

G. 2012

11955/03

27/9/03



Date : 27-09-2003 Serial No : 13,479 Denomination : 20,000 02CC 689264

Purchased By :  
K. PRABHAKAR REDDY.  
S/O K. PADMA REDDY.. SEC BAD.

R. Tulai 27/9/03  
Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
MEHTA & MODI HOMES..  
5 - 4 - 187/ 3 & 4.M.G. ROAD.  
SEC BAD..

**SALE DEED**

This deed of sale is made and executed on this the 30<sup>th</sup> day of September, 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 : 27-09-2003 Serial No : 13,480

Denomination : 20,000

02CC 689265

Purchased By :  
K. PRABHAKAR REDDY.  
S/O K. PADMA REDDY.. SEC BAD.

R. T. Reddy 27/9/03  
Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
MEHTA & MODI HOMES..  
5 - 4 - 187/ 3 & 4. M.G. ROAD.  
SEC BAD..

-2-

WHEREAS the agricultural land in Sy. No. 36, 37, 38 & 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 forming a part of Sy. No. 36, 37, 38 & 39 of Cherlapally village, Ghatkesar Mandal, R. R. district totally admeasuring acres 2-00.

AND WHEREAS the Vendors have agreed to sell the said land forming a part of Sy. No. 36, 37, 38 & 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 forming a part of Sy. No. 36, 37, 38 & 39 on the following terms and conditions:

1. P. Sai Reddy

3. P. Gayatri

2. P. Prabhakar Reddy

4. P. Batram Reddy.



Date : 27-09-2003 Serial No : 13,481 Denomination : 20,000 CC 689266

Purchased By :  
K. PRABHAKAR REDDY.  
S/O K. PADMA REDDY.. SEC BAD.

R. Tulei 27/9/03  
Sub Registrar  
Ex. Officio Stamp Vendor  
G. S. O., C&IG Office, Hyd

For Whom :  
MEHTA & MODI HOMES..  
5 - 4 - 187/ 3 & 4. M. G. ROAD.  
SEC BAD..

-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.) forming a part of Sy. No. 36, 37 38 & 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 in the following manner:-
  - a. The sum of Rs.4,00,000/- (Rupees Four Lakhs only) by way of advance received by Cheque No. 436751, dated 09.09.2002, drawn on HDFC Bank, S.D. Road, Secunderabad-500 003.
  - b. The sum of Rs.6,00,000/- (Rupees Six Lakhs only) as balance sale consideration by Pay Order No. 098188, dated 27.09.2003, drawn on HDFC Bank, S.D. Road, Secunderabad-500 003.
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 Reddy

3. P. Gayathri

2. P. Radhakrishna Reddy

4. P. Balaram Reddy



Date : 27-09-2003 Serial No : 13,482 Denomination : 20,000 2CC 689267

Purchased By :  
K. PRABHAKAR REDDY.  
S/O K. PADMA REDDY.. SEC BAD.

R. Teeloi 24/9/03  
Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
MEHTA & MODI HOMES..  
5 - 4 - 187/ 3 & 4.M.G. ROAD.  
SEC BAD..

-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.

