



STATE BANK OF HYDERABAD

HABSIGUDA-087

BRANCH

CODE NO. : _____

No. **24025**

Received a Sum of Rs. 20025/-

Rupees Twenty thousand Twenty five only

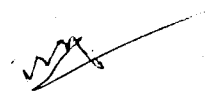
from Smt. / Shri. M/s Mehta & Modi Traders

residing at Ma Road Seel

for credit of Government of Andhra Pradesh towards Stamp duty/Registration Fee

Place : 20.11.03

Date :


Authorised Signatory

SS No. _____

STAMP DUTY COLLECTION ACCOUNT - current Account No. 01000050786

REGISTRATION & STAMPS DEPARTMENT

CUSTOMER COPY

(To be sent to S.R.O. along with Bank scroll)

SBH HABSIGUDA BRANCH

Date: 20/11/2000

BANK CODE No. RECEIPT No. (To be filled up by Bank)

S.No.	Details of Charges paid	Major Head	Sub-Major Head	Minor Head	Sub Head	Rs/-
1	DEFICIT STAMP DUTY (Including TD in respect of Municipalities, Nagar Panchayats & Panchayats etc.,)	0030	02	103	01	19,100-
2	REGISTRATION FEES	0030	03	104	01	825
3	USER CHARGES	0030	03	800	77	100-

TOTAL AMOUNT PAID..... Rs/ 20,025/-

In words Rupees Twenty thousand and twenty five only.

Name and address of Executant/s OR Claimant/s of the document on whose behalf cash is paid

Name: M/s. Mehta & Modi Homey
Address: (D) S-4-187/3 & 4, M.G. Road, SEC-3A0

Name and Address of the Remitter: K. Prabhakar Reddy
(D) S-4-187/3 & 4, SEC-3A0

Signature of the remitter

FOR BANK USE
Received Rs. 20,025 (Rupees) Twenty thousand and twenty five only

Scroll No: Cash/Transfer Sign of Cashier Sign of Officer

CS. 14/147

16050/07

Act 12/03
100Rs.



20817 20.11.03 100/-

K. Prabhakar Reddy, S/o K. Padma Reddy, R/o. Hyd.
 M/s. Mehta & Modi Homes, R/o. SEC-BAD.

AP 23/11/03

R. N. N. N. N. N.
 R. N. N. N. N. N.
 R. N. N. N. N. N.
 R. N. N. N. N. N.

SALE DEED

This Deed of Sale is made and executed on this the 20th day of November, 2003 by:

Sri K. Pratap Reddy, S/o. Sri K. N. Reddy, aged 45 years, Occupation: Business, resident of 2-2-18/31/C, D.D. Colony, Bagh Amberpet, Hyderabad – 500 013.
 (herein referred to as the **VENDOR** 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 34 years, occupation Business and its partner Mr. Deepak U Mehta, S/o. Late Sri Uttamlal Mehta, aged 49 years, occupation: Business
 (herein referred to as the **PURCHASER** which terms shall mean and include all their heirs, successors-in-interest, assigns etc.)

[Handwritten signature]



20818 20.11.03 1004334
 K. Prabhakar Reddy, S/o. K. Padma Reddy, R/o. Hyd
 M/s. Mehta & Modi Homes, R/o. SEC-BADRAM NAGAR, HYD'BAL
 R. NARENDEN
 SVL NO. 42 05
 R. No. 1/2001 2003

-2-

WHEREAS the VENDOR is the absolute owner, possessor and pattedar of agricultural land admeasuring an area of 21 Gts in part of Survey No. 36, an area of 7½ Gts in part of Survey No. 37, an area of 1 Ac. in part of Survey No. 38, an area of 29 Gts in part of Survey No. 39 and an area of 1 Ac 28 Gts in part of Survey No. 291 totally admeasuring an area of 4 acres 5 ½ guntas situated at Cherlapally village under Gram Panchayat Cherlapally, Ghatkesar Mandal, Ranga Reddy District by virtue of a registered Sale Deed dated 29th August 2003 registered with the office of the Sub-Registrar of Uppal, Ranga Reddy District as Document No.10530/2003.

