

0-2929/2005

2947/05

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786352

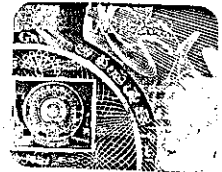
S.No. 11318 Date 29/3/05 Re. 100/-

Sold to Mr. PAVAN KUMAR DESAI

S/o. NARSING RAO DESAI  
R/W Hyd

For whom Sell by other SALE DEED

R. MANENDER  
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 March, 2005 at 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

1. Mr. PAVAN KUMAR DESAI, SON OF SRI. NARSING RAO DESAI, aged about 34 years,
2. Mrs. RASHMI, WIFE OF SRI. PAVAN KUMAR DESAI, aged about 30 years,

Both are Residents of 203, Siddhi Apartments, Sham Karan Road, Ameerpet, 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

*[Signature]*  
Partner

For Mehta and Modi Homes

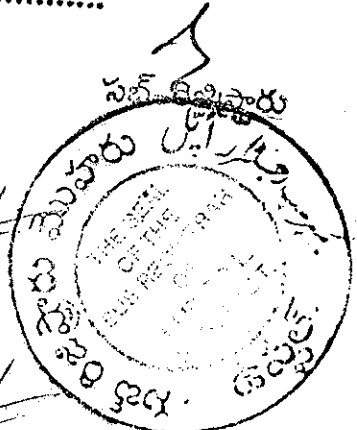
*[Signature]*  
Partner

Contd..2.

200 వ సం. వి.సం. నెల. 30 తేది  
 192 వ.శా.శా. మాసము. తేది  
 పగలు. మరెయ. గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Gaurang Mody  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఏ-ను  
 అనుసరించి సమర్పించవలసిన పోలోగ్రాఫులు  
 మరియు దిశిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ. 970/- చెల్లించి గారు.  
 Receipt No. 787967 Dt. 20/3/25  
 SBH, Habisipura Branch, Sec'bad.

1వ పుస్తకము? సం. 1925  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య. ఈ కాగితపు వరుస  
 సంఖ్య.



వ్రాసి యిచ్చినట్లు భప్పు కొన్నది.  
 ఎడమ బ్రాటనవేలు



నిరూపించినది.

Gaurang mody slo. Jangantilal mody oee.  
 Business - 40 Feroz 105, Sapphire Apts,  
 Chikoh Gardens, Begumpet Hyderabad.  
 through Special Power of Attorney, attested  
 vide Power No. 18/2005 at Sec, Warad.

1. (Signature)  
 (Gardishu)  
 870 Cafe. D. K. Kananya  
 R/o H-503, Maytown Pk  
 Madhapur

2. (Signature) (K. Prasanna Reddy slo. Padma Reddy  
 oee: Senu 10 J-4-187 13 & 4, M. G. Road  
 Sec'bad

2005 వ. సం. వి.సం. నెల. 30 తేది  
 192 వ. శా.శా. మాసము. తేది

(Signature)  
 సబ్-రిజిస్ట్రారు

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 11319 Date 29/3/05 Rs. 100/-

Sold to: Mr. Pavan Kumar Desai

S/o. ~~Mr. Pavan Kumar Desai~~ Narsing Red Desai A/o Ppyd :: 2 ::

For whom: Self & others

05AA 786353

R. NARENDER  
SVL No. 42/95  
R.No. 38/2004-2006  
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. 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 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.

*Mehta Modi*  
Partner

*Sunmattam*  
Partner

1 వ పుస్తకము... 24/2/2015  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 పంఖ్య...  
 పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 19 of 1956  
 No. 2947 of 200. Date 30/3/15

I hereby certify that the proper deficit  
 stamp duty of Rs. 2260/- Rupees

has been levied in respect of this instrument  
 from S. G. Chandrababu Naidu

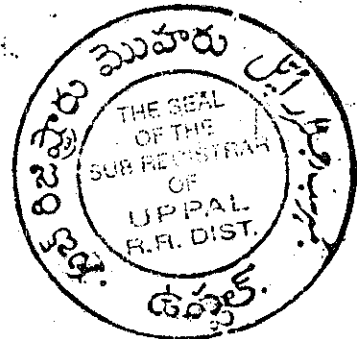
on the basis of the agreed Market Value  
 consideration of Rs. 19,00,000/-

being higher than the consideration agreed Market  
 Value.

