

C.2597/2005

2583/05

Ac/2637
100Rs.



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 685196

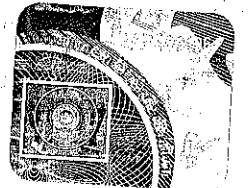
S.No. 10215 Date 19.3.05 = 100/-

Sold to Srinivasan Arunachalam

S/o. W. V. P. Arunachalam

For whom Self, Hyderabad.

R. NAGENDER
 R. NAGENDER
 SVL No. 42 95
 R. No. 33/2004-2006
 RAM NAGAR, HYD' BAD.



SALE DEED

This Sale Deed is made and executed on this the 21st day of March 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. Late Uttamlal Mehta, aged about 55years, 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. SRINIVASAN ARUNACHALAM, Son of Shri V.P. Arunachalam, aged about 35 years, residing at 101, Sai Kiran Apartments, Kalyannagar, Hyderabad - 38, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

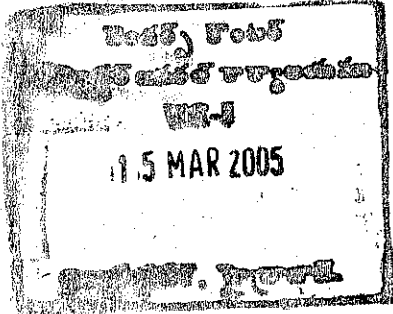
For Mehta and Modi Homes

[Signature]
 Partner

For Mehta and Modi Homes

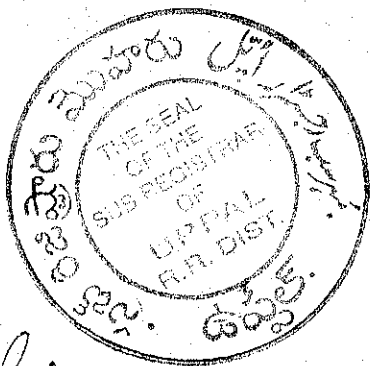
[Signature]
 Partner

Contd..2.



1వ పుస్తకము 2587 నంబరు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య: 9 ఈ కాగితపు వరుస
 సంఖ్య: 1

సబ్-రిజిస్ట్రారు



2005- వ సం. మార్చి నెల 21 తేదీ
 1926- వ.శ.శా.నం. నాగార్జున మాసము 30 తేదీ
 పగలు 3 మరియు 4 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

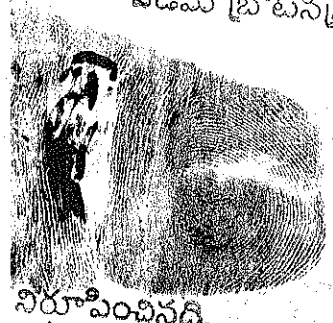
శ్రీ Gaurang Mody
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 1355 చెల్లించినారు.

Receipt No. 782642-D-213/05 vide
 SBH, Habsiguda Branch, Sec'bad.

Gaurang Mody

వ్రాసే యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనపైలు

Gaurang Mody



నిరూపించినది.

Gaurang mody s/o. Jayanthilal mody
 occ: Business - R/o. Flat no. 105, Sapphire
 Apts, Chikoti Gardens, Begumpet, Hyderabad.
 through special power of Attorney, Attested
 vide doc. no. 18/2005 at sro, uppal.

- 1) Prabha Reddy (K. Prabha Reddy S/o. Padma Reddy
 occ: service (C) 5-u-18713 & 4, Sec'bad.
- 2) Sridhar S/o. Ramechandrababu occ: service
 H.No. 2-3-62/10/24, Amberpet, Hyderabad

2005 వ. సం. మార్చి నెల 21 తేదీ
 1926 వ. శా.శా.నం. నాగార్జున మాసము 30 తేదీ

Gaurang Mody
 సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 685197

S.No. 102/16 Date 19.3.05 Rs. 100/-

Sold to M. Srinivasan Arunachalam

S/o. W/o. V.P. Arunachalam, No. Hyderabad

For whom Self

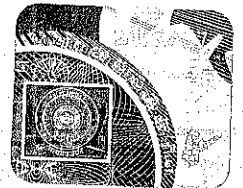
R My

R. NARAYAN

SVL No. 42 95

R. No. 38/2004-2006

RAM NAGAR, HYD'BAD.



