

Cs.6412

6338/or

A06511  
100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757531

Date : 30-06-2005 Serial No : 7,240 Denomination : 100

Purchased By :  
PRADEEP KUMAR NAMA

For Whom :

\*\*SELF\*\*

**SALE DEED**

S/O SRINIVASULU NAMA  
HYDERABAD

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

This Sale Deed is made and executed on this the 9<sup>th</sup> day of July, 2005 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 35 years, Occupation: Business and **Sri. Suresh U Mehta**, Son of Late Uttamlal Mehta, aged about 55 years, Occ: 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. PRADEEP KUMAR NAMA**, SON OF Mr. SRINIVASULU NAMA, aged about 40 years, Resident of 101, S.S. Heights, Plot No.5A, Sy.No. 29/1, S.S. Nagar, St.No.8, Habsiguda, Hyderabad - 500 007.

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



200 ప.నం. 5... నెల. 2... తేది  
 192 ప.శ.శ. 12... మాసము... 11... తేది  
 పగలు... 1... మరియు... 2... గంటల మధ్య  
 ఉప్పు సబ్-రిజిస్ట్రారు లోపే సహితం

శ్రీ. Gaurang Medy  
 రిజిస్ట్రేషన్ నట్టు, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు  
 మరియు పేజీ ముద్రలతో సహా చాఖలు చేసి  
 రుసుము రూ॥ 1020/-... చెల్లించారు.

Receipt No. 179/59 Dt. 2/3/05.  
 SBH, Habsiguda Branch, Sec 2nd.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నాది.  
 ఎడమ బ్రౌటననేలు



నిరూపించినది.

*Gaurang Medy*

Gaurang medy, S/o. Jangantilal medy, occ: Business  
 P/o. Flat no. 105, SCAP, CHITRA Gardens  
 Begumpet, Hyderabad, through Special Power of  
 Attorney, attested vide Power no. 18/2005 at Sec  
 2nd.

① *Prabhakar Reddy*

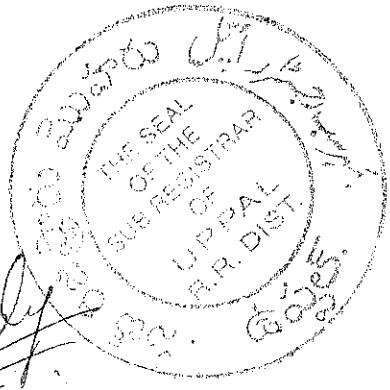
(S. Prabhakar Reddy S/o. Padma Reddy, occ:  
 Service (S) S-4-18/3 & 4, M.G. Road, Sec 2nd.

② *Ramesh Chander*

Srinivas S/o. Ramesh Chander occ: Service  
 2-3-64/10/24, Amberpet, Hyderabad.

1వ పుస్తకము 6338/05  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 9... ఈ కాగితపు వరుస  
 సంఖ్య... 1/.....

సబ్-రిజిస్ట్రారు



*Gaurang Medy*

200 ప.నం. 5... నెల. 2... తేది  
 192 ప.శ.శ. 12... మాసము... 11... తేది.

*Gaurang Medy*  
 సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757530

Date : 30-06-2005 Serial No : 7,239 Denomination : 100

Purchased By :  
PRADEEP KUMAR NAMA

For Whom :

\*\*SELF\*\*

S/O SRINIVASULU NAMA  
HYDERABAD

:: 2 ::

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

WHEREAS:  
A) 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, 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 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 Gt. 80-00	Ac.2-00 Gts.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 Gt. 85-00	Ac.2-05 Gts.
<b>Total extent</b>					<b>Ac.6-05 Gts.</b>

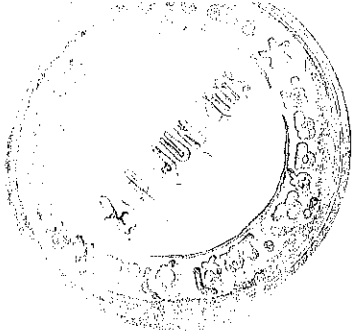
For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

Contd..3.