AND WHEREAS the Vendor has purchased the above described lands from its previous owner Shri Palle Sanjeeva Reddy, S/o. late P. Sai Reddy.

AND WHEREAS the VENDOR has agreed to sell the said land forming a part of Sy. No.36 and 291 of Cherlapally village, Ghatkesar mandal, R. R. district, admeasuring Acres 0-15 guntas (0.151 Hectors) 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 Acres 0-15 guntas (0.151 Hectors) of land forming a part of Sy. No. 36 & 291 on the following terms and conditions:

[Handwritten Signature]



2089 20.11.03 Rs. 100/44395

K. Prabhakar Reddy S/o. K. Padma Reddy . R/o. Hyd.

M/s. Mehta & Modi Homes . R/o. SEC-BADRAN NAGAR, HYD'ABAD

R. NAGENDER
SVL No. 40/03
R. No. 1/2001-2003

-3-

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. The Vendor do hereby convey, transfer and sell 'The Property' being agricultural land admeasuring Acres 0-15 guntas (0.151 Hectors) forming a part Sy. No. 36 & 291 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.1,50,000/-** (Rupees One Lakh Fifty Thousand only). The Vendor hereby acknowledge receipt of the said consideration having received the same in the following manner:-
 - a. The sum of Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand only) by way of D.D. No. 099099, dated 20.11.2003, drawn on HDFC Bank, Ushakiran Complex, S.D. Road, Secunderabad.
2. The Vendor hereby covenant that 'The Property' is the absolute property belonging to him and no other person other than the Vendor 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 Vendor herein above mentioned.

[Handwritten Signature]

