



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 05AA 786334
S.No. 11324 Date 29/3/05 Rs. 100/-
Sold to Mx. K. Krishnan, padmanabhan Iyer R. NAGENDER
SVI No. 42/95
S/o. W/o D/A Late Anantha. padmanabhan Iyer B.No. 33/2004-2006
For whom. Secy R/o Sec'd SAH NAGAR, HYD'SAQ.

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 5-4-137/3&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 FAYOUR OF

Mr. KRISHNAN PADMANABHAN IYER, SON OF LATE SRI. ANANTHA PADMANABHAN IYER, aged about 35 years. Resident of 401, Janya Apartments, Padmarao Nagar, Secunderabad.

hereinafter referred to as the 'Vendee' (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

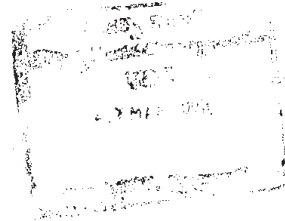
Contd..2.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

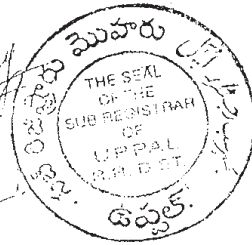
[Signature]
Partner



200 వ సం॥...నెల...తేది
 192 వ.శ.శా.సం॥...మాసము...తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పుల సచి-రిజిస్ట్రారు అఫీసులో

శ్రీ...
 రిజిస్ట్రేషన్ నెంబరు, 1908 లోన్ నెంబర్ 32 ఎ-ను
 అనుబంధ సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥...
 Receipt No. 761985 Dt. 30/3/96
 SBH, Habsiguda Branch, Sec'bad.

1వ పుస్తకము...
 దస్తవేజుల మొత్తం కాగితముల
 సంఖ్య...
 సచి-రిజిస్ట్రారు.



దాని యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాచినపై

Gaurang. Moddy s/o. Jyothambal moddy occi-
 Business Ho. Flat No. 105, Sapphire Apts
 Chitra Gardens, Begumpet, Hyderabad. Through
 Special Power of Attorney, dated 17th Nov
 No. 181/2005 at SRO, Uppal.
 (Gajush s/o late D.K. Kanayya
 occ. Sec'bad. (D) S-4. 167/394 N.G Road
 Sec'bad
 K. Prebhakar Reddy s/o. Padma Reddy
 occ: Sec'bad (D) S-4-167/394,
 M. G Road, Sec'bad.

నిరూపించినది.

1. *[Signature]*

2. *[Signature]*

2005 వ. సం॥...నెల...తేది
 192 వ. శా.శా. సం॥...మాసం...తేది

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S.No. 11325 Date 27/3/05 Rs. 100/-
 Sold to M.Y. Krishnan Padmanabhan 24er
 S/o. W/o D/d Late Arantha Padmanabhan 24er
 For whom Self R/O Sec: Sid ::

Q5AA 786335

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. 7-00	
			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.



1 వ పుస్తకము..... 2946/సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....

[Signature]
 సబ్-రెజిస్ట్రారు

Agent Under Section 42 of Act 1 of 1879.

No. 2846 of 2005 Date. 30/3/08

I hereby certify that the proper deficit stamp duty of Rs. 23880 Rupees

Twenty three thousand eight hundred eighty eight

has been levied in respect of this instrument from ...

on the basis of the agreed Market Value

consideration of Rs. 204000 being

higher than the consideration agreed Market Value.

S.R.O. Uppal

[Signature]
 Sub Registrar
 and Collector U.S. 41&4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 23880 towards Stamp Duty

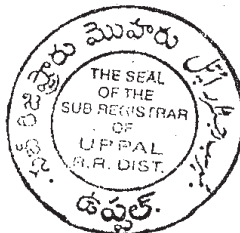
Including Transfer duty and Rs. 1020/-

towards Registration Fee was paid by the party

through Chafan Receipt Number 781988

Dated 30/3/08 at SBH Habsiguda Branch, Secbad

S.B.H. Habsiguda
 Ac No. 01000060786
 of S.R.O. Uppal.



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786336

S.No. 11326 Date: 29/3/05 Rs. 100/-

Sold to: Mri Krishan Padmanabhan Iyer

S/o. W/O. Late Anantha Padmanabhan Iyer

For whom: Self 1210 Sec. 5d

:: 3 ::

R. NADAR

SVL No. 42/85

R.No. 55/2004-2006

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:

- 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 tentative layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

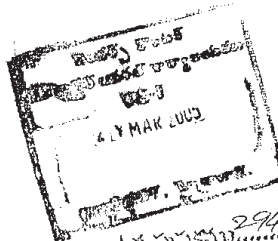
For Mehta and Modi Homes

Mehta
Partner

For Mehta and Modi Homes

Mehta
Partner

Contd..4.

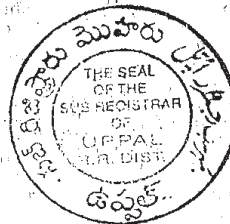


1వ పుస్తకము.....2946/సంఖ్య
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...3

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సంఖ్య (కా.4) పు...2946/05
వింతలుగా రిజిస్ట్రారు చేయబడి స్థానిక నిమిత్తం
గుర్తింపు సంఖ్య...2946...1-2005 ఇవ్వబడిన
200 క్రింది...30...బ

సబ్ రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786337

S.No. 1132-2 Date. 21/10/5 Rs. 100/-

Sold to Mr. Krishna Padmanabhan, Jyer.

