

Ac 128/86  
100Rs.

U-2940

2948/05



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708648

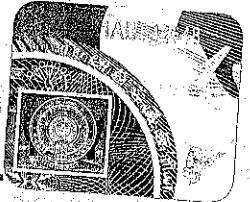
S.No. 11338 Date 29/3/05 Rs. 100/-

Sold to Mr. Sridhara Kambalapalli Sessa Phani

S/o. W/O D/o Rama Sarma, P.O. Dubai, UAE

For whom Self

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



**SALE DEED**

This Sale Deed is made and executed on this the 30<sup>th</sup> day of March 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. 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. SRIDHARA KAMBALAPALLI SESA PHANI, Son of Shri Rama Sarma, aged about 35 years, residing at P.O. Box No.34386, Dubai, U.A.E., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

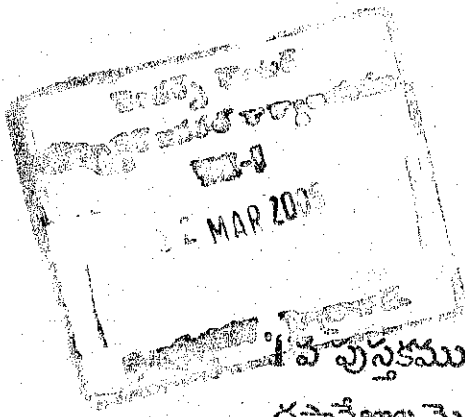
For Mehta and Modi Homes

*[Signature]*  
 Partner

For Mehta and Modi Homes

*[Signature]*  
 Partner

Contd..2.



200 వ సొల్... నెల... తేది  
192 వ శా... మాసము... తేది  
పగలు... మరెయ... గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

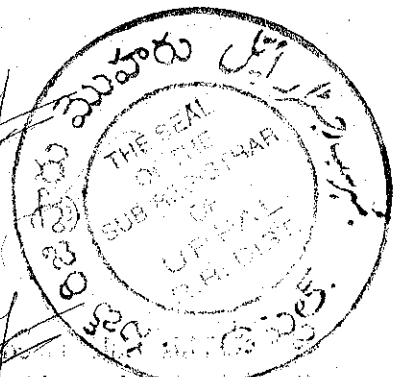
వస్తుము...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య...

Handwritten signature/initials.

సబ్-రిజిస్ట్రారు

శ్రీ...  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
మరియు నేలముద్రలతో సహా దాఖలుచేసి  
రుసుము రూ... చిల్లించినారు.

Receipt No. 781985 Dt. 30/3/15  
SBH, Habsiguda Branch, Sec'bad.



వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.

నడమ బ్రోటనవ్రేలు



Gaurang mody S/o. Jagannath mody occ. service  
Sephire, Apts, Chikoh Gardens  
Hyderabad, through Special Power of  
Attorney attested vide Power No. 18/2005  
of Jagannath mody S/o. Late. D. Kan. Kaminaya  
occ. sumu No 5-4-187 344 H.G. Row Secbad

1. Jagannath mody

K. Prabhakar Reddy S/o. Peame Reddy  
Sec'bad

200 వ సొల్... నెల... తేది  
192 వ శా... మాసము... తేది

Handwritten signature/initials.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708649

S.No. 1137 Date 28/12/03 Rs. 100/-

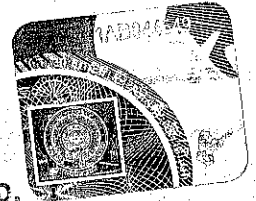
Sold to Sridhara Kambalapati & Le Phani

S/o. W/o. Rama Sarma E/o. UAC, DLBai

For whom Self

:: 2 ::

R. M. R. M. R.  
R. M. R. M. R.  
SV. No. 42/95  
R. No. 58/2004-2006  
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 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>

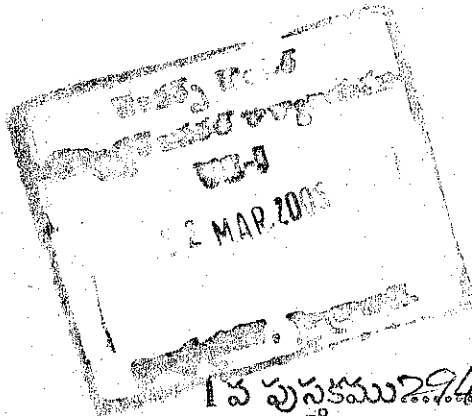
For Mehta and Modi Homes

*Shan Modi*  
Partner

For Mehta and Modi Homes

*Shan Modi*  
Partner

Contd..3.



