



आन्ध्र प्रदेश ANDHRA PRADESH

454937

25527 Date 26/04/2006 100/-  
 Name Ch. Ramesh  
 M.P. D. Maralingam  
 For Whom Mehta and Modi Homes

*Page*  
**K. SESHIVAS**  
 S.V.L. No. 26/08, R.No. 39/2006  
 City Civil Court,  
 SECUNDERABAD

**SALE DEED**

This Sale Deed is made and executed on this the 18<sup>th</sup> day of May 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**

**DR. SESA SUNDARARAO BOPPUDI**, SON OF SRI BOPPUDI ACHYUTHA RAMA RAO, aged about 51 years, residing at 54-2RT, Vijaynagar Colony, Hyderabad – 500 457, 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 & MODI HOMES  
*[Signature]*  
 PARTNER

For MEHTA & MODI HOMES  
*[Signature]*  
 PARTNER

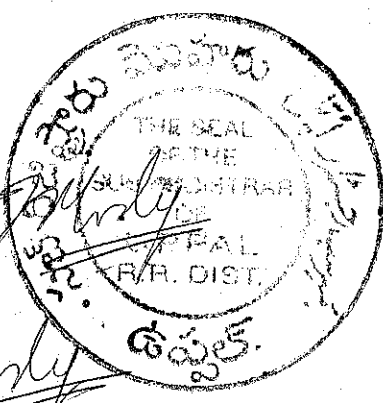
- వ పుస్తకము 7509/07  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య.....ఈ కాగితపు వరుస  
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

200 వ.సం||.....నెల.....తేదీ  
 192 వ.శా.శ...మాసము.....తేదీ  
 పగలు.....మరియు.....గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Gaurang Mody  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో శాసన దాఖలుచేసి  
 ఈ సుము రూ||.....వెలిశినారు.

Receipt No. 535397 Dt. 14/5/06 Vide  
 SBH, Habsiguda Branch, Sec'bad  
 వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రావనప్రేలు



10 APR 2006  
 V.C. - UPPAL  
 REGISTRAR, UPPAL



నిరూపించినది.

Gaurang Mody S/o. Jayantlal Mody occ: Business  
 No. Flat No. 205, Sapphire Apts, Chirkohi  
 Gardens, Begumpet, Hyderabad, through Attest  
 GPA, General Power of Attorney for Present  
 of documents, vide doc. No. Gu/SHR/05 at  
 SRO, Uppal.

① Prabakaran

Mr. Prabakaran Reddy S/o. K.P. Reddy  
 occ: Senior (C) S-U-187/3 & 4, M.G. Road  
 Sec'bad

② Laxmi

Srinivas Rao S/o. Ramchendera Rao  
 occ: Business No. Flat No. 107, Red  
 'belline Apts, Megole, Hyderabad.

200 వ.సం||.....నెల.....తేదీ  
 192 వ.శా.శ...మాసము.....తేదీ  
 సబ్-రిజిస్ట్రారు

**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.
<b>Total Extent of Land</b>					<b>Ac. 6-05 Gts.</b>

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

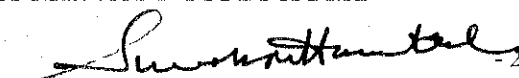
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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. 42 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:

For MEHTA & MODI HOME

  
PARTNER

For MEHTA & MODI HOME

  
PARTNER

1 వ పుస్తకము... 7509/06 నంబర్  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 6... ఈ కాగితపు వరుస  
 సంఖ్య... 25  
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act No. 1 of 1892  
 No. 7509 of 2006 Date 18/5/06

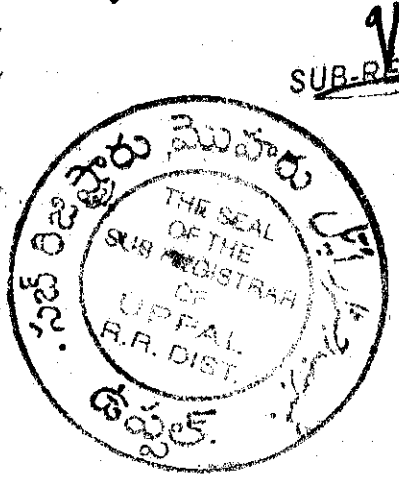
I hereby certify that the proper deficit  
 stamp duty of Rs. 15260/- Rupees Fifteen thousand  
 two hundred and sixty only  
 has been levied in respect of this instrument  
 from Sri. Ganesh Nayak  
 on the basis of the agreed Market Value  
 consideration of Rs. 204000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 Dated 18/5/06  
 Sub Registrar  
 U/S 41 & 42  
 INDIAN STAMP ACT

