

CD. 3119/2005

3079/05

Act 369
100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786340

S.No. 11312 Date 29/3/05 Rs. 100/-

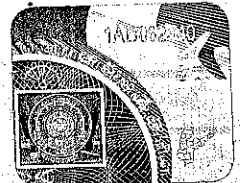
Sold to Mr. A. Avinash

S/o. W/o. A.V. RAO

For whom Seller

R/W Sec'bad.
SALE DEED

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



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. A. AVINASH, SON OF SRI. A.V. RAO, aged about 27 years, Resident of D4, R.K. Residency, Mahatma Nagar, Hasmatpet Road, Bowenpally, 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).

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd...2.

2005 వ సం॥ వి.సి.ఎల్ నెల... 4... తేది
 1927 వ.శ.శా... చైత్ర మాసము... 14... తేది
 పగలు... 2... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

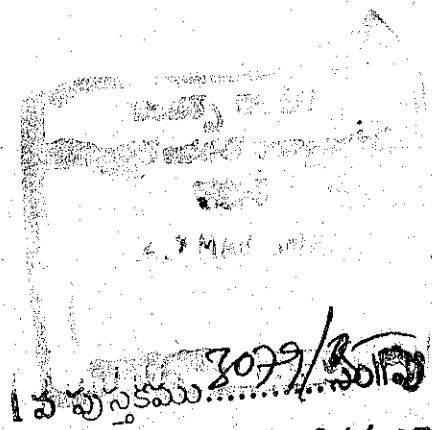
శ్రీ Soham Modi
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥ 10.20/- చెల్లించినారు.

Receipt No. 242943 Dt. 4/4/2025 Vide
 SBH, Habsiguda Branch, Sec'bad.

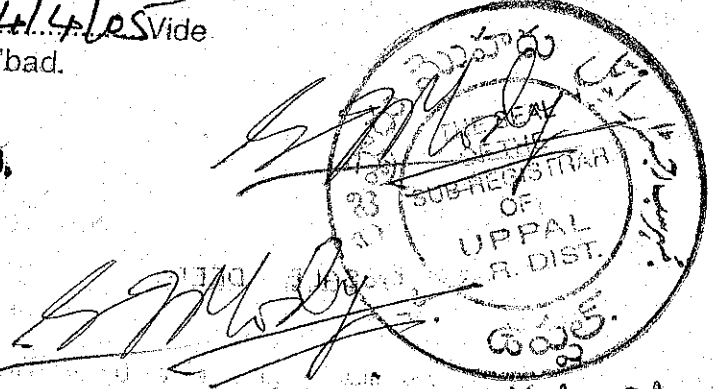
వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది,
 ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.



1 వ పుస్తకము... 2022/2023
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 9... ఈ కాగితపు వరుస
 సంఖ్య... 181...
Reddy
 సబ్-రిజిస్ట్రారు



Gourang mody s/o. Jangantilal mody occ:- Business
 R/o. Flat no. 105, Sapphire Apts, Chikoth Gardens,
 Begumpet, Hyderabad, through Special Power of
 Attorney, attested vide Power No. 18/2005 at 180,
 Uppal.

- 1) Prabhakar Reddy s/o. Padma Reddy occ: Service
 10-4-18/13 & 4, MG Road, Sec'bad.
- 2) Srinivas s/o. Ramachandrababu occ: Service
 2-3-6/10/24, Rimbepet, Hyderabad.

2005 వ. సం॥ వి.సి.ఎల్ నెల... 4... తేది
 1927 వ.శ.శా... చైత్ర మాసము... 14... తేది
Reddy
 సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786341

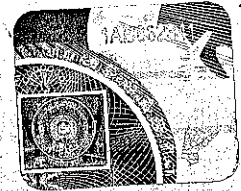
S.No. 11313 Date 29/3/05 Rs. 100/-

Sold to Mr. A. Avinash

S/o. W/o. P. V. Rao :: 2 ::

