5526/05

Cr. 5528

A095665

100Rs.

INDIA NON JUDICIAL

₹100 Rs.100

सत्यमेव जयते

एक सौ रुपये ONE HUNDRED RUPEES

SCANNED

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

03AA 554883

S.No. 7352 Date 9/6/05 Rs. 100/-

Sold to Krishnan Padmanabhan Iyer

S/o. W/o D/d Late Ananthe Padmanabhan Iyer R/o. Sec'bad

For whom Self

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

SALE DEED

This Sale Deed is made and executed on this the 10th 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

SRI. KRISHNAN PADMANABHAN IYER, SON OF LATE SRI ANANTHA PADMANABHAN IYER, aged about 35 years, Resident of 401, Janya Apartments, Padma 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
Partner

For Mehta and Modi Homes
Partner

Contd..2.

I వ పుస్తకము.....సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుసల
సంఖ్య...../.....

సబ్-రిజిస్ట్రారు

200 వ సం॥.....జూన్.....నెల.....10.....తేదీ
1927 వ.శ.శా.....మాసము.....20.....తేది
పగలు.....12.....మరియు.....2.....గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
శ్రీ.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా రాఖలుచేసి
రుసుము రూ॥.....1020/-.....చెల్లించినారు.
Receipt No.....Dt.....Vide
SBH, Habsiguda Branch, Sec'bad.
వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రొటనవ్రేలు

నిరూపించినది

1) Gaurang Mody S/o. Jayantilal Mody occ: Business - R/o. Flat No. 105, Sapphire Apts Clifton Gardens, Begumpet, Hyderabad. (Through Special Power of Attorney, attached in the lower of 18/2005, SRO, Uppal.

(R. P. Reddy S/o. Padma Reddy occ: Service (O) 5-4-187/3&4, M.G. Road, Sec'bad

2) Srinivas S/o. Ramachandraiah occ: Business H.No. 2-3-64/10/24, Amberpet, Hyderabad

200.....వ.సం॥.....జూన్.....నెల.....10.....వ తేది
192.....వ.శా.శ.....మాసం.....20.....వ తేది.

సబ్-రిజిస్ట్రారు

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

एक सौ रुपये ONE HUNDRED RUPEES

आंध्र प्रदेश ANDHRA PRADESH 03AA 554884

S.No. 22259 Date 7/6/05 Rs. 100/-

Sold to Krishnan Padmanabhan Iyer

S/o. W/o D/o Late Ananta Padmanabhan Iyer

For whom Self R/o. Sec'bad

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. 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

26 MAY 2005

1 వ పుస్తకము నెం.ఆర్./నెం.
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....9....ఈ కాగితపు వరుస
సంఖ్య.....2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 189
No. 5526 of 200 5 Date 10/6/05

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. Gaurang Modi 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: 10/6/05

Sub Registrar
and Collector U/S. 41&4
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 185074 Dated 10/6/05 at SBH Habsiguda Branch, Sec bad

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

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

100Rs.

INDIA NON JUDICIAL

300 रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH 03AA 554885

S.No. 23300 Date 9/6/05 Rs. 100/-

Sold to Krishnan Padmanabhan Iyer

S/o. W/o. Late Ananta Padmanabhan Iyer

For whom Self

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:

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.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

Contd..4.

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

एक सौ रुपये ONE HUNDRED RUPEES

आंध्र प्रदेश ANDHRA PRADESH 03AA 554839

S.No. 2330 Date 9/6/09 Rs. 100

Sold to Krishnan Padmanabhan Iyer

S/o. W/o/d late Ananthia Padmanabhan Iyer

For whom Self

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

C) The Vendor have ploted 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.37, 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 FOLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.37, 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) by way of Ch.No. Nil, Dt: Nil, issued by Sundaram Home Finance, drawn on ICICI Bank, Chennai Mount Road Branch. The Vendor hereby admit and acknowledge the receipt of the said consideration.

Contd..5.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

100Rs.

