

C.S.No. 6106... DOCT. No. 6513/2006

65
Ac. No. 16648



आन्ध्र प्रदेश ANDHRA PRADESH

173124

Wase
K. SRINIVAS
C.V.L. No. 2800, P. No. 89/200
City Civil Court,
SECUNDERABAD

21795
12/04/2006
Ratneswara Rao
Sivarama Krishnaiah
Self

SALE DEED

This Sale Deed is made and executed on this the 25th day of April 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. MARRE RATNESWARA RAO, SON OF MR. SIVARAMA KRISHNAIAH, aged about 40 years, residing at T2-30/2, Plot No 44, Self Finance Colony, Vanasthalipuram, Hyderabad, residing at 8-2-392, Road No. 5, Banjara Hills, Hyderabad – 500 034, 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 M/s. MEHTA AND MODI HOMES
[Signature]
Partner.

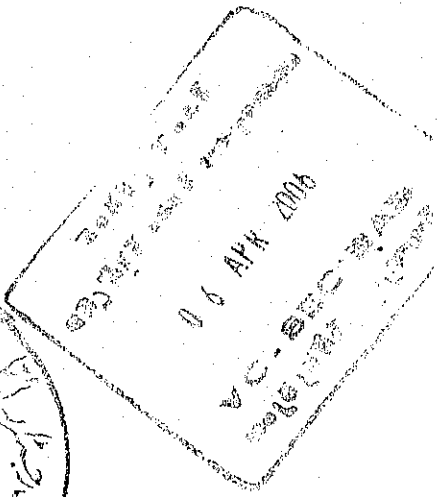
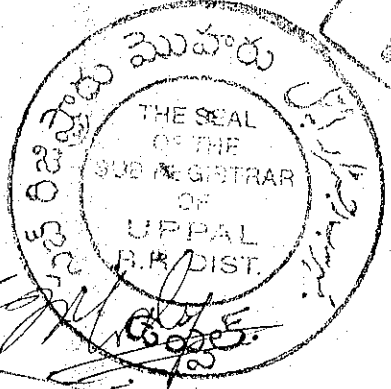
For M/s. MEHTA AND MODI HOMES
[Signature]
Partner.

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

200 వ సం॥.....నెల.....తేది
 192 వ.శ.శా.....మాసము.....తేది
 పాలు.....మరియు.....గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ.....**Gaurang Mody**.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో శహ దాఖలుచేసి
 రుసుము రూ॥.....చెల్పించినారు,
 Receipt No. 6643 Dt. 21/4/2016 Vide
 SBH, Habsiguda Branch, Sec'bad.
 ప్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవేలు

సబ్-రిజిస్ట్రారు



Gaurang Mody

Gaurang Mody S/o. Jayantlal Mody occ: Business
 P/o. Flat no. 105, Sapphire Apts, Chitoh Gardens
 Begumpet, Hyderabad, through General Power of
 Attorney for Presentation of documents, vide
 doc no. 64/BR/1/05 at Sec, Uppal.

