

3.4115

U128/66

Area 4.195
100RS.



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688663

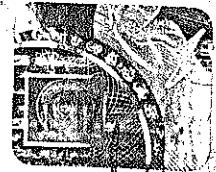
Date: 14-03-2006 Serial No: 7,981 Denomination: 100

Forced By: SRI HARI RAMANUJAM

SELF

For Whom:

S/O KRISHNA MACHARYULU
HYDERABAD



Sub-reg. S.R.O.
Ex. Officio Stamp Vendor
S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this the 16th day of March 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

MR. V. SRI HARI RAMANUJAM, SON OF MR. KRISHNAMACHARYULU, aged about 31 years, residing at H. No 9-195, Pandu Ranga Nagar Colony, Via Erragadda, Hyderabad – 500018, 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

వ పుస్తకము..... 4/2 రిజిస్ట్రే

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..... 9 ఈ కాగితపు వరుస

సంఖ్య..... /

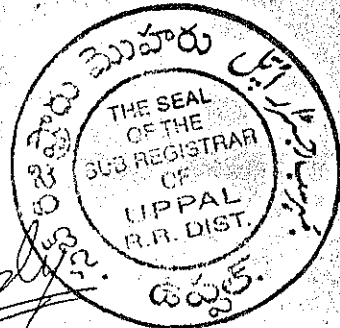
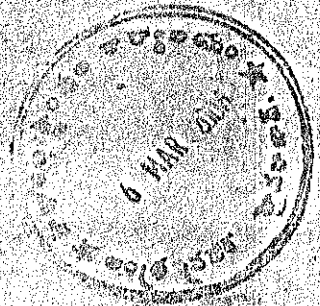
2006- వ సం॥... ఏప్రిల్... నెల... 16... తేది
1927- వ.శ.శా.చే... మాసము... 2... తేది
పగలు..... 1..... మరియు..... 2..... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రేరు అఫీసులో

శ్రీ గౌరంగ్ మోదీ.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించబడిన పాటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
తుసుము రూ॥..... 1020/1..... చెల్లించినారు.

Receipt No. 167280..... Dt. 16/10/06.. vide
SBH, Habsiguda Branch, Sec'bad

వ్రాసిన యిచ్చినట్లు ఒప్పుకోబ్బింది.

ఎడమ ప్రొటోనడీలు



Gaurang Mody

Gaurang Mody

Gaurang mody s/o. Jaganthilal mody occ: Business
R/o. flat no. 105, Sapphire Apts, Chikoh
Gardent, Begumpet, Hyderabad, through
General Power of Attorney for Presentation
of documents, vide doc. NO. 64/241/05
at JRO, Lippal.

① *Gaurang Mody*

CR. Prakash Reddy s/o. K.P. Reddy
occ: Service (0) S-U-18, 13 & 4, M.G. Road,
SEC-BAD,

② *Ramesh*

RAMANARAO s/o. KRISHNA RAO occ: Business
R/o. 2-3-6-10, Amberpet, Hyderabad.

2006 వ. సం॥... ఏప్రిల్... నెల... 16... తేది
1927 వ. శా.శా.చే... మాసం... 2... తేది

Gaurang Mody
సబ్-రిజిస్ట్రారు



నిరూపించినది.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

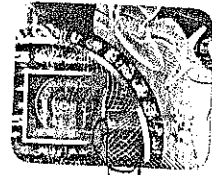
09AA 688664

Date : 14-03-2006 Serial No : 7,988 Denomination : 100

Purchased By :
SRI HARI RAMANUJAM

For Whom :

SELF



S/O. KRISHNA MAHAFOOLU
HYDRA
WHEREAS:

Sub Registrar
Ext. Office Stamp, Vendor
S.R.O. UFFAL

- 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.

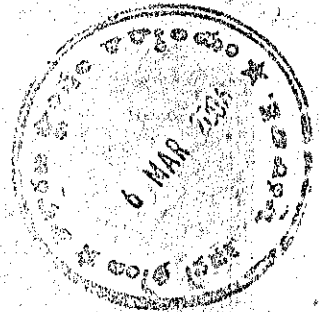
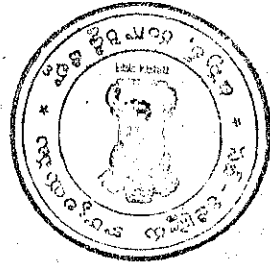
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac. 2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 59	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner



1 వ పుస్తకము... 4128/06
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 9... ఈ కాగితపు వరుస
 సంఖ్య... 2

సబ్-రిజిస్ట్రారు

Government Under Section 42 of Act 11 of 1958
 No. 4128 of 2006 Date 16/3/06

I hereby certify that the proper deficit
 stamp duty of Rs. 17860/- Rupees...

