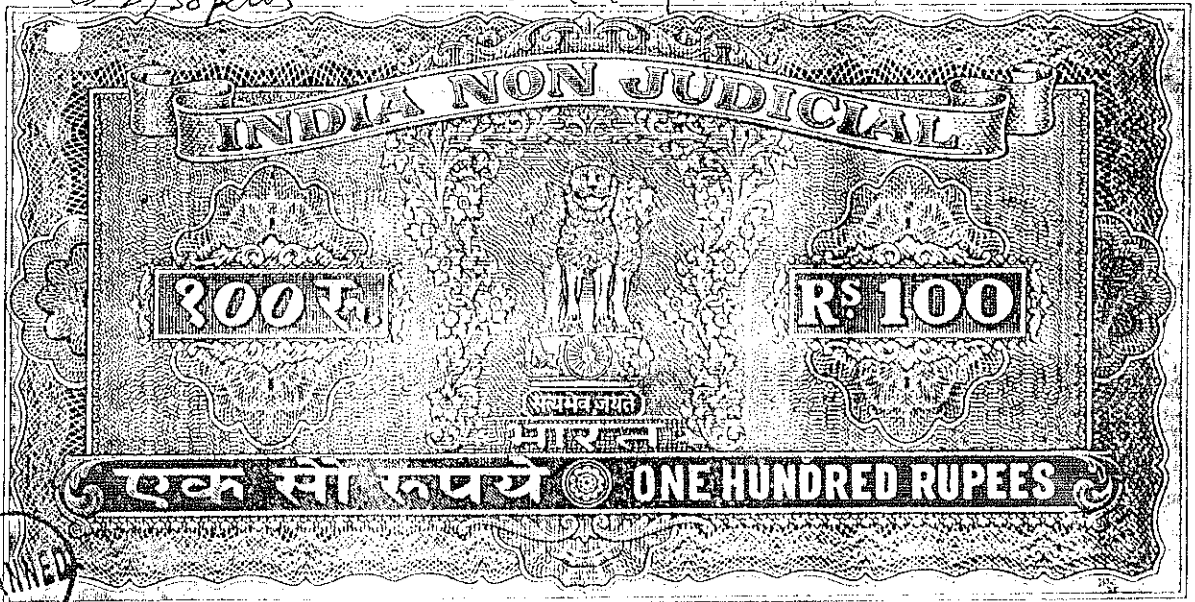


G.2938/2005

2946/05

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786334

S.No. 11324 Date 29/3/05 Rs. 100/-

Sold to Mr. Krishnan padmanabhan Iyer

S/o. W/o. Late Anantha padmanabhan Iyer

For whom. Sec R/o Sec'ed SALE DEED

R. NAGENDER  
SVI No. 42/95  
D.No. 98/2004-2006  
RAM NAGAR, HYD'SAD.



This Sale Deed is made and executed on this the 30th day of March, 2005 at by and between:

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, represented by its Managing Partner: Sri Soham Modi, Son of Sri Satish Modi, aged about 35 years, Occupation: Business and Sri. Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 55 years, Occupation: Business.

hereinafter referred to as the 'Vendor' (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

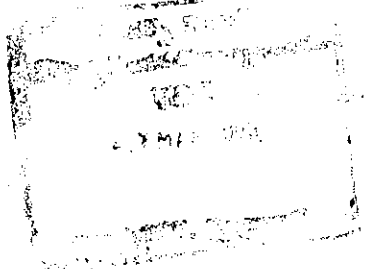
Mr. KRISHNAN PADMANABHAN IYER, SON OF LATE SRI. ANANTHA PADMANABHAN IYER, aged about 35 years. Resident of 401, Janya Apartments, Padmarao Nagar, Secunderabad.

hereinafter referred to as the 'Vendee' (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Contd..2.

