

6. 5080

517/2006

Aceno: 582

100Rs.



ANDHRA PRADESH

L. G. Chinnay  
09AA 779706

**LEELA G. CHINMAY**  
 STAMP VENDOR  
 L.No. 92/2006  
 5-4-76/A, Cellar  
 SECUNDERABAD

S. No. 3626 Date 28/3/06 As 100/-  
 Sold to JA Venkatramana Srinivasan  
 S/o Venkatesan Srinivasan  
 For Whom Self

**SALE DEED**

This Sale Deed is made and executed on this the 29<sup>th</sup> 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 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**

**DR. VENKATRAMANA SRINIVASAN**, S/O. SRI VENKATESAN SRINIVASAN, aged about 38 years, residing at 203, Rishi Mansion, Plot No. 146, Road No. 4, West Marredpally, Secunderabad – 500 026,, 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

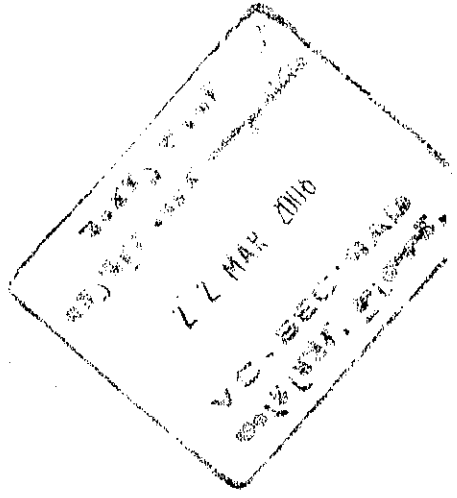
*[Signature]*  
 Partner

For Mehta and Modi Homes

*[Signature]*  
 Partner

5117/06

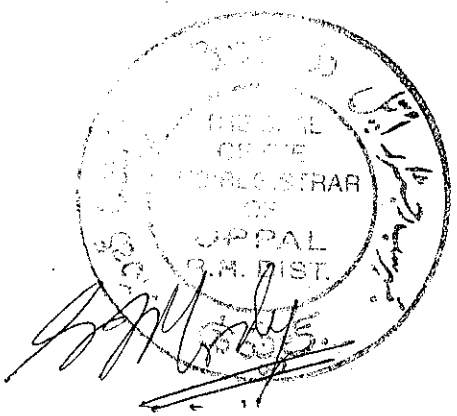
వ పుస్తకము...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య.....



సబ్-రిజిస్ట్రారు

2006 వ సం||... నెల... తేది  
192 & వ.శ.శా... మాసము... తేది  
పగలు... గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...  
రిజిస్ట్రేషన్ చట్టము... 32 ఎ-ను  
అనుసరించి సమర్పించబడిన పాపీగ్రాఫులు  
మరియు వేతిముద్రలతో సహా బాధితుచేసి  
రుసుము. రూ||...  
Receipt No... DL... Vide  
SBH, Habsiguda Branch, Sec'bad



వ్రాసే యిచ్చినట్లు ఒప్పుకొన్నాడ.  
ఎడమ చేతి ముద్రలు

Signature



Gaurang mady s/o. Jayantlal mady occ: Business  
R/o. Flat no. 105. Sapphire Apts, Chitkoti  
Gardens, Begumpet, Hyderabad, through Attested  
GPA, for Presentation of document, vide doc. No.  
6u/BK/105 at seo, Uppal.

నిరూపించినది.

1) Prabhakar

C.K. Prabhakar Reddy s/o. K. P. Reddy occ: service  
at 5-u-187/3 & 4, m-g Road, Sec'bad.

2) Rao

Srinivas Rao s/o. Prakash Rao occ: Business  
R/o. 2-3-6u/10, Amberpet, Hyderabad.

2006వ. సం||... నెల... తేది  
192 & వ.శ.శా... మాసము... తేది

సబ్-రిజిస్ట్రారు



STATE OF ANDHRA PRADESH  
 No. 365 of 2006 No. 10  
 Sold to Dr. Venkatesan Srinivasa  
 By Venkatesan Srinivasa  
 For Whom Jee

