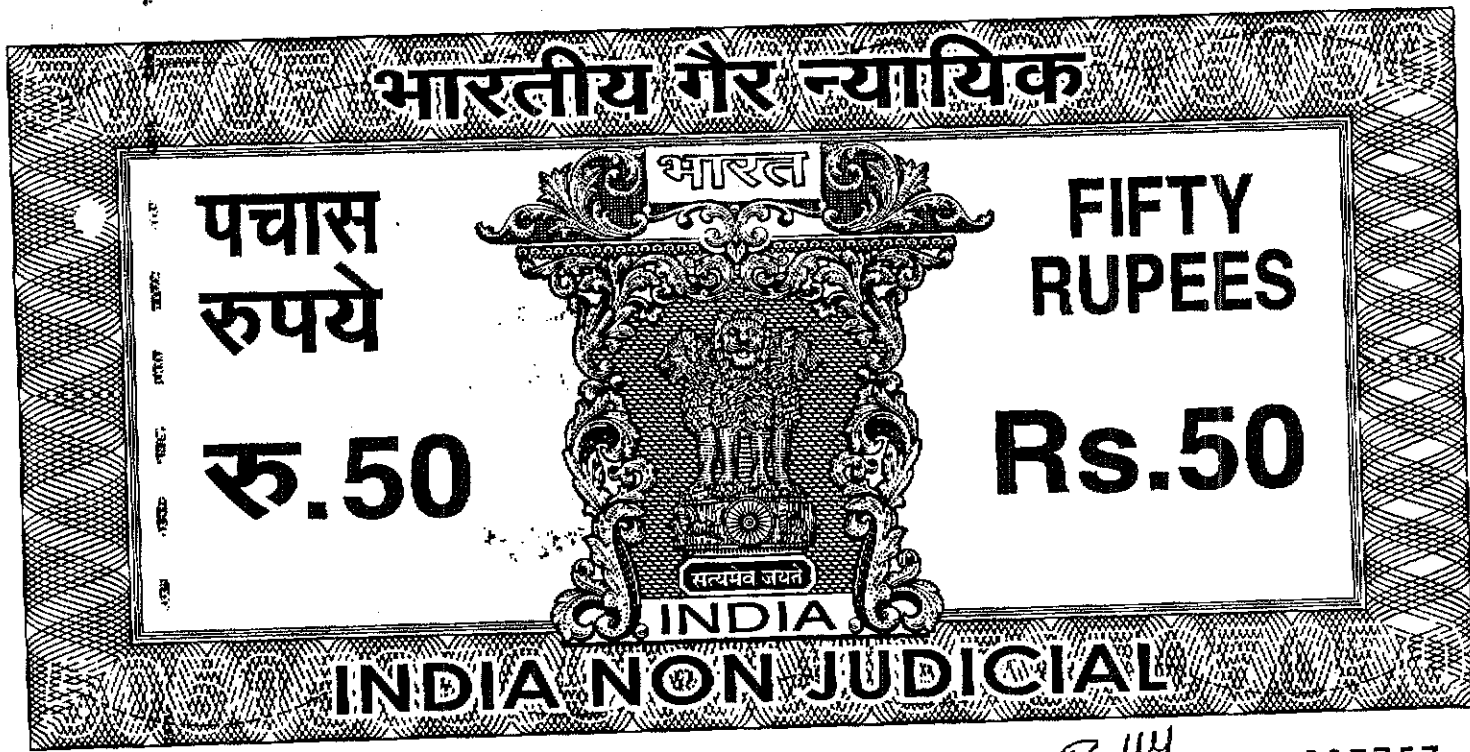
[0/14-09-2007]



పుస్తకము 1919/10/10  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....9.....ఈ కాగితపు వరుస  
సంఖ్య.....5.....

సబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

*R. My*  
R. NARENDER  
SVI. No. 42/95  
R.No. 38/2004-2006  
RAMNAGAR, HYD'BAD

287357

SNY 1737 Date 10/2-06 Rs. 50/-  
 Sd/- *T. P. Anand*  
*T. P. Anand* R/o Sec Road  
 Forw/- *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.

