

CS. 5207

5153/97

100Rs. ^{Ac 5280}



SCANNED
S.No.

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883230

2023-13/4/05 Rs. 100/-

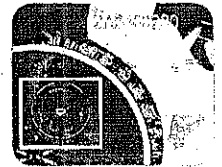
Sold to: B. Naga Kumar

S/o. W/o: B. Madhusudhana Rao

For whom: Self R/o Secbad.

SALE DEED

R N
R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2008
 RAM NAGAR, HYD'BAD.



This Sale Deed is made and executed on this the 30th
 day of May 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. BOMMADEVARA NAGA KUMAR, SON OF **SRI. B. MADHUSUDHANA RAO**, aged about 27 years, Occupation: Business, Resident of Qrt. No. B2, Type-II, D.R.D.O. Residential Complex, Akbar Road, Secunderabad - 500 009.

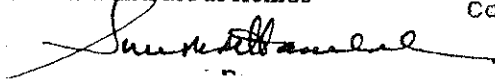
hereinafter referred to as the "Vendee" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

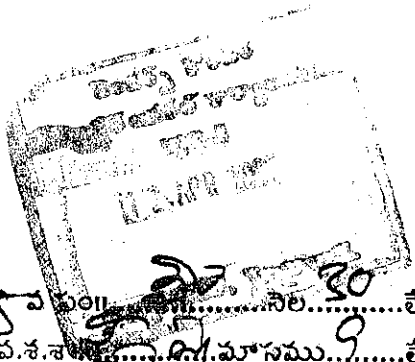
For Mehta and Modi Homes

For Mehta and Modi Homes

Contd..2.


 Partner


 Partner

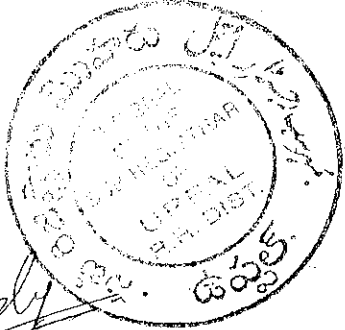


1 వ పుస్తకము...
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...

[Signature]
 పబ్-రిజిస్ట్రారు

200 - 5 వ పం||... తేది
 192 7 వ.శ.శా... మాసము... తేది
 పగలు... మరయు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... *Gourang Reddy*
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ|| 935/- చెల్లించినారు.
 Receipt No. 164936 Dt. 25/5/95
 SBH, Habsiguda Branch, Sec'bad.



వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవేలు



నిరూపించినది.

Gourang Reddy
 S/o. Jeyanthilal Reddy occr. - Begum
 Flat no. 105, Sapphire Apts, Chiruk Gaudery
 Begumpet, Hyderabad, - through special Power of
 Attorney, attested vide Power no. 18/2005 at Sec
 uppal.

1 *[Signature]*

(K. Pradeep Reddy S/o. Padma Reddy occr -
 Service no 5-4-18/13 & 4, m. G. Road, Sec'bad

2 *[Signature]*

Sridhar S/o. Ramelankar occr. Begum
 Flat no. 2-3-64/10/24, Amberpet, Hyderabad.

2005 వ.సం||... తేది
 192.1వ.శా.శా... మాసము... తేది
[Signature]
 పబ్-రిజిస్ట్రారు

100Rs.

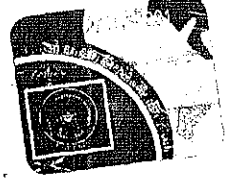


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883231

S.No. 13024 - 13/4/05 Rs 100/-
 Sold to B. Naga Kumar
 S/o. W/o B. Madhu Sudhana Rao
 For whom Self R/o Sec-002 :: 2 ::

R. U
R. NARENDER
 SVL No. 42/95
 R.No. 30/2004-2006
 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.

For Mehta and Modi Homes

For Mehta and Modi Homes

Contd...3.

[Signature]
 Partner

[Signature]
 Partner



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

పట్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 1 of 189
 No. 5153 of 2005 Date 30/5/05

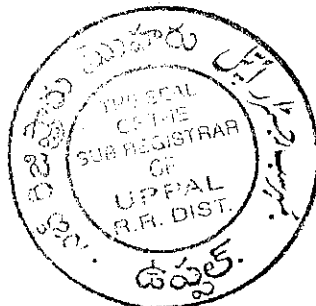
I hereby certify that the proper deficit
 stamp duty of Rs. 21740/- Rupees. *Twenty one thousand and
 seven hundred forty only.*
 has been levied in respect of this instrument
 from Sri. *Ganrang Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. *181000/-* being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal *M. S. Reddy*
 Sub Registrar
 and Collector U/S. 41 & 4
 Dated 30/5/05 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. *21740/-* towards Stamp Duty
 Including Transfer duty and Rs. *935/-*
 towards Registration Fee was paid by the party
 through Challan Receipt Number *16436*
 Dated *25/5/05* at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
 A/c No. 0100050700
 of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883232

