

CS. 4116

4129/06 P 8

Act 9196
100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 592529

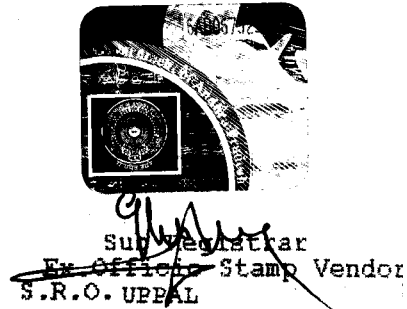
Date : 08-02-2006 Serial No : 3,466 Denomination : 100

Purchased By :
K. PRABHAKAR REDDY

For Whom :
M/S MEHTA & MODI HOMES

S/O K.P. REDDY
HYDERABAD

SECUNDERABAD
SALE DEED



This Sale Deed is made and executed on this the 10th day of February 2006 at Secunderabad by and between:

1. **SRI M. SANTOSH GOUD**, SON OF SRI M. KRISHNA GOUD, aged about 28 years, Occupation: Business,
2. **SRI M. SAMPATH GOUD**, SON OF SRI M. KRISHNA GOUD, aged about 24 years, Occupation: Business,

Both residents of H. No. 5-97, Hussain Shahwali Darga, Serilingampally Mandal, Ranga Reddy District, hereinafter Jointly referred to as the "VENDORS" and severally referred to as the VENDOR NO. 1, VENDOR NO. 2, respectively of the first part which term shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors, etc.

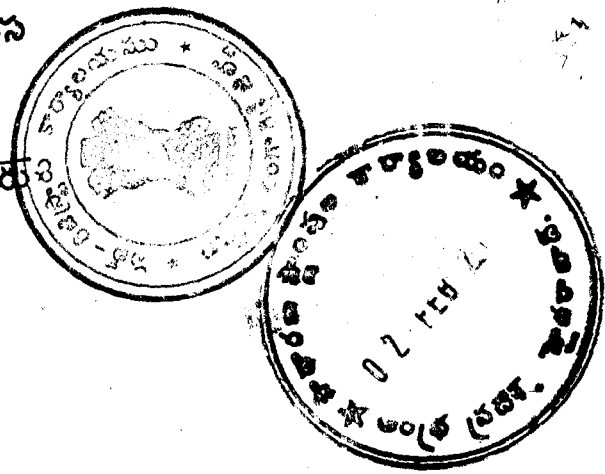
AND

1. **SRI CH. PRABHAKAR**, SON OF LATE CH. MANIK RAO, aged about 45 years, Occupation: Business,
2. **SRI CH. MURALIDHAR**, SON OF LATE CH. MANIK RAO, aged about 61 years, Occupation: Business,
3. **SRI CH. MAHESH**, SON OF SRI CH. MURALIDHAR, aged about 33 years, Occupation: Business,

Handwritten signatures and names at the bottom of the document:

- 1. Goud
- 2. Sampath
- 3. Mahesh
- 4. Prabhakar
- 5. Muralidhar
- 6. Manik Rao
- 7. Ch. Mahesh
- 8. Ch. Muralidhar
- 9. Ch. Prabhakar
- 10. Ch. Manik Rao
- 11. Ch. Mahesh
- 12. Ch. Muralidhar

10 వ తేదీ 4/2/19
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 19 ఈ కాగితపు వరుస
 సంఖ్య 1



200 రూపాయల సంఖ్యనైనది 10 తేదీ
 102 రూపాయల సంఖ్యనైనది 21 తేదీ
 పగలు 3 మరియు 3 గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ M. Santosh goud
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ. 18000 చెల్లించినారు.

Receipt No. 154337 Dt. 10/2/19 Vide
 SBH, Habsiguda Branch, Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.



M. Santosh Goud s/o M. Krishna Goud, occ: Business
 R/o. H.No: 5-97, Hussain Shahwali Darga,
 Seelilingampally mandal, R.R. Dist



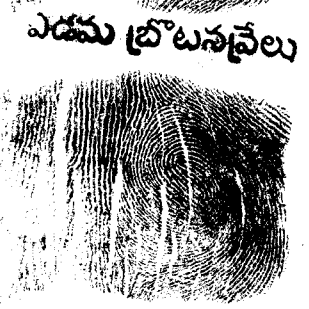
*Sampath
 M. Sampath Goud s/o. M. Krishna Goud, occ: Business
 R/o. H.No. 5-97, Hussain Shahwali Darga
 Seelilingampally mandal, R.R. Dist.



Ch. Muralidhar s/o. late Ch. manik Rao, occ: Business
 R/o. 1-19, Negeram village, Keesera mandal,
 R.R. Dist.



Ch. Satish s/o. Ch. Muralidhar, occ: Business
 R/o. 1-19, Negeram village, Keesera mandal,
 R.R. Dist.



*Nagash.
 Ch. Nagash s/o. Ch. Muralidhar, occ: Business
 R/o. 1-19, Negeram village, Keesera mandal,
 R.R. Dist.

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 592530

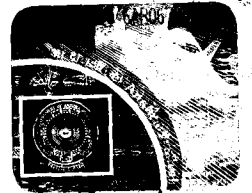
Date : 08-02-2006 Serial No : 3,467 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY

For Whom :
M/S MEHTA & MODI HOMES

S/O K.P.REDDY
HYDERABAD

SECUNDERABAD



Sup Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

4. SRI CH. SATISH, SON OF SRI CH. MURALIDHAR, aged about 32 years, Occupation: Business,
5. SRI CH. NAGESH, SON OF SRI CH. MURALIDHAR, aged about 30 years, Occupation: Business,
6. SRI CH. JAIHIND, SON OF LATE CH. MANIK RAO, aged about 58 years, Occupation: Business,
7. SRI CH. NARESH, SON OF SRI CH. JAIHIND, aged about 27 years, Occupation: Business,
8. SRI CH. VENKATESWAR RAO, SON OF LATE CH. MANIK RAO, aged about 61 years, Occupation: Post Master,
9. SRI CH. YADAGIRI, SON OF LATE CH. MANIK RAO, aged about 53 years, Occupation: Employee,
10. SRI CH. RAJESH, SON OF CH. YADAGIRI, aged about 31 years, Occupation: Business,

1. 2. Sampath

3. 4.

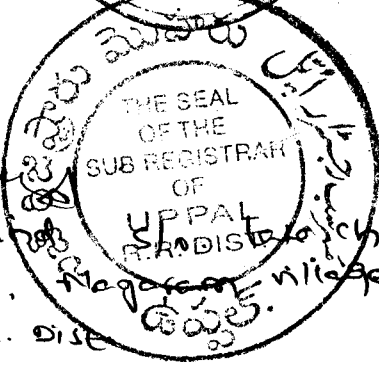
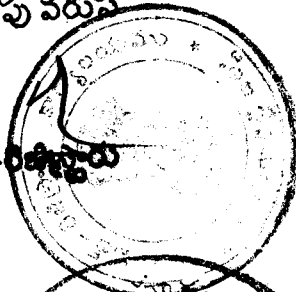
5. Naresh 6. C. Jaihind 7.

8. 9.

10.

1వ పుస్తకము... 4.12.2016
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 19... ఈ కాగితపు వరుస
 సంఖ్య... 2

సబ్-రెజిస్ట్రారు



Ch. Jaihind

Ch. Jaihind s/o. Ch. Manik Rao, occ. Business
 R/o. 1-19, Nagaram village, Keesara mandal,
 R.R. Dist.

C. Nares

Ch. Nares s/o. Ch. Jaihind, occ. Business
 R/o. 1-19, Nagaram village, Keesara mandal,
 R.R. Dist.

C. Venkateshwar Rao

Ch. Venkateshwar Rao s/o. Late Ch. Manik Rao,
 occ. Post master, R/o. 1-19, Nagaram village
 Keesara mandal, R.R. Dist.

Ch. Yadagini

Ch. Yadagini s/o. Late Ch. Manik Rao, occ.
 Business - R/o. 1-19, Nagaram village, Keesara
 Mandal, R.R. Dist.