:: 2 ::

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 37 38 39	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.

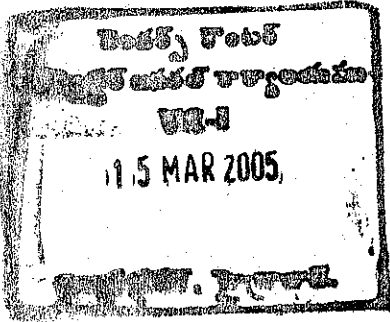
For Mehta and Modi Homes

Mehta
Partner

For Mehta and Modi Homes

Modi
Partner

Contd..3.



1 వ పుస్తకము 2583 వ.నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 18y
No. 2583 of 2005 Date 21/3/05

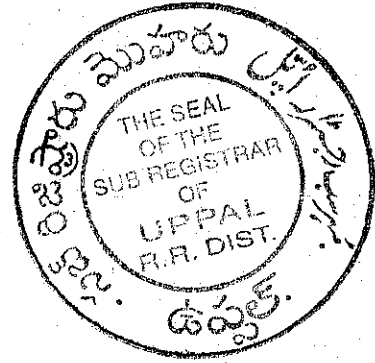
I hereby certify that the proper deficit
stamp duty of Rs. 31820/- Rupees *Thirty one thousand -
Eight hundred and twenty only*
has been levied in respect of this instrument
Executed by *Gaurang Medy*
on the basis of the agreed Market Value
consideration of Rs. 271000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Sub Registrar
and Collector U/S. 41&4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 31820/- towards Stamp Duty
Including Transfer duty and Rs. 1355/-
towards Registration Fee was paid by the party
through Challan Receipt Number 787642
Dated 21/3/05 at SBH Habsiguda Branch, Secbad.

S.B.H. Habsiguda
A/c No. 01000050788
of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

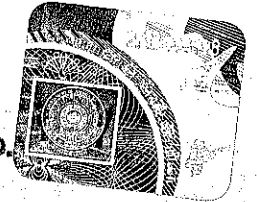
05AA 685198

S.No. 102-17 Date 19-3-05 Rs. 100/-

Sold to Mr. Srinivasan Arunachalam

S/o. W/o. V. P. Arunachalam, R/o. Hyd.

For whom Self

R U
R. NARENDER
SVL No. 42 95R. No. 33/2004-2006
RAM NAGAR, HYD'BAD.

:: 3 ::

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.

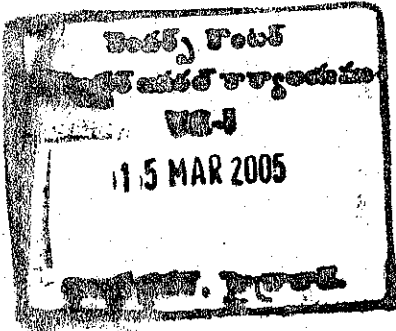
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

Contd..4.

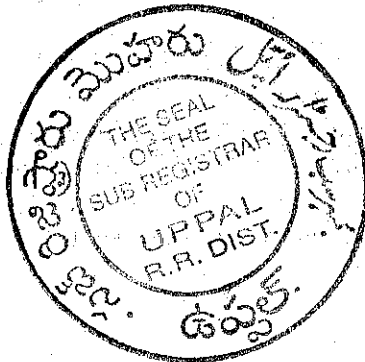


1వ పుస్తకము సంఖ్య...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

సబ్ రిజిస్ట్రారు

1వ పుస్తకము సంఖ్య (శా.న) పు. 2583/05
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు... 2583... 1-2005 ఇవ్వడమైన
2005 సంఖ్య... నెంబరు... 21... డి

రిజిస్ట్రారు/సబ్ రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 685171

S.No. 10218 Date 19.3.05 Rs. 100/-

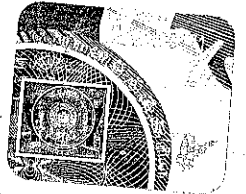
Sold to: Srinivasan Arunachalam

S/o. V.P. Arunachalam

For whom: Self

:: 4 ::

R. NARENDER
SVL No. 42 95
R No 33/2004-2006
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. 70 admeasuring 271 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,71,000/- (Rupees Two Lakhs Seventy One 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. 70 admeasuring 271 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. 2,71,000/- (Rupees Two Lakhs Seventy One Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

