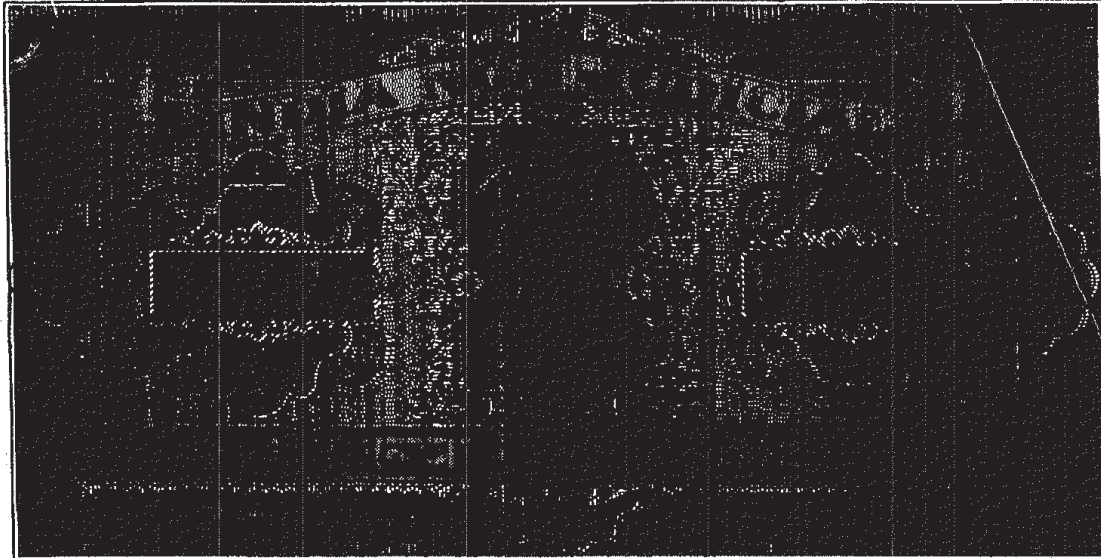




ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554942

SNo. 23903 Date. 13/6/05 Rs. 100/-

Sold to M. Babu Rao.

By M.P. Veeranna, fl. Hyd.

For whom Self SALE DEED

R. NARENDRA  
SVL No. 42/95  
R.No. 38/2004-2005  
RAM NAGAR, HYD'BAD.



This Sale Deed is made and executed on this the 6<sup>th</sup> day of September 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. M. BABU RAO, SON OF SRI. Mr. M.P. VEERANNA, aged about 49 years, Resident of 301, Surya Towers, St.No.8, Gandhi Nagar, 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 &amp; MODI HOMES

*[Signature]*  
PARTNER

For MEHTA &amp; MODI HOMES

*[Signature]*  
PARTNER

Contd..2.

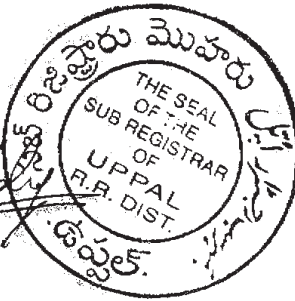
1వ పుస్తకము 15/05/05  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు వరుస  
సంఖ్య 1

26 MAY 7

సబ్-రిజిస్ట్రారు

200 వ.సం. 1520/05 నెల. 6 వ తేది  
192 వ.సం. 172937 మాసము. 15 వ తేది  
పగలు 11 మరియు 12 గంటల మధ్య  
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Gaurang Mody  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పోట్ గ్రాపులు  
మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
రుసుము రూ॥ 1520/- చెల్లించినారు.  
Receipt No. 172937 Dt. 6/9/05, 3/6/05.  
SBH, Habsiguda Branch, Sec'bad.



ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.  
ఎడమ బ్రాటనవేలు



రూపించినది.

Gaurang Mody S/o. Janganthilal Mody, occ:-  
Business. E/o. Flat No. 105, Sapphire Apt,  
Chikkoh Gardens, Begumpet, Hyderabad,  
through Power of Attorney for Presentation  
of documents, vide Doc. No. 6u/Bt 15/05  
at seo, Uppal.

1.

( G. Prabhakar Reddy S/o G. P. Reddy  
occ. Service (C) C-4-187/1 & 4, m. G. Road,  
Sec'bad.

2.

Sridhar S/o. m. Ramchandrar occ. Business  
E/o. 2-1-6u/10/24, Amberpet, Hyderabad.

