

C. 5528

5526/05

AQ5665
100Rs.



SCANNED

S.No. 23298 Date 9/6/05 Rs. 100/-
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554883

Sold to Krishnan Padmanabhan Iyer

R. NARINDER
SVL No. 42/95



S/o. W/o D/d. Late Anantha Padmanabhan Iyer
4/0. Sec'bad

R.No. 39/2004-2006
RAM NAGAR, HYD'BAD

For whom Self

SALE DEED

This Sale Deed is made and executed on this the 10th day of June, 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, 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

SRI. KRISHNAN PADMANABHAN IYER, SON OF LATE SRI ANANTHA PADMANABHAN IYER, aged about 35 years, Resident of 401, Janya Apartments, Padma Rao 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).

For Mehta and Modi Homes

For Mehta and Modi Homes

Contd..2.

[Signature]
Partner

[Signature]
Partner

1వ పుస్తకము. 2005/10/10

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....9...ఈ కాగితపు వరుస

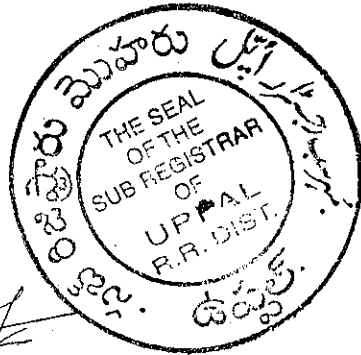
సంఖ్య...../.....

పబ్-రిజిస్ట్రారు

2005 వ.సం|| 10/10 నెల...10...తేది
1927 వ.శ.శా...మాసము.20...తేది
పగలు...మరియు...గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Gaurang Mody.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
కుసుము రూ||...1020...చెల్పించినారు.
Receipt.No. 1020/2005 D.H. 10/10 Vide
SBH, Habsiguda Branch, Sec'bad.

ప్రాసెసింగ్ యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటనవేలు



Gaurang Mody

Gaurang Mody



నిరూపించినది

1)

2)

3)

4)

Gaurang Mody

Gaurang Mody

Gaurang mody S/o. Jyotsnabai mody
oc: Buzaries - R/o. Flat No. 105, Saffron Apts
Chokh Gardens, Begumpet, Hyderabad. 15/08/05
Special Power of Attorney, attested in the lower
of 18/2005, SRO, Uppal.

(R. P. Reddy S/o. Padma Reddy
oc: Seena (0) S-U-18) 13/8/05,
m.c. Road, Sec'bad

Sridhar S/o. Rameendraraj oc:
Buzaries No. 2-3-64/1024, Amberpet,
Hyderabad

2005 వ. సం|| 10/10 నెల...10...తేది

1927 వ. శా.శా...మాసం. 20...తేది

Gaurang Mody
పబ్-రిజిస్ట్రారు



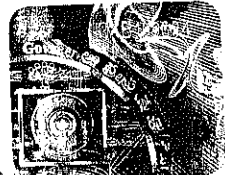
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554884

S.No. 23258 Date 7/6/05 Rs. 100/-

Sold to Krishnan Pedmoneshan Puer

R. NARENDER
SVL No. 42/95



S/o. W/o. D/d. Le. le. Ananth Pedmoneshan Puer

R.No. 38/2004-2006

For whom Ref

L/o. Sec'd 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. 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	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.

Contd..3.

For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner

సంబంధించిన
 పన్ను కట్టడం
 24 MAR 2005
 అంబేద్కర్ నగర్, హైదరాబాద్.

1 వ పుస్తకము మ.బి.సిరి
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 2
 సబ్-రిజిస్ట్రారు

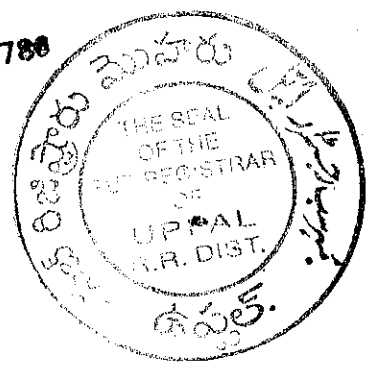
Instrument Under Section 42 of Act II of 1897
 No. 5526 of 2005 Date 10/6/05
 I hereby certify that the proper deficit
 stamp duty of Rs. 23780/- Rupees Twenty three thousand -
Seven hundred and eighty only
 has been levied in respect of this instrument
 drawn by Gaurang Mody
 on the basis of the agreed Market Value
 consideration of Rs. 204000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Date: 10/6/05
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 23780/- towards Stamp Duty
 including Transfer duty and Rs. 1020/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 185074
 Dated 10/6/05 at SBH Habsiguda Branch, Sec bag

