

G.2289

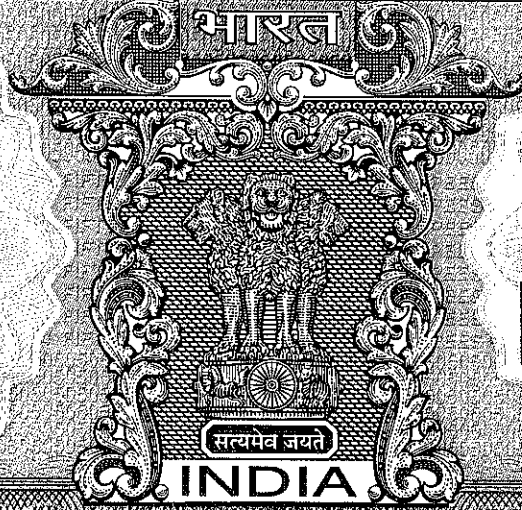
2308/2006

Acow-2350

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

FIFTY  
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

195140

Date: 14-02-2006 Serial No: 4,153 Denomination: 50

Purchased By: CERTHAR MURTHY For Whom: SELF &amp; OTHERS

S/O: F. N. MURTHY  
HYDERABADSub Registrar  
Ex. Office: Stamp Vend  
S.R.O. UPPAL**SALE DEED**

This Sale Deed is made and executed on this the 16<sup>th</sup> 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 Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri 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**

1. **MR. C. N. GIRIDHAR MURTHY**, SON OF MR. C. K. N. MURTHY, aged about 47 years,
2. **MRS. USHA G. MURTHY**, WIFE OF MR C. N. GIRIDHAR MURTHY, aged about 44 years,

Both are residing at 201, Vineyard Castle, I-99, P&T Colony, Snehapuri Colony, Nacharam, Hyderabad – 500 076, 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

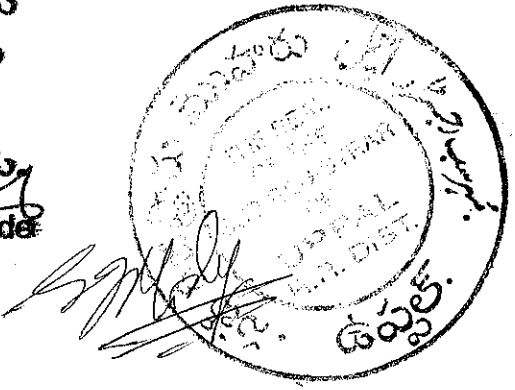
  
Partner

For Mehta and Modi Homes

  
Partner

1వ పుస్తకము 2308 నంబరు  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య / .....

200 6 వ సం|| జి.బి.ఎల్.నెల.16...తేది  
 192 7 వ.శ.శా. వై.ఎస్.ఎం.మా.సము.27...తేది  
 పగలు... 3... మలియు... 4... గంటల మధ్య  
 ఉప్పువీ సబ్-రిజిస్ట్రారు అఫీసులో  
Gourang Mody  
 రిజిస్ట్రార్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 దుసుము రూ|| 1020 / వేలింబిసారు  
 Receipt No. 166633 Dt. 16/2/21 Vide  
 SBH, Habsiguda Branch, Sec'bad.



Gourang Mody

Gourang mody s/o. Jayantilal mody occ: Busi  
 R/o. 105, Sapphire apts, Chitkoti Gardens, Begumpet  
 Hyderabad, through General Power of Attorne  
 Attested, vide doc. no. 6U/2K/19/05 at SRC, app



నిరూపించినది.