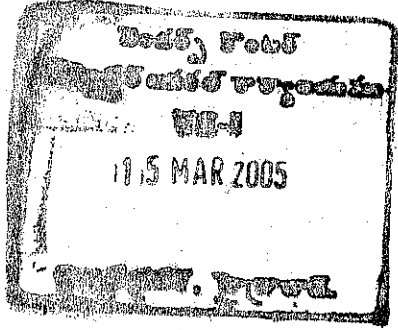
For Mehta and Modi Homes

Mr. Mehta
Partner

For Mehta and Modi Homes

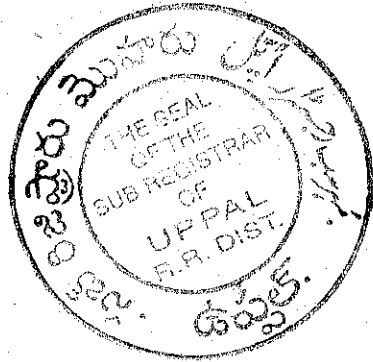
Sundararam
Partner

Contd. 5.



1 వ పుస్తకము 2500 నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9 తం కాగితపు వరుస
సంఖ్య 4

[Signature]
పబ్-రిజిస్ట్రారు



[Faint, mostly illegible text, likely bleed-through from the reverse side of the page.]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 10219 Date 19-2-05 Rs. 100/-

05AA 685216

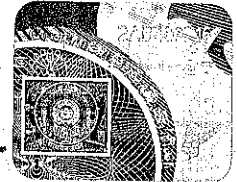
Sold to Srinivasan Annachalam

S/o. W/o. D. V. P. Annachalam

For whom R. N.

:: 5 ::

R. NARENDER
SVL No. 42 95
R. No. 33/2004-2006
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.
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.

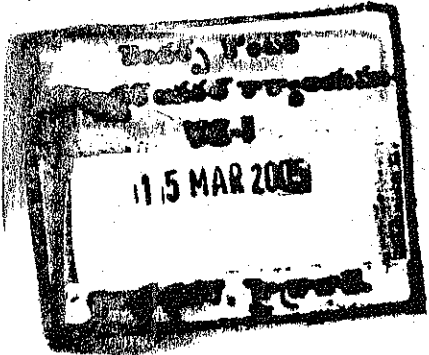
For Mehta and Modi Homes

John Mehta
Partner

For Mehta and Modi Homes

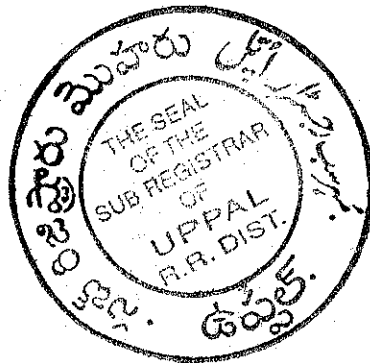
Suresh Mehta
Partner

Contd..6.



1వ పుస్తకమునకు... పంపించి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 5.....


సబ్-రిజిస్ట్రారు



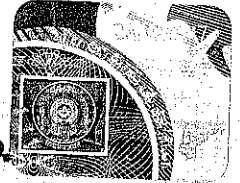


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 10220 Date 19.3.05 Rs. 100/-

05AA 685217

Sold by Srinivasa Annalalam
S/o. W/c D/d. V.P. Annalalam, H.O. Md.
For whom Self

R M
R. NARENDER
SVL No. 42 95
R. No 33/2004-2006
RAM NAGAR, HYD'BAD.



:: 6 ::

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. 33,270/- is paid by way of challan No. 787642, dated 21.03.05, drawn on SBH, Habsiguda, Hyderabad.


SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 70 admeasuring about 271 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: BLO No. 2

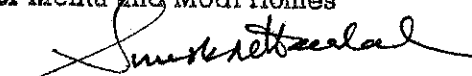
North	:	Plot No. 71
South	:	Plot No. 68
East	:	40' wide road
West	:	Public Road

