

03.3024/2005

2005/01

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786346

S.No. 11306 Date 29/3/05 Rs 100/-

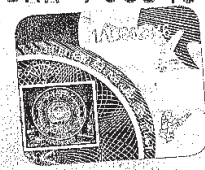
Sold to N. Raja Gopalan

S/o. W/o. R. Narayana

For whom self

SALE DEED R/o 6440

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

Mr. N. RAJA GOPALAN, SON OF SRI. R. NARAYANAN, aged about 29 years, Resident of 105, Sri Sai Ram Towers, Prashanth Nagar Towers, Balkampet, 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

Contd..2.

For Mehta and Modi Homes

[Signature]
Partner

2005 వ సం॥...వచ్చి...నెల...3...తేది
 1927 వ.శ.శా...జై...మాసము...10...తేది
 పగల...మరియు...గంటల మధ్య
 ఉత్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...Gaurang Mody...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన జోబ్ గ్రాఫులు
 హరియూ వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥...1330/-...చెల్లించినారు.

Receipt No. 287786.....Dt 13/3/05 Vide
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవేలు



నిరూపించినది.

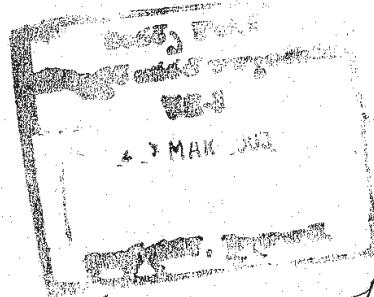
Present

Signature

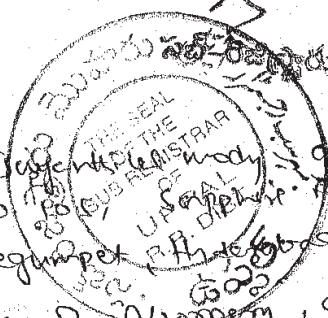
Gaurang Mody S/o. Jyeshthalekshmi Mody
 Business U/o. Far no
 Chikoh Gardens, Begumpet P.H. Sec'bad.
 through special power of Attorney, attested
 vide power no. 18/2005 at Sec, Uppal.

(R. Prabhakar Reddy S/o Padma Reddy
 o.c. serial no 5-u-18/3 & 4, m.g. at
 SEC-1A)

SRIDHAR S/o. Ramachandrababu o.c. serial
 2-3-6u/14/24, Amberpet, Hyderabad.



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



2005 వ.సం॥...వచ్చి...నెల...3...తేది
 1927 వ.శ.శా...జై...మాసం...10...వ తేది

Signature
 సబ్ రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786347

S.No. 11307 Date 29/3/05 Rs. 100/-

Sold to N. Raja Gopalam

S/o W. R. Narayana

For whom Self

:: 2 ::

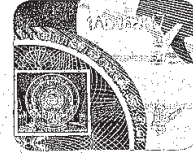
2/0 44d

R. NARENDER

SVL No. 42/95

R.No. 38/2004-2008

RAM NAGAR, HYD'BAD.



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.

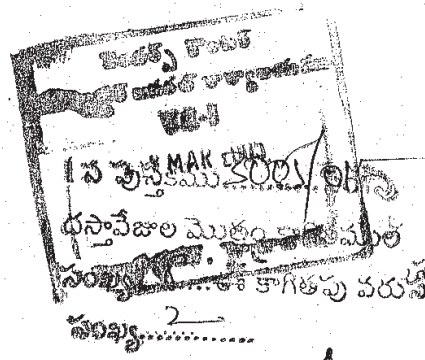
Contd..3.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1897
No. 3005 of 2005 Date 31/3/05

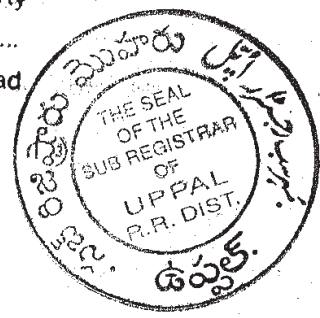
I hereby certify that the proper deficit
stamp duty of Rs. 31,325/- Rupees. *Thirty one thousand -
three hundred and twenty five only*
has been levied in respect of this instrument
from Sri. *Gaurang Mody*
on the basis of the agreed Market Value
consideration of Rs. 2,66,000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Sub-Registrar
and Collector U/S. 41&4
INDIAN STAMP ACT
Dated 31/3/05

Registration, Endorsement

An amount of Rs. 31,325/- towards Stamp Duty
Including Transfer duty and Rs. 1,330/-
towards Registration Fee was paid by the party
through Challan Receipt Number 787986
Dated 30/3/05 at SBH Habsiguda Branch, Sec bad

S.B.H. Habsiguda
A/c No. 01000050780
of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786348

S.No. 1308 Date 27/3/05 Rs. 100/-

Sold to O. Raja Reddy

S/o. W/o. D. A. Narayana

For whom S. J. A. H. D.

