



आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 7332/2006
C.No. 1898

287352

S.No. 7332 Date 10/2/06 Rs. 50/-
 S. to Tripathi Anand
 S. to T.J. Anand Pl. Sec. Bad
 For whom Self SALE DEED

R. NARENDER
 SVL No. 42/86
 R.No. 38/2004-2006
 RAM NAGAR, HYDABAD

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

SMT. TRIPATHI ANAND, WIFE OF SRI. I.J. ANAND, aged about 58 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.).

Contd..2.

For Mehta and Modi Homes

For Mehta and Modi Homes

[Signature]
 Partner

[Signature]
 Partner

TRUE COPY

[0/14-09-2007]

1 వ పుస్తకము 1919/10/10

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 1

సబ్-రిజిస్ట్రార్

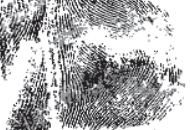
200 వ సంఖ్య 2004 తేది
1927 వ సంఖ్య 2004 తేది
పగలు 12 గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రేట్ ఆఫీసులో

శ్రీ Soham Modi
రిజిస్ట్రేషన్ నంబర్ 32 ఎ-సు
అనుసరించి పంపించబడిన పాతగ్రాఫులు.
మరియు ఫోటోలు చేసి
రుసుము డూ 1305/- చెల్లించారు
Receipt No. 154235 Dt. 10/2/06
Sd/H. Hobalgunda Branch, Sec'bad



వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రాటసన్వేలు



ఎడమ బ్రాటసన్వేలు

Soham Modi S/o. Sahsh Modi
Occ: Business P/o. Flat no. 120, Road no. 24,
Jubilee Hills, Hyderabad.

Sureth U. Mehta



నయి వచ్చినది.

Sureth U. Mehta S/o. Late Utham Lal Mehta,
Occ: Business P/o. S-4-187/3 & 4, M. 9
Road, Sec'bad

(K. Prabhakar Reddy S/o. K. P. Reddy Occ:-
Service P/o. 2-3-64/10/24, Amberpet, Hyderabad
(Shashi Kauri S/o. Shashi Lakshminarayana Chakraborty
Occ: Service P/o. 15 block Copal Krishna P.H.
K.P. Hyd.

① Prabhakar

② Shashi Kauri

200 వ సంఖ్య 2004 తేది

192 వ సంఖ్య 2004 తేది

TRUE COPY

NO. 100/10/10



आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 11733 Date 10/2/06 Rs. 50/-

To Shri P. Th. Anand

From Shri P. Th. Anand 10-sec-Rod

For self

:: 2 ::

R. NARENDER
SVL No. 42/85
R.No. 38/2004-2006
RAMNAGAR, HYDABAD

287353

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, 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	
	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. 3.

TRUE COPY

10/2/06

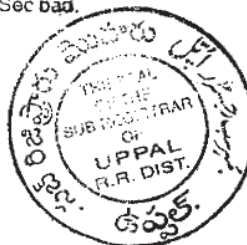
1వ పుస్తకము 1919/10
 పుస్తకముల పేర్లు మరియు
 సంఖ్య..... ఈ కాలేరింగ్ వరుస
 సంఖ్య..... 2.....
 పబ్-రిజిస్ట్రేషన్

I hereby certify that the proper deficit stamp duty of Rs. 22790/- Twenty two thousand seven hundred and ninety only. has been levied on the part of this instrument. For Seal. Sohan. Modi on the basis of the above Market Value consideration of Rs. 261000/- being fifteen per cent. of the above stated Market Value.

8.2.0 6.12
Recd 10/26/6
U.S. 41&4
INDIAN STAMP ACT

An amount of Rs. 22790/- Towards Stamp Duty
Including Transfer duty and Rs. 1205/-
towards Registration Fee was paid by the party,
through Challan Receipt Number 154335
Dated 10/12/2016 at SBH Habsiguda Branch, Sec 8, D.D.

Rs. 350 has been collected as
agreed M.V of Rs. 261000 dt. 10/2/06



~~SUB-REGISTER~~

TRUE COPY
ONE-RECORD

भारतीय गैर न्यायिक

**पचास
रुपये**

रु.50



**FIFTY
RUPEES**

Rs.50

INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

11734 Date 10/2/68 Rs. 50/-
S.No. T. J. Anand
C/d to T. J. Anand R/o Sec-Bad
Stn. T. J. Anand
Ft. Selt

:: 3 ::

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

287354

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.