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

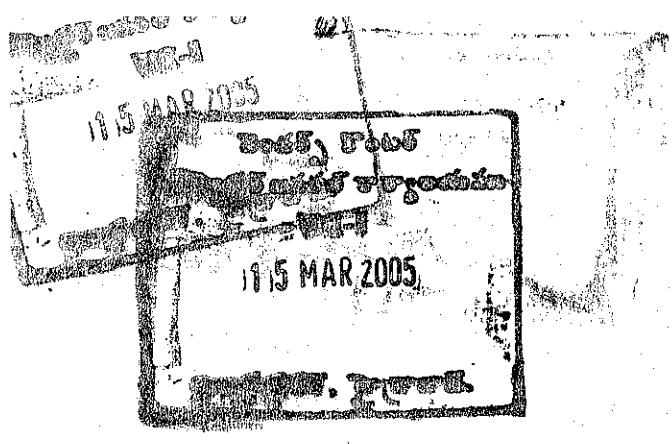
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

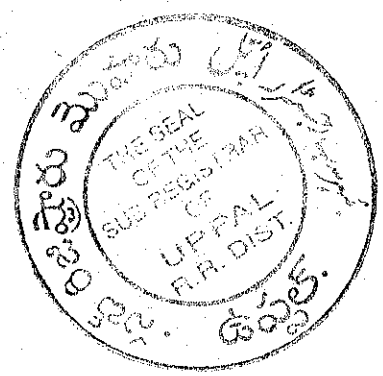

Partner

Contd..7.



1వ పుస్తకము కి... సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 6.....

సబ్-రజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 685227

S.No. 10227 Date 11-3-05 Rs. 100

Sold to Srinivasan Arunachalam

S/o. W/o. D/o. V.P. Arunachalam, P/o. Hyderabad

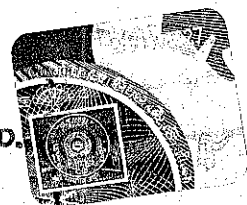
For whom self

R. NARINDER
R. NARINDER

SVL No. 42 95

No. 33/2004-2006

RAM NAGAR, HYD' BAD.



:: 7 ::

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. RAVI)

2. (SRIDHAR)

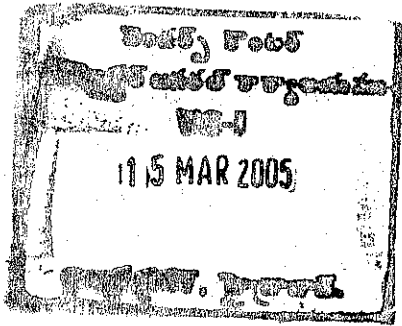
For Mehta and Modi Homes

(Sushant Mehta)
VENDOR

For Mehta and Modi Homes

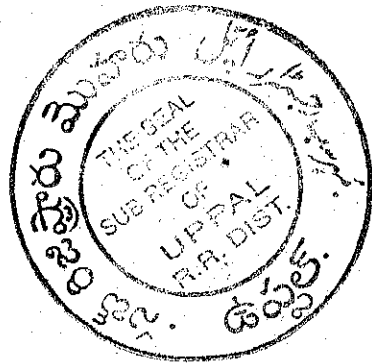
(Suresh U Mehta)
VENDOR

VENDE



1వ పుస్తకము 2500 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 7

సబ్-రజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 70, 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

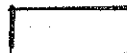
2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

VENDEE: SRI SRINIVASAN ARUNACHALAM, S/O. SRI V.P. ARUNACHALAM

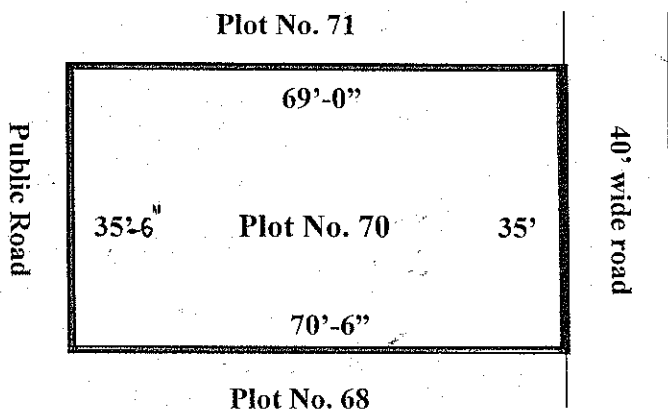
REFERENCE:
AREA: 271

SCALE:
SQ. YDS.

