

G.1907

19/8/06

f. 1149



आन्ध्र प्रदेश ANDHRA PRADESH

287359

S.No. 1739 10/2/06 Rs. 50/-
 Date 10/2/06 Dr. I. J. Anand
 For the H.L. Anand
 Self signed

R. NARENDER
 S/L No. 42/95
 R.No. 38/2004-2006
 RAMNAGAR, HYDRABAD



SALE DEED

This Sale Deed is made and executed on this the 10th day of February 2006 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 36 years, Occupation: Business and Sri. Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 56 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

Dr. I. J. ANAND, SON OF SRI.H.L. ANAND, aged about 63 years, Resident of B-93, 2nd Avenue, Sainikpuri, 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

For Mehta and Modi Homes

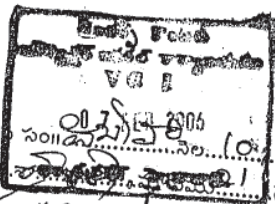
Contd..2..

[Signature]
 Partner

[Signature]
 Partner

1వ పుస్తకము... 1912/10/10
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...

సబ్-రెజిస్ట్రారు



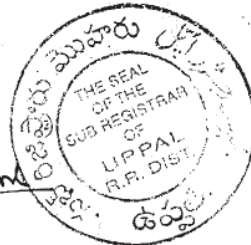
2006
 192

పగలు... 12... నుండి... గంటల మధ్య
 ఉప్పుల సబ్-రెజిస్ట్రారు అఫీసులో

Soham modi
 రిజిస్ట్రేషన్ నెంబర్, 1800 రోడ్ నెంబర్ 32 ఎ-ను
 అనుసరించి నడుపుచున్న పోలీస్ గ్రాఫులు
 మరియు పేరిషుద్రలతో సహా దాఖలుచేసి
 దుసుము దు... 12/10/12... చెల్లించినారు.

Receipt No. 154336 Dt. 10/12/12
 SBH, Habisiguda Branch, Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రావనపైలు



John M... (Signature)

Soham modi s/o. శంకర్ Saksh Modi, occ: Business
 P/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyd.
 10/12/12 5-4-187 13 & 4, M. G. Road, Sec'bad

Sundaral (Signature)

ఎడమ బ్రావనపైలు

Suresh U manta s/o. Late Uttam Lal manta
 occ: Business P/o. 5-4-187 13 & 4,
 M. G. Road, Sec'bad

నిరూపించినది.

① (Signature)

(R. Preetham Reddy s/o. R.P. Reddy occ: Service
 2.3-64/101 24, Annampet, Hyderabad.

② Shami Kanuri

CS. Shami Kanuri s/o. Late S. Minivara Channayya
 124-A Block Gopalekshmi Apts. Hyd) occ: Service

200. (సు.సం.డి.ఎం) వది... నెంబర్ 10వ తేది

192. (సు.సం.డి.ఎం) వది... నెంబర్ 21వ తేది.

సబ్-రెజిస్ట్రారు (Signature)



आन्ध्र प्रदेश ANDHRA PRADESH

287360

S.N. 1740 Date 19/2/06 Rs. 50/-
Sold to D. J. S. Anand
S/O W. S. S. Anand
For which Rs. 50/- Sec'd

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

:: 2 ::

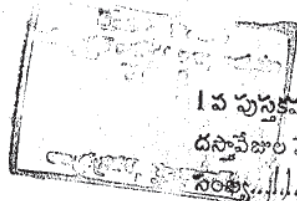
WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. Nos. 35, 36, 37, 38 & 39 situated at Cherlapally Village, Ghatke-
nar Mandal, Ranga Reddy District by virtue of various regis-
tered sale deeds as given hereunder and hereinafter referred
to as the Schedule Land.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

Contd.3.



1వ పుస్తకము 1918/10/18
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 11... ఈ కాగితపు వరుస
 సంఖ్య 2...

సబ్-రిజిస్ట్రార్

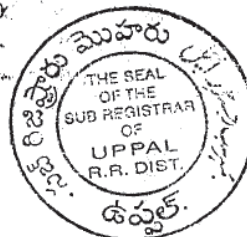
Endorsement Under Section 42 of Act II of 1864
 No. 1918 of 2006 Date 10/12/06

I hereby certify that the proper deficit
 stamp duty of Rs. 22160/- Twenty-two thousand -
 one hundred sixty only.
 has been levied in respect of this instrument
 from Sri. S. B. H. Habalguda
 on the basis of the agreed Market Value
 consideration of Rs. 254000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 10/12/06 and Collector U.S. 44 & 45
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 22160/- towards Stamp Duty
 Including Transfer duty and Rs. 1270/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 154376
 Dated 10/12/06 at S.B.H. Habalguda Branch, Sec. 44 & 45



S.B.H. Habalguda
 A/c No. 01200050700
 S.R.O. Uppal.