NOTE: D.S.D. Rs. 3000/- & D.R.F. Rs. — Total  
 Rs. 3000/- has been collected as  
 agreed M.V of Rs. 204000/- 18/5/06

**Registration Endorsement**  
 An amount of Rs. 15260/- towards Stamp Duty  
 Including Transfer duty of Rs. 1020/-  
 towards Registration Fees paid by the party  
 through Challan/Receipt Number 535293  
 Dated 18/5/06 at SBH Habsiguda Branch, Secbad

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

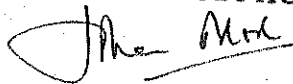


SUB-REGISTRAR

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

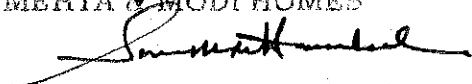
1. The Vendor do hereby convey, transfer and sell the Plot No. 42 admeasuring 204 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed 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.
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. 16,375/- is paid by way of Challan No. 535393, dated 18.05.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES




PARTNER

For MEHTA & MODI HOMES



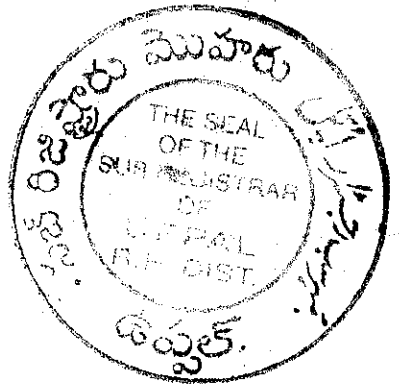
PARTNER

1 వ పుస్తకము.....సం|| 7509/06  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య 3.....

  
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.ని) పు..... 7509/06  
నింబరుగా రిజిస్టరు చేయబడి ఉన్నందు నిమిత్తం  
గుర్తింపు నింబరు.....7509-1-2006 ఇవ్వబడిన  
2006 సం|| మే. 18. 18 :  
: 18

  
రిజిస్ట్రారు ఆఫీసు



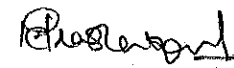
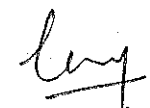
**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 42 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, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North : Plot No. 41  
South : Plot No. 43  
East : Plot No. 35  
West : 40' wide road

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:

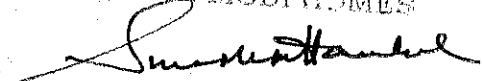
**WITNESSES:**

1.   
(C.K.P. Reddy)
2.   
(SRINIVAS RAO)

**For MEHTA & MODI HOMES**



**VENDOR PARTNER**  
**For MEHTA & MODI HOMES**



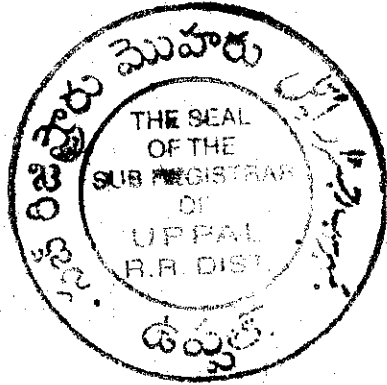
**VENDOR PARTNER**



**VENDEE**

1 వ పుస్తకము 7509/06  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...6...ఈ కాగితపు వరుస  
సంఖ్య...9.....

పబ్లికేషన్లు





**REGISTRATION PLAN SHOWING**

PLOT NO. 42, FORMING A PART

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

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

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

**VENDOR:** 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:** DR. SSHA SUNDARARAO BOPPUDI, S/O. SRI B. ACHTYUTA RAMA RAO