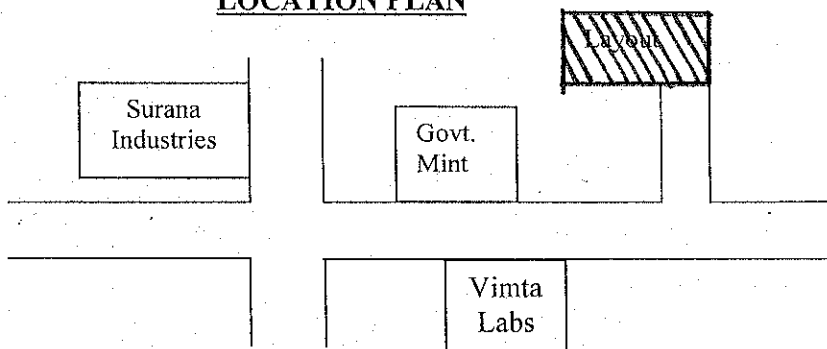
INCL:
SQ. MTRS.



EXCL:



LOCATION PLAN



For Mehta and Modi Homes

The Mehta
Partner

For Mehta and Modi Homes

Srinivasan
SIG. OF THE VENDOR

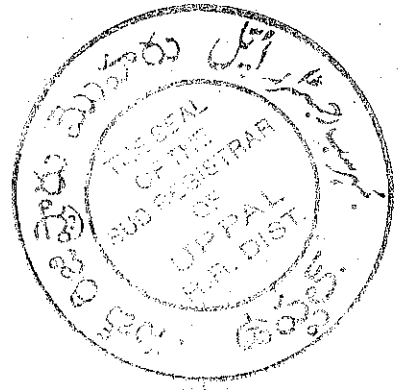
WITNESSES:

1. *[Signature]*

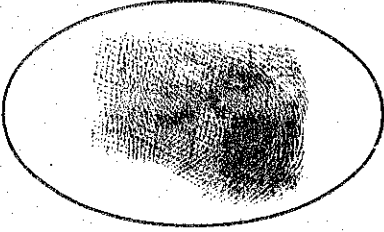

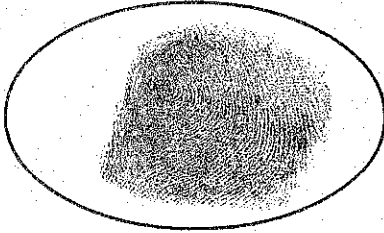



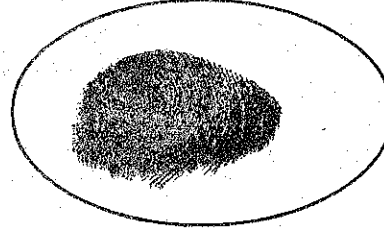

2. *[Signature]*

1 వ పుస్తకము 2523 నంబర్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....8.....

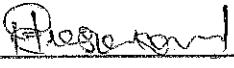

[Handwritten Signature]
సబ్ రిజిస్ట్రారు



**PHOTOGRAPHS AND FINGER PRINTS 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
			<p>VENDOR: <u>M/s. MEHTA & MODI Homes, having</u> <u>flr no 5-u-187 3 & 4, M.G. Road</u> <u>Sec Bad, rep by Partners</u> <u>Mr. SOHAM MODI &</u></p>
			<p><u>2, Mr. SURESH U. MEHTA</u> <u>no 5-u-187 3 & 4,</u> <u>M.G. Road,</u> <u>SEC - BAD,</u></p>
			<p><u>Rep. by VENDOR 1 & 2, Their SPA:</u> <u>Mr. GAURANG MODY</u> <u>Flat no. 105, Sapphire Apts,</u> <u>Chikoti Gardens, Begumpet, Hydr.</u></p>
			<p>PURCHASER: <u>Mr. SRINIVASAN ARUNACHALAM</u> <u>Flr. 101, Sai Kiran Apts,</u> <u>Kalyan nagar,</u> <u>Habsiguda - 38.</u></p>

SIGNATURE OF WITNESSES :

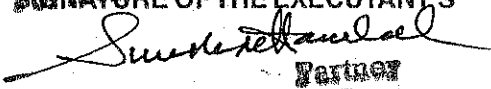
1. 
 2. 



For Mehta and Modi Homes


 Partner

For Mehta and Modi Homes
SIGNATURE OF THE EXECUTANT'S


 Partner

R/70

1వ పుస్తకము 2523 సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....9.....

M. K. Srinivasulu
సబ్ రిజిస్ట్రారు

