



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 10906 Date 12/12/05 Rs. 100/-

Sold to M. Rajeswara Rao

S/o M. Appala Raju

For Whom J. S. S.

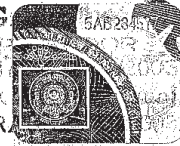
LEELA G

STAMP

L. No: 10/9

5-4-76/A

SECUNDERABAD

**SALE DEED**

This Sale Deed is made and executed on this the 12th day of December 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 Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri 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

MR. M. RAJESWARA RAO, S/O. LATE SRI M. APPALA RAJU, aged about 48 years, residing at 306, Raga Raaga Manor, Nizampet Road, Kukatpally, Hyderabad – 500 072, 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

1 వ పుస్తకము... 12160/సం||పు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య....డి...ఈ కాగితపు వరుస

2005- వ సం. డిసెంబర్.....నెల...12.....తేదీ ^{సంఖ్య}

1927- వ.వ.శా.గ్రంథాలయము. 2.1...తేది

పగలు.....2.....మరియు.....3.....గంటల మధ్య

3. Gaurang Mohy.....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను

అనుపరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వీటియందలి పేర్లు

మంయు నలమనుదలతో సహా దాఖలుచేసి
గుమ్మము శాఖ 1020 కు

ಪುನಃ ಪರಿಶೀಲಿಸಿ ದಯವಿಟ್ಟು ಸಹಿ ಮಾಡಿ ಕಳುಹಿಸಿ.
 Receipt No. 161990 Date 12/12/2015

Receipt No. 103. \$ 10 Dt. 21/2/05. Vide
SBH, Habsiguda Branch, Sec'bad.

ప్రాచీన యుద్ధనాటకం ఒక్కొక్కటి

విశవం బ్రహ్మకల్పం

విరూపిణినతి.

Gaurang mody
Occ: Business, S/o. Mr. Jagantilal mody
R/o. Flat no. 105, Sapphire
Apts, Chitoli Gardens, Begumpet, Hyderabad,
Through Special Power of Atn vide doc. No.
64/3016/05 For Presentation of documents
registered at IRO, Uppal.

① Preson

(K. Prebleton Roady 110 - K. P. Roady
occ. Service to 5-4-187 / 13 & 4,
M. G. Road, See 3rd

② Ramula

(Family S/O. Shankar² 003 Bgms
2-1-6m/10/24, Amberpet, Hyderabad

200. గ్రం. సం. డిసెంబర్..... నెల! రై. వ తది

1927.వ.శా.శ..ఆగ్రెగేషన్ నూసం.21.వ పేర్ది.

పట్టాభిషేకము



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 510518

S. No. 1090 Date 10/12/03 Rs. 100/-

Sold to M. Rajesh Kumar Rao

S/o L. G. M. Algha Rao

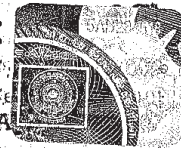
For Whom S. J.

LEELA G.
STAMP

L No. 13/97

6-4-76/A

SECUNDERA



WHEREAS:

- 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 Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac. 2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

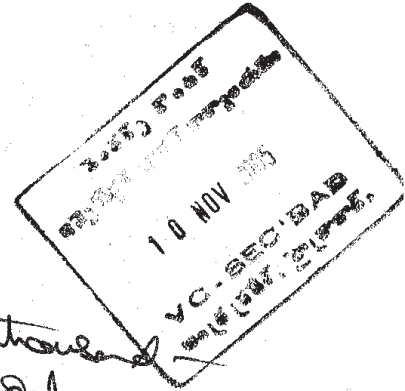
For Mehta and Modi Homes

Mehta Modi
Partner

For Mehta and Modi Homes

Sumithran
Partner

1 వ పుస్తకము 2160/సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...ఈ...ఈ కాగితపు వరుస
 సంఖ్య...
 సబ్-రిజిస్ట్రారు