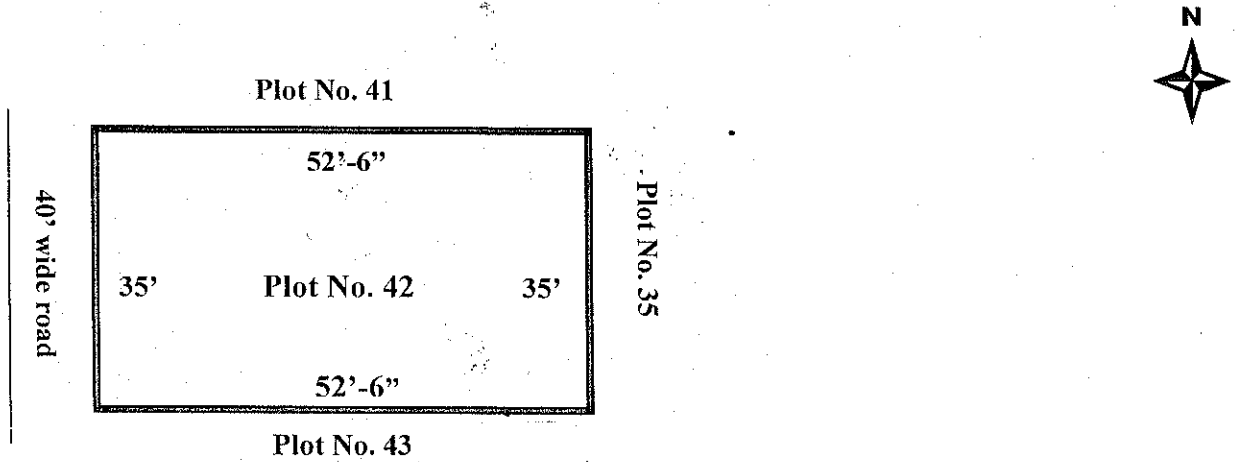
**REFERENCE:**  
**AREA:** 204

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

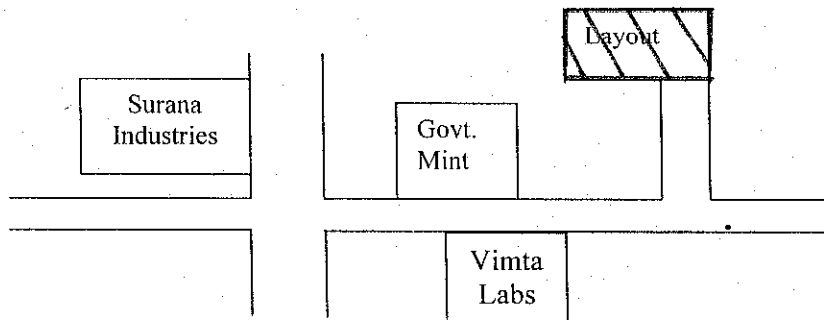
**INCL:**  
**SQ. MTRS.**



**EXCL:**



**LOCATION PLAN**



**For MEHTA & MODI HOMES**

*[Signature]*

**PARTNER**

**For MEHTA & MODI HOMES**

*[Signature]*

**SIG. OF THE VENDOR**

*[Signature]*


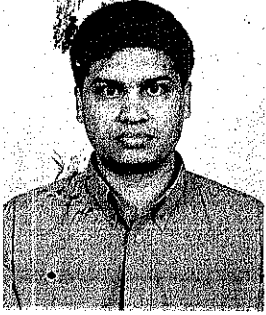
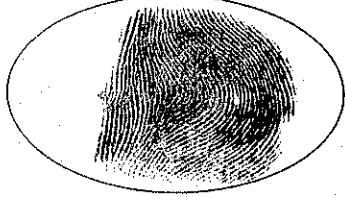





**SIG. OF THE VENDEE**

**WITNESSES:**

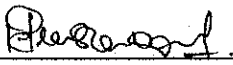
- [Signature]*  
(K. P. Reddy)
- [Signature]*

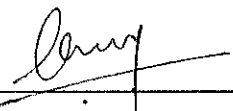


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

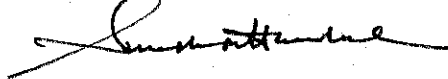
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR:</b></p> <p><b>M/S. MEHTA &amp; MODI HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. 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 MANSIOM, 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>VENDEE:</b></p> <p><b>DR. SESA SUNDARARAO BOPPUDI</b> S/O. SRI B. ACHYUTHA RAMA RAO R/O. 54-2RT VIJAYNAGAR COLONY HYDERABAD - 500 457</p>

**SIGNATURE OF WITNESSES:**

1. 

2. 