Ch. Rajesh

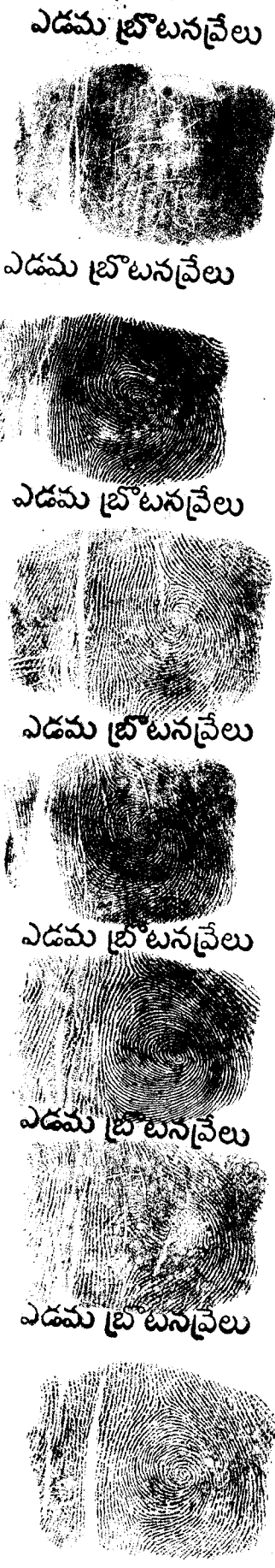
Ch. Rajesh s/o. Ch. Yadagini, occ. Student
 R/o. 1-19, Nagaram village, Keesara mandal,
 R.R. Dist.

Ch. Rakesh

Ch. Rakesh s/o. Ch. Yadagini occ. Business
 R/o. 1-19, Nagaram village, Keesara mandal,
 R.R. Dist.

Ch. Srinivas Rao

Ch. Srinivas Rao s/o. Late Ch. Manik Rao
 occ. Teacher, R/o. 1-19, Nagaram village,
 Keesara mandal, R.R. Dist.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 592531

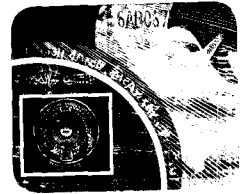
Date : 08-02-2006 Serial No : 3,468 Denomination : 100

Purchased By :
K. PRABHAKAR REDDY

For Whom :
M/S MEHTA & MODI HOMES

S/O K.L. REDDY
HYDERABAD

SECUNDERABAD



Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

11. **SRI CH. RAKESH, SON OF CH. YADAGIRI**, aged about 29 years, Occupation: Student,

12. **SRI CH. SRINIVAS RAO, SON OF LATE CH. MANIK RAO**, aged about 43 years, Occupation: Teacher,

All residents of H. No. 1-19, Nagaram Village, Keesara Mandal, Ranga Reddy District, hereinafter Jointly referred to as the "CONFIRMING PARTIES" and severally referred to as CONFIRMING PARTY NO. 1, CONFIRMING PARTY NO. 2, CONFIRMING PARTY NO. 3, CONFIRMING PARTY NO.4, CONFIRMING PARTIES NO. 5, CONFIRMING PARTY NO. 6, CONFIRMING PARTY NO. 7, CONFIRMING PARTY NO. 8, CONFIRMING PARTY NO. 9, CONFIRMING PARTY NO. 10, CONFIRMING PARTY NO. 11 & CONFIRMING PARTY NO. 12 of the second part which term shall mean and include all their heirs, executors, administrators, legal representatives, nominees and assignees etc.

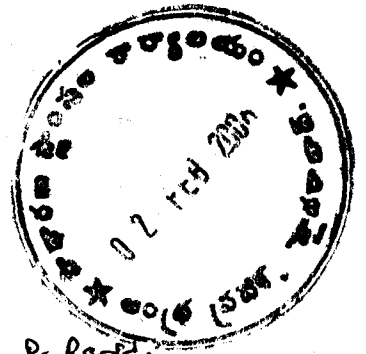
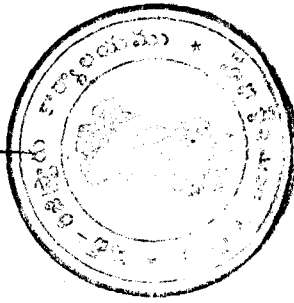
IN FAVOUR OF

M/s. **MEHTA & MODI HOMES**, a partnership firm having its registered office at 5-4-187/3 & 4, III floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, rep. by its partners Shri Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Shri Suresh U Mehta, Son Shri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the "PURCHASER" of the third part which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

1. *[Signature]* 2. *[Signature]* 3. *[Signature]*
4. *[Signature]* 5. *[Signature]* 6. *[Signature]* 7. *[Signature]*
8. *[Signature]* 9. *[Signature]* 10. *[Signature]* 11. *[Signature]* 12. *[Signature]*

1 వ పుస్తకము... 4/2/1928
 దస్తావేజాల మొత్తం కాగితముల,
 సంఖ్య... 19... ఈ కాగితపు వరుస
 సంఖ్య... 3.....

సబ్-రిజిస్ట్రారు



నిరూపించినది.

① Handwritten signature (K. P. Reddy) K. P. Reddy
 12 & 1, M. G.
 Road, Uppal, R.R. Dist. ఉపల్.
 THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

② Handwritten signature 132, Keptin Sankar Colony Madanayude
 Chandanaya Hyd.

2006వ సం॥... కిచ్చినది... నెల... వ తేది
 1921వ.శా.శ... మాసం... వ తేది.

Handwritten signature
 సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 592522

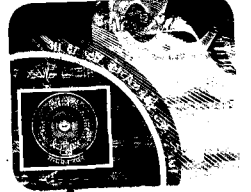
Date : 08-02-2006 Serial No : 3,459 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY

For Whom :
M/S MEHTA & MODI HOMES

S/O K.P.REDDY
HYDERABAD

SECUNDERABAD



Sub Registrar
En. Office Stamp Vendo:
S.R.O. UPPAL

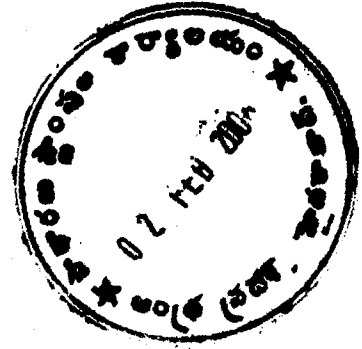
WHEREAS:

- A) Agricultural land in Sy. No. 40 of Cherlapally Village, Ghatkesar Mandal, R.R. District originally admeasuring Ac. 2-32 Gts., was jointly owned between Late Smt. Kamala Bai and Late Sri Manikya Rao and their successors-in-interest equally. The said land was orally partitioned between said Late Smt. Kamala Bai and Late Sri Manikya Rao during their lifetime and by virtue of this partition Late Sri Manikya Rao became the owner and possessor of the northern portion of Sy. No. 40 admeasuring Ac. 1-16 Gts., and Smt. Kamala Bai became the owner and the possessor of southern portion of the Sy. No. 40 admeasuring Ac. 1-16 Gts. Sri Manikya Rao was also the absolute owner of Ac. 0-24 Gts., in Sy. No. 55 of Cherlapally Village, Ghatkesar Mandal, R.R. District.
- B) Upon death of Sri Manikya Rao, Sri Ch. Prabhakar S/o. Late Sri Manikya Rao became the absolute owner and pattedar of northern portion of agricultural land admeasuring Ac. 1-16 Gts., in Sy. No. 40 of Cherlapally Village, Ghatkesar Mandal, R.R. District and also of agricultural land admeasuring Ac. 0-24 Gts., in Sy. No. 55 of Cherlapally Village, Ghatkesar Mandal, R.R. District.

Handwritten notes and signatures:
 1. Prin
 2. 2 sampath
 3. 2 sampath
 4. Choud.
 5. naresh
 6. Jai Shankar
 7. 3 sampath
 8. R. Venkatesh
 9. 10. At.
 10. C.P. Reddy
 11. At.
 12. At.
 13. Choud.