For whom Sell R/o Sec'bad

R. NARENDER
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. |

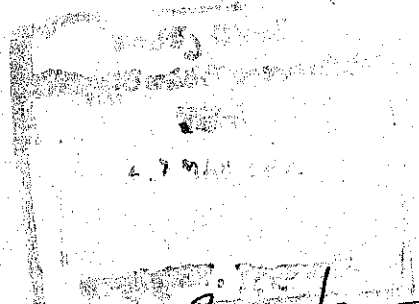
For Mehta and Modi Homes

Mehta
Partner

For Mehta and Modi Homes

Mehta

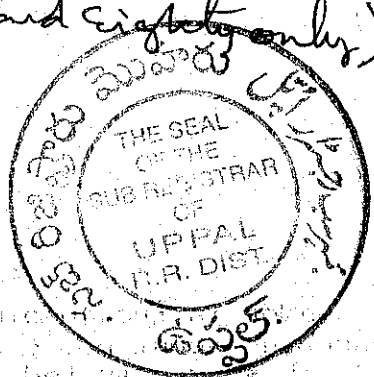
Contd..3.



1 వ పుస్తకము 3079/05
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 7 ఈ కాగితపు వరుస
 సంఖ్య 2

One of
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1891
 No. 3079 of 2005 Date 4/4/05
 I hereby certify that the proper deficit
 stamp duty of Rs. 23,880/- Rupees (Twenty -
 three thousand eight hundred and eighty only)
 has been levied in respect of this instrument
 from Sri. Soham Modi
 on the basis of the agreed Market Value
 consideration of Rs. 2,04,000/- being
 higher than the consideration agreed Market
 Value.