*L. G. Chetty*  
 09AA 779707  
**LEELA G. CHETTY**  
 STAMP VENDOR  
 L.No. 02  
 5-4-76/A, CHITRALA  
 SECUNDERABAD

**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.
<b>Total Extent of Land</b>					<b>Ac. 6-05 Gts.</b>

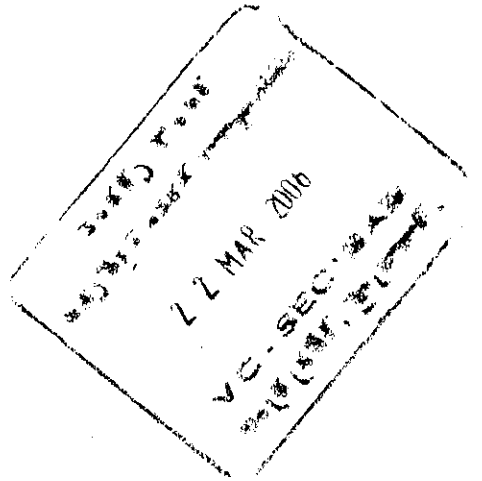
**For Mehta and Modi Homes**  
*[Signature]*  
 Partner

**For Mehta and Modi Homes**  
*[Signature]*  
 Partner

5117/06

1. వ. పుస్తకము...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య...

సబ్-రిజిస్ట్రారు



Endorsement Under Section 42 of Act XI of 1900  
No. 5117 of 2006 Date 29/3/06

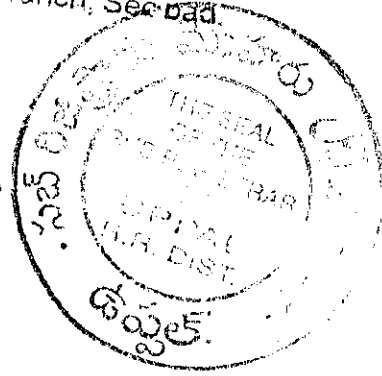
I hereby certify that the proper deficit  
stamp duty of Rs. 16500/- Rupees Seventeen-  
thousand and five hundred only.  
has been levied as a part of this instrument  
from Gananganu Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 190000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal  
Dated 29/3/06 and Collector U/S 41 & 4  
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 16500/- towards Stamp Duty  
including Transfer duty and Rs. 950/-  
towards Registration Fee was paid by the party  
through Chalan Receipt Number 538560  
Dated 29/3/06 at SBH Habsiguda Branch, Sec 04.

S.B.N. Habsiguda  
A/c No. 20000350700  
of S.R.O. Uppal.





No. 302 88366  
 Sold to Dr. Venkataswara Saini Vasan  
 S/o Ven Katesan Saini Vasan. Sca  
 For Whom Sca

L. G. C. C. C. C. C.  
 09AA 779708  
**LEELA G.**  
 STAMP  
 L.No. 04  
 5-4-76/A, Cell  
 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.

- 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 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

  
 Partner

For Mehta and Modi Homes

  
 Partner







S. No. 3627 Date 28/3/66 Rs. 100/-  
 Sold to Dr. Venkateswara Srinivasaiah  
 B/o Venkateswara Srinivasaiah Sec  
 For whom Sec

LEELA G. CHIMATGE  
 STAMP  
 L.No. 0922/7/709  
 5-4-76/A, Cell  
 SECUNDERABAD

D) The Vendee is desirous of purchasing a plot of land bearing no. 45 admeasuring 190 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 1,90,000/- (One Lakh Ninety 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. 45 admeasuring 190 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. 1,90,000/- (One Lakh Ninety 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.

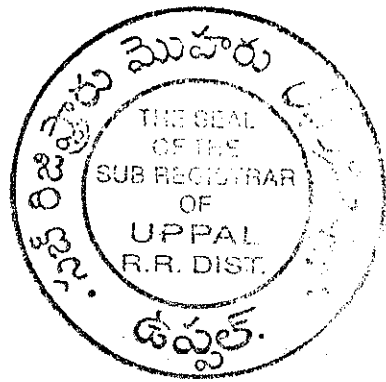
**For Mehta and Modi Homes**  
  
**Partner**

**For Mehta and Modi Homes**  
  
**Partner**

1వ వస్తుకము. చి. (1956) సం. 100  
దస్తవేజాల మొత్తం కాగితముల  
సంఖ్య...దే...ఈ కాగితపు వరుస  
సంఖ్య.....

  
సబ్-రిజిస్ట్రారు

22 MAR 2006  
M.C. REC'D  
M. C. REC'D  
M. C. REC'D



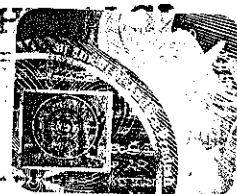
*[Faint, illegible text]*





ANDHRA PRADESH  
 S. No. 768 Date 28/3/06 Rs. 100/-  
 Sold to Do. Venkateswara Jaini Vasan  
 By Do. Venkateswara Jaini Vasan  
 For Whom S.V.