1వ పుస్తకము 4129/06
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 19 ఈ కాగితపు వరుస
 సంఖ్య 4

సబ్-రిజిస్ట్రారు



Endorsement Under Section 42 of Act 19 of 1897
 No. 4129 of 2006 Date 10/2/06

I hereby certify that the proper deficit
 stamp duty of Rs. 222750 Rupees. Two Lakhs Twenty two -
 thousand Seven hundred and fifty only

has been levied in respect of this instrument
 from Sri. M. S. gonda
 on the basis of the agreed Market Value
 consideration of Rs. 360000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 10/2/06
 Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 222750 towards Stamp Duty
 Including Transfer duty and Rs. 18000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 154337
 Dated 10/2/06 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
 A/c No. 01000050700
 of S.R.O. Uppal.

NOTE: D.S.D. Rs. 100000/- Total
 & D.R.F. Rs. -
 Rs. 100000/- has been collected as
 agreed M.V. of Rs. 3800000/- 16/3/06

SUB-REGISTRAR





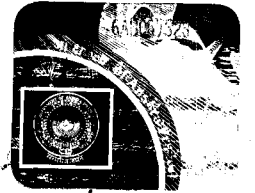
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 592523

Date : 08-02-2006 Serial No : 3,460 Denomination : 100

Purchased By :
K. PRABHAKAR REDDY

For Whom :
M/S MEHTA & MODI HOMES



Sub Registrar
Ex. Office Ranga Reddy District
Hyderabad

S/O K.P. REDDY
HYDERABAD

SECUNDERABAD

C) The above said Sri Ch. Prabhakar along with eleven (11) others being sons and grandsons of Late Sri Manikya Rao viz., Sri Ch. Muralidhar, S/o. Late Ch. Manik Rao, Sri Ch. Mahesh S/o. Sri Ch. Muralidhar, Sri Ch. Satish S/o. Sri Ch. Muralidhar, Sri Ch. Nagesh S/o. Sri Ch. Muralidhar, Sri Ch. Jaihind S/o. Late Ch. Manik Rao, Sri Ch. Naresh S/o. Sri Ch. Jaihind, Sri Ch. Venkateswar Rao S/o. Late Ch. Manik Rao, Sri Ch. Yadagiri S/o. Late Ch. Manik Rao, Sri Ch. Rajesh S/o. Ch. Yadagiri, Sri Ch. Rakesh S/o. Ch. Yadagiri, Sri Ch. Srinivas Rao S/o. Late Ch. Manik Rao (jointly all the twelve (12) persons are CONFIRMING PARTIES herein) have sold and conveyed for a consideration northern portion of agricultural land admeasuring Ac. 1-16 Gts., in Sy. No. 40 and land admeasuring Ac. 0-24 Gts., in Sy. No. 55 total admeasuring to Ac. 2-00 Gts., of Cherlapally Village, Ghatkesar Mandal, R.R. District in favour of the VENDORS herein under a Sale Deed dated 10th day of September 2001 registered as document no. 6924/2001 with the office of the District Registrar, Ranga Reddy District, (hereinafter this Sale Deed is referred to as Principal Deed).

D) In the preamble to the Principal Deed the flow of title have not been fully and correctly recited with respect to the agricultural land in Sy. No. 40.

1. *[Signature]*
S. Naresh

2. *[Signature]*
Sampath

3. *[Signature]*

4. *[Signature]*

5. *[Signature]*
C.H. Madhava

6. *[Signature]*
Jaihind

7. *[Signature]*
G. Nagesh

8. *[Signature]*

9. *[Signature]*
C.H. Madhava

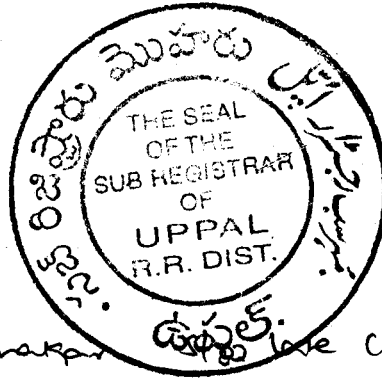
10. *[Signature]*

11. *[Signature]*
Chavella

12. *[Signature]*

1వ పుస్తకము... 4129/19
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 19... ఈ కాగితపు పుస్తకం
 సంఖ్య... 5.....

సబ్-రిజిస్ట్రారు



నాని యాదినట్లు ఒప్పుకొన్నది.
 ఎడమ బొటనవ్రేలు

Handwritten signature



Ch. Prabhakar S/o. Ch. Manik Reddy
 o/c: Business - No. 1-19, Nagaram village
 Keesara mandal, R.R. Dist

ఎడమ బొటనవ్రేలు *Handwritten signature*



Ch. Mahesh S/o. Ch. Nuralidhar, o/c: Business
 No. 1-19, Nagaram village, Keesara mandal,
 R.R. Dist

నిరూపించినది.

① *Handwritten signature*

(K. P. Reddy S/o. K. Padma Reddy
 o/c: Service @ 5-4-18/12 & 4, m. G. Road,

② *Handwritten signature*

SEC. BAO.

(S. LASHI KANTH)

Plot no. 103 & 104 Suburban Hyderabad
 Sunil Nagar K.P. Hyderabad.

200/వ.సం|| వ్రాసినది... సం... వ తది

1927వ.శా.శ. వ్రాసినది... సం... వ తది.

Handwritten signature
 సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 592524

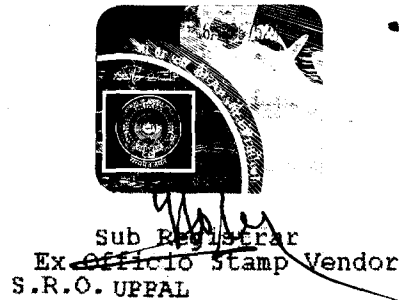
Date : 08-02-2006 Serial No : 3,461 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY

For Whom :
M/S MEHTA & MODI HOMES

S/O K.P.REDDY
HYDERABAD

SECUNDERABAD



- E) Under the Principal Deed the legal heirs of Late Sri Manikya Rao have sold and conveyed to the VENDEES herein portion of land in Sy. No. 40 admeasuring Ac. 1-16 Gts. The description of the land conveyed have not been correctly reflected in the Scheduled of the Property and the Plan enclosed to and forming part of the Principal Deed.
- F) Smt. Kamala Bai during her lifetime has sold the southern portion of Sy. No. 40 admeasuring Ac. 1-16 Gts., under a Sale Deed dated 4.7.1978 registered as document no. 3777/1978 with office of the Sub-Registrar (East) to Sri K. Gandaiah, Sri K. Muttaiah, Sri K. Yadaiah and Sri K. Mogulaiah.
- G) In the Principal Deed the facts of joint ownership between Smt. Kamala Bai and Late Sri Manikya Rao in respect of total land admeasuring Ac. 2-32 Gts. in Sy. No. 40 and its subsequent oral partition in two equal parts of Ac. 1-16 Gts. each as northern half and southern half has not been very well recited and stated. Further the plan enclosed to the Principal Deed do not depict the correct picture of the land conveyed in the Principal Deed. The only indication in the Principal Deed as to conveyance of portion of land in Sy. No. 40 is by way of narrating the Sy. No. as 40/6 instead of Survey No. 40 for the entire land.

1. *Ami*
 2. *CH. Karthikeyan*
 3. *CH. ...*
 4. *... ..*
 5. *...*
 6. *...*
 7. *...*
 8. *...*
 9. *...*
 10. *...*

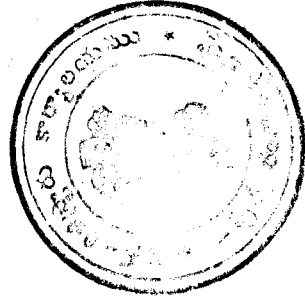
1వ పుస్తకము 4129/06 సంగ్రహము

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 17... ఈ కాగితపు వరుస

సంఖ్య... 6.....