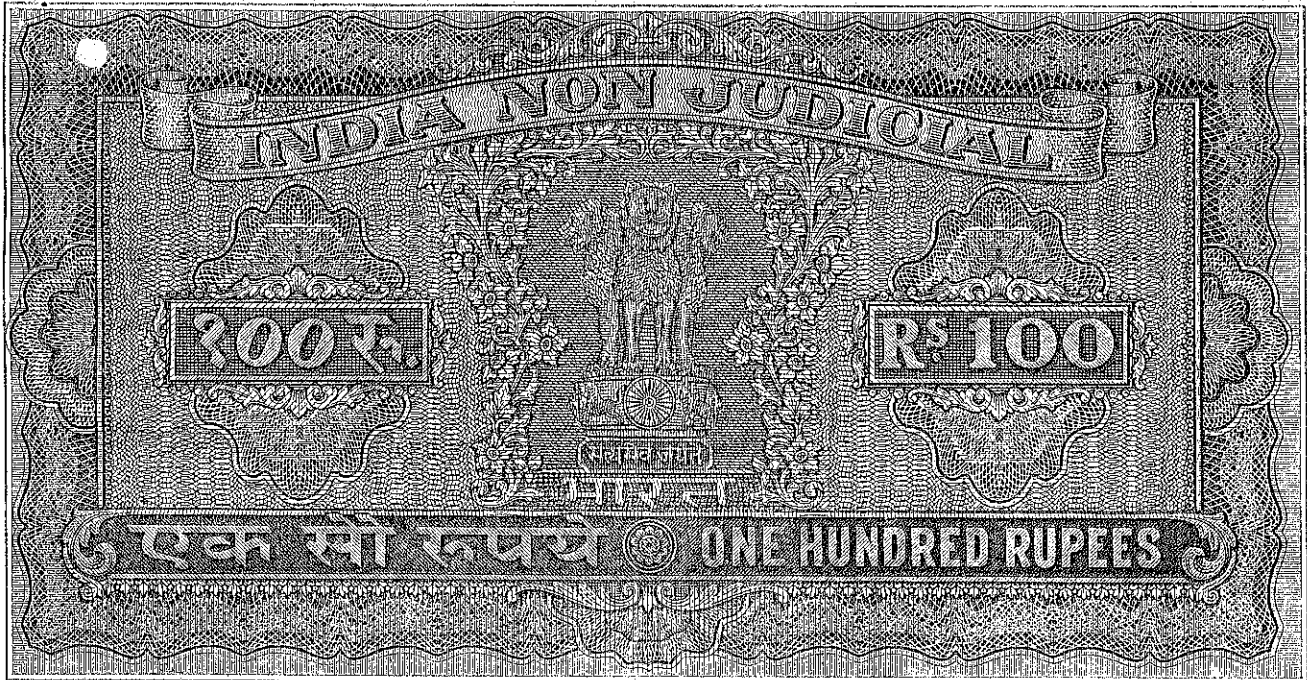
WHEREAS

S.R.O. Uppal
 Dated 4/4/05
One of
 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 23,880/- towards Stamp Duty
 including Transfer duty and Rs. 1020/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 842943
 Dated 4/4/05 at SBH Habsiguda Branch, Sec bad

S.B.H. Habsiguda
 A/c No. 01000050780
 of S.R.O. Uppal.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786342

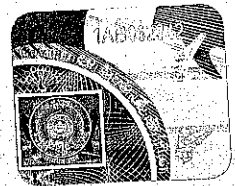
S.No. 11314 Date 29/03/05 Rs. 100

Sold to Mr. A. Anwar

S/o. W/O D/d. A. V. Rao Ho Sec 6

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:

- 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 tentative layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

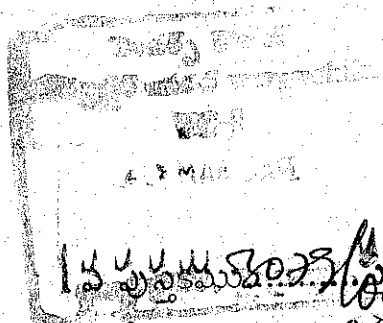
For Mehta and Modi Homes

Mehta
Partner

For Mehta and Modi Homes

Modi
Partner

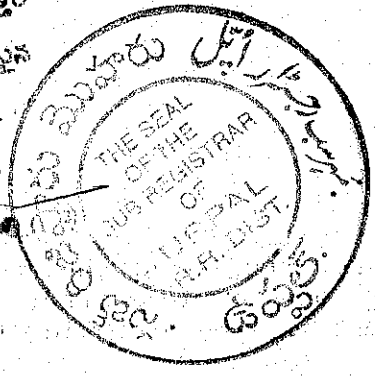
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దస్తావేజులు మొత్తం కాగితముల సంఖ్య.....ఈ కాగితపు వరుస సంఖ్య.....

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సంఖ్య (శా.శ) పు... 3079105
నింబరుగా రిజిస్టరు చేయబడి స్వానింగు నిమిత్తం గుర్తింపు నింబరు 30791-1-2005 ఇవ్వడమైన 2005 సం. ఏప్రిల్ నెల 4... తేదీ



సబ్-రిజిస్ట్రారు అధికారి

[Faint, mostly illegible text in Telugu script, likely the body of a legal notice or order.]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786343

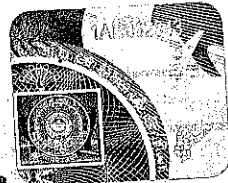
S.No. 11315 Date 29/3/2006 Rs. 100/-

Sold to Mr. A. Aymash

S/o. W/o D/d. A.V. Rao No. SEC-54

For whom *AM*

R. W.
R. NAGENDER
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.47, 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.47, 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.

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.

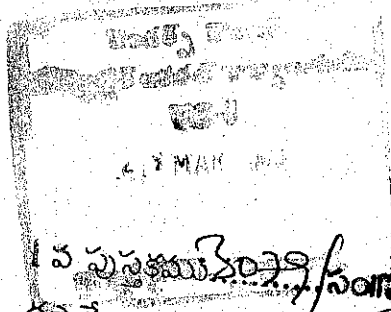
Contd..5.

For Mehta and Modi Homes

The Mehta
Partner

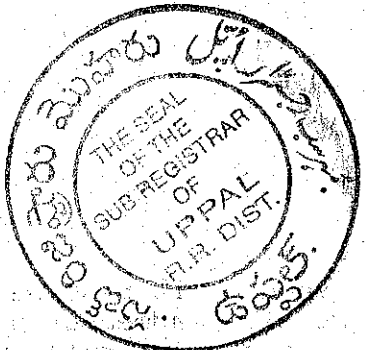
For Mehta and Modi Homes

Suresh Kumar
Partner



వ పుస్తకము కేంద్రమున
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 4.....