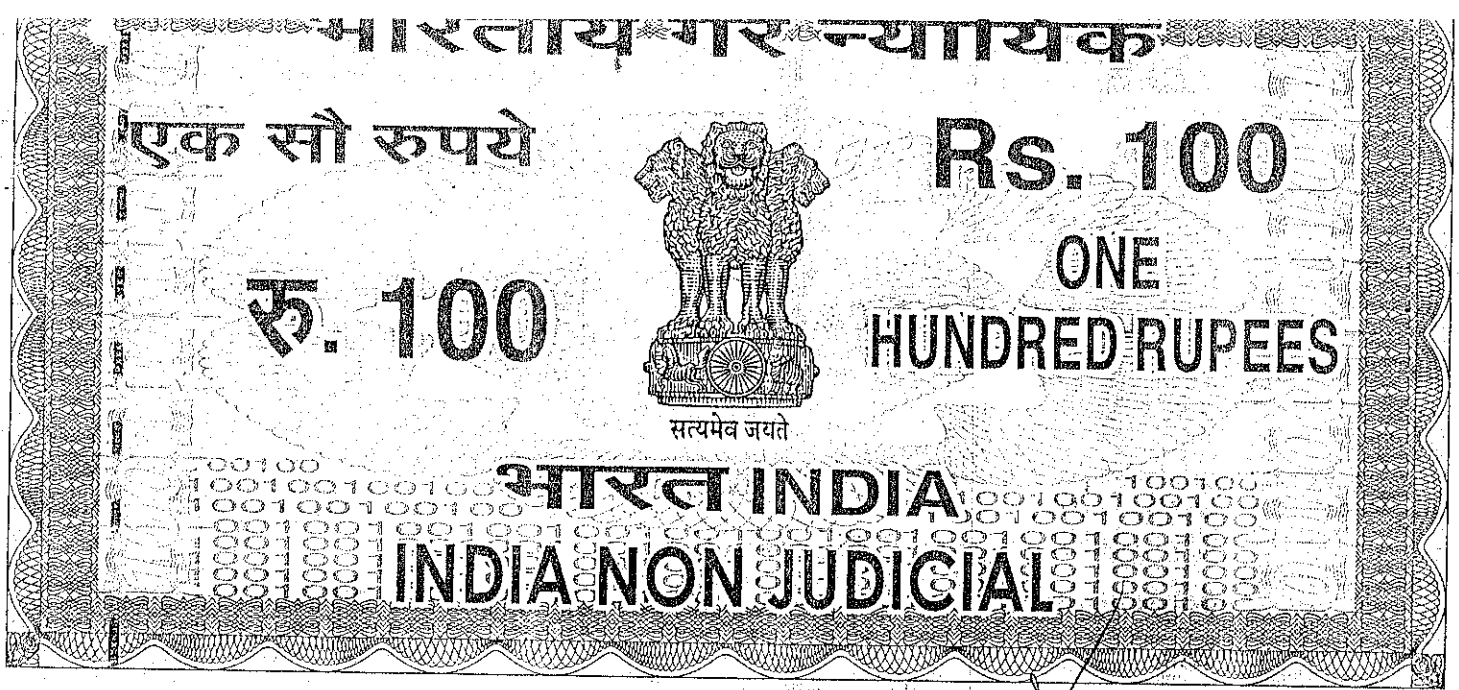


చిరూపించినది.

0 Present (K. Prabhakar Reddy S/o. K.P. Reddy
 occ: serviu no 5-4-187 12 & 4,
 M.G. Road, Secbad.

M. Tevikramarao M. Tevikramarao S/o. Late Venkateswara Rao Self Empty
 Kamalanages H.No. 1-7-159/104
 E.C.I.L Post.
 Hyd 500062

200 వ.సం॥.....నెల.....తేది



आन्ध्र प्रदेश ANDHRA PRADESH

173126

17/09/04
K. SRINIVAS
C.V.L. No. 26/98, R.No. 39/2004
City Civil Court,
SECUNDERABAD

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.


For M/s. MEHTA AND MODI HOMES

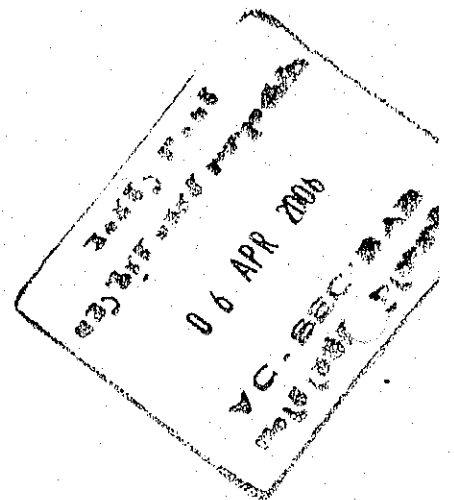
[Signature]
Partner.

For M/s. MEHTA AND MODI HOMES

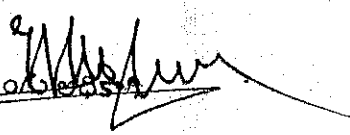
[Signature]
Partner.

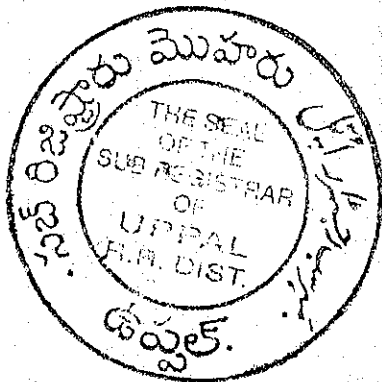
1వ పుస్తకము 6513/06 సం||
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...9...ఈ కాగితపు వరుస
 సంఖ్య...3.....