S.B.H. Habsiguda
 A/c No. 01000050780
 of S.B.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 23300 Date 9/6/05 Rs. 100/-

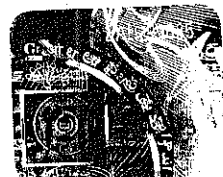
03AA 554885

Sold to Krishnan Padmanabhan Iyer

R. NARENDER

S/o. W/o. Late Anankē Padmanabhan Iyer SVL No. 42/95

For whom १९५ :: 2/0. १९३२ R.No. 38/2004-2006
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:

- 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

For Mehta and Modi Homes

Contd..4.


Partner

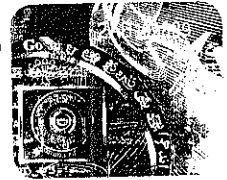

Partner



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 9330/ Date. 9/6/09 Rs. 100/-

03AA 554889

Sold to: Krishnan Pedmanabhan Iner R. NARENDER
S/o. W/o. D. late Anantha Pedmanabhan Iner SVL No. 42/95
For whom: Self R.No. 38/2004-2006
RAM NAGAR, HYD' BAD.



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.37, 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.37, 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) by way of Ch.No. Nil, Dt: Nil, issued by Sundaram Home Finance, drawn on ICICI Bank, Chennai Mount Road Branch. The Vendor hereby admit and acknowledge the receipt of the said consideration.

Contd..5.

For Mehta and Modi Homes

For Mehta and Modi Homes

Mehta Modi
Partner

Sundaram Home Finance
Partner

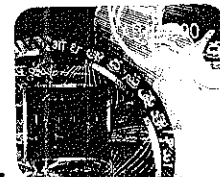


S.No. 23382 Date. 9/6/95 Rs. 100/-

03AA 554890

Sold to Krishna Pedmarebhan Iyer
S/o. W/o. P. late Anant Pedmarebhan Iyer
For whom P. Iyer

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



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

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..6.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554891

S.No. 23303 Date 9/6/05 Rs 100/-

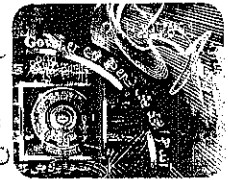
Sold to Krishnen Peddemsathan Suer

R M
R. NARENDER
SVL No. 42/95

S/o. W/o. S. Lakshmi Peddemsathan Suer

R.No. 38/2004-2006
RAM NAGAR, HYD'BAD

For whom 100/- A. C. 1000000 :-



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. 24,900/- is paid by way of challan No. 13 185074, dated 10-06-05, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

For Mehta and Modi Homes

Contd..7.


Partner


Partner



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554892

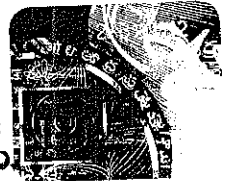
S.No. 23304 Date 3/5/08 Rs. 100/-

Sold to Krishna Redmane Khan Sur

R NARENDER
SVL No. 42/95

S/o. W/o. Late Anantha Redmane Khan Sur R.No. 38/2004-2006
RAM NAGAR, HYD'BAD

For whom 80% SCHEDULED PLOT



ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 37, admeasuring 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. 38.

SOUTH :: Plot No. 36.

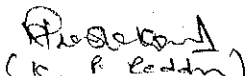

EAST :: 40" Wide Road.

WEST :: Plot No. 40.

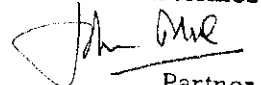
more fully shown in the plan in red colour annexed hereto.