[Signature]
సబ్-రిజిస్ట్రారు



శాసనసభ (1954) పేజీ 100



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786344

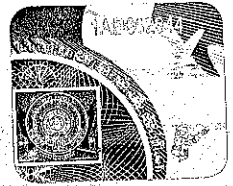
S.No. 11316 Date. 29/2/95 Rs. 100/-

Sold to: A. - Auliyas

S/o.W/oD/d. A. V. Rao l/o. Sec. 5A

For whom: Self

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



:: 5 ::

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. 24,995/- is paid by way of challan No. 842943, dated 01.04.05 drawn on SEH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

For Mehta and Modi Homes

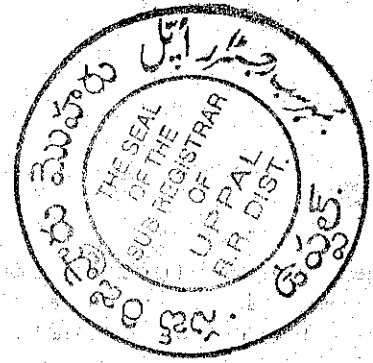
John Mehta
Partner

Suresh Kumar
Partner

Contd..6.

1 వ పుస్తకము కై...
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...

నెల్ల
 సబ్-రిజిస్ట్రారు



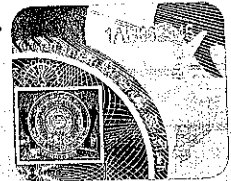


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S.No. 11377 Date 19/1/95 Rs. 100

05AA 786345

Sold to A. Anand
 S/o. W/o/d. A. V. Rao No. SEC-144
 For whom self :: 6 ::

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



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.47, admeasuring about 204 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. 48.
- SOUTH :: Plot No. 46.
- EAST :: 40' Wide Road.
- WEST :: Plot No. 62.

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. Prasanna Kumar)
2. (S. Anand)

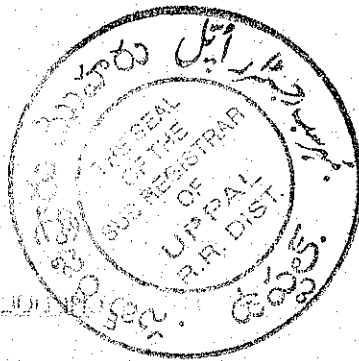
For Mehta and Modi Homes

 (Soham Prabhu)
 For Mehta and Modi Homes

 (Suresh U. Mehta)
 VENDOR

VENDED.

1వ పుస్తకము.....సంఖ్య
 ద్వితీయ విభాగముల
 సంఖ్య.....
 సంఖ్య.....
 6
 స. రిజిస్ట్రార్.



1024 HELD

22/11/19

10/11/19

10/11/19

10/11/19

REGISTRATION PLAN SHOWING

PLOT NO. 47, 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

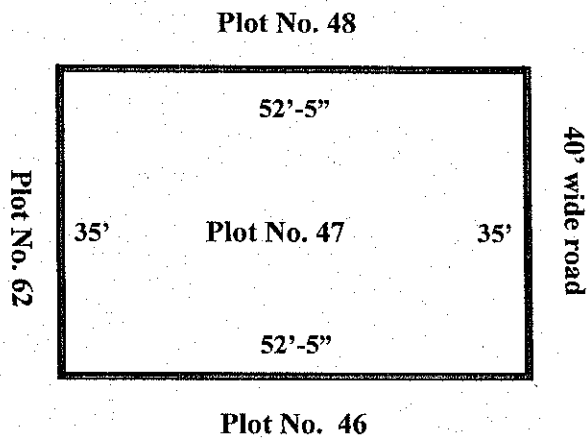
VENDEE: MR. A. AVINASH, SON OF MR. A.V. RAO