Endorsement Under Section 42 of Act II of 189
 No. 2160 of 2005 Date 12/12/05

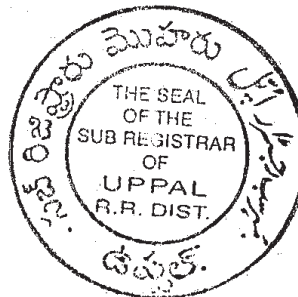
I hereby certify that the proper deficit
 stamp duty of Rs. 17760/- Rupees Seventeen thousand
 Seven hundred and sixty only
 has been levied in respect of this instrument
 from Sri. Gaurang Mody
 on the basis of the agreed Market Value
 consideration of Rs. 204000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 and Collector of S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 17760/- towards Stamp Duty
 including Transfer duty and Rs. 1020/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 165390/-
 Dated 12/12/05 at SBH Habsiguda Branch, Secbad

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





ఆంధ్ర ప్రదేశ్ ఆంధ్రప్రదేశ్ ANDHRA PRADESH

08AA 510519

No. 10908 Date 12/12/07 Rs. 100/-

Sold to M. Rajes Kumar Rao

S/o Late M. Appala Rao

For Whom

Sgt



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.

- 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.
- The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

For Mehta and Modi Homes

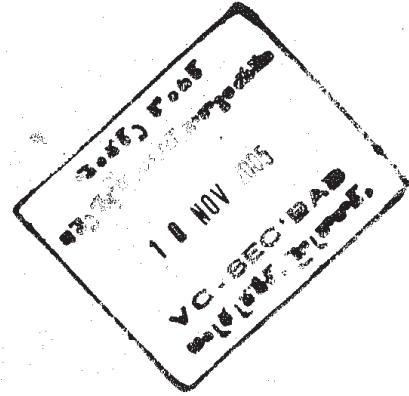
Shri Mehta
Partner

For Mehta and Modi Homes

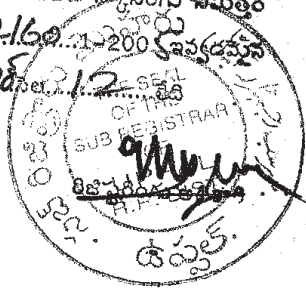
Shri Modi
Partner

1 వ పుస్తకము 2160/సంగం
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 8... ఈ కాగితపు వరుస
 సంఖ్య... 3.....

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము సం॥ (కా.శ) పు... 12160/25
 నెంబరుగా రిజిస్టరు చేయబడి పాస్ పోర్టు నిమిత్తం
 గుర్తింపు నెంబరు 12160-1-200 ప్రామాణికమున
 200 ప్రామాణికమున 12160-1-200



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S. No. 1099 Date 12/11/19 Rs. 100/-
 Sold to M. Rajeswar Rao
 S/o. Late M. A. Prasad Rao
 Per Whom [Signature]

08AA 510520



D) The Vendee is desirous of purchasing a plot of land bearing no. 44 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/- (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. 44 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/- (Two Lakhs Four 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.

Per Mehta and Modi Homes

[Signature]

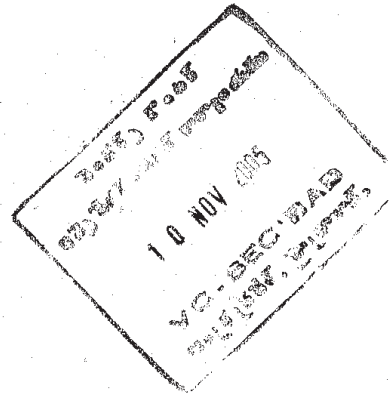
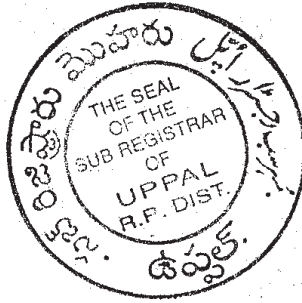
Per Mehta and Modi Homes

[Signature]

Partner

1వ పుస్తకము. 12.1.69/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....డి.ఈ కాగితపు వరుస
సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-6-Clean 08AA 510521

1. No. 10910 Date 12/12/05 Rs. 100/-

Sold to M. Rajesh Kumar Rao

S/o Late M. Appala Rao - 1090

For Whom J. K. S. S.

