

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

03AA 554942

S.No. 23903 Date 13/6/05 Rs. 100/-

Sold to M. Babu Rao

Sto. W/O. M.P. Veeranna, Ho. Hyd.

For whom Self

SALE DEED

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



This Sale Deed is made and executed on this the 6th day of September 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. M. BABU RAO, SON OF SRI. Mr. M.P. VEERANNA, aged about 49 years, Resident of 301, Surya Towers, St.No.8, Gandhi Nagar, Hyderabad.

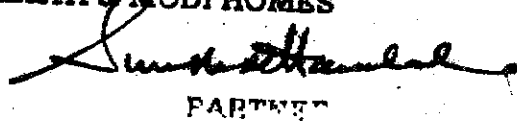
hereinafter referred to as the 'Vendee' (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Contd..2.


PARTNER


PARTNER

hereinafter referred to as the Vendor, shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee,

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH R U Y
 S.No. 23904 Date 13/6/05 Rs. 100/-
 Sold to M. Babu Rao
 S/o. W/o. M.P. Veeranna, K/o. Hyd.
 For whom Selt :: 2 ::

R. NARENDER
 SVL No.42/95
 R/No.38/2004-2008
 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. 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 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 Gt. 80-00	Ac.2-00 Gts.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50	Ac.2-05 Gts.
				Gt. 85-00	
Total extent					Ac.6-05 Gts.

For MEHTA & MODI HOMES

 PARTNER

For MEHTA & MODI HOMES

 PARTNER

Contd..3.

17

26 MAY 2005

భారత ప్రభుత్వం

1 వ పుస్తకము 8400/05
రస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 2

[Signature]
సబ్-రెజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 1897
No. 8400 of 2005 Date 6/9/05

I hereby certify that the proper deficit
stamp duty of Rs. 17660/- Rupees *seventeen thousand*
and six hundred sixty only.

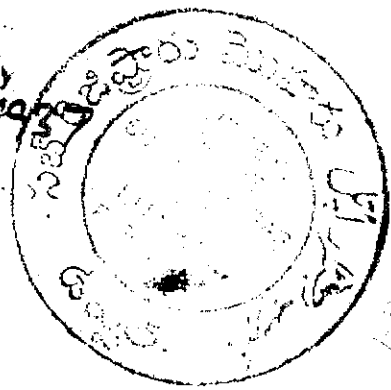
has been levied in respect of this instrument
from Sri. *Ganrang Reddy*
on the basis of the agreed Market Value
consideration of Rs. *20000/-* being
higher than the consideration agreed Market
Value.