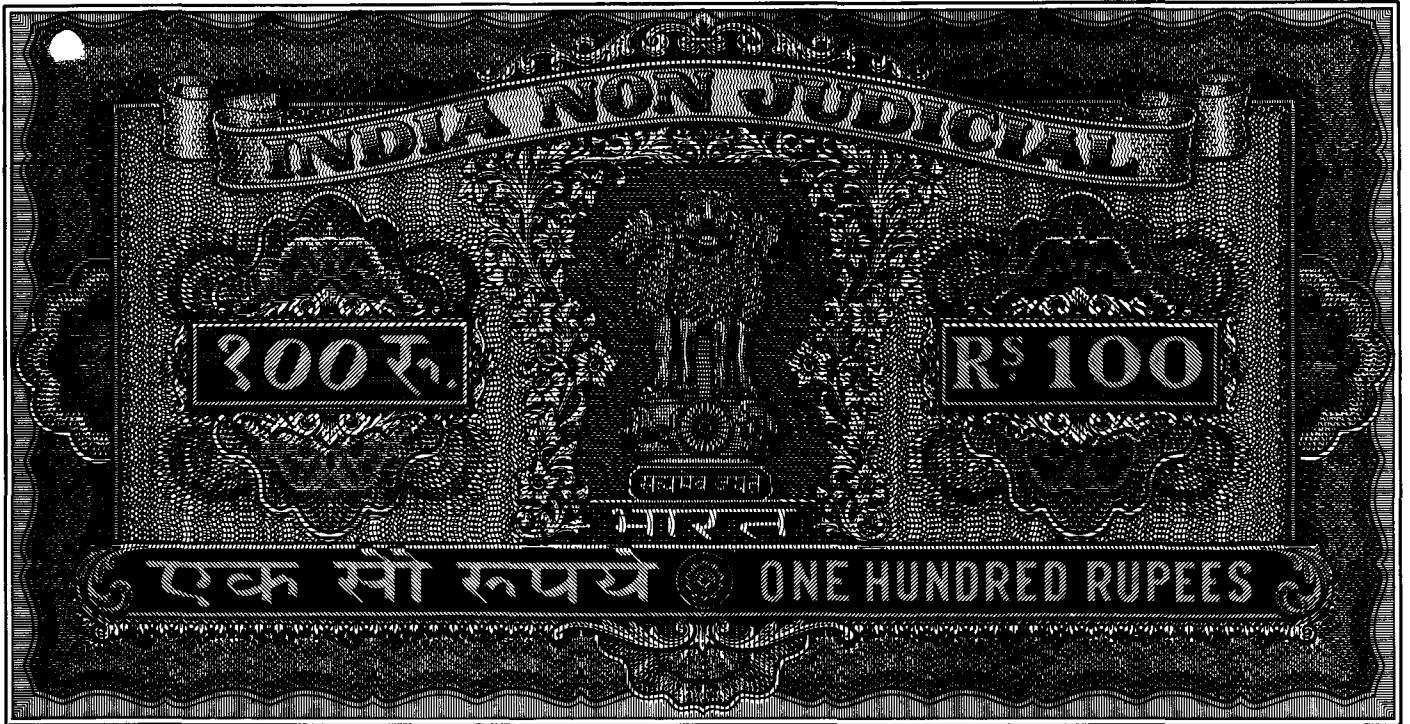


20820 - 20.11.03 100/-
 K. Prabhakar Reddy, S/o. K. Padma Reddy, R/o. Hyd
 M/s. Mehta & Modi Homes, R/o. SEC-BAD
 R. NAGENDER
 SVL NO. 2235
 H. NO. 172307-0003
 AM NAGAR, HYD'BAD.

-4-

3. The Vendor further covenant that 'The Property' 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 and person either claiming through the Vendor or otherwise in respect of 'The Property' it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Purchaser are put to any loss on account of any claims on 'The Property', the Vendor shall indemnify the Purchaser fully for such losses.
4. The Vendor 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 Vendor 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 Vendor 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'.

[Handwritten Signature]



2082) 20.11.03 100/44397 AP231EE
 K. Prabhakar Reddy, S/o. K. Padma Reddy, P/o. Hnd
 Mrs. Mehta & Modi Homes, P/o. SEC-BAD RAM NAGAR, HYD'BAD

-5-

7. The Vendor hereby covenant that the Vendor 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 Vendor to clear the same.
8. The Vendor further declares that The Property is situated out of agglomeration area and the provisions of Urban Land Ceiling Act are not applicable.
9. The Vendor further declares that 'The Property' is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1of 1973.

[Handwritten Signature]



20822 20.11.03 100/44388 AP231EE
 S. Prabakaran Reddy, Slo. K. Padma Reddy, R/o. ~~RAM~~ NAGAR, HYD'BAD.
 M/s. Mehta & Modi Homes, R/o. SEC-BAD.

R. NARENDER
 CIVL NO. 42 95
 R. No. 1/2001-2003
 NAGAR, HYD'BAD.

-6-

10. The Vendor further covenants that 'The Property' is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
11. The Vendor 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 Vendor will be liable for payment of deficit duty.
12. Registration amount of Rs.20,025/- paid by way of challan No. 24025, dated 20.11.2003, drawn on State Bank of Hyderabad, Habsiguda, Hyderabad.

[Handwritten Signature]



20823

20-11-03

100/44399

AP 231EE

K. Prabhakar Reddy Slo. K. Padma Reddy, R/o. Hyd. Co. 1/2001-2003
 M/s. Mehta & Modi Homes, R/o. SEC. BAD

R. N. GENDER
 No. 40/05
 RAM NAGAR, HYD'BAD

-7-

SCHEDULE OF PROPERTY

All that property being agricultural land admeasuring Acres 0-15 guntas (0.151 Hectors) forming a part of Sy. No. 36 & 291, situated at Cherlapally village, Ghatkesar Mandal, Ranga Reddy District and bounded on the

- NORTH : Property belonging to purchaser in Sy. No. 35 & 36(part)
- SOUTH : *PH* Neighbours property in Sy. No. 291(part) & 40' road
- EAST : Neighbours property in Sy. No. 33 & 291(part)
- WEST : Property belonging to Vendor in Sy. No. 36(P) & 291(P)

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

[Signature]

VENDOR

WITNESSES:

1. *[Signature]* (P. Solomon)
2. *[Signature]* (K. Prabhakar Reddy)

[Signature]
 PURCHASER NO. 1

[Signature]
 PURCHASER No. 2

**REGISTRATION PLAN SHOWING
IN SURVEY NOS. 36 & 291.**

A Part of AGRICULTURAL LAND

Situated at

CHERLAPALLY (V)

GHATKESAR Mandal, R.R. Dist.