For Mehta and Modi Homes  
*Soham Modi*  
Partner

For Mehta and Modi Homes  
*Suresh U Mehta*  
Partner

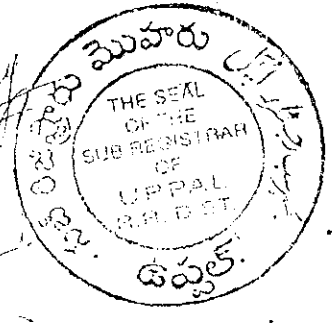


200 వ సం. వ. నెల. 30 తేది  
192 వ.శ.శా. మాసము. తేది  
పగలు. మరయు. గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

1వ పుస్తకము  
దస్తవేజం మొత్తం కాగితముల  
సంఖ్య. ఈ కాగితపు వరుస  
సంఖ్య.

శ్రీ. Gaurang Reddy  
రిజిస్ట్రారు కేటము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫులు  
మరియు నేలిముద్రలతో సహా దాఖలు చేసి  
రుసుము రూ|| (020) చెల్లించినారు.  
Receipt No. 767985 DI 30/3/05  
SBH, Habsiguda Branch, Sec'bad.

[Signature]  
సబ్-రిజిస్ట్రారు.



ప్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
ఎడమ బ్రౌచనవ్రేలు

Gaurang Reddy s/o Jayanthi Reddy occi-  
Business No. Flat No. 105, Sapphire Apts  
Chitrah Garden, Begumpet, Hyderabad. Through  
Special Power of Attorney, dated vide Power  
No. 187/2005 at SR0, Uppal.  
(Jayanthi s/o late D.K. Kanayya  
occ. Serial No. 5-4-187/394 M.G. Road  
Sec'bad  
K. Prebhakar Reddy s/o. Padma Reddy  
occ: Serial No. 5-4-187/394,  
M.G. Road, Sec'bad.

- నిరూపించినది.
1. [Signature]
  2. [Signature]

2005 వ. సం. వ. నెల. 30 తేది  
192 వ. శా.శ. మాసము. తేది  
[Signature]

100Rs.



05AA 786335

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 11325 Date 29/3/05 Rs. 100/-

Sold to M.Y. Krishnan Padmanabham Iyer

S/o. W/O/d. Late Arantha Padmanabham Iyer

For whom Self R/o Secunderabad

R. NARENDER  
SVL No. 42/95  
R.No. 38/2004-2008  
RAM NAGAR, HYD'BAD.



WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. No. 35, 36, 37, 38 & 39 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl.No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acres)
1.	9733/2003	19/08/2003	39	Gt. 80-00	Ac. 2-00 Gts.
2.	11955/2003	30/09/2003	36	Gt. 0-50	Ac. 2-00 Gts.
			37	Gt. 18-50	
			38	Gt. 9-00	
			39	Gt. 52-00	
				Gt. 80-00	
3.	13200/2003	01/11/2003	35	Gt. 11-00	Ac. 2-05 Gts.
			36	Gt. 60-50	
			37	Gt. 13-50	
				Gt. 85-00	
<b>Total extent</b>					<b>Ac. 6-05 Gts.</b>

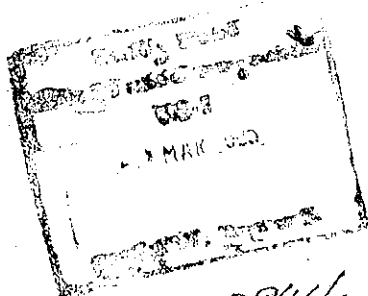
For Mehta and Modi Homes

*[Signature]*

For Mehta and Modi Homes

*[Signature]*

Contd. 3.



1 వ పుస్తకము... 946/సంఖ  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 పంఖ్య... 2

*[Signature]*  
 పబ్-రెజిస్ట్రారు

... Under Section 42 of Act 1 of 189.  
 No. 2846 of 2005. Date. 30/3/25

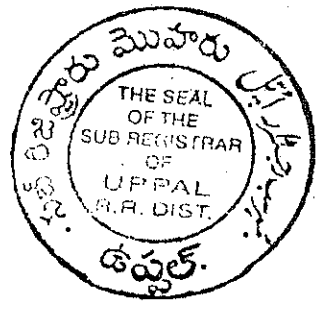
I hereby certify that the proper deficit stamp duty of Rs. 23880/- Rupees Twenty three thousand eight hundred eighty eight only has been levied in respect of this instrument from Ganrong Reddy on the basis of the agreed Market Value consideration of Rs. 20400/- being higher than the consideration agreed Market Value.