సబ్-రిజిస్ట్రారు



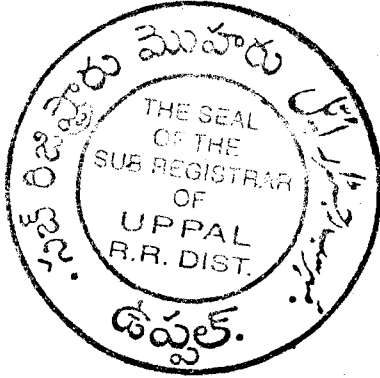
1వ పుస్తకము సం|| (శా.శ) పు... 4129/06

నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు... 4129... 1-2006 ఇవ్వడమైన

2006 సం|| మార్చి నెల... 16... తేది

రిజిస్ట్రారుగారికి





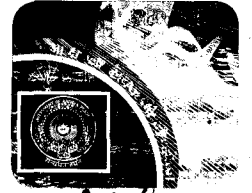
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 592525

Date : 08-02-2006 Serial No : 3,462 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY

For Whom :
M/S MEHTA & MODI HOMES



Sub Registrar
Ex-Officio Stamp Vendor

S/O K.P.REDDY
HYDERABAD

SECUNDERABAD

H) By virtue of above referred Principal Deed dated 10th September 2001 the VENDORS herein are the absolute owners, possessors and in enjoyment without any let and interference, claims, etc., of whatsoever nature from any person(s), of the northern portion of agricultural land admeasuring Ac. 1-16 Gts., in Sy. No. 40 and land admeasuring Ac. 0-24 Gts., in Sy. No. 55, total admeasuring to Ac. 2-00 Gts., of Cherlapally Village, Ghatkesar Mandal, R.R. District (hereinafter this land is referred to as 'Scheduled Land' and is more particularly described at the foot of this document and in the plan enclosed herewith).

I) VENDOR NO. 1 and VENDOR NO. 2 are desirous to sell the Scheduled Land to the PURCHASER for a total sale consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) and the PURCHASER has agreed to purchase the same for the said sale consideration on the terms and conditions given hereunder:

J) The PURCHASER herein have requested the VENDORS to invite the Vendors No. 1 to 12 of the Principal Deed to join in execution of this Sale Deed as CONFIRMING PARTIES so as to avoid in future any misunderstanding, litigations, claims, etc., in respect to the title, ownership, measurements and boundaries of land in survey no. 40 conveyed under the Principal Deed and also under this Sale Deed. The CONFIRMING PARTIES herein have agreed to join in execution of this Sale Deed as CONFIRMING PARTIES. However, the CONFIRMING PARTIES are not in receipt of any further consideration for execution of this Sale Deed.

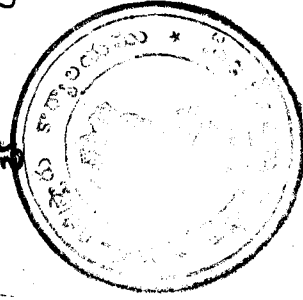
Handwritten signatures and names of vendors: 1. Anil, 2. Lt. Hanumanth, 3. [Signature], 4. [Signature], 5. Naresh, 6. Jain, 7. [Signature], 8. [Signature], 9. [Signature], 10. [Signature], 11. Channu, 12. [Signature].

1వ పుస్తకము 4129 (1966)

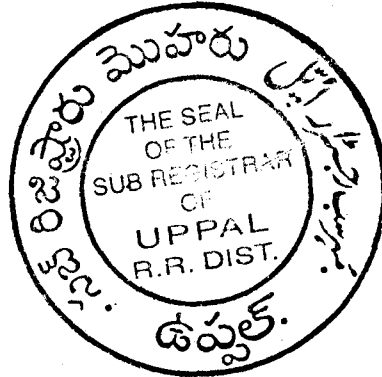
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 19 ఈ కాగితపు వరుస

సంఖ్య 7



సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 592526

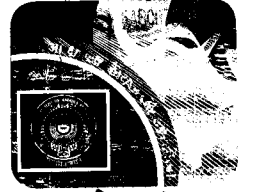
Date : 08-02-2006 Serial No : 3,463 Denomination : 100

Purchased By :
K. PRABHAKAR REDDY

For Whom :
M/S MEHTA & MODI HOMES

S/O K.P. REDDY
HYDERABAD

SECUNDERABAD



Sub Registrar
Ex. Officio Stamp Vendo
S.R.O. UPPAL


NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

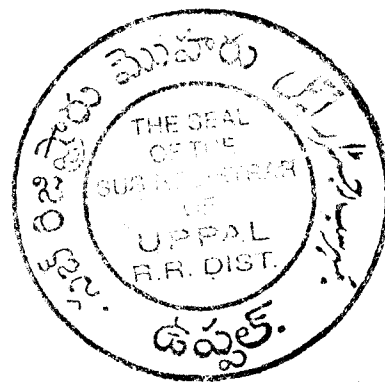
1. The PURCHASER has paid the aforesaid total consideration of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.
 - a. The sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) paid to VENDOR NO. 1 by way of cash on 08.02.2006.
 - b. The sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) paid to VENDOR NO. 2 by way of cash on 08.02.2006.
 - c. The sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) paid to VENDOR NO. 2 by way of Pay-order No. 121521, dated 03.02.2006, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.
 - d. The sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) paid to VENDOR NO. 1 by way of Pay-order No. 121523, dated 03.02.2006, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.
 - e. The sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) paid to VENDOR NO. 1 by way of Pay-order No. 121524, dated 03.02.2006, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.
 - f. The sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) paid to VENDOR NO. 2 by way of Pay-order No. 121565, dated 06.02.2006, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

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 11. *[Signature]*
 12. *[Signature]*

1వ పుస్తకము... 4.12.1956

దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 19... ఈ కాగితపు వరుస
సంఖ్య... 8.....

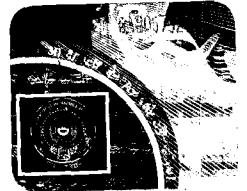

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 592527



Date : 09-03-2006 Serial No : 1,464 Denomination : 100

Forced by : K. PRABHAKAR REDDY

For Whom : M/S MEHTA & MODI HOMES

S/O K. S. REDDY HYDERABAD

SECUNDERABAD

Sub Registrar Ex. Office R.O. UPPAL

For the total sale consideration as mentioned above the VENDORS do hereby grants, conveys, transfers and sell all that northern portion of agricultural land admeasuring Ac. 1-16 Gts., in Sy. No. 40 and land admeasuring Ac. 0-24 Gts., in Sy. No. 55, total admeasuring to Ac. 2-00 Gts., of Cherlapally Village, Ghatkesar Mandal, R.R. District, which is hereinafter referred to as the Scheduled Land and more particularly described at the foot of this Sale Deed and the plan annexed herewith unto and in favour of the PURCHASER by way of absolute sale.

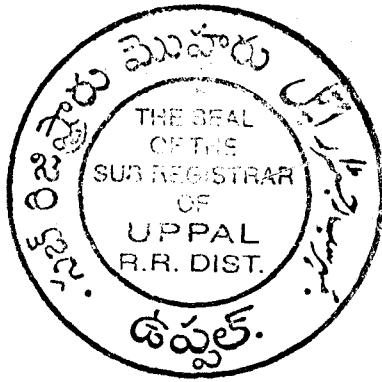
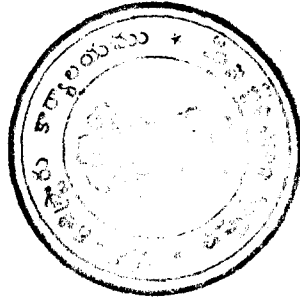
- 3. The VENDORS collectively and severally hereby covenant that they alone are the absolute owners of the Scheduled Land and no other person(s) other than the VENDORS have any right, title or interest in respect of Scheduled Land or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Land by the VENDORS.
- 4. The CONFIRMING PARTIES collectively and severally hereby covenant, confirms and states that the northern portion of agricultural land in Sy. No. 40 has fallen to the share of late Sri Manikya Rao by virtue of oral partition with late Smt. Kamala Bai.

1. *[Signature]*
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1వ పుస్తకము 4129/106

దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 19..... ఈ కాగితపు వరుస
సంఖ్య 9.....