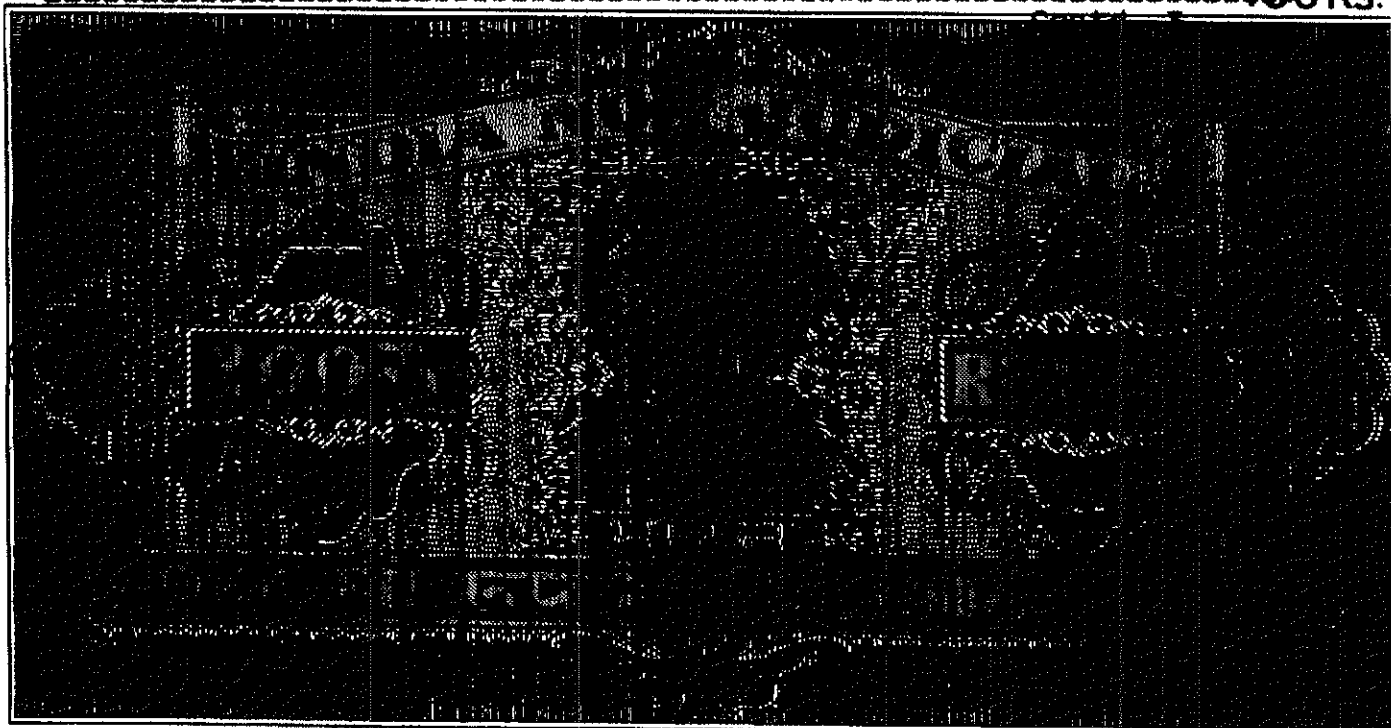
S.R.O. Uppal
Dated 6/9/05
[Signature]
Sub Registrar
and Collector U.S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. *17660/-* towards Stamp Duty
including Transfer duty and Rs. *1520/-*
towards Registration Fee was paid by the party
through Challan Receipt Number *178425, 178939*

Dated *6/9/05, 30/8/05*
at SBH Habsiguda Branch, Sec bad.
S.B.H. Habsiguda
A/c No. 01000050786
of S.R.O. Uppal





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554944

SNo 23905 Rs. 13/100 Rs. 100/-

Sold to M. Babu Rao

S/o M.P. Veeranna, R/o. Hyd.

For whom Self

:: 3 ::

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.

For MEHTA & MODI HOMES

Jha Modi
PARTNER

For MEHTA & MODI HOMES

Contd..4.

