



आन्ध्र प्रदेश ANDHRA PRADESH

195122

Date : 14-02-2006 Serial No : 4,135 Denomination : 50

Purchased By : R.P. REDDY For Whom : MEHTA & MODI HOMES

S/O K. PABMA REDDY
HYDERABAD

SECUNDERABAD

SUB Registrar
Ex. Office Stamp Vendor
S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this the 16th day of February 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 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

DR. B. SITAMAHALAKSHMI, D/o. **MR. B. ACHYUTHA RAMA RAO**, aged about 46 years, residing at Flat 101, Kameswari Towers, Bhagyanagar Colony, Opp: KPHB, 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).

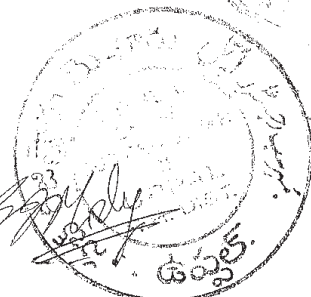
For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

1వ పుస్తకము 23/9/2005
 దస్తావేజుల మొత్తం కలిపి
 సంఖ్య- 1000
 సంఖ్య- 1000



200 6 వ సం|| 16 తేది
 192 7 వ.శ.శా.నా.మా.సము 27 తేది
 పగలు 3 మరియు 4 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Gaurang Mody
 రిజిస్ట్రేషన్ నెంబరు, 100 వ లోని ఫ్లాట్ 32 న-ను
 అనుసరించి సమర్పించబడిన జాబ్ గ్రాఫులు
 మరియు పేరిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ|| 1020/- చెల్లించినారు.
 Receipt No. 166632 Dt. 16/2/2006
 SBH, Habsiguda Branch, Secbad

ప్రాసెస్ యిచ్చినట్లు ఒప్పుకోన్నది.
 విధము ప్రకటనలు



Gaurang Mody

Gaurang mody S/o. Jayantilal mody, occ. Business
 E/o. Flat no. 105, Sapphire apts, Chirakkal Gend
 Begumpet, Hyderabad, through special General
 Power of Attorney for Presentation of Doc
 Vide Doc. No. 64/2005/Book IV of Sec, Upper.

నిరూపించినది.

1. *[Signature]*

C.R. Prabhakar Reddy S/o. Padma Reddy
 occ. Senior (R) S-U-157/3 & 4, M.G. Road, Sec.

2. *[Signature]*

Laxmi Kumar S/o. Kumar occ. Business
 E/o. 2-3-6/101 & 4, Amberpet, Hyderabad.

200. 6వ. సం|| 16 తేది
 192. 7వ.శా.శ.నా.మా.సము 27 తేది
 సబ్-రిజిస్ట్రారు



आन्ध्र प्रदेश ANDHRA PRADESH

195123

Date : 14/12/2000 Serial No : 4,136 Denomination : 50

Purchased By : MEHTA & MODI HOMES For Whom :

S/O K. PADMA REDDY
HYDERABAD

SECUNDERABAD

Sub-Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

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.

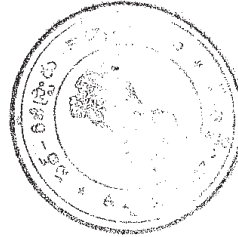
For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

వి. పు. న్యాయము 2309/16
 దస్తావేజుల మొత్తం కా. ని. మొ. ల.
 సంఖ్య. 2309/16 కా. ని. మొ. ల. వరుస
 పేరు. 2309/16
 ప. రి. ని.



Instrument Under Section 42 of Act 1 of 1898
 No. 2309 of 2006 Date 16/2/06

I hereby certify that the proper deficit
 stamp duty of Rs. 18000/- Rupees

has been levied in respect of this instrument

from Sri. Gaurang Nedy

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 Director U/S. 41&4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 18000/- towards Stamp Duty

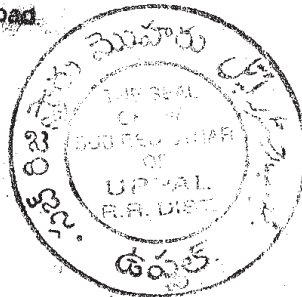
including Transfer duty of Rs. 1020/-

towards Registration fees paid by the party

through Chaitan Record number 166632

Dated 16/2/06 at SRI Habsiguda Branch, Secbad

S.B.H. Habsiguda
 A/c No. 0199005077
 of S.R.O. Uppal



NOTE: D.S.D. Rs. 60/- & D.R.F. Rs. 30/- Total

Rs. 60/- has been collected as

agreed M.V of Rs. 204000/- Dt. 16/2/06

SUB-REGISTRAR



आन्ध्र प्रदेश ANDHRA PRADESH

195120

Date : 14-02-2006 Serial No : 4,133 Denomination : 50

Purchased By : FOR WHOM :

