

18.9755/2003

9733/2003

AC68613



Date : 11-08-2003

Serial No : 14,014

Denomination : 20,000

02CC-152608

Purchased By :

K. PRABHAKAR REDDY

For Whom :

M/S. MEHTA & MODI HOMES

S/O. K. PADMA REDDY

SEC-BAD

M.G. ROAD

SEC-BAD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. CHEKKADPALLY

### SALE DEED

This deed of sale is made and executed on this the 19<sup>th</sup> day of August 2003 by:

1. Shri P. Sanjeeva Reddy, son of late Shri P. Sai Reddy, aged 51 years, occupation Agriculture, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2- 23/22/8, D. D. Colony, Bagh Amberpet, Hyderabad – 500 013.
2. Shri P. Radha Krishna Reddy, son of Shri P. Sanjeeva Reddy, aged 23 years, occupation student, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2- 23/22/8, D. D. Colony, Bagh Amberpet, Hyderabad – 500 013.
3. Ms. P. Gayatri, daughter of Shri P. Sanjeeva Reddy, aged 22 years, occupation student, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2- 23/22/8, D. D. Colony, Bagh Amberpet, Hyderabad – 500 013.
4. Shri P. Balram Reddy, son of Shri P. Sanjeeva Reddy, aged 21 years, occupation student, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2- 23/22/8, D. D. Colony, Bagh Amberpet, Hyderabad – 500 013.

(herein referred to as the VENDORS which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.)

### In favour of

M/s. Mehta & Modi Homes, a registered partnership firm having its registered office at 5-4-187/3 & 4, third floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, rep. by its Managing Partner Mr. Soham Modi, son of Sri Satish Modi, aged 33 years, occupation Business.

(herein referred to as the PURCHASER which terms shall mean and include all their heirs, successors-in-interest, assigns etc.)

1. P. Sanjeeva Reddy

3. P. Gayatri

2. P. Radha Krishna Reddy

4. P. Balram Reddy



Date : 11-08-2003 Serial No : 14,015 Denomination : 20,000 02CC 152609

Purchased By :  
K. PRABHAKAR REDDY

For Whom :  
M/S. MEHTA & MODI HOMES

S/O. K. PADMA REDDY  
SEC-BAD

M.G. ROAD  
SEC-BAD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. CHIKKADPALLY

-2-

WHEREAS the agricultural land in Sy. No. 39 of Cherlapally village, Ghatkesar Mandal, R.R. District, stood as patta in the name of P. Sai Reddy, father of the Vendor No. 1.

AND WHEREAS P. Sai Reddy died on 27-05-1998 and thereafter the Patta (Patta No. 20, Pass Book No. 177970, Title Deed No. 10420) was granted by effecting mutation in the revenue record in the name of the Vendor No. 1 herein above mentioned.

AND WHEREAS Vendor Nos. 2, 3 & 4 are the children of the Vendor No. 1.

AND WHEREAS as such the Vendors are the absolute owner of the land in Sy. No. 39 of Cherlapally village, Ghatkesar Mandal, R. R. district totally admeasuring acres 5-20 guntas.

AND WHEREAS the Vendors have agreed to sell the said land forming a part of Sy. No.39, Cherlapally village, Ghatkesar mandal, R. R. district, admeasuring 2 acres (0.808 Htrs.) to the Purchaser herein above mentioned.

AND WHEREAS in pursuance of the said understanding arrived at, this Deed of Sale is being executed in respect of 2 acres of land in Sy. No. 39 on the following terms and conditions:

1, P. Sai Reddy

3, P. Gouyatri

2, P. Radhakrishna Reddy

4, P. Balaram Reddy



Date : 11-08-2003

Serial No : 14,016

Denomination : 20,000

0200 152610

Purchased By :

K. PRABHAKAR REDDY

For Whom :

M/S. MEHTA & MODI HOMES

S/O. K. PADMA REDDY  
SEC-BAD

M.G. ROAD  
SEC-BAD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. CHIKKADPALLY

-3-

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-**

1. The Vendors do hereby convey, transfer and sell 'The Property' being agricultural land admeasuring 2 acres (0.808 Htrs.) in Sy. No. 39 of Cherlapally village, Ghatkesar Mandal, R. R. district, which is herein after referred to as the "The Property" and more particularly described in the schedule and the plan annexed to this deed of sale, in favour of the Purchaser for a total sale consideration of Rs. 10,00,000/- (Rupees Ten Lakhs only). The Vendors hereby acknowledge receipt of the said consideration having received the same by Pay Order No.096398 dated 11.08.2003 drawn on HDFC Bank Limited, Secunderabad Branch, Hyderabad.

