

G.1907

19/2/06

Flow 1149



आन्ध्र प्रदेश ANDHRA PRADESH

287359

4739  
 S.No. 10/2/06 Rs. 50/-  
 Date 10/2/06  
 Party Dr. I. J. Anand  
 H. L. Anand  
 For self sealed.

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



SALE DEED

This Sale Deed is made and executed on this the 10th day of February 2006 at Secunderabad 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 36 years, Occupation: Business and Sri. Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 56 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

Dr. I. J. ANAND, SON OF SRI.H.L. ANAND, aged about 63 years, Resident of B-93, 2nd Avenue, Sainikpuri, 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).

For Mehta and Modi Homes

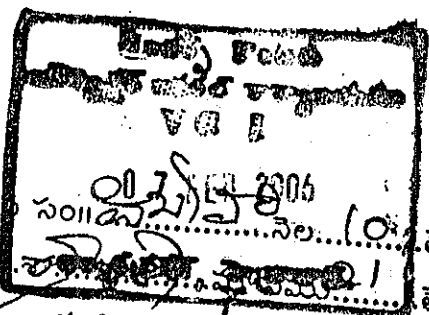
For Mehta and Modi Homes

Contd...2..

*[Signature]*  
 Partner

*[Signature]*  
 Partner

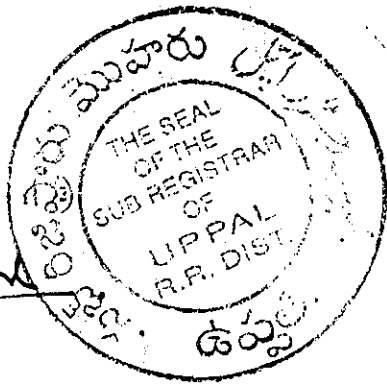
1వ పుస్తకము... 1918/1919  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య.....



2006  
 192) ప. శా.చ. చి. గ్రా. ప. మా. సం. 10వ తేది  
 పగలు... 12... మరియు... గంటల మధ్య  
 ఉన్నట్ సబ్-రెజిస్ట్రారు అఫీసులో

సబ్-రెజిస్ట్రారు

Soham Modi  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 52 ఎ-ను  
 అనుసరించి సమర్పించబడిన పాట్ గ్రాఫులు  
 మరియు ఫిలిములతో సహా దాఖలు చేసి  
 రుసుము రూ... 120/- చెల్లించినారు.



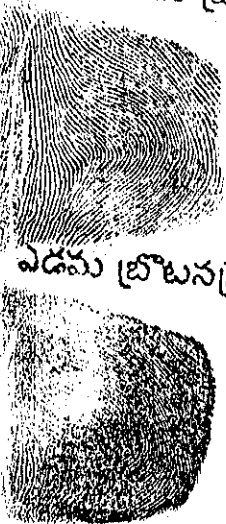
Receipt No. 154336 Dt. 19/2/2006  
 SBH, Habsiguda Branch, Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవేలు

Soham Modi

Soham Modi s/o. Sri Satish Modi, Occ. Business  
 P/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyd.  
 (B) S-U-187 (3 & 4, M. G. Road, Sec'bad

Sundaralal



ఎడమ బ్రౌటనవేలు

Suresh Umetha s/o. Late Uttam Lal Mehta  
 Occ. Business P/o. S-U-187 (3 & 4,  
 M. G. Road, Sec'bad

నిరూపించినది.

- (1) P. Prabhakar Reddy s/o. K. R. Reddy occ. Service  
 2-3-64/101 24, Amberpet, Hyderabad.
- (2) Shamikavathi CS. Shakti Kantu s/o. Late S. Minivata Channayya  
 104 B Block Gopalekshmi Apts. Hyd) occ. Service

200. (ప. సం. చి. గ్రా. ప. మా. సం. 10వ తేది  
 192) ప. శా.చ. చి. గ్రా. ప. మా. సం. 21వ తేది.