1 వ పుస్తకము 6338/05 నంబర్  
 దస్తావేజాల వెయిత్తం కాగితముల  
 సంఖ్య 9 ఈ కాగితపు వరుస  
 సంఖ్య 2

సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act 11 of 189  
 No. 6338 of 2005 Date 2/7/05

I hereby certify that the proper deficit  
 stamp duty of Rs. 17660/- Rupees Seventeen thousand  
 Six hundred Sixty only.

has been levied in respect of this instrument  
 from Sri. Ganrao Madu  
 on the basis of the agreed Market Value  
 consideration of Rs. 204000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal

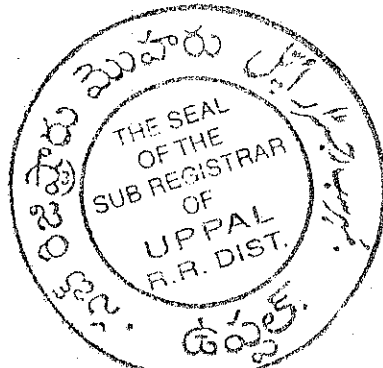
Dated 2/7/05

*[Signature]*  
 Sub Registrar  
 and Collector S. 41 &  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 17660/- towards Stamp Duty  
 including Transfer duty and Rs. 1000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 179/59  
 Dated 2/7/05 at SBH Habsiguda Branch, Sec bad.

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





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757529

Date : 30-06-2005 Serial No : 7,238 Denomination : 100

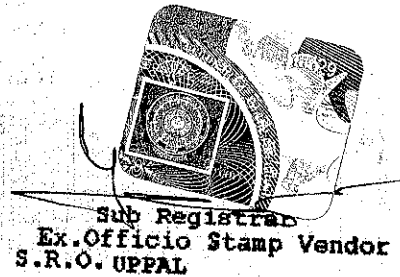
Purchased By :  
PRADEEP KUMAR NAMA

For Whom :

\*\*SELF\*\*

S/O SRINIVASULU NAMA  
HYDERABAD

:: 3 ::



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.

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.

For Mehta and Modi Homes

*John Modi*  
Partner

For Mehta and Modi Homes

*Suresh Babu*  
Partner

Contd..4.

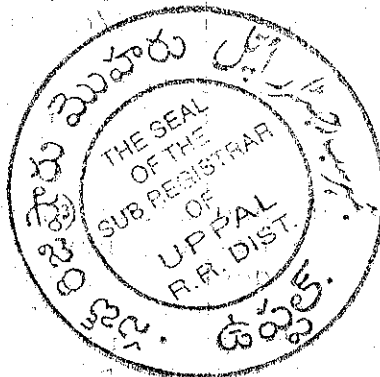


1 వ పుస్తకము 6335/05  
 దస్తావేజులు మొత్తం కాగితపంపు  
 సంఖ్య 9  
 సంఖ్య 3

*[Signature]*  
 సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.శ) పు. 6338/05  
 నింబరుగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం  
 గుర్తింపు నింబరు 6338-1-2005 ఇవ్వడమైన  
 2005 సం. 1వ తేదీ నెల 2 తేదీ

*[Signature]*  
 రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757528

date : 30-06-2005

Serial No : 7237

denomination : 100

Purchased By :

PRADEEP KUMAR NAMA

For Whom :

\*\*SELF\*\*

S/O SRINIVASULU NAMA  
HYDERABAD

:: 4 ::

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

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.

D) The Vendee is desirous of purchasing a plot of land bearing No.31, 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.31, 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.

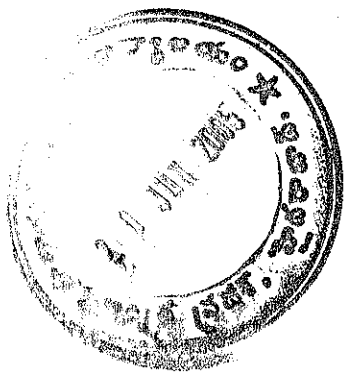
For Mehta and Modi Homes

*[Signature]*  
Partner


For Mehta and Modi Homes

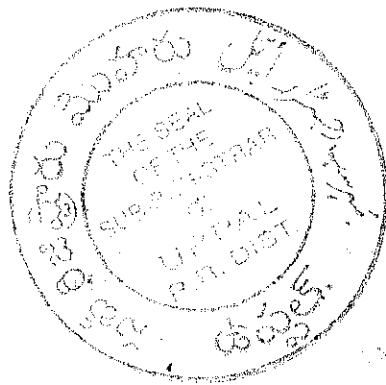
*[Signature]*  
Partner

Contd..5.