**For MEHTA & MODI HOMES**



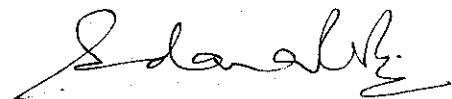
PARTNER

**For MEHTA & MODI HOMES**



PARTNER

**SIGNATURE OF THE EXECUTANT'S**



**SIGNATURE OF THE VENDEE**



**REGISTRATION PLAN SHOWING**

PLOT NO. 42, FORMING A PART

**IN SURVEY NOS.**

35, 36, 37, 38 & 39

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

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

**VENDOR:**

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

**VENDEE:**

DR. SSHA SUNDARARAO BOPPUDI, S/O. SRI B. ACHTYUTA RAMA RAO

**REFERENCE:**

**SCALE:**

**INCL:**

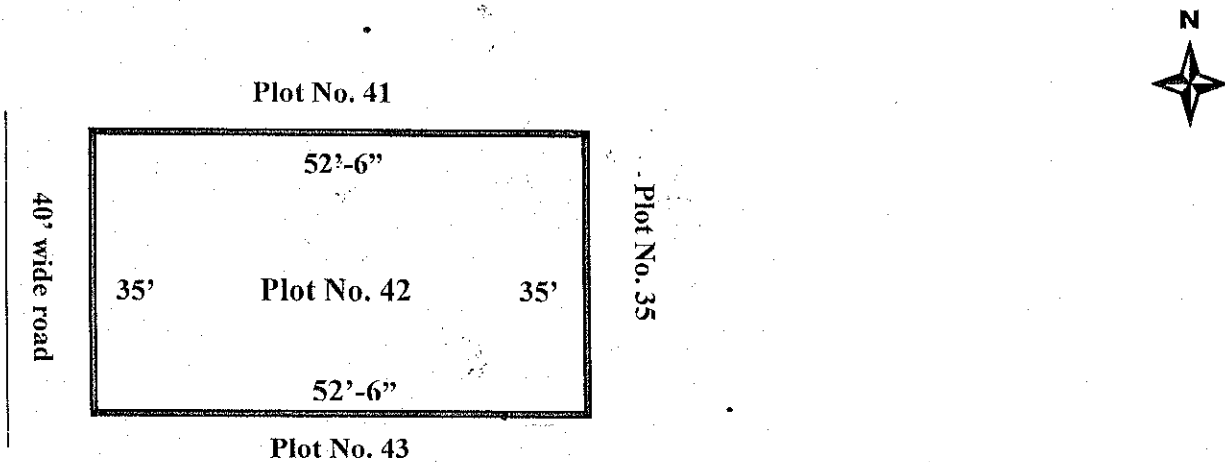
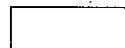
**EXCL:**

**AREA:**

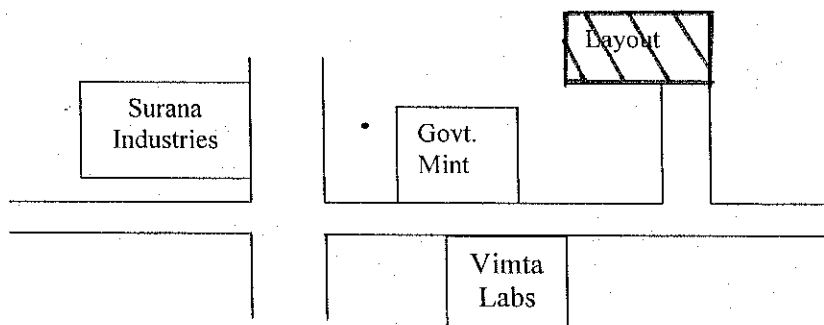
204

**SQ. YDS.**

**SQ. MTRS.**



**LOCATION PLAN**



For MEHTA & MODI HOMES

*John Mod*

PARTNER

For MEHTA & MODI HOMES

*Suresh U. Mehta*

SIG. OF THE VENDOR

*Dr. S. Sundararao Boppudi*

SIG. OF THE VENDEE

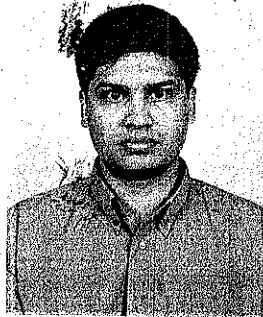
**WITNESSES:**

1. *K. P. Reddy*  
(K. P. Reddy)
2. *[Signature]*



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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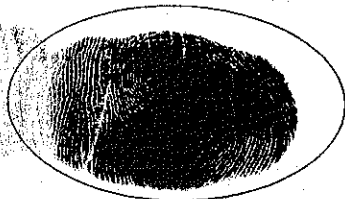
**VENDOR:**

**M/S. MEHTA & MODI HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD  
REP. BY ITS PARTNERS.

**1. MR. SOHAM MODI**  
S/O. MR. SATISH MODI

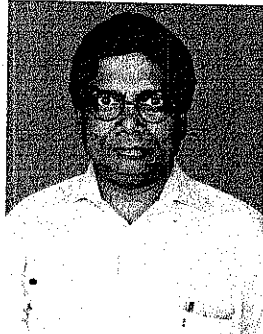


**2. MR. SURESH U. MEHTA**  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.



**GPA FOR PRESENTATION OF DOCUMENTS:**

**MR. GAURANG MODY**  
S/O. MR. JAYATILAL MEHTA  
R/O. FLAT NO. 105, SAPPHIRE APTS  
CHIKOTI GARDENS  
BEGUMPET,  
HYDERABAD



**VENDEE:**

**DR. SESA SUNDARARAO BOPPUDI**  
S/O. SRI B. ACHYUTHA RAMA RAO  
R/O. 54-2RT  
VIJAYNAGAR COLONY  
HYDERABAD - 500 457

**For MEHTA & MODI HOMES**

**For MEHTA & MODI HOMES**

**SIGNATURE OF WITNESSES:**

1.

2.

PARTNER

PARTNER

**SIGNATURE OF THE EXECUTANT'S**

**SIGNATURE OF THE VENDEE**

9/42