K.P. REDDY

MEHTA & MODI HOMES

S/O K. PADMA REDDY
HYDERABAD

SECUNDERABAD

Sub-Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

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.
- The Vendee is desirous of purchasing a plot of land bearing no. 60 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:

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

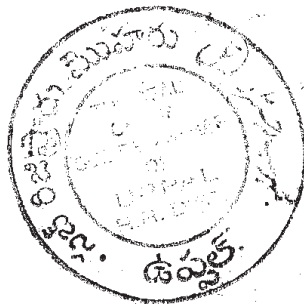
[Signature]
Partner

1వ పుస్తకము 2309/86
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య. 2... ఈ కాగితపు వరుస
 సంఖ్య 2
 సర్-రిజిస్ట్రారు



1వ పుస్తకము సం|| (కా.న.) పు. 2309/86
 వింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు విమిత్తం
 గుర్తింపు నెంబరు 2309-1-2006 ఇవ్వడమైతే
 2006 సం|| (కా.న.) వల్ల 16... తేది

[Signature]
 రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

195121

Date : 14-02-2006 Serial No : 4,134 Denomination : 50

Purchased By :

For Whom :

K.P. REDDY

MEHTA & MODI HOMES

S/O K. PADMA REDDY
HYDERABAD

/ SECUNDERABAD /

Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPPAL

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 60 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.
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.

For Mehta and Modi Homes

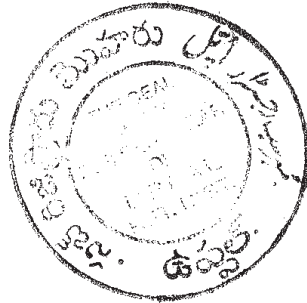
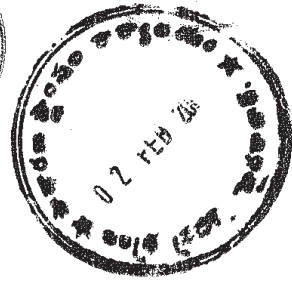

Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 2309 సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య 4.....

పబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

195125

Date : 14-02-2006 Serial No : 4,138 Denomination : 50

Purchased By : K.P. REDDY For Whom : MEHTA & MODI HOMES

S/O K. PADMA REDDY
HYDERABAD

SECUNDERABAD

Sub Registrar
Ex. Office Stamp Vendor
S.R.O. UPPAL

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. 19,120/- is paid by way of Challan No. B - 166632, dated 16.02.2006, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

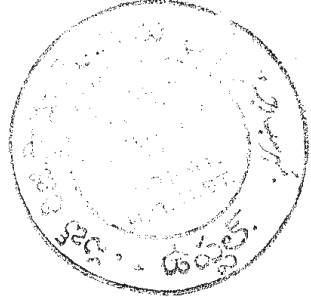

Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము 2. కె. వి. హంస
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. ౬.. ఈ కాగితపు వరుస
సంఖ్య 5

సర్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

195126

Date : 14-02-2006 Serial No. : 4,139 Denomination : 50

Prepared By :

For Whom :

H.P. JINDAL

MEHTA & MODI HOMES

S/O R. PANDYA REDDY
HYDRABAD

SECONDERABAD

Sub Registrar
Ex. Office Stamp Vendor
S.R.O. UPPAL

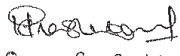
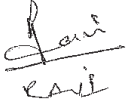
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 60 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. 59
South : Plot No. 61
East : Plot No. 49
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:

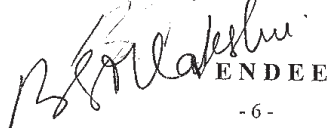
WITNESSES:

1. 
(K. P. Reddy)
2. 
Ravi

For Mehta and Modi Homes

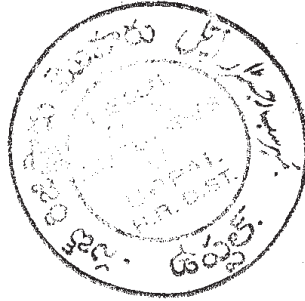

VEN P.O.B. Partner

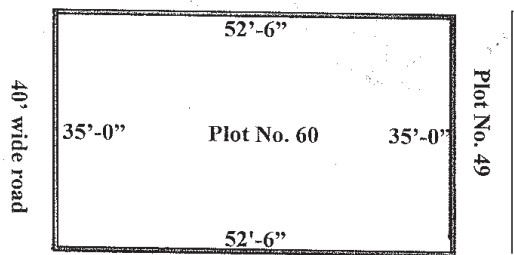
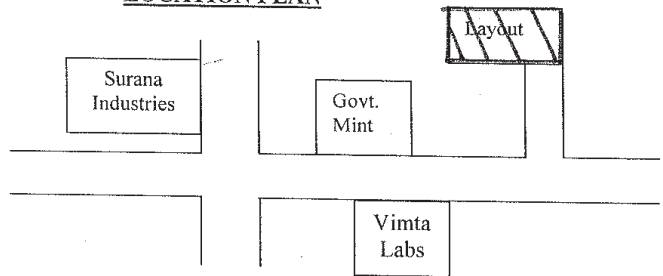
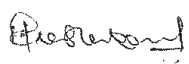
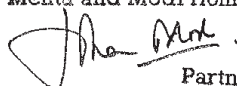
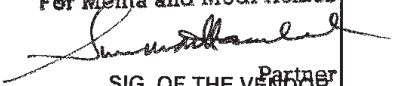

VENDOR


ENDEE

1 వ పుస్తకము 2229, సంగీత
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.. 2229.. ఈ కాగితపు పేరును
 సంఖ్య. 6.....

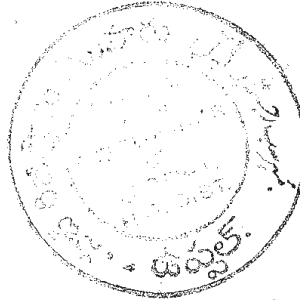
సబ్-రిజిస్ట్రార్:



REGISTRATION PLAN SHOWING		PLOT NO. 60, 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 SRI UTTAMLAL MEHTA			
VENDEE: DR. B. STAMAHALAKSHMI, D/O. MR. B. ACHYUTHA RAMA RAO			
REFERENCE: AREA: 204	SCALE: SQ. YDS.	INCL: SQ. MTRS.	EXCL:
 Plot No. 59  Plot No. 61 <u>LOCATION PLAN</u>  WITNESSES: 1.  2.  For Mehta and Modi Homes  Partner For Mehta and Modi Homes  SIG. OF THE VENDOR  SIG. OF THE VENDEE			

1 వ పుస్తకము 2309/96
దస్తావేజుల మొత్తం గీతముల
సంఖ్య. 2. ఈ దాగితపు వరుస
సంఖ్య 7.....

వీరి-రిజిస్ట్రారు



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

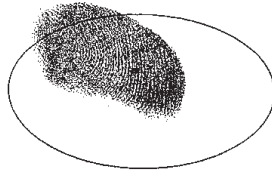
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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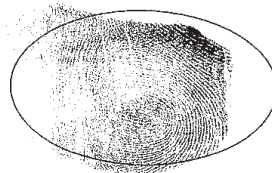
VENDOR:

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

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

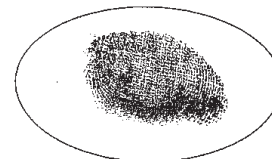


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR,
SOHAM MANSIOM, M. G. ROAD,
SECUNDERABAD - 500 003.



GPA FOR PRESENTATION OF DOCUMENTS:

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



PURCHASER:

DR. B. SITAMAHALAKSHMI,
D/O. MR. B. ACHYUTHA RAMA RAO,
R/O. Flat 101,
KAMESWARI TOWERS,
BHAGYANAGAR COLONY,
OPP: KPHB, HYDERABAD

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S

SIGNATURE OF THE PURCHASER

1 వ పుస్తకము 2309/సంగ్రహ
దస్తావేజాల మొత్తం జాగితముల
సంఖ్య.. 8.. ఈ జాగితపు వరుస
సంఖ్య.. 8.....



సచి-రిజిస్ట్రార్

