

Dave 25/16/2013, 11:19 AM Purchased By: ANAND S. MERTA 5/0. SUPESH U. MEHTA 19/0. SECBAD

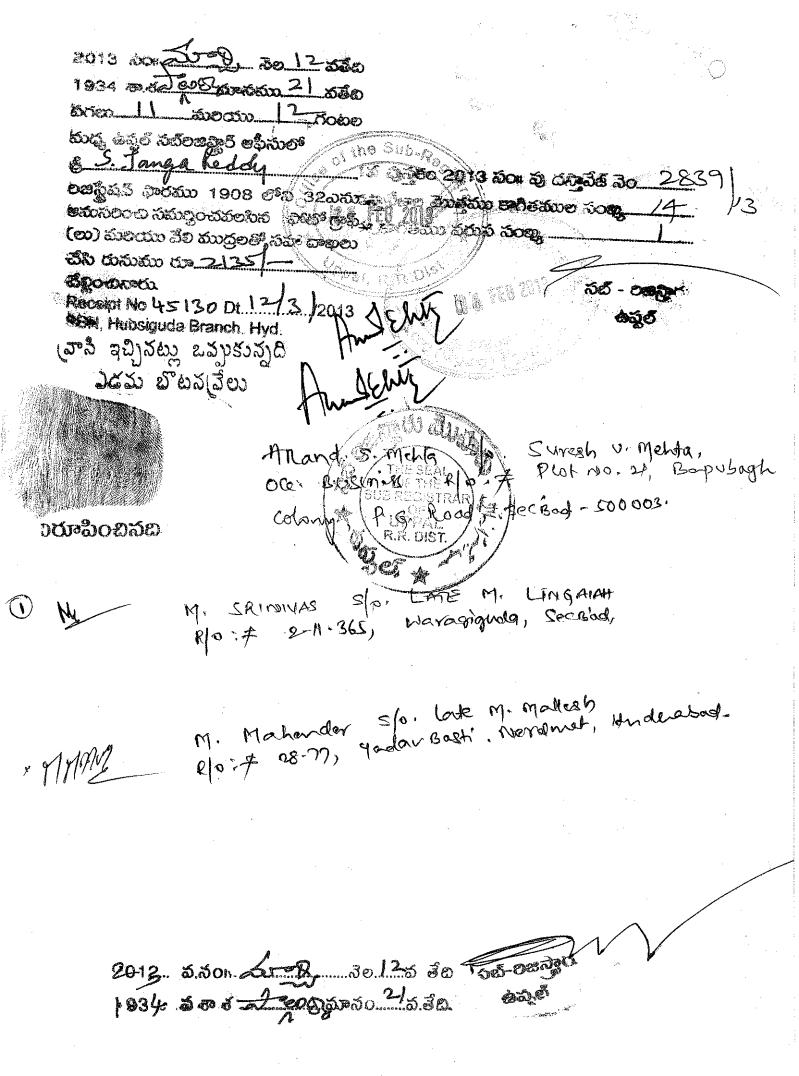
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SALE DEED

This Sale Deed is made and executed on this the la day of March, 2013 at Hyderabad by:

- 1.8 Shri. Samala Janga Reddy, Son of Late Samala Chinna Yadaiah, aged about 40 years, Occupation: Business, resident of 2-46/5A, Cherlapally, Kapra Municipality, R. R. District represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 10114/06 dated 11.07.2006, registered at SRO Uppal.
- 2. Smt. V. Susheela, Wife of V. V. Subba Rao, aged about 40 years, Occupation: House Wife, resident of Cherlapally Village, Ghatkesar Mandal, R.R. District represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing nos. 11450/06, 9040/06, 9039/06, dated 31.07.2006, 20.06.06 respectively registered at SRO, Uppal.
- 3. Sri Anand S. Mehta, son of Shri Suresh U. Mehta, aged about 32 years, resident of Plot No. 21, Bapu Bagh Colony, P. G. Road, Secunderabad- 500 003.