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.

Conntd..4..

For Mehta and Modi Homes

CS/9.


Partner

For Mehta and Modi Homes

James H. Hinkle
Partner

TRUE COPY

[0/14-09-2007]

1వ పుస్తకము 19/9/2006
సంఖ్య 9 ఈ కారితపు వరుస
సంఖ్య 3
సబ్-రిజిస్ట్రార్

1వ పుస్తకము సం|| (కా.క) పు... 19/9/2006
నింబరుగా రిజిస్టరు చేయబడి స్థానికు నిమిత్తం
గుర్తింపు నెంబరు 19/9/1-2006 నివ్వడమైన
2006 సం|| (కా.క) పు... 10

రిజిస్ట్రార్ కార్యాలయము



Copy of Dammu 19/9/2006
Copy compared by (K. K. K. K. K.)
Copy Examined by (Reader)
Date 13/9/06 (Examiner)

సబ్-రిజిస్ట్రార్ కార్యాలయము
ఉప్పల్, రంగారెడ్డి జిల్లా

TRUE COPY
REGISTRAR



आन्ध्र प्रदेश ANDHRA PRADESH

1735 Date 14.9.2006 Rs. 50
 To: Tripathi Anand
 From: F.T. Anand Pk-Sec-Rad
 Self

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

287355

:: 4 ::

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.17, admeasuring 261 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,61,000/- (Rupees Two Lakhs Sixty 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.17, admeasuring 261 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.2,61,000/- (Rupees Two Lakhs Sixty One Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration. The above said consideration of Rs.2,61,000/- paid by way of Pay Order No.617545, dt.8-02-2006, drawn on Canara Bank, Sainikpuri Branch

Contd..5.

For Mehta and Modi Homes

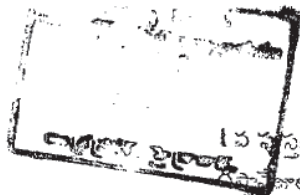
[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

TRIPATHI COPY
[Signature]

[0/14-09-2007]



1వ సెప్టెంబరు 1919/ఆదేశం
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు



S.No. 1736 Date 10/2/06 Rs. 50/-
Sold to E-121

Sold to: Talpatha Rs. 50/-
 Date: 10/10/2018

For whom W. J. Am

For whom Self Award

2. The Absolute Ver

absolute vend.

11/13/48

Registered Property here

...hereby co
...sale do
...Sale do
...respect

respect of a sale deed and has referred

Of Scheduled Plot.

The Vander...

3. The Vendor further covenants and warrants that the property is free from all sorts of encumbrances.

free from all sorts of encumbrance and attachment of whatsoever nature and give warranty of title. If any

achment of whatsoever nature and
give warranty of title. If any
either claiming through the Ven

neither claiming through the Vendor of the Scheduled Plot it shall be the Vendor alone to satisfy such claim.

Vendor alone to satisfy such claim being put to any loss on account

being put to any loss on account of the Plot, the Vendors shall incur such losses.

uch losses.

. The Vendor have this day possession of Scheduled Plot to

possession of Scheduled Plot to

For Mehta and Modi Homes

For Mehta and Modi Homes

Handwritten signature

**FIFTY
RUPEES**

RS.50

INDIA NON JUDICIAL

R. NARENDRA
SVL NO. 42/85
R. NO. 30, 42/85
30/2004-2005
RAM NAGAR HYDRAB

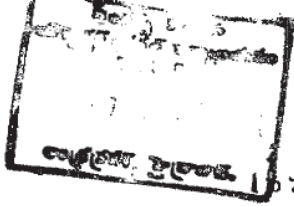
2873

For Mehta and Modi Homes

For Mehta and Modi Homes

Contd. 6

[0/14-09-2007]



పుస్తకము 1919/10/10

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 5

సబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 1137 Date 10/12/06 Rs. self

Subj. To. T. P. Anand

For. self

R/o. Sec-13rd

:: 6 ::

R. NARENDER

SVL No. 42/95

R.No. 38/2004-2006

RAMNAGAR, HYDABAD

287357

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.2,61,000/- for 261 Sq.Yds., stamp duty paid on market value.