200 వ.సం. 1520/05 నెల. 6 వ తేది

192 వ.సం. 172937 మాసము. 15 వ తేది

సబ్-రిజిస్ట్రారు

hereinafter referred to as the mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee,

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH R W  
S.No. 23904 Date 13/6/05 Rs. 100/-

R. NARENDER

SVL No. 42/95

R.No. 38/2004-2006

RAM NAGAR, HYD'BAD.

03AA 554943



Sold to M. Babu Rao  
S/o. W. S. S. M. P. Veeranna, K. H. S.

For whom Selt. :: 2 ::

**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<br>Doc. No. | Dated      | Sy. Extent of Land<br>No. (in Guntas) | Extent of Land<br>(in Acres)                                                 |
|--------|-----------------------|------------|---------------------------------------|------------------------------------------------------------------------------|
| 1.     | 9733/2003             | 19/08/2003 | 39                                    | Gt. 80-00<br>Ac. 2-00 Gts.                                                   |
| 2.     | 11955/2003            | 30/09/2003 | 36<br>37<br>38<br>39                  | Gt. 0-50<br>Gt. 18-50<br>Gt. 9-00<br>Gt. 52-00<br>Gt. 80-00<br>Ac. 2-00 Gts. |
| 3.     | 13200/2003            | 01/11/2003 | 35<br>36<br>37                        | Gt. 11-00<br>Gt. 60-50<br>Gt. 13-50<br>Ac. 2-05 Gts.                         |

Gt. 85-00

Total extent

Ac. 6-05 Gts.

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Contd..3.

*[Signature]*  
PARTNER

*[Signature]*  
PARTNER

24 MAY 2005

1 వ పుస్తకము 8400/-  
దస్తవేజుల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు పరుస  
సంఖ్య 2

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 1884  
No. 8400 of 2005 Date 6/9/05

I hereby certify that the proper deficit  
stamp duty of Rs. 17660/- Rupees Seventeen thousand  
- Six hundred Sixty only  
has been levied in respect of this instrument  
from Sri. Ganesh Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 20000/- being  
higher than the consideration agreed Market  
Value.