2. The Vendors hereby covenant that 'The Property' was the absolute property belonging to P. Sai Reddy, father of the Vendor No. 1 herein and after his death the Vendors herein alone are the absolute owners of the same and no other person other than the Vendors has any right, title or interest in respect of 'The Property' or any portion thereof. There are no protected tenants in respect of 'The Property' and as such there is no encumbrance or any impediment on the ownership and enjoyment of 'The Property' by the Vendors herein above mentioned.

3. The Vendors further covenant that 'The Property' is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby give warranty of title. If any claim is made by and person either claiming through the Vendors or otherwise in respect of 'The Property' it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Purchaser are put to any loss on account of any claims on 'The Property', the Vendors shall indemnify the Purchaser fully for such losses.

1. P. Sai Reddy

3. P. Gayatri

2. P. Radhakrishna Reddy

4. P. Balaram Reddy



Date : 11-08-2003 Serial No : 14,017 Denomination : 20,000

Purchased By :  
K. PRABHAKAR REDDY

S/O. K. PADMA REDDY  
SEC-BAD

For Whom :  
M/S. MEHTA & MODI HOMES

M.G. ROAD  
SEC-BAD

0255 152611  
Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. CHIKKADPALLY

-4-

4. The Vendors have this day delivered vacant peaceful possession of 'The Property' to the Purchaser and the Purchaser shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.

5. The Vendors hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate 'The Property' unto and in favour of the Purchaser in the concerned departments.

6. The Vendors hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of 'The Property'.

7. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to 'The Property' 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.

8. The Vendors further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.

9. The Vendors further covenants that 'The Property' is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.

10. The Vendors hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the Vendors will be liable for payment of deficit duty.

1. P. Santhosh Reddy

2. P. Gayatri

3. P. Radhakrishna Reddy

4. P. Balkam Reddy



Date : 11-08-2003 Serial No : 14,018 Denomination : 20,000

Purchased By :  
K. PRABHAKAR REDDY

For Whom :

M/S. MEHTA & MODI HOMES

S/O. K. RADMA REDDY  
SEC-BAD

M.G. ROAD

SEC-BAD -5-

02CC 152612

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. CHIKKADPALLY

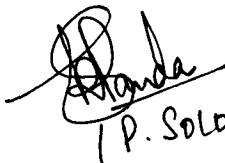

### SCHEDULE OF PROPERTY

All that property being agricultural land admeasuring 2 acres (0.808 Hts.) in Sy. No. 39, situated at Cherlapally village, Ghatkesar mandal, Ranga Reddy District and bounded on the

NORTH : Survey No. 30, Government Land  
SOUTH : Part of Sy. No. 39 belonging to the Vendors  
EAST : Part of Sy. No. 39 and Survey No. 37 belonging to the Vendors  
WEST : 40' wide road in Survey No. 288, Survey No. 285 and Survey No. 39

IN WITNESS WHEREOF the Vendors have affixed their signatures on this deed of sale in presence of the following witnesses.

#### WITNESSES:

-   
(P. SOLOMON)
-   
(P. VENKATRAO)