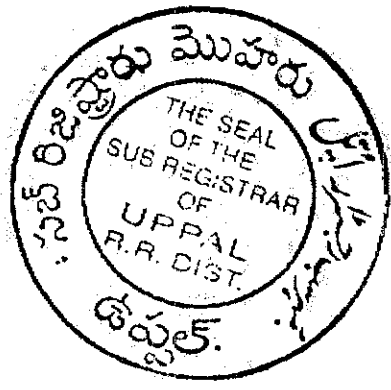
Suresh Kumar
PARTNER

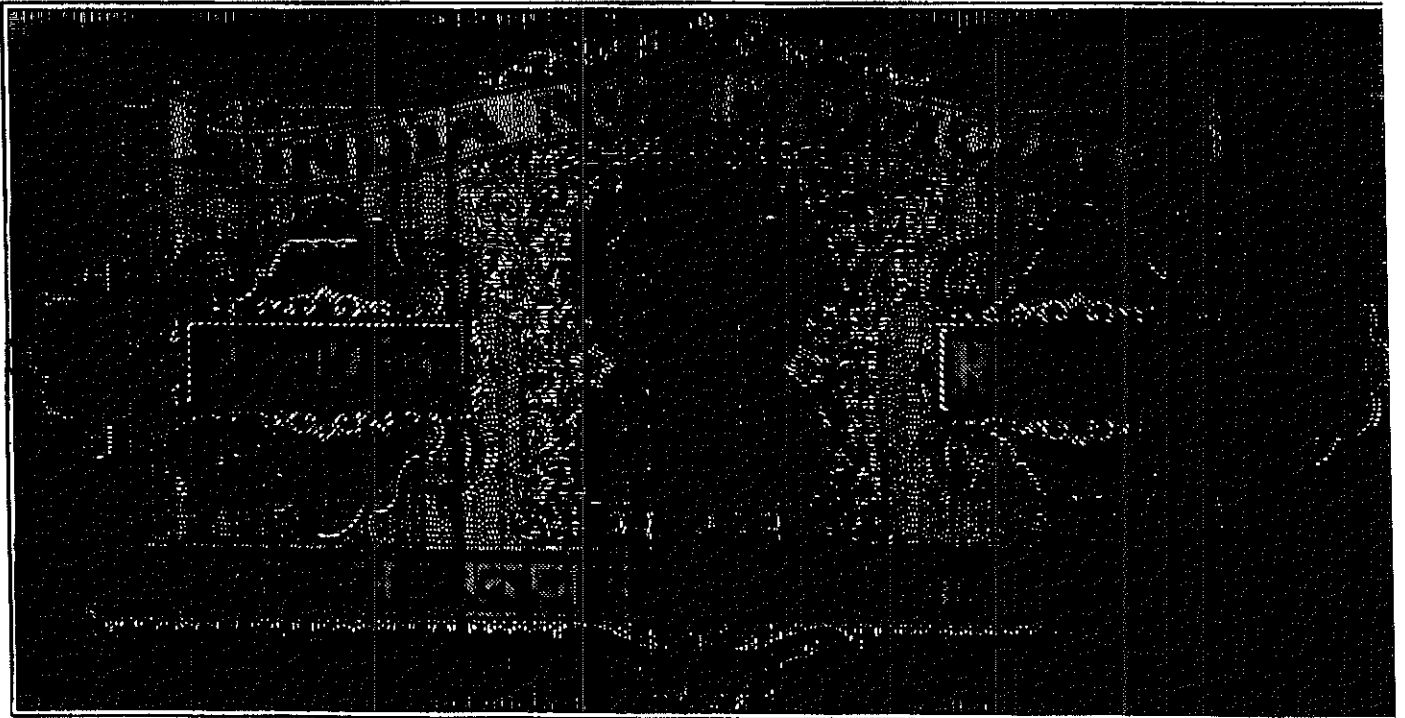
26 MAY 2005
 ఆంధ్రప్రదేశ్, విజయవాడ.

1 వ పుస్తకము. రూ. 400/-
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 9... ఈ కాగితపు వరుస
 సంఖ్య... 3...
 సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.క) పు. రూ. 400/-
 నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నింబరు... 1-2005 ఇవ్వడమైన
 2005 సం||... 6... శిథి

రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554945

S.No. 23906 Date: 13/6/05 Rs. 100/-

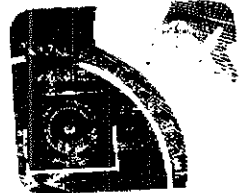
Sold to: M. Baby Rao

Sto. No. 46/d. M.P. Veeranna Rd. Hyd

For whom: Self

:: 4 ::

R. U. Y.
REGISTRAR
VOL. No. 42/95
S.No. 38, 2004-2008
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.46, 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.46, 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 & MODI HOMES