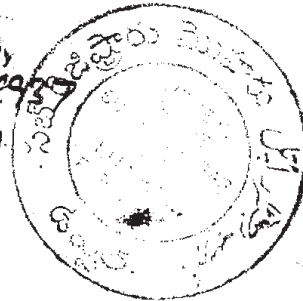
S.R.O. Uppal

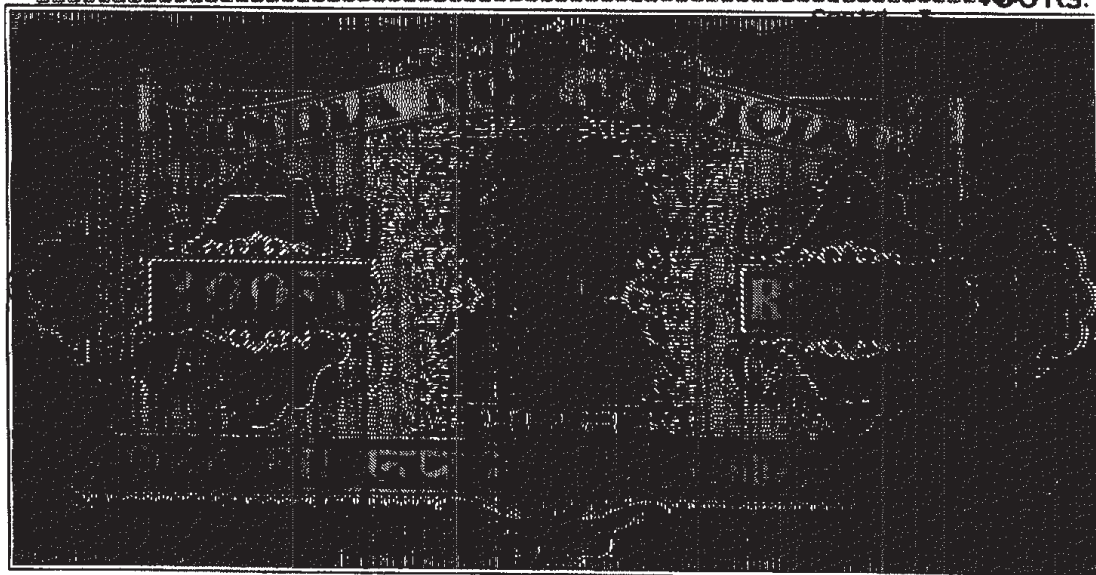
Dated: 6/9/05

Sub Registrar  
and Collector U.S. 41 & 4  
INDIAN STAMP ACT

### Registration Endorsement

An amount of Rs. 17660/- towards Stamp Duty  
including Transfer duty and Rs. 1520/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number 178425, 178937  
Dated 6/9/05 at SBH Habsiguda Branch, Sec Bad.  
S.B.H. Habsiguda  
A/c No. 01000050780  
of S.B.O. Uppal





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 03AA 554944  
 SNo. 23905 13405 Rs. 100/-  
 Sold by M. Babu Rao, R. NARENDER  
 S/o. M.P. Veeranna, K. Hyd. SVL No. 42/95  
 For whom Self. 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:

- 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 & MODI HOMES

*[Signature]*  
 PARTNER

For MEHTA & MODI HOMES

*[Signature]*  
 PARTNER

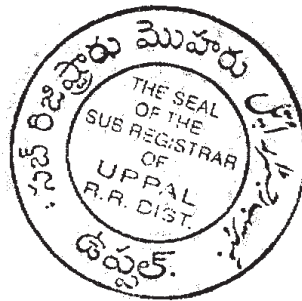
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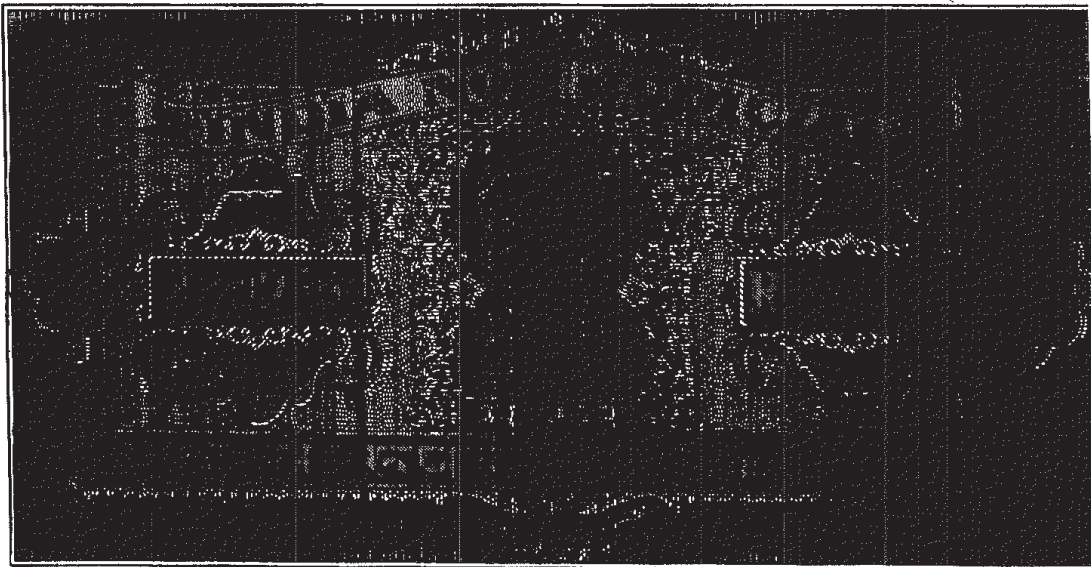
సంజీవ్ రెడ్డి  
సంజీవ్ రెడ్డి రిజిస్ట్రార్ ఆఫీసు  
V-21  
24 MAY 2005  
ఆంధ్రప్రదేశ్, విజయవాడ.

1 వ పుస్తకము. రూ. 400/- నగదు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య..... 9 ..... ఈ కాగితపు వరుస  
సంఖ్య..... 3 .....  
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.శ) పు. రూ. 400/-  
వెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు రూ. 400/- 1-2005 ఇవ్వడమైన  
2005 సం|| శా. శా. సం|| 6 తేది

రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554945

S.No. 23906 Date 15/10/05 Rs. 100/-

Sold to M. Baby Rao

S/o M. P. Veeranna Rb. Hyd

For whom Self

:: 4 ::

R. W.  
 P. T. ARJUN  
 P. T. No. 42/95  
 P. No. 05/2004-2008  
 RAM NAGAR, HYD'BAD.



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.46, 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.46, 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 &amp; MODI HOMES