P. son Hara Reddy  
VENDOR No. 1

P. Radhakrishna Reddy  
VENDOR No. 2

P. Gayatri

VENDOR No. 3

P. Bahram Reddy  
VENDOR No. 4

  
PURCHASER

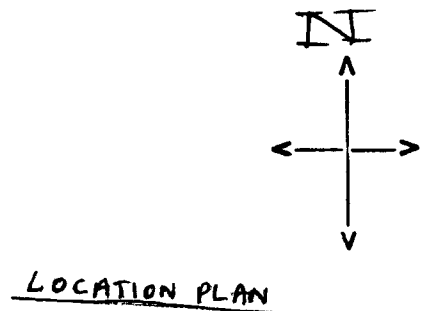
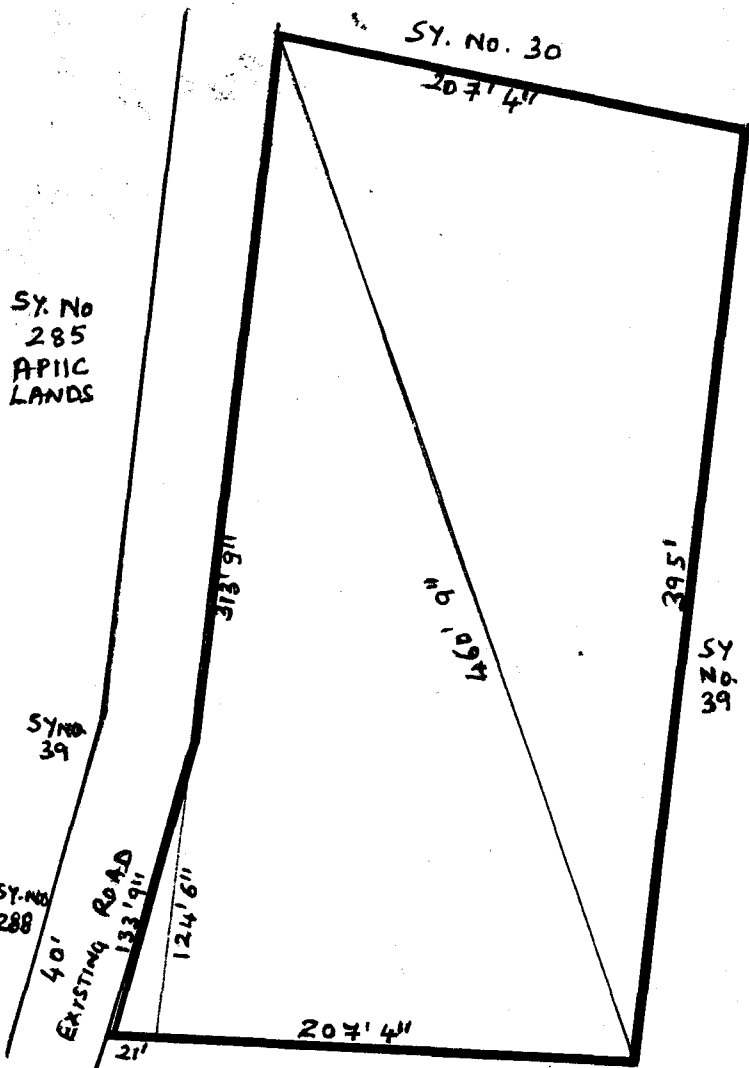
**REGISTRATION PLAN SHOWING AGRICULTURAL LAND**  
**IN SURVEY NOS. 39** **Situated at**