1వ పుస్తకము 29448/05 నంబరు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య... 2.....

సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act/11 of 1897  
No. 2948 of 2005 Date 30/3/05

I hereby certify that the proper deficit  
stamp duty of Rs. 29660/- Rupees Twenty nine thousand  
8 hundred 60 only.

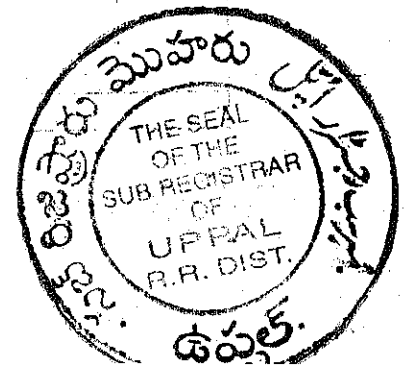
has been levied in respect of this instrument  
from Sri. Gaurang Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 253000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal  
Sub Registrar and Collector U.S. 41 & 4  
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 29660/- towards Stamp Duty  
including Transfer duty and Rs. 1265/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number 787985  
Dated 30/3/05 at S.B.H. Habsiguda Branch, Seebad

S.B.H. Habsiguda  
No. 01000050788  
S.R.O. Uppal.







ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708650

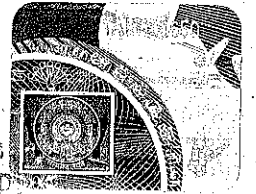
S.No. 11532 Date 20/10/98

Sold to Mr. Sridhar Kambalapalli Beshe Plani R.M.

S/o. W/O/D/o Rama Sarma, R/o. Dubai, U.A.E. S/N 42/95

For whom Self

R. K. UNDER  
R. No. 700-2006  
RAM NAGAR, HYDRABAD



:: 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. Bahram 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.

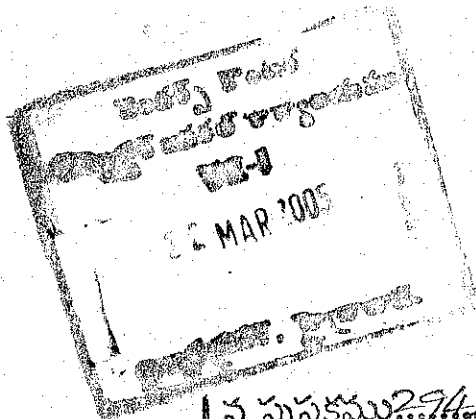
Contd..4.

For Mehta and Modi Homes

*Jhanu Mehta*  
Partner

For Mehta and Modi Homes

*Suresh Kumar*  
Partner

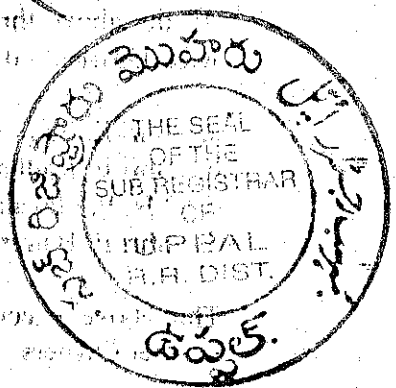


1వ పుస్తకము 2946/05/సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు వరుస  
సంఖ్య 3

1వ పుస్తకము సంఖ్య (కా.శ) పు 2946/05  
నెంబరుగా రిజిస్ట్రారు కేయబడి స్కానింగు విజ్ఞాపన  
గుర్తింపు నెంబరు 2946 1-2005 ఇవ్వడమైన  
2005 నాటి నెంబరు 30 తది

పత్-రిజిస్ట్రారు

*[Handwritten Signature]*  
రిజిస్ట్రారు



*[Faint, mostly illegible text at the bottom of the page, possibly a notice or legal disclaimer.]*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708651

