

C. 5493

5445/05

A. 5580
100Rs.

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554605

S.No. 22817 Date 2/6/05 Rs. 100/-

Sold to T. Kusumaharanadha Babu

W/o. W/o. Ramachandra Rao. R/o. Sec'd

For whom Self SALE DEED

R. NARANDER
SVL No. 42/95
R.No. 38/2004-2005
RAM NAGAR, HYD'ABAD



This Sale Deed is made and executed on this the 2nd day of June, 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 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

Mr. THOTA KUSUMAHARANADHA BABU, SON OF SRI. THOTA RAMACHANDER RAO, aged about 32 years, Resident of Plot No.22/A, Flat No.F2, Aishwarya Nivas, Sainath Puram, A.S.Rao 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).

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

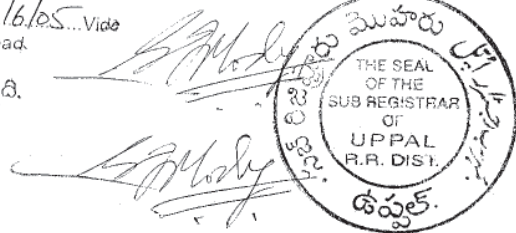
[Signature]
Partner

Contd..2.

1 వ పుస్తకము 445 నెల 9 తేది
దస్తవేజుల మొత్తం కూగితముల
సంఖ్య 9 ఈ కూగితపు వరుస
సంఖ్య 1
సబ్-రిజిస్ట్రారు

2005 వ సం॥ 2005 నెల 9 తేది
1927 వ.శ.శా. 2005 మాసము 19 తేది
పగలు 11 మరియు 12 గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. హెబ్బాగూడ రిజిస్ట్రారు
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పాటగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥ 1020/- చెల్లించినారు
Receipt No. 185003 Dt. 9/6/05 Vide
SBH, Habsiguda Branch, Sec'bad.
ప్రాసీయిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటనవేలు



నిరూపించినది.

1 శ్రీ. రామచంద్రులు (T. Ramachandru) S/o Kati T.V. Subba Rao
Plot no: 60, Huda Sai Nagar, Venkateswara Puram, Huda.

3 శ్రీ. కిరాంతులు (K. Kiranthu) S/o K. Nageswara Rao, T2, Balled Living.
ST.No.3 Habsiguda Hyderabad - 7.

2005 వ. సం॥ 2005 నెల 9 తేది
1927 వ. శా.శా. 2005 మాసము 19 తేది
సబ్-రిజిస్ట్రారు

R W 03AA 554606

NO. 7. Kusuma Haranadhe Rs 50

R. NARENDER

SVL No. 42/95

R.No.38/2004-2006

S/o. W/O/D/g. T. Ramesh chandra R/o. 2 P/o. 5 BAD

For whom ^{Self} WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. Nos. 35, 36, 37, 38 & 39 situated at Cherlappally 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.

Contd., 3.

For Mehta and Modi Homes

For Mehta and Modi Homes

John M. M.
Partner

James Schmale
Partner

12/6 MAY 2005

1

1 వ పుస్తకము... సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుణ
సంఖ్య... 2.....

సబ్-రిజిస్ట్రారు

Judgment Under Section 42 of Act 11 of 1894
No. 5145 of 2005 Date 9/6/05

I hereby certify that the proper deficit
stamp duty of Rs. 23780/- Rupees Twenty three thousand
Seven hundred and eighty only
has been levied in respect of this instrument
from Sri. Gausangrady
on the basis of the agreed Market Value
consideration of Rs. 204000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

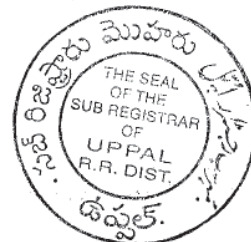
Dated 9/6/05

and Concur U/S 41 & 42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 23780/- towards Stamp Duty
including Transfer duty and Rs. 1020/-
towards Registration Fee was paid by the party
through Challan Receipt Number 185003
Dated 9/6/05 at S.B.H. Habsiguda, S.R.O. Uppal.