[Signature]
PARTNER

For MEHTA & MODI HOMES

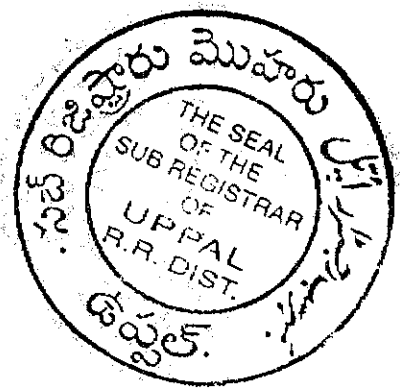
[Signature]
PARTNER

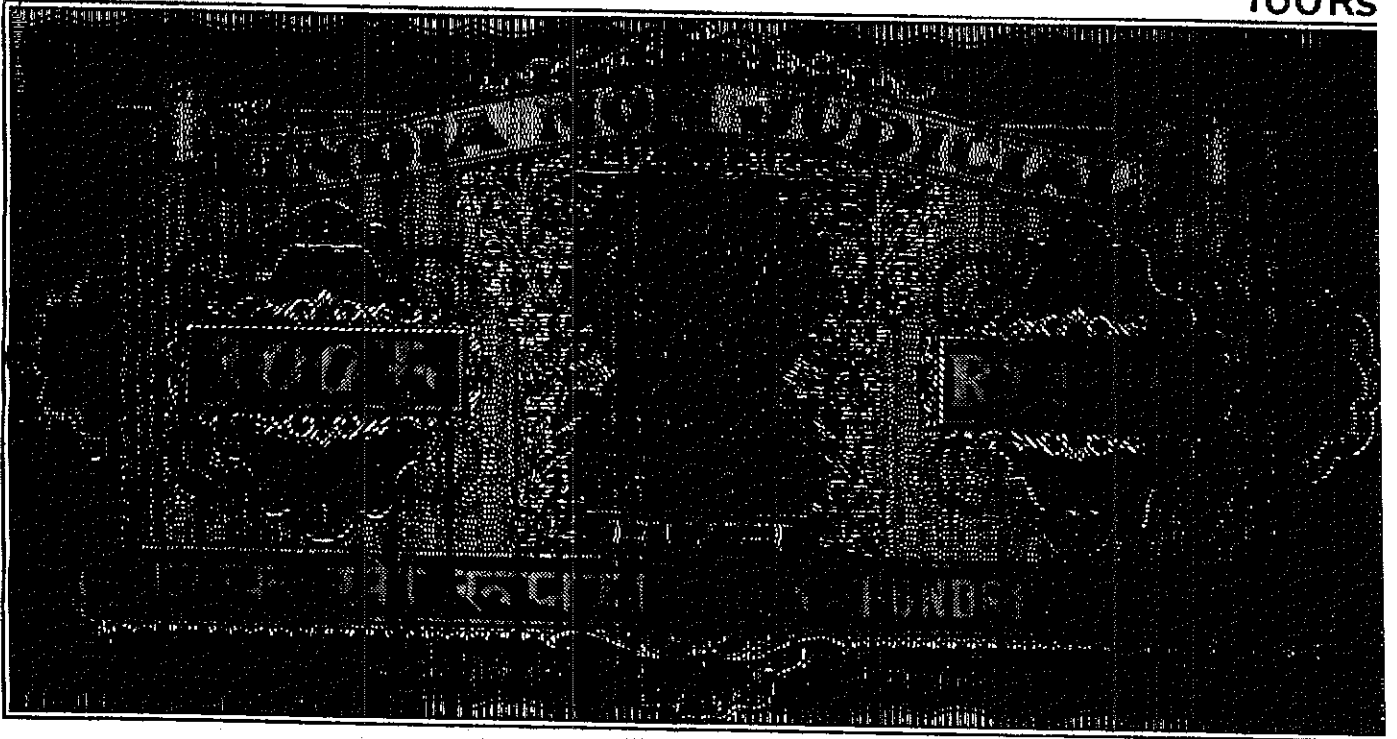
Contd..5.

విండర్స్ కంటర్
 ఇన్స్ట్రక్టర్ బహుళ కార్యాలయము
 VCI
 26 MAY 2005
 ఆంధ్రప్రదేశ్, హైదరాబాద్.

1వ పుస్తకము $₹400/05$ నింపా
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 9... ఈ కాగితపు వరుస
 సంఖ్య... 4...