Promiser's



- 4. Smt. Chamarty Naga Bala Tripura Sundari W/o. Shri Ch. Ganapathi Prasad, aged about 48 years, Occupation: Housewife, resident of H.No. 2-1-290/1, Flat No. 203, Sri Ganga Residence, Nallakunta, Hyderabad represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 9037/06, dated 20.06.06, registered at SRO, Uppal.
- 5. Shr. G. Rama Krishna Reddy, son of Shri. G. R. Reddy, aged about 25 years, Occupation: Student, resident of H. No. 1+7-2/A, Kamala Nagar, ECIL Post, Hyderabad 500 062 represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 15373/06, dated 04.10.06, registered at SRO, Uppal.
- Shri M. Vijayaram Mohan Rao, son of Shri M. Venkateswar Rao, aged about 54 years, Occupation: Business, resident of F-11, B-23, MIG II, Baghlingampally, A.P.H.B. Colony, Hyderabad represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 9038/06, dated 20.06.06, registered at SRO, Uppal.
 - 7. Shri Sajja Venkateswara Rao, son of Shri Subba Rao, aged about 40 years, Occupation: Agriculture, resident of Jandrapet Post, Chirala Tq., Prakasam District represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing nos. 9111, 9112 and 9113 dated 21.06.06 respectively registered at SRO, Uppal.
 - 8. Shri Boddu Srinivasa Rao, son of Shri B. Amaralingam, aged about 42 years, occupation: Agriculture, residing at LIG-B 317, Dr. A. S. Rao Nagar, Hyderabad represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 9736, dated 01.07.06, registered at SRO, Uppal.
 - 9. Shri Sekharam Seri, son of Late Shri. Venkakaih, aged about 57 years, occupation: Business, residing at H.No. 2-2-647/A/15, Sai Baba Nagar, Bagh Amberpet, Hyderabad represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 11030, dated 27.07.06, registered at SRO, Uppal.

Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1, VENDOR NO. 2, VENDOR NO. 3, VENDOR NO. 4, VENDOR NO. 5, VENDOR NO. 6, VENDOR NO. 7, VENDOR NO. 8 and VENDOR NO. 9 respectively, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

Ms. Nisha Modi, Daughter of Shri Soham Modi, aged about 17 years, Occupation: Student, resident of Plot No. 280, Road No. 25 Jubilee Hills, Hyderabad, represented by guardian and mother Smt. Tejal Modi, W/o. Shri Soham Modi, aged about 42 years, resident of Plot No. 280, Road No. 25 Jubilee Hills, Hyderabad.

Hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assignees etc.

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⊺න් **නුහුජට 2013 කටා** නු **යබ** ්ටාන්සල **බාරුණා** පැරිණ්ඩල නිර ් පිරින්නා **න්රා**න් නිලද ENDORSEMENT ertified that the following amount en paid in respect of the dock Stamp Duty: 1. In the Shape of Stamp Paper 100) 2. In the Shape of Challen (U/s. 41 or) S. Act. 1889) 3. In the Shape of Cash (U/s. 47.00 LS 462. 1899) 4. Adjusticent of Starns Dury (Un. 11 07 15 Act 1090) if say Transair Lagy 1. In the Soupe of Challer 2. In the Shape of Cash I Registration Fees: 1. In the Shape of Challan 2. In the Shape of Cash IV User Charges: 1. In the Shape of Challan ? In the Shape of Cash TOTAL Ra: 32175 Sub Ragistrar I Magi

WHEREAS:

A) Shri. Samala China Yadaiah alias S. Yadi Reddy, S/o. S. Ramaswami was the original pattedar of agricultural land in Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Shri Samala China Yadaiah during his life time sold a portion of the said land to Smt. V. Susheela, Vendor No. 2 herein.

1. Take

B) After the death of the original pattedar, VENDOR No. 1 herein i.e., Samala Janga Reddy being the only legal heir of the original pattedar became the joint owner along with Vendor No. 2 herein of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

- C) Whereas the VENDOR No. 2 herein has subdivided the land purchased by her into several plots and had sold 12 plots from the proposed layout to several intending purchasers.
- D) VENDOR No. 2 herein was unable to undertake any development activity like laying of roads, drainage, water & electricity connections, etc., and could not provide these amenities to the purchasers of these plots.
- Shri Anand Mehta, VENDOR No. 3 herein, approached VENDOR No. 1 and VENDOR No. 2 to sell the entire land in Sy. No. 74 & 75 including the plots therein and VENDOR No. 1 & VENDOR NO. 2 agreed to help VENDOR No. 3 to repurchase the 12 plots from its owners and sell their share of the balance land to VENDOR No. 3 herein. Accordingly VENDOR No. 1 and VENDOR No. 2 have sold the balance land to VENDOR No. 3 herein vide agreement of sale cum GPA, details of which are given below. Further the individual owners of each of the twelve plots referred above have sold their respective plots to VENDOR No. 3 herein vide sale deeds / Agreement of sale cum GPA as per the details given below.