Seventeen thousand eight hundred and sixty only

has been levied in respect of this instrument
 by Gavragu Mody
 on the basis of the agreed Market Value
 consideration of Rs. 204000/- being
 higher than the consideration agreed Market
 Value.

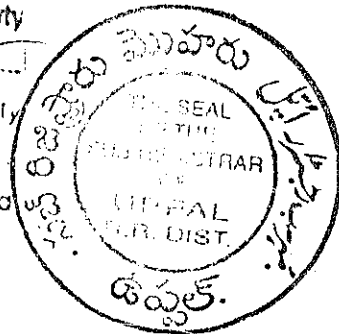
S.R.O. Uppal

Dated 16/3/06

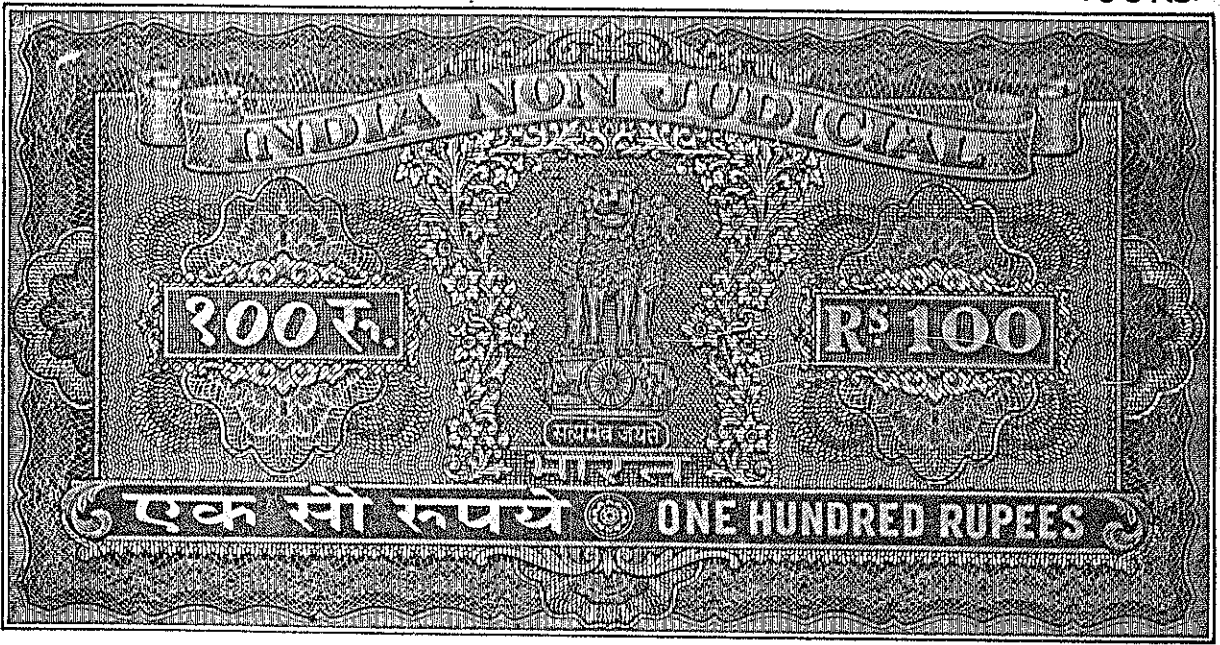
Sub-Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 17860/- towards Stamp Duty
 including Transfer duty and Rs. 1620/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 167280
 Dated 16/3/06 at SBH Habsiguda Branch Secbad



G.B.H. Habsiguda
 A/c No. 0100005078
 of S.R.O. Uppal.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

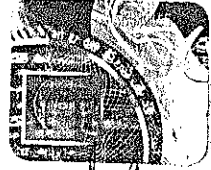
09AA 688665

Date : 14-03-2006 Serial No : 7,989 Denomination : 100

Purchased By :
SHRI HARI ENDRULAM

For Whom :

SELF



Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPEAL

S/O KRISHNA MAHANTULU
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.