సబ్-రెజిస్ట్రారు



आन्ध्र प्रदेश ANDHRA PRADESH

287360

S.N. 4740 Date 10/2/95 Rs. 50/-  
Gottlo. Dr. J. S. Anand  
Sto No. 510 H. C. Anand  
Forwarded by self. Secured

R. NARENDER  
SVL No. 42/95  
R.No. 38/2004-2006  
RAMNAGAR, HYD'BAD

:: 2 ::

WHEREAS:

1) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. Nos. 35, 36, 37, 38 & 39 situated at Cherlapally Village, Ghatke-  
nar Mandal, Ranga Reddy District by virtue of various regis-  
tered sale deeds as given hereunder and hereinafter referred  
to as the Schedule Land.

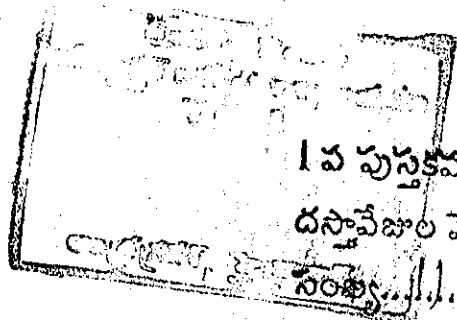
For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

Contd. 3...



1వ పుస్తకము 1918/10/26  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 11... ఈ కాగితపు వరుస  
 సంఖ్య 2

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 1891  
 No. 1918 of 2006 Date 10/2/06

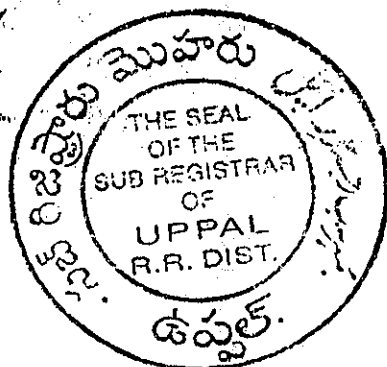
I hereby certify that the proper deficit  
 stamp duty of Rs. 22160/- Rupees Twenty two thousand -  
one hundred sixty only.

has been levied in respect of this instrument  
 from Sri. Sohan Modi  
 on the basis of the agreed Market Value  
 consideration of Rs. 254000/- being  
 higher than the consideration agreed Market  
 Value.

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

Registration Endorsement

An amount of Rs. 22160/- towards Stamp Duty  
 Including Transfer duty and Rs. 1270/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 154336  
 Dated 10/2/06 at SBH Habsiguda Branch, Sec bad.



S.B.H. Habsiguda  
 A/c No. 0199005078  
 S.R.O. Uppal.

NOTE: D.S.D. Rs. 250 & D.R.F.Rs.      Total  
 Rs. 250 has been collected as  
 agreed M.V of Rs. 254000 Dt. 10/2/06

*[Handwritten signature]*



आन्ध्र प्रदेश ANDHRA PRADESH

287362

S.No. 11741 Date 10/2/04 Rs. 50/-  
 Sold to Dr. S.S. Anand  
 S/o. W/o. H.L. Anand  
 For whom self, Regd.

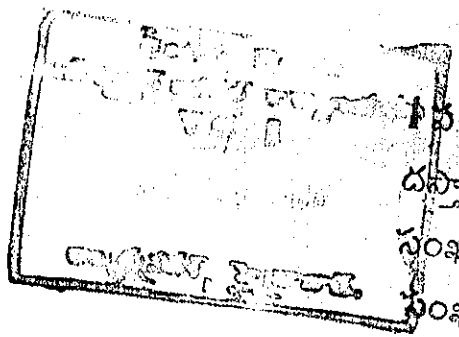
*R. Narendar*  
**R. NARENDER**  
 SVL No. 42/95  
 R.No. 38/2004-2008  
 RAM NAGAR, HYD'BAD

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	
Total extent					Ac. 6-05 Gts.

For Mehta and Modi Homes  
*Sh. Modi*  
 Partner

For Mehta and Modi Homes  
*R. Narendar*  
 Partner

Contd. 4..