Sl. No	Plot No.	Sale Deed / GPA	Purchased from	Doc. No.	Doc. Date
1	Sy. No. 74	Agr. of Sale cum GPA	V. Susheela	11450/06	31.07.06
2	Sy. No. 74 & 75	Agr. of Sale cum GPA	S. Janga Reddy	10114/06	11.07.06
3	Plot No. 4	Agr. of Sale cum GPA	V. Susheela	9040/06	20.06.06
4 .	Plot No. 6	Agr. of Sale cum GPA	C.N.B.T. Sundari	9037/06	20.06.06
5	Plot No.7	Agr. of Sale cum GPA	Rama Krishna Reddy	15373/06	04.10.06
6	Plot No. 8	Agr. of Sale cum GPA	V. Susheela	9039/06	20.06.06
7	Plot No. 9	Agr. of Sale cum GPA	Vijayram Mohan Rao	9038/06	20.06.06
8	Plot No. 15	Sale Deed	B. Sumathi, Bala	20086/06	19.12.06
			Krishna, Amarnath		
9	Plot No. 16	Agr. of Sale cum GPA	S. Venkatewara Rao	9113/06	21.06.06
10	Plot No. 18	Sale Deed	B. Sumathi, Bala	20086/06	19.12.06
3 - 10	"		Krishna, Amarnath		



18 పుస్తతం 2013 సంజ పు చర్యే చేశ్వే సం 2839 / 13 గస్తావేజుల మొత్తము కార్చి ముల సంఖ్య 14 నా కాగీతము వరుస్త సంఖ్య క్రామ్ సిబ్బ్ లజిస్మార్ టిమ్మల్

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Doet No 2822 of 201 Stand 12/3/201 Standby certify that the proper/deficit Stands duty of Rs. 2025 Description (Rupees Twenty only on the basis of the agreet Market Value/Consideration of Rs. 1 90,000 being higher that consideration/Agreed Market Value

S.R.O Uppal)

Syb-Regietrar and Collector US-41442 as on INDIAN STAMP A



RECOMPANION ENDORSEMENT

An amonut of its 29.250 towards Stamp Duty Including Transfer Duty and Rs. 2135 towards Registration Fee was paid by the party through Challan Receipt Number. 45130

Dated 12313

Dated 12313

At SBH Habsiguda Branch Sec'bed SBH Habsiguda A/c. 52191012432 of SRO Uppa'

11	Plot No. 19	Agr. of Sale cum GPA	S. Venkateswara Rao	9112/06	21.06.06
12	Plot No. 20	Agr. of Sale cum GPA	S. Venkateswara Rao	9111/06	21.06.06
13	Plot No. 24	Agr. of Sale cum GPA	B. Srinivasa Rao	9736/06	01.07.06
14	Plot No. 30	Agr. of Sale cum GPA	Sekharam Seri	11030/06	27.07.06

- F) The above stated sale deeds and agreement of sale cum General Power of Attorneys are registered at the office of the Sub Registrar Uppal, R.R. District.
- G) VENDOR No. 1, VENDOR No. 2 and VENDOR No. 4 to VENDOR No. 9 are represented by their agreement of sale cum General Power of Attorney Holder as per the details given above.
- H) By virtue of the above referred documents, recitals and records, the VENDORS NO.1 to Vendor No. 9 are the absolute owners and possessors of land in Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- The PURCHASER approached the VENDOR to sell Plot No. 45D forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, admeasuring about 106.7 sq. yds., for a total consideration of Rs. 1,00,000/- (Rupees One Lakh Only) and Vendor agreed to sell the same to the PURCHASER on the terms and conditions given hereunder. The PURCHASER has paid the entire consideration to the VENDOR in the year 2007.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

- 1. The PURCHASER has paid the aforesaid total consideration of Rs. 1,00,000/- (Rupees One Lakh Only) in the year 2007 and the receipt of which is hereby admitted and acknowledged by the VENDORS.
- 2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring 106.7 sq. yds., bearing Plot No. 45D forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Plot and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
- 3. The PURCHASER has verified the extent and title of the said plot and is fully satisfied with the same. The PURCHASER shall hereafter not raise any objections with respect to the title of the VENDORS and/or the extent of land.
- 4. The VENDORS have on this day delivered vacant peaceful possession of the Scheduled Plot to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.