 సబ్-రిజిస్ట్రారు



1వ పుస్తకము సం|| (శా.శ) 6513/06
 నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నింబరు 6513: 1-2006 ఇవ్వడమై
 2006 సం|| ఏప్రిల్ 25 తేదీ


 రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

173127

W/S
K. SRINIVAS
S.V.L. No. 26/98, R.No. 39/20
City Civil Court.
SECUNDERAPUR

- D) The Vendee is desirous of purchasing a plot of land bearing no. 65 admeasuring 175 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 1,75,000/- (Rupees One Lakhs Seventy Five 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. 65 admeasuring 175 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. 1,75,000/- (Rupees One Lakhs Seventy Five 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 M/s. MEHTA AND MODI HOMES

[Signature]
Partner.

For M/s. MEHTA AND MODI HOMES

[Signature]
Partner.



आन्ध्र प्रदेश ANDHRA PRADESH

173128

2/799 12/04/2006
 Name: Pathedwards Rao
 S. V. Venkatesh
 S. A. P.

W. S. Srinivas
 E. SRINIVAS
 C.V.L. No. 25/03, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD

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.

The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.

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.

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.

Stamp duty and Registration amount of Rs. 16,120/- is paid by way of Challan No. 534643, dated 22.04.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For M/s. MEHTA AND MODI HOMES

For M/s. MEHTA AND MODI HOMES

[Signature]
 Partner.

[Signature]
 Partner.



आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 21800
Date: 12/04/2006
Name: Ratneswar Reddy
S/o: S. Lakshmi
For: V.L.

Rs. 100
Ratneswar Reddy
S. Lakshmi
S. Lakshmi

H. SRINIVAS

173129

C.V.L. No. 26/01 P.No. 39/2004
City Civil Court
SECUNDERABAD

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 65 admeasuring about 175 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. 66
South : Compound wall & neighbors land
East : 40' wide road
West : Plot No. 67

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. (F. P. Reddy)
2. (M. J. VIKRAMARAO)

For M/s. MEHTA AND MODI

[Signature]

VENDOR
For M/s. MEHTA AND MODI

[Signature]
VENDOR

VENDOR

REGISTRATION PLAN SHOWING

PLOT NO. 65, 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

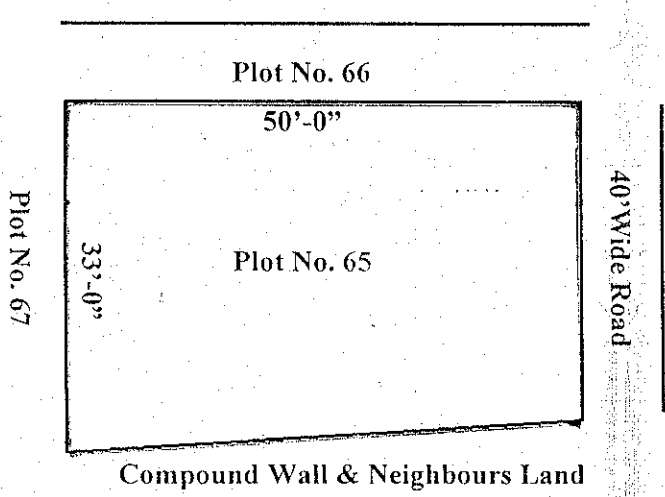
VENDEE: SRI MARRE RATNESWARA RAO, SON OF SRI SIVARAMA KRISHNAIAH

REFERENCE:
AREA: 175

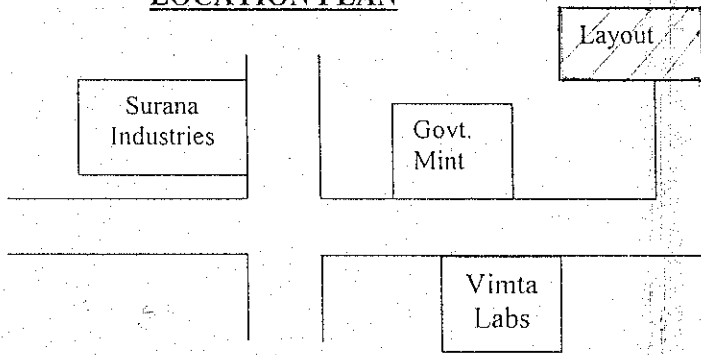
SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



LOCATION PLAN



For M/s, MEHTA AND MODI HOMES

[Signature]
Partner

For M/s, MEHTA AND MODI HOMES

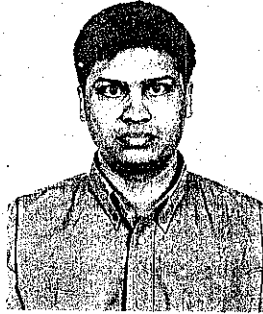
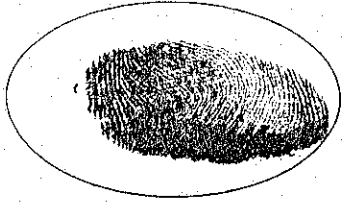
[Signature]
SIG. OF THE VENDOR.

