

0.2300

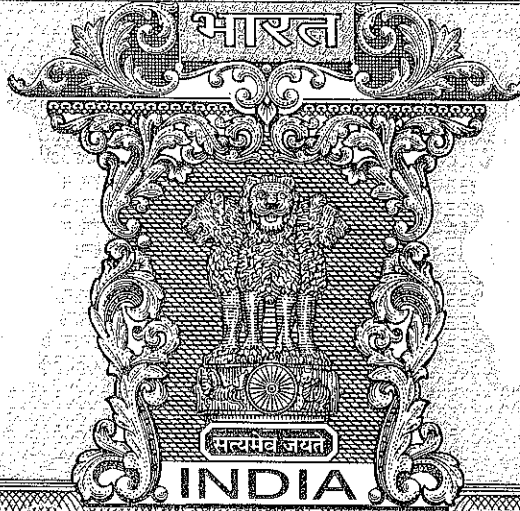
2309/06

60 Acow 225/1

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL


आन्ध्र प्रदेश ANDHRA PRADESH

195122

Date : 14-02-2006 Serial No : 4,135 Denomination : 50

Purchased By : R.D. REDDY For Whom : MEHTA & MODI HOMES

S/O K. PADMA REDDY SECUNDERABAD
HYDERABAD


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

SALE DEED

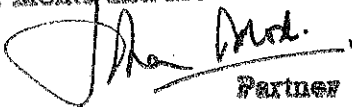
This Sale Deed is made and executed on this the 16th day of February 2006 at Secunderabad by and between:

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. B. SITAMAHALAKSHMI, D/o. MR. B. ACHYUTHA RAMA RAO, aged about 46 years, residing at Flat 101, Kameswari Towers, Bhagyanagar Colony, Opp: KPHB, Hyderabad, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

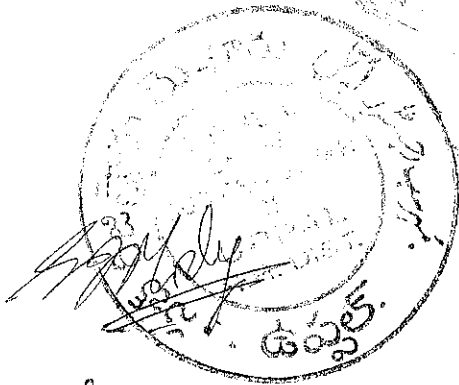
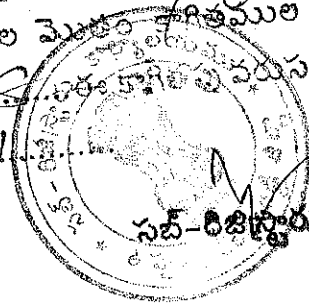
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము 2200/నంబు
 దస్తావేజుల మొత్తం కలిపి
 సంఖ్య 1000 కలిపి వయస
 సంఖ్య 1



200 6 వ సం|| 2200/నంబు... 16 తేది
 192 7 వ.శ.శా.నంబు... మాసము 27... తేది
 పగలు 3... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Gaurang Mody
 రిజిస్ట్రేషన్ కట్టడం, 19వ లోని ఫ్లోర్ 32 ఏ-ను
 అనుసరించి సవాల్ చేయబడిన పోలోగ్రాఫులు
 మరియు పేరిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ|| 1020/- చెల్లించినారు.
 Receipt No. 166632 Dt. 16/2/2016
 SBH, Habsiguda Branch, Sec'bad

శ్రాసే యిచ్చినట్లు ఒప్పుకోస్తుంది.
 విదము ప్రోటానఫ్రైలు



G. Mody

Gaurang mody s/o. Jayantilal mody, occ: Business
 E/o. Flat no. 105, Sapphire apts, Chikoh Gand
 Begumpet, Hyderabad, through special General
 Power of Attorney for Presentation of Doc
 Vide Doc. No. 64/2005/Book 17 at Sec, Hyderabad.

నిరూపించినది.

