

C-2786/2005

2739/05

A92796  
100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 621585

Date : 24-03-2005 Serial No : 3,196 Denomination : 100

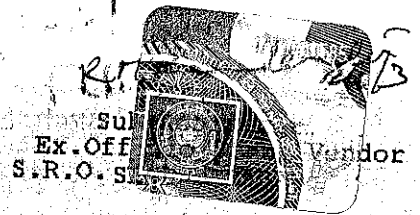
Purchased By :

For Whom :

MANOHAR REDDY,

\*\*SELF\*\*

S/O. MOHAN REDDY,  
HYDERABAD.



### SALE DEED

This Sale Deed is made and executed on this the 24<sup>th</sup> day of March 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 Shri Soham Modi, Son of Shri Satish Modi, aged about 35 years and Shri Suresh U. Mehta, Son of Late Sri 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

**V.G. MANOHAR REDDY**, SON OF SHRI V. MOHAN REDDY, aged about 47 years, Occupation: Business, residing at 2-2-18/17/1, D.D. Colony, Amberpet, Hyderabad - 500 013. 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

Partner

Partner

100

0

0



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 621214

Date : 10-03-2005 Serial No : 2,728 Denomination : 100

Purchased By :

For Whom :

MANOHAR REDDY.V.G;

\*\*SELF\*\*

S/O.V.MOHAN REDDY,  
HYDERABAD.

## 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.

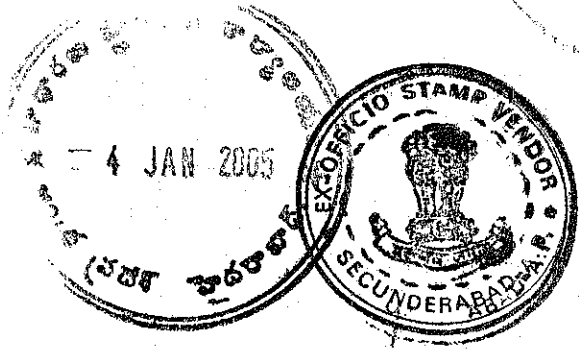
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac. 2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner



1 వ పుస్తకము 2739 / సంఖ్య  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 8 ఈ కాగితపు వరుస  
 సంఖ్య 2

*[Signature]*  
 సబ్-రిజిస్ట్రారు

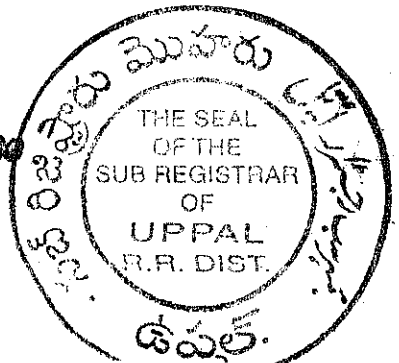
Endorsement Under Section 42 of Act II of 1898  
 No. 2739 of 2005 Date 24/3/05