S/o. W/o D/d Late Anantha Padmanabhar Jyer

For whom Self R/o Sec-6

R. N. MAUNDER

SVL No. 42795

R.No. 33/004-2006
RAM NAGAR, HYD/BAD.



D) The Vendee is desirous of purchasing a plot of land bearing No.7, 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.7, 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.

Contd..5.

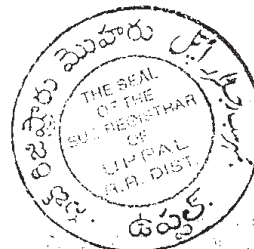
For Mehta and Modi Homes

Sheela Mehta
Partner

For Mehta and Modi Homes

Saurabh Mehta
Partner

2946/60
 13 వృద్ధుల సంరక్షణ కమిటీ
 వసతిదేహం మొదలు కాగితము
 కమిటీ 8.....కు 1000 పది
 కమిటీ 4.....
 1000
 వృద్ధుల సంరక్షణ కమిటీ



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH R W 05AA 786338
 S.No. 11328 Date 28/12/05 Rs. 100/-
 Sold to Mr. Krishna Padmanabhan Iyer
 S/o. W/o D. Late Anantha Padmanabhan Iyer
 For whom 5 :-

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



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.

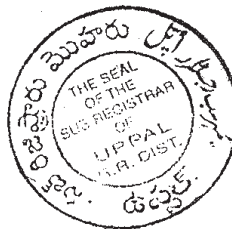
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.

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. 24,995/- is paid by way of challan No. 787958 dated 30.3.05 drawn on SBH Hyderabad
 For Mehta and Modi Homes For Mehta and Modi Homes

2946/
1వ పుస్తకము.....వంగు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786339

S.No. 11329 Date 29/1/05 Rs. 100/-

Sold to: K. Krishan, Padmanabhan, Iyer

S/o. W/o D/o Date: 29/1/05 Padmanabhan, Iyer

For whom: Self

:: 6 ::

R. NARINDER

SVL No. 42/95

R.No. 38/2004-2006

RAM NAGAR, HYD'BAD.



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.7, admeasuring about 204 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: Plot No. 2

NORTH :: 40' Wide Road.

SOUTH :: Compound Wall and Neighbour's Land.

EAST :: Plot No. 6.

WEST :: Plot No. 8.

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. [Signature] (Soham Modi)
2. [Signature] (Suresh U Mehta)

[Signature]

(Soham Modi)
VENDOR

[Signature]

(Suresh U Mehta)
VENDOR

[Signature]

VENDEE.



Seal of the Registrar of Jhal District

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

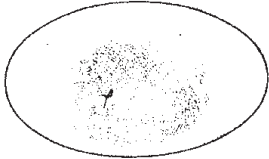
Sl.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



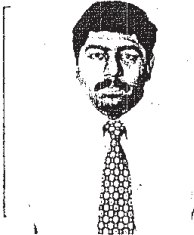
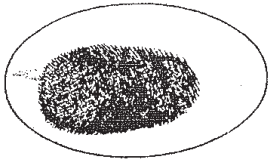
VENDOR:-
M/s. MEHTA & MODI HOMES,
having 14 (a) S-U- 187/3 & 4,
M.G. Road, Sec Bad, Dehly 110 021
1. Mr. SOHAM MODI



2. SORESH. U MEHTA
(a) S-U- 187/3 & 4
M.G. ROAD,
SEC-BAD.



SPR:-
Mr. GAURANG MODDY
R/o. FLAT NO. 105, SAPPHIRE
APTS, CHAKOTI GARDENS
BEGUMPET, HYDERABAD



PURCHASER:-
1. MR. KRISHNAN PADMANABHAN
- IYER
R/o. 401, JANYA APTS,
PADMA RAO NAGAR
SEC-BAD.

SIGNATURE OF WITNESSES:

1. [Signature]
2. [Signature]

For Mehta and Modi Homes

[Signature]

Partner

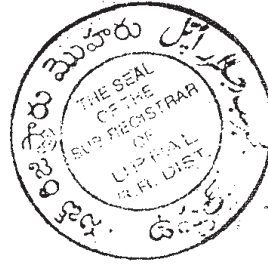
SIGNATURE OF THE EXECUTANT'S
FOR

[Signature]

Partner

1 వ పుస్తకము... 2016/11/16
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

[Signature]
దస్తావేజాల



REGISTRATION PLAN SHOWING		PLOT NO. 7, 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. KRISHNAN PADMANABHAN IYER, S/O. LATE SRI ANANTHA PADMANABHAN IYER.			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS.	

40' wide road

Compound wall & Neighbour's land

LOCATION PLAN

WITNESSES:

1.

2.

For Mehta and Modi Homes

SIG. OF THE **ENDOR**

For Mehta and Modi Homes

Partner

1 వ పుస్తకము 2946/6
దస్తావేజుల మొత్తం బాకముల
పంఖ్య... (అనియ్య) వరుస
చూడండి

(Signature)