7. Stamp duty and Registration amount of Rs. 24,190/-/- paid by way of challan No. B-154335, dated 10.02.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

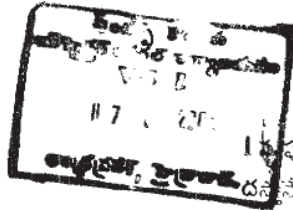
Partner

Contd..7.

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TRUE REGISTRY

[0/14-09-2007]



1919/1919

దస్తవేజులు మొత్తం పంపించుట

సంఖ్య.....9.....లో కాగితపు పనులు

సంఖ్య.....6.....

సబ్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

SVL No. 42/95
 R.No. 38/2004-2008
 RAM NAGAR, HYDABAD

287358

R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2008
 RAM NAGAR, HYDABAD

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.17, admeasuring about 261 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 the plan annexed hereto, bounded on:

NORTH :: Chindren's Part
 SOUTH :: Plot Nos. 15 & 16
 EAST :: Neighbour's Land
 WEST :: 40' Wide Road.

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:

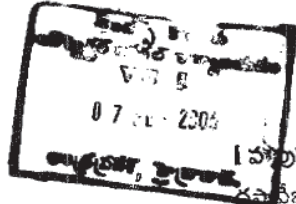
1. Prasanna
(K. P. Reddy)
2. Shashila

For Mehta and Modi Homes

(Soham Modi)
 VENDOR
(Suresh U Mehta)
 VENDOR

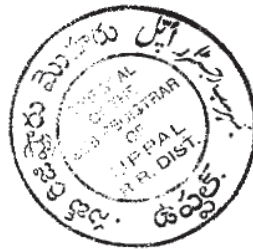
TRUE COPY
 01-08-2008

[0/14-09-2007]



1 వాక్కు స్వకము. 19/9/07
దస్తవీజాల మొత్తం కాగితముల
సంఖ్య... 9... తల కాగితపు వరుస
సంఖ్య... 7...

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING		PLOT NO. 17, 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: MRS. TRIPTA ANAND, W/O. DR. I. J. ANAND			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 261	SQ. YDS.	SQ. MTRS. ☐	☐

CHILDREN'S PARK

66'-6"

35'

40' ROAD

PLOT NO.17

68'

NEIGHBOURS LAND

PLOT NO.15 & 16

LOCATION PLAN

Surana Industries

Govt. Mint

Vinta Labs

Layout

WITNESSES:

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

For Mehta and Modi Homes

[Signature]

Partner

For Mehta and Modi Homes

[Signature]

SIG. OF THE VENDOR

[Signature]

SIG. OF THE VENDOR

TRUE COPY

[Signature]

REGISTRAR

[0/14-09-2007]

1వ ప్రసక్తి/919/తెలంగాణ
దస్తవీజులు ముగింపు కాగితముల
సంఖ్య 9 ఈ కారితపు పనుల
పంఖ్య 5





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

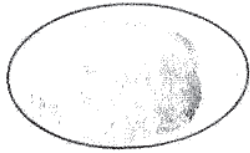
BUYER



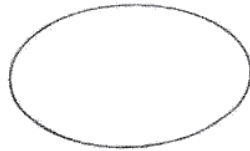
M/s. MEHTA & MODI HOMES
having 1st (10) C-4-187/3 & 4
M. G. Road, Sec 13, Badli, Rep.
By its Partners
1. MR. SOHAM MODI
S/o. MR. SATISH MODI



2. MR. SURESH U. MEHTA
S/o. LATE UTTAM LAL MEHTA
(10) C-4-187/3 & 4,
M. G. Road, Sec 13, BAD



PURCHASER:-
MRS. TRIPTA ANAND
W/o. DR. J. T. ANAND
R/o. B-93, 2nd AVENUE
SAINIKPURI
SEC-13AD



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

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

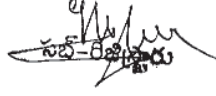
For Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner
SIGNATURE OF THE EXECUTANT'S

TRUE COPY

[0/14-09-2007]

1వ పుస్తకము 1919/1920
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9 ఈ కాగితపు వరుస
సంఖ్య.....9


సబ్-రిజిస్ట్రారు