సబ్-రిజిస్ట్రారు



1150000 11.01



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 592528

Date : 08-02-2006 Serial No : 3,465 Denomination : 100

Purchased By :
K. PRABHAKAR REDDY

For Whom :
M/S MEHTA & MODI HOMES

S/O K.F. REDDY
HYDERABAD

SECUNDERABAD



Sub-Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

5. The CONFIRMING PARTIES herein collectively and severally hereby covenant, confirms and states that upon death of Sri Manikya Rao they became the owners, pattedars, heirs and to avoid future litigations, complications and to convey the perfect title they have executed the Principal Deed in favour of the VENDORS herein.
6. The VENDORS and CONFIRMING PARTIES herein collectively and severally hereby covenant, confirms and states that the agricultural land in Sy. No. 40 to the extent of Ac. 1-16 Gts., which has been conveyed under the Principal Deed and is described as Sy. No. 40/a is the northern portion of the entire land in Sy. No. 40 admeasuring Ac. 2-32 Gts.
7. The VENDORS and CONFIRMING PARTIES herein collectively and severally hereby covenant, confirms, states and further declare that they have no right, title or claim on the southern half of Sy. No. 40 belonging to Sri K. Gandaiah, Sri K. Muttaiah, Sri K. Yadaiah and Sri K. Mogulaiah and their successors-in-interest.

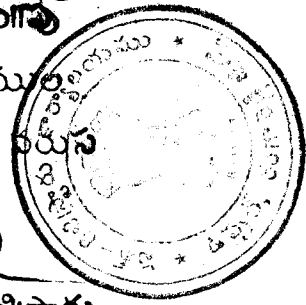
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1 వ పుస్తకము. 4/29/86 నాంబ

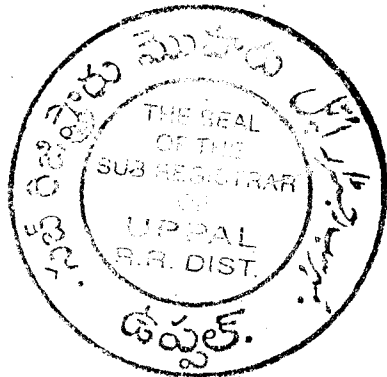
దస్తావేజాల మొత్తం కాగితము

సంఖ్య... 19... ఈ కాగితపు రకున

సంఖ్య... 10.....



సబ్-రిజిస్ట్రారు



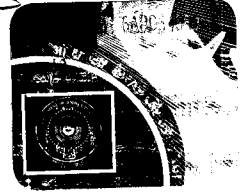


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 547069

S. No 3291, 23/1/06
Sold to D. Phenikumar
S/o. D/o. W/o. D.N. murthy
Mehra & modi tones

[Signature]
Smt. R. RUKMINI
S.V.L. No. 51/84, N. NO. 13/2008
RESIDENTIAL BAZAR, SEC' BAD-28
Sec - A - C

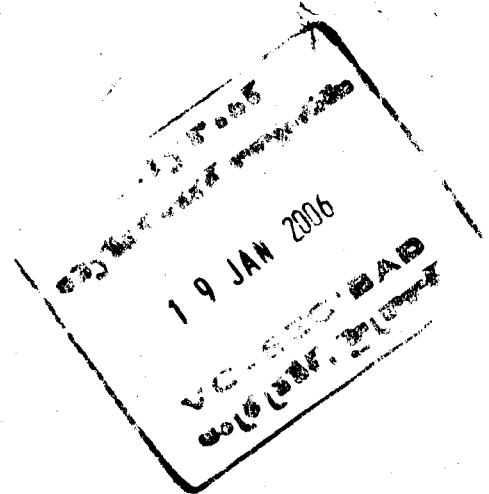
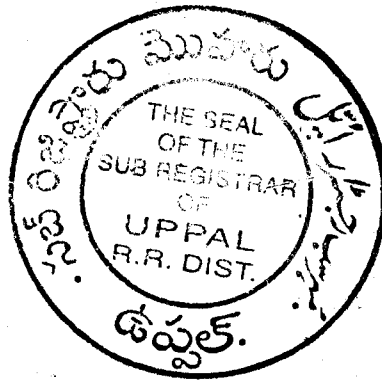


8. The VENDORS and CONFIRMING PARTIES herein collectively and severally hereby covenant, confirms, states that the exact particulars and description of the agricultural land in Sy. No. 40 to an extent of Ac. 1-16 Gts., and in Sy. No. 55 to an extent of Ac. 0-24 Gts., total admeasuring to Ac. 2-00 Gts. situated at Cherlapally Village, Ghatkesar Mandal, R. R. District, which is described as agricultural land in Sy. No. 40/అ and in Sy. No. 55 in the Principal Deed is the same as described herein and referred to as Scheduled Land.
9. The VENDORS and CONFIRMING PARTIES herein collectively and severally further covenant that Scheduled Land 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 Scheduled Land 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 defect in title or on account of any claims on Scheduled Land, the VENDORS shall indemnify the PURCHASERS fully for such losses.
10. The VENDORS have on this day delivered vacant peaceful possession of 'Scheduled Land' to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
11. The VENDORS and CONFIRMING PARTIES herein collectively and severally hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the 'Scheduled Land' unto and in favour of the PURCHASERS in the concerned departments.

[Signatures]
 1. *[Signature]* 2. *[Signature]* 3. *[Signature]* 4. *[Signature]* 5. *[Signature]*
 6. *[Signature]* 7. *[Signature]* 8. *[Signature]* 9. *[Signature]* 10. *[Signature]*
 11. *[Signature]* 12. *[Signature]*

1 వ పుస్తకము..4129/19
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..19...ఈ కాగితపు వరుస
సంఖ్య...!!.....

సబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 1278 Date 7/2/06 Rs. 50/-

Sold to Ramesh

S/o Narsingh Rao

For Whom Maha and Modi leaves

L. G. Chimalgi
055704

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 83/2006

5-4-76/A, Ganga Rajunj
SECUNDERABAD-500 003

12. 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 Scheduled Land.
13. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to 'Scheduled Land' 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.
14. 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.
15. The VENDORS further covenants that Scheduled Land is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
16. 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.
17. Registration Amount of Rs. 3,40,850/- paid by way of challan No. 154337, dated 10.02.2006 drawn on State Bank of Hyderabad, Habsiguda, Hyderabad.

1. *[Signature]*
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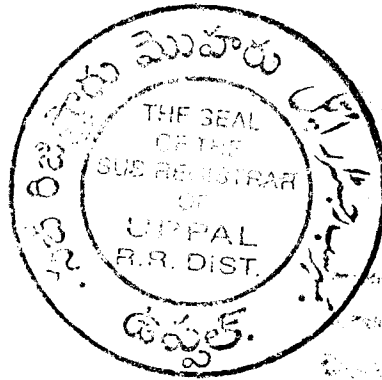
1వ పుస్తకము. 4.129/86

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 19 ఈ కాగితపు వరుస

సంఖ్య. 12

పబ్-రిజిస్ట్రారు



भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

1979 71406 50

Sold to Ramiah

S/o. Narasing Rao

for which 10/10/79 and 10/10/79 Sec

L. G. Chimalgi

055705

LEELA G. CHIMALGI

STAMP VENDOR

L.No. G. 1005

5-4-76/A, Gollapudi Junction

SECUNDERABAD-500 003

SCHEDULE OF THE LAND

A. All that northern portion of agricultural land bearing Sy. No. 40 admeasuring Ac. 1-16 Gts., situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, R. R. District, S.R.O. Ghatkesar and bounded as follows:

North : Land in Sy. No. 67
South : Southern portion of land in Sy. No. 40
East : Land in Sy. No. 55 & Sy. No. 42
West : Land in Sy. No. 30

And is more fully described in the plan annexed herewith, marked in red colour.