**CHERLAPALLY(V) GHATKESAR Mandal, R.R. Dist.**

**VENDORS: SRI. P. SANJEEVA REDDY**  
**S/O. SRI. P. SAI REDDY & OTHERS**

**VENDEE: M/S. MEHTA & MODI HOMES., REP. By its Managing**  
**Partner: Mr. SOHAM MODI S/O. Sri. SATISH MODI**

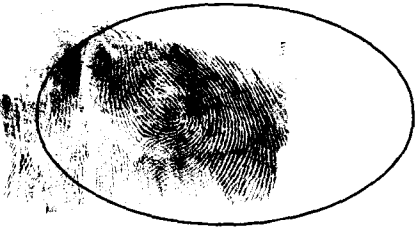

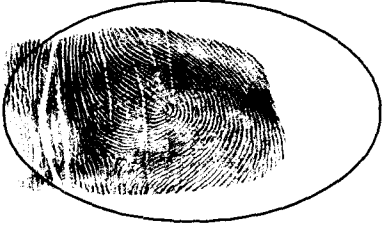
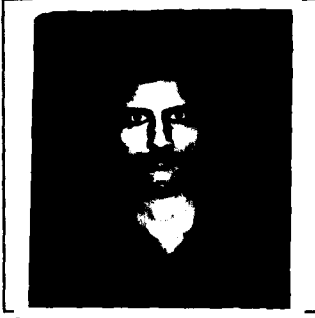
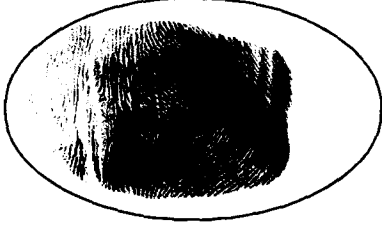
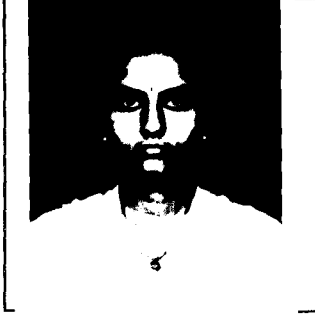

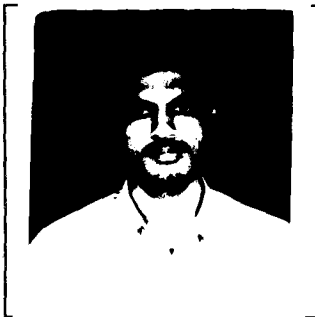
**REFERENCE: SCALE: 1" = 30 YDS. OR 0.80848 MTRS.** **INCL: [ ] EXCL: [ ]**  
**AREA: AC. 2-00 GR**



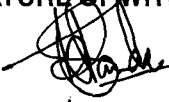

**WITNESSES**  
 1. [Signature] (P. Solomon)  
 2. [Signature] (P. VENKATRAO)

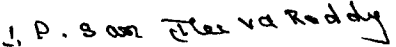

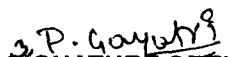
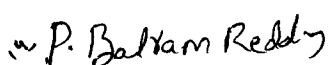
① P. Sanjeeva Reddy      ② P. Balakrishna Reddy  
**SIG. OF THE VENDOR**  
 ③ P. Gayatri      ④ P. Babbar Reddy

**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
			<p><b>VENDORS:-</b></p> <p>(1). <u>Mr. P. SANJEEVA REDDY</u>            Permanent Add:- 2-63, Cherlapally            Ghatkesar (M), R.R. Dist, Presently            R/o. 2-2-23/22/8, D.D. Colony,            Bagh Amberpet, HYDERABAD-013.</p>
			<p>(2). <u>Mr. P. RADHA KRISHNA REDDY</u>            Permanent Add: 2-63, Cherlapally            Ghatkesar (M), R.R. Dist, Presently            R/o. 2-2-23/22/8, D.D. Colony,            Bagh Amberpet, HYDERABAD-13.</p>
			<p>(3). <u>Ms. P. GAYATRI</u>            Permanent Add:- 2-63, Cherlapally            Ghatkesar (M), R.R. Dist, Presently            R/o. 2-2-23/22/8, D.D. Colony,            Bagh Amberpet, HYDERABAD-13.</p>
			<p>(4) <u>Mr. P. BALRAM REDDY</u>            Permanent Add:- 2-63, Cherlapally            Ghatkesar (M), R.R. Dist, Presently            R/o. 2-2-23/22/8, D.D. Colony,            Bagh Amberpet, HYDERABAD-13.</p>

**SIGNATURE OF WITNESSES**

-  (P. SOLOMON)
-  (P. VENKATRAO)

-  P. Sanjeeva Reddy
  -  P. Radha Krishna Reddy
  -  P. Gayatri
- SIGNATURE OF THE EXECUTANT'S**
-  P. Balram Reddy



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

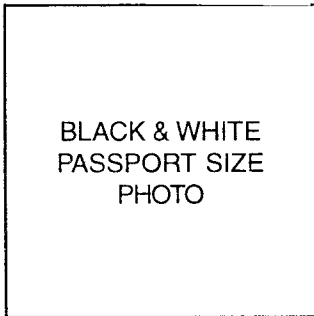
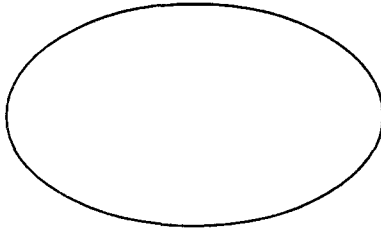
SI.No. FINGER PRINT  
IN BLACK INK (LEFT  
THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

