



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Clean
08AA 510517

S. No. 10906 Date 12/12/05 Rs. 100/-

LEELA G

Sold to M. Rajeswara Rao

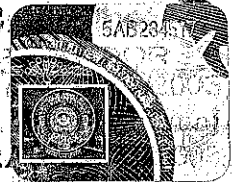
STAMP

S/o Late M. Appala Raju

L. No: 10/8

For Whom J. J.

6-4-76/A
SECUNDER



SALE DEED

This Sale Deed is made and executed on this the 12th day of December 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 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

MR. M. RAJESWARA RAO, S/O. LATE SRI M. APPALA RAJU, aged about 48 years, residing at 306, Raga Raaga Manor, Nizampet Road, Kukatpally, Hyderabad -- 500 072, 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

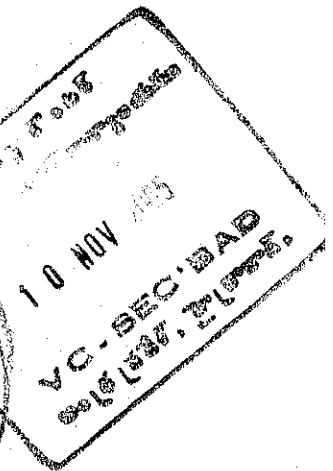
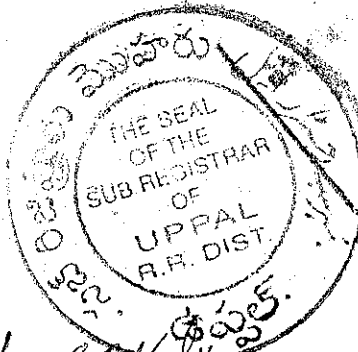
[Signature]
Partner

[Signature]
Partner

1వ పుస్తకము..12160/సం||పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...దీ...ఈ కాగితపు వరుస

2005- వ సం||ది||నెల...12...తేదీ
 1924- వ.శ.శా.ఆంధ్రప్రదేశ్ మాసము.21...తేదీ
 పగలు...2...మరియు...3...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

పబ్-రిజిస్ట్రారు



శ్రీ Gaurang Mody.....
 రిజిస్ట్రేషన్ నెంబరు, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||.....1020/-.....చెల్లించినారు.
 Receipt No. 165390.....Dt. 12/12/05. Vide
 SBH, Habsiguda Branch, Sec'bad.

Gaurang Mody
Gaurang Mody

దాని యిచ్చినట్లు ఒప్పుకొన్నది
 విజయవాడ రిజిస్ట్రారు



నిరూపించినది.

Gaurang mody s/o. Mr. Jayanthilal mody
 occ: Business, R/o. Flat no. 105, Sapphire
 apt, Chinkoh Gardens, Begumpet, Hyderabad,
 Through special power of GPA vide doc. No.
 64/361/05 for presentation of documents
 registered at 120, Uppal.

① Prebenjan (K. Prebenjan Reddy s/o. K.P. Reddy
 occ: Service to J-U-187/3&4,
 M. G. Road, Sec'bad

② Ramulu (Ramulu s/o. Shankaradas occ: Business
 2-2-64/10/24, Amberpet, Hyderabad

2005వ.సం||ది||నెల...12...వ తేదీ
 1924వ.శా.శ. ఆంధ్రప్రదేశ్ మాసం.21వ తేదీ

పబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Leela G.
08AA 510518

Sl. No. (1090) Date 12/12/10 Rs. 100-
 Sold to *M. Rajeswararao*
 S/o *K. Venkateshwararao*
 For Whom *Sof*

LEELA G.
 STAMP
 L. No. 15497
 5-4-76/A C
 SECUNDERA

WHEREAS:

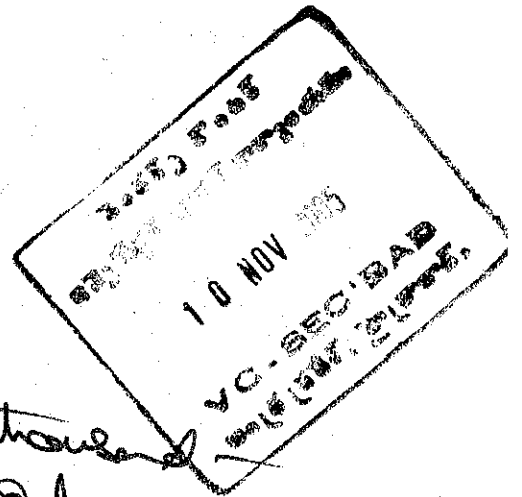
A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. No. 35, 36, 37, 38 & 39 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as 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
John Mod
 Partner