సబ్-రిజిస్ట్రార్





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH R U Y

03AA 554946

S.No. 28907 - 131605 Rs. 100/-

Sold to M. Babu Rao

Sto. No. 101d M.P. - Veeranna Rto. Hyd

For whom Self

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



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 & MODI HOMES

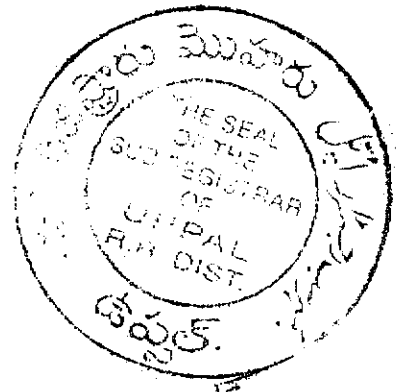
She Moh
PARTNER

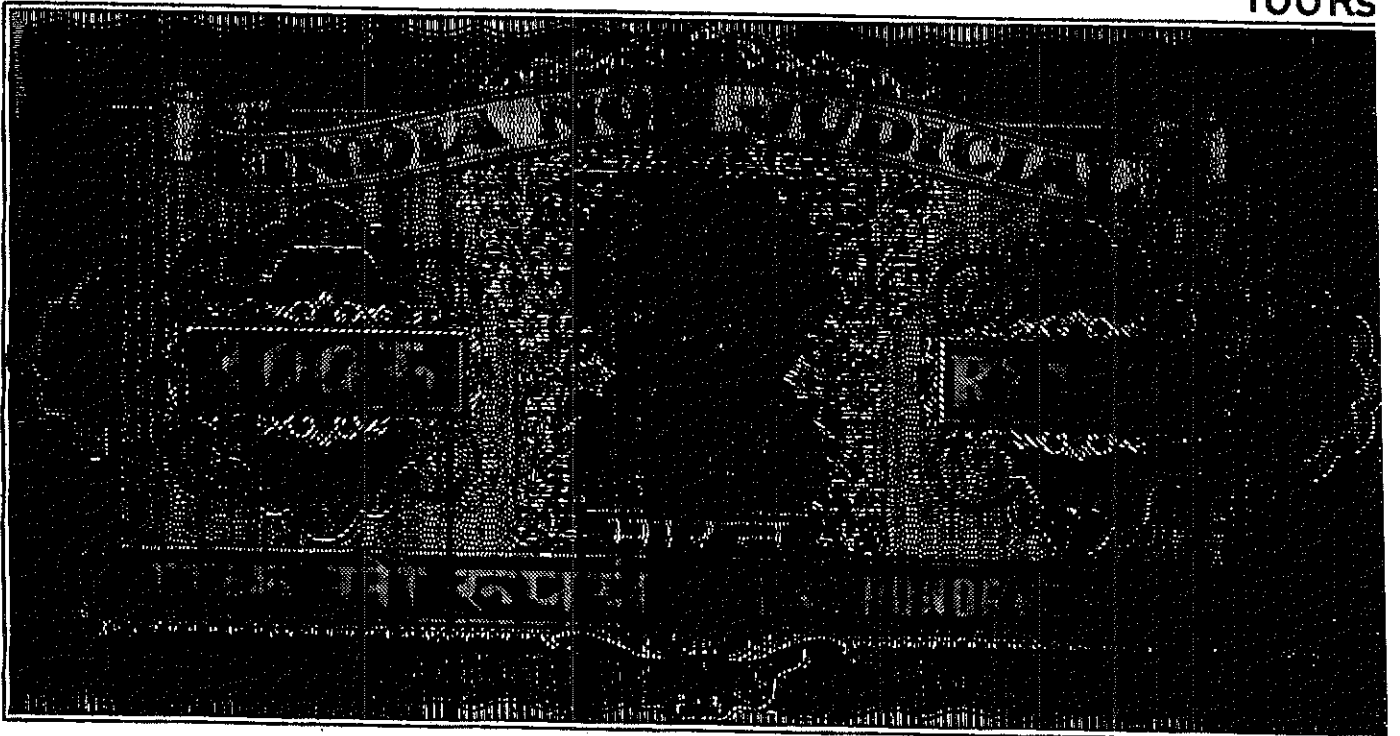
For MEHTA & MODI HOMES Contd..6.

Suresh Kumar
PARTNER

సీలర్ కంటర్
 సబ్-రెజిస్ట్రార్ కార్యాలయము
 VCI
 21 MAY 2005
 ఆంధ్రప్రదేశ్, విజయవాడ.

1 వ పుస్తకము 8400/నంబరు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 5
 సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 SN No 03908 Date 13/6/05 Rs. 100/-

03AA 554947

To: M. Babu Rao.

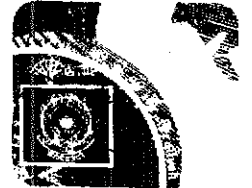
R U
 R. NARENDER

SVL No.42/95

From: M.P. Veeranna, Rb. Hyd's ::

R.No.38/2004-2006
 RAM NAGAR, HYD'BAD.

For whom: Self.



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. 14,720 = 00/- is paid by way of challan No. B-178425, dated 6.09.2005, drawn on SBH, Habsiguda, Hyderabad. & Challan No. B 178937, Amount of Rs. 4,560 = 00, Dated 30.08.2005.