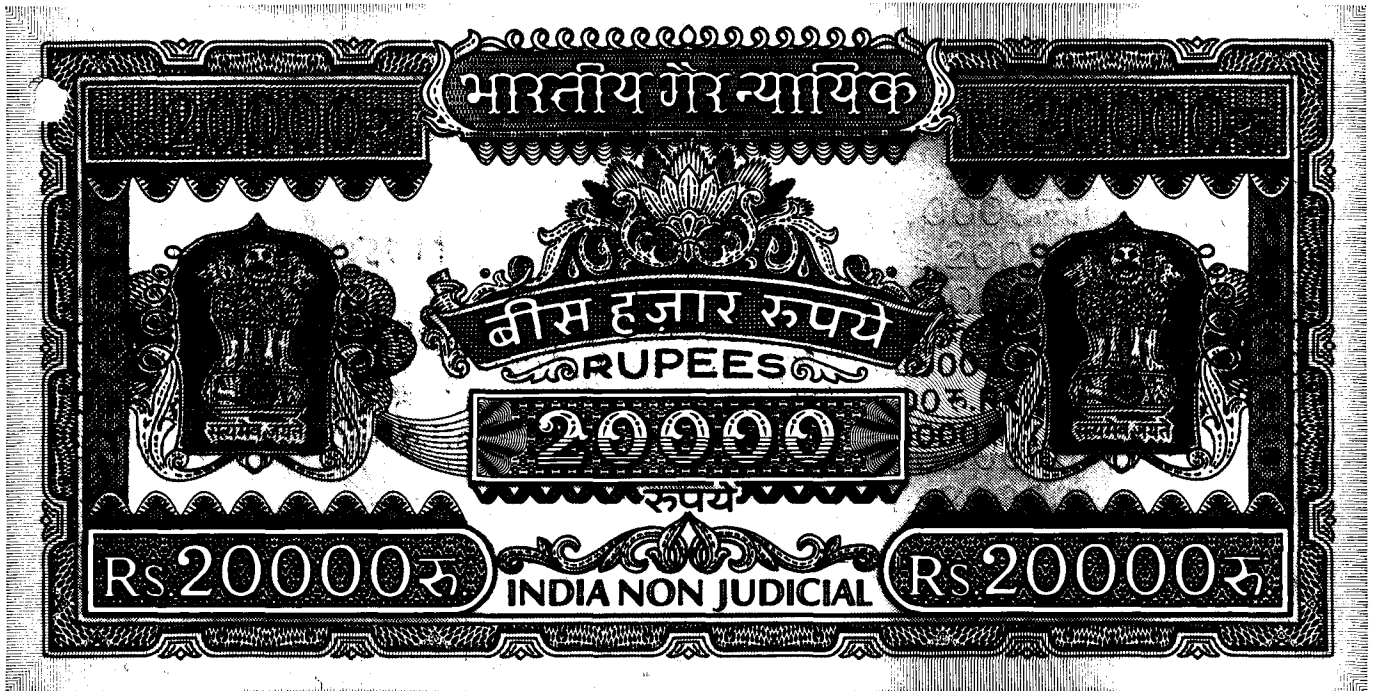
10. The Vendors hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; 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

3. P. Gayatri

2. P. Radhakrishna Reddy

4. P. Batram Reddy



Date : 27-09-2003 Serial No : 13,478 Denomination : 20,000/2CC 689263

Purchased By :  
K. PRABHAKAR REDDY.  
S/O K. PADMA REDDY..SEC BAD.

R. Thelai 219103  
Sub Registrar  
Ex.Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :  
MEHTA & MODI HOMES..  
5 - 4 - 187/ 3 & 4.M.G. ROAD.  
SEC BAD..

-5-



SCHEDULE OF PROPERTY

All that property being agricultural land admeasuring 2 acres (0.808 Htrs.) forming a Part of Sy. No. 36, 37, 38 & 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. 36, 37, 38 & 39 belonging to the Mr. Pratap Reddy  
EAST : Part of Sy. No. 36 and Survey No. 37 belonging to the Vendors.  
WEST : Land in Sy No. 39 belonging to the Purchaser.

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

WITNESSES:

1.   
(P. Solomon)  
2.   
(P. VENKATRAO)

