

CS NO: 14696

14662/06

Ac No: 15059 56



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

76998  
 16/09/2006  
 Rameth  
 Narsingh Rao  
 Mehta & Modi Homes

B-664118  
 A. RAGHUNATH  
 STAMP VENDOR  
 S.V.L.No. 15/88, R.No. 39/200  
 Shed No. 2-12-85,  
 Marredpally, Secunderabad

SALE DEED

This Sale Deed is made and executed on this the 5<sup>th</sup> day of October 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.)

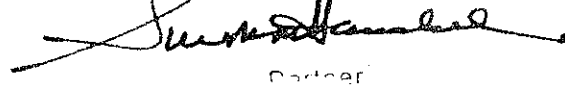
IN FAVOUR OF

MR. GURRALA NAGESH, SON OF MR. G. CHANDRA REDDY, aged about 42 years, residing at C/o. S. Bhaskar Rao, E-306, Mayflower Park, Mallapur, Hyderabad – 500 076, 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

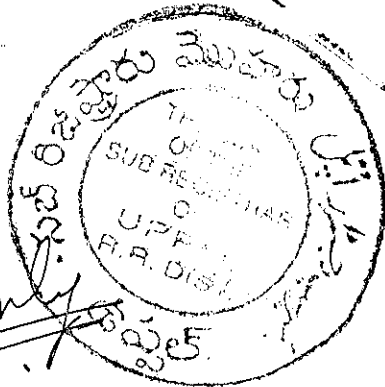
  
 Partner

దస్తావేజుల వెలుతుం కాగితముల సంఖ్య... 6... ఈ కాగితపు వరుస సంఖ్య... 1.....

200 6 వ సం|| క్రొక్కాడ నెల... 5... తేది  
 192 5 వ.శ.శా... మాసము... 3... తేది  
 పగలు... 2... మరియు... గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

31 AUG 2010  
 C. C. SEC. & AD  
 (S. & A. D.)



శ్రీ...  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించబడిన విజ్ఞాపనలు  
 మరియు నేలీముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ||... చెల్లించినారు.

Receipt No. 101992 Dt. 5/10/2010 Vide

SBH, Habisiguda Branch, Sec'bad

వ్రాసే యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రౌటనవ్రేలు



S/o. Tayonla Lal mistry  
 Plot no: 105  
 RL:- Bunnur

Sapphire Apts, Chikoti Condo,  
 Begumpet, Hyderabad, through  
 attested CPA for presentation  
 of documents vide doc.no:  
 64/BK IV/06 at SKO, Uppal.

నిరూపించినది.

1. P. Reddy

(K. P. Reddy S/o. K. Padma Reddy occ: Sec'bad  
 2-3-6/10/24, Amberpet, And.

2. S. Reddy

S. Reddy S/o. C. S. Reddy occ: Sec'bad  
 A no: 1-10-263, Conroy Bazaar, New Panamagala  
 Sec'bad

For Mena and Modi Homes

For Mena and Modi Homes

2006 వ. సం|| క్రొక్కాడ నెల... 5... తేది  
 192 5 వ.శ.శా... మాసము... 3... తేది

సబ్-రిజిస్ట్రారు

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.

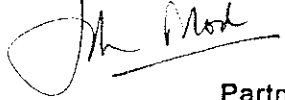
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- 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.

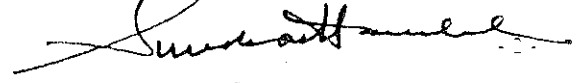
- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. 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.
- 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

1వ పుస్తకము 16662 నంబరు  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 6... ఈ కాగితపు వరుస  
 సంఖ్య 2.....

*[Signature]*  
 పబ్-రిజిస్ట్రారు

Endorsement Under Section 47 of Act 11 of 1957  
 No. 16662 of 2006 Date 5/10/06

Thereby certify that the proper deficit  
 stamp duty of Rs. 10390/- Rupees Ten thousand -  
 three hundred ninety only  
 has been levied in respect of this instrument  
 from Sri. Gaurang Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 204000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 dated 5/10/06  
*[Signature]*  
 Sub Registrar  
 and Collector U/S. 41 of  
 INDIAN STAMP ACT

NOTE: D.S.D. Rs. 7970/- & D.R.F. Rs. - Total  
 Rs. 7970/- has been collected as  
 agreed M.V. of Rs. 204000/- Dt. 10/10/06

*[Signature]*  
 SUB-REGISTRAR

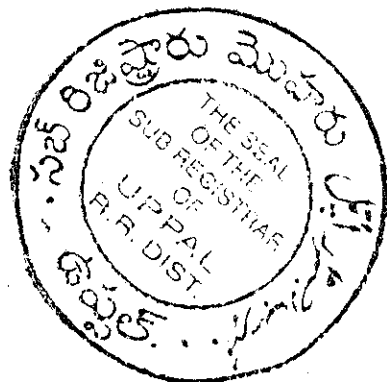
Registration Endorsement

An amount of Rs. 95880/- towards Stamp Duty  
 Including Transfer duty and Rs. 1020/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 101992  
 Dated 5/10/06 at SBI Habsiguda Branch, Sec'bad.