7. The market value of the property is Rs.1000/- per Sq.yd, total value of Rs.2,61,000/- for 261 Sq.Yds., stamp duty paid on market value.

Stamp duty and Registration amount of Rs. 24,190/- paid by way of challan No. B-154335, dated 10.02.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

*Mehta*  
Partner

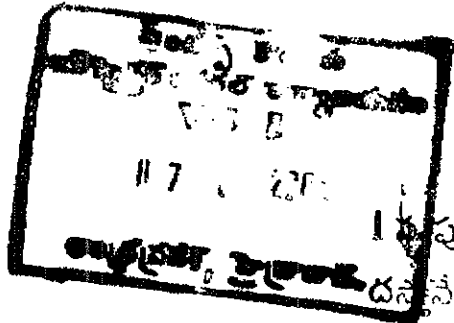
For Mehta and Modi Homes

*Modi*  
Partner

Contd..7.

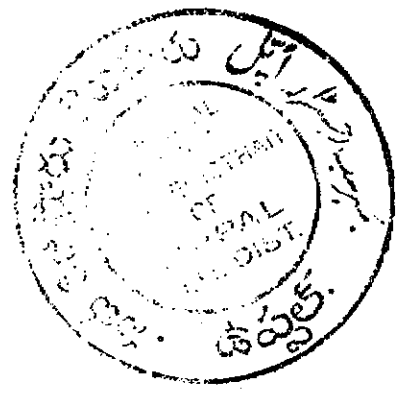
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REGISTRAR

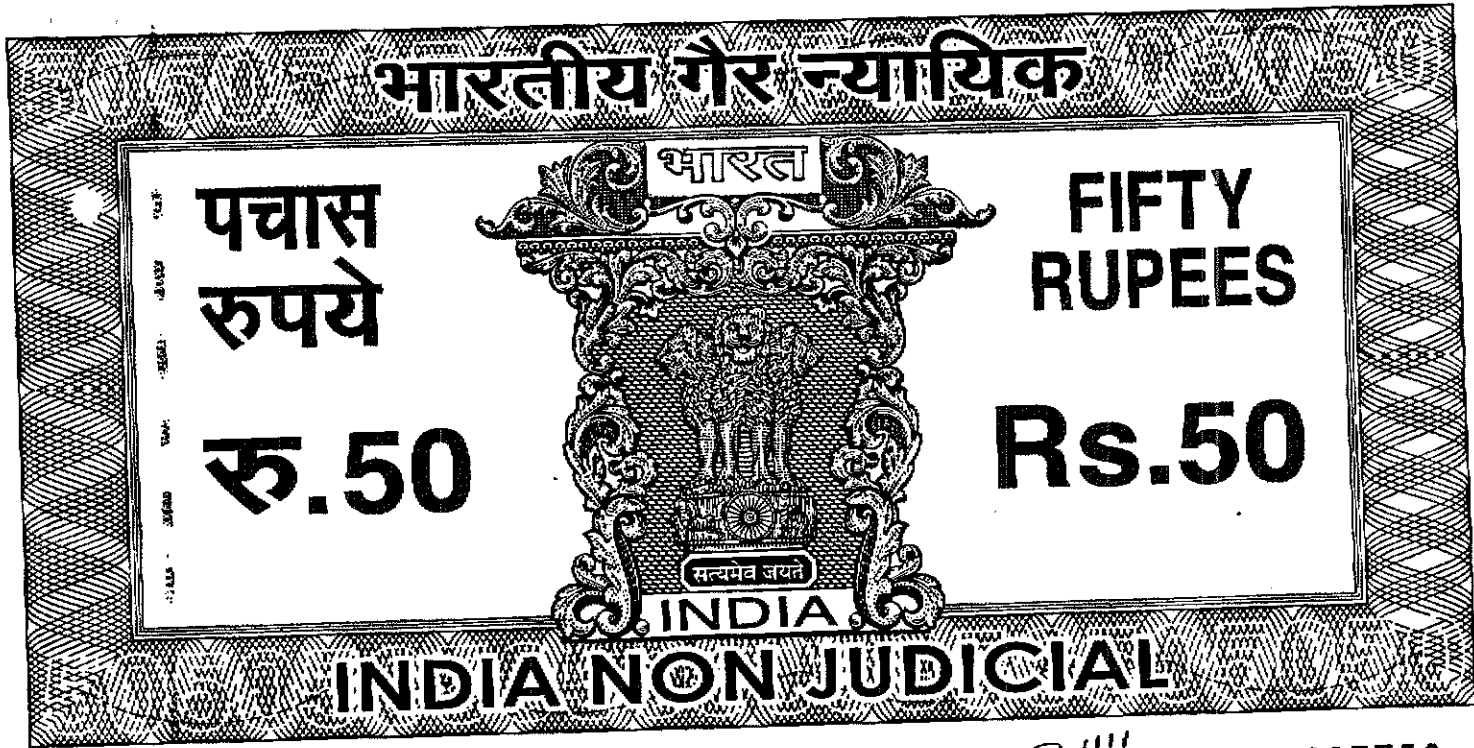
[0/14-09-2007]