1) *Gaurang*

C.R. Prabhakar Reddy s/o. Peddareddy
 occ: Senior (C) S-U-157/3 & 4, M.G. Road, Sec

2) *Gaur*

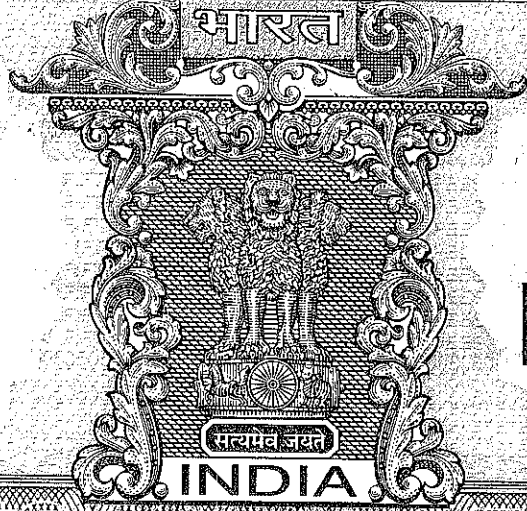
Laxmi Kumar s/o. Kamulu occ: Business
 E/o. 2-3-6n/101/24, Amberpet, Hyderabad.

200 6వ సం|| 2200/నంబు... 16 వ తేది
 192 7వ.శ.శా.నంబు... మాసము 27 వ తేది
 సబ్-రిజిస్ట్రారు

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

195123

Date : 14-02-2006 Serial No : 4,136 Denomination : 50

Purchased By : MEHTA & MODI HOMES

S/O K. PADMA REDDY HYDERABAD SECUNDERABAD

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

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	Gt. 0-50	Ac. 2-00 Gt.
			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 Gt.
			36	Gt. 60-50	
			37	Gt. 13-50	
				Gt. 85-00	
Total Extent of Land					Ac. 6-05 Gts.

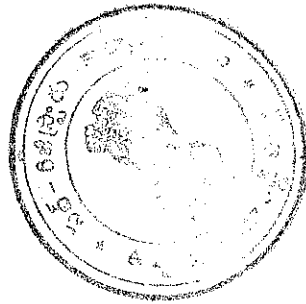
For Mehta and Modi Homes

Sheela Modi
Partner

For Mehta and Modi Homes

Suresh Chandra
Partner

వివాహము 2309/06
 పన్నుదేబాల మొత్తం కాగితముల
 సంఖ్య 8 ఈ కారణము వరకు
 పన్ను 2
 పరిశీలించు



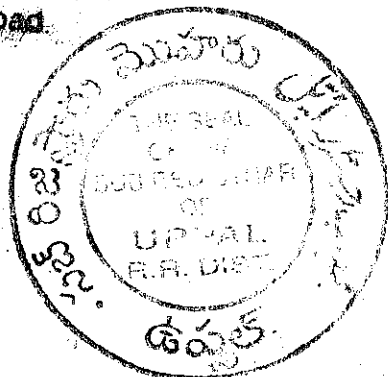
Endorsement Under Section 42 of Act 11 of 189
 No. 2309 of 2006 Date 16/2/06
 I hereby certify that the proper deficit
 stamp duty of Rs. 18000/- Rupees
 Eighteen thousand only
 has been levied in respect of this instrument
 from Sri. Gaurang Medy
 on the basis of the agreed market value
 consideration of Rs. 204000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 16/2/06 and Director U/S. 41 & 44
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 18000/- towards Stamp Duty
 including Transfer duty and Rs. 1020/-
 towards Registration fee was paid by the party
 through Challan Receipt number 166632
 Dated 16/2/06 at SRI Habsiguda Branch, Secbad

S.B.H. Habsiguda
 A/c No. 01900050700
 of S.R.O. Uppal



NOTE: D.S.D. Rs. 60/- & D.R.F Rs. 3/- Total

Rs. 60/- has been collected as
 agreed M.V of Rs. 204000/- Dt. 20/2/2006

SUB-REGISTRAR



आन्ध्र प्रदेश ANDHRA PRADESH

195120

Date : 14-02-2006 Serial No : 4,133 Denomination : 50

Purchased By : E.P. REDDY
S/O K. PADMA REDDY
HYDERABAD

For Whom :
MEHTA & MODI HOMES
SECUNDERABAD

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

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. 60 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:

For Mehta and Modi Homes

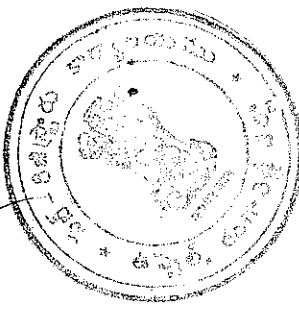
Shri Modi
Partner

For Mehta and Modi Homes

Shri Mehta
Partner

- 3 -

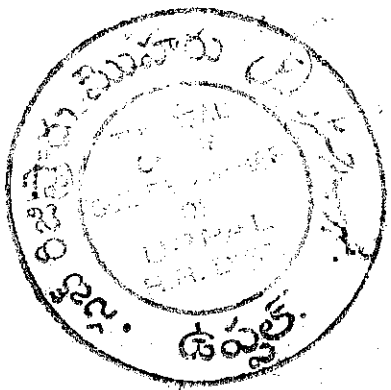
1 వ పుస్తకము 2309/06
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 2309-1-2006
సంఖ్య 2309-1-2006



సచి-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.స) పు 2309/06
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు విమిత్తం
గుర్తింపు నెంబరు 2309-1-2006
2006 సం॥ (కా.స) పు 16

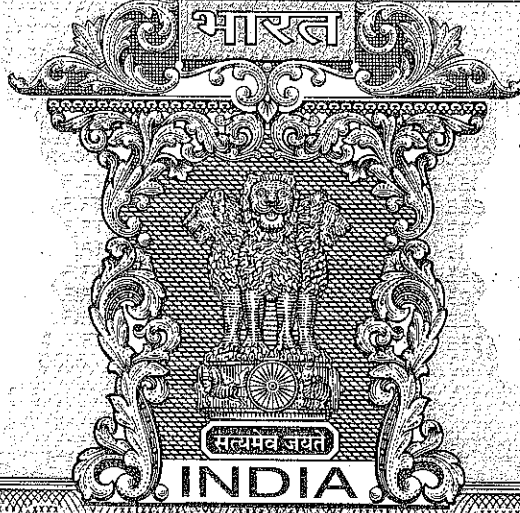
[Handwritten Signature]
రిజిస్ట్రారు



भारतीय नैऋत्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

195121

Date : 14-02-2006 Serial No : 4,134 Denomination : 50

Purchased By :

For Whom :

K.P. REDDY

MEHTA & MODI HOMES

S/O K. PADMA REDDY
HYDERABAD

/ SECUNDERABAD /

sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 60 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.
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.

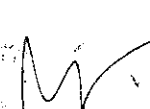
For Mehta and Modi Homes

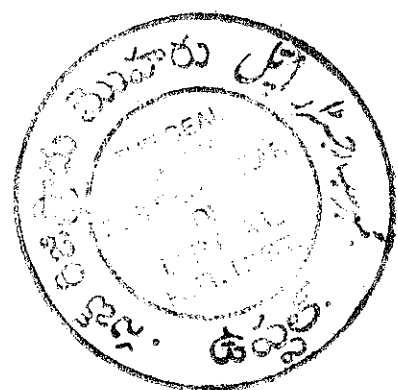
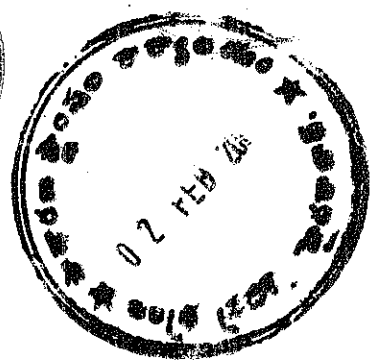
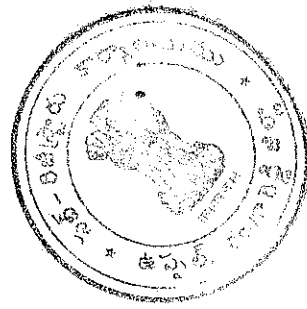

Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 2309/సం॥
దస్తావేజాల మొక్కం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య 4.....


పబ్-రిజిస్టరు





आन्ध्र प्रदेश ANDHRA PRADESH

195125

Date : 14-02-2006 Serial No. : 4,138 Denomination : 50

Purchased By : For whom :

K. P. REDDY

MEHTA & MODI HOMES

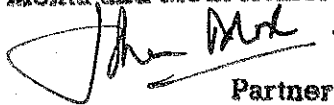
S/O K. PADMA REDDY
HYDERABAD

SECUNDERABAD

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

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. 19,120/- is paid by way of Challan No. B-166632, dated 16.02.2006, drawn on SBH, Habsiguda Branch, Hyderabad.