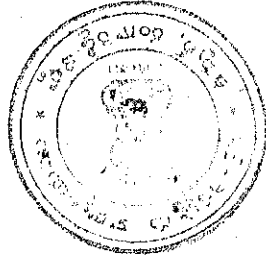
- The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. 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 a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

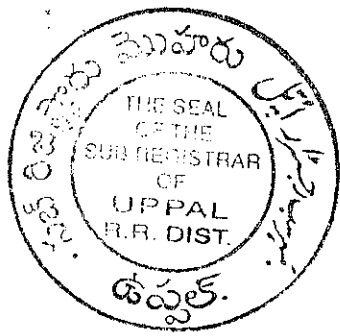


1వ పుస్తకము... 4128/నంబరు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... 9... ఈ కాగితపు వరుస
 సంఖ్య..... 2.....

2
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (శా.4) పు... 4128/నంబరు
 నింబరుగా, రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నింబరు... 4128... 1-2006 ఇవ్వబడిన
 2006 సం॥ డిమాండ్స్ నంబరు... 16... తు

[Handwritten Signature]
 రిజిస్ట్రారు అధికారి





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 688666

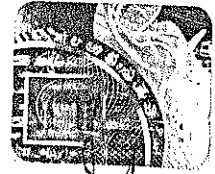
Date : 14.07.2008 Serial No : 1/990 Denomination : 100

Purchased By :
SRI HARI RAMANILAM

For Whom :

SELF

S/O KRISHNA TEJASWALU
HYDERABAD



Sub Registrar
Ex. Office Stamp Vendor
S.R.O. UPPAL

- D) The Vendee is desirous of purchasing a plot of land bearing no. 59 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:

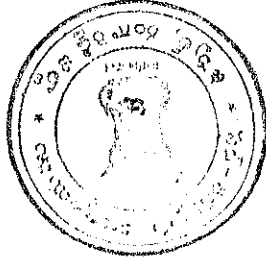
1. The Vendor do hereby convey, transfer and sell the Plot No. 59 admeasuring 204 Sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed 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.

For Mehta and Modi Homes

Mehta Modi
Partner

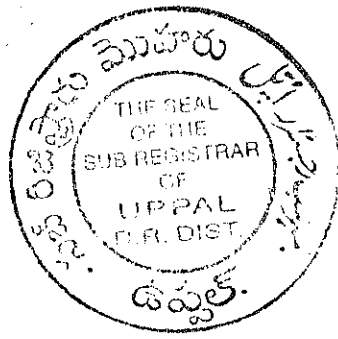
For Mehta and Modi Homes

Mehta Modi
Partner



1వ పుస్తకము... 4/28/16
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య.....4.....

పబ్-రెజిస్ట్రార్





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

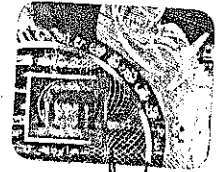
09AA 688667

Date : 14-03-2006 Serial No : 1,991 Denomination : 100

Purchased By :
SRI HARI RAMANJAN

For Whom :

SELF



Sub Registrar
Ex. Office Stamp Vendor
S.R.O. UPPAL

S/O KRISHNA RAJ HARTULLU

HYDERABAD

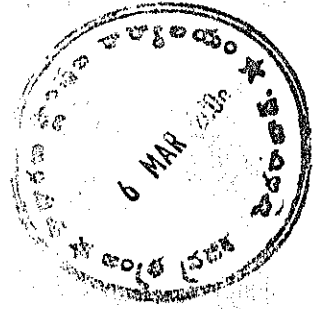
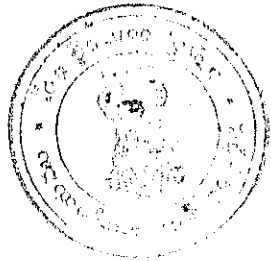
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled 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 Decd. 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. 18,980/- is paid by way of Challan No. 167280, dated 15.03.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


[Signature]
Partner

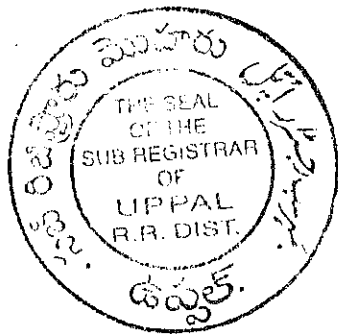
For Mehta and Modi Homes

[Signature]
Partner



1 వ పుస్తకము... 4128/06
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... 9 ఈ కాగితపు వరుస
 సంఖ్య..... 5