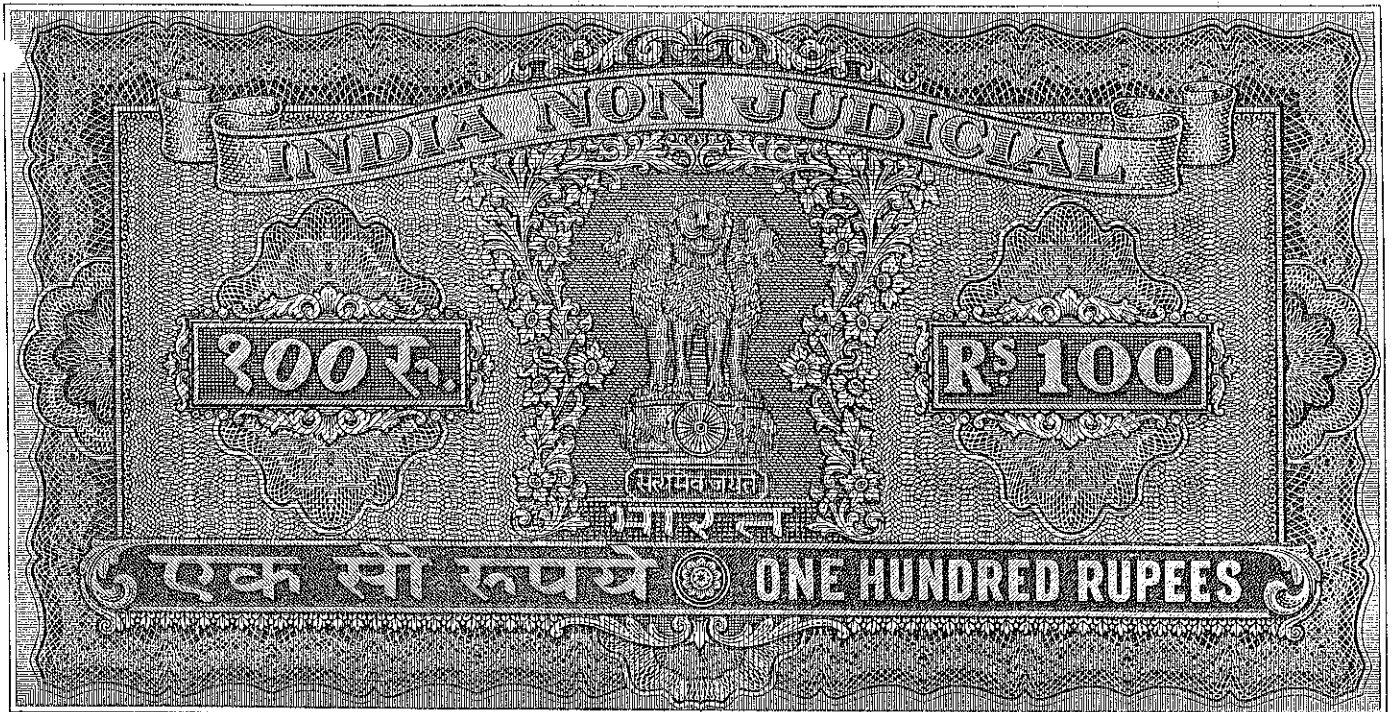
I hereby certify that the proper deficit  
 stamp duty of Rs. 23880/- Rupees Twenty three thousand -  
 eight hundred and eighty only  
 has been levied in respect of this instrument  
 from Sri. Gaurang Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 204000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 dated 24/3/05  
*[Signature]*  
 Sub Registrar  
 and Collector O/S. 4184  
 INDIAN STAMP ACT

Registration Endorsement  
 An amount of Rs. 23880/- towards Stamp Duty  
 including Transfer duty and Rs. 1020/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 787757  
 Dated 24/3/05 at SBH Habsiguda Branch, Sec bad.

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





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 621215

Date : 10-03-2005 Serial No : 2,729 Denomination : 100

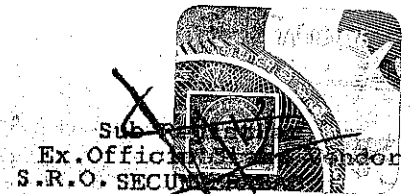
Purchased By :

For Whom :

MANOHAR REDDY.V.G;

\*\*SELF\*\*

S/O.V.MOHAN REDDY,  
HYDERABAD.



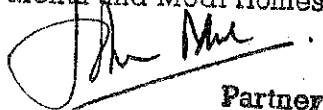
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- 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

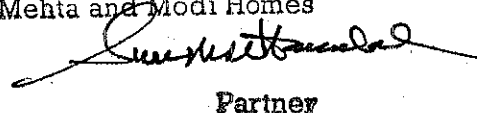
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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.
- 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.
- The Vendee is desirous of purchasing a plot of land bearing no. 51 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 and Modi Homes


  
Partner

For Mehta and Modi Homes

  
Partner

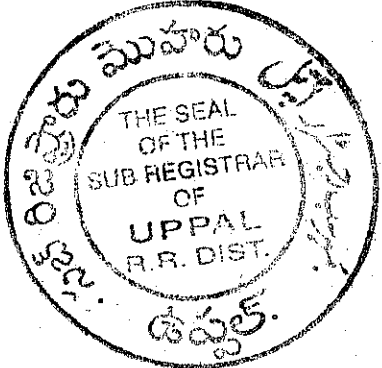


1వ పుస్తకము 2239. సం|| 105  
 ఉపాధికారి మొత్తం కాగితముల  
 సంఖ్య... 1... ఈ కాగితపు వరుస  
 సంఖ్య... 3...