B. All that agricultural land bearing Sy. No. 55 admeasuring Ac. 0-24 Gts., situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, R. R. District, S.R.O. Ghatkesar and bounded as follows:

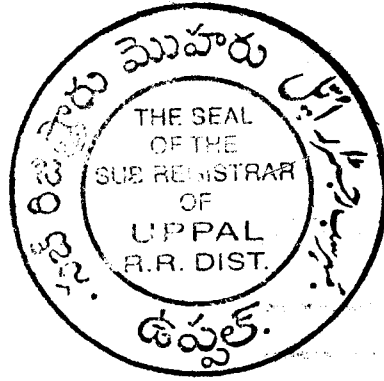
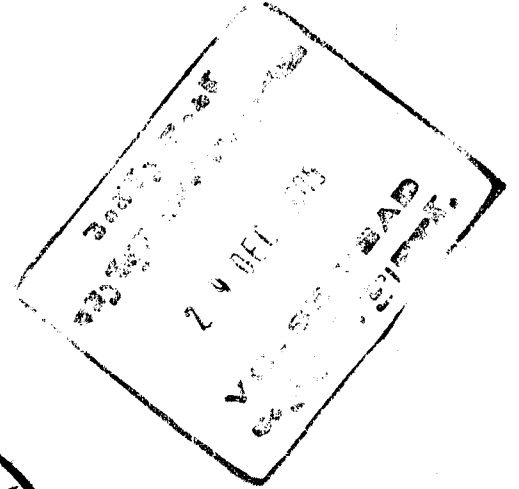
North : Land in Sy. No. 56
South : Land in Sy. No. 40 & land in Sy. No. 42
East : Land in Sy. No. 54
West : Land in Sy. No. 40 & Sy. No. 67

And is more fully described in the plan annexed herewith, marked in blue colour

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

1వ పుస్తకము 4/25/1913
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 19... ఈ కాగితపు వరుస
సంఖ్య..... 13.....

సబ్-రెజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH


स. नं. 1124 6/2006 50/-
 सोल. रामानुज मुन्डेर
 स/०... Seshu Reddy
 पर. Wh. Mehta and Modi Homes

L-G-Chitry
 055606
LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/2006
 5-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003


IN WITNESS WHEREOF the VENDORS, CONFIRMING PARTIES 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 Secunderabad.

VENDORS


 (1) M. Santosh Goud

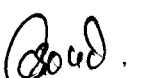

 (2) M. Sampath Goud

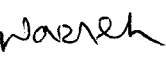
CONFIRMING PARTIES

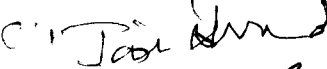

 (1) Ch. Prabhakar

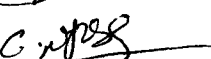

 (2) Ch. Muralidhar


 (3) Ch. Mahesh



 (4) Ch. Satish


 (5) Ch. Nagesh



 (6) Ch. Jaihind



 (7) Ch. Naresh

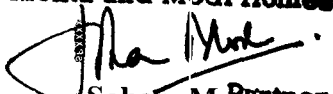

 (8) Ch. Venkateswar Rao


 (9) Ch. Yadagiri


 (10) Ch. Rajesh


 (11) Ch. Rakesh

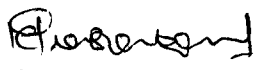

 (12) Ch. Srinivas Rao

For Mehta and Modi Homes

 Soham Mehta Partner

PURCHASER For Mehta and Modi Homes

 Suresh U Mehta Partner

WITNESSED BY:

1. 
 (R. P. Reddy)

2. 

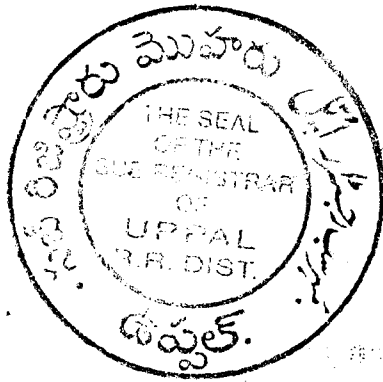
1వ పుస్తకము 4128/106 నంబరు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 19 ఈ కాగితపు వరుస

సంఖ్య 14

సబ్-రిజిస్ట్రారు



వచ్చిన తరువాత...

సంఖ్య...
...
...

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS.

40 (P) & 55

CHERLAPALLY VILLAGE,

GHATKESAR

MANDAL, R.R. DIST.

VENDORS:

1. SRI M. SANTOSH GOUD, SON OF SRI M. KRISHNA GOUD

2. SRI M. SAMPATH GOUD, SON OF SRI M. KRISHNA GOUD

CONFIRMING PARTIES:

SRI CH. PRABHAKAR, SON OF LATE SRI CH. MANIK RAO AND OTHERS

VENDEE:

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

2. SRI SURESH U MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

REFERENCE:

AREA: AC. 2-00 GTS.

SCALE:

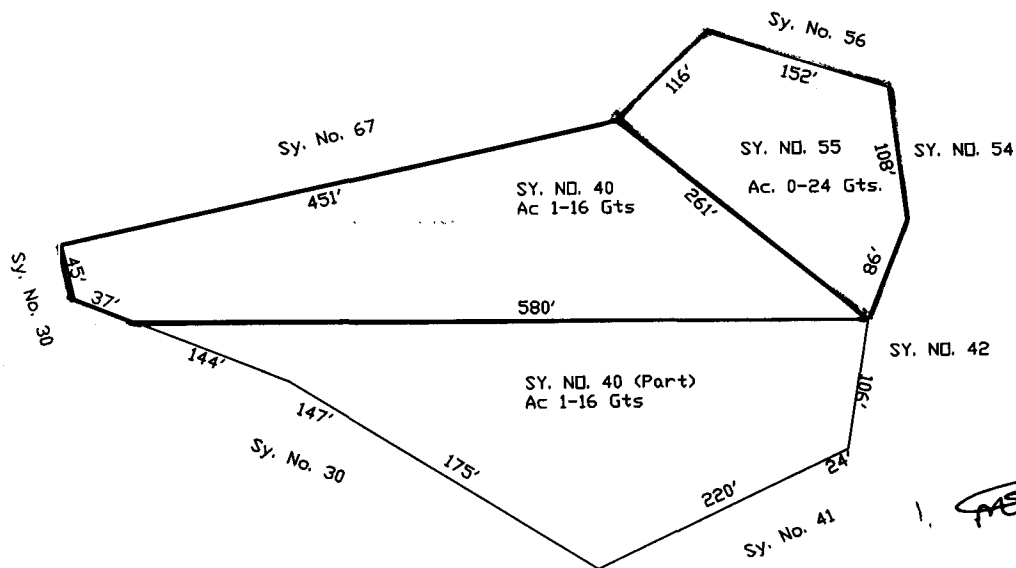
SQ. YDS. OR

INCL:

SQ. MTRS.

EXCL:

SY. NO. 40: AC. 1-16 GTS.
SY. NO. 55: AC. 0-24 GTS.
TOTAL EXTENT: AC. 2-00 GTS.



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

SIG. OF THE VENDORS
5. *[Signature]*

1. *[Signature]* 2. *[Signature]* 3. *[Signature]* 4. *[Signature]*
6. *[Signature]* 7. *[Signature]* 8. *[Signature]* 9. *[Signature]* 10. *[Signature]*

WITNESSES:

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

11. *[Signature]* 12. *[Signature]*

SIG. CONFIRMING PARTIES

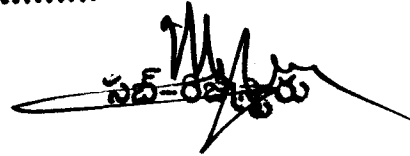
For Mehta and Modi Homes **For Mehta and Modi Homes**
[Signature] *[Signature]*
Partner **Partner**
SIG. OF THE VENDEE