VENDORS : SRI. K. PRATAP REDDY

S/O. SRI. K. N. REDDY

VENDEE : M/s. MEHTA & MODI HOMES, Rep. By: Its Managing

Partner: 1) Mr. SOHAM MODI S/O SRI. SATISH MODI

2) Mr. DEEPAK U. MEHTA S/O LATE SRI. UTTAMLAL MEHTA

REFERENCE:

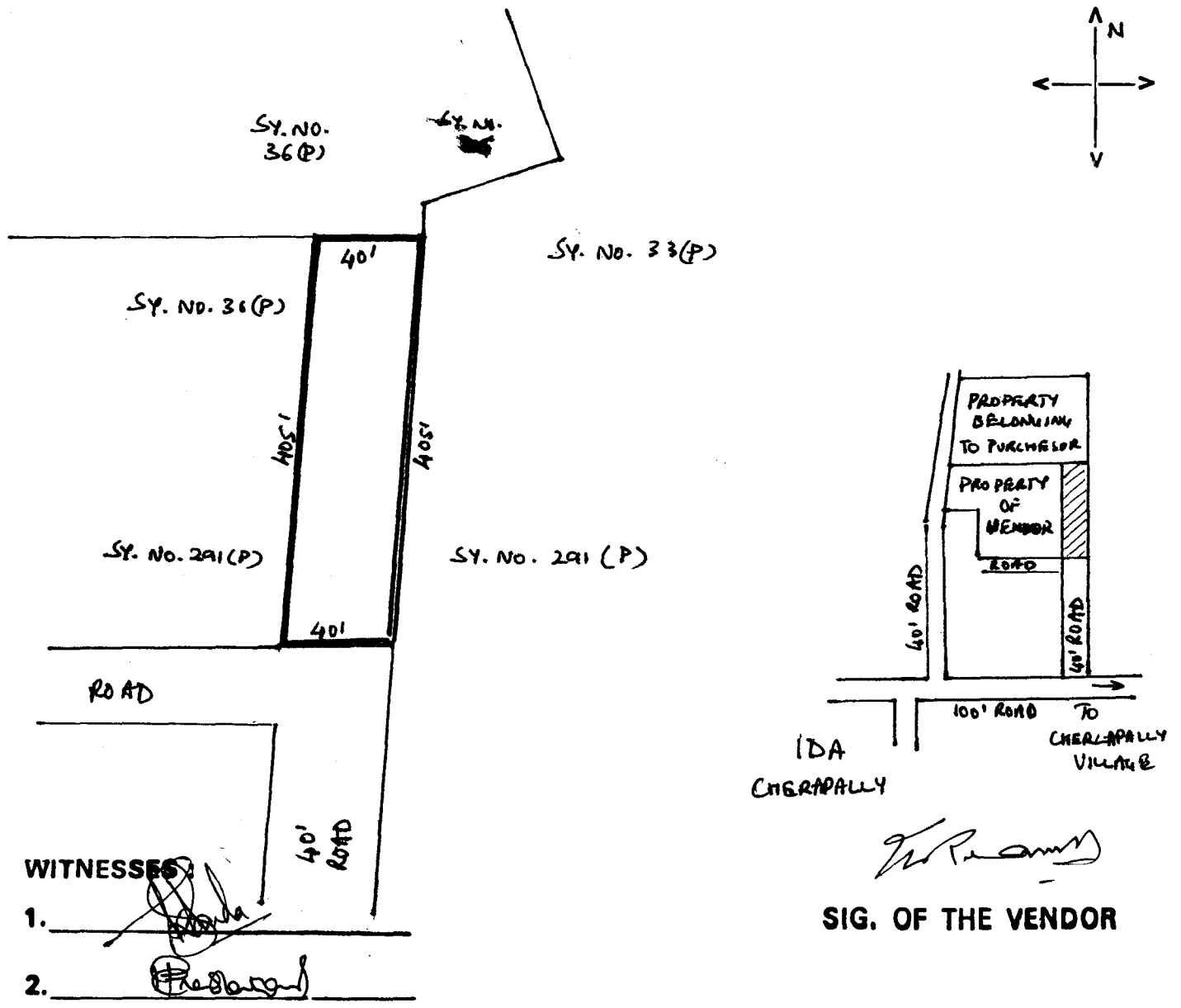
SCALE: 1" =

INCL:

EXCL:

AREA: 0.15 Guntas

SG. YDS. OR 0.151 Hcts. SG. MTRS.