LEELA G.

STAMP

L No: 11/97

6-4-16/A C

SECUNDERA

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. 18,880/- is paid by way of Challan No. 165370, dated 12.12.2005, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

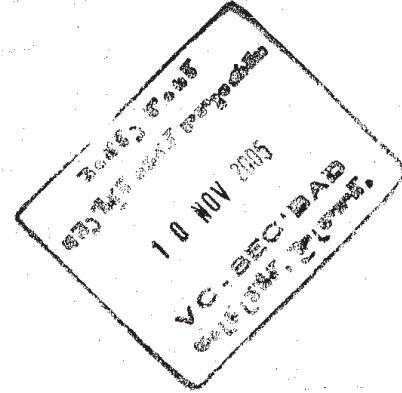
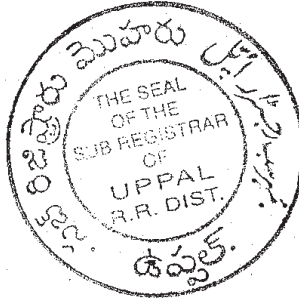
Mehta Modi
Partner

For Mehta and Modi Homes

Mehta Modi
Partner

1 వ పుస్తకము. 21.60/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 8.... ఈ కాగితపు వరుస
సంఖ్య..... 9.....

సబ్-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ - ANDHRA PRADESH
 S. No. 10911 Date 12/12/17 Rs. 100/-
 Sold to M. Rajeswara Rao
 S/o. Late M. A. Prata Raju
 For Whom S.M.

L-6-Clerey
 08AA 510522
 LEELA G. CHITRA
 STAMP
 L No. 13/9
 8-4- b/A C
 SECUNDER

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 44 admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	:	Plot No. 43
South	:	Landscaped Gardens
East	:	Plot No. 33
West	:	40' wide road

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. Amritha

For Mehta and Modi Homes

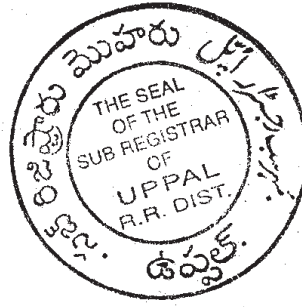
 Partner
 VENDOR

For Mehta and Modi Homes

 Partner
 VENDOR

1 వ పుస్తకము 2160/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 44, FORMING A PART

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

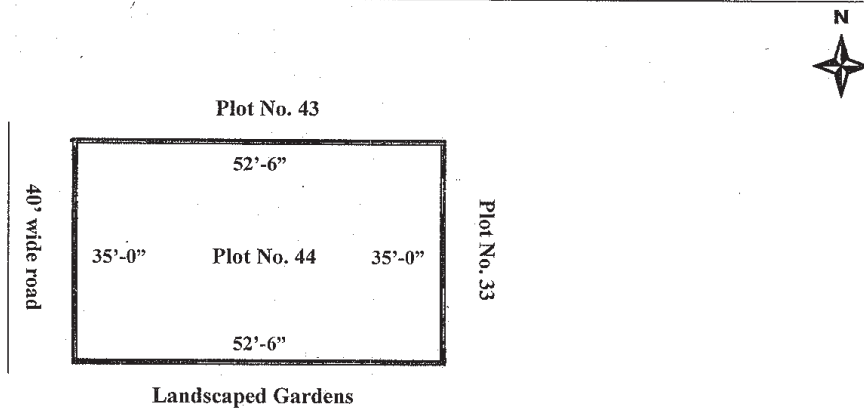
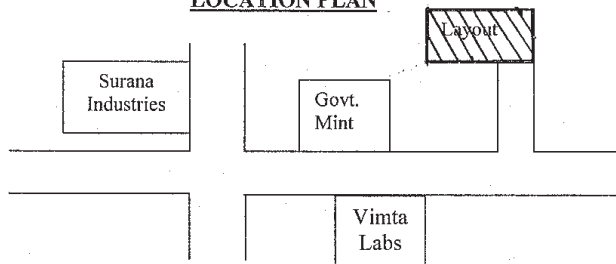
CHERLAPALLY VILLAGE,