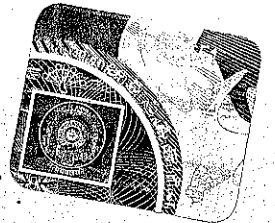
S.No. 11533 Date 28/3/05 Rs. 100/-

Sold to Mr. Sridhara Kambalapalli Sesta Plot R. MARENDER

S/o. W/o. D. Rana Sanyal R/o. Dubai, UAE SVL No. 42/95

For whom Self

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



:: 4 ::

- 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.71, admeasuring 253 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,53,000/- (Rupees Two Lakhs Fifty Three 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. 71, admeasuring 253 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. 2,53,000/- (Rupees Two Lakhs Fifty Three Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

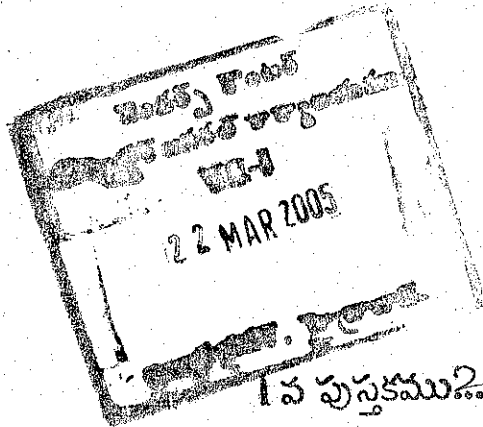
For Mehta and Modi Homes

*Mehta Modi*  
Partner

For Mehta and Modi Homes

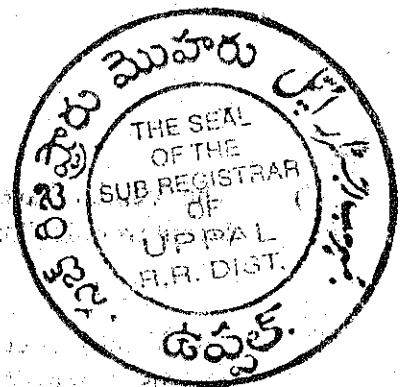
*Suresh Kumar*  
Partner

Contd..5.



1వ పుస్తకము 2948 స్థానం  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య... 4.....

పబ్-రిజిస్ట్రారు



... the original ... and have obtained a copy ... of the ...

... the ... and ... of the ... and ... of the ...

...

...





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708652

S.No. 11534 Date 22/7/05 Rs. 100/-

Sold to M. Akhara Kambalapalli Segla Plot

S/o. W/o D/a. Rame Sarna, R/o. Dubai, UAE

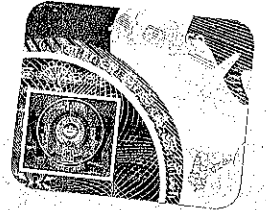
For whom Self

R. NARENDER

S.V.L. No. 42/95

R.No. 38/2004-2005

RAM NAGAR, HYD'BAD.



:: 5 ::

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.

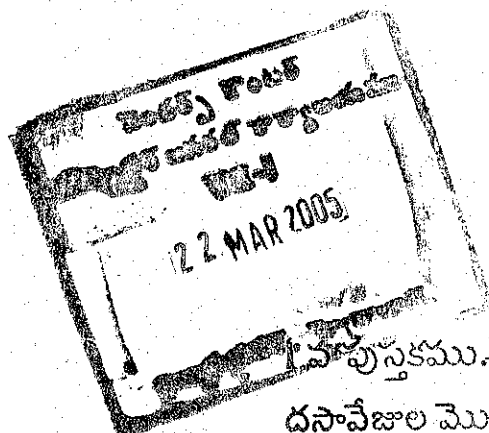
Contd..6.