*[Signature]*  
 PARTNER

For MEHTA &amp; MODI HOMES

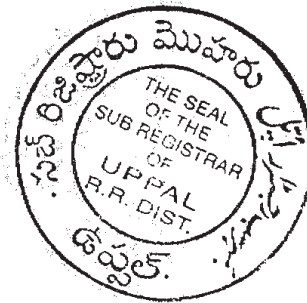
*[Signature]*  
 PARTNER

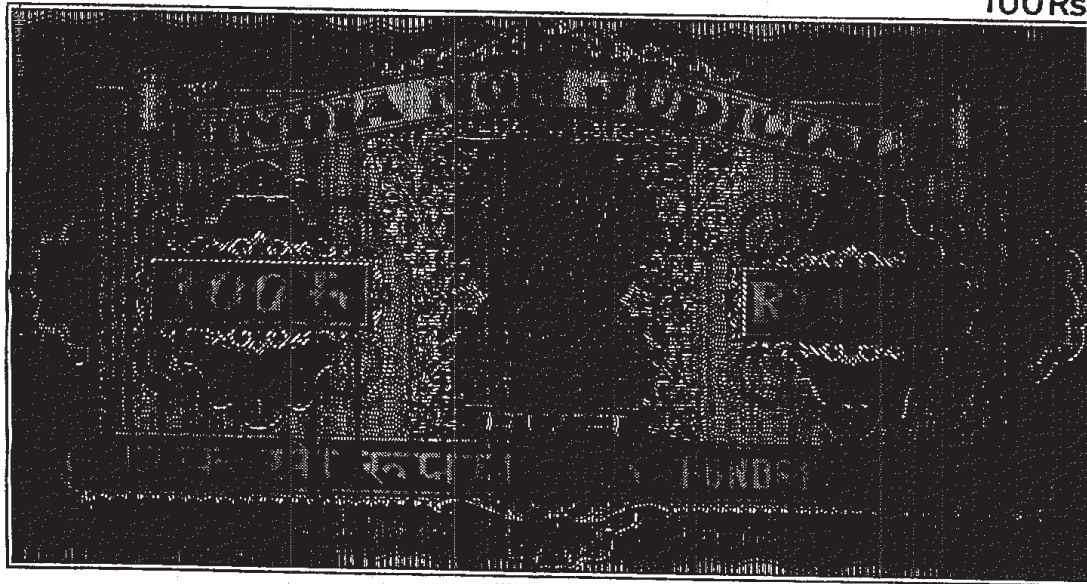
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రిజిస్ట్రార్ కంటర్  
 ఇన్ స్ట్రక్టర్ బసరత్ నాగ్మాలము  
 VCI  
 26 MAY 2005  
 అంధ్రప్రదేశ్, హైదరాబాద్.

1 వ పుస్తకము 5400/05 నంబర్  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 9 ఈ కాగితపు వరుస  
 సంఖ్య 4

సబ్-రిజిస్ట్రార్





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554946

SNo. 22902-13/6/5Rs. 100/-

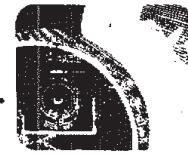
Sold to M. Babu Rao

S/o. M.P. - Veeranna Rlo. Hyd

For whom Self.

:: 5 ::

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.

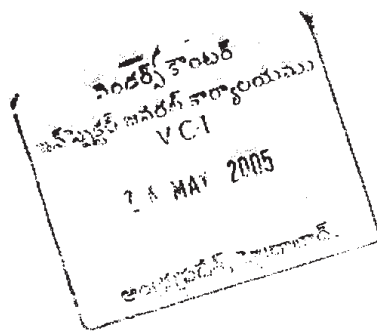
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.

For MEHTA &amp; MODI HOMES

*The Modi*  
PARTNER

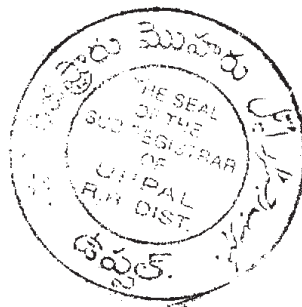
For MEHTA &amp; MODI HOMES Contd..6.