① Prabhanjan Reddy (R. Prabhanjan Reddy s/o. Padma Reddy  
 occ: servie (o) S-U-15/3 & 4, M.G. Road, Sec'bad

② Balalal s/o Bhoopal  
 - R/o. Uppal R.R. Dist

2006 వ. సం|| జి.బి.ఎల్.నెల.16 వ తేది  
 1927 వ. శా.శా. వై.ఎస్.ఎం.మా.సము.27 వ తేది.  
సబ్-రిజిస్ట్రారు



आन्ध्र प्रदेश ANDHRA PRADESH

195142

Date : 14/02/2006 Serial No : 4,155 Denomination : 50

Purchased By : GTRIDHA MURTHY For Whom : SELF & OTHERS

S/O C.K.N.MURTHY  
HYDERABAD

Sub Registrar  
Ex. Office Stamp Vendo  
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. 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 Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac.2-00 Gt.
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 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

వివరము: 2308  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య: 1. ఈ కాగితపు వరుస  
 సంఖ్య: 2  
 పబ్లికేషన్



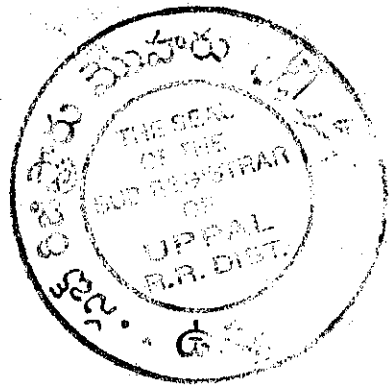
Endorsement Under Section 42 of Act II of 1901  
 No. 2308 of 2006 Date 16/2/06  
 I hereby certify that the proper deficit  
 stamp duty of Rs. 18000/- Rupees  
 Eighteen thousand only  
 has been levied in respect of this instrument  
 from Sri. Gauranga Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 204000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 dated 16/2/06  
 Sub Registrar  
 and Collector U/S. 41 & 44  
 INDIAN STAMP ACT

**Registration Endorsement**

An amount of Rs. 15000/- towards Stamp Duty  
 including Transfer duty of Rs. 10200/-  
 towards Registration Fees has been paid by the party  
 through Charlan Receipt No. 166632  
 Dated 16/2/06 at SBI Habsiguda Branch, Sec 60

S.B.H. Habsiguda  
 A/c No. 01900050700  
 of S.R.O. Uppal.



NOTE: D.S.D. Rs. 60/- & D.R.F. Rs. — Total  
 Rs. 60/- has been collected as  
 agreed M.V of Rs. 204000/-.

**SUB REGISTRAR**



आन्ध्र प्रदेश ANDHRA PRADESH

195137

Date : 14-02-2006 Serial No. 4,150 Denomination : 50


Purchased By :

For Whom :

GURUDHAR MURTHY

SELF & OTHERS

S/O C. K. N. MURTHY  
HYDERABAD

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

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

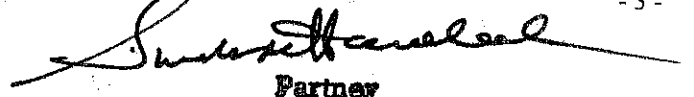
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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.
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained a 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. 33 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/- (Two Lakhs Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For Mehta and Modi Homes

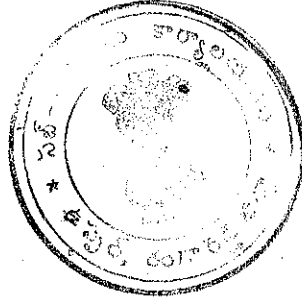
  
Partner

For Mehta and Modi Homes

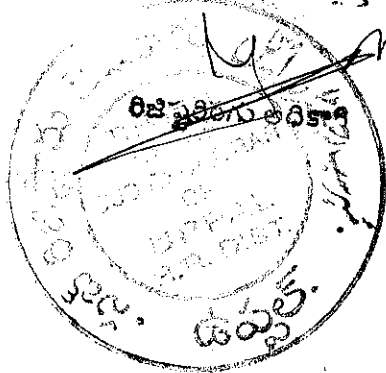
  
Partner

1వ పుస్తకము...  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...  
 పంఖ్య...