For Mehta and Modi Homes

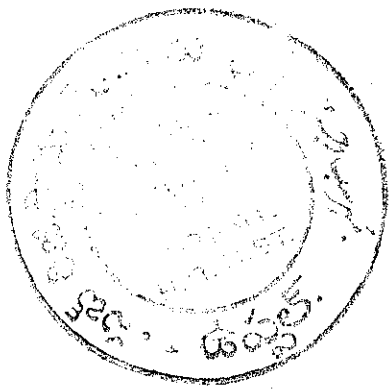

Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము 2309/10
దస్తావేజాల మొత్తం కాగితముల
పంక్తి.. &.. కాగితపు వరుస
పంక్తి.. 5

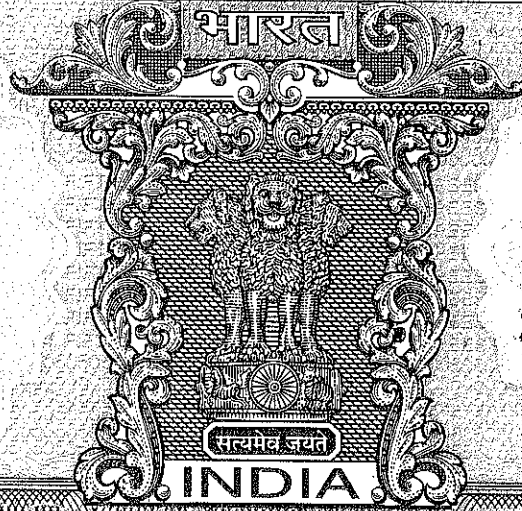

పబ్లికేషన్స్



भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

195126

Date : 14-02-2006 Serial No. : 4,139 Denomination : 50

Purchased By :

For Whom :

M.P. JEDDY

MEHTA & MODI HOMES

S/O E. PADMA REDDY
HYDRABAD

SECUNDERABAD

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

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 60 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. 59
South : Plot No. 61
East : Plot No. 49
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. Prasanna
(S. P. Reddy)
2. Jani
Kani

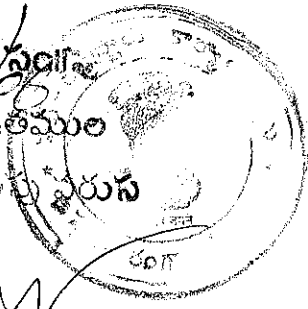
For Mehta and Modi Homes

John Mod.
VENDOR

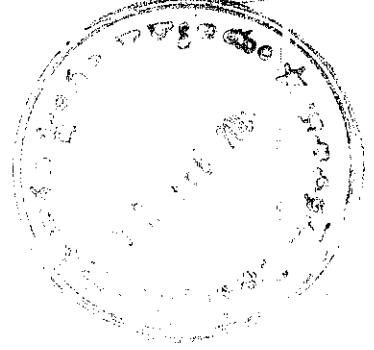
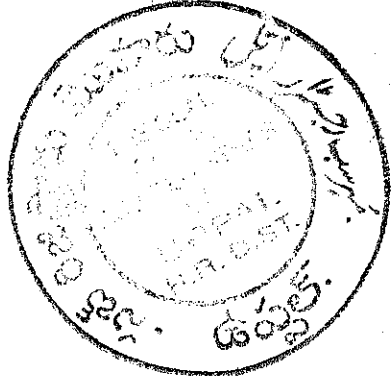
Sundar Reddy
VENDOR

B. Lakshmi
ENDEE

1వ పుస్తకము 2022, స్వర్ణ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు పుస్తక
సంఖ్య...6.....



పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 60, 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, SON OF SRI SATISH MODI