1919/తంజ  
సంఖ్య: 9  
సంఖ్య: 6

సచి-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

287358

**R. NARENDER**  
SVL No. 42/95  
R.No. 38/2004-2008  
RAMNAGAR, HYDABAD

1738 Date: 10/2/06 50/-  
Selling: Biptha Anand  
Buying: I. J. Anand Plot - second  
Particular: Salt :: 7 ::

**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.17, admeasuring about 261 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 :: Children's Part
- SOUTH :: Plot Nos. 15 & 16
- EAST :: Neighbour's Land
- WEST :: 40' Wide Road.

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. Proprietor (K. P. Reddy)
2. Witness

**For Mehta and Modi Homes**

*(Signature)*  
(Soham Modi)  
VENDOR

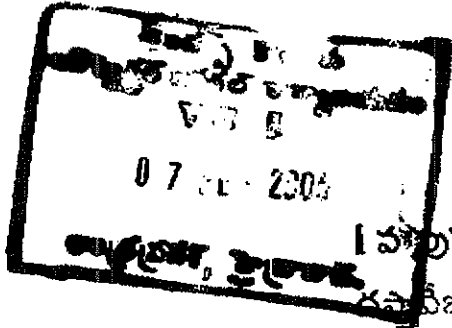
*(Signature)*  
(Suresh U Mehta)  
VENDOR

*(Signature)*

**TRUE COPY**

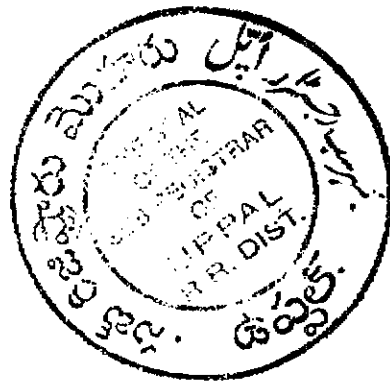
CHERLAPALLY

[0/14-09-2007]