For Mehta and Modi Homes
Sunil Mehta
 Partner

1 వ పుస్తకము 12160/సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...ఈ కాగితపు వరుస
 సంఖ్య...
 సబ్-రిజిస్ట్రారు



Instrument Under Section 42 of Act II of 1897
 No. 12160 of 2005 Date 12/12/05

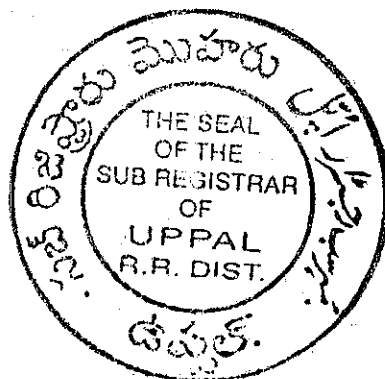
I hereby certify that the proper deficit
 stamp duty of Rs. 17760/- Rupees Seventeen thousand
 Seven hundred and sixty only
 has been levied in respect of this instrument
 from Sri. Gaurang Mody
 on the basis of the agreed Market Value
 consideration of Rs. 204000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 12/12/05
 Sub Registrar
 and Collector U/S. 41&4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 17760/- towards Stamp Duty
 Including Transfer duty and Rs. 1020/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 165392/-
 Dated 12/12/05 at SBH Habsiguda Branch, Secbad.

S.B.H. Habsiguda
 A/c No. 01000950780
 of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chetty
08AA 510519

A. No. 10905 Date 12/12/07 Rs. 100/-

Sold to M. Rajesh Krishna Rao *leg*

S/o Late M. Appala Reddy

For Whom Sgt

LEED
S
L No. 10905
5-4-2004 Ce
SECUNDARAI



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:

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

For Mehta and Modi Homes

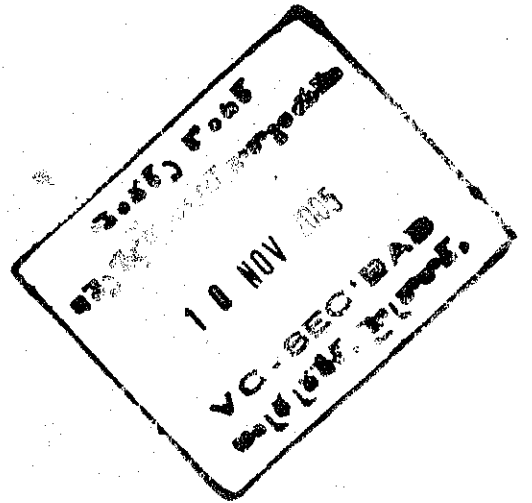
Sheela Modi
Partner

For Mehta and Modi Homes

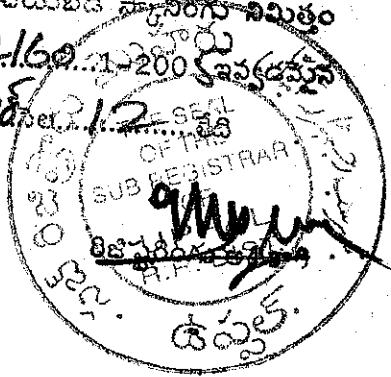
Suresh Kumar
Partner

1 వ పుస్తకము 2160/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 3... ఈ కాగితపు వరుస
సంఖ్య... 3.....

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము సంఖ్య (శా.స) పు... 12160/2005
నెంబరుగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం
గుర్తింపు నెంబరు 12160/2005
2005 సంఖ్య





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 510520

Sl. No. 1099 Date 12/12/2019 Rs. 100/-
 Sold to M. Rajesh Kumar
 S/o. Late M. A. Phalarao
 For Whom

LEELA C
 STAMP
 L. N. 11
 6-4-76/A
 SECUNDER

D) The Vendee is desirous of purchasing a plot of land bearing no. 44 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:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 44 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.

For Mehta and Modi Homes

 Partner

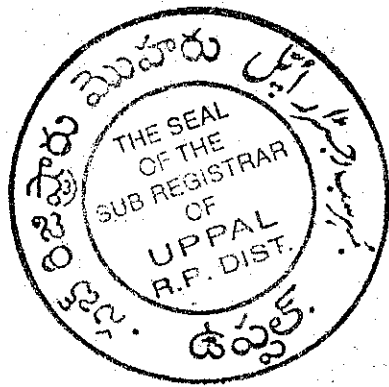
For Mehta and Modi Homes

 Partner

1వ పుస్తకము. 12.160/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....⁰⁵....ఈ కాగితపు వరుస
సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు

శాసన కమిషన్
10 NOV 2005
VC-BEC-BAD
MADRAS, INDIA





ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

L. G. Secunder
08AA 510521

S. No. 0910 Date 12/12/05 Rs. 100/-

Sold to N. Rajeswararao

S/o Late M. Appalarao - 10/10

For Whom Self

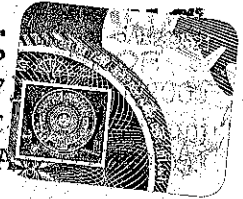
LEELA C.