For MEHTA & MODI HOMES

Sheela Modi
 PARTNER


For MEHTA & MODI HOMES

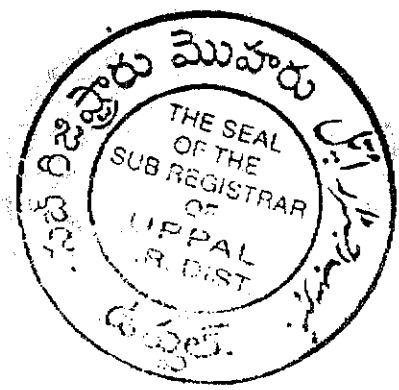
Sheela Modi
 PARTNER

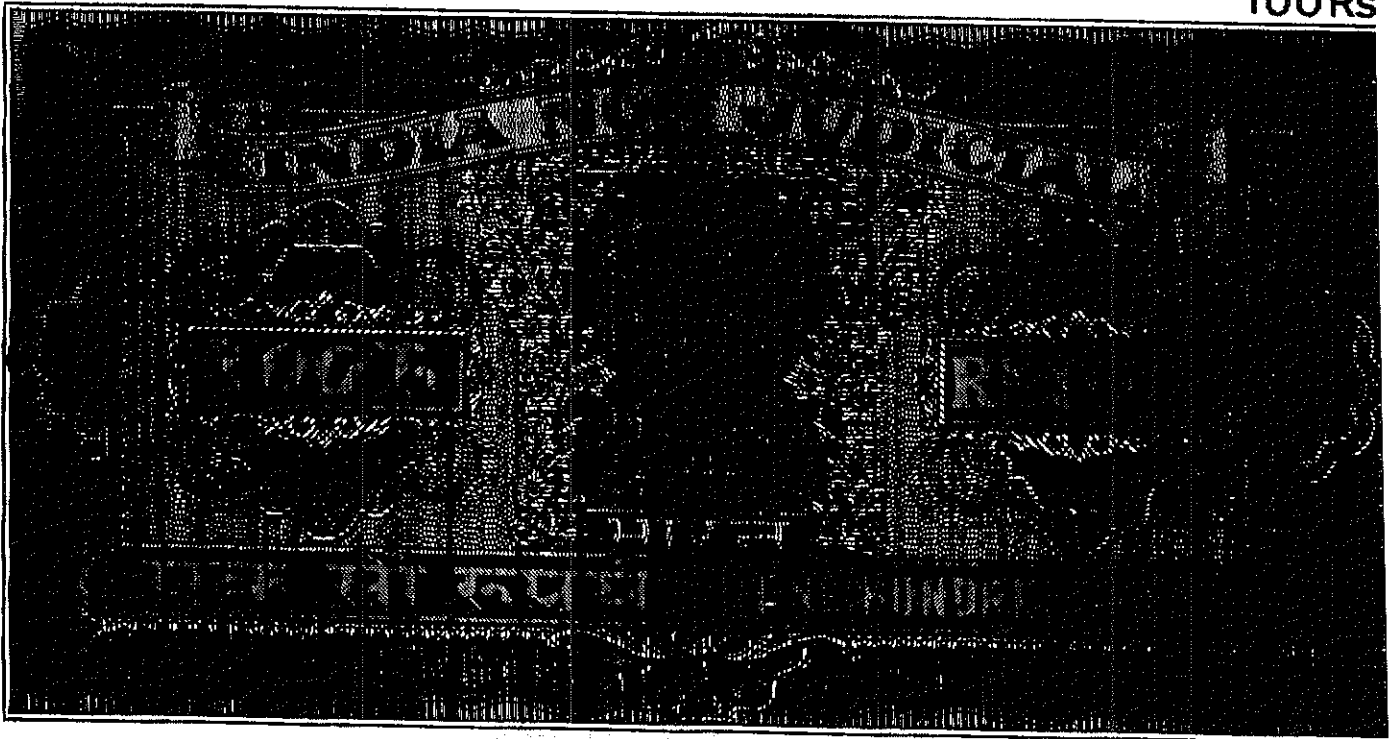
Contd..7.

26 MAY 2005

1వ పుస్తకము కట్టించు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 6.....