REFERENCE:
AREA: 204

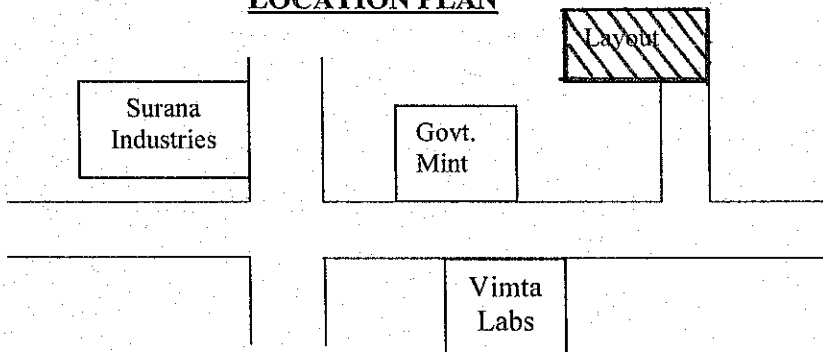
SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



LOCATION PLAN



WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

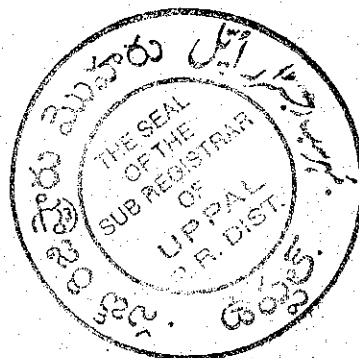
SIG. OF THE VENDOR

For Mehta and Modi Homes

Partner

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

Redd
నబ్-రిజిస్టరు



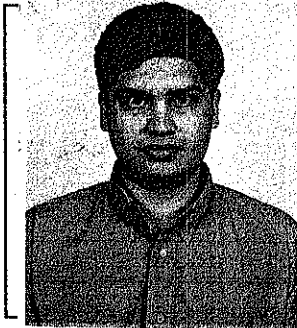
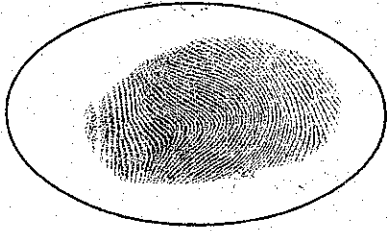
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908:**

Sl.No.

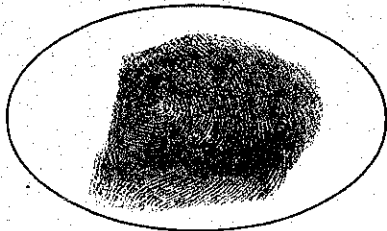
FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

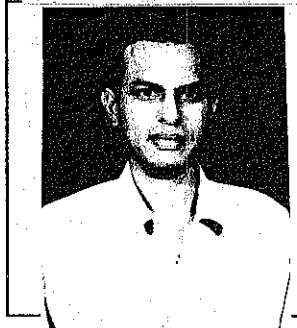
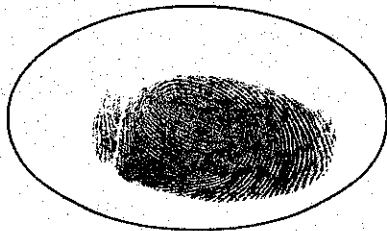
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



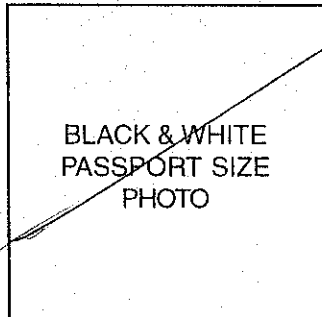
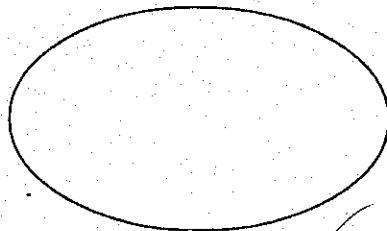
VENDOR:-
M/s Mehta & Modi Homes, having
Its @ 5-4-187/3 & 4, M.G.
Road, SecBad, Rep. by its Partners
MR. SOHAM MODI



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, Chikoti Gardens,
Begumpet, HYDERABAD.