1 వ పుస్తకము 6335/05 నంబు  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 9 ఈ కాగితపు వరుస  
 సంఖ్య 4

  
 సబ్-రిజిస్ట్రారు



అధికారిని పేరు పొందిన వారు ఈ పుస్తకం నుండి కాగితాలు తీసుకుపోయినట్లు నిరూపించినట్లయితే

అధికారిని పేరు పొందిన వారు ఈ పుస్తకం నుండి కాగితాలు తీసుకుపోయినట్లు నిరూపించినట్లయితే  
 అధికారిని పేరు పొందిన వారు ఈ పుస్తకం నుండి కాగితాలు తీసుకుపోయినట్లు నిరూపించినట్లయితే  
 అధికారిని పేరు పొందిన వారు ఈ పుస్తకం నుండి కాగితాలు తీసుకుపోయినట్లు నిరూపించినట్లయితే





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757527

Date : 30-06-2005 Serial No : 7,236 Denomination : 100

Purchased By :  
PRADEEP KUMAR NAMA

For Whom :

\*\*SELF\*\*

S/O SRINIVASULU NAMA  
HYDERABAD

:: 5 ::

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

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.

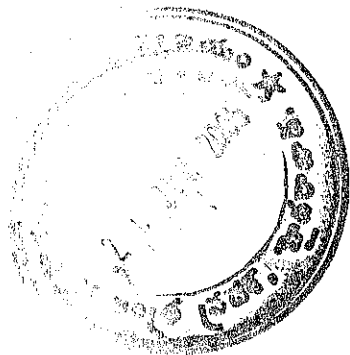
For Mehta and Modi Homes

*Me Modi*  
Partner


For Mehta and Modi Homes

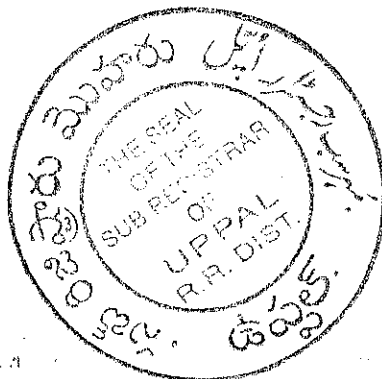
*Suresh Attamala*  
Partner

Contd..6.



1వ పుస్తకము 6338/05 నంబర్  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య 9 ఈ కాగితపు వరుస  
 సంఖ్య 5

  
 సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757526

Date : 30-06-2005 Serial No : 7,235 Denomination : 100

Purchased By :  
PRADEEP KUMAR NAMA

For Whom :

\*\*SELF\*\*

S/O SRINIVASULU NAMA  
HYDERABAD

:: 6 ::

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

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.2,04,000/- for 204 Sq.Yds., stamp duty paid on market value.

7. Stamp duty and Registration amount of Rs. 18,780.00/- is paid by way of challan No. 179159, dated 02.07.05, drawn on SBH, Habsiguda, Hyderabad.

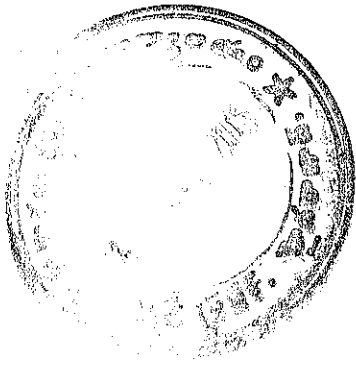
Contd..7.

For Mehta and Modi Homes


*John Modi*  
Partney

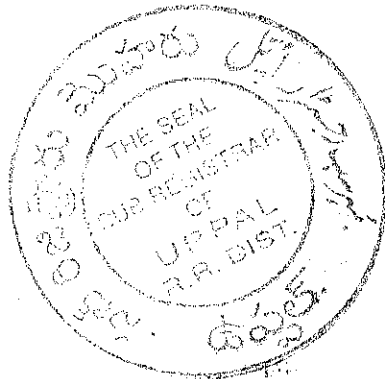
For Mehta and Modi Homes

*Suresh Kumar*  
Partner



1 వ పుస్తకము. 6338/05 నంబు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 1... ఈ కాగితపు వరుస  
సంఖ్య... 6...