1మ ఫ్రాన్లేతం 2013 సంగ పు దస్తించేజ్ నెం 2835 ద్రావేజుల మొత్తము కాగితముల సంఖ్య 4 /1 ాం కాగితము మరుస సంఖ్య 4 సిటీ - రిజిస్మాన్ ఉష్మల్

1න් කුණුණ නි**ංග (මංචා කු** 2839 2013. බංගරා ලස්කූර් **නියාගයන් බැහරේ වනාණු**ර රාපුරකු බංගරා <u>2839 අ 2013ක්කු</u>ර්කුහිතිව 2013 නිලා <u>කා සමු</u> විභා<u>ධ</u> විභා<u>ධ</u> නිහ

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- The VENDORS hereby covenant that they shall sign, verify and execute such further 5. documents as are required so as to effectively transfer/mutate the Scheduled Plot unto and in favour of the PURCHASER in the concerned departments.
- The VENDORS hereby further covenant that there are no rights of any third party 6. relating to any easements, right of way, etc. in respect of Scheduled Plot.
- The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, 7. charges to the concerned authorities relating to the Scheduled Plot payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.
- Stamp duty and Registration amount of Rs. 32.,025/- paid by way of challan no. 45130, 8. dated 12.3 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULE OF PROPERTY

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45D forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North

: Road

South

: Neighbors Land

East

: Plot No. 45E

West

: Plot No. 45C

IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

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2. M. May
(m. malanda)

Shri. Samala Janga Reddy

Represented by GPA holder Shri Anand Mehta

Vendor no. 1

Smt. V. Susheela

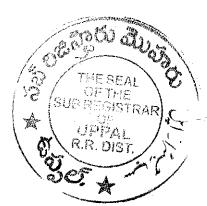
Represented by GPA holder Shri Anand S Mehta

Vendor no. 2

Sri Anand S. Mehta

Vendor no. 3

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Smt. Chamarty Naga Bala Tripura Sundari Represented by GPA holder Shri Anand S Mehta Vendor no. 4

Shri. G. Rama Krishna Reddy

Represented by GPA holder Shri Anand S Mehta

Vendor no. 5

Shri M. Vijayaram Mohan Rao Represented by GPA holder Shri Anand S Mehta Vendor no. 6

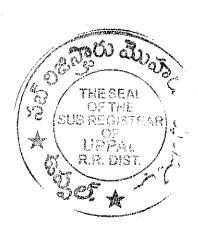
Shri Sajja Venkateswara Rao Represented by GPA holder Shri Anand S Mehta Vendor no. 7

Shri Boddu Srinivasa Rao Represented by GPA holder Shri Anand S Mehta Vendor no. 8

Shri Sekharam Seri Represented by GPA holder Shri Anand S Mehta

Vendor no. 9

1න් කුතුමට 2013 බලා කු සබුබේසි බල <u>2</u> ළදු ල ිලුබ්ණව බහුණු පාලින්ණාව බලා <u>ර</u> න පාලින්නා නිරාති බලා <u>ර</u> ක්සි - වන්දින්



REGISTRATION PLAN SHOWING PLOT NO. 45(D), FORMING A PART IN SURVEY NO. Situated at 74 & 75 Mandal, R.R. Dist. CHERLAPALLY VILLAGE, **GHATKESAR VENDOR:** MR. ANAND MEHTA, SON OF SURESH U MEHTA & OTHERS MS. NISHA MODI, D/O. SHRI SOHAM MODI, REP. BY GUARDIAN & MOTHER BUYER: SMT. TEJAL MODI, W/O. SHRI SOHAM MODI REFERENCE: INCL: EXCL: SCALE: AREA: 106.7 SQ. YDS. SQ. MTRS. RO AD 32′ P.No. 45C P.No.45D Neighbour's Land

WITNESSES:

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2. My Mory

SIGN. OF THE VENDOR

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SIGN. OF THE BUYER



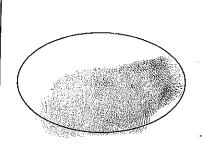
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

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PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





VENDORS:

MR. SAMALA JANGA REDDY,

2. MRS V. SUSHEELA, MRS C. N. BALA TRIPURA SUNDARI, 4. MR. G. RAMA KRISHNA REDDY, 5. MR. M. VIJAYRAM MOHAN REDDY,

6. MR. SAJJA VENKATESWARA RAO,

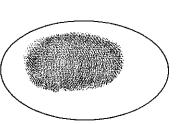
7. MR. BODDU SRINIVASA RAO,

8. MR. SEKHARAM SERI,

REPRESENTED BY THEIR GPA HOLDER:

MR. ANAND S. MEHTA, S/O. SHRI SURESH U. MEHTA PLOT NO. 21.

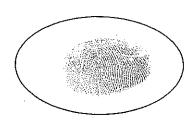
BAPU BAGH COLONY P.G. ROAD, SECUNDERABAD - 500 003.





PURCHASER:

MS NISHA MODI, D/O. SHRI SOHAM MODI, R/O.PLOT NO. 280, ROAD NO. 25 JUBILEE HILLES, HYDERABAD,





GUARDIAN

SMT. TEJAL MODI, W/O. SHRI. SOHAM MODI, R/O. PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDERABAD.