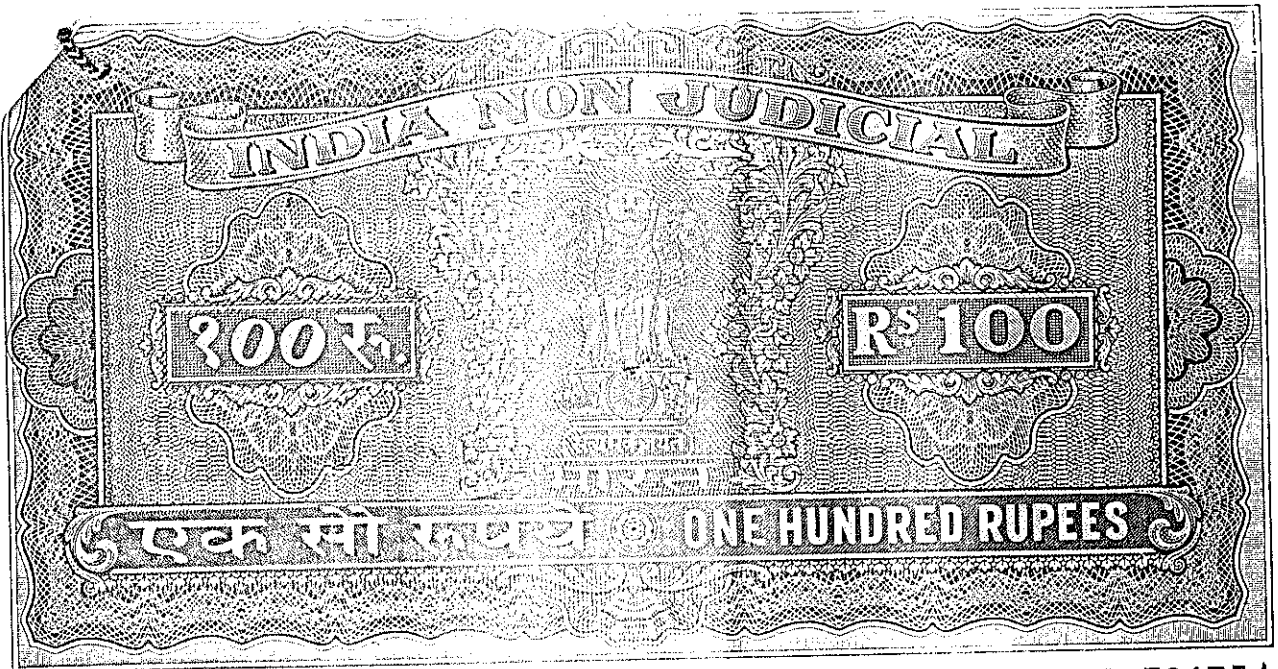
S.R.O. Uppal and Collector U/S. 41&4  
 Dated: 30/3/15 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 2260/- towards Stamp Duty  
 including Transfer duty and Rs. 970/-  
 towards Registration Fee was paid by the party  
 through Chalan Receipt Number 787987  
 Dated: 30/3/15 at SBI Habsiguda Branch, Sec bad.



S.B.H. Habsiguda  
 A/c No. 01000050768  
 of C.R.O. Uppal.

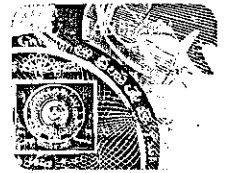


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 S.No. 11320 Date 29/3/05 Rs. 100/-

05AA 786354

Sold to M.V. Ravan Kumar Desani  
 S/o. W. Narsing Rao Desani A/o. 3H:d  
 For whom Self & others

R. W.  
 R. HARINDER  
 SVL No. 42/95  
 R.No. 30/2004-2006  
 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:

- a. Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy.
- b. Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- c. Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- d. 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 tentative layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

Contd..4.