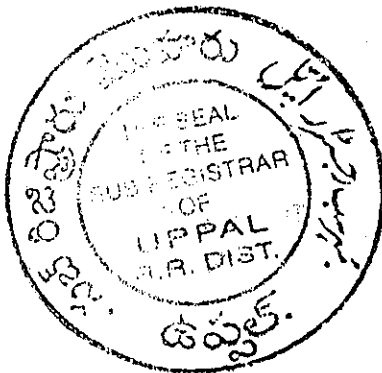


1 వ పుస్తకము... 1918/06  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 11... ఈ కాగితపు వరుస  
 సంఖ్య... 3

*[Signature]*  
 సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.శ) పు... 1918/06  
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు విమిత్తం  
 గుర్తింపు నెంబరు... 1-2006 ఇవ్వడమైన  
 2006 సం|| డిగ్రీ నెంబరు... 10... తది

*[Signature]*  
 రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 4748 Date 10/2/95 Rs. 50/-  
Sold to M. J. Arund  
S/o. W/o. Di. A. L. Arund  
For whom P. V. S. S. S. S.

R. NARENDER  
SVL No. 42/95  
R.No. 38/2004-2006  
RAMNAGAR, HYD'BAD

287363

:: 4 ::

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:

- Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy.
- Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- 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.

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.

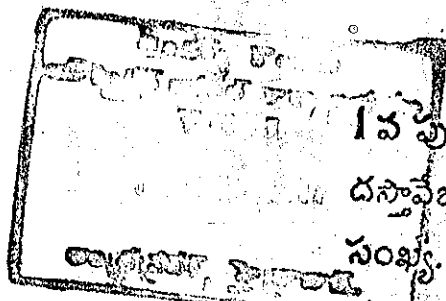
contd.5..

For Mehta and Modi Homes

*[Signature]*  
Partner

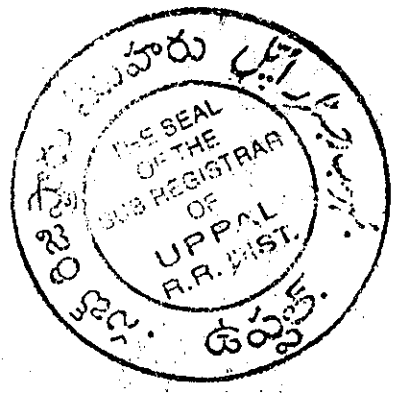
For Mehta and Modi Homes

*[Signature]*  
Partner



1వ పుస్తకము (1918/10/10) తరగతి  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...!!...ఈ కాగితపు వరుస  
 సంఖ్య...4.....

*(Signature)*  
 సబ్-రిజిస్ట్రారు







आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 1743 Date 10/2/14 Rs. 50/-  
Sold to Dr. I. S. Anand  
S/o. W/o. D/o. H. S. Anand  
For whom R. Narender

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

287364

:: 5 ::

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

D) The Vendee is desirous of purchasing a plot of land bearing No.11, admeasuring 254 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,54,000/- (Rupees Two Lakhs Fifty 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.11, admeasuring 254 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.2,54,000/- (Rupees Two Lakhs Fifty Four Thousand Only) paid by way of Pay order No. 617546, Dated : 8-2-2006. Drawn on Canara Bank, Sainak Puri Branch. The Vendor hereby admit and acknowledge the receipt of the said consideration.

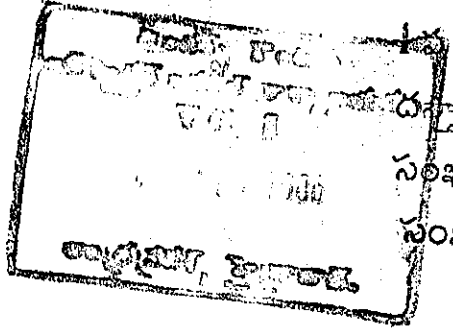
For Mehta and Modi Homes

*Sh. Moh*  
Partner

For Mehta and Modi Homes

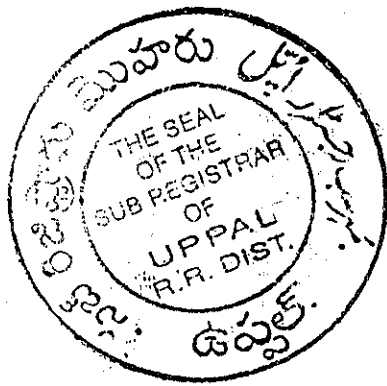
*R. Narender*  
Partner

Contd.6..