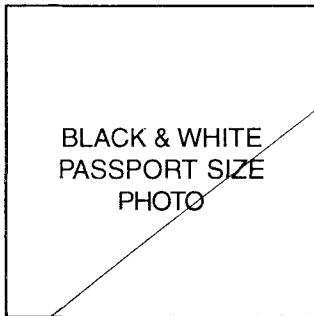
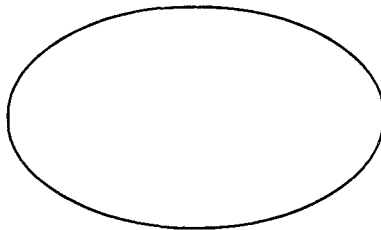
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER



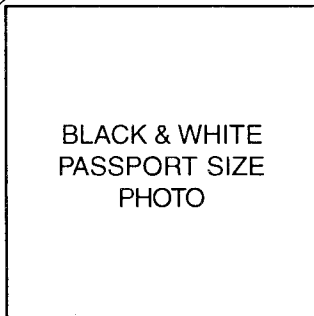
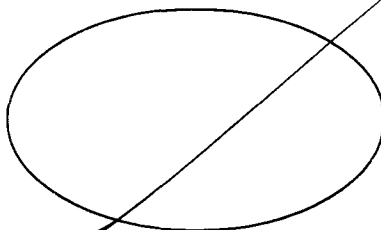
PURCHASER:-  
M/s. MEHTA & MODI HOMES,  
Registered Partnership firm having  
its (o) 5-4-187/3 & 4, M.G. Road  
Sec' Bad, Rep by its Managing  
Partner Mr. SOTIAM MODI



BLACK & WHITE  
PASSPORT SIZE  
PHOTO





BLACK & WHITE  
PASSPORT SIZE  
PHOTO



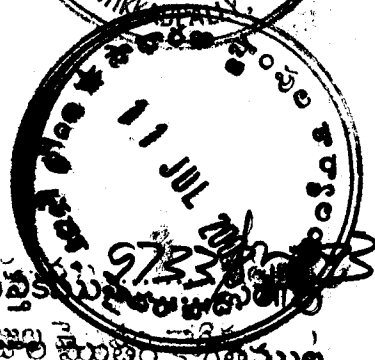
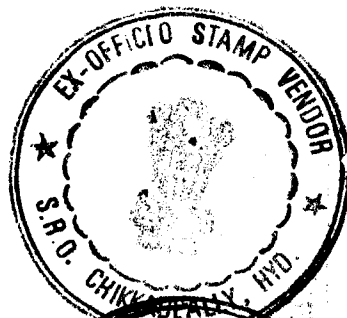
BLACK & WHITE  
PASSPORT SIZE  
PHOTO

**SIGNATURE OF WITNESSES**

1.  (P. Solomon)
2.  (P. VENKAT RAO)

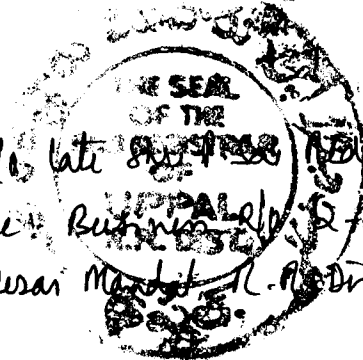
1. P. Ban Jee Va Reddy
  2. P. Radhakrishna Reddy
  3. P. Kanchi
- SIGNATURE OF THE EXECUTANT'S**
4. P. Balaram Reddy





18 వ తేదీనకు సమీపమున  
ఉన్న వారి మొత్తం కేసులను  
సరిదిద్దేందుకు కేసులను  
సరిదిద్దేందుకు:

సబ్-రిజిస్ట్రారు



2003వ.సం||...  
192వ.శా.క...మాసం...  
పగలు...మరియు...గంటల మధ్య  
సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్  
32-ఎ ను అనుసరించి సమర్పించవలసిన  
ఫాటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో  
సహా దాఖలు చేసి రుసుము రూ||...  
వెల్లించినవారు...  
ప్రొ. యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రౌటనవ్రేలు

P. S. ... s/o. late ...  
aged about 51 years, occ. Business, R/o. 2-63,  
Chulapally village, Ghatkesar Mandal, R. R. District.