For Mehta and Modi Homes

*[Signature]*  
 Partner

For Mehta and Modi Homes

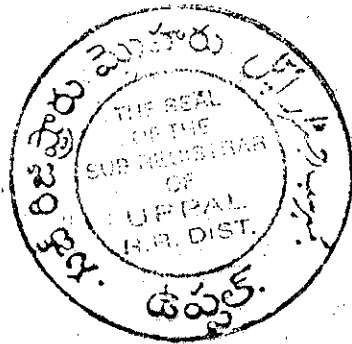
*[Signature]*  
 Partner

1 వ పుస్తకము 294/సంఖ్య  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య 3 ఈ కాగితపు పరుస  
 సంఖ్య 3

1  
 పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (294) / 2005  
 నిబంధనగా రిజిస్ట్రారు దేయబడి స్వామింగు విమిత్రం  
 గుర్తింపు సంఖ్య (294) 1-2005 ఇవ్వడమైన  
 2005 సంఖ్య వాటి సంఖ్య 30 తది

*[Signature]*  
 రిజిస్ట్రారు అధికారి





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786355

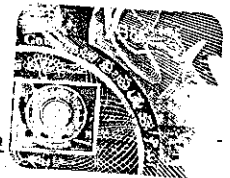
S.No. 11321 Date 19/2/05 Rs. 100/-

Sold to M/s. Pavan Kumar Reddy

S/o. ~~...~~ Navsmy Rao Deka, H/o Hyd

For whom Self & others :: 4 ::

R. W.  
R. MAJUMDAR  
SVL No. 42/95  
R.No. 30/2004-2006  
RAM NAGAR, HYD'BAD.



D) The Vendee is desirous of purchasing a plot of land bearing No.68, admeasuring 194 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 1,94,000/- (Rupees One Lakh Ninety 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.68, admeasuring 194 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. 1,94,000/- (Rupees One Lakh Ninety 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.

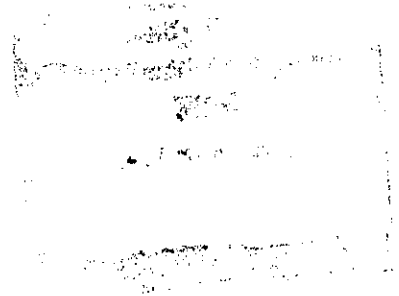
Contd..5.

For Mehta and Modi Homes

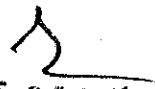
*Mehta Modi*  
Partner

For Mehta and Modi Homes

*Mehta Modi*  
Partner



1వ వుత్తము... 29/12/03  
 కర్ణాటక న్యాయ కార్యముల  
 గ్రంథ... కం 50 గీతపు వరుస  
 సంఖ్య 4.....

  
 డి.వి. రెడ్డి



... ..

... ..



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786356

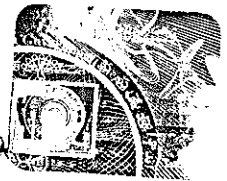
S.No. 11322 Date 24/3/05 Rs. 100/-

Sold to Mr. Pavan Kumar Delhi

S/o. W/o. Nursing Dept. Darsi U.D. Hyd

For whom Self & others

R. Uyy  
R. MAHENDR  
SVL No. 2005  
R.No. 2004-2006  
RAM NAGAR, HYDRAB



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 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. 23,745/- is paid by way of challan No. 787987, dated 30.3.05, drawn on SBH, Habsiguda, Hyderabad.

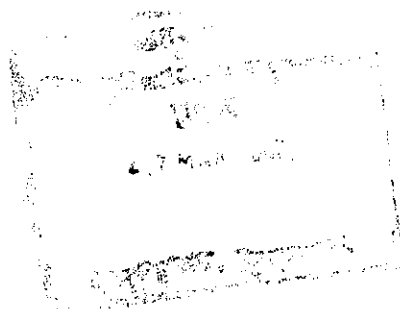
For Mehta and Modi Homes

*Ma Moh*


For Mehta and Modi Homes

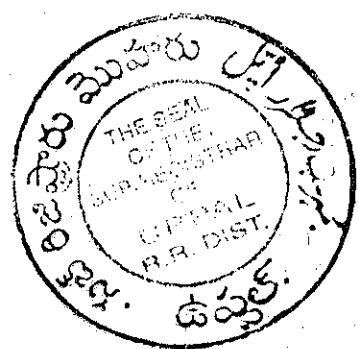
*Sunil Kumar*

Contd..6.