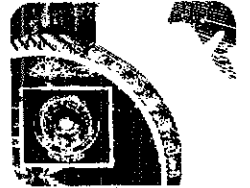

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH R 111 03AA 554948
 S.No. 23909 Rs. 1316105 Rs. 100/-
 Sold to M. Babu Rao.
 S/o. M. P. Veeranna, R/o. Hyd.
 For whom Self. SCHEDULED PLOT

R. NARAYAN
 SVL No. 42/85
 R.No. 38/2004-2005
 RAM NAGAR, HYDRA.



ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 46, 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: (Old village, Cherlapally)

NORTH :: Plot No. 47.

SOUTH :: Plot No. 45.

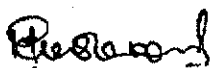
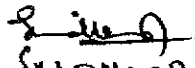
EAST :: 40' Wide Road.

WEST :: Plot No. 63.

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:

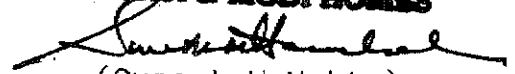
WITNESS:

1. 
(R. P. Reddy)
2. 
(S. K. Dhar)

For MEHTA & MODI HOMES


(Soham PARTNER)

For MEHTA & MODI HOMES


(Suresh U Mehta)
V E N D O R



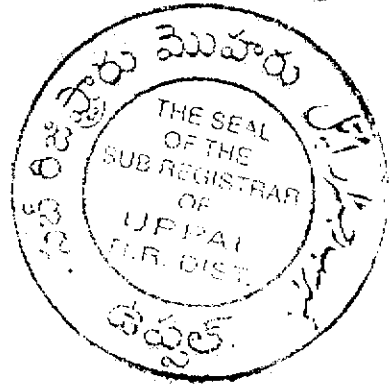
V E N D E E.

వందల కొంగుల
 వందల కొంగుల వందల కొంగుల
 V C-1
 26 MAY 2005
 ఆంధ్రప్రదేశ్, హైదరాబాద్.

1 వ పుస్తకము 8400/05
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 9... ఈ కాగితపు వరుస
 సంఖ్య... 7...



సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 46, 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

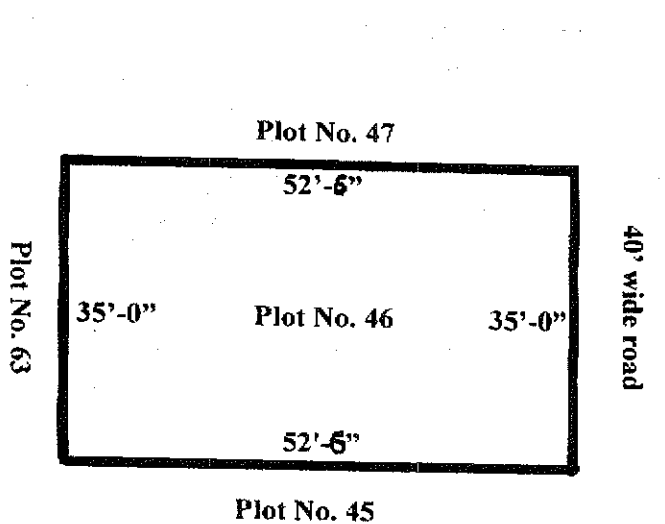
VENDEE: SRI M. BABU RAO, SON OF SRI M. P. VEERANNA

REFERENCE:
AREA: 204

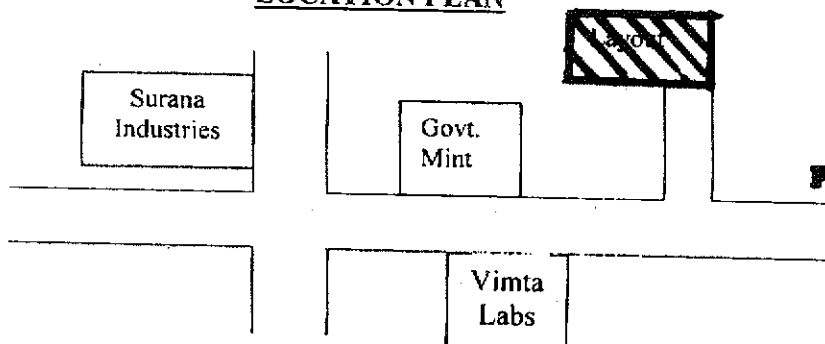
SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