LEELA G. CH  
 STAMP VE  
 L.No. 02/  
 5-4-76/A, Cells  
 SECUNDERABAD



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. 17,550/- is paid by way of Challan No. 538560, dated 29.03.2006, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

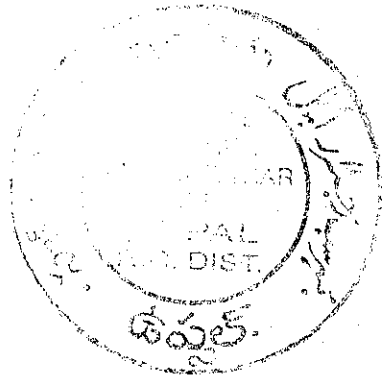
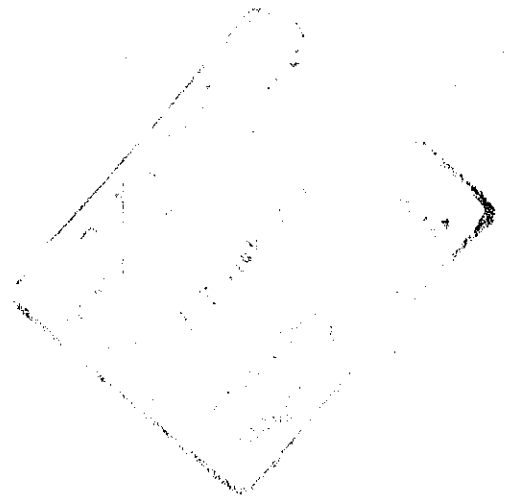
*[Signature]*  
 Partner

For Mehta and Modi Homes

*[Signature]*  
 Partner

కృష్ణాపుస్తకము..చె.వి.వి.సంఖ్య  
కృష్ణాపేజల మొత్తం కాగితముల  
సంఖ్య...రీ...ఈ కాగితపు వరుస  
సంఖ్య.....

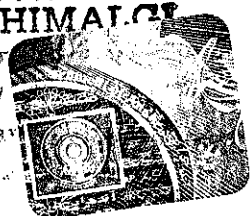
  
పద-రక్షణకు





ANDHRA PRADESH  
 No. 3629 Date 28/3/66  
 Sold to D. Venkataramana Saini Varan  
 By Venkatesh Saini Varan  
 For Whom J.H.

L. G. Chinnay  
 09AA 779711  
**LEELA G. CHIMAI**  
 STAMP VENDOR  
 L.No. 02/  
 5-4-76/A, Colaba  
 SECUNDERABAD



**SCHEDULED PLOT**

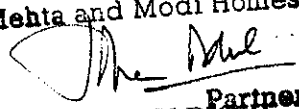
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 45 admeasuring about 190 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

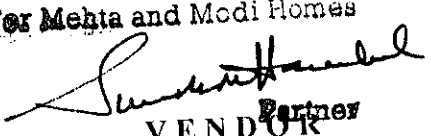
- North : Plot No. 46
- South : Neighbours Land
- East : 40' wide road
- West : Plot No. 64

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. P. Ramesh  
(K. P. Reddy)
2. S. Venkataraman  
(Saini Varan)

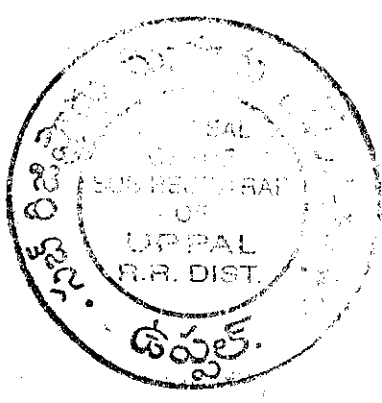
For Mehta and Modi Homes  
  
 Partner  
**VENDOR**

For Mehta and Modi Homes  
  
 Partner  
**VENDOR**

S. Venkataraman  
**VENDEE**

వస్తువు కమిషన్ (17) / సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 6... ఈ కాగితపు వరుస  
సంఖ్య... 6...