S.R.O. Uppal  
*[Signature]*  
 Sub Registrar and Collector U.S. 41&4 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 23880/- towards Stamp Duty including Transfer duty and Rs. 1020/- towards Registration Fee was paid by the party through Chaffan Receipt Number 781922 Dated 30/3/25 at S.B.H Habsiguda Branch, Sec'Dad

S.B.H. Habsiguda  
 A/c No. 01000060780  
 of S.R.O. Uppal.



100Rs.

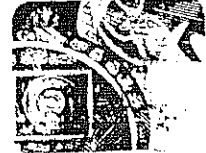


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786336

S.No. 11326 Date 29/3/04 Rs. 100/-  
Sold to M. V. Krishna Padmanabhan Iyer  
S/o. W/o. D/o. Late Anantha Padmanabhan Iyer  
For whom self 12/0 Sec. 5d

R. NARAYAN  
R. NARAYAN  
SVL No. 42/95  
R.No. 66/2004-2006  
RAM NAGAR, HYD'BAD.



All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- a. Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- b. Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- c. Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- d. Shri P. Balram Reddy, S/o. Shri P. Sanjeeva Reddy

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. b to d above are the children of Former Owner at serial no. 'a'. All the Former Owners have joined together for the execution of above referred sale deed so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.

C) The Vendor have plotted the Scheduled Land into Plots and have obtained tentative layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

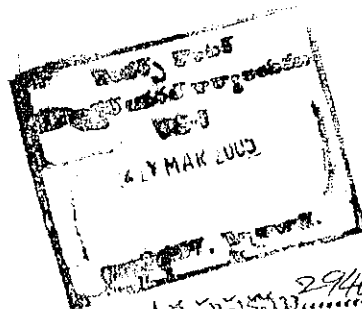
For Mehta and Modi Homes

*Sh. Mehta*  
Partner

For Mehta and Modi Homes

*Sh. Modi*  
Partner

Contd..4.

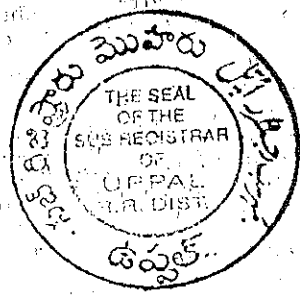


1వ పుస్తకము...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య... 3

సబ్-రెజిస్ట్రారు

1వ పుస్తకము సం|| (కా. 4) పు... 2946/05  
విండుగా రిజిస్టరు రేయబడి స్వామింగు నిమిత్తం  
గుర్తింపు నంబరు... 2946... 1-2005 వ్యాజ్యమున  
2005 సం||... 30... 43

రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786337

S.No. 11322 Date. 29/10/2008 Rs. 100/-

Sold to. Mr. Krishna Padmanabhan Jyer

S/o. W/o D/a Late Anantha Padmanabhar Jyer

For whom. Self R/o. Sec-6

R. W.  
R. NARENDER  
SVL No. 42795  
R.No. 38/004-2008  
RAM NAGAR, HYD'BAD.



D) The Vendee is desirous of purchasing a plot of land bearing No.7, admeasuring 204 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,04,000/- (Rupees Two Lakhs Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

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

1. The Vendor do hereby convey, transfer and sell the Plot No.7, admeasuring 204 Sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 2,04,000/- (Rupees Two Lakhs Four Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.

Contd..5.