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

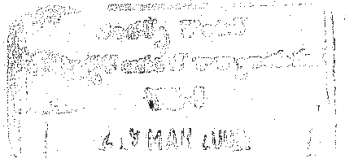
Contd..4.

For Mehta and Modi Homes

Mehta Modi
Partner

For Mehta and Modi Homes

Sumant Kumar
Partner

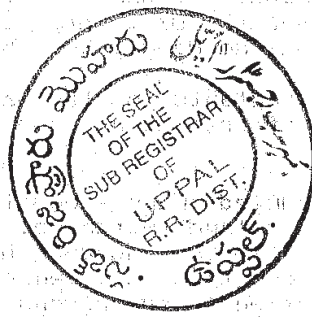


1వ పుస్తకము సం॥ 2005/నింపు
 ఉన్నావేదాల మొత్తం కాగితముల
 సంఖ్య... రో... ఈ కాగితపు పరుస
 సంఖ్య... 3.....

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (కా.శ) పు... 2005/నింపు
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 2005... 1-2005 ఇవ్వడమైన
 2005 సం॥ ద్వారా... నెంబరు... 2005... చేతి

[Signature]
 రిజిస్ట్రారు, తిరుపతి





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 11309 Date 29/10/2008 Re. 100/-

Sold to B. Rajagopal Rao

S/o. W/o. D. R. Narayana

For whom C. S. J.

:: 4 ::

01/0 1992

R. N. NARENDER
SVL No. 42/95
R.No. 38/2004-2008
RAM NAGAR, HYD'BAAD

05AA 786349



D) The Vendee is desirous of purchasing a plot of land bearing No.10, admeasuring 266 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,66,000/- (Rupees Two Lakhs Sixty Six 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.10, admeasuring 266 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. 2,66,000/- (Rupees Two Lakhs Sixty Six 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.

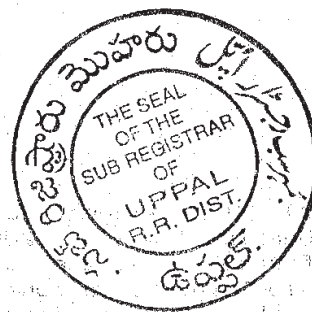
For Mehta and Modi Homes

Shan Modi
Partner

For Mehta and Modi Homes

Sumithra
Partner

సబ్-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 11370 Date 29/3/07 Re. 100/-

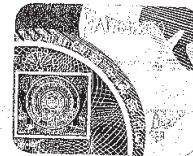
05AA 786350

Sold to N. Ruja Kofala

S/o W/D/A R. Nuvayana

For whom Self :: 5 :: No bid

R. NARAYAN
SVL No. 42/95
R.No. 38/2004-2006
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. 32,745/- is paid by way of challan No. 787986, dated 30.03.05, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Man Mohi

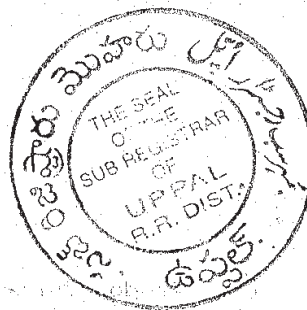
For Mehta and Modi Homes

Suresh Chandra

Contd..6.

1వ పుస్తకము.....
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....
 పరిఖ్య.....

సర్-రిజిస్ట్రారు



INDIA NON JUDICIAL

100 रु.

R 100

एक सौ रुपये ONE HUNDRED RUPEES

05AA 786351

Ruy
R. HANSEN

SVL No. 42/95

R.No,38/2004-2006
RAM NAGAR, HYD'BAI

SCHEDULED PLOT

NORTH :: Plot No. 14.

SOUTH :: 40' Wide Road.

EAST " " **Swimming Pool & Club House.**

WEST :: Plot No. 11.

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. Resonance
(R. P. Leiden)
2. 2' drop
(S. R. Leiden)

Soham Modi
(Soham Modi)

(Soham Modi)
V E N D O R

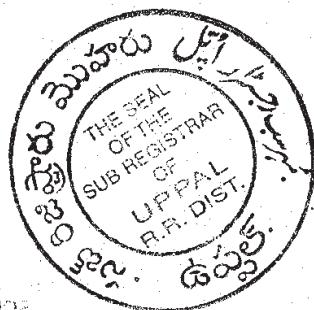
VENDOR
Suresh U Mehta
(Suresh U Mehta)
VENDOR

(Suresh U Mehta)
V E N D O R

N. Rajagopal
V E N D E E.

1 వ పుస్తకము 2003 నుండి
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సరిఖ్య.....6