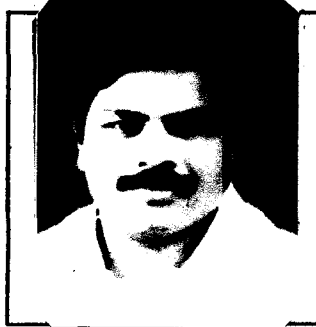


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



VENDOR:

SHRI K. PRATAP REDDY

S/O. SHRI K. N. REDDY

R/o. 2-2-18/31/c, D.D. COLONY,

BAGH AMBERPET, HYDERABAD.

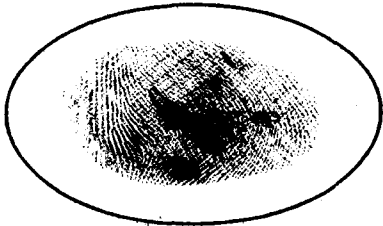
PURCHASER:

1. M/S. MEHTA & MODI HOMES

OFFICE AT: 5-4-187/3 & 4

M.G. ROAD, SECUNDERABAD, REP.

BY ITS MANAGING PARTNER, SOHAM MODI

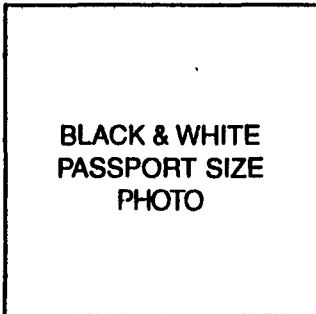
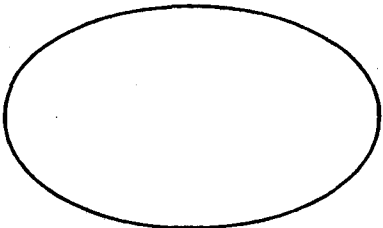
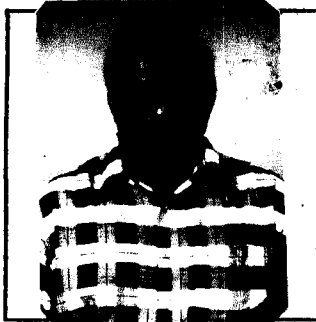
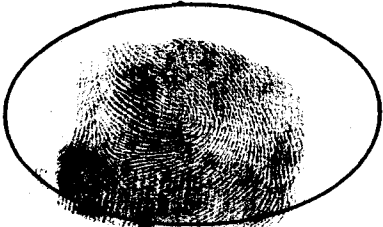


2. REP. BY ITS ANOTHER PARTNER

SHRI DEEPAK U MEHTA,

S/O. LATE SHRI UTTAMLAL MEHTA.

(C) 5-4-187/3 & 4, MG ROAD, SEC-BAD.



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

1.

2.

SIGNATURE OF THE EXECUTANT'S

2003- వ సం॥...నవంబరు...నెల...20...వ తేది
 1925- వ.శ.శా...మా...సం...29...వ తేది
 పగలు...మరియు...గంటల...మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో...

1 వ పుస్తకము: 4099/1925
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...9...ఈ కాగితపు వరుస
 సంఖ్య...1.....

శ్రీ...K. Pratap Reddy...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥...825/-...చెల్పించినారు.

Receipt No. 24025 Dt. 20/11/03 Vide
 SBH, Habsiguda Branch, Sec'bad.

సబ్-రిజిస్ట్రారు



శ్రీ...
 o/c: Barinam, R/o. 2-2-18/31/C
 Bagh Anilapet, Hyderabad

శ్రీ...
 o/c: Barinam, R/o. 2-2-18/31/C, D.D. Colony, Bagh Anilapet, Hyd-13

శ్రీ...
 o/c: Barinam, R/o. Plot no. 20, Rd no. 25, Jubilee Hills, Hyd-34.