WITNESSES:

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

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

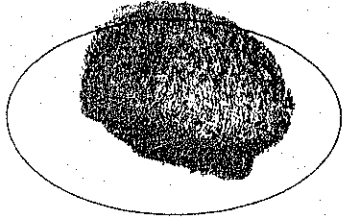
| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|--------|--|--|--|
|--------|--|--|--|



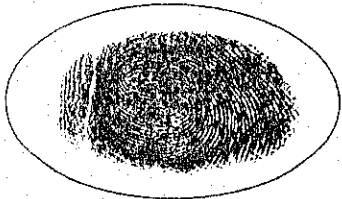
VENDOR:

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. *Prasanna*

2. *M. Prasad*

For M/s. MEHTA AND MODI HOMES For M/s. MEHTA AND MODI HOMES

Soham Modi


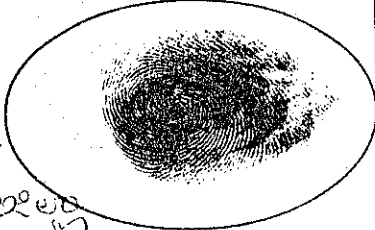

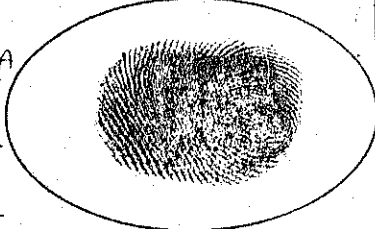
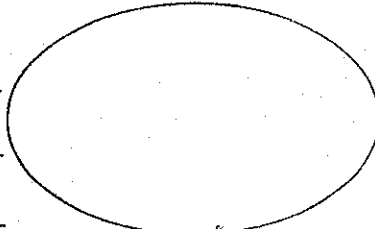
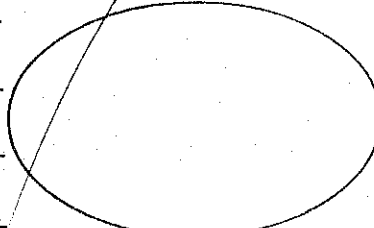
Partner.

Suresh U. Mehta

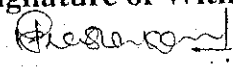
Partner.

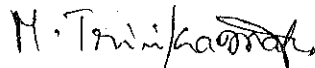
SIGNATURE OF THE EXECUTANT'S

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

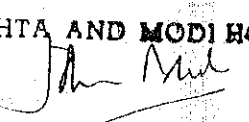
| Sl. No. | PASSPORT SIZE PHOTOGRAPH | NAME & PERMANENT POSTAL ADDRESS OF PRESENTAND / SELLER / BUYER | FINGER PRINT IN IN BLACK INK (LEFT RUMB) |
|---------|--|---|---|
| |  | PURCHASER:- మర్రి రత్నకృష్ణారావు S/o. కపూరుమ కృష్ణారావు రేచలం కే వాసు కపూరు మునీషం, కృష్ణారావు PIN - 521121 |  |
| |  | REPRESENTATIVE:- MR. Y.L.V. PRASAD S/o. LATE Y. PANDU RANGA H.No: 72-30/2 - RAO Plot NO. 44, SELF-FINANCE COLONY VANASTHALI PURAM, HYD - 070 |  |
| | PHOTO | |  |
| | PHOTO | |  |


Signature of Witnesses :

1.  For M/s, MEHTA AND MODI HOMES

2.  Partner

Signature of the Executants

 For M/s, MEHTA AND MODI HOMES

 Partner.

Note :- If the Buyer (s) is / are not present before the Sub Registrar, the following request should be signed.
 I/We send herewith my/our photograph (s) and fingerprints in the form prescribed, through my representative, Sri..... Y.L.V. PRASAD as I/We cannot appear personally before the Registering officer in the office Sub-Registrar of Assurance

9/65