S.No. 13025 13445 Rs. 100/-

Sold to B. Naga Kumar

S/o. W/o. B. Madhu Sudhara :: 3 ::

For whom. Self. R/o Sec-6 ad

R. NARENDER
SVL No. 42/95
R.No. 39/2004-2006
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.

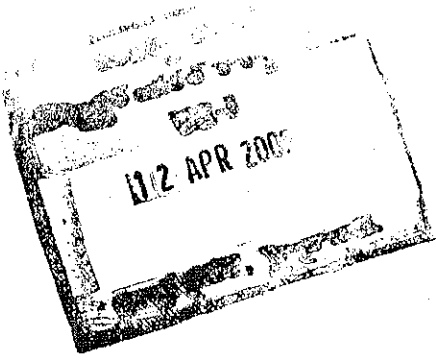
For Mehta and Modi Homes

John Mehta
Partner

For Mehta and Modi Homes

Sushil Mehta
Partner


Contd..4.



1 వ పుస్తకము 5/52/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

1
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (కా.నె) పు... 5/52/05
నెలలయొక్క రిజిస్ట్రారు చేయబడి స్థానికము నిమిత్తం
గుర్తింపు నెంబరు 5/52... 1-2005 ఇవ్వడమైన
2005 సంఖ్య... కేవల... 30... తేదీ


రిజిస్ట్రారు గారి అధికారి



100Rs.

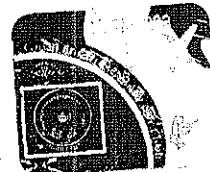


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883233

S.No. 13026 --- 13/4/05 Rs. 100/-
Sold to B. Naga Kumar
S/o. W. B. Madhava Sudhana Rao
For whom self R/o sec-6 ad. :: 4 ::

R M
R. NARENDER
SVL No. 42/95
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.54, admeasuring 187 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,87,000/- (Rupees One Lakh Eighty Seven 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.54, admeasuring 187 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.1,87,000/- (Rupees One Lakh Eighty Seven Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..5.

100Rs.

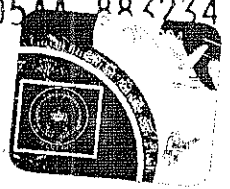


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

0511 883234

S.No. 13027 ... 131405 Rs. 100/-
Sold to: B. Naga Kumar
S/o. W. B. Madhuchandra Rao
For whom: self. R/o sec-6 ad :: 5 ::

R. NARENDER
SVL No. 42/95
R.No. 38/2004-2008
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.

100Rs.

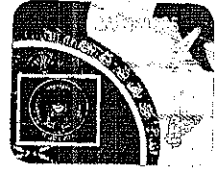


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883235

S.No. 13028 - 18465 RS. 100/-
Sold to B. Naga Kumar
S/o. B. Madhava Sudhama Rao
For whom Self Hyd Sec bad.

R U
R. NARENDER
SVL No.42/95
R.No.36/2004-2008
RAM NAGAR, HYD'BAD.



:: 6 ::

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.1,87,000/- for 187 Sq.Yds., stamp duty paid on market value.

7. Stamp duty and Registration amount of Rs. 22,770/- is paid by way of challan No. 184936, dated 25.05.2005, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

Contd..7.

100Rs.

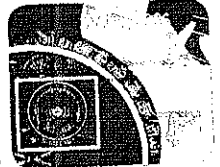


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883236

S.No. 1302-9 13/4/05 Rs. 100/-
Sold to B. Naga Kumar
Sto. B. Madhusudhana Rao
For whom Sell to self :: 7 ::

R. NAGENDER
SVL No. 42/95
R.No. 38/2004 2006
RAM NAGAR, HYD/ABAD.



SCHEDULED PLOT

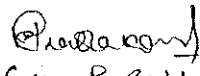
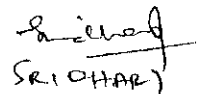
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.54, admeasuring about 187 Sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No.2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

- NORTH :: 40' Wide Road.
- SOUTH :: Plot No. 53.
- EAST :: 40' Wide Road.
- WEST :: Plot No. 55.

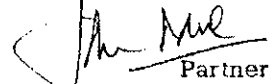
more fully shown in the plan in red colour annexed hereto.

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:

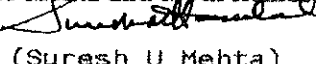
WITNESS:

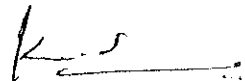
- 1. 
(K. P. Reddy)
- 2. 
(SRIOCHAR)

For Mehta and Modi Homes


Partner
(Soham Modi)

VENDOR
For Mehta and Modi Homes


(Suresh U Mehta)
Partner
VENDOR



V E N D E E .