శ్రీ...
 o/c: Barinam, R/o. 5-6-187/3 & 4, M.G. Rd, Sec'bad-3.

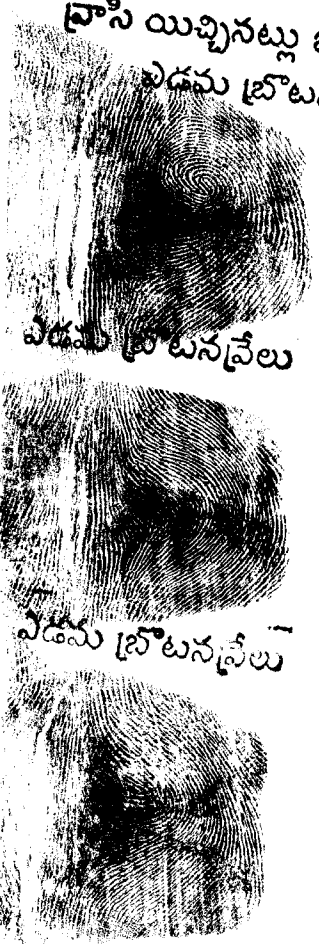
P. Solomon & P. Kuparatnam, o/c: P. Surie,
 R/o. 5-6-187/3 & 4, M.G. Rd, Sec'bad-3.

(K. Prabhakar Reddy & Padma Reddy, o/c: Sarie
 07 5-6-187/3 & 4, M.G. Road, Sec-BAD

hso

2003.వ.సం॥...నవంబరు...నెల...20...వ తేది
 1925.వ.శా.శ...మా...సం...29...వ తేది

సబ్-రిజిస్ట్రారు

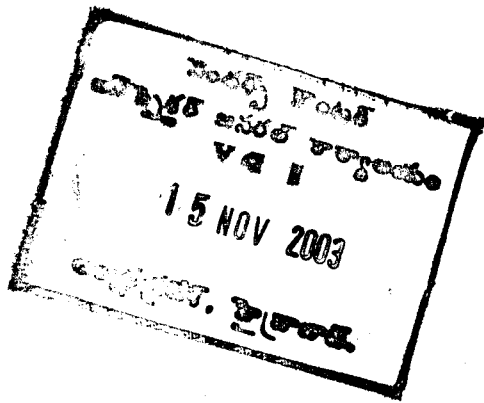


వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవేలు

ఎడమ బ్రౌటనవేలు

ఎడమ బ్రౌటనవేలు

నిరూపించినది.



1వ పుస్తకము 4090/సంఖ్య
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య...9...ఈ కాగితపు వరుస
సంఖ్య...2.....

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1896

No. 14090 of 2003 Date 20/11/03

I hereby certify that the proper deficit
stamp duty of Rs. 19100/- Rupees *Nineteen*
Thousand one hundred only
has been levied in respect of this instrument
from Sri. *K. Pratap Reddy*
on the basis of the agreed Market Value
consideration of Rs. *165000/-* being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Dated 20/11/03

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

Registration Endorsement

An amount of Rs. *19100/-* Towards Stamp Duty
Including Transfer duty and Rs. *825/-*
towards Registration Fee was paid by the party
through Challan Receipt Number *24025*
Dated *20/11/03* at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
A/c No. 01000050786
of S.R.O. Uppal.

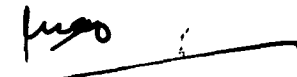


పాస్ పోస్ట్
 పోస్టల్ బిల్డ్ కార్యాలయం
 V 6 I
 15 NOV 2003
 పోస్టల్ కార్యాలయం

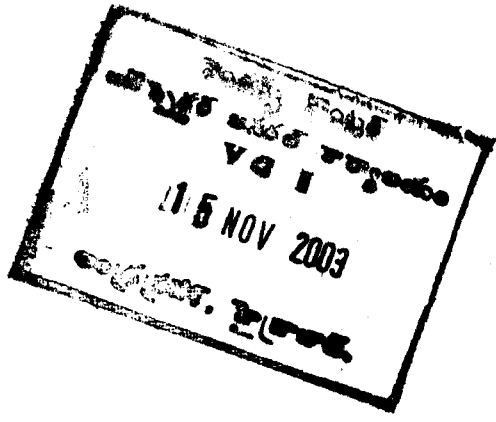
1వ పుస్తకము 14090/03
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....9...ఈ కాగితపు వరుస
 సంఖ్య.....3.....