SIGNATURE OF WITNESSES:

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2. ///My

SIGNATURE OF EXECUTANTS

I stand here with our photograph(s) and finger prints in the form prescribed, through our representative, Mr. Anand S Mehta as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

dead

Misharlodi

SIGNATURE OF BUYER



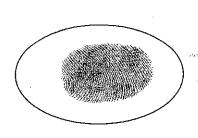
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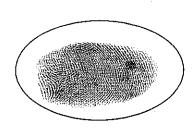
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





WITNESSESS:

1. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO. - 2-11-365 WARASIGUDA SECUNDERABAD.





2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD

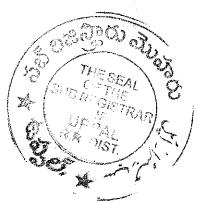
SIGNATURE OF WITNESSES:

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SIGNATURE OF THE EXECUTANT

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इसके दुंबरा, इतम राज्याच्य के राष्ट्रपति के बाग पर, उस सभी से जिनका इससे संबंध हो, असरोध इन अतीका की जाती है कि में भारत को बिस किसी होन बोक के स्वतंत्र हम से आर्ने-नाने हैं, और उसे हर चरह की ऐसरे स्वरायस और मुख्या प्रदेशन करें निसकी उसे आकार्यकाता हो ।

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ABSPORT OFFICE

ए. कोमारच्या A. KOMARAIAH अधीक्षक/Superintendent पासपोर्ट कार्यातय, हेदराषाद Pessport Office, Hyderabad

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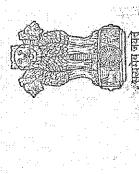
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टोक के स्वतंत्र हम में आने-जाने दें, हैं कि वे शास्क्र को बिना किसी तेंक-और सुरक्षा प्रदान करें जिसकी उसे और उसे हर तरह की ऐसी सहायता इसक दुवाता, भारत गणराज्य कार्यान्त्र्यात के नाम पर, उन सभी से जिनका इसक संबंध हो, अनुरोध एवं अपेक्षा की जात

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BY ONDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA भारत गणराज्य के राष्ट्रपति के आदेश से

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Passport Office, Hyderabad एक. कालुदेव Morkhandikar Vasudes पासपोटे कार्यालय, हैदरांबाद अधीक्षक/Superintenden

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सारापार्ट नं./ Passport No.

K6879328

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INDIAN

07/06/1995

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केन्द्र वे अपना पंजीकरण करवाएं। विदेशों में यहने वाले भारतीय सापरिकों को सलाह दी जाती है कि वे निकटतम भारतीय मिशन/

तो उसका तुरंत अनुपालन विका जाए। से इसके धारक को यदि कोई सूचना जिलती है जिसमें पासपोर्ट लौटाने की मांग भी शामिल है यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न फेजा जाए। यह पासपोर्ट धारक या उसके द्वारा पासपोर्ट भारत सरकार की सम्पति है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी

हुस्तीक्षेट पासपोर्ट जारी किया जाएगा । निकटनम् पालपोर्ट अधिकारी जो अथवा यदि पासपोर्ट धारक विदेश में हैं तो निकटनम भारतीय पातपोर्ड गुम क्षे जाने, चौरी हो जाने अथवा नष्ट हो जाने पर असकी खुबना भारत में सबसे भी की बानी चहिए। प्राधिकृत व्यक्ति के बब्बे में ही होना चाहिए। इसमें किसी भी प्रकार का फेरबदल या विकृति विशान/कन्द्र और स्थानीय पुलिस को तत्काल दी जानी चाहिए। विस्तृत पृष्ठताष्ठ के बाद ही

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TEJAL MODI

पति या परनी का नाम / Name of Spouse

पता / Address

PLOT.NO.280 ROAD.NO.25

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पुराने पासचीर का न. और इसके जारी होने की विविध एवं स्थान है Old Passport Mo. सांक्षि Date and Place of leave

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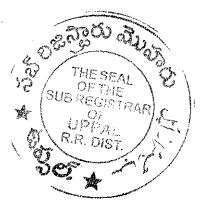
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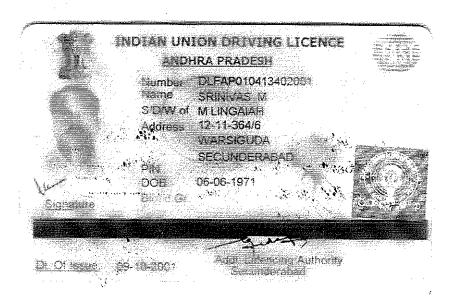
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