 పబ్-రిజిస్ట్రార్



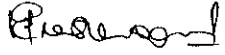
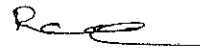
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 59 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. 58
South	:	Plot No. 60
East	:	Plot No. 50
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:

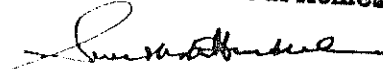
WITNESS:

1. 
(K. P. Reddy)
2. 
(Ramani Rao)

For Mehta and Modi Homes

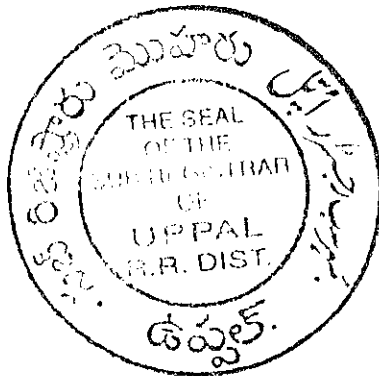

VENDOR

For Mehta and Modi Homes


Partner

1వ పుస్తకము.....4/28/96
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు పరుస
సంఖ్య.....6

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 59, 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

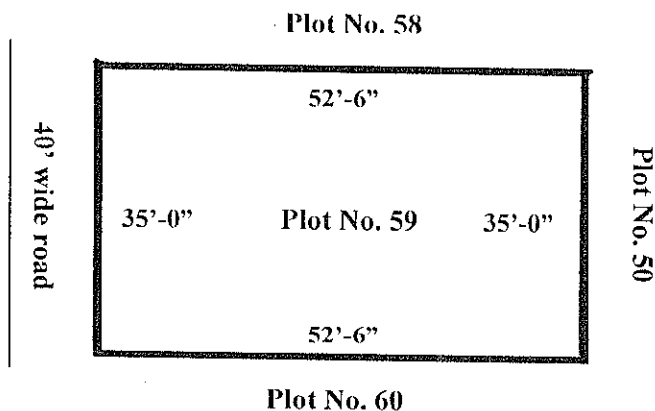
VENDEE: MR. V. SRI HARI RAMANUJAM, S/O. MR. KRISHNAMACHARYULU

REFERENCE:
AREA: 204

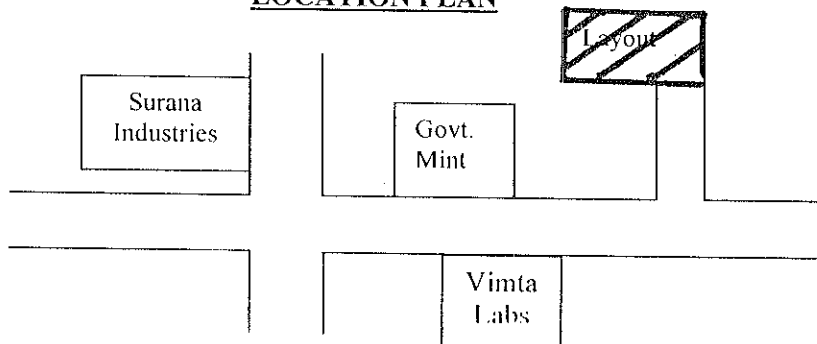
SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



LOCATION PLAN



WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

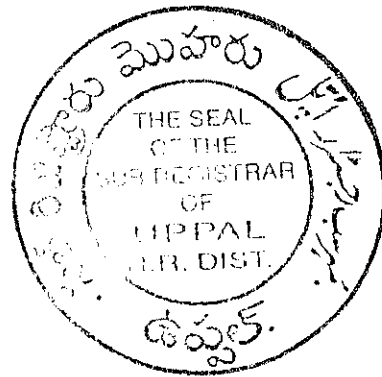
SIG. OF THE VENDOR

For Mehta and Modi Homes

Partner

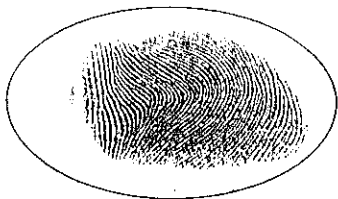
1 వ పుస్తకము... 4/28/06
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 9 ఈ కాగితపు వరుస
సంఖ్య..... 2