  
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.శ) పు. 2239. / 105  
 వెంటరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు వెంటరు 2239. 1-200 ప్రవృత్తమైన  
 200 సం|| యుక్తి... సం... 27... తీరి

  
 రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 621216

Date : 10-03-2005 Serial No : 2,730 Denomination : 100

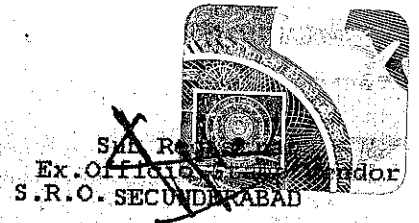
Purchased By :

For Whom :

MANOHAR REDDY.V.G/

\*\*\*SELF\*\*


S/O.V.MOHAN REDDY,  
HYDERABAD.



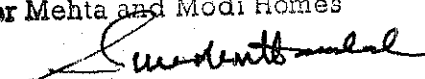
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

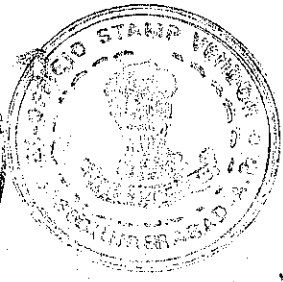
1. The Vendor do hereby convey, transfer and sell the Plot No. 51 admeasuring 204 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed 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.

For Mehta and Modi Homes


  
Partner

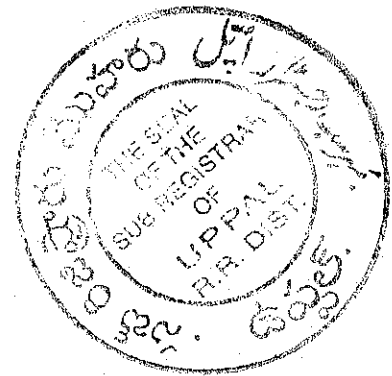
For Mehta and Modi Homes

  
Partner



1 వ పుస్తకమునిషియే. సంగం  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 4... ఈ కాగితపు వరుస  
 సంఖ్య... 4.....

  
 సబ్-రిజిస్ట్రార్





100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 621217

Date : 10-03-2005 Serial No : 2,731 Denomination : 100

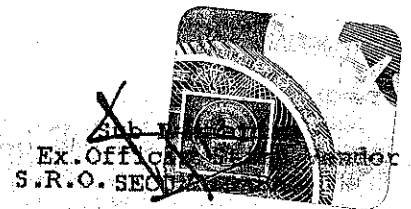
Purchased By :

For Whom :

MANOHAR REDDY.V.G;

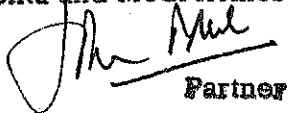
\*\*SELF\*\*

S/O.V.MOHAN REDDY,  
HYDERABAD.



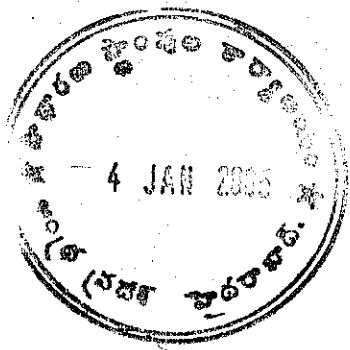
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned 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. 25,000/- is paid by way of challan No. 787757, dated 24.03.2005, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

  
Partner

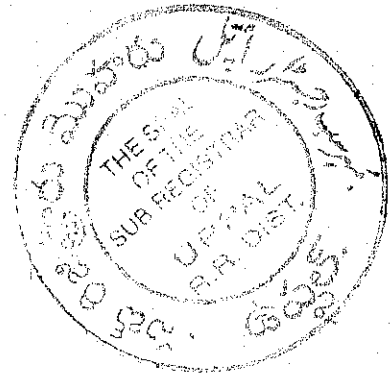
For Mehta and Modi Homes

  
Partner



1వ పుస్తకము 27.29 / సం|| 105  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 8... ఈ కాగితపు వరుస  
 సంఖ్య... 5...