LOCATION PLAN



For MEHTA & MODI HOMES

[Signature]
PARTNER

For MEHTA & MODI HOMES

[Signature]
SIG. OF THE VENDOR

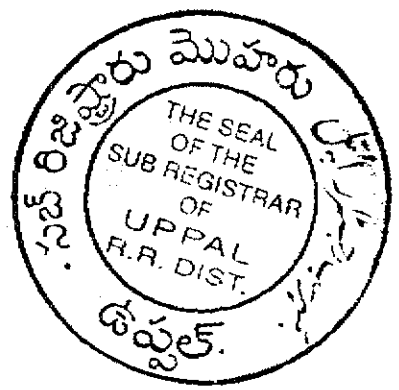
WITNESSES:

- 1. *[Signature]*
- 2. *[Signature]*

[Signature]
SIG. OF THE VENDEE

1వ పుస్తకము... 900/95
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 8

[Handwritten Signature]
సబ్ రిజిస్ట్రారు



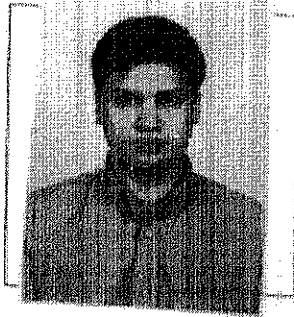
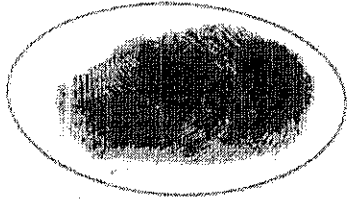
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

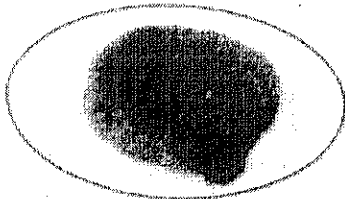
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



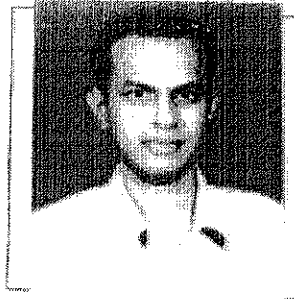
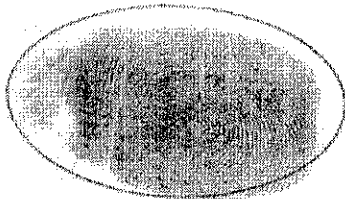
VENDORS:

M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3&4, III FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD - 500 003 REPRESENTED BY ITS MANAGING PARTNERS

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

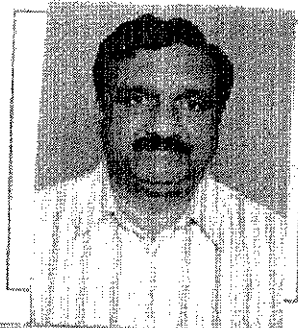
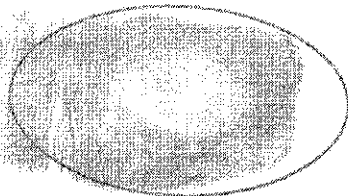


2. SRI SURESH U. MEHTA,
S/O. LATE SRI UTTAMLAL MEHTA,
5-4-187/3&4, III FLOOR,
SOHAM MANSION,
M.G. ROAD, SECUNDERABAD - 500 003



SPECIAL POWER OF ATTORNEY:

MR. GAURANG MODY,
R/O. FLAT NO. 105, SAPPHIRE APARTMENTS,
CHIKOTI GARDENS, BEGUMPET,
HYDERABAD - 500 016.



PURCHASER

MR. M. BABU RAO
S/O. SRI. M. P. VEERANNA
R/O. 301, SURYA TOWERS, ST. NO. 8
GANDHI NAGAR, HYDERABAD

SIGNATURE OF WITNESSES:

1. *[Signature]*
2. *[Signature]*

For MEHTA & MODI HOMES

[Signature]
PARTNER

For MEHTA & MODI HOMES

[Signature]
SIGNATURE OF THE PARTNER'S

[Signature]

SIGNATURE OF THE PURCHASER

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1 వ పుస్తకము 2400/05 నంబరు
దస్తావేజాల మొత్తం కాగితము
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 9

[Handwritten Signature]
సహ-రజిస్ట్రారు