NOTE: D.S.D. Rs. 250 & D.R.F. Rs. Total

Rs. 250 has been collected as
 agreed M.V of Rs. 254000 10/12/06

9/11/06



आन्ध्र प्रदेश ANDHRA PRADESH

287362

S.No. 1741 Date 12/12/03 Rs. 50/-
 Sold to. Dr. P. S. Anand
 S/o. W/o. Dr. H. L. Anand
 For whom. Self Registered

R. NARENDER
 SVL No. 42/05
 R.No. 38/2004-2008
 RAM NAGAR, HYD'BAD

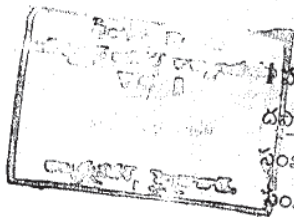
:: 3 ::

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
 Partner

For Mehta and Modi Homes
 Partner

Contd..4..

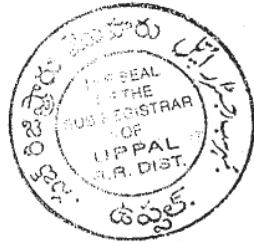


1 వ పుస్తకము... 1918/...
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య... 11... ఈ కాగితపు వరుస
సంఖ్య... 3...

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.న) పు... 1918/...
నంబరుగా రిజిస్టరు చేయబడి స్వామింగు నిమిత్తం
గుర్తింపు నంబరు... 1918... 1-2006 ఇవ్వడమైన
2006 సం॥ డిసెంబరు... 10... తేది

రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 4748 Date 10/2/98 Rs. 50/-

Sold to Mr. P. J. Anand

S/o. W/o. Dr. H. L. Anand

For whom R. Narender

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

287363

:: 4 ::

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.

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.

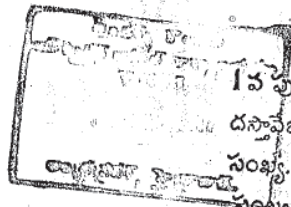
contd.5..

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner



సబ్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 11703 Date 10/2/06 Rs. 50/-
Sold to Br. T.S. Anand
S/o. W/o. D/o. H. L. Anand
For whom R. Narender Recd

R. NARENDER 287364
SVL No. 42/95
R.No. 38/2004-2006
RAM NAGAR, HYD'BAD

:: 5 ::

C) The Vendor have plotted the Scheduled Land into Plots and have obtained layout plan approved 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.11, admeasuring 254 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,54,000/- (Rupees Two Lakhs Fifty 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.11, admeasuring 254 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.2,54,000/- (Rupees Two Lakhs Fifty Four Thousand Only) paid by way of Pay order No. 617546, Dated : 8-2-2006. Drawn on Canara Bank, Sainak Puri Branch. The Vendor hereby admit and acknowledge the receipt of the said consideration.

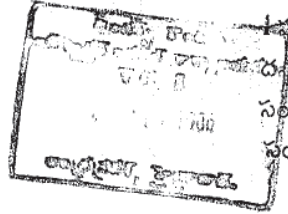
For Mehta and Modi Homes

Sh. Moh.
Partner

For Mehta and Modi Homes

Sh. Moh.
Partner

Contd.6..



పుస్తకము 19/8/2018
సబ్ రిజిస్ట్రార్ మొత్తం కాగితము
సంఖ్య 1/ ఈ కాగితపు వరుస
సంఖ్య 5

సబ్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 4744 Date 10/11/19 Rs. 50/-
Sold to Dr. J. S. Anand
S/o. W/o. Dr. H. C. Anand
For whom Self Sec'd

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

287365

:: 6 ::

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.

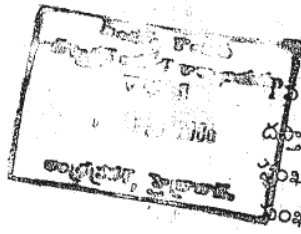
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.