STAMP

L. No. 1197

6-4-16/A C

SECUNDERA



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. 18,880/- is paid by way of Challan No. 165770, dated 12.12.2005, drawn on SBH, Habsiguda Branch, Hyderabad.


For Mehta and Modi Homes

Shri. Moh.
Partner

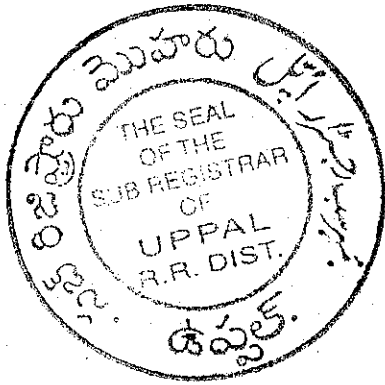
For Mehta and Modi Homes

Sumant Kumar
Partner

1వ పుస్తకము. 2-1.60/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. ౩.... ఈ కాగితపు వరుస
సంఖ్య..... ౩.....


సబ్-రిజిస్ట్రారు

వెంకటేశ్వర శాస్త్రి
జిల్లా రికార్డుల అధికారి
10 NOV 2005
VC-SEC'DAD
జిల్లా రికార్డుల అధికారి





ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-G-Clacey
08AA 510522

A. No. 10911 Date _____ Rs. 100/-

Sold to M. Rajeswara Rao

S/o. Late M. Appala Rao

For Whom Suf



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 44 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. 43
- South : Landscaped Gardens
- East : Plot No. 33
- 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:

WITNESS:

1. Prabakaran
(K. P. Reddy)
2. Ramesh

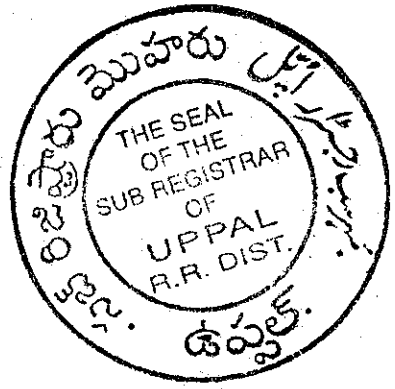
For Mehta and Modi Homes
[Signature]
Partner
VENDOR

For Mehta and Modi Homes
[Signature]
Partner
VENDOR

[Signature]

1 వ పుస్తకము 2160/సంగం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...ఈ.....


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 44, 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, S/O. SRI SATISH MODI

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

VENDEE:

MR. M. RAJESWARA RAO, S/O. LATE SRI M. APPALA RAJU

REFERENCE:

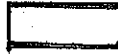
AREA: 204

SCALE:

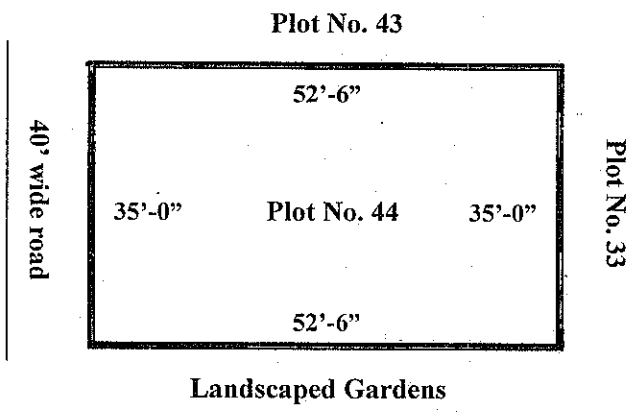
SQ. YDS.

INCL:

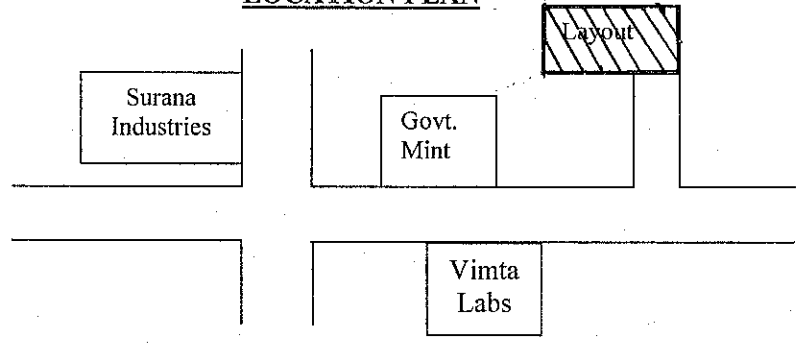
SQ. MTRS.