పబ్-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

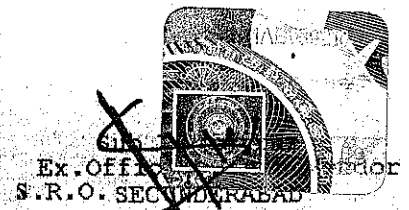
04AA 621218

Date : 10-03-2005 Serial No : 2,732 Denomination : 100

Purchased By : MANOHAR REDDY.V.G. For Whom : \*\*SELF\*\*

S/O.V.MOHAN REDDY,  
HYDERABAD.

**SCHEDULED PLOT**

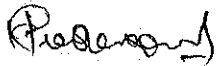
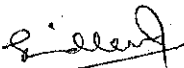


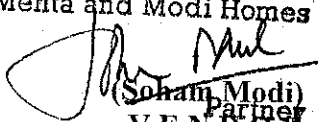
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 51 admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on: BLOCK NO. 2,

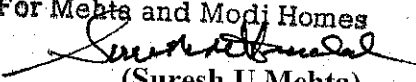
- North : Plot No. 52
- South : Plot No. 50
- East : 40' wide road
- West : Plot No.58

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:**

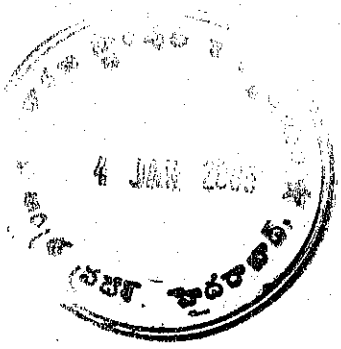
1.   
(K. Prabhakar Reddy)
2.   
(SRIDHAR)

For Mehta and Modi Homes  
  
(Saham Modi)  
VENDOR


For Mehta and Modi Homes  
  
(Suresh U Mehta)  
VENDOR

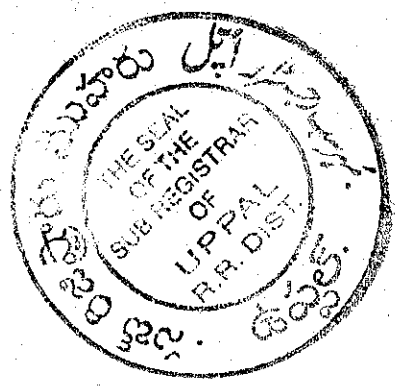
V-G. Manohar Reddy

VENDEE



1 వ పుస్తకము దిగిస్తే సంగం  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 8... ఈ కాగితపు వరుస  
 సంఖ్య... 6

  
 సబ్-రిజిస్ట్రార్



**REGISTRATION PLAN SHOWING**

PLOT NO. 51, FORMING A PART

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

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

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

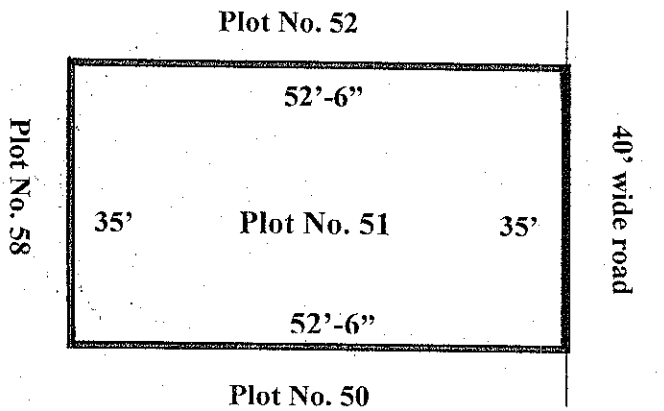
**VENDORS:** M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, S/O. SRI SATISH MODI