సబ్-రిజిస్ట్రార్



**REGISTRATION PLAN SHOWING**

PLOT NO. 45, 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, SON OF SRI SATISH MODI

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

**VENDEE:** 1. DR. VENKATRAMANA SRINIVASAN, S/O. MR. VENKATESAN SRINIVASAN

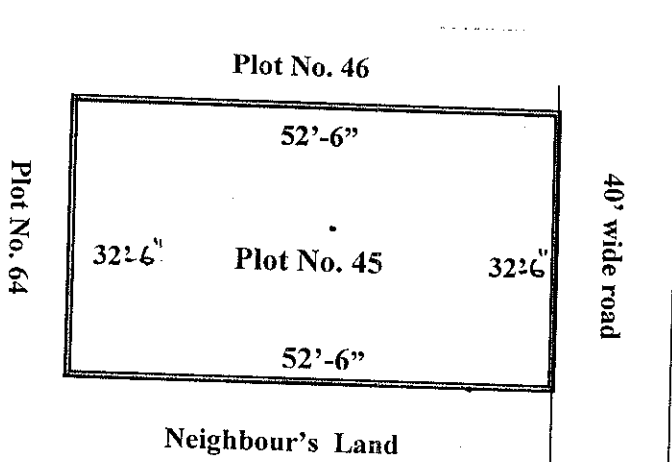
**REFERENCE:**  
**AREA:** 190

**SCALE:**  
**SQ. YDS.**

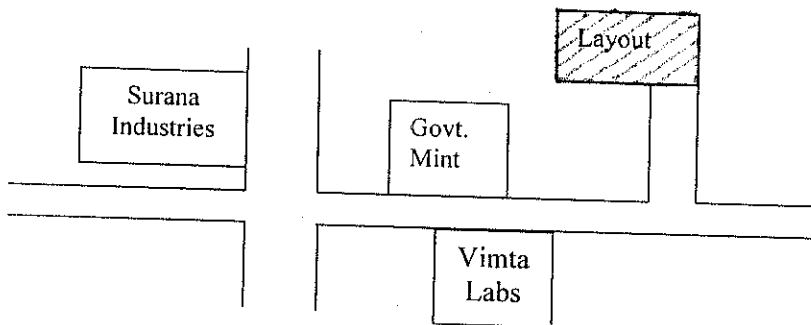
**INCL:**  
**SQ. MTRS.**



**EXCL:**



LOCATION PLAN



**For Mehta and Modi Homes**

*[Signature]*  
Partner

**For Mehta and Modi Homes**

*[Signature]*  
Partner

**SIG. OF THE VENDOR**

**WITNESSES:**

1. *[Signature]*

2. *[Signature]*  
(Srinivasan)

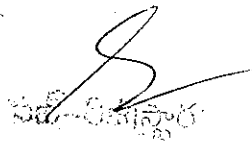
*[Signature]*  
**SIG. OF THE VENDEE**

1వ పుస్తకము S.I.I. 106

రస్తావేబాల పేటలోని వాగితముల

సంఖ్య... 8 ... వాగితముల వసూలు

చెట్టు... 7

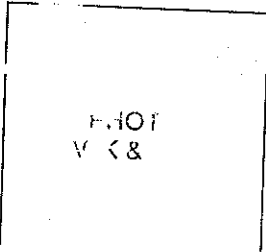
  
పట్టణాధికారి





**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
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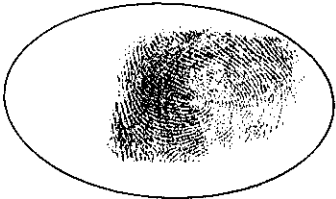


**VENDOR:**

**M/S. MEHTA & MODI HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REP. BY ITS PARTNERS.

1. **MR. SOHAM MODI**  
S/O. MR. SATISH MODI

2. **MR. SURESH U. MEHTA**  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, III FLOOR  
SOHAM MANSIOM, M. G. ROAD  
SECUNDERABAD - 500 003.



**GPA FOR PRESENTATION OF DOCUMENTS:**

**MR. GAURANG MODY**  
S/O. MR. JAYATILAL MEHTA  
R/O. FLAT NO. 105, SAPPHIRE APTS  
CHIKOTI GARDENS  
BEGUMPET,  
HYDERABAD



**PURCHASERS:**

**DR. VENKATRAMANA SRINIVASAN**  
S/O. MR. VENKATESAN SRINIVASAN  
R/O. 203, RISHI MANSION  
PLOT NO. 146, ROAD NO. 4  
WEST MARREDPALLY  
SECUNDERABAD - 500 026



**SIGNATURE OF WITNESSES:**

1. *[Signature]*  
2. *[Signature]*  
(Srinivas Rao)

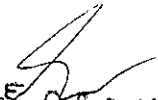
**For Mehta and Modi Homes For Mehta and Modi Homes**

*[Signature]* *[Signature]*

**Partner Partner** SIGNATURE OF THE EXECUTANT'S

*[Signature]*  
SIGNATURE OF THE PURCHASER

1వ పుస్తకము చా. 1.1.2. సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... గీ... ఈ కాగితపు వరుస  
సంఖ్య... గీ.....

  
సబ్-రిజిస్ట్రారు