For Mehta and Modi Homes

*John Muthu*  
Partner

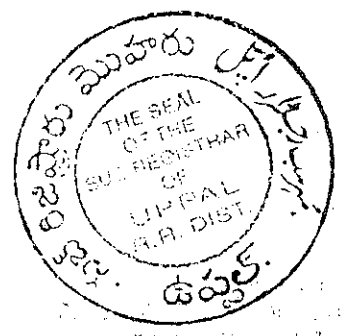
For Mehta and Modi Homes

*Sankar Kumar*  
Partner

1947

2946/

దస్తవేదాల మొత్తం వారసుల  
సంఖ్య.....  
సంఖ్య.....  
సాక్షి-రిజిస్ట్రారు



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NOT LEGIBLE

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100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH R W 05AA 786338  
 S.No. 11328 Date 28/3/05 Rs. 100/-  
 Sold to Mr. Krishna Padmanabhan Iyer  
 S/o. W/O D. Late Anantha Padmanabhan Iyer  
 For whom Self :: 5 ::  
 R. RAOENDER  
 SVL No. 42/95  
 R.No. 33/2004-2006  
 RAM NAGAR, HYD'BAD



3. The Vendor further covenant that the Schedule Plot 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 any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.

4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.

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

6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

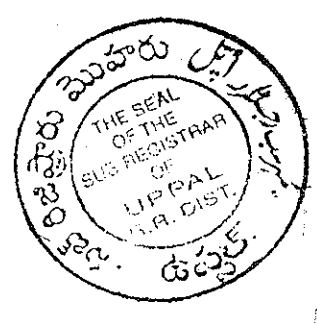
7. Stamp duty and Registration amount of Rs. 24,995/- is paid by way of challan No. 787968, dated 30.3.05, drawn on, SEH, Hebsai Homes Hyderabad  
 For Mehta and Modi Homes  
 For Mehta and Modi Homes

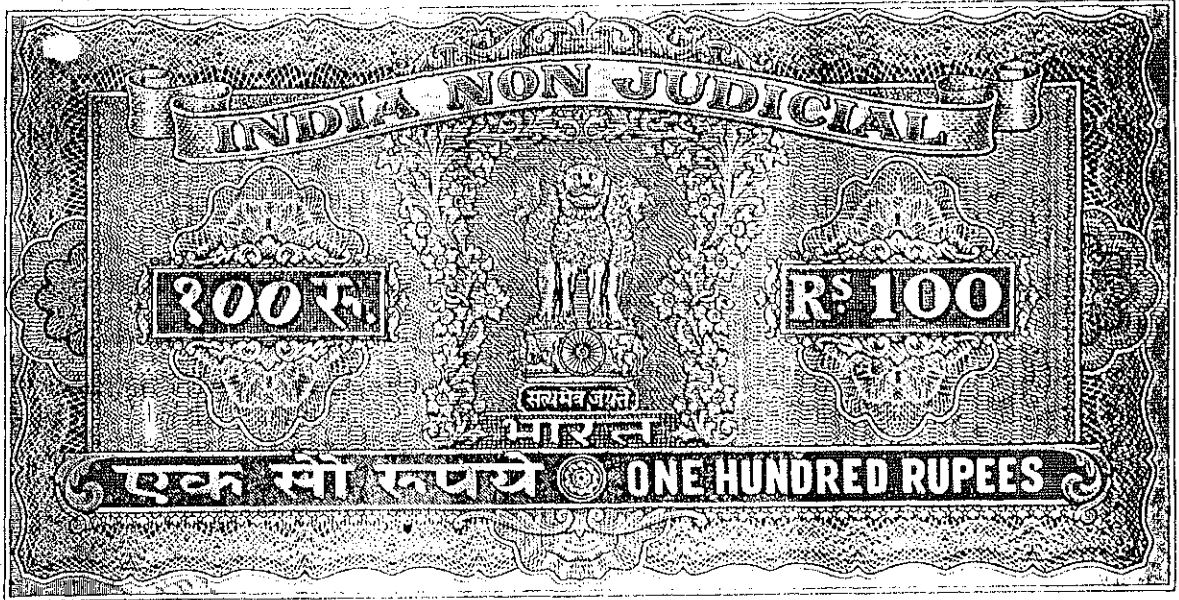
*M. Modi*  
*Surya Prasad*

2946/

1 వ పుస్తకము...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య...

