

Q. 80.80

5117/2006

Handwritten: 482

100Rs.



ANDHRA PRADESH
S. No. 3624 Date 10-03-06
Sold to Dr. Venkatramana Srinivasan
S/o. Venkatesan Srinivasan
For Whom Self

L. G. Chetty
09AA 779706
LEELA G. CHIMAI
STAMP VENDOR
L.No. 22/2
5-4-76/A, Calicut
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 29th day of March 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 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 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

DR. VENKATRAMANA SRINIVASAN, S/O. SRI VENKATESAN SRINIVASAN, aged about 38 years, residing at 203, Rishi Mansion, Plot No. 146, Road No. 4, West Marredpally, Secunderabad – 500 026,, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

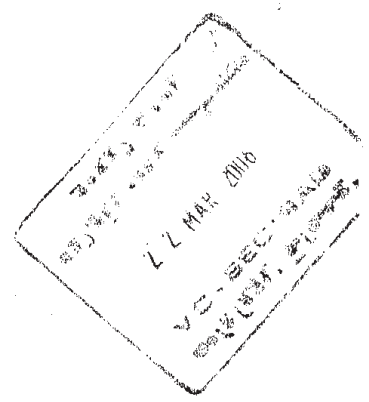
For Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner

5117/06

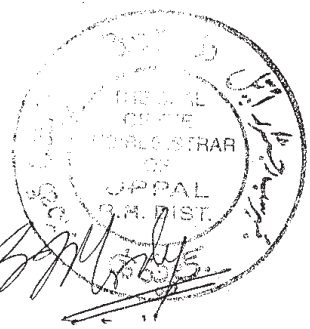
1 వ పుస్తకము...
దస్తావేజుల మొత్తం కాగితము
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

సబ్-రిజిస్ట్రారు



2006 వ సం... నెల... తేది
192 & వ.శ.శా... మాసము... తేది
పగలు... గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అధీనులో

శ్రీ Gaurang mady
రిజిస్ట్రేషన్ చట్టము, చిట్టా చిట్టా సెక్షన్ 32 ఏ-ను
అనుసరించి సమర్పించబడిన డిటాగ్రాఫులు
మరియు వేదికమునకు చూపబడుచేసి
రుసుము రూ|| 950/- చెల్లిపినారు.
Receipt No. 536560 Dt. 29/3/16 Vide
SBH, Habsiguda Branch, Sec'bad



ప్రాసెస్యూరు అవుతున్నది.
ఎడమ ప్రాంతము



సబ్-రిజిస్ట్రారు

Gaurang mady s/o Jayanklal mady occ: Business
R/o. Flat no. 105, Sapphire Apts, Chiruk
Gardens, Begumpet, Hyderabad, through Attested
GPA, for Presentation of documents, vide doc. No.
64/BKX/105 at Sec, Uppal.

1 ప్రాబాకర్ రెడ్డి

C.K. Prabhakar Reddy s/o. K.P. Reddy occ: service
at S-U-187/3 & 4, M.G. Road, Sec'bad.

2 శ్రీ...

Srinivas Rao s/o. Prakash Rao occ: Business
R/o. A-3-64/10, Amberpet, Hyderabad.

2006 వ. సం... నెల... తేది
192 & వ.శ.శా... మాసము... తేది

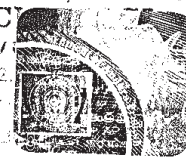
సబ్-రిజిస్ట్రారు

100Rs.



ANDHRA PRADESH
 S. No. 365 28366 As 100:
 Sold to Dr. Venkateswara Srinivasa
 B/o Venkateswara Srinivasa
 For Whom Sec

LEELA G. C.
 STAMP V
 L.No. 02
 5-4-76/A, C
 SECUNDERABAD



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	Gt. 0-50	Ac. 2-00 Gt.
			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 Gt.
			36	Gt. 60-50	
			37	Gt. 13-50	
				Gt. 85-00	
Total Extent of Land					Ac. 6-05 Gts.

For Mehta and Modi Homes

Mehta Modi
 Partner

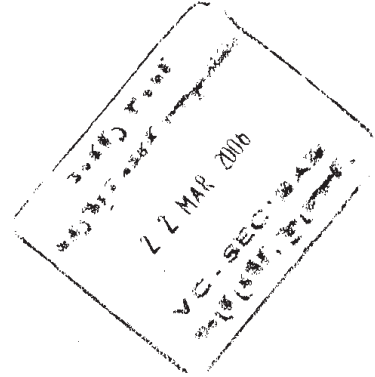
For Mehta and Modi Homes

Mehta Modi
 Partner

-2-

5117/06
 1. వ. పుస్తకము...
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...