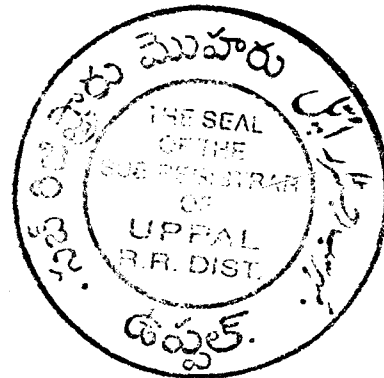
1 వ పుస్తకము 4129/08

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 19 ఈ కాగితపు వరుస

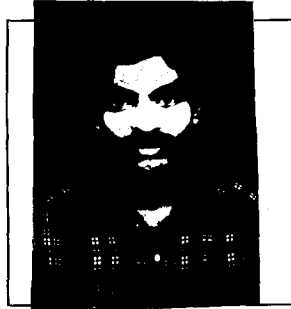
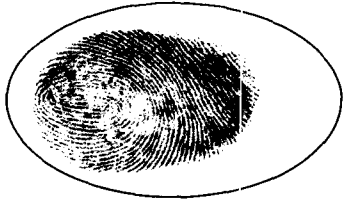
సంఖ్య 15


సబ్-రెజిస్ట్రారు



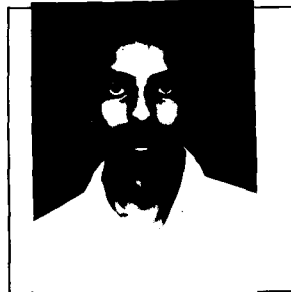
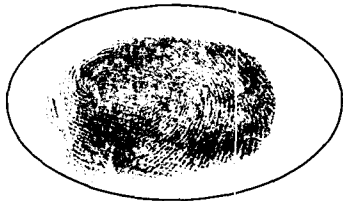
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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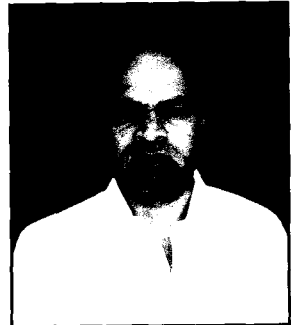
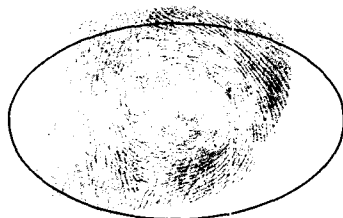


VENDORS:

1. **SRI M. SANTOSH GOUD**
S/O. SRI M. KRISHNA GOUD
R/O. H. No. 5-97
HUSSAIN SHAHWALI DARGA
SERILINGAMPALLY MANDAL
RANGA REDDY DISTRICT.

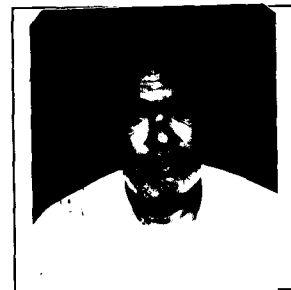
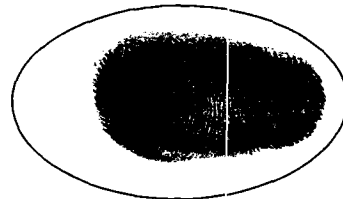


2. **SRI M. SAMPATH GOUD**
S/O. SRI M. KRISHNA GOUD
R/O. H. No. 5-97
HUSSAIN SHAHWALI DARGA
SERILINGAMPALLY MANDAL
RANGA REDDY DISTRICT.



CONFIRMING PARTIES:

1. **SRI CH. PRABHAKAR**
S/O. LATE CH. MANIK RAO
H. NO. 1-19, NAGARAM VILLAGE
KEESARA MANDAL
RANGA REDDY DISTRICT.



2. **SRI CH. MURALIDHAR**
S/O. LATE CH. MANIK RAO
H. NO. 1-19, NAGARAM VILLAGE
KEESARA MANDAL
RANGA REDDY DISTRICT.

SIGNATURE OF WITNESSES:

1.

2.

1. 2. 3. 4.

5. 6. 7. 8.

9. 10. 11. 12.

SIGNATURE OF EXECUTANTS

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes PURCHASERS

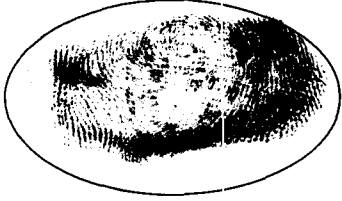
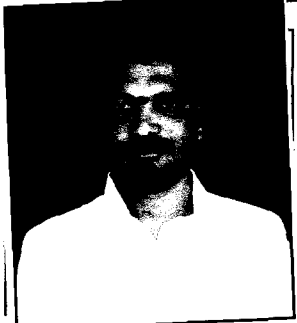
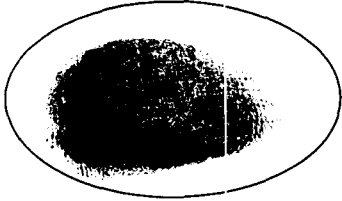

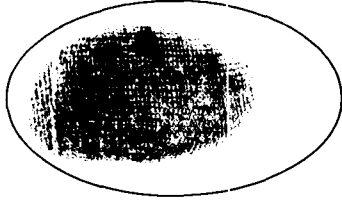
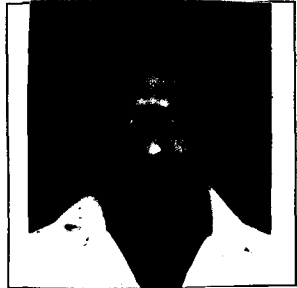
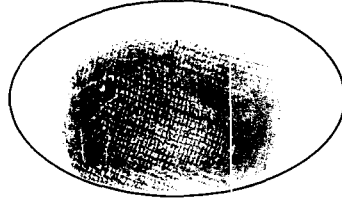
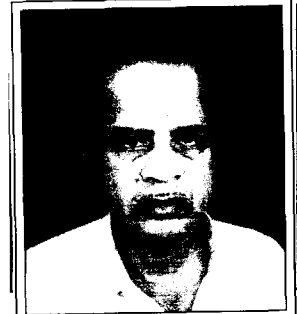
Partner

1వ పుస్తకము... 4/29/96
దస్తావేజాల మేట్టుం కాగితముల
సంఖ్య... 19... ఈ కాగితపు వరుస
సంఖ్య... 16.....


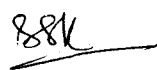
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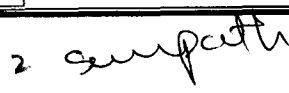

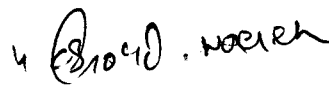
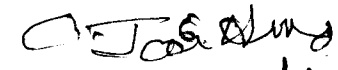
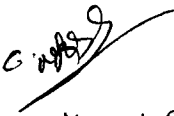








PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>3. SRI CH. MAHESH S/O. SRI CH. MURALIDHAR H. NO. 1-19, NAGARAM VILLAGE KEESARA MANDAL RANGA REDDY DISTRICT.</p>
			<p>4. SRI CH. SATISH S/O. SRI CH. MURALIDHAR H. NO. 1-19, NAGARAM VILLAGE KEESARA MANDAL RANGA REDDY DISTRICT.</p>
			<p>5. SRI CH. NAGESH S/O. SRI CH. MURALIDHAR H. NO. 1-19, NAGARAM VILLAGE KEESARA MANDAL RANGA REDDY DISTRICT.</p>
			<p>6. SRI CH. JAIHIND S/O. LATE CH. MANIK RAO H. NO. 1-19, NAGARAM VILLAGE KEESARA MANDAL RANGA REDDY DISTRICT.</p>

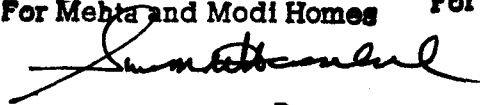
SIGNATURE OF WITNESSES:


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1.  2.  3.  4.  5. 
6.  7.  8.  9. 
10.  11.  12. 