EXCL:



LOCATION PLAN



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

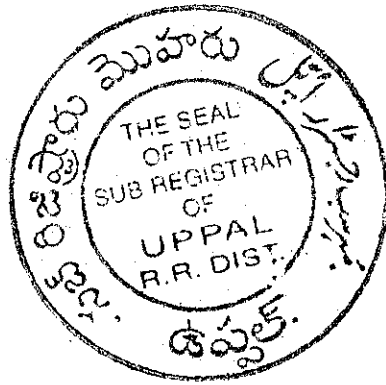
[Signature]
SIG. OF THE VENDOR

WITNESSES:

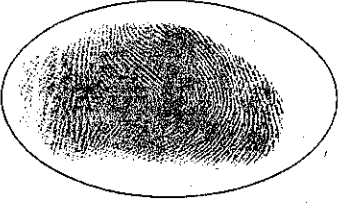
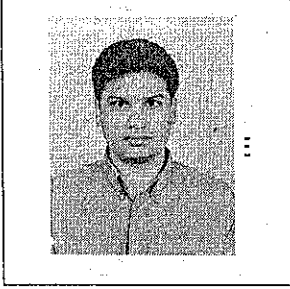
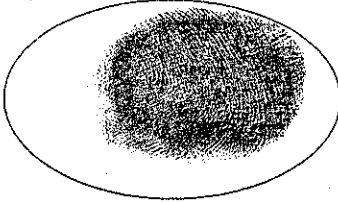
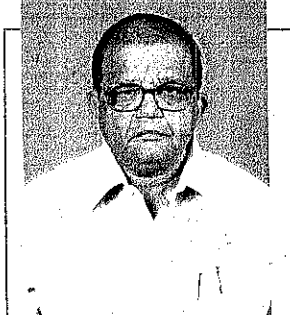
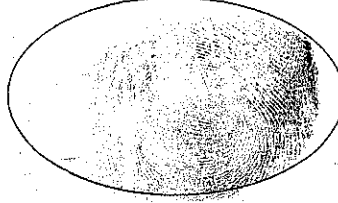
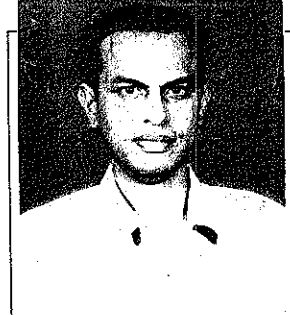
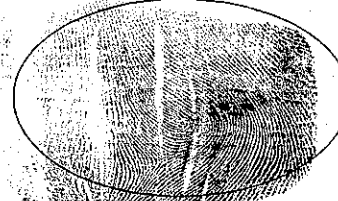

- 1. *[Signature]*
- 2. *[Signature]*

1 వ పుస్తకము 2.60/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...8...ఈ కాగితపు వరుస
సంఖ్య...7.....

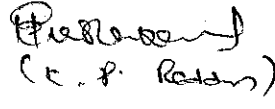
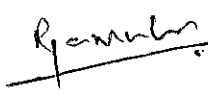

పబ్లికేషన్

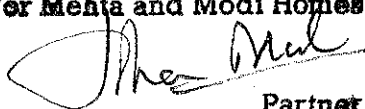


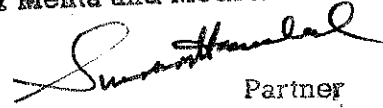
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

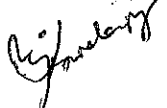
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD, REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. SRI. SATISH MODI</p>
			<p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA</p>
			<p>GPA FOR DOCUMENTS PRESENTATION:</p> <p>MR. GAURANG MODY, S/O. JAYANTILAL MODY, FLAT NO. 105, SAPPHIRE APARTMENTS, CHIKOTI GARDENS, BEGUMPET, HYDERABAD - 500 016.</p>
			<p>PURCHASER:</p> <p>MR. M. RAJESWARA RAO, S/O. LATE SRI M. APPALA RAJU RESIDING AT 306, RAGA RAAGA MANOR, NIZAMPET ROAD, KUKATPALLY, HYDERABAD - 500 072.</p>

SIGNATURE OF WITNESSES

- 
(C. P. Ramesh)
- 

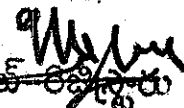
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANT'S


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1వ పుస్తకము 2160/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...శీ...ఈ కాగితపు వరుస
సంఖ్య...శీ.....


సబ్ రిజిస్ట్రారు