REGISTRATION PLAN SHOWING

PLOT NO. 54, 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

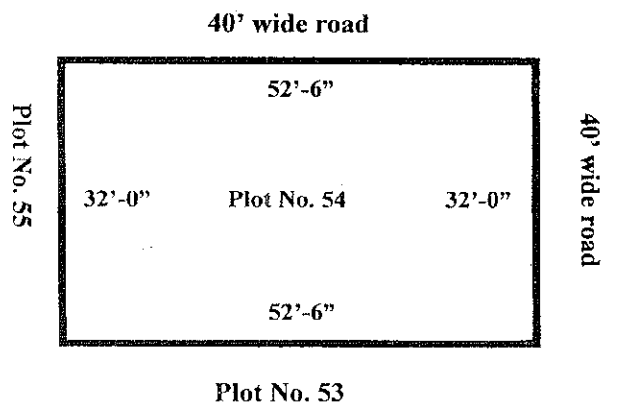
VENDEE: SRI BOMMADEVARA NAGA KUMAR, S/O. SRI B. MADHUSUDHANA RAO,

REFERENCE:
AREA: 187

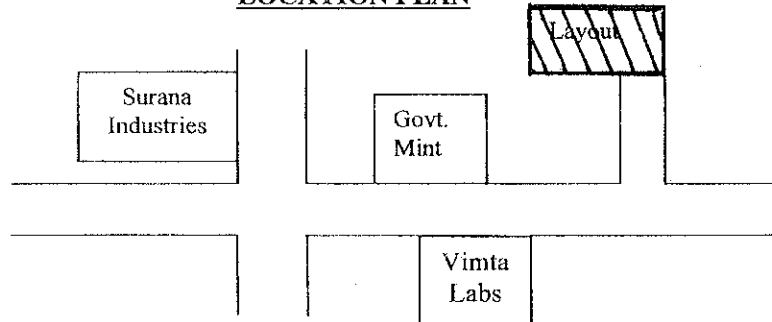
SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



LOCATION PLAN



For Mehta and Modi Homes

SIG. OF THE VENDOR

For Mehta and Modi Homes

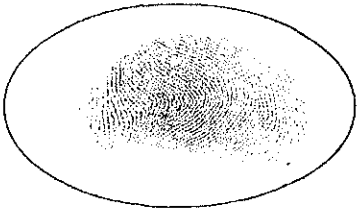
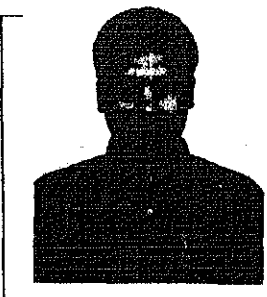
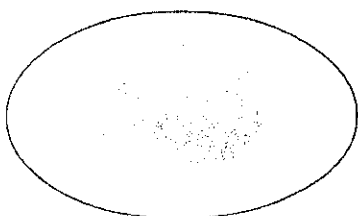
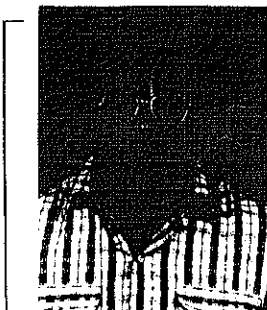
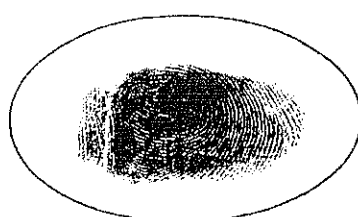


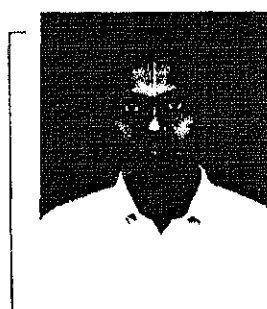
Partner

SIG. OF THE VENDEE

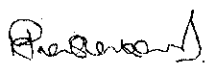
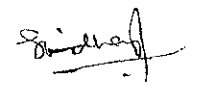
WITNESSES:

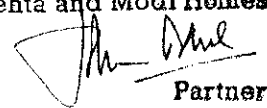
- 1.
- 2.

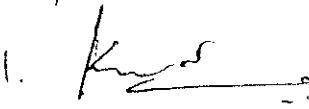
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>VENDORS'</u> M/s. MEHTA & MODI Homes, having its @ S-U-187/3 & 4, M.G. Road, Sec'ad, Rep by its Partners Mr. SOHAM MODI
			2. SORESH U. MEHTA S-U-187/3 & 4, III floor, Soham mansion, M.G. Road, SEC-BAD.
			SPA: MR. GAURANG MOODY R/o. Flat No. 105, Sapphire Apts, Chikoti Gardens, Begumpet, HYDERABAD.
			PURCHASER:- MR. B. NAGA KUMAR R/o. Apt. No. 132, Type-II D.R.D.O. Residential Complex, Akbar Road, Sec'bad-009.

SIGNATURE OF WITNESSES

- 
- 

For Mehta and Modi Homes

Partner

Sig. OF THE PURCHASER:
1. 

SIGNATURE OF THE EXECUTANT'S
For Mehta and Modi Homes

Partner