SIGNATURE OF EXECUTANTS

SIGNATURE OF PURCHASERS

For Mehta and Modi Homes  Partner

For Mehta and Modi Homes  Partner

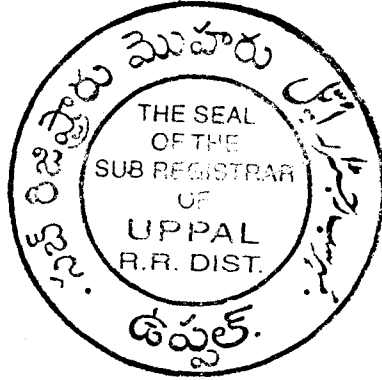
1 వ పుస్తకము... 4/22/1917

దస్తావేజాల మొత్తం కాగితముల

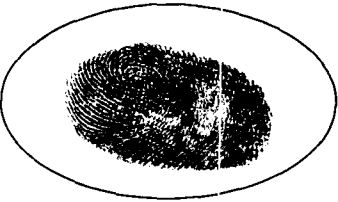

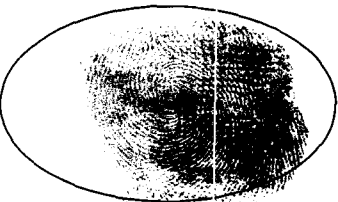
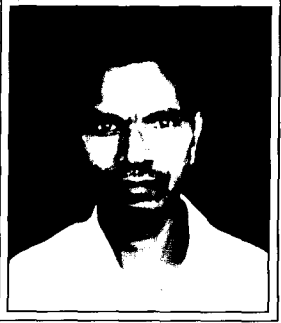
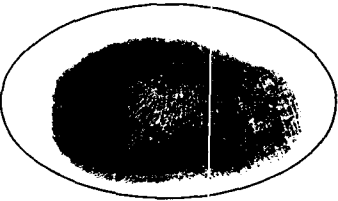

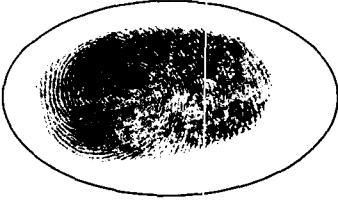

సంఖ్య... 19... ఈ కాగితపు వరుస

సంఖ్య... 17.....

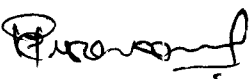

సబ్ రిజిస్ట్రారు





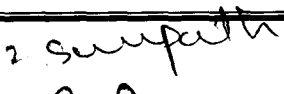
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.


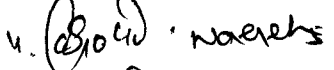
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>7. SRI CH. NARESH S/O. CH. JAIHIND H. NO. 1-19, NAGARAM VILLAGE KEESARA MANDAL RANGA REDDY DISTRICT.</p>
			<p>8. SRI CH. VENKATESWAR RAO S/O. LATE CH. MANIK RAO H. NO. 1-19, NAGARAM VILLAGE KEESARA MANDAL RANGA REDDY DISTRICT.</p>
			<p>9. SRI CH. YADAGIRI S/O. LATE CH. MANIK RAO H. NO. 1-19, NAGARAM VILLAGE KEESARA MANDAL RANGA REDDY DISTRICT.</p>
			<p>10. SRI CH. RAJESH S/O. CH. YADAGIRI H. NO. 1-19, NAGARAM VILLAGE KEESARA MANDAL RANGA REDDY DISTRICT.</p>


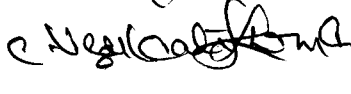
SIGNATURE OF WITNESSES:



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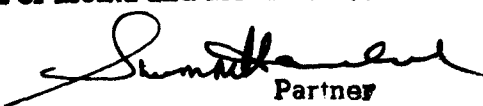
3.  4. 

5.  6. 

7.  8. 

SIGNATURE OF EXECUTANTS

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

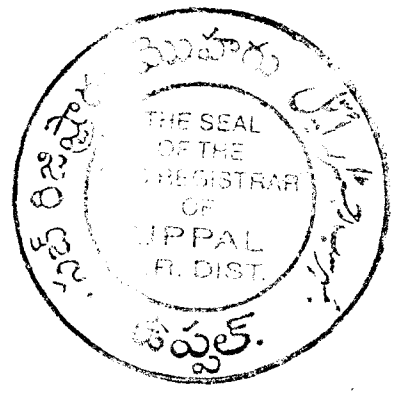
1వ పుస్తకము 4.129/01 సంగ్రహ

దస్తావేజుల మొత్తం కాగితముల

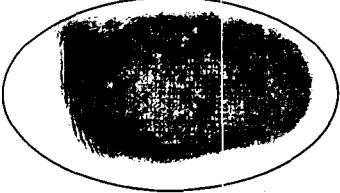
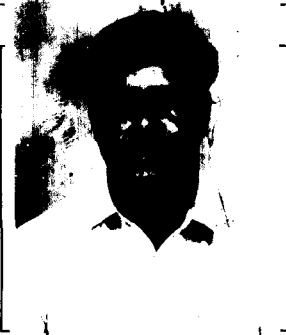

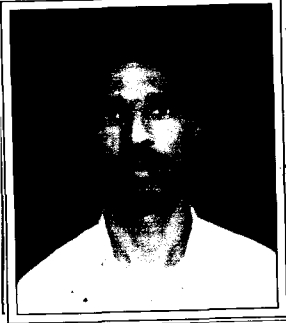
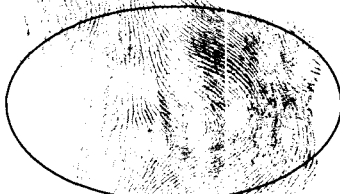
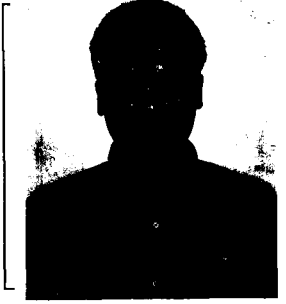
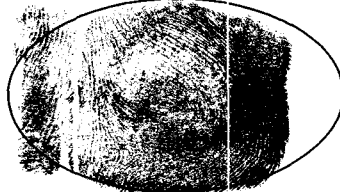
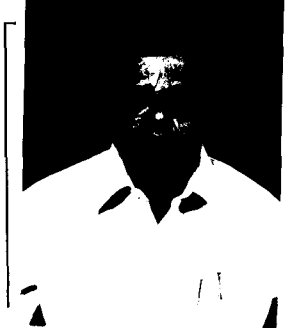
సంఖ్య.....19...ఈ కాగితపు వరుస

సంఖ్య.....15.....

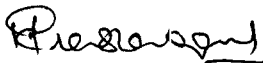

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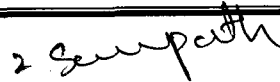
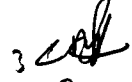
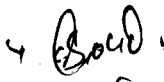


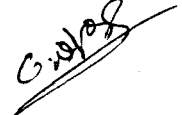
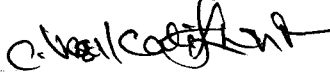






PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			11. SRI CH. RAKESH S/O. CH. YADAGIRI H. NO. 1-19, NAGARAM VILLAGE KEESARA MANDAL RANGA REDDY DISTRICT.
			12. SRI CH. SRINIVAS RAO S/O. LATE CH. MANIK RAO H. NO. 1-19, NAGARAM VILLAGE KEESARA MANDAL RANGA REDDY DISTRICT.
			PURCHASER: 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 REP. BY ITS PARTNERS:
			1. MR. SOHAM MODI S/O. SRI SATISH MODI
			2. MR. SURESH U. MEHTA S/O. LATE SRI UTTAMLAL MEHTA (O): 5-4-187/3&4, III FLOOR SOHAM MANSION M.G. ROAD SECUNDERABAD – 500 003.

SIGNATURE OF WITNESSES:

1. 
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1. 
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 3. 
 4. 
 5. 
 6. 
 7. 
 8. 
 9. 
 10. 
 11. 
 12. 

SIGNATURE OF EXECUTANTS

For Mehta and Modi Homes


Partner

SIGNATURE OF PURCHASERS
For Mehta and Modi Homes


Partner

1వ పుస్తకము. 4/29/19

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 19... ఈ కాగితపు వరుస

సంఖ్య... 19.....

[Handwritten Signature]
సబ్-రిజిస్ట్రారు