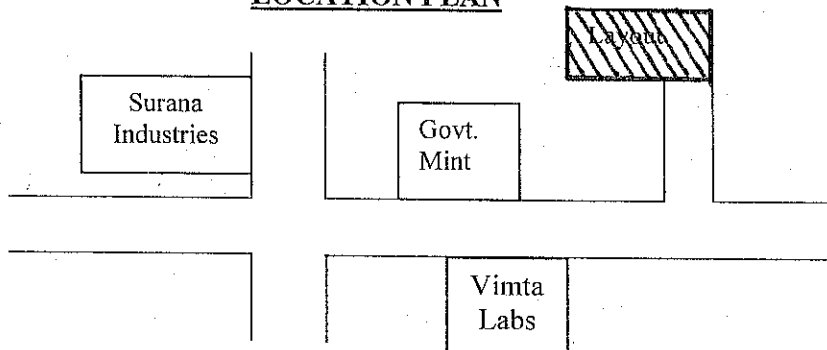
2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

**VENDEE:** SHRI. MANOHAR REDDY, SON OF SHRI V. MOHAN REDDY

**REFERENCE:** **SCALE:** **INCL:**  **EXCL:**   
**AREA:** 204 **SQ. YDS.** **SQ. MTRS.**



**LOCATION PLAN**



For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
SIG. OF THE VENDOR  
Partner

V. G. Manohar Reddy

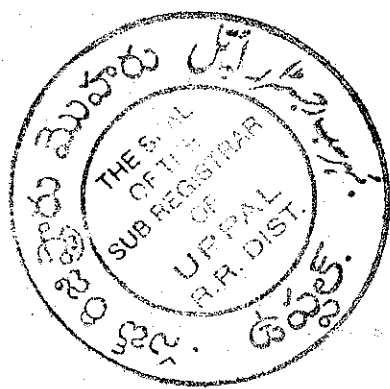
**WITNESSES:**

1. *[Signature]*

2. *[Signature]*

1వ వున్నకము 739/పండ్ల  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 8... ఈ కాగితపు పరుస  
సంఖ్య... 7.....

*M. S. S.*  
సబ్ రిజిస్ట్రారు



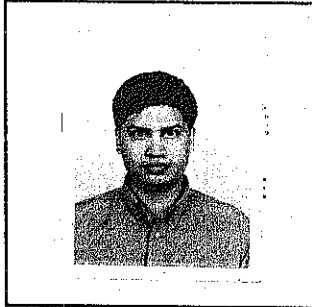
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

Sl.No.

FINGER PRINT  
IN BLACK INK (LEFT  
THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

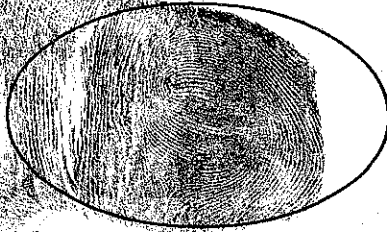
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER



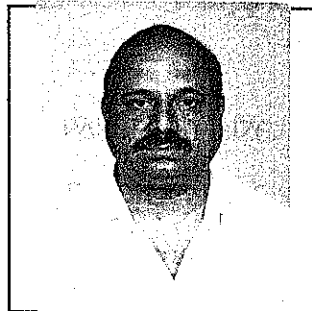
VENDOR:-  
M/s. MEHTA & MODI HOMES, having  
Its (o) S-4-187/3 & 4, M.G. Road,  
Sec'Bad, Sep by the Partners  
Mr. SOHAM MODI



2, SURESH U. MEHTA  
S-4-187/3 & 4, M.G. Road,  
SEC-BAD.



SPA:-  
Mr. GAURANG MODY  
R/o. Flat No. 105, Sapphire Apts  
Chikoti Gardens, Begumpet,  
HYDERABAD.



PURCHASER:  
Mr. MANOHAR REDDY, V.G.  
H.NO.: 2-2-18/7/12,  
D.D. colony, Amberpet,  
HYDERABAD - 013.

**SIGNATURE OF WITNESSES :**

1. [Signature]  
2. [Signature]

For Mehta and Modi Homes

[Signature]

Partner

For Mehta and Modi Homes

V. G. Manohar Reddy

SIGNATURE OF THE EXECUTANT'S

[Signature]

Partner

P/51

1వ పుస్తకము 2779/నంబు  
ఉన్నావేజుల మొత్తం కాగితము  
సంఖ్య: 81... ఈ కాగితపు వరుస  
సంఖ్య: 81.....

*[Handwritten signature]*