S.B.H. Habsiguda
A/c N. 000050780
of S.R.O. Uppal.



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S.No. 22819 Date 8/6/05 Rs. 100/-
 Sold to T. Kusumakrishna Rao
 S/o. W/o. d. T. Ramachander Rao, k/o. 82222
 For whom self :: 3 ::

R. N. N. 03AA 554607
 R. N. N. UNDER
 SVI No. 42/95
 R. No. 36/2004-2006
 SAM NAGAR, HYD'ABAD

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.

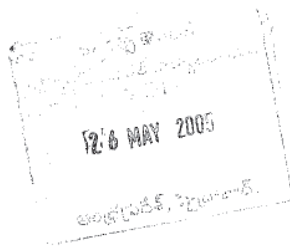
For Mehta and Modi Homes

John Mehta
 Partner

For Mehta and Modi Homes

Sumit Mehta
 Partner

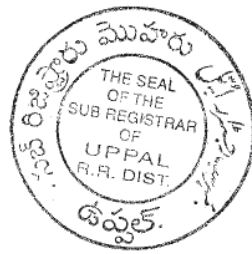
Contd..4.



1 వ పుస్తకము 5445/701
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు పేరును
సూచించు.....
ఉత్త-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.న) పు. 5445/1.02
వెంటరుగా రిజిస్టరు చేయబడి స్థానిక నిమిత్తం
గుర్తింపు నెంబరు 5445...1-2005 ఇవ్వడమైన
2005 సం|| డి.ఎస్. నెం. 9... తేది

ఉత్త-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 2620 Date 8/6/05 Rs. 100/-

Sold to T. Kurnumaharadha Babu

S/o. W/o. T. Ramachander Rao R/o. sec 3

For whom Self

R. W. 03AA 554608

R. NARENDER

SVL No. 42/95

R.No. 38/2004-2006

RAM NAGAR, HYD'ABAD

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.8, 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.8, 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.

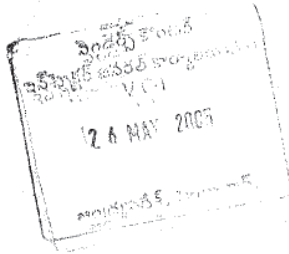
For Mehta and Modi Homes

Mehta
Partner

For Mehta and Modi Homes

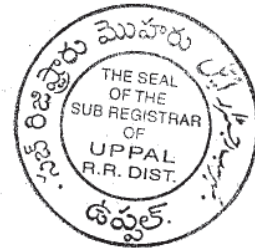
Modi
Partner

Contd..5.



1వ పుస్తకము 5445.. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 4...

సబ్-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554609

S.No. 2282 Date 8/6/05 Rs. 100/-

Sold to T. Kusumacharyanadha Babu

S/o. W/o. T. Ramachander Rao R/o. 2004-2006

For whom Self :: 5 ::

R. NARINDER
S.V. No. 42795
RAM NAGAR, HYDRA



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.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

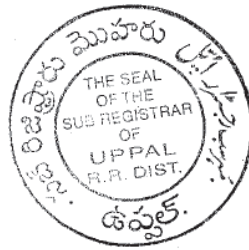
[Signature]
Partner

Contd..6.



1వ పుస్తకములోని సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9 ఈ కాగితపు వరుస
సంఖ్య... 5

పబ్-రిజిస్ట్రార్



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S.No. 28822 Date 06/05 Rs. 100/-
 Sold to G. Ramesh Chandra Reddy
 S/o. W/o. G. Ramesh Chandra Reddy for 40 Sq. Yds.
 For whom Self :: 6 ::

R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2006
 RAM NAGAR, HYD'BAD.



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.