S.O. Habsiguda  
 A/c No. 0100005 700  
 S.R.O. Uppal

NOTE: Construction Agreement filed  
 along with this sale deed for  
 Rs. 1559000/- and stamp duty  
 Paid Rs. 15590/- Dt. 5/10/06

*[Signature]*  
 SUB-REGISTRAR

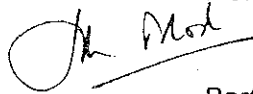


D) The Vendee is desirous of purchasing a plot of land bearing no. 56 admeasuring 204 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,04,000/- (Rupees Two Lakhs Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

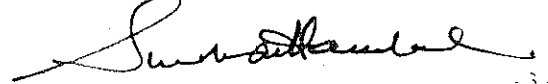
1. The Vendor do hereby convey, transfer and sell the Plot No. 56 admeasuring 204 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed 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.
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. 27,000 /- is paid by way of challan No. C-101993 dated 5.10.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



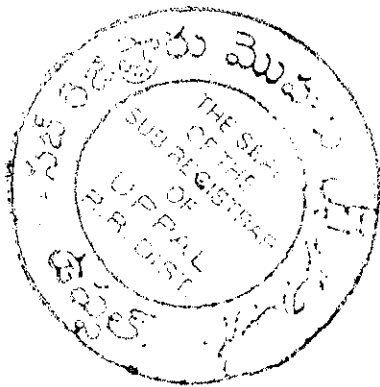
Partner

1 వ పుస్తకము 1666266  
 దస్తావేజులు మొత్తం కాగితములు  
 సంఖ్య 6 ఈ కాగితపు ఎరుస  
 సంఖ్య 3

సబ్-రెజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.న) పు. 1466266  
 నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు (6666) 1-2006 ఇవ్వడమైన  
 2006 సం॥ 1466266 నెంబరు తది

రిజిస్ట్రారు




SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 56 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:

North	Plot No. 55
South	Plot No. 57
East	Plot No. 53
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:

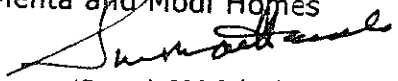
WITNESS:

1. 
2. 

For Mehta and Modi Homes

  
(Soham Modi) Partner  
VENDOR

For Mehta and Modi Homes

  
(Suresh U Mehta) Partner  
VENDOR

1వ పుస్తకము. 1666/1966

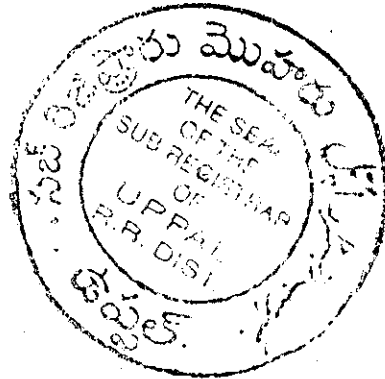
దస్తావేజాల మొత్తం కాగితములు

సంఖ్య. 6..... ఈ కాగితపు పుస్తక

సంఖ్య. 6.....



సబ్-రెజిస్ట్రార్





**REGISTRATION PLAN SHOWING**

PLOT NO. 56, FORMING A PART

**IN SURVEY NO.** 35, 36, 37, 38 & 39

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

**Mandal, R.R. Dist.**

**VENDOR:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

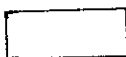
- 1. MR. SOHAM MODI, SON OF SRI SATISH MODI
- 2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