SIGNATURE OF WITNESSES

- 1.
- 2.

For Mehta and Modi Homes

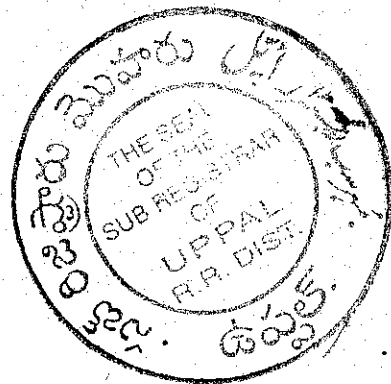
Partner

SIGNATURE OF THE EXECUTANT'S
For Mehta and Modi Homes

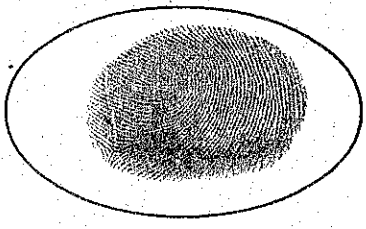
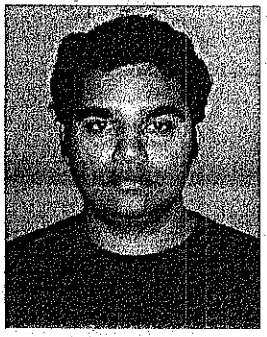


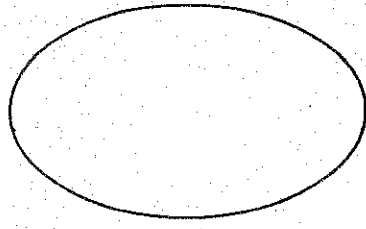
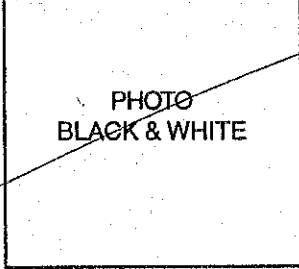
Partner

1 వ పుస్తకము.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 9 ఈ కాగితపు వరుస
సంఖ్య..... 8

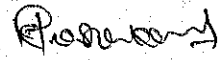

Heidi
సబ్-రిజిస్ట్రారు

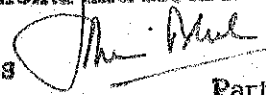
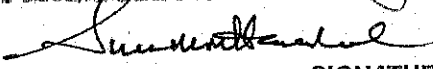


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

| SI.No. | FINGER PRINT IN BLACK INK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER |
|--------|---|---|---|
| |  |  | PURCHASER:- <u>Mr. A. AVINASH</u> <u>R/o. D4, R.K. Residency</u> <u>Mahatma Nagar, Hasmatpet</u> <u>Road, Bowrampally, Sec 32B</u> |
| |  |  | Representative:- <u>SRI. A. VENKATESHWAR RAO</u> <u>R/o. D4, R.K. Residency</u> <u>Mahatma Nagar, Hasmatpet</u> <u>Road, Bowrampally, Sec 32B.</u> |
| |  |  PHOTO BLACK & WHITE | <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> |

SIGNATURE OF WITNESSES

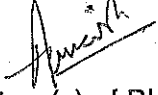
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2. 

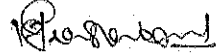

For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS

Partner

NOTE : If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We send herewith my/our photograph(s) and fingerprints in the form prescribed, through my representative, Sri A. VENKATESHWAR RAO as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances


Signature of the Representative


 Signature(s) of BUYER(s)
 Signature of Witnesses

1. 
2. 

P/47

1 జి పునరుద్ధరణ/25
ఉన్నతవేజుల మొత్తం కాగితముల
సరిఖ్య: 7 ఈ కాగితపు వరుణ
సరిఖ్య: 7

Handwritten signature
నవ-విజ్ఞానం