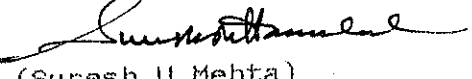
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
(K. P. Reddy)
2. 
(S. Reddy)

For Mehta and Modi Homes


(Soham Modi)
VENDOR


(Suresh U Mehta)
VENDOR


V E N D E E.

LOCATION PLAN SHOWING

PLOT NO. 37, FORMING A PART

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, S/O. SRI SATISH MODI

2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

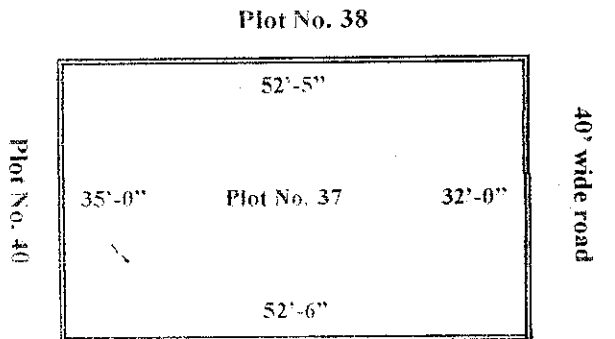
VENDEE: SRI KRISHNAN PADMANABHAN IYER, SON OF LATE SRI ANANTHA PADMANABHAN IYER

REFERENCE:
AREA: 204

SCALE:
SQ. YDS.

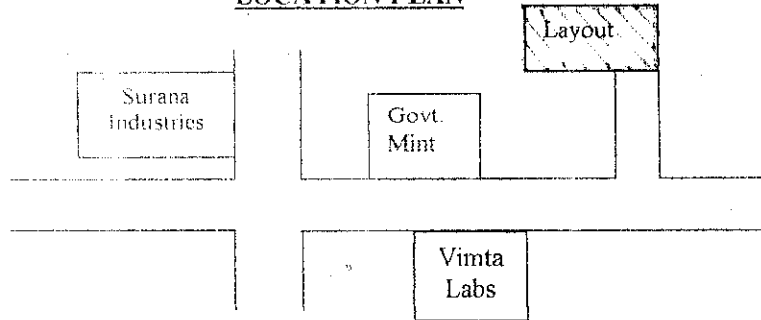
INCL:
SQ. MTRS.

EXCL:



Plot No. 36

LOCATION PLAN



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]

SIG. OF THE VENDOR

WITNESSES:







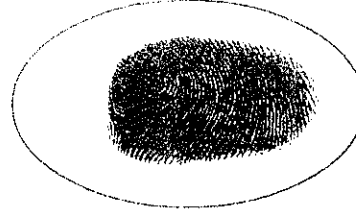
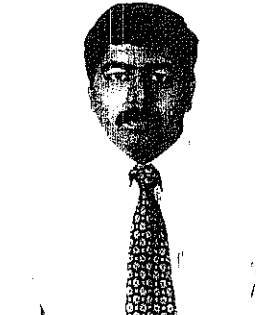
1. *[Signature]*

2. *[Signature]*

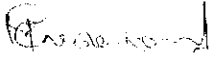
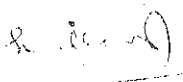
[Signature]

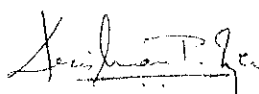
SIG. OF THE VENDEE

**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
			VENDORS' 1. MEHTA & MODI HOMES having the CO S-U-187/3&4 M.G. Road, Sec 3rd, Rep by 1st th Partners. Mr. SOHAM MODI
			2. Mr. SURESH U. MEHTA S-U-187/3&4, M.G. Road, Soham mansion, Sec'bad - 003 SPA: Mr GAURANG MODI
			1st flat No. 105, Sapphire Apts, Chitoh Gardens, Begumpet, HYDRABAD. Purchaser: Sri KRISHWAN PADMANABHAN IYER
			R/o 401, Janya Apts, Padmarao Nagar, Sec'bad

SIGNATURE OF WITNESSES

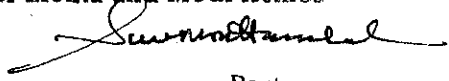
- 
- 



For Mehta and Modi Homes


Partner

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


Partner

P/37