పుస్తకము. 1918/1919  
 సబ్ రిజిస్ట్రార్ మొత్తం కాగితముల  
 సంఖ్య... 11... ఈ కాగితపు వరుస  
 సంఖ్య... 5.....

*(Signature)*  
 సబ్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 4744 Date 10/2/95 Rs. 50/-  
Sold to Dr. T.S. Anand  
S/o. W/o. D/o. H.C. Anand  
For whom Self. Ceo/22

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

287365

:: 6 ::

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.

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.

For Mehta and Modi Homes

*John Modi*  
Partner

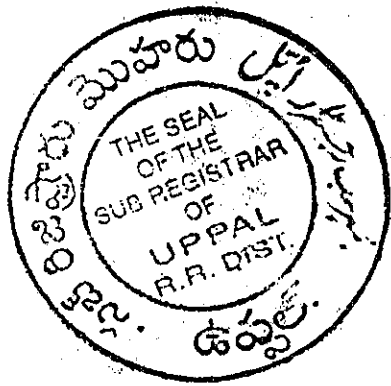
For Mehta and Modi Homes Contd.7..

*Sundaram*  
Partner

శాసనసభ  
సభ్యులకు  
సంఖ్య...  
తేదీ...  
అధ్యక్షుడు, శాసనసభ

పుస్తకము 1918/1919  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 11... ఈ కాగితపు వరుస  
సంఖ్య... 6

సబ్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

No. 11837 Date 10/12/06 Rs. 50/-  
To: Dr. I. J. Anand  
By: H. L. Anand  
For whom: Self

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

287428

:: 7 ::

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.

The market value of the property is Rs.1000/- per sq.yd. total value of Rs.2,54,000/- for 254 Sq.Yds., stamp duty paid on market value.

7. Stamp duty and Registration amount of Rs. 23,530/- is paid by way of challan No. B-154336, dated 10.02.06, drawn on SBH, Habsiguda, Hyderabad.

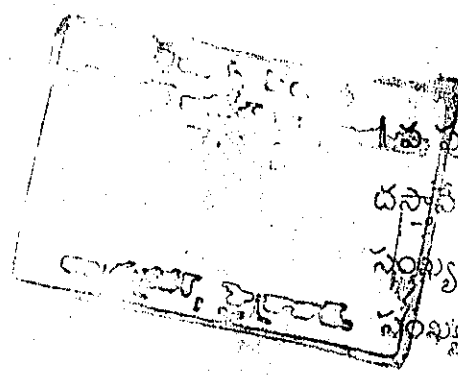
For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

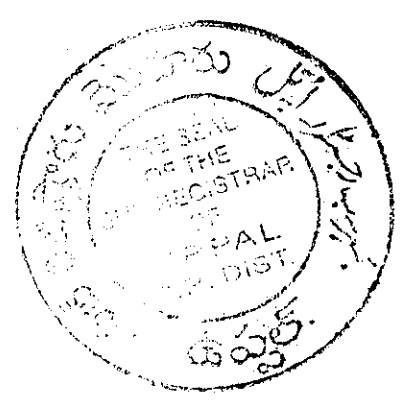
*[Signature]*  
Partner

Contd..8..



1918/...  
దస్తావీజుల మొత్తం కాగితముల  
సంఖ్య... 11... ఈ కాగితపు వరుస  
సంఖ్య... 7...

పబ్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

287429

1332 Date 10/12/06 Rs. 50  
P. T. J. Anand  
H. C. Anand  
For whom: S. Y. See'and

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

:: 8 ::

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 11, measuring about 254 Sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH :: Plot No. 12.