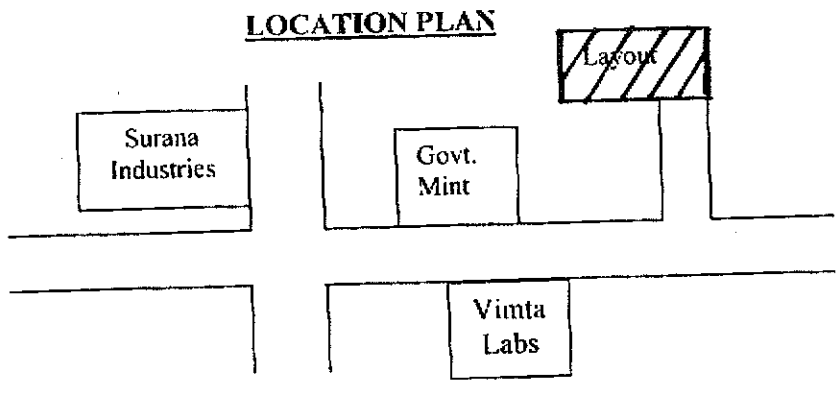
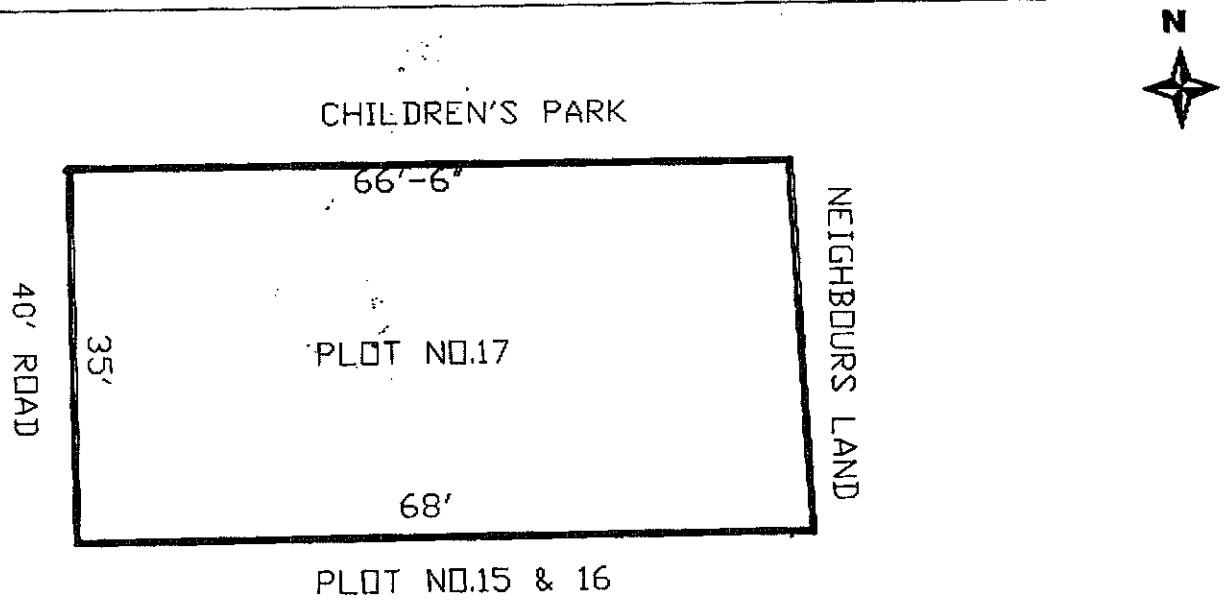


1 వార్షికము 1919/2007  
దస్తవీజాల మొత్తం కాగితముల  
సంఖ్య...9...ఈ కాగితపు వరుస  
సంఖ్య...7.....

సబ్-రిజిస్ట్రారు



<b>REGISTRATION PLAN SHOWING</b>		PLOT NO. 17, 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> MRS. TRIPTA ANAND, W/O. DR. I. J. ANAND			
<b>REFERENCE:</b>	<b>SCALE:</b>	<b>INCL:</b>	<b>EXCL:</b>
<b>AREA:</b> 261	<b>SQ. YDS.</b>	<b>SQ. MTRS.</b> <input type="checkbox"/>	<input type="checkbox"/>