సబ్-రిజిస్ట్రార్



Endorsement Under Section 42 of Act 11 of 1920
 No. 5117 of 2006 Date 29/3/06

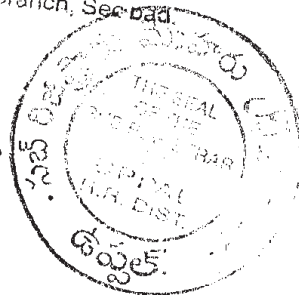
I hereby certify that the proper deficit
 stamp duty of Rs. 16500/- Rupees Sixteen -
 thousand and five hundred only -
 has been levied in stamp of this instrument
 from Sd. Ganesh Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 190000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 29/3/06 Sub-Registrar and Collector U/S 41 & 44
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 16500/- towards Stamp Duty
 including Transfer duty and Rs. 950/-
 towards Registration Fee was paid by the party
 through Chalan Receipt Number 536560
 Dated 29/3/06 at SDH Habsiguda Branch, Sec 04.

S.D.M. Habsiguda
 A/c No. 21000050700
 of S.R.O. Uppal.





No. 322 Date 08/3/66 Rs. 100/-
 Sold to D. Venkataswara Saini Vasan
 S/o Venkatesan Saini Vasan. Sca
 For Whom. Sca

LEELA G. C. S. V.
 STAMP
 L. No. 0
 5-4-76/A, Cell
 SECUNDERABAD

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

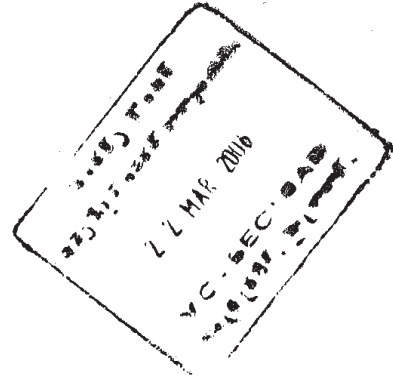
Partner

For Mehta and Modi Homes

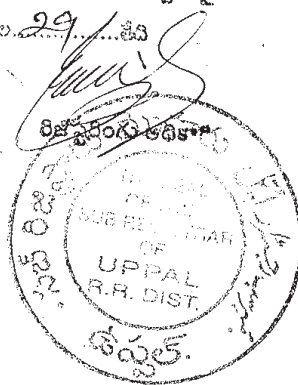
Partner

13 పుస్తకము సం॥ (కా.న) పు... 5.17/06
 నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్త
 గుర్తింపు నెంబరు... 8... ఈ కారితపు వరుస
 సంఖ్య... 3

అదే రిజిస్టరు



13 పుస్తకము సం॥ (కా.న) పు... 5.17/06
 నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్త
 గుర్తింపు నెంబరు... 5.17/06-2006 ఇవ్వబడిన
 2006 సం॥ మార్చి 29, 2016





S. No. 3627 Date 28/3/66
 Sold to Dr. Venkataswami Srinivasan
 S/o Venkataswami Srinivasan Sec
 For Whom
 LEELA G. CHIMAT
 STAMP
 L.No. 0
 5-4-76/A, Cal
 SECUNDERABAD

- D) The Vendee is desirous of purchasing a plot of land bearing no. 45 admeasuring 190 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 1,90,000/- (One Lakh Ninety 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. 45 admeasuring 190 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. 1,90,000/- (One Lakh Ninety 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.

For Mehta and Modi Homes

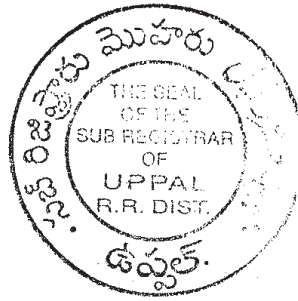
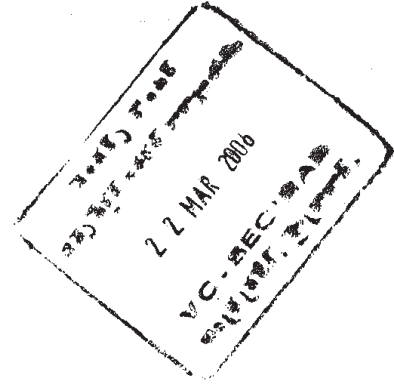
[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

1వ పుస్తకము. చి. (1) పం. 1
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య.. 10... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్



100Rs.



ANDHRA PRADESH
S. No. 3628 Date 28/3/06 Rs. 100/-
Sold to D. Venkataswamy Jaini Vasan
S/o. Venkatesan Jaini Vasan
For Whom Self

LEELA G. CH
STAMP V
L.No. 02/
5-4-76/A, Cells
SECUNDERAB



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. 17,550/- is paid by way of Challan No. 538560, dated 29.03.2006, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