For Mehta and Modi Homes

*Sh. Moh.*  
Partner

For Mehta and Modi Homes

*Suresh Kumar*  
Partner



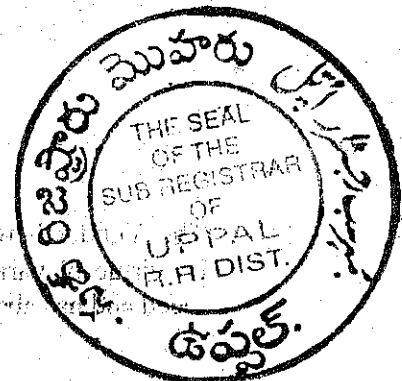
1వ పుస్తకము 2945/01

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...9...ఈ కాగితపు వరుస

సంఖ్య 5.....

సబ్-రిజిస్ట్రారు



Faint, mostly illegible text in Telugu script, likely a document or affidavit, with some words like 'అందుకే' and 'అందుకే' visible.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708653

S.No. 11535 Date 29/3/05 Rs. 100/-

Sold to Sridhara Kenbalepalli Sesha Phani

S/o. W/o/D/d. Rama Sarma, R/o. Dubai, UAE

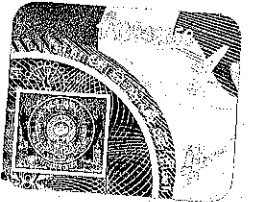
For whom. Ruk

R. NARENDER

SVL No. 42/95

R.No. 33/2004-2006

RAM NAGAR, HYD'BAD



:: 6 ::

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. 31,020 /- is paid by way of challan No. 78798C, dated 30.03.05, drawn on SBH, Habsiguda, Hyderabad.

### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.71, admeasuring about 253 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:

North	:	Plot No. 72
South	:	Plot No. 70
East	:	40' wide road
West	:	Public Road

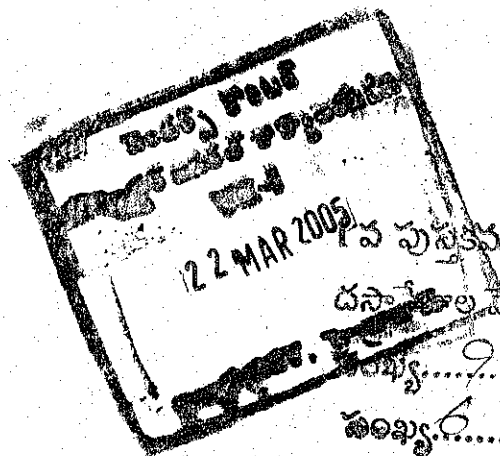
For Mehta and Modi Homes

*John Modi*  
Partner

For Mehta and Modi Homes

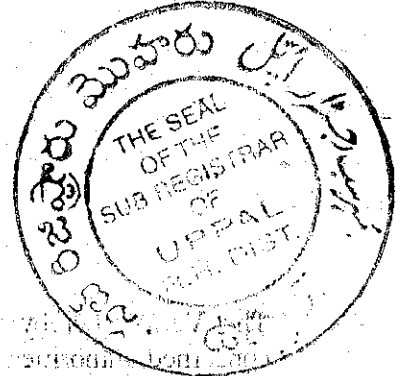
*Suresh Chandra*  
Partner

Contd..7.



వ పుస్తకము 2948 పంపు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

1  
పబ్-రిజిస్ట్రారు



అధికారి అనుమతి లేకుండా ఈ దస్తావేజులను ఎవరైనా తియ్యబోయినట్లయితే దానిని తియ్యబోయినట్లుగా తప్పకుండా పోలీసులకు తెలియజేయాలి. దానిని తియ్యబోయినట్లుగా తప్పకుండా పోలీసులకు తెలియజేయాలి.

అధికారి అనుమతి

ఈ దస్తావేజులను తియ్యబోయినట్లుగా తప్పకుండా పోలీసులకు తెలియజేయాలి. దానిని తియ్యబోయినట్లుగా తప్పకుండా పోలీసులకు తెలియజేయాలి.