**BUYER:** MR. GURRALA NAGESH, SON OF MR. G. CHANDRA REDDY

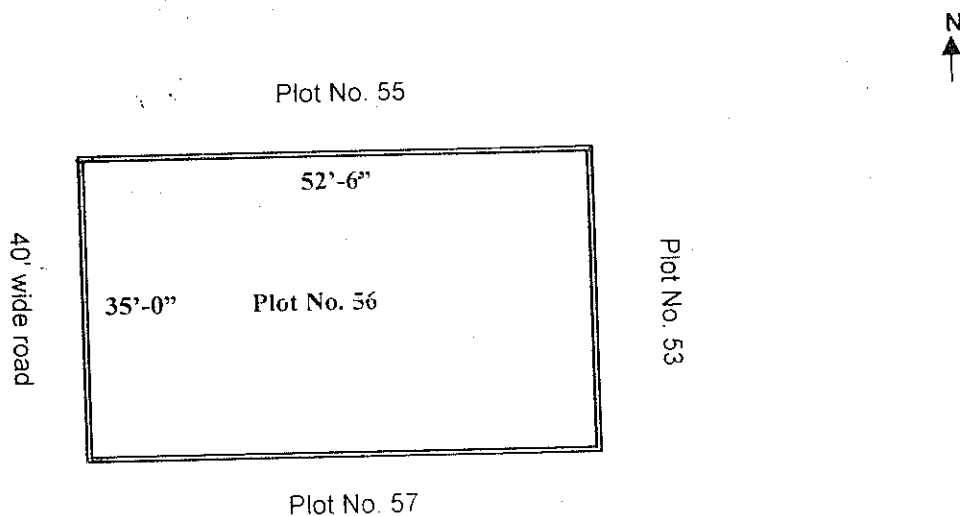
**REFERENCE:**  
**AREA:** 204

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

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



**EXCL:**



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

SIG. OF THE VENDOR

**WITNESSES:**

1.

2.

1 వ పుస్తకము (6665106)

దస్తవేజుల మొత్తం కాగితములు

సంఖ్య..6... ఈ కాగితపు వరుస

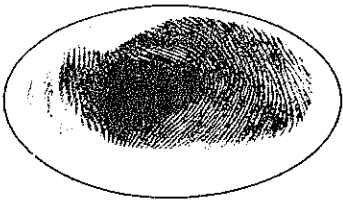
సంఖ్య..5.....

*[Handwritten signature]*  
చేసినది



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

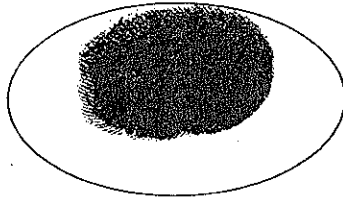
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**BUILDER:**

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.

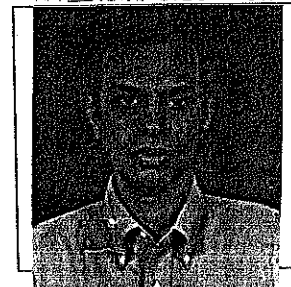
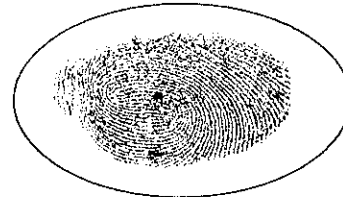
1. MR. SOHAM MODI  
S/O. MR. SATISH MODI



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

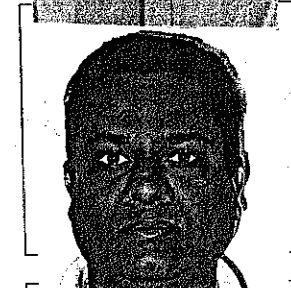
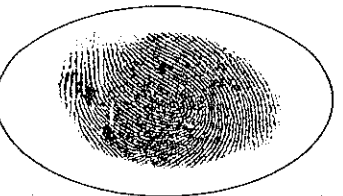
**GPA FOR PRESENTING DOCUMENTS:**

MR. GAURANG MODY  
S/O. JAYANTHILAL MODY  
R/O. FLAT NO. 105  
SAPPHIRE APARTMENTS  
CHIKOTI GARDENS BEGUMPET  
HYDERABAD.



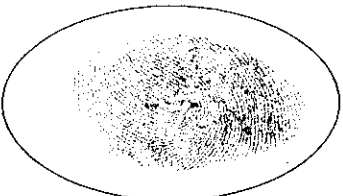
**PURCHASER:**

MR. GURRALA NAGESH  
S/O. MR. G. CHANDRA REDDY  
R/O. C/O. S. BHASKAR RAO  
E-306, MAYFLOWER PARK  
MALLAPUR  
HYDERABAD - 500 076.



**REPRESENTATIVE:**

V. NAGABHUSHAN REDDY  
S/O. V. LINGA REDDY  
HIG-I, BLOCK -1, FLAT NO. 15  
BAGHLINGHAMPALLY  
HYDERABAD - 500 044.



**SIGNATURE OF WITNESSES:**

- 1.
- 2.

...odi Homes

Partner

For Mehta and Modi Homes

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 stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative Mr. V. Nagabhushan Reddy as I / We cannot appear personally before the Registering Officer in the Office of Sub Registrar of Assurances, Uppal, Ranga Reddy District.

1వ పుస్తకము! 1966 నవంబరు  
దస్తవేజాల మొత్తం కాగితముల  
సంఖ్య... 6... ఈ కాగితపు పయన  
పంఖ్య... 6.....

9/56

పబ్లికేషన్