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

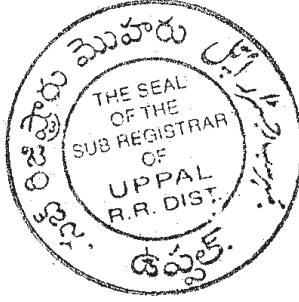
2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

VENDEE: MR. M. RAJESWARA RAO, S/O. LATE SRI M. APPALA RAJU**REFERENCE:**
AREA: 204**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:** **LOCATION PLAN****For Mehta and Modi Homes**
Partner**For Mehta and Modi Homes**
SIG. OF THE PARTNER**WITNESSES:**

- 1.
- 2.

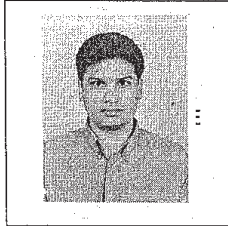
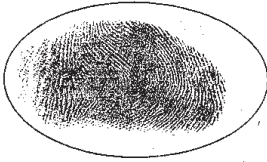
1 వ పుస్తకము 2160/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...8...ఈ కాగితపు వరుస
సంఖ్య...7.....


సబ్ రిజిస్ట్రార్



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

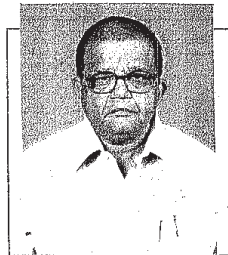
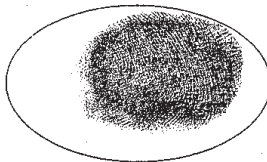
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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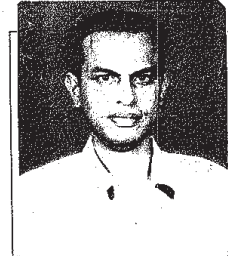
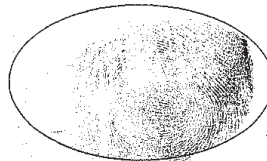
VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION,
M. G. ROAD, SECUNDERABAD, REP. BY
ITS PARTNERS.

1. MR. SOHAM MODI
S/O. SRI. SATISH MODI

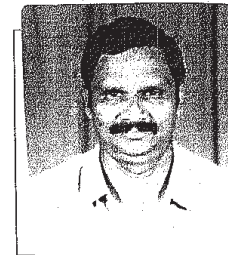
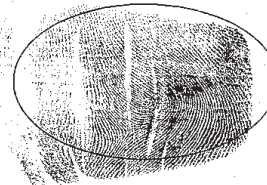


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA



GPA FOR DOCUMENTS PRESENTATION:

MR. GAURANG MODY,
S/O. JAYANTILAL MODY,
FLAT NO. 105, SAPPHIRE APARTMENTS,
CHIKOTI GARDENS, BEGUMPET,
HYDERABAD - 500 016.



PURCHASER:

MR. M. RAJESWARA RAO,
S/O. LATE SRI M. APPALA RAJU
RESIDING AT 306, RAGA RAAGA MANOR,
NIZAMPET ROAD, KUKATPALLY,
HYDERABAD - 500 072.

SIGNATURE OF WITNESSES

- 1.
- 2.

For Mehta and Modi Homes

Partner

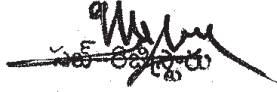
For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANT'S

P/44

1వ పుస్తకము 2460/సర్కార్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...శీ...ఈ కాగితపు వరుస
సంఖ్య...శీ.....


సబ్ రిజిస్ట్రారు