P. Soma Thelva Reddy

VENDOR No. 1

P. Radhakrishna Reddy  
VENDOR No. 2

P. Gayathri  
VENDOR No. 3

P. Baltam Reddy.  
VENDOR No. 4

  
PURCHASER

**REGISTRATION PLAN SHOWING AGRICULTURAL LAND**

**IN SURVEY NOS. 36, 37, 38 & 39**

**Situated at**

**CHERLAPALLY (V)**

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

**VENDORS : SRI. P. SANJEEVA REDDY**

**S/O. LATE. P. SAI REDDY & OTHERS**

**VENDEE : M/S. MEHTA & MODI HOMES Rep. BY ITS**

**M.P : MR. SOHAM MODI S/O. SRI. SATISH MODI**

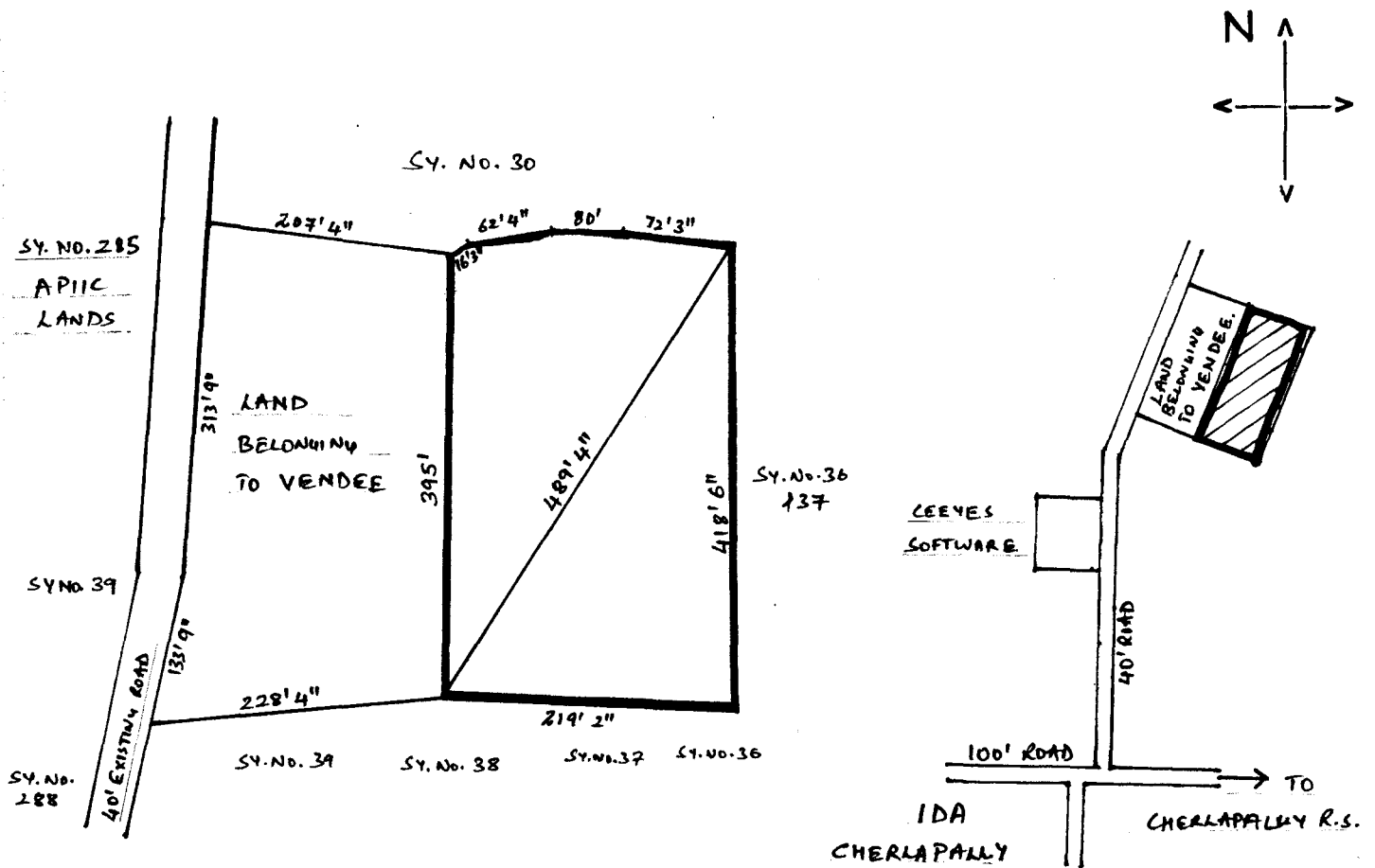
**REFERENCE :**

**SCALE: 1" =**

**INCL:**

**EXCL:**

**AREA: AC. 2.00 Gts., OR 0.808 HEC**



**WITNESSES:**

- 1. *[Signature]* (P. Solomon)
- 2. *[Signature]* P. VENKAT RAO

**SIG. OF THE VENDOR**

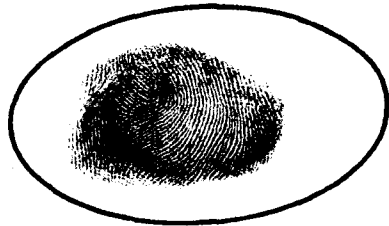
- 1. P. Soma Reddy
- 2. P. Radhakrishna Reddy
- 3. P. Gayathri
- 4. P. Babam Reddy

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

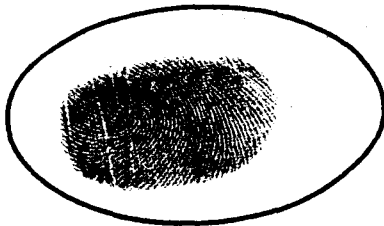
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IN BLACK INK (LEFT  
THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

