

C. 5689

5640/05

Ac 5780
100Rs.

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554935

S.No. 23896 Date: 13/6/05 Rs. 100/-

Sold to: D. Giridhar Reddy

S/o. W/o D. Yella Reddy

For whom

Self

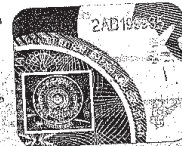
SALE DEED

R. NARAYAN

SVL No. 42/95

R.No. 38/2004-2006

RAM NAGAR, HYD'BAD.



This Sale Deed is made and executed on this the 14th 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. D. GIRIDHAR REDDY, SON OF SRI. Mr. D. YELLA REDDY, aged about 30 years, Resident of Flat No. 501, Nutan Ramya Apartments, Lane Besides pragathi Women's College, Dilsukhnagar, 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

For Mehta and Modi Homes

Contd..2.


 న. బి. - రజాస్రీ



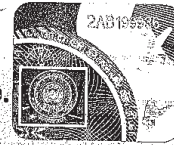
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH R/W 03AA 554936
 S.No. 23892 Date 13/6/05 Rs. 100/-
 Sold to D. Giridhar Reddy
 S/o. W/o D. Yella Reddy
 For whom seb :: 2 :: R.G. Hyd.

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. 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. Extent of Land No.	(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

For Mehta and Modi Homes

Contd..3.

Mr. M. L.
Partner

Sunil Kumar
Partner



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554937

S.No. 23841 Date 13/6/05 Rs. 100/-

Sold to D. Giridhar Reddy

S/o W/o D. Yella Reddy 3 ::

For whom Sen

R. NARENDER

SVL No. 42/95

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

R/o. M. A.



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.

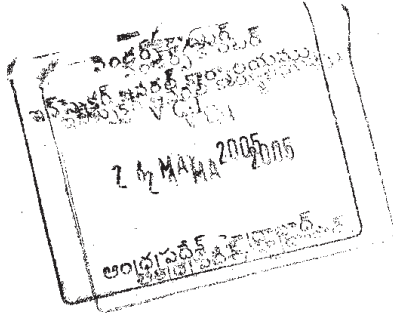
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

Contd...4.

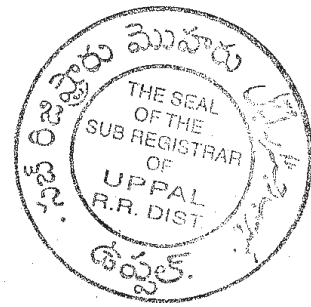


1వ పుస్తకము... 5640/10/1
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 9... ఈ కాగితపు వరుస
 సంఖ్య... 2...

1
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (శా.శ) పు... 5640/10/1
 నెంబరుగా రిజిస్టరు చేయబడి స్థానిక నిమిత్తం
 గుర్తింపు నెంబరు 5640... 1-200 కప్పడమైన
 2005 సం॥ మే 26 నెల... 14... తేది

[Signature]
 రిజిస్ట్రారు అధికారి





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554938

S.No. 23889 Date 13/11/05 Rs. 100/-

Sold to: D. Giridhar Reddy

S/o. W/o D/d. D. Yella Reddy

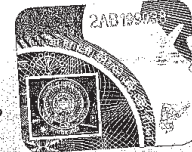
For whom: Sph

R. NARAYAN

SVL No. 42/95

R.No. 38/2004-2006

RAM NAGAR, HYD'BAD.



R. N. Yd.

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.36, 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.36, 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.

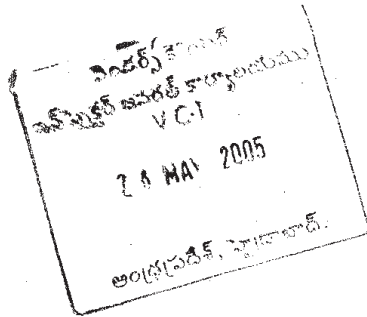
For Mehta and Modi Homes

For Mehta and Modi Homes

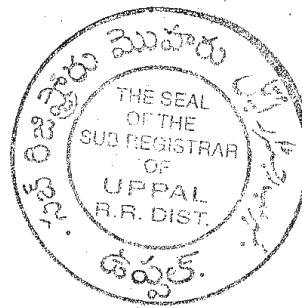
[Signature]
Partner

[Signature]
Partner

Contd..5.