పబ్-రిజిస్ట్రారు



1వ పుస్తకము సం|| (కా.స) పు... 2308/06  
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం  
 గుర్తింపు నెంబరు... 1-2006...  
 2006 సం||/జనవరి... 16... తేది





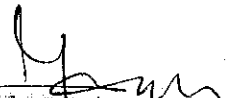
आन्ध्र प्रदेश ANDHRA PRADESH

195138

Date : 14-02-2006 Serial No. 1,151 Denomination : 50

Purchased By **GIRIDHAR MURTHY** FOR **SELF & OTHERS**

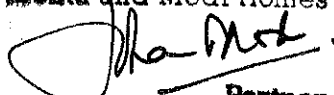
S/O C.K.N.MURTHY  
HYDERABAD

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


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

1. The Vendor do hereby convey, transfer and sell the Plot No. 33 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/- (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.
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.

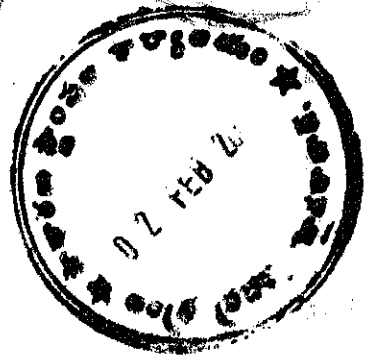
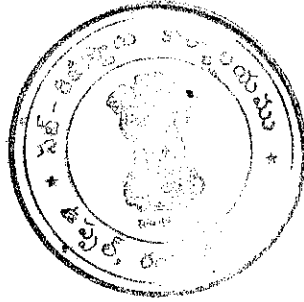
For Mehta and Modi Homes

  
Partner

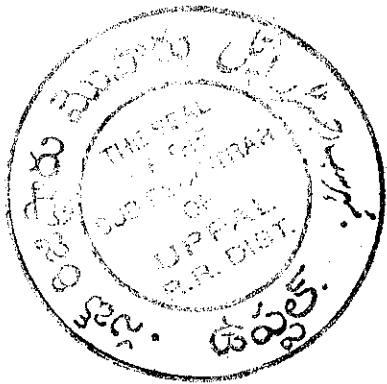
For Mehta and Modi Homes

  
Partner

1 వ పుస్తకము 2209 నంబరు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 4 ఈ కాగితపు వరుస  
సంఖ్య 4



సచి-అజయ్య







आन्ध्र प्रदेश ANDHRA PRADESH

195139

Date : 14-02-2006 Serial No : 4,152 Denomination : 50

Purchased By : GURUDHAR MURTHY  
S/O C.K.N.MURTHY  
HYDERABAD

For Whom : SELF & OTHERS

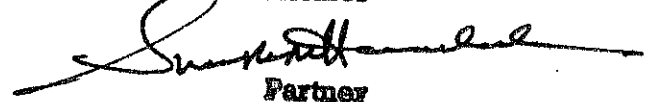
Sub Registrar  
Ex-Officio Stamp V  
S.R.O. UPPAL

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. 19,120/- is paid by way of Challan No. 3-166633, dated 16.02.06 drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

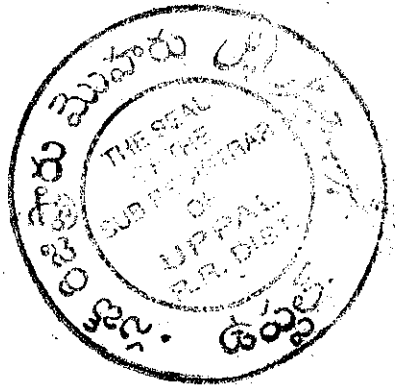
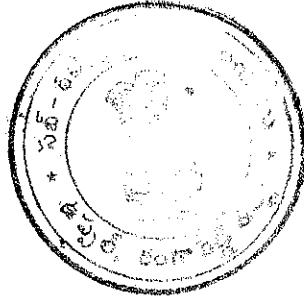
  
Partner

For Mehta and Modi Homes

  
Partner

1 వ పుస్తకము 230 క్షిప్రా  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. ఈ కారితపు వరుస  
సంఖ్యక.....

సబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

195141

Date : 14-02-2006 Serial No : 4,154 Denomination : 50

Purchased By : GERTIDHAR MURTHY For Whom : SELF & OTHERS

S/O C. K. N. MURTHY HYDERABAD

sub Registrar  
Ex. Officio Stamp Vendo  
S.R.O. UFFAL

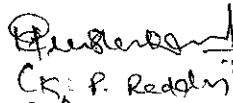

**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 33 admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Rānga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	:	Plot No. 34
South	:	Landscaped Garden
East	:	40' wide road
West	:	Plot No. 44

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:

**WITNESSES:**

1.   
(C. P. Reddy)
2.   
(Bhasker Reddy)

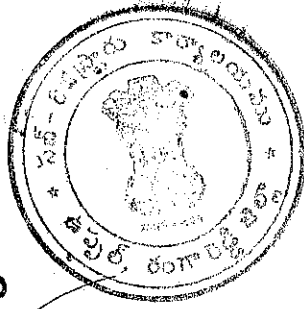
**For Mehta and Modi Homes**

  
PARTNER  
VENDOR

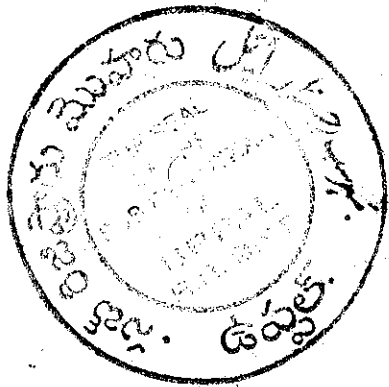
  
VENDOR

Usha C. Murthy  
VENDEE

1వ పుస్తకము... 2009...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య... 6.....



సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

PLOT NO. 33, 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:** 1. SRI C. N. GIRIDHAR MURTHY, SON OF SRI C. K. N. MURTHY