For Mehta and Modi Homes

[Signature]
Partner

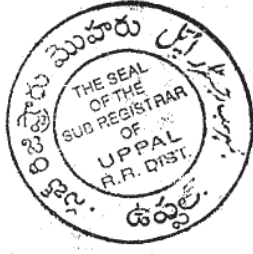
For Mehta and Modi Homes Contd. 7..

[Signature]
Partner



పుస్తకము 1918/1500
దస్తావేజుల మొత్తం కాగితముల
పుంఖ్య 11 ఈ కాగితపు వరుస
సంఖ్య 6

సబ్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

1837 Date 10/2/06 Rs. 50/-
Dr. T. S. Anand
H. L. Anand
For whom Sd/- Signed

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

287428

:: 7 ::

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. The market value of the property is Rs.1000/- per sq.yd. total value of Rs.2,54,000/- for 254 Sq.Yds.. stamp duty paid on market value.

Stamp duty and Registration amount of Rs. 31,530/- is paid by way of challan No. 3-154336, dated 10.02.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..8..

1వ పుస్తకము 1918/త
 దస్తావీజాల మొత్తం కాగితముల
 సంఖ్య... 11... ఈ కాగితపు వరుస
 సంఖ్య... 7...

పబ్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

11332 Date 10/12/06 Rs. 50/-
04. P. J. Anand
H. C. Anand
Sec 2nd
FOR WHOM

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

287429

:: 8 ::

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.11, measuring about 254 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 :: Plot No. 12.

SOUTH :: 40' Wide Road.

EAST :: Plot No. 10.

WEST :: 40' Wide Road.

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

For Mehta and Modi Homes

Sh. Moh.
Partner

For Mehta and Modi Homes

Sh. Moh.
Partner

Contd.9..

1వ పుస్తకము 1918/1919
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 11 ఈ కాగితపు వరుస
సంఖ్య 8

సబ్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

11833 Date: 10/10/06 Rs. 50/-
Dr. J. J. Anand
H. L. Anand
For whom: elk rec'd

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

287430

== 9 ==

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)
(R. P. Reddy)
2. S. S. Reddy

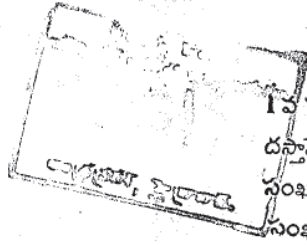
For Mehta and Modi Homes

(Signature)
Partner

(Soham Modi)
VENDOR

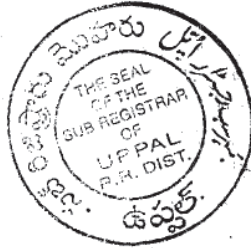
(Suresh U Mehta)

VENDOR
VENDÉE



1వ పుస్తకము...1918/...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...!!...ఈ కాగితపు వరుస
సంఖ్య...9...

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING		PLOT NO. 11, 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, SON OF SRI SATISH MODI			
2. SRI SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA			
VENDEE: DR. I. J. ANAND, S/O. MR. H. L. ANAND			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 254	SQ. YDS.	SQ. MTRS.	

LOCATION PLAN

For Mehta and Modi Homes

[Signature]

Partner

For Mehta and Modi Homes

[Signature]

Partner

SIG. OF THE VENDOR

[Signature]

SIG. OF THE VENDOR

WITNESSES:

- [Signature]*
- [Signature]*

1 వ పుస్తకము. 1918/19
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 11... ఈ కాగితపు పరుసె
సంఖ్య... 10.....





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

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

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



VENDOR:-

Mr. MEHTA & MODI HOMES,
having its (s) S-4-187 / 3 & 4
M. G. Road, Sec Bad, Rep By
Partners.

1. MR. SOHAM MODI
S/o. MR. SATISH MODI



2. MR. SURGESH U. MEHTA
S/o. LATE UTTAMLAL MEHTA
(s) S-4-187 / 1 & 4,
M- G. Road, Sec Bad.



PURCHASER:-

DR. J.J. ANAND
S/o. MR. H. L. ANAND
R/o. B-93, 2nd Avenue
SAINIKPURI SEC-BAD



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

1. [Signature]

2. [Signature]

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIGNATURE OF THE EXECUTANT'S

[Signature]

8/11

1వ పుస్తకము 918/ఆంధ్రప్రదేశ్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...!!...ఈ కాగితపు వరుస
సంఖ్య...!!.....

సబ్ రిజిస్ట్రారు