For Mehta and Modi Homes  
*John Modi*  
 Partner

For Mehta and Modi Homes  
*Suresh U. Mehta*  
 SIG. OF THE VENDOR

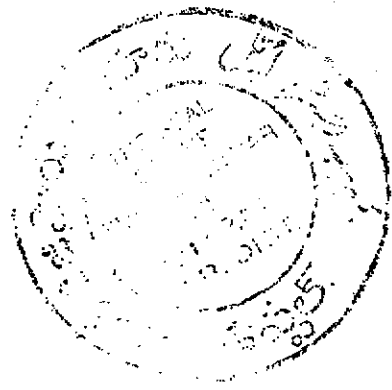

*Tripta Anand*  
 SIG. OF THE VENDOR

**WITNESSES:**  
 1. *Prabakaran*  
 2. *Shankar*

**TRUE COPY**

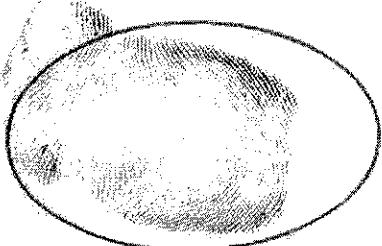
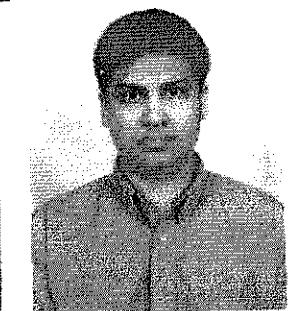
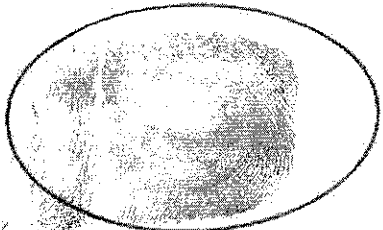
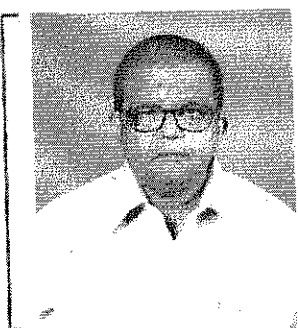
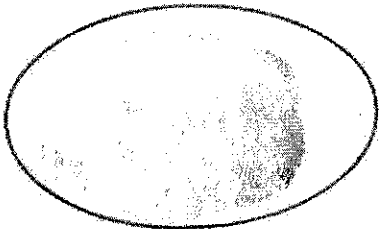

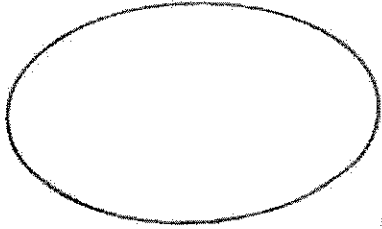
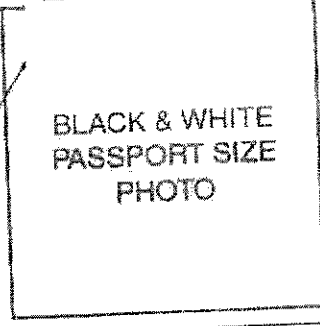
[0/14-09-2007]

విషయపునము/919/8610  
దస్తవేదికా సంఖ్యం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు పనుల  
సంఖ్య... 8.....

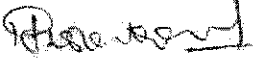
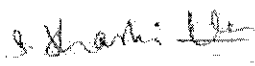




**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SI. No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<p align="center">VENDOR:</p> <p>M/s. MEHTA &amp; MODI HOMES having 14 (1) C-4-187/3 &amp; 4 M. G. Road, Sec Bad, Rep. By its Partners 1. MR. SOHAM MODI S/o. MR. SATISH MODI</p>
			<p>2. MR. SURESH U. MEHTA S/o. LATE UTTAMLAL MEHTA (1) C-4-187/3 &amp; 4. M. G. ROAD, SEC BAD</p>
			<p>PURCHASER:- MRS. TRIPTA ANAND W/o. DR. J. J. ANAND R/o. B-93, 2nd Avenue SAINIKPURI SEC-BAD.</p>
			

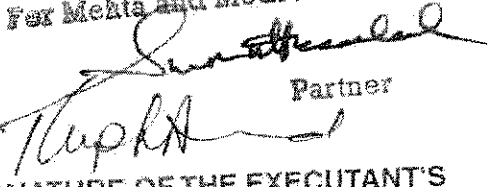
SIGNATURE OF WITNESSES

1. 
2. 

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

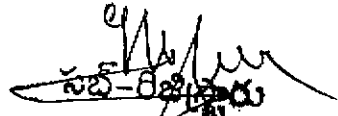
  
Partner

SIGNATURE OF THE EXECUTANT'S

**TRUE COPY**

[0/14-09-2007]

1వ పుస్తకము 1919/1920  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....9...ఈ కాగితపు వరుస  
సంఖ్య.....9.....

  
సబ్-రిజిస్ట్రారు