SOUTH :: 40' Wide Road.

EAST :: Plot No. 10.

WEST :: 40' Wide Road.

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

For Mehta and Modi Homes

*John Modi*  
Partner

Contd. 9..

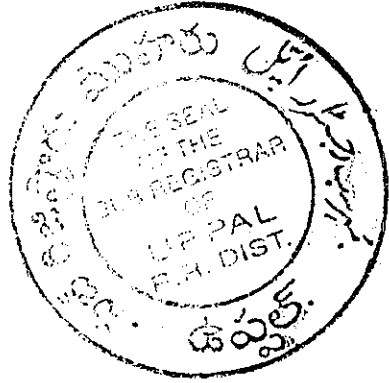
For Mehta and Modi Homes

*Sanjay Mehta*  
Partner



1వ పుస్తకము 1918/1919  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య...!!...ఈ కాగితపు వరుస  
 సంఖ్య...8.....

*(Signature)*  
 సబ్-రిజిస్ట్రార్







आन्ध्र प्रदेश ANDHRA PRADESH

1833 Date 10/12/06 Rs. 500  
Dr. J.J. Anand  
H.C. Anand  
Relk Sec's ad  
For whom

R N  
R. NARENDER  
SVL No. 42/95  
R.No. 38/2004-2006  
RAMNAGAR, HYDRABAD

287430

:: 9 ::

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. P. P. Reddy  
(P. P. Reddy)
2. S. Shrinani

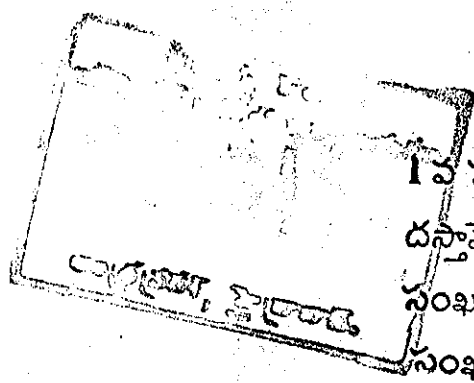
For Mehta and Modi Homes

Soham Modi  
Partner

(Soham Modi)  
VENDOR

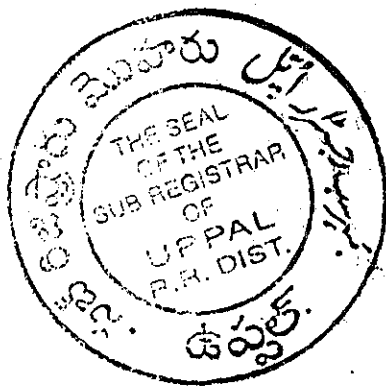
Suresh U Mehta  
(Suresh U Mehta)

VENDOR  
VENDÉE



1వ పుస్తకము...1918/...  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య...!!...ఈ కాగితపు వరుస  
 సంఖ్య...9.....