The market value of the property is Rs.1000/- per sq.yd. total value of Rs.2,04,000/- for 204 Sq.Yds., stamp duty paid on market value.

7. Stamp duty and Registration amount of Rs. 24,900 = 00/- is paid by way of challan No. 185003, dated 06.06.2005, drawn on SBH, Habsiguda, Hyderabad.

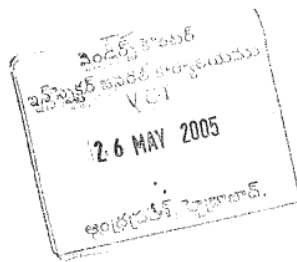
For Mehta and Modi Homes

[Signature]
 Partner

For Mehta and Modi Homes

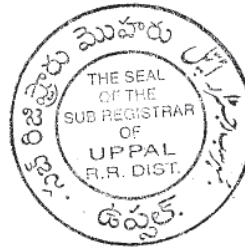
[Signature]
 Partner

Contd..7.



1 వ లెక్క 5445/95
దస్త్రీకరణ కొరకు
సంఖ్య 7
పంఖ్య 6.....

సబ్-రిజిస్ట్రారు





S.No. 22823 Date 8/8/05 Rs. 100/- ANDHRA PRADESH

Sold to J. K. Sumanachandra Babu

S/o. W. J. Ramachandra Rao

For whom self.

:: 7 f/a sec 8

R. NARENDER 03AA 554611

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. 8, admeasuring about 204 Sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH :: 40' Wide Road.

SOUTH :: Compound Wall & Neighbour's Land.

EAST :: Plot No. 7.

WEST :: Plot No. 9.

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. (K. Prabhakar Reddy)

2. (T. Ramachandra Rao)

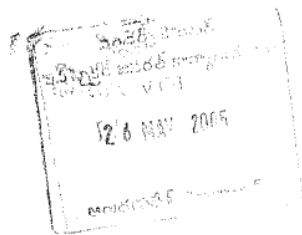
1. (K. Siva Shankar)

1. (Jha Mohi)

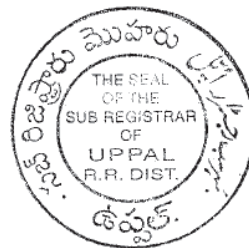
2. (Sundararam)