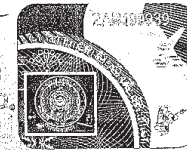


1 వ పుస్తకము.....5640/నాటికా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....7...ఈ కాగితపు వరుస
సంఖ్య.....4.....
సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH Rwy 03AA 554939
 S.No. 23900 Date 13/6/5 Rs. 100/-
 Sold to D. Giridhar Reddy
 S/o. W/o D. Yella Reddy
 For whom Rep. 5 Pl. 10yd.



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

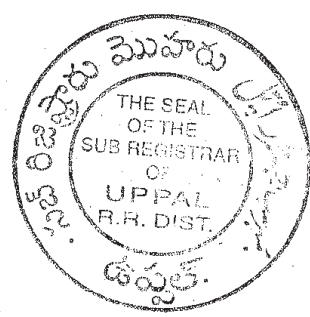
For Mehta and Modi Homes

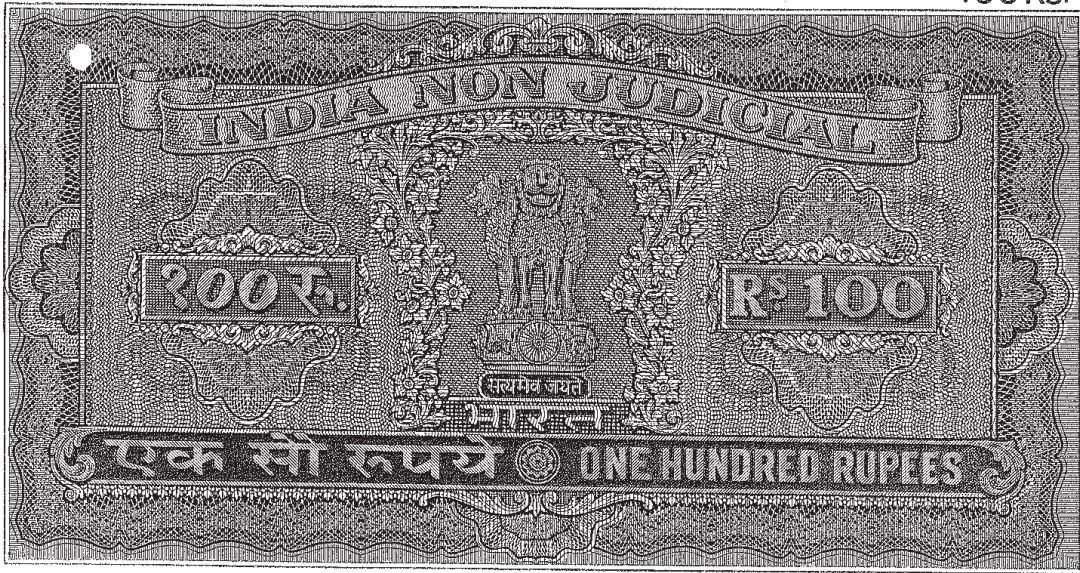
[Signature]
 Partner

Contd..6..

23 MAY 2005

1వ పుస్తకము. 5040/1012
దస్తావేజాల మొత్తం కాగితములి
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య.....5.....
పబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554940

S.No. 2390/ Date 13/6/05 Rs. 100/-

Sold to D. Giridhar Reddy

S/o W/o D/d D. Yella Reddy

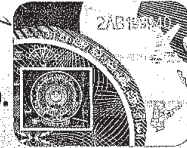
For whom Sep

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/- is paid by way of challan No. - Cash - dated 14.06.05, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Partner

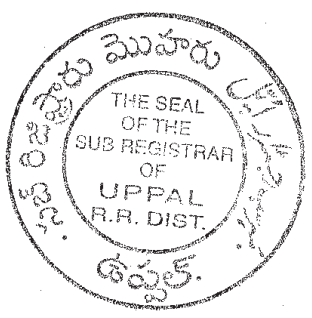
For Mehta and Modi Homes

Partner

Contd..7.

కొండకర్కాంబం
 పరిశ్రామిక వాణిజ్య మండలం
 V.C.I.
 20 MAY 2005

1 వ పుస్తకము N.P.R. నోటా
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....9 ఈ కాగితపు వరుస
 సంఖ్య.....6.....
 సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554941

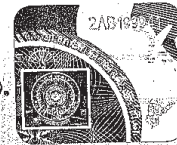
S.No. 23902 Date 12/6/05 Rs. 100/-

R. NARAYAN

SVL No. 42/95

R.No. 38/2004-2006

RAM NAGAR, HYD'BAD.