ఇట్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786339

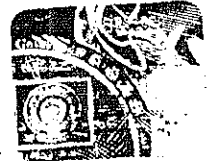
S.No. 11329 Date 29/1/05 Rs. 100/-

Sold to: K. Krishna Prudhan Iyer

S/o. W/o D/o. Late. Anantha Prudhan Iyer

For whom: Self

R. NARENDER  
SVL No. 42/95  
R.No. 38/2004-2006  
RAM NAGAR, HYD'BAO.



:: 6 ::

**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.7, admeasuring about 204 Sq. yds. forming part of Sy. Nos.35, 36, 37, 38 and 39, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on: *Plot no 2*

NORTH :: 40' Wide Road.

SOUTH :: Compound Wall and Neighbour's Land.

EAST :: Plot No. 6.

WEST :: Plot No. 8.

more fully shown in the plan in red colour annexed hereto.

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

**WITNESS:**

1. *[Signature]*  
(S. Jagdish)
2. *[Signature]*  
(S. P. Reddy)

*[Signature]*

(Soham Modi)  
VENDOR

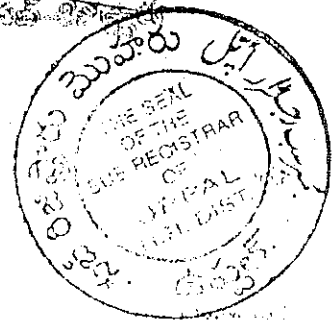
*[Signature]*

(Suresh U Mehta)  
VENDOR

*[Signature]*

VENDEE.



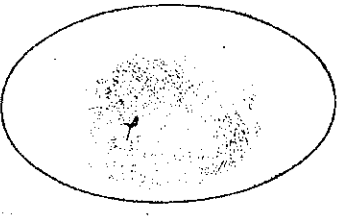



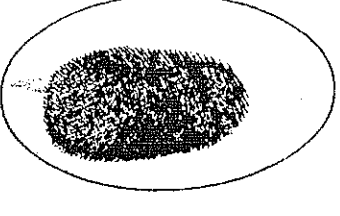

246/103  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
నంబరు.....



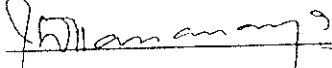
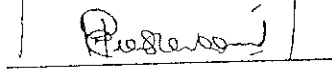
1000 05.0000

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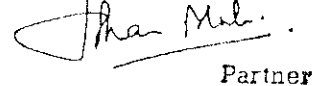
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- M/s. MEHTA & MODI HOMES, having It (C) S-U- 187/3 & 4, M.G. Road, Sec Bad Sep by It Part 1. Mr. SOHAM MODI
			2. SURESH. U MEHTA C) S-U- 187/3 & 4 M.G. ROAD, SEC-BAD.
			SPR:- Mr. GAURANG MODY R/o. FLAT NO. 105, SAPPHIRE APTS, CHIKOLI GARDENS BEGUMPET, HYDERABAD
			PURCHASER: 1. Mr. KRISHNAIAH PARMANABHAN - 5462 R/o. 401, JANYA APTS, PADMA RAO NAGAR SEC-BAD.

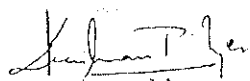
**SIGNATURE OF WITNESSES:**

1.   
2. 

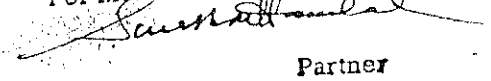
For Mehta and Modi Homes



Partner



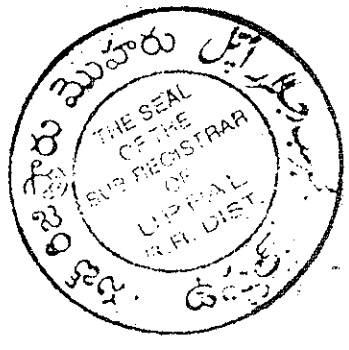
SIGNATURE OF THE EXECUTANT'S



Partner


1 వ పుస్తకము...  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య...