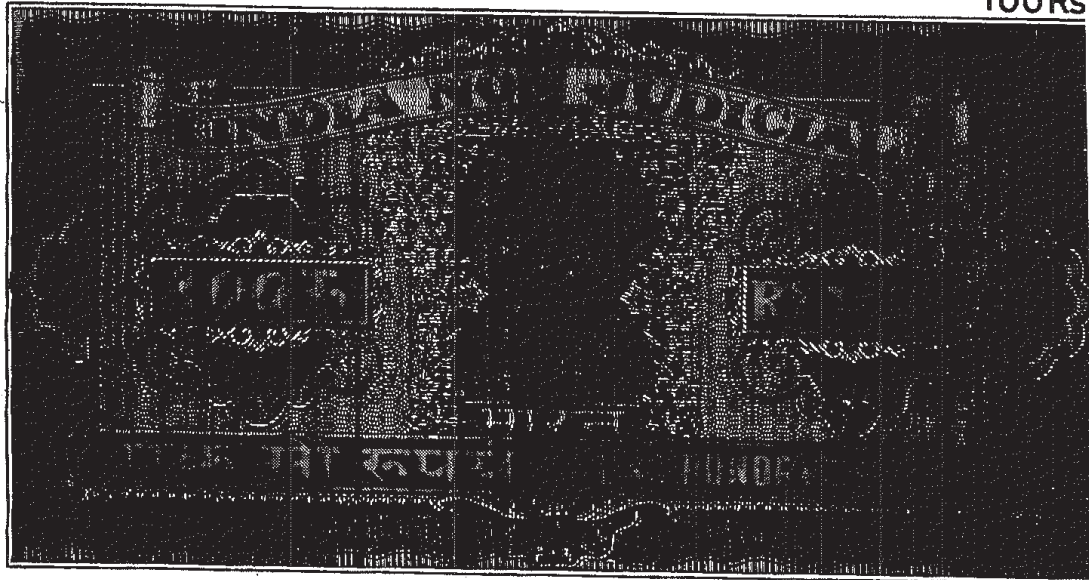
*Sundararaman*  
PARTNER



1 వ పుస్తకము. 8400/నంబరు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 9.... ఈ కాగితపు వరుస  
సంఖ్య... 5.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
S.No. 033908 Date 13/6/05 To Logit

03AA 554947

To: M. Babu Rao

R. NARENDER

SVL No. 42/95

S/c: M.P. Veeranna, Rb. Hyd ::

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

For whom: Self



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. 14,720 = 00/- is paid by way of challan No. B-178425, dated 6.09.2005, drawn on SBH, Habsiguda, Hyderabad. & Challan No. B 178937, Amount of Rs. 4,560 = 00, Dated 30.08.2005.