INDIA NON JUDICIAL

₹100 Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

आंध्र प्रदेश ANDHRA PRADESH 03AA 554890

S.No. 23302 Date 9/8/05 Rs 100/-

Sold to Krishnan Padmanabhan Iyer

S/o. W/o. Late Ananta Padmanabhan Iyer

For whom Self

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

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.

Contd..6.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

03AA 554891

S.No. 23303 Date 9/6/05 Rs. 100/-

Sold to Krishnan Padmanabhan Iyer

S/o. W/o. D/o late Ananthe Padmanabhan Iyer

For whom Self

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. B 185074, dated 10.06.05, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

Contd..7.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH 03AA 554892

S.No. 23304 Date 3/6/06 Rs. 100/-

Sold to Krishnan Padmanabhan Iyer

S/o. W/o. late Ananthe Padmanabhan Iyer

For whom Self

R. NARENDER
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.37, 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. 38.

SOUTH :: Plot No. 36.

EAST :: 40' Wide Road.

WEST :: Plot No. 40.

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:

For Mehta and Modi Homes

Partner
(Soham Modi)
VENDOR

(Suresh U Mehta)
VENDOR

VENDEE.

WITNESS:

1. (K. P. Reddy)

2. (SRIDHAR)

RATION PLAN SHOWING PLOT NO. 37, FORMING A PART

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

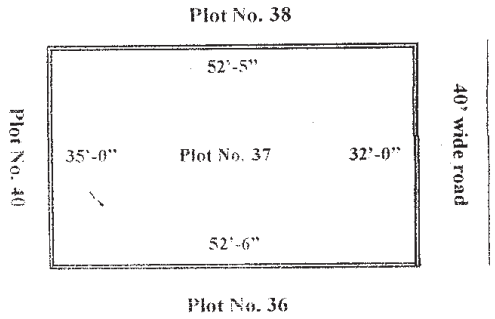
2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

VENDEE: SRI KRISHNAN PADMANABHAN IYER, SON OF LATE SRI ANANTHA PADMANABHAN IYER

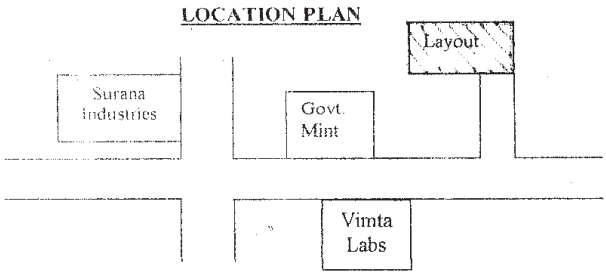
REFERENCE: **SCALE:** **INCL:** **EXCL:**

AREA: 204 **SQ. YDS.** **SQ. MTRS.**

N



LOCATION PLAN



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

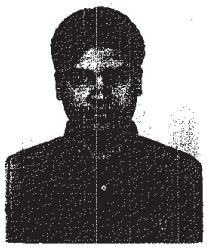
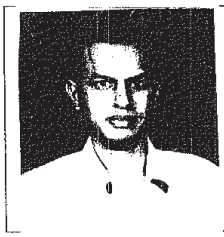
WITNESSES:

1.

2.

SIG. OF THE VENDEE

PHOTOGRAPHS AND FINGERPRINTS 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 its (O) 5-4-187/3&4 M.G. Road, Sec'bad, Rep by its Partners. Mr. SOHAM MODI
			2. Mr. SURESH U. MEHTA 5-4-187/3&4, M.G. Road, Soham Mansion, Sec'bad - 003
			SPA: Mr GAURANG MODI S/o Flat No. 105, Sapphire Apts, Chikoti Gardens, Begumpet, HYDERABAD.
			Purchaser: Sri. KRISHNAN PADMANABHAN IYER R/o 401, Janya Apts, Padmarao Nagar, Sec'bad

SIGNATURE OF WITNESSES

1.

2.

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S

For Mehta and Modi Homes

Partner

P/37