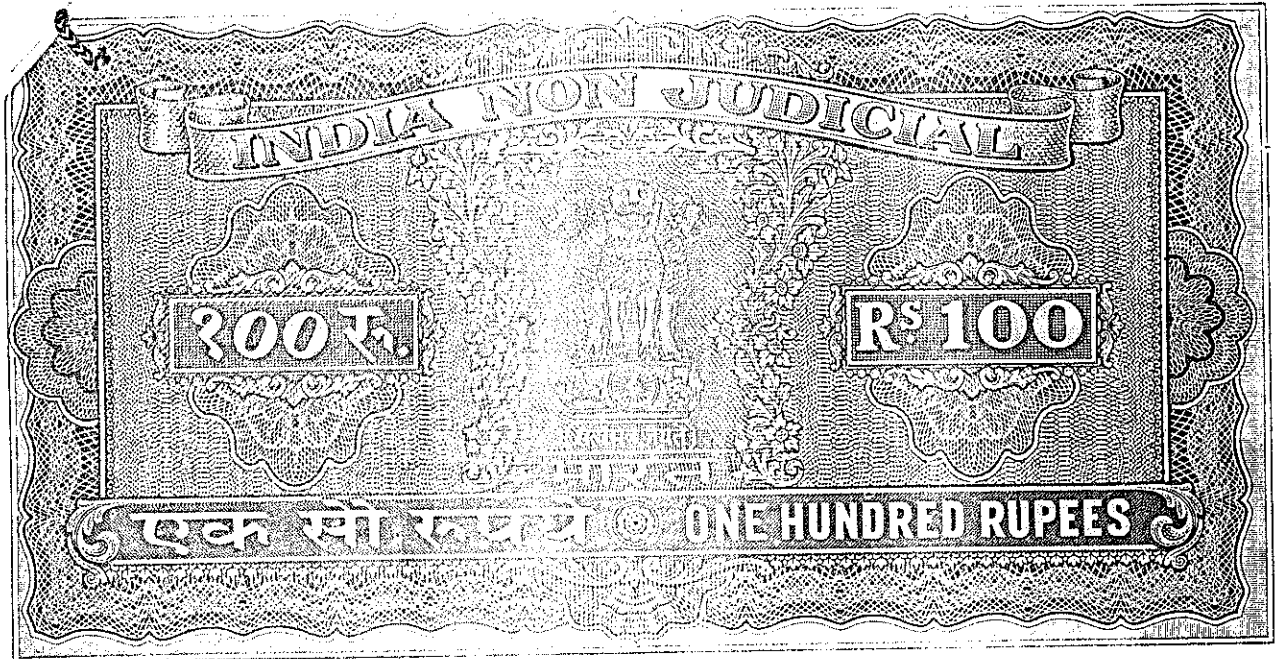
1 న ప్రస్తుతము 2.9.4. ప్రకారము  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య.. ౬.... ఈ కాగితపు పరుస  
 సంఖ్య.. 5.....

  
 పబ్-రిజిస్ట్రారు



మొదలు మొదలు  
 THE SEAL  
 OF THE  
 REGISTRAR  
 OF  
 CENTRAL  
 R.R. DIST.  
 రిజిస్ట్రారు  
 కేంద్ర రైల్వే దిస్ట్రిక్ట్

100Rs.

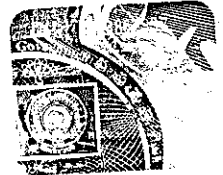


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
S.No. 7133 Date 29/10/2006

05AA 786357

Sold to: M/s. Pavan Kumar D.H. Co.  
S/o. W. Varling Rao D.H. Co. N/o Hyd.  
For whom: రెజిస్ట్రేషన్ గోధుమి :: 6 ::

*R. Narasimha*  
R. NARASIMHA  
SVL No. 42/95  
R.No.39/2004-2006  
RAM NAGAR, HYD'BAD.



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.68, admeasuring about 194 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. 70.
- SOUTH :: 40' Wide Road.
- EAST :: 40' Wide Road.
- WEST :: Plot No. 69.

