

C8.5911

5917/06

Account to 35



आन्ध्रप्रदेश ANDHRA PRADESH

150024

S.No. 5356, 12/10/06, 100/-
 Sold to: K. Prabhakar Reddy
 S/o. W/o. D/o. K. Padma Reddy
 For whom: m/s Mehta & Modi Homes, H/o. Sec'd

R. NARENDER
 S.No. 42/95
 R.No. 36/2004-2006
 RAN NAGAR, HYDRABAD

SALE DEED

This Sale Deed is made and executed on this the 15 day of April 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

MR. B. SRINIVASA MURTHY, S/o. MR. B. ACHYUTHA RAMA RAO, aged about 45 years, residing at Flat 101, Kameswari Towers, Bhagyanagar Colony, Opp: KPHB, Hyderabad, residing at 8-2-392, Road No. 5, Banjara Hills, Hyderabad – 500 034, 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

For Mehta and Modi Homes

[Signature]
 Partner

[Signature]
 Partner
[Signature]

వ పుస్తకము 5912/106
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...డి...ఈ కాగితపు వరుస
సంఖ్య.../.....

సబ్-రిజిస్ట్రారు

2006 వ సం. ఏప్రిల్ నెం. 13 వ తేది
1928 వ.శ.శా. రిజిస్ట్రేషన్ మాసం 23 వ తేది
పగలు...3...మరియు...గెంబల మధ్య
ఉప్పుర్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...Gaurang Mody
రిజిస్ట్రేషన్ చట్టము 200 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి నిమగ్నమైన హాజీగాపులు
మరియు పేరిమెంటుతో సహా దాఖలుచేసి
రుసుము రూ||...1020/- చెల్లించినారు.
Receipt No. 534171 DI/3/4/06. Vide
SBH, Habsiguda Branch, Sec'bad

దాని యిచ్చినట్లు ఒప్పుకోస్తుంది.
ఎడమ బ్రాహ్మణ ప్రతిమ



విరూపింపిందది.

Gaurang mody s/o. Jayantibai mody occ: Bhe
R/o flat no. 105. Sapphire Apts, Chikoh Garde
Begumpet, Hyderabad, through General Power
Attorney for Presentation of documents, vide
doc. no. 64/BK IX/06 at SRO, Uppal.

①

(P. Prabhakar Reddy s/o. K. P. Reddy
occ: Seerice to S-4-187/3 & 4, M. G. Road
Sec'bad.

②

Ramesh, s/o. Sathyanarayana
R/o. Uppal, Mr

2006 వ. సం. ఏప్రిల్ నెం. 13 వ తేది
1928 వ. శా.శా. రిజిస్ట్రేషన్ మాసం 23 వ తేది.



आन्ध्र प्रदेश ANDHRA PRADESH
 15357 Date 13/11/05 Rs. 100/-
 S.No. 5
 Sold to 5. Prabakar Reddy Ho. Hnd.
 S/o W.D. 5. Prerna Reddy
 For whom m/s Mehta & Modi Homes, Ho. Sec'ed

150025
 R. NARENDER
 S.D. No. 42/95
 P.O. 36/2004-200
 HANNAHAR, HYDRA

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.

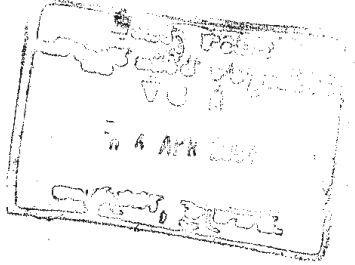
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac. 2-00 Gt.
2.	11955/2003	30/09/2003	36	Gt. 0-50	Ac. 2-00 Gt.
			37	Gt. 18-50	
			38	Gt. 9-00	
			39	Gt. 52-00	
				Gt. 80-00	
3.	13200/2003	01/11/2003	35	Gt. 11-00	Ac. 2-05 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

Tha Modi
 Partner

For Mehta and Modi Homes

Sumant Kumar
 Partner



1 వ పుస్తకము 5917/నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 8.... ఈ కాగితపు వరుస
సంఖ్య.. 2.....