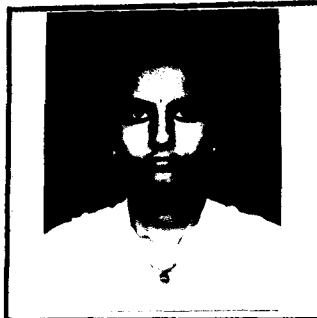
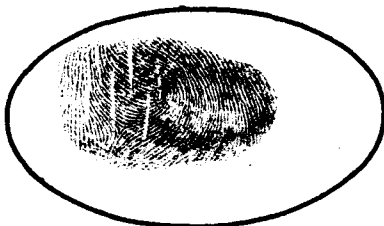
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER



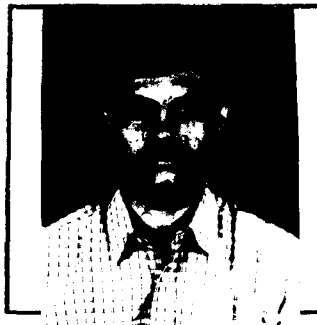
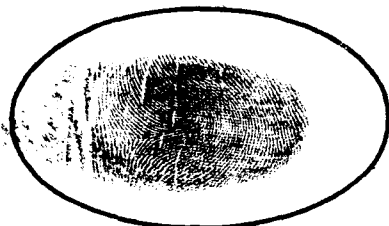
VENDORS:-  
1. Mr. P. SANJEEVA REDDY  
Presently R/o. 2-2-23/22/D,  
D. D. COLONY, BAGH AMBERPET,  
HYDERABAD - 500 013.



2. Mr. P. RADHA KRISHNA REDDY  
Presently R/o. 2-2-23/22/D,  
D. D. COLONY, Bagh Amberpet,  
HYDERABAD - 500 013.



3. Ms. P. GAYATRI  
Presently R/o. 2-2-23/22/D,  
D. D. COLONY, Bagh Amberpet  
HYDERABAD - 500 013.



4. Mr. P. BALRAM REDDY  
Presently R/o. 2-2-23/22/D,  
D. D. COLONY, Bagh Amberpet  
HYDERABAD - 500 013.

**SIGNATURE OF WITNESSES**

- (P. Solomon)
- P. VENKATESH RAO

- 
- 
- 
- 

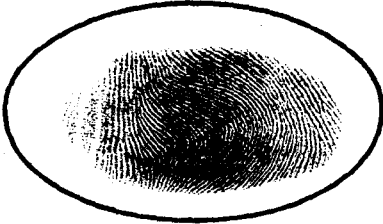
**SIGNATURE OF THE EXECUTANT'S**

**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



PURCHASER:-

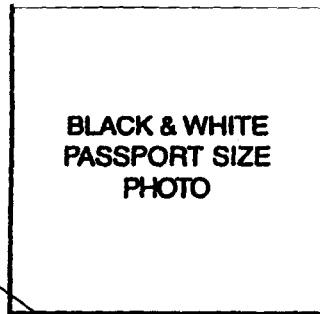
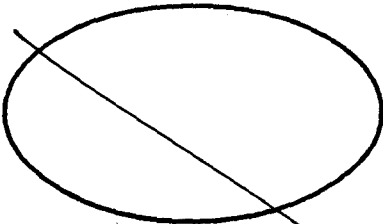
M/s. MEHTA & MODI HOMES

a Registered Partnership firm having

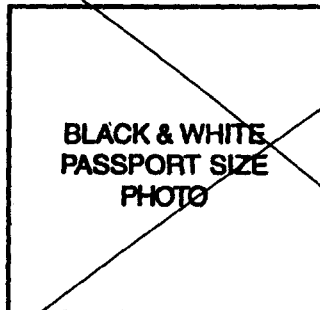
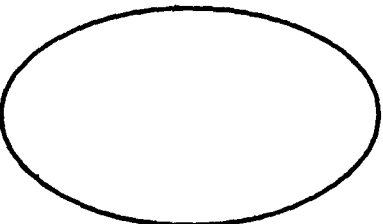
(18 10) 5-4-187 / 3 & 4, m.G.