దస్తావేజుల సంఖ్య  
కాగితాల సంఖ్య  
దస్తావేజుల సంఖ్య  
కాగితాల సంఖ్య



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708654

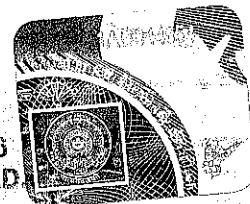
S.No. 11336 Date 28/10/15 Rs. 100/-

Sold to M. SRIDHAR Kambalapalli Sesha Phani

S/o. W/O D/o Rama Sarma, Ho. Dubai, UAE

For whom SELF

R. Narasimha  
R. NARASIMHA  
SVL No. 42/95  
R.No. 39/2004-2006  
RAM NAGAR, HYD'BAD



:: 7 ::

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:

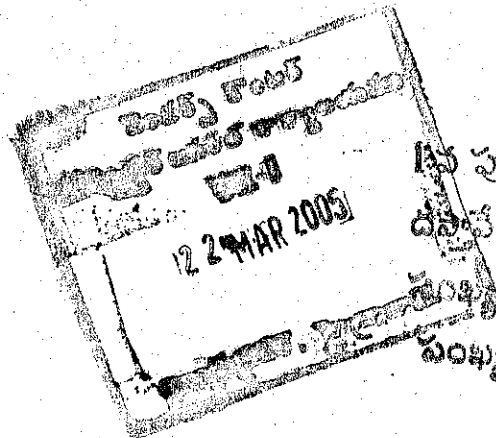
- 1. (K. P. Reddy)
- 2. (Sagadebhi)

For Mehta and Modi Homes  
*(Signature)*  
Partner  
(Soham Modi)  
VENDOR

For Mehta and Modi Homes  
*(Signature)*  
(Suresh Mehta)  
VENDOR

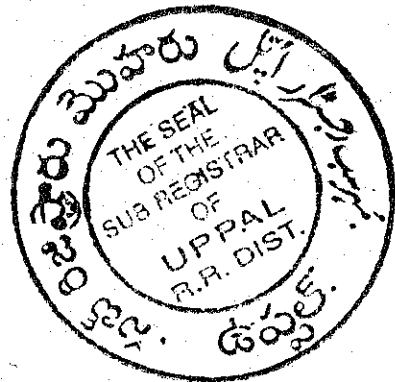
*(Signature)*  
VENDEE





పుస్తకము 294/సంఖ్య  
దస్తవేజాల మొత్తం కాగితముల  
మొత్తం 9 తం కాగితపు వరుస  
సంఖ్య 7

సబ్-రిజిస్ట్రారు



ఇది ఒక ప్రాథమిక నమూనా. దీనిని ఉప-రెజిస్ట్రారు, ఉప్పల రెవెన్యూ డివిజన్, హైదరాబాద్ జిల్లా, తెలంగాణ రాష్ట్రం, భారతదేశం వారు ఉపయోగించారు.

(సబ్-రెజిస్ట్రారు)  
ఉప్పల

ఉప్పల రెవెన్యూ డివిజన్  
హైదరాబాద్ జిల్లా

12/03/2005

**REGISTRATION PLAN SHOWING**

PLOT NO. 71, 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. SRIDHARA KAMBALAPALLI SESA PHANI, S/O. MR. RAMA SARMA