*[Signature]*  
 సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

PLOT NO. 11, FORMING A PART

**IN SURVEY NOS.** 35, 36, 37, 38 & 39

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

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

**VENDORS:** M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

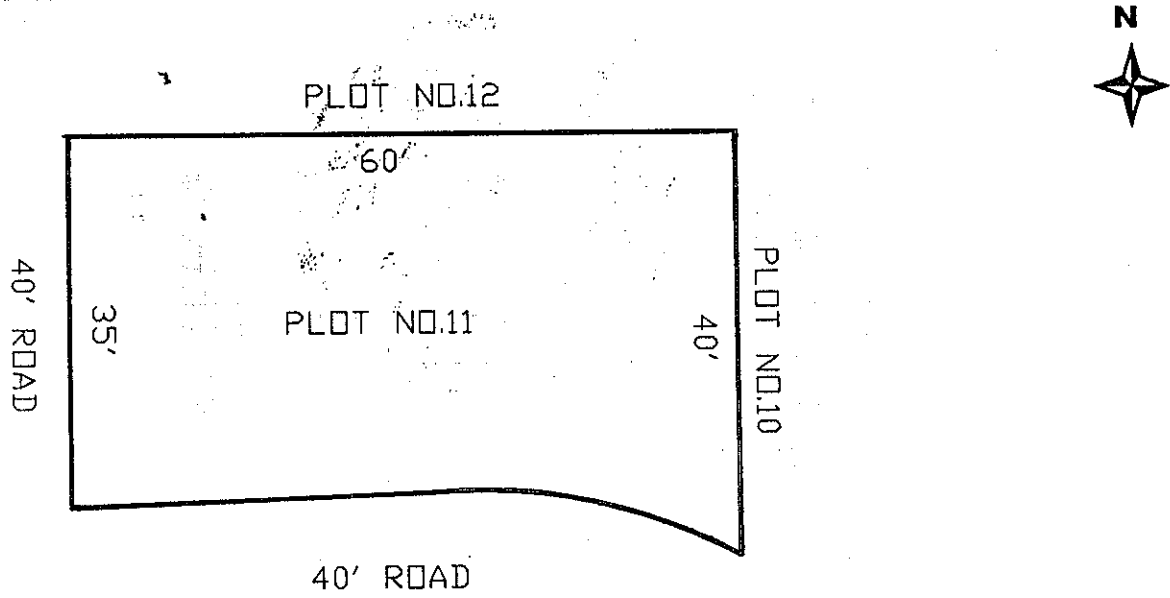
**VENDEE:** DR. I. J. ANAND, S/O. MR. H. L. ANAND

**REFERENCE:**  
**AREA:** 254

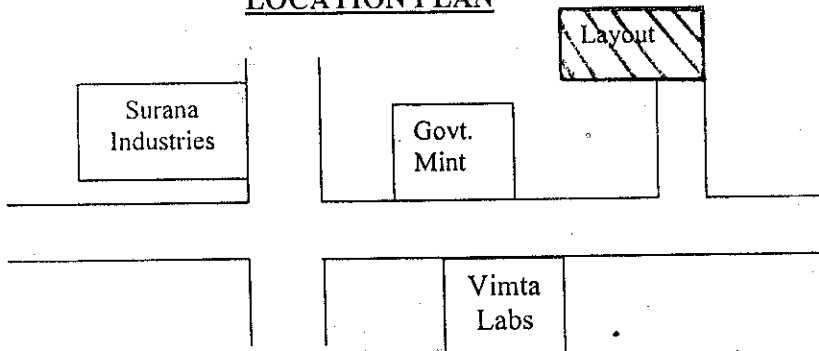
**SCALE:**  
**SQ. YDS.**

**INCL:**   
**SQ. MTRS.**

**EXCL:**



**LOCATION PLAN**



For Mehta and Modi Homes

*[Signature]*  
**Partner**

For Mehta and Modi Homes

*[Signature]*  
**Partner**

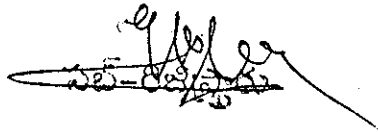
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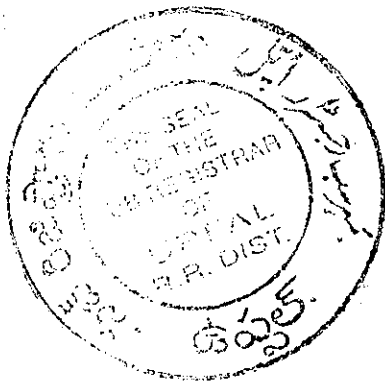
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**SIG. OF THE VENDOR**