Road, Sec'rsad, Rep by its

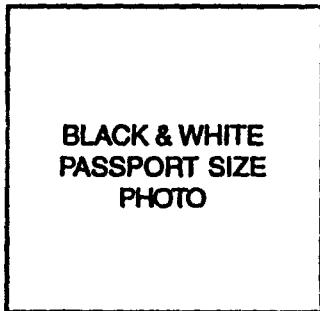
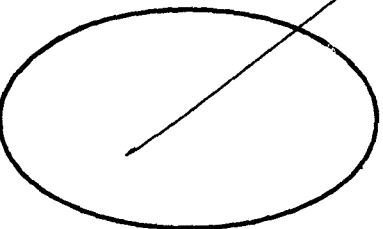
Managing Partner Mr. SOHAM MODI.



BLACK & WHITE  
PASSPORT SIZE  
PHOTO



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PASSPORT SIZE  
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PHOTO

**SIGNATURE OF WITNESSES**

1. (P. Solomon)

2. P. VENKATRAO

1. P. Sankar Reddy

2. P. Radhakrishna Reddy

3. P. Gayathri

4. P. Babram Reddy

**SIGNATURE OF THE EXECUTANT'S**



200వ.సం||వ.సం||...నెల...తేది

192వ.శా.శ్రీ...మాసం...తేది.

పగలు...మరియు...గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో

P. Sanjeyva Reddy

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫాటో గ్రాఫు(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ||5000/-

వెల్లించినవారు...P. Sanjeyva Reddy

1వ పుస్తకము..11.7.55

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య...1

2003

సబ్-రిజిస్ట్రారు



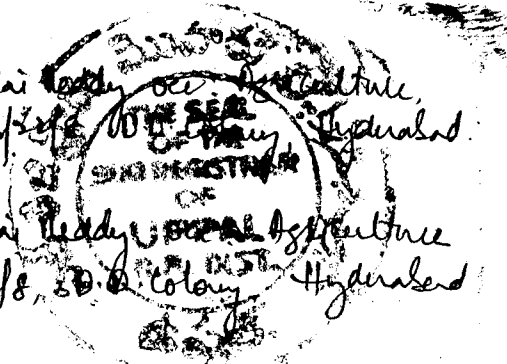
సబ్-రిజిస్ట్రారు

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది. P. Sanjeyva Reddy

ఎడమ బ్రౌటనవ్రేలు

శ్రీ. Late Shri P. Sai Reddy occ: Agriculture, R/o. 2-2-23/24/8, D.D. Colony, Hyderabad.

శ్రీ. Late Shri P. Sai Reddy occ: Agriculture, R/o. 2-2-23/24/8, D.D. Colony, Hyderabad.



ఎడమ బ్రౌటనవ్రేలు

P. Prabhakrishna Reddy

శ్రీ. P. Sanjeyva Reddy occ: Student, R/o. 2-2-23/24/8, D.D. Colony, Hyderabad.

ఎడమ బ్రౌటనవ్రేలు

P. Gowthami

శ్రీ. P. Sanjeyva Reddy occ: Student, R/o. 2-2-23/24/8, D.D. Colony, Hyderabad.

ఎడమ బ్రౌటనవ్రేలు

P. Balaram Reddy

శ్రీ. P. Sanjeyva Reddy occ: Student, R/o. 2-2-23/24/8, D.D. Colony, Hyderabad.

ఎడమ బ్రౌటనవ్రేలు

Jha Moh

శ్రీ. Satish Modi occ: Business, R/o. Plot No. 28, Road No. 25, Jubilee Hills, Hyderabad - 500 036.

నిరూపించినది

1. [Signature]

P. Solomon శ్రీ. B. KURUMATHAN occ: Pri-Teacher, R/o. 5-4-18/3 & 4, M.G. ROAD, Sec-8AD

2. [Signature]

P. VENKAT RAO శ్రీ. P. JOGA RAO occ: Registrar R/o. NERU COMPLEX, Sec 10th

200వ.సం||వ.సం||...నెల...తేది

192వ.శా.శ్రీ...మాసం...తేది.