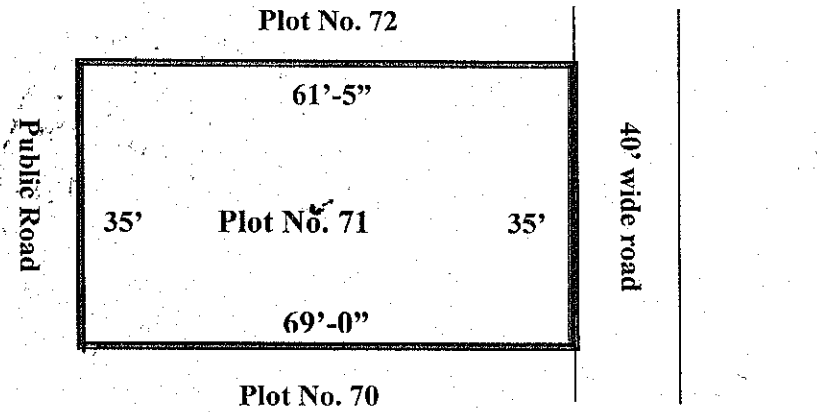
**REFERENCE:**  
**AREA:** 253

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

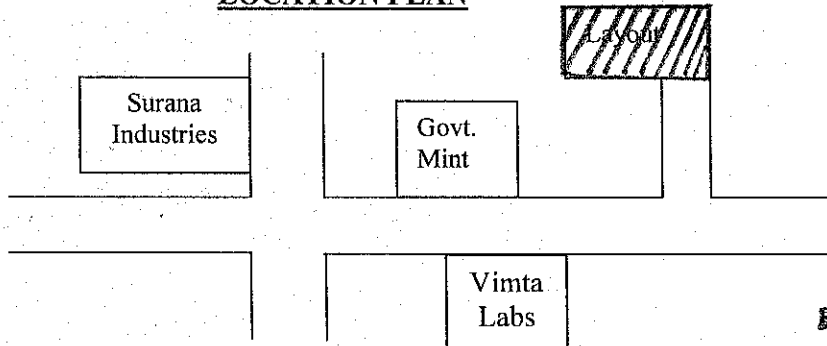
**INCL:**  
**SQ. MTRS.**



**EXCL:**



**LOCATION PLAN**



For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
SIG. OF THE VENDOR

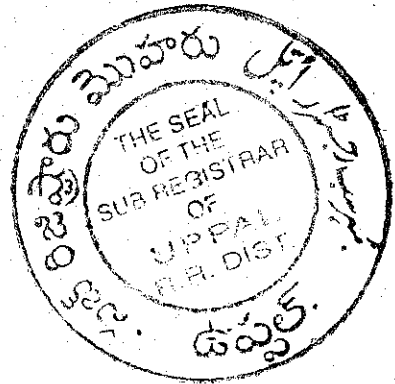
**WITNESSES:**

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

*[Signature]*

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

*[Handwritten Signature]*  
సబ-రజిస్ట్రారు



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

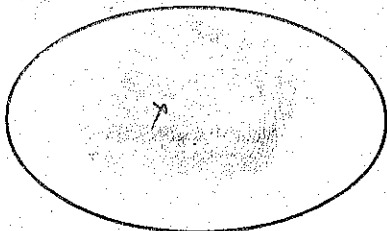
Sl.No. FINGER PRINT  
IN BLACK INK (LEFT  
THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

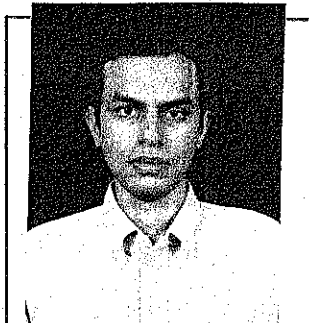
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER



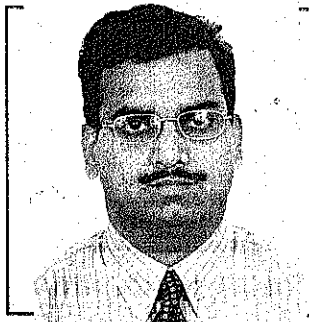
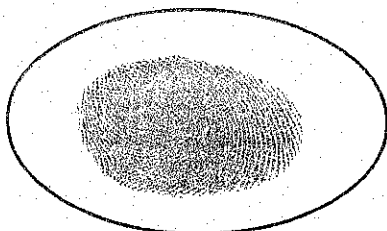
VENDOR: -  
M/s. MEHTA & MODI HOMES  
having its (C) S-U-187/3 & 4  
M.G. Road, Sec'bad, rep by its  
Partners J, Mr. SOHAM MODI



Mr. SORESH V. MEHTA  
(C) S-U-187/3 & 4  
M.G. Road, SEC-BAD  
SPA:-



Mr. GAURANG MODY  
R/o. Flat No. 105, Sapphire  
Apts. Chikon Gardens,  
Begumpet, HYDERABAD  
PURCHASER:



MR. SRIDHARA RAMBALAPALLI  
SESHA PHANI  
R/o. P.O. Box No. 34386  
DUBAI, U.A.E.

**SIGNATURE OF WITNESSES:**

1. Presentant  
2. Soham Modi

*For Mehta and Modi Homes*

*Ses. Phani*

*Soha Modi*

Partner

**SIGNATURE OF THE EXECUTANT'S**

*Saurabh Kumar*

Partner

9/71

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

*[Handwritten Signature]*  
సబ్-రజిస్ట్రారు