  
సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 757525

DATE : 30-06-2005 SERIAL NO : 7234 DENOMINATION : 100

PURCHASED BY : PRADEEP KUMAR NAMA FOR WHOM : \*\*SELF\*\*

S/O SRINIVASULU NAMA  
HYDERABAD

:: 7 ::

SUB REGISTRAR  
Ex. Officio Stamp Vendor  
S.R.O. UPPAL

**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.31, ad-measuring about 204 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. 30.  
SOUTH :: Plot No. 32.  
WEST :: 40' Wide Road.  
EAST :: Plot No. 19.

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

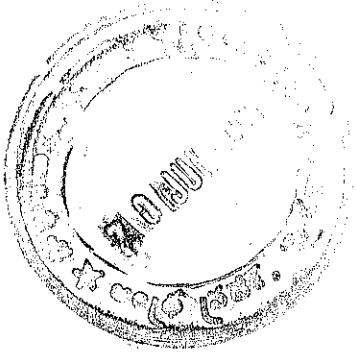
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For Mehta and Modi Homes

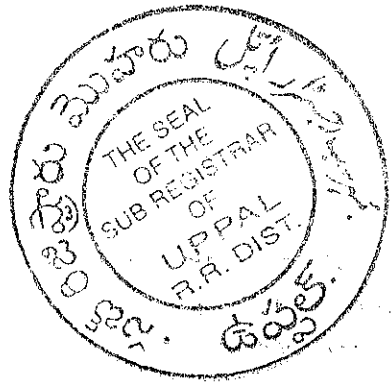
**WITNESS:**

1. P. Ramesh  
(K. P. Ramesh)
2. S. Prasad  
(SRIPRASA)

Sh. Modi  
(Sohan Handier)  
**VENDOR**  
For Mehta and Modi Homes  
Suresh U Mehta  
(Suresh U Mehta)  
**VENDOR**  
Wadhwa  
**VENDEE.**



6338/95  
 పంపిణీ...  
 పంపిణీ... 9...  
 పంపిణీ... 2...  
 2



TO BE DELIVERED

**REGISTRATION PLAN SHOWING**

PLOT NO. 31, 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 UTTAMLAL MEHTA