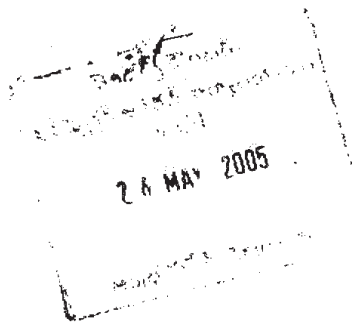
For MEHTA & MODI HOMES

*Shri Modi*  
PARTNER

For MEHTA & MODI HOMES

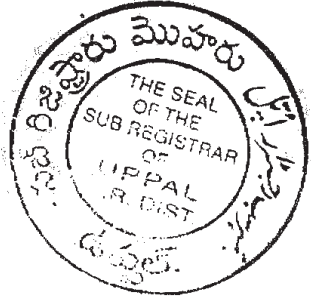
*Shri Mehta*  
PARTNER

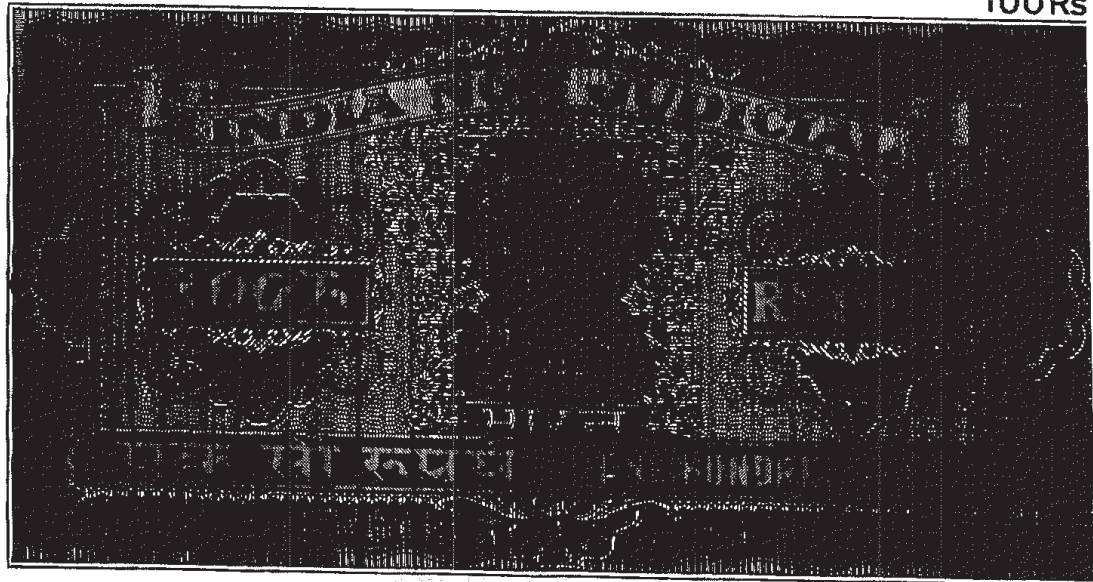
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1 వ పుస్తకము కి...సంగ  
దస్తావేజుల మొత్తం కాగితము  
సంఖ్య...9...ఈ కాగితపు వరుస  
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH Ruy 03AA 554948  
 S.No. 23909 Date 13/6/05 Rs. 100/-  
 Sold to M. Babu Rao.  
 S/o. M. P. Veeranna R/o. Hyd.  
 For whom Self.

R. NARESH  
 SVL No. 42/93  
 R.No. 38/2004-2005  
 RAM NAGAR, HYDRA.



# **SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 46, 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: (Old village, Cherlapally)

NORTH :: Plot No. 47.

SOUTH :: Plot No. 45.

EAST :: 40' Wide Road.

WEST :: Plot No. 63.

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.   
(P. P. Reddy)
2.   
(SRIDHAR)

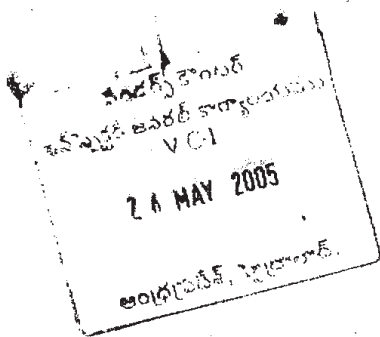
**For MEHTA & MODI HOMES**

  
(Soham PARTHASARTHY)

**For MEHTA & MODI HOMES**

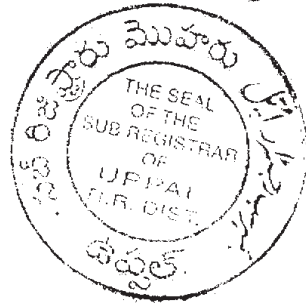
  
(Suresh U Mehta)  
V E N D E E R

  
V E N D E E.



1 వ పుస్తకము 8400/05  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు వరుస  
సంఖ్య 7

పబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

PLOT NO. 46, FORMING A PART

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

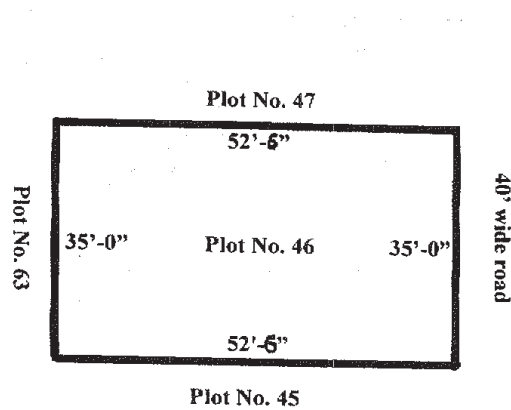
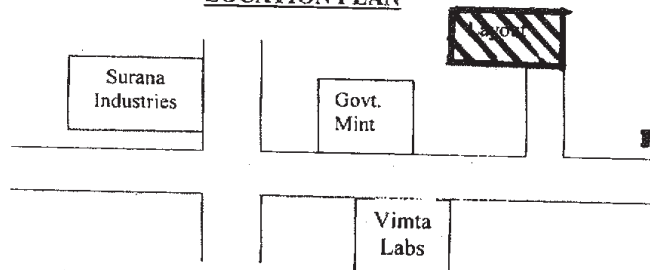
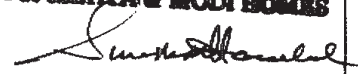
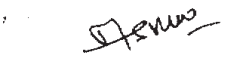
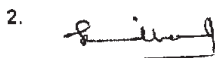
CHERLAPALLY VILLAGE,