VENDORS

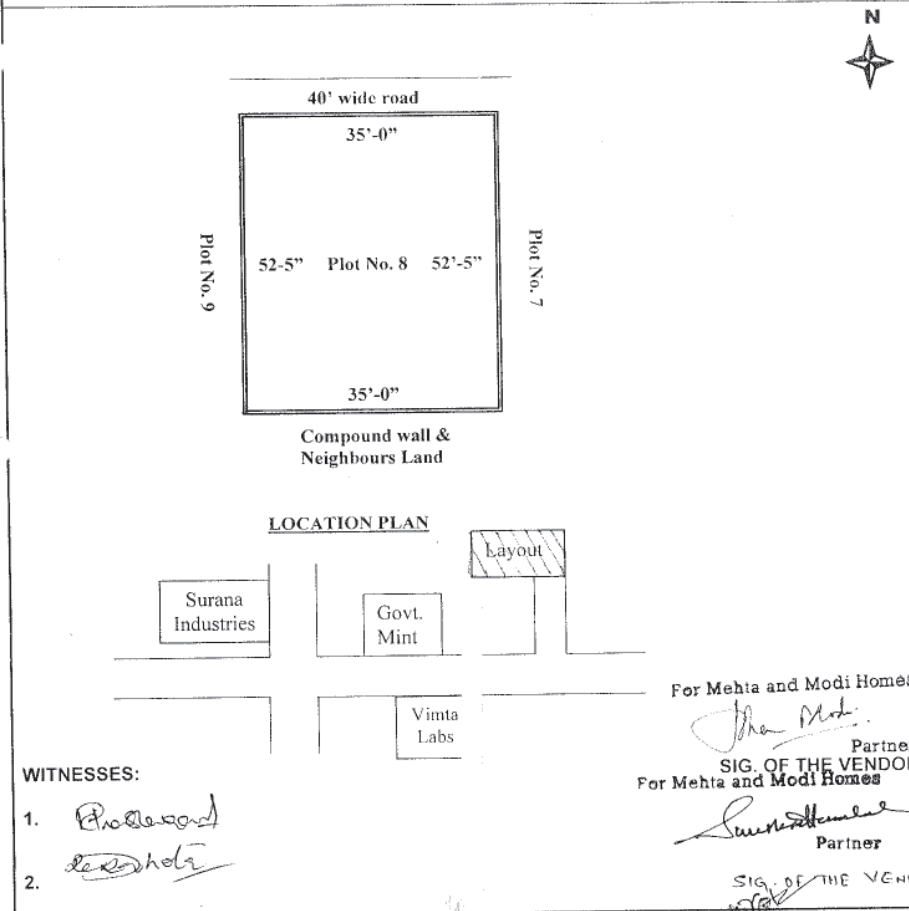
VENDEE



1. పే. నెంబర్ 3425/2009
దస్తవేజుల విషయం గురించి
సంఖ్య 9
సరిదిద్దండి
సబ్-రెజిస్ట్రార్



LOCATION PLAN SHOWING		PLOT NO. 8, FORMING A PART	
VEY 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 UTTAMLAL MEHTA			
VENDEE: SRI THOTA KUSUMAHARANADHA BABU, SON OF SRI THOTA RAMACHANDER RAO			
REFERENCE:	SCALE:	INCL:	
AREA: 204	SQ. YDS.	SQ. MTRS.	

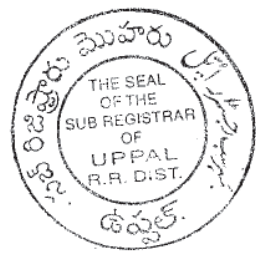


WITNESSES:

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

1వ పుస్తకము 5445701
దస్తవేజుల మొత్తం కాగితము
సంఖ్య... 9... ఈ కాగితపు పత్రము
పుంఖ్య.....

[Signature]
సబ్-రిజిస్ట్రారు



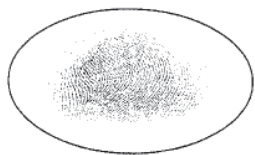
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908:**

FINGER PRINT
IN BLACK INK (LEFT
THUMB)

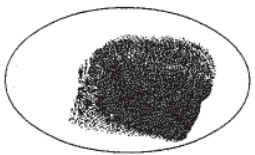
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

VENDOR:



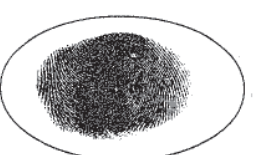
Mrs. MEHTA & MODI Homes,
having its (w) S-4-187/2 & 4,
M.G. Road, Sec'nd, Rep. by its
Partner Mr. SOHAM MODI



2. Mr. SURESH (U) MEHTA
(w) S-4-187/2 & 4, III floor,
Soham Extension, M.G. Road,
SEC-13AD-003.



SPN:-
Mr. GOURANG MODY
P/O. Flat no. 105, Sapphire
Apts, Chinoti Gardens,
Begumpet, HYDERABAD.



PURCHASER:
Mr. T. KUSUMAHARANADHA BABA
P/O Plot No. 22/A, Flat No. F2,
Aishwarya Nival, Sainath,
Putam, A.S. RAO NAGAR,
SEC-13AD.

SIGNATURE OF WITNESSES

- 1.
- 2.
- 3.

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S
For Mehta and Modi Homes

Partner

P/8

1 వ పుస్తకమునకు సర్దుబాటు
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు పరుస
పుంఖ్య.....


సబ్ రిజిస్ట్రార్