**WITNESSES:**



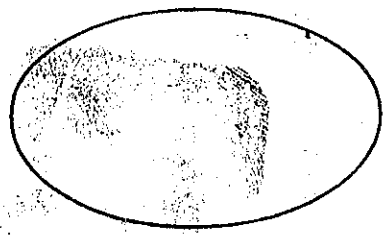
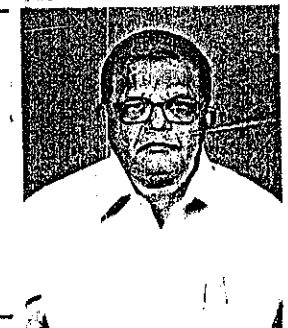
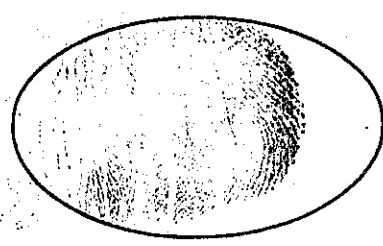
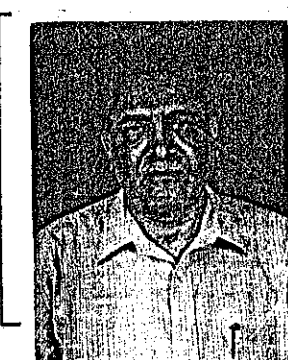
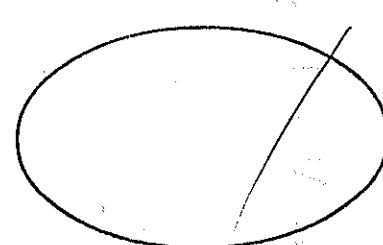
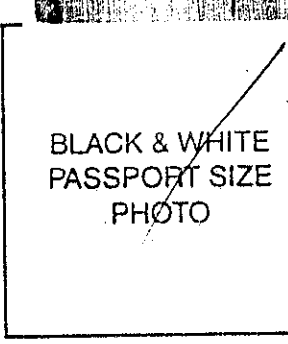
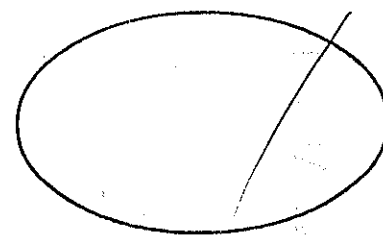
- [Signature]*
- [Signature]*

1వ పుస్తకము. 1918/1919  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 11... ఈ కాగితపు పరుస  
సంఖ్య... 10.....

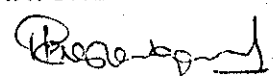
  
నల్ల-రెడ్డి

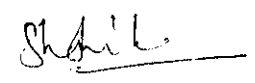



**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

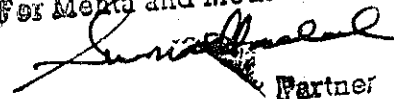
Sl. No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<b>VENDOR:-</b> M/s. MEHTA & MODI HOMES, having its (s) S-4-187 / 3 & 4 M. G. Road, Sec Bad, Rep By Partners.
			1. MR. SOHAM MODI S/o. MR. SATISH MODI
			2. MR. SURESH U. MEHTA S/o. LATE UTTAMLAL MEHTA (s) S-4-187 / 3 & 4, M. G. Road, Sec Bad.
			<b>PURCHASER:-</b> DR. I. J. ANAND S/o. MR. H. L. ANAND R/o. B-93, 2nd Avenue SAINIKPURI SEC-BAD
		BLACK & WHITE PASSPORT SIZE PHOTO	_____ _____ _____ _____

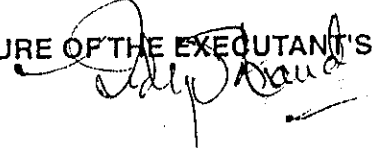
**SIGNATURE OF WITNESSES**

1. 

2. 

For Mehta and Modi Homes  
  
 Partner

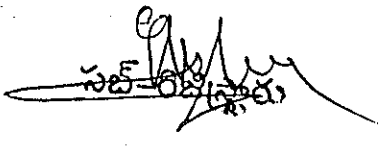
For Mehta and Modi Homes  
  
 Partner

SIGNATURE OF THE EXECUTANT'S  


2/11

శాసనసభ

1వ పుస్తకము/918/ఆంధ్రప్రదేశ్  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...!!...ఈ కాగితపు వరుస  
సంఖ్య...!!.....

  
సబ్-రెజిస్ట్రారు