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

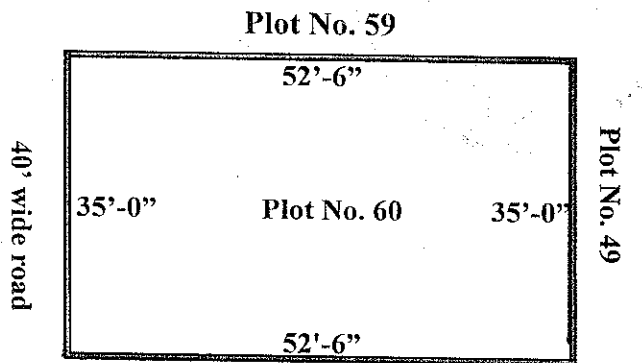
VENDEE: DR. B. STAMAHALAKSHMI, D/O. MR. B. ACHYUTHA RAMA RAO

REFERENCE:
AREA: 204

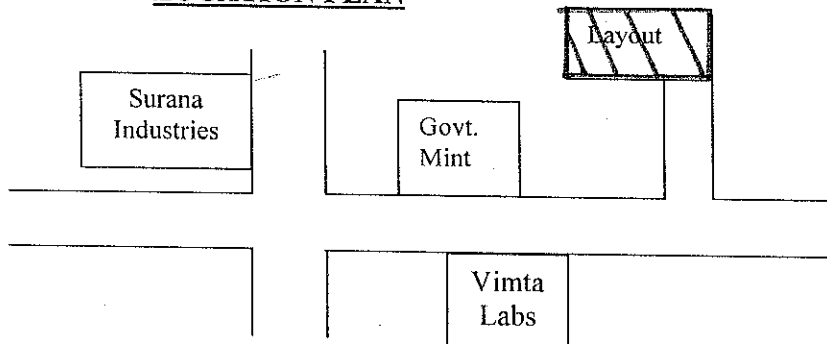
SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



LOCATION PLAN



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

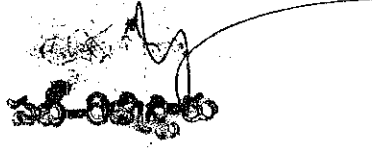
SIG. OF THE VENDOR

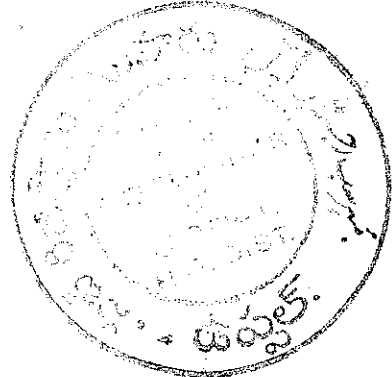
[Signature]
SIG. OF THE VENDEE

WITNESSES:





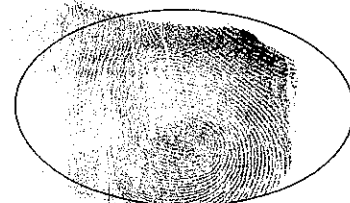

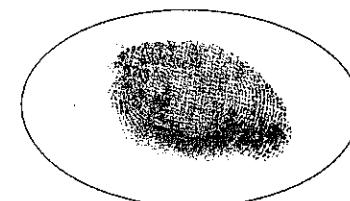

1. *[Signature]*
2. *[Signature]*

1వ పుస్తకము 2309/2006
దస్తావేజుల దిద్దుబాటు గ్రామీణుల
పంఖ్య - 8... ఈ దాగితపు వరుస
పంఖ్య 7.....

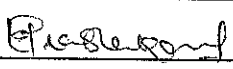

పరిశీలకులు




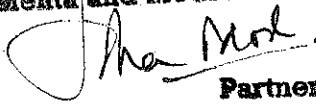
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

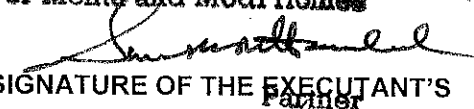
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4, III FLOOR, SOHAM MANSION, M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR, SOHAM MANSIOM, M. G. ROAD, SECUNDERABAD - 500 003.</p>
			<p><u>GPA FOR PRESENTATION OF DOCUMENTS:</u></p> <p>MR. GAURANG MODY S/O. MR. JAYATILAL MEHTA R/O. FLAT NO. 105, SAPPHIRE APTS, CHIKOTI GARDENS, BEGUMPET, HYDERABAD</p>
			<p><u>PURCHASER:</u></p> <p>DR. B. SITAMAHALAKSHMI, D/O. MR. B. ACHYUTHA RAMA RAO, R/O. Flat 101, KAMESWARI TOWERS, BHAGYANAGAR COLONY, OPP: KPHB, HYDERABAD</p>


SIGNATURE OF WITNESSES:

1. 

2. 

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

SIGNATURE OF THE EXECUTANT'S
Partner


SIGNATURE OF THE PURCHASER

1వ పుస్తకము 2309/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 2.. ఈ కాగితపు వరుస
సంఖ్య.....

3/60


సచి-రెజిస్ట్రార్