*[Handwritten Signature]*  
రజిస్ట్రారు

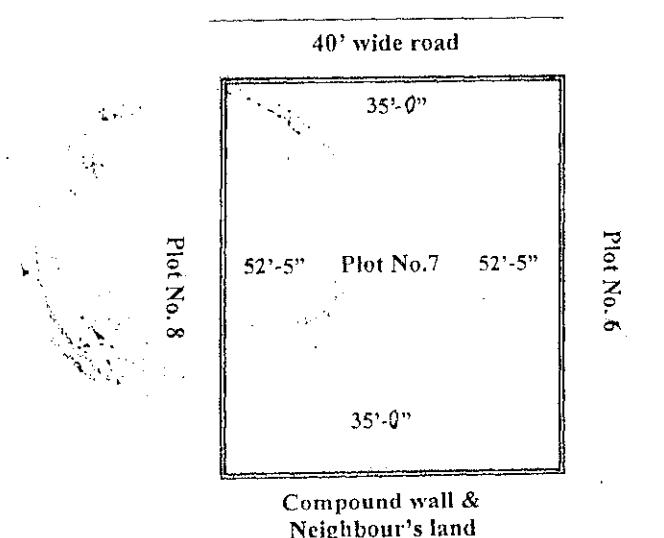


<b>REGISTRATION PLAN SHOWING</b>		PLOT NO. 7, FORMING A PART	
<b>IN SURVEY NOS.</b> 35, 36, 37, 38 & 39		<b>Situated at</b>	
CHERLAPALLY VILLAGE, GHATKESAR		<b>Mandal, R.R. Dist.</b>	
<b>VENDORS:</b> M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS			
1. SRI SOHAM MODI, S/O. SRI SATISH MODI			
2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA			
<b>VENDEE:</b> MR. KRISHNAN PADMANABHAN IYER, S/O. LATE SRI ANANTHA PADMANABHAN IYER,			
<b>REFERENCE:</b>	<b>SCALE:</b>	<b>INCL:</b>	<b>EXCL:</b>
<b>AREA:</b> 204	<b>SQ. YDS.</b>	<b>SQ. MTRS.</b> <input type="checkbox"/>	<input type="checkbox"/>

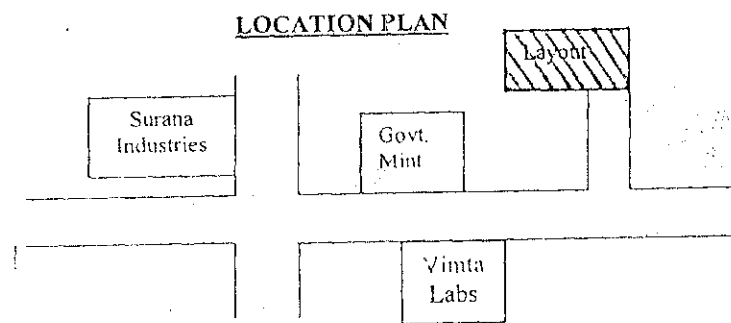


40' wide road

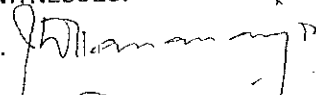


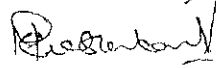
Compound wall & Neighbour's land

**LOCATION PLAN**

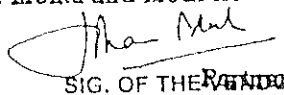


**WITNESSES:**

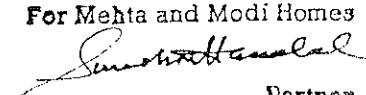
1. 

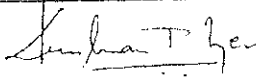
2. 

**For Mehta and Modi Homes**

  
SIG. OF THE **READER**

**For Mehta and Modi Homes**

  
**Partner**



13 నవంబరు 2014/2015  
నల్గొండ జిల్లా మొదటి ప్రకాశము  
పంఖ్య...  
వారము...

*[Handwritten Signature]*