పబ్-8 బిస్టా

Endorsement Under Section 42 of Act II of 1891
No. 5917 of 2006 Date 13/4/06

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 S. 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

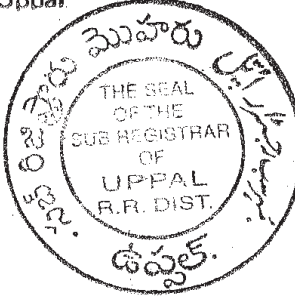
Dated 13/4/06

Sub Registrar
and Collector (S. 4) of
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 53471
Dated 13/4/06 at SBH Habsiguda Branch, Sec bad

S.B.H. Habsiguda
A/c No. 0100005079
S.R.O. Uppal





आन्ध्र प्रदेश ANDHRA PRADESH
 S.No. 15352-10/06-5-1001
 S/o. K. P. Sabharwal Reddy
 S/o. Radha Reddy
 For whom M/S. Mehta & Modi Homes - Sec-Bad

150020
 R. N. NARAYAN
 SVL No. 4100
 R.No. 39/2004-2006
 RAMNAGAR, HYDRABAD

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.

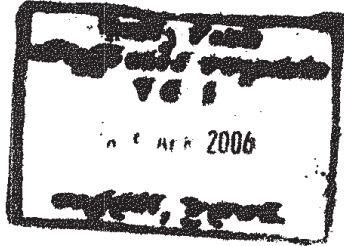
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

For Mehta and Modi Homes

Mehta Modi
 Partner

For Mehta and Modi Homes

Sanjeeva Reddy
 Partner

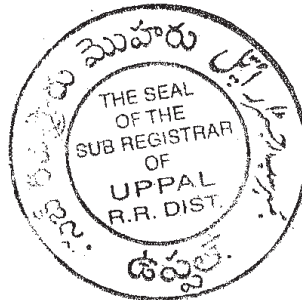


1వ పుస్తకము...59/12/2006
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...8...ఈ కాగితపు వరుస
సంఖ్య...3...

పబ్-రిజిస్ట్రార్

1వ పుస్తకము సం॥ (కా.న) పు...59/12/2006
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...59/12-1-2006వవ్వడమైన
2006సంబంధించిన...నెం...13...తేది

రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

150021

S.No. 15353 12/11/06 100/-
Sold to K. Prabhakaran Reddy
Padma Reddy K.R.H.P.
For whom M/s. Mehta & Modi Homes. See Bond

R. NARENDRA
SVL No. 42/95
R.No. 38/2004-2005
RAMNAGAR, HYDABAD

- D) The Vendee is desirous of purchasing a plot of land bearing no. 61 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:

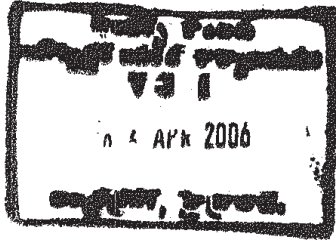
1. The Vendor do hereby convey, transfer and sell the Plot No. 61 admeasuring 204 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed 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.
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

Sheela
Partner

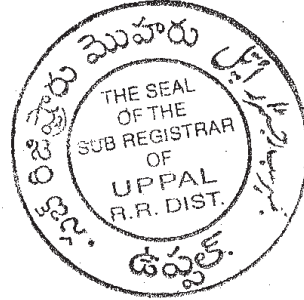
For Mehta and Modi Homes

Sumit
Partner



1వ పుస్తకము 2/2/2006
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....4....ఈ కాగితపు వరుస
సంఖ్య....4....

పబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

150022

S.No. 5354 - 12/11/06 - 100/-
 Sold to: K. Prabhakar Reddy
 S.O. No. 11/11/06 - 100/-
 For what: M/s. Mehta & Modi Homes - Sec-Bad

R. V.
 S. NARENDER
 S.O. No. 42/05
 R.No. 32/2004-2006
 RAY - 28R, HYDRABAD

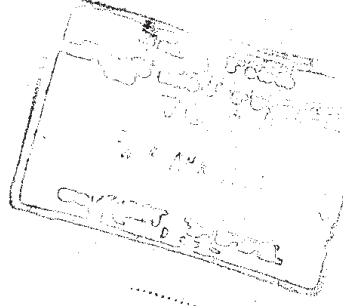
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled 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. 18,850/- is paid by way of Challan No. 534121, dated 13.04.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

[Signature]
 Partner

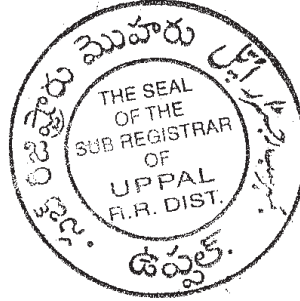
For Mehta and Modi Homes

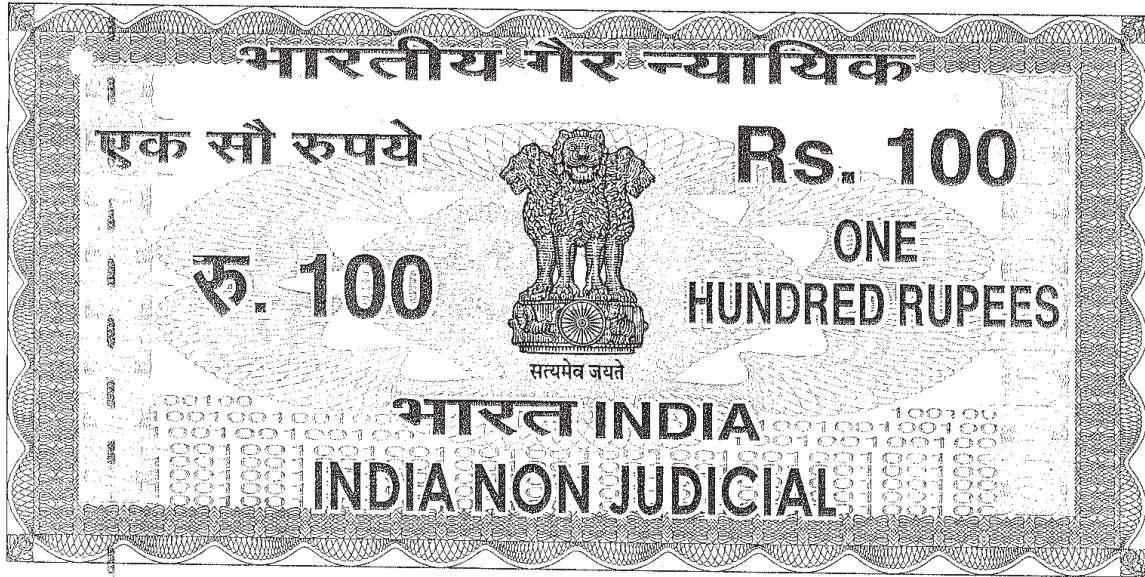
[Signature]
 Partner



1 వ పుస్తకము 9.12/2006
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...క...

సబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

150023

S No. 15355 - Val 106 - 100/-
Sold to - K. P. Reddy
S/o. W. R. Reddy - K. P. Reddy - K. P. Reddy
For whom - M. S. Mehta & Modi Home - Sec-Band

R. M. R.
P. R. R.
CVL No. 42/98
R No. 38/2004-2006
CHENNAI, HYDRABAD

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 61 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. 60
South	:	Plot No. 62
East	:	Plot No. 48
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. P. R. Reddy
(K. P. Reddy)
2. J. R. Reddy
(Ramesh)

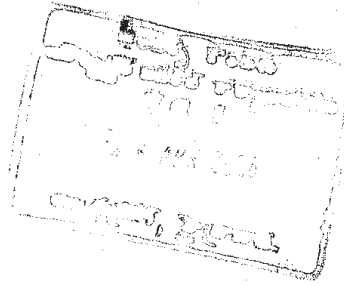
For Mehta and Modi Home:

[Signature]
VENDOR Partner

For Mehta and Modi Home

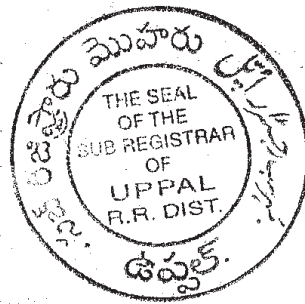
[Signature]
VENDOR Partner

[Signature]
VENDEE



1 వ పుస్తకము 21.4.2016
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... రి... ఈ కాగితపు వరుస
సంఖ్య... 6.....

పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 61, FORMING A PART

IN SURVEY NOS. 35, 36, 37, 38 & 39**SITUATED AT**

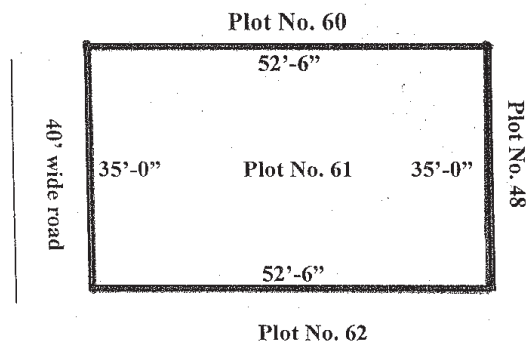
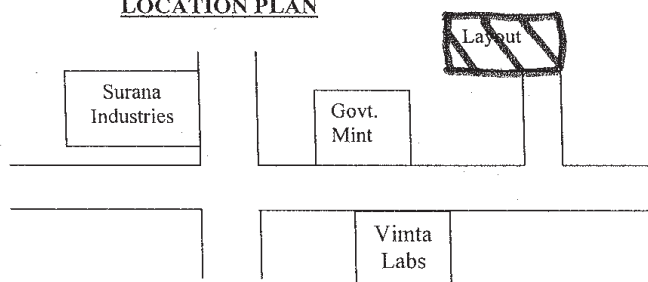
CHERLAPALLY VILLAGE,

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: MR. B. SRINIVASA MURTHY, SON OF MR. B. ACHYUTHA RAMA RAO**REFERENCE:****AREA:** 204**SCALE:****SQ. YDS.****INCL:****SQ. MTRS.****EXCL:****LOCATION PLAN****WITNESSES:**

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

For Mehta and Modi Homes
Partner**For Mehta and Modi Homes**
SIG. OF THE VENDOR
SIG. OF THE VENDEE

1 వ పుస్తకము 5.21.21 సర్ది
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....8....ఈ కాగితపు వరుస
సంఖ్య....7....


సబ్-రిజిస్ట్రారు

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

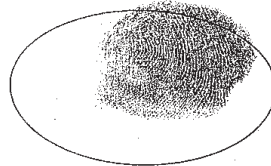
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

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

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

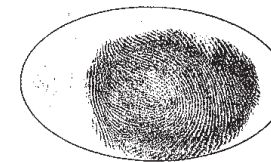


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTATION OF DOCUMENTS:

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



VENDEE:

MR. B. SRINIVASA MURTHY,
S/O. MR. B. ACHYUTHA RAMA RAO,
R/O. FLAT 101, KAMESWARI TOWERS,
BHAGYANAGAR COLONY, OPP: KPHB,
HYDERABAD.

SIGNATURE OF WITNESSES:

1. Ramesh

2. Y (RAMESH)

For Mehta and Modi Homes For Mehta and Modi Homes

Partner

Partner

SIGNATURE OF THE EXECUTANT'S

SIGNATURE OF THE VENDEE

1 వ పుస్తకము... 1.7.1966
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 81 ఈ కాగితపు వరుస
సంఖ్య... 81

(1/61)

సబ్-రిజిస్ట్రారు