సబ్-రిజిస్ట్రారు



పుస్తకము|| 9.55. (సంఖ్య) 03  
 దస్తవేజుల మొత్తం కాగితముల సంఖ్య 2  
 ఈ కాగితపు వరుస నంబరు.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 1899  
 No. 11955 of 2003 Date 30/9/03

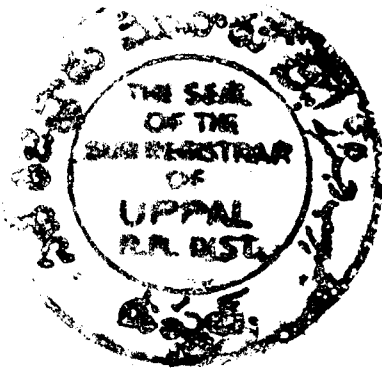
I hereby certify that the proper deficit stamp duty of Rs. 20,000/- Rupees. Twenty thousand only has been levied in respect of this instrument from Sri. P. Sanjivara Reddy on the basis of the agreed Market Value consideration of Rs. 10,00,000/- being higher than the consideration agreed Market Value.

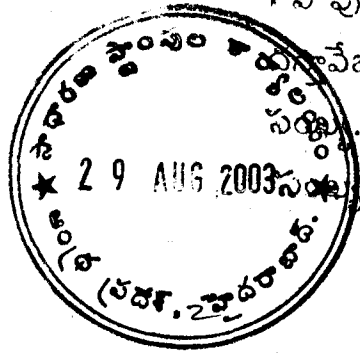
S.R.O. Uppal

Sub Registrar

Dated: 30/9/03

and Collector U/S. 41&42 INDIAN STAMP ACT





1 వ పుస్తకము 1955/83

వేజుల మొత్తం కాగితముల

సంఖ్య 8 ఈ కాగితపు వరుస

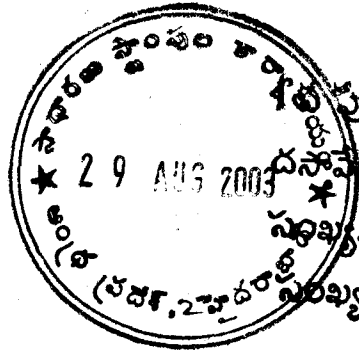
నంబరు 3

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.శ) పు...1955...103  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 1955...1-2003 ఇవ్వడమైన  
2003 సం|| నవంబరు 10...30...తేది

రిజిస్ట్రారు అధికారి

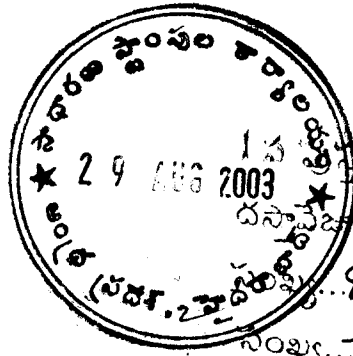





19వ సమావేశము. 1.9.2003 నుండి  
ఉపసభాపతి మొత్తం కాగితముల  
సంఖ్య...డి...ఈ కాగితపు వరుస  
సంఖ్య...4.....

సబ్-రిజిస్ట్రారు



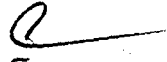


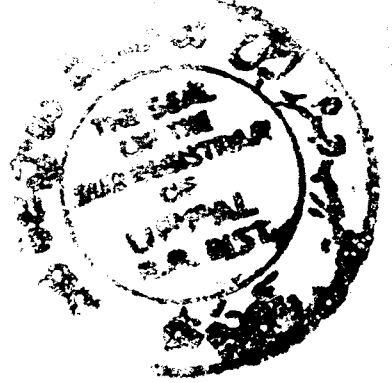
1వ త్రైమాసికము 1955 ప్రధాన  
దస్తావేజుల మొత్తం కాగితముల  
క... ఈ కాగితపు వరుస  
నంబు.....

  
పబ్-రిజిస్ట్రారు

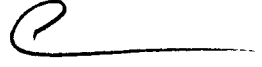


1 వ పుస్తకము. 1.1.95 కుంభాభిషేకం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.. 2... ఈ కాగితపు వరుస  
సంఖ్య... 6.....

  
సబ్-రిజిస్ట్రారు



1 వ పుస్తకము 1.9వ సూక్తి  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య. 2.....ఈ కాగితపు వరుస  
సంఖ్య.....

  
సబ్-రిజిస్ట్రారు



1వ పుస్తకము. 11955/సర్కారు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 1000 ఈ కాగితపు వరుస  
సంఖ్య. 1000

సబ్-రిజిస్ట్రారు