ఎడమ బ్రౌటనవ్రేలు

P. Radhakrishna Reddy s/o. Shri P. Sanjiva Reddy, aged  
about 23 years, occ.:- student, R/o. 2-63, Chulapally  
village, Ghatkesar Mandal, R. R. District.



ఎడమ బ్రౌటనవ్రేలు

P. Gayatri s/o Shri P. Sanjiva Reddy, aged about 22 years,  
occ.:- student, R/o. 2-63, Chulapally village,  
Ghatkesar Mandal, R. R. District.



ఎడమ బ్రౌటనవ్రేలు

P. Balaram Reddy s/o. Shri P. Sanjiva Reddy, aged about  
21 years, occ.:- student, R/o. 2-63, Chulapally  
village, Ghatkesar Mandal, R. R. District.



ఎడమ బ్రౌటనవ్రేలు

John Modi s/o. Shri Satish Modi, aged about 33 years,  
occ.:- Business, R/o. Plot No. 289, Road No. 25,  
Tubiley Hills, Hyderabad - 500 034.



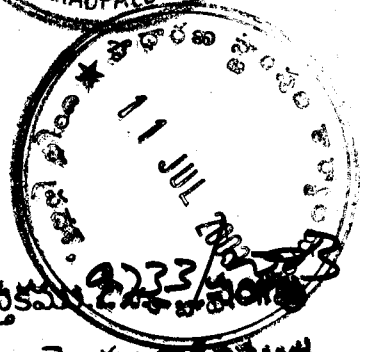
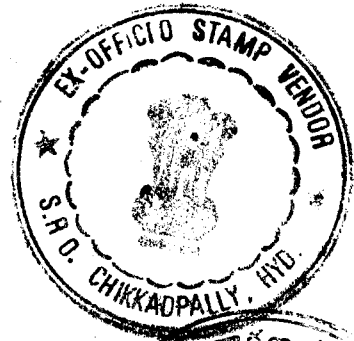
నిరూపించినది

P. Solomon s/o. P. KRUPATHANAM occ.:- Pvt. STAVILE  
R/o. 5-4-187/3 & 4, A. G. Road, S.T.C - 440 - 500 003

2) Am

P. Venkatesh s/o P. Jogarao Age 48 occ Business  
H.No 29-235 new vidyanagar colony Hyderabad

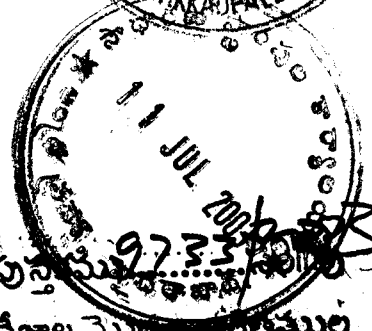
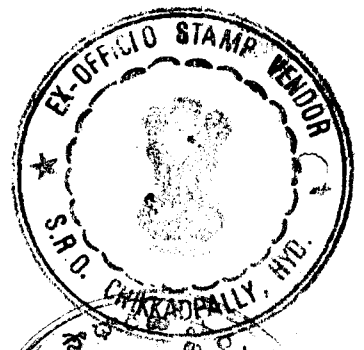
2003వ.సం||...  
192వ.శా.క...మాసం...  
సబ్-రిజిస్ట్రారు



1వ పుస్తకము 9233 వదిలి  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...కి.....ఈ కాగితపు వరుస  
 సంఖ్య...4.....