2. SMT. USHA G. MURTHY, WIFE OF SRI C. N. GIRIDHAR MURTHY

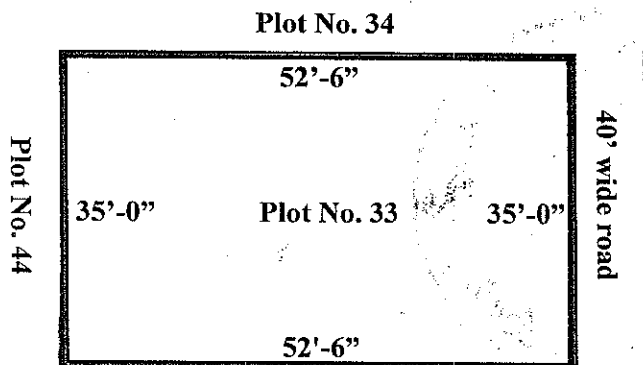
**REFERENCE:**  
**AREA:** 204

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

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

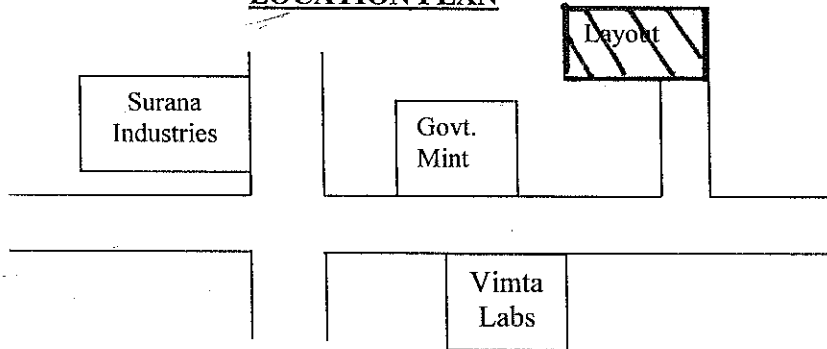


**EXCL:**



Landscaped Gardens

LOCATION PLAN



**For Mehta and Modi Homes**

*[Signature]*  
**Partner**

**For Mehta and Modi Homes**

*[Signature]*  
**Partner**  
**SIG. OF THE VENDOR**

**WITNESSES:**

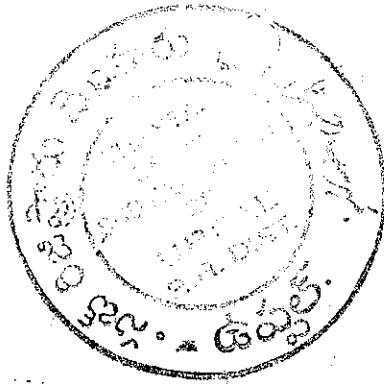
- 1. *[Signature]*
- 2. *[Signature]*

*[Signature]*

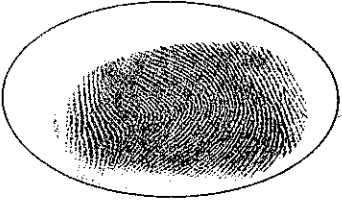

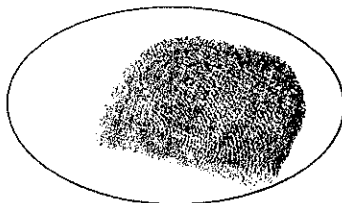

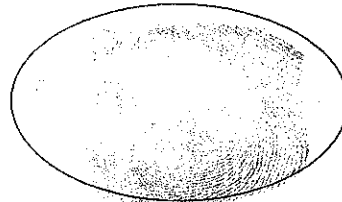

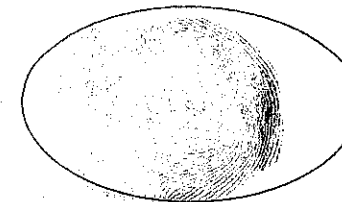

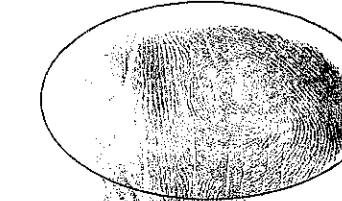

**SIG. OF THE VENDEE**

1 వ పుస్తకము 2302/సర్కాసి  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 8... ఈ కారితపు నరుస  
సంఖ్య 7.....

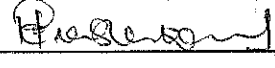
W  
చే-రిజిస్ట్రారు




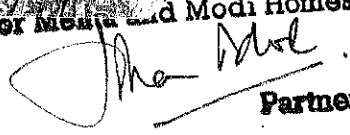
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**


SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR:</b></p> <p><b>M/S. MEHTA &amp; MODI HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p><b>1. MR. SOHAM MODI</b> S/O. MR. SATISH MODI</p> <p><b>2. MR. SURESH U. MEHTA</b> S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 &amp; 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>GPA FOR PRESENTATION OF DOCUMENTS:</b></p> <p><b>MR. GAURANG MODY</b> S/O. MR. JAYATILAL MEHTA R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET, HYDERABAD</p> <p><b>PURCHASERS:</b></p> <p><b>1. MR. C. N. GIRIDHAR MURTHY</b> S/O. MR. C. K. N. MURTHY R/O. 201, VINEYARD CASTLE I-99, P&amp;T COLONY SNEHAPURI COLONY, NACHARAM HYDERABAD - 500 076</p> <p><b>2. MRS. USHA G. MURTHY</b> W/O. MR C. N. GIRIDHAR MURTHY R/O. 201, VINEYARD CASTLE I-99, P&amp;T COLONY SNEHAPURI COLONY, NACHARAM HYDERABAD - 500 076.</p>
			
			
			
			

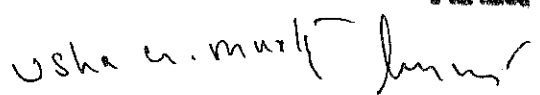
**SIGNATURE OF WITNESSES:**

1. 

2. 

**For Mehta and Modi Homes**  
  
**Partner**

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

  
**SIGNATURE OF THE PURCHASER**

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

సబ్-రిజిస్ట్రార్