Sold to D. Giridhar Reddy

B/o W/o D. Yella Reddy :: Cl. by d.

For whom

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 36, 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 :: Plot No. 37.

SOUTH :: Plot No. 35.

EAST :: 40' Wide Road.

WEST :: Plot No. 41.

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)*
(K. P. Reddy)

2. *(Signature)*
(SRIDHAR)

For Mehta and Modi Homes

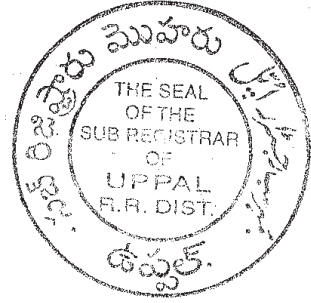
(Signature)
(Soham Modi)
Partner
VENDOR

(Signature)
(Suresh U Mehta)
VENDOR

(Signature)
VEND EE.

రిజిస్ట్రార్ కమిషన్
 రిజిస్ట్రార్ జనరల్ కార్యాలయము
 VC-1
 24 MAY 2005
 అంబేద్కర్ నగర్, హైదరాబాద్.

1 వ పుస్తకము 5640/2015
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....9 ఈ కాగితపు వరుస
 సంఖ్య.....7
 సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING		PLOT NO. 36, FORMING A PART	
IN SURVEY NOS. 35, 36, 37, 38 & 39		Situating 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: SRI D. GIRIDHAR REDDY, SON OF SRI YELLA REDDY. D			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS.	



Plot No. 37

Plot No. 41

52'-5"

35'-0"Plot No. 3632'-0"

52'-5"

40' wide road

Plot No. 38

LOCATION PLAN

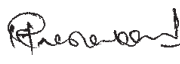
Surana Industries

Govt. Mint

Vimta Labs

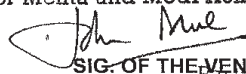
Layout

WITNESSES:

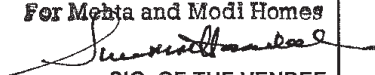
1. 

2. 

For Mehta and Modi Homes


SIG. OF THE VENDOR

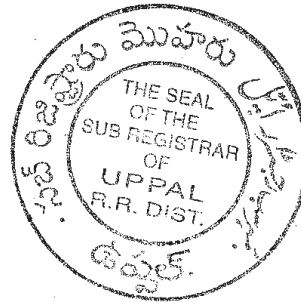
For Mehta and Modi Homes


SIG. OF THE VENDEE

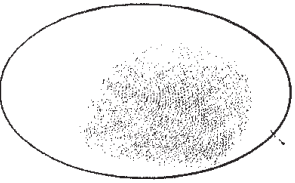
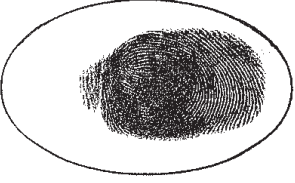
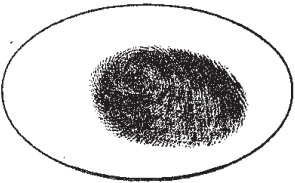


1వ పుస్తకము 564.0/10/10
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....8.....

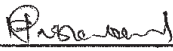
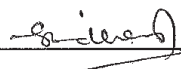

సబ్ రిజిస్ట్రారు



**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
			<u>VENDOR:-</u> M/s. MEHTA & MODI HOMES, having its (o) S-4-187 / 3 & 4, M.G. Road, Sec' Bad, Rep. by its Partners Mr. SOHAM MODI S/o. SRI. SATISH MODI
			2. Mr. SURESH U. MEHTA S/o. LATE UTTAMLAL MEHTA (o) S-4-187 / 3 & 4, Soham mansion III floor, M.G. Road, Sec' Bad - 003.
			SPA:- Mr. GAURANG MODI R/o. Flat No. 105, Sapphire Apts, Chikoti Gardens, Begumpet, HYDERABAD.
			PURCHASER:- Mr. D. GIRIDHAR REDDY flat No. 501, Nutan Panya Apts, Lane Besides Pragathi Women's College, DSNR, HYDERABAD.

SIGNATURE OF WITNESSES :

1. 
2. 

For Mehta and Modi Homes

 
Partner

SIGNATURE OF THE EXECUTANT'S
For Mehta and Modi Homes


Partner

P/36

1 వ పుస్తకమును...
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

[Signature]
సబ్-రిజిస్ట్రారు