పరిశీలకుడు



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

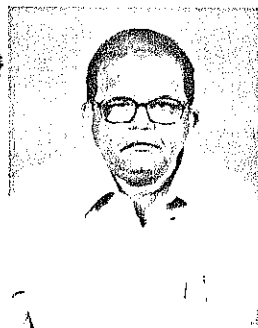
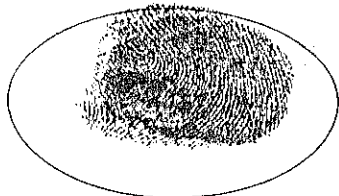
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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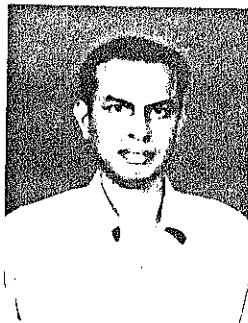
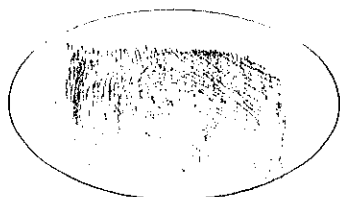
VENDOR:

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

SIGNATURE OF WITNESSES:

1.
2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

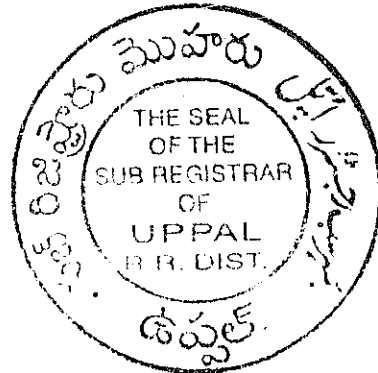
Partner

SIGNATURE OF THE EXECUTANT'S

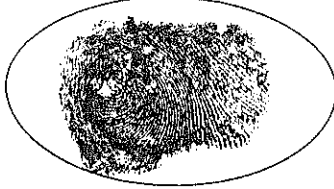


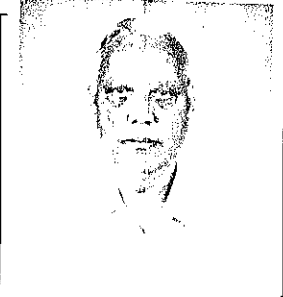
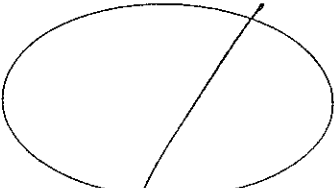
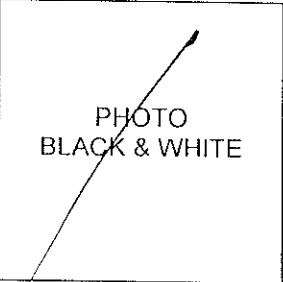
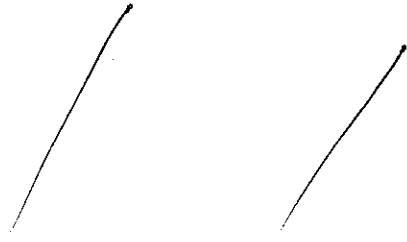
SIGNATURE OF THE PURCHASER

1వ పుస్తకము... 4/28/1960
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 9 ఈ కాగితపు వరుస
సంఖ్య..... 8

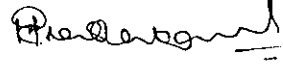
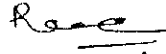
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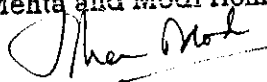


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>PURCHASER:</u></p> <p>MR. V. SRI HARI RAMANUJAM S/O. MR. KRISHNAMACHARYULU R/O. 9-195, PANDU RANGA NAGAR CLNY VIA ERRAGADDA HYDERABAD - 500 018.</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. KRISHNAMACHARYULU R/O. 1-195, PANDU RANGA NAGAR VIA ERRAGADDA, COLONY HYDERABAD - 500 018.</p>
			

SIGNATURE OF WITNESSES:


1. 
2. 


For Mehta and Modi Homes  Partner
 For Mehta and Modi Homes  Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, _____ as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


Signature of the Representative


Signature(s) of BUYER(s)

9/59

1 వ పుస్తకము (కా.న) పు.....
 వెంటరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు.....1-200 ఇవ్వడమైన
 200 నెంబరు.....నెల.....
 1-200 నెంబరు.....
 పుస్తకము యందు ఉన్న ధరలు అనుబంధం
 పుస్తకము (కా.న) పు.....

1 వ పుస్తకము..... 4/28/06
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... 9. ఈ కాగితపు వరుస
 సంఖ్య..... 9.....

పక్ రిజిస్ట్రార్