సబ్-రిజిస్ట్రారు





ప్రస్తుతము 9733 నంబరు  
దస్తావేజాల మొత్తం గతముం  
సంఖ్య: 6 ఈ కాగితపు వరుస  
సంఖ్య: 2

సబ్-రెజిస్ట్రార్

Endorsement Under Section 42 of Act 1 of 1898  
No. 9733 of 2003 Date 19/8/03

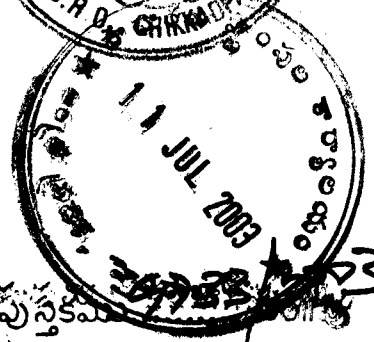
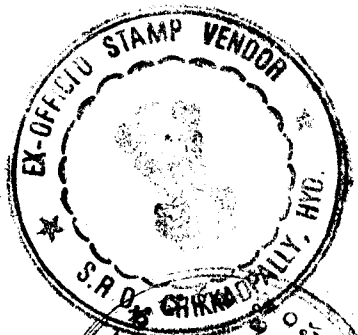
I hereby certify that the proper deficit  
stamp duty of Rs. 20000/- Rupees

- Twenty thousand only.

has been levied in respect of this instrument  
from Sri. P. Sanjeeva Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 1000000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal Sub Registrar  
Dated: 19/8/03 and Collector U/S. 41&42  
INDIAN STAMP ACT



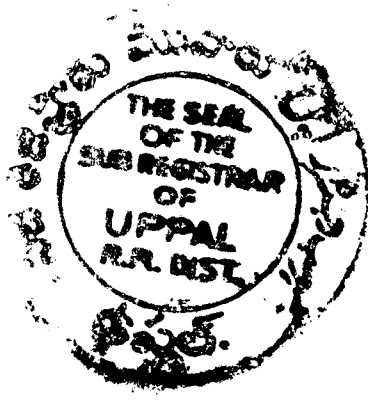


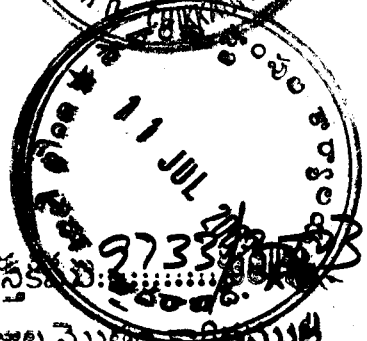
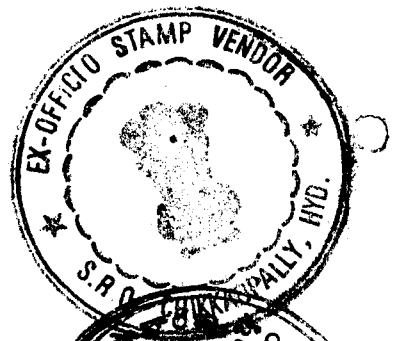
1 వ పుస్తకము  
ఉన్నావేజాల మొత్తం కాగితముల  
సంఖ్య:.....ఈ కాగితపు వరుస  
సంఖ్య:.....

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (శా.శ) పు 9733/02..  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు.....1-2003 ఇవ్వడమైన  
2003 సం|| 19 తేది

రిజిస్ట్రారింగు అధికారి





1 వ పుస్తకం నం: 973  
దస్తవేజాల మొత్తం కాగితము  
సంఖ్య. గా..... ఈ కాగితపు వరుస  
సంఖ్య.....

సచి-రిజిస్ట్రారు




1వ పుస్తకము 9733/2013

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. 6..... ఈ కాగితపు వరుస

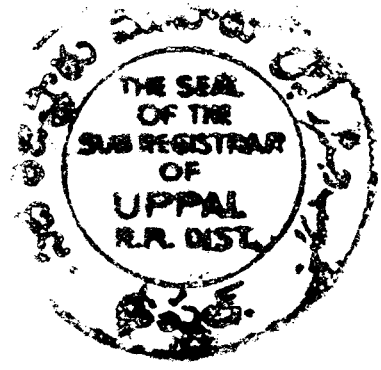
సంఖ్య. 6.....

  
సబ్-రిజిస్ట్రారు



1వ పుస్తకము 9733/2012  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య. 4..... ఈ కాగితపు వరుస  
సంఖ్య. 7.....

పబ్-రిజిస్ట్రారు





1 వ పుస్తకము. 9733/నాకె  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...క...ఈ కాగితపు వరుస  
సంఖ్య...క.....

పే-రిజిస్ట్రారు