GHATKESAR

**Mandal, R.R. Dist.****VENDORS:** M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS

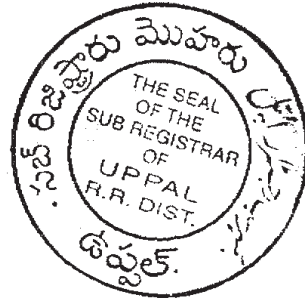
1. SRI SOHAM MODI, SON OF SRI SATISH MODI

2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA

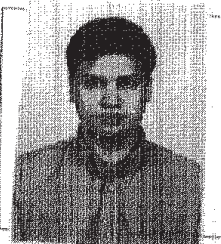
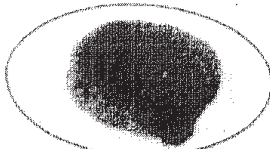
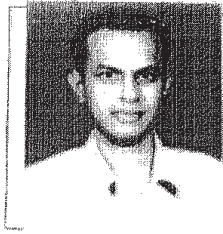
**VENDEE:** SRI M. BABU RAO, SON OF SRI M. P. VEERANNA**REFERENCE:**  
**AREA:** 204**SCALE:**  
**SQ. YDS.****INCL:**  
**SQ. MTRS.** **EXCL:** **LOCATION PLAN****For MEHTA & MODI HOMES**  
**-PARTNER****For MEHTA & MODI HOMES**  
**SIG. OF THE VENDOR****WITNESSES:**1. 2.   
**SIG. OF THE VENDEE**

1 వ పుస్తకము 9,000/- నంబరు  
దస్తావేజాల మొత్తం కాగితముం  
సంఖ్య 9 ఈ కాగితపు వరుస  
సంఖ్య 8

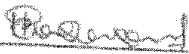
*[Signature]*  
సబ్ రిజిస్ట్రార్



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

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                            | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                        | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                                                                                                                                                       |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |    |    | <b><u>VENDORS:</u></b><br><b>M/S. MEHTA &amp; MODI HOMES, HAVING ITS<br/>OFFICE AT 5-4-187/3&amp;4, III FLOOR, SOHAM<br/>MANSION, M.G. ROAD, SECUNDERABAD -<br/>500 003 REPRESENTED BY ITS MANAGING<br/>PARTNERS</b><br><b>1. MR. SOHAM MODI,<br/>S/O SRI SATISH MODI,</b> |
|        |    |    | <b>2. SRI SURESH U. MEHTA,<br/>S/O. LATE SRI UTTAMLAL MEHTA,<br/>5-4-187/3&amp;4, III FLOOR,<br/>SOHAM MANSION,<br/>M.G. ROAD, SECUNDERABAD - 500 003</b>                                                                                                                  |
|        |   |   | <b><u>SPECIAL POWER OF ATTORNEY:</u></b><br><b>MR. GAURANG MODY,<br/>R/O. FLAT NO. 105, SAPPHIRE APARTMENTS,<br/>CHIKOTI GARDENS, BEGUMPET,<br/>HYDERABAD - 500 016.</b>                                                                                                   |
|        |  |  | <b><u>PURCHASER</u></b><br><b>MR. M. BABU RAO<br/>S/O. SRI. M. P. VEERANNA<br/>R/O. 301, SURYA TOWERS, ST. NO. 8<br/>GANDHI NAGAR, HYDERABAD</b>                                                                                                                           |

**SIGNATURE OF WITNESSES:**

- 
- 

**For MEHTA & MODI HOMES**

  
**PARTNER**

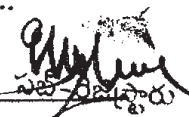
**For MEHTA & MODI HOMES**

  
**SIGNATURE OF THE EXISTING PARTNER'S**

  
**SIGNATURE OF THE PURCHASER**

P/46

1వ పుస్తకము 400/05  
దస్తావేజాల మొత్తం కాజితము  
సంఖ్య 9 ఈ కాగితపు వరుస  
సంఖ్య 9

  
సహ-రిజిస్ట్రారు