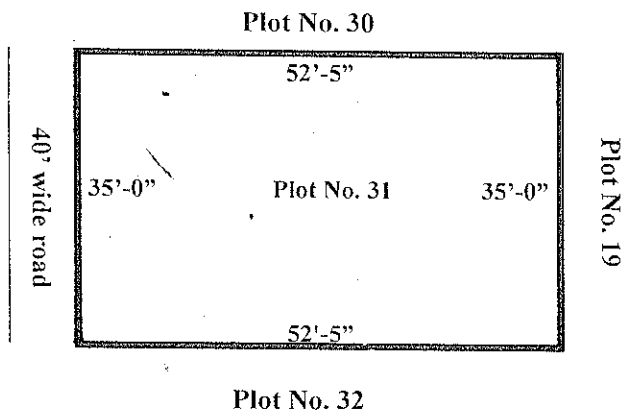
**VENDEE:** SRI PRADHEEP KUMAR NAMA, S/O. SRI SRINIVASULU NAMA,

**REFERENCE:**  
**AREA:** 204

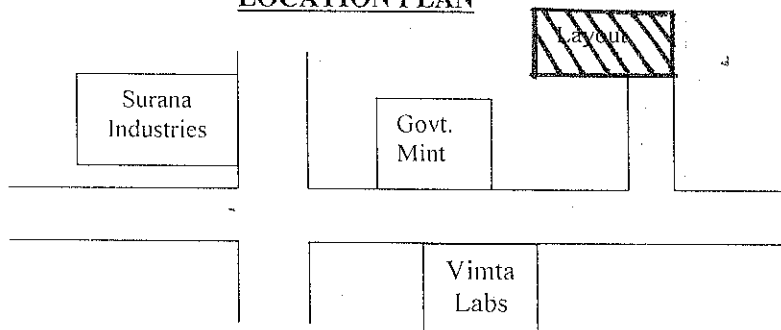
**SCALE:**  
**SQ. YDS.**

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

**EXCL:**



**LOCATION PLAN**



**For Mehta and Modi Homes**

*[Signature]*  
Partner

**For Mehta and Modi Homes**

*[Signature]*  
SIG. OF THE PARTNER

*[Signature]*  
SIG. OF THE VENDEE

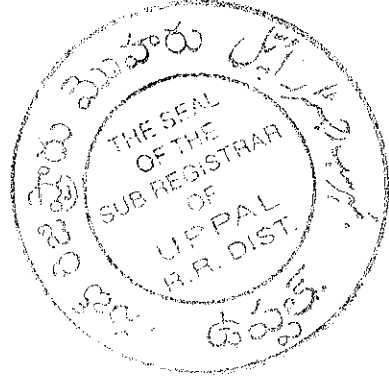
**WITNESSES:**

1. *[Signature]*

2. *[Signature]*

1 వ పుస్తకము.....6338/105 నంబరు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....9 ఈ కాగితపు వరుస  
సంఖ్య.....8

  
సబ్ రిజిస్ట్రారు





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

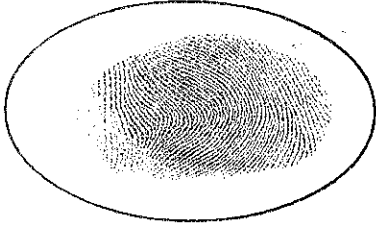
Sl.No.

FINGER PRINT  
IN BLACK INK (LEFT  
THUMB)

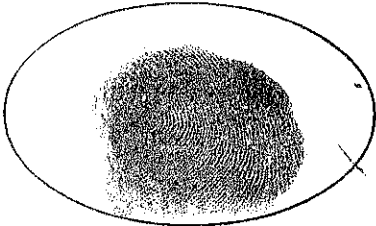
PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER

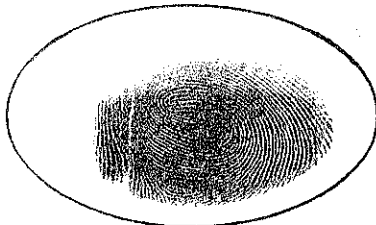
VENDORS:-



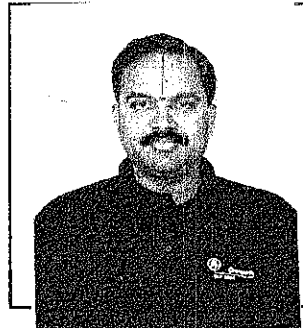
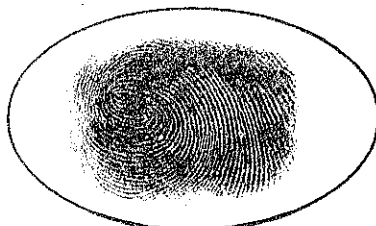
M/s. MEHTA & MODI HOMES,  
having its (O) S-4-187/3&4,  
III<sup>rd</sup> Floor, Soham mansion,  
M.G. Road, Sec'bad, Rep by Part-3  
Mr. SOHAM MODI



2. MR. SORESH U. MEHTA  
(O) S-4-187 / 3 & 4,  
III Floor, SOHAM MANSION,  
M.G. Road, Sec'Bad-003.



SPA:-  
MR. GAURANG MODY  
R/O. FLAT NO. 105, SAPPHIRE ADAS,  
Chikoti Gardens,  
Begumpet, Hyderabad.



PURCHASER:-  
MR. PRADHEEP KUMAR NAMA  
r/o. 101, S.S. HEIGHTS, Plot No. SA  
Sy.No. 29/11, S.S. NAGAR,  
ST NO. 8, HARSIGUDA, HYDERABAD.

**SIGNATURE OF WITNESSES :**

1.   
2.

For Mehta and Modi Homes

Partner

**SIGNATURE OF THE EXECUTANT'S**  
For Mehta and Modi Homes

Partner

P/31

1వ పుస్తకము..... 6224/05

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..... 9..... ఈ కాగితపు వరుస

సంఖ్య..... 9.....

  
పబ్లిసిస్టరు