సబ్-రిజిస్ట్రారు



SECRETED 5701

SECRETED

SECRETED

SECRETED

SECRETED

REGISTRATION PLAN SHOWING

PLOT NO. 10, FORMING A PART

IN SURVEY NOS. 35, 36, 37, 38 & 39**Situated at**

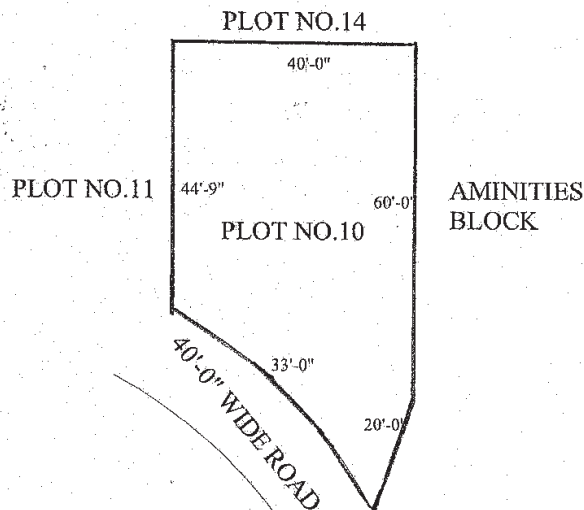
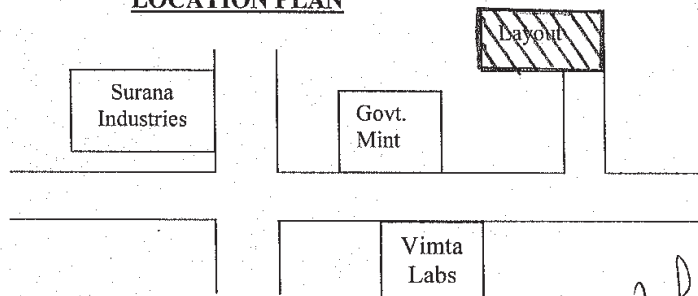
CHERLAPALLY VILLAGE,

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. N. RAJAGOPAL S/o. MR. R. NARAYANAN**REFERENCE:**
AREA: 266**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****LOCATION PLAN****WITNESSES:**

1.

2.

For Mehta and Modi Homes

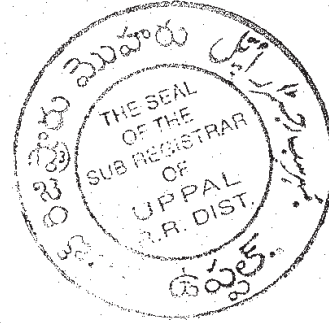
SIG. OF THE VENDOR

For Mehta and Modi Homes

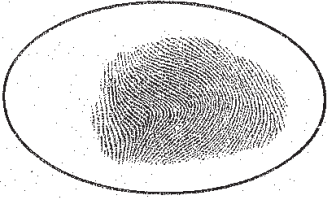
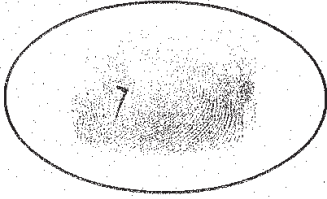
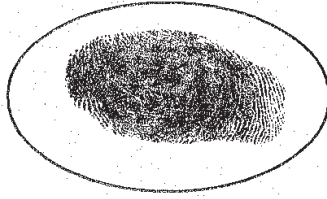
Partner

1వ పుస్తకము 2006 జూలై
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 8 ఈ కాగితపు వరుస
సంఖ్య 2

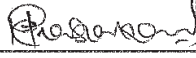
Wagdy
వడ్డెనెట్టె

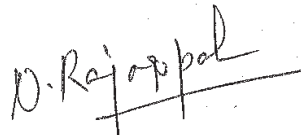


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDORS: M/s. MEHTA & MODI HOMES, having H/o S-U-187/3 & 4, M.G. Road, Sec Bad, Reg by 1AP Partners J. MR. SOHAM MODI
			2. Mr. SURESH U. MEHTA S-U-187/3 & 4, M.G. Road SEC. BAD SPA:
			MR. GAURANG MODY H/o. Flat No. 105, SC-PHASE APR, CHIKO'S GARDENS BEGUMPET, HYDERABAD
			J. N. RAJA GOPALAN H/o. 105, SRI SAI RAM TOWERS PRASHANTH NAGAR TOWERS BACKAMPET, HYDERABAD

SIGNATURE OF WITNESSES:

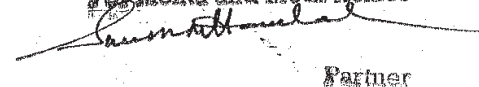
1. 
2. 



For Mehta and Modi Homes


Partner

SIGNATURE OF THE EXECUTANT'S


Partner

9/10

1వ పుస్తకము. 2005/05
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య... 5... ఈ కాగితపు వరుష
సంఖ్య... 5...


నాది రిజిస్ట్రారు