సూన్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.శ) పు...14090/03
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 14090...1-2003 ఇవ్వడమైన
 2002 సం...నెం...20...

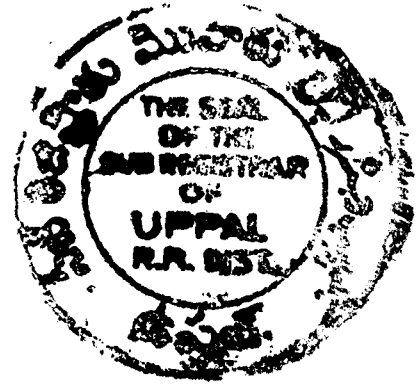

 రిజిస్ట్రారు అధికారి

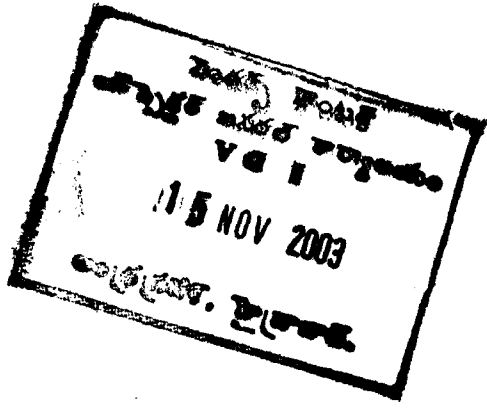




1 వ పుస్తకము/40.90/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9...ఈ కాగితపు వరుస
సంఖ్య...4.....

సబ్-రిజిస్ట్రారు





1వ పుస్తకము 40.90/సంఖ్య
103
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 5.....

A handwritten signature in black ink.

సబ్-రిజిస్ట్రారు

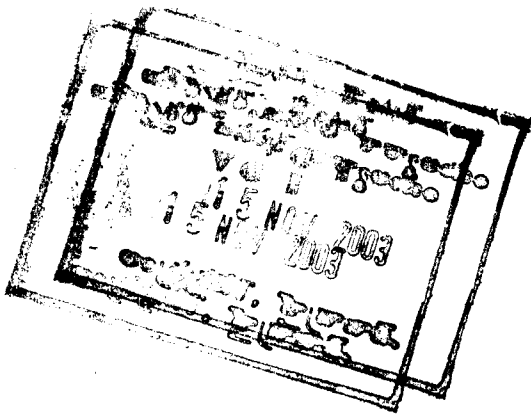


సంఖ్య కంబు
వెంకటేశ్వర వేదాంగం
V & I
15 NOV 2003
అంబేద్కర్, హైదరాబాద్

1వ పుస్తకము 140910/స్థానం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....6.....

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము 10.09/2003
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 7.....

సబ్-రిజిస్ట్రారు



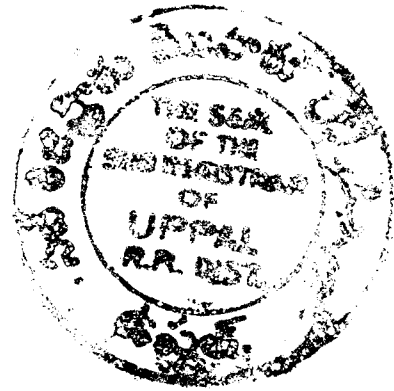
1వ స్తంభము 14090/05

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....9...ఈ కాగితపు వరుస

సంఖ్య.....8.....

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము! 4092/సం|| గ్రా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...?... ఈ కాగితపు వరుస
సంఖ్య...?.....

సబ్-రిజిస్ట్రారు