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:

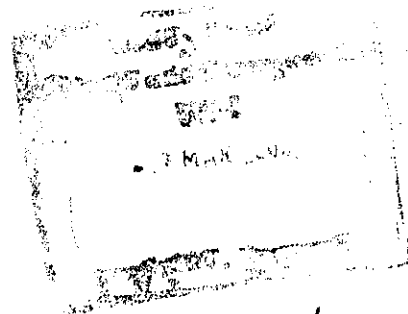
1. *Shanmugasundaram*  
(S. Shanmugasundaram)
2. *P. Suresh U Mehta*  
(P. Suresh U Mehta)

*Soham Modi*  
(Soham Modi)  
VENDOR

*Suresh U Mehta*  
(Suresh U Mehta)  
VENDOR

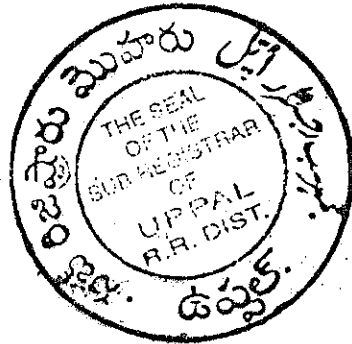
*Pavan Kumar*  
Pavan Kumar  
Rashmi Devi  
VENDEE.

or M



1వ ప్రభుత్వ రిజిస్ట్రార్  
దస్తావేజుల విభాగం కాకినాడ  
సంఖ్య: 1000/2019  
తేదీ: 10/05/2019

పబ్-రిజిస్ట్రార్



1000/2019

1000/2019

1000/2019

1000/2019

**SECTION PLAN SHOWING**

PLOT NO. 68, FORMING A PART

**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:** 1. MR. PAVAN KUMAR DESAI, SON OF MR. NARSING RAO DESAI,  
2. MRS. RASHMI, WIFE OF PAVAN KUMAR DESAI,

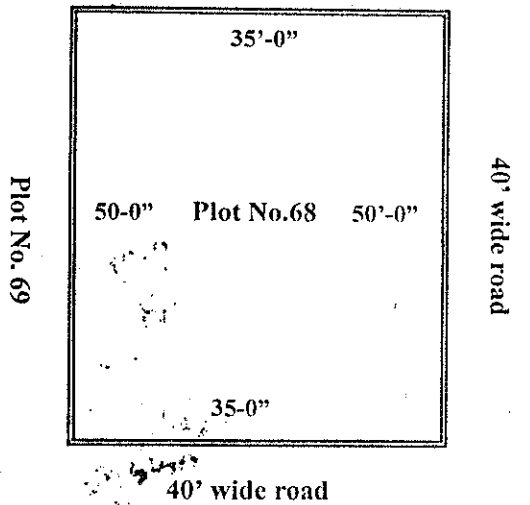
**REFERENCE:**  
**AREA:** 194

**SCALE:**  
**SQ. YDS.**

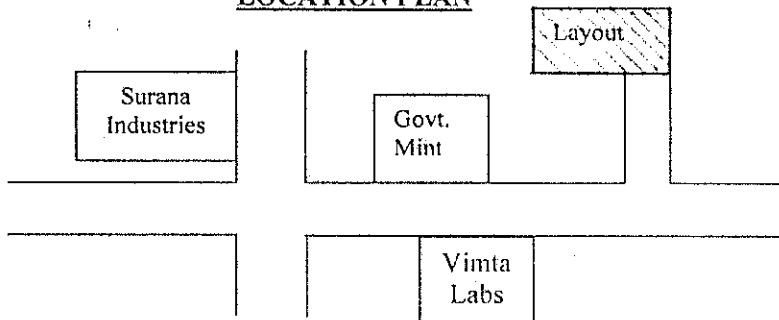
**INCL:**   
**SQ. MTRS.**

**EXCL:**

Plot No. 70



**LOCATION PLAN**



**WITNESSES:**

- 1.
- 2.

Pavan Kumar Desai

Rashmi Desai

**For Mehta and Modi Homes**

Partner  
SIG. OF THE VENDOR

**For Mehta and Modi Homes**

Partner

1వ పుస్తకము 294/500  
దస్తవేజుల మొత్తం కాగితముల  
సంఖ్య. 500... ఈ కాగితపు వరుస  
సంఖ్య: .....

*[Handwritten Signature]*  
పరిశీలకుడు