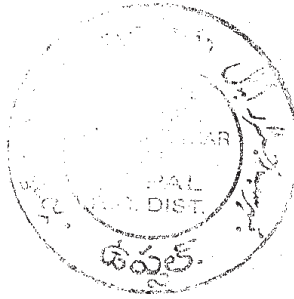
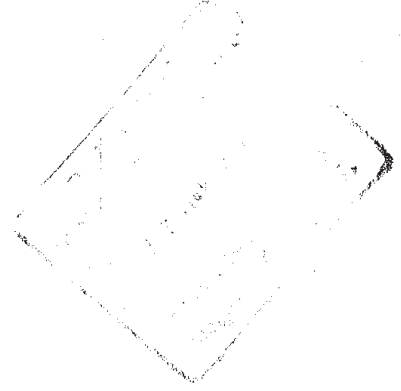
[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

కొత్తపల్లి కమ్యూనిటీ హాల్
కొత్తపల్లి మొత్తం కాగితములు
కొత్తపల్లి...ఈ కాగితపు వరుస
కొత్తపల్లి.....

పద-రక్షణ





ANDHRA PRADESH
 s. No. 3629 Date 28/3/66
 Sold to D. Venkatarayana Saini Vasan
 By Venkatesh Saini Vasan
 For When J.H.

LEELA G. CHIMAI

STAMP V

L.No. 02/

5-4-76/A, Cellar

SECUNDERABAD



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 45 admeasuring about 190 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. 46
South	:	Neighbours Land
East	:	40' wide road
West	:	Plot No. 64

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:

WITNESSES:

1. Ramesh
(K. P. Ramesh)
2. Saini
(Saini 200)

For Mehta and Modi Homes

Mehta
 Partner
 VENDOR
 For Mehta and Modi Homes

Saini
 Partner
 VENDOR

S. Venkatarayan
 VENDEE

1వ పుస్తకము. 2. (17) / సంగ్రాహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 2... ఈ కాగితపు వరుస
సంఖ్య... 6...

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 45, 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 UTTAMLAL MEHTA

VENDEE:

1. DR. VENKATRAMANA SRINIVASAN, S/O. MR. VENKATESAN SRINIVASAN

REFERENCE:**AREA:**

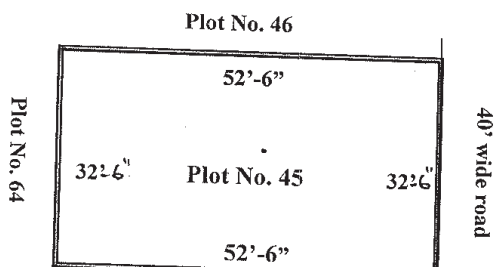
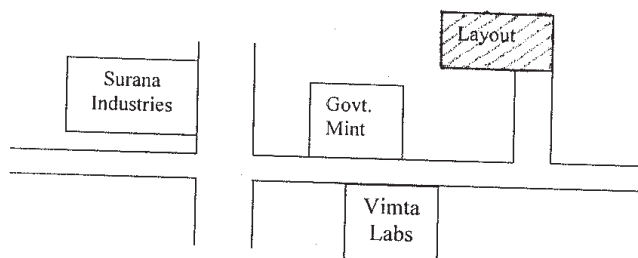
190

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

EXCL:**LOCATION PLAN****WITNESSES:**1. *Prasanna*2. *(Srinivasan)***For Mehta and Modi Homes***(Signature)*
Partner**For Mehta and Modi Homes***(Signature)*
Partner
SIG. OF THE VENDOR*(Signature)*
SIG. OF THE VENDEE

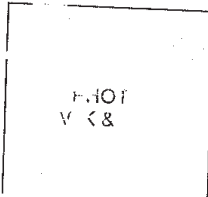
1వ పుస్తకము 5.11.2/సంఖ్య
దస్తావేజుల మొత్తం వాగితముల
సంఖ్య 8
మొత్తం 7


పరిశీలించినది



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

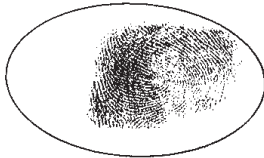
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

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. MR. SATISH MODI



2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTATION OF DOCUMENTS:

MR. GAURANG MODY
S/O. MR. JAYATILAL MEHTA
R/O. FLAT NO. 105, SAPPHIRE APTS
CHIKOTI GARDENS
BEGUMPET,
HYDERABAD



PURCHASERS:

DR. VENKATRAMANA SRINIVASAN
S/O. MR. VENKATESAN SRINIVASAN
R/O. 203, RISHI MANSION
PLOT NO. 146, ROAD NO. 4
WEST MARREDPALLY
SECUNDERABAD - 500 026

SIGNATURE OF WITNESSES:

1. *Prasanna*
2. *Sa*
(Srinivas Rao)

For Mehta and Modi Homes For Mehta and Modi Homes

Suresh U. Mehta

The Modi

Partner Partner
SIGNATURE OF THE EXECUTANT'S

S. Venkat Raman
SIGNATURE OF THE PURCHASER

1 వ పుస్తకము చివరికి సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...గీ...ఈ కాగితపు వరుస
సంఖ్య...గీ.....


సబ్-రిజిస్ట్రారు

