

C.S.No. 6186 DOCT. No. 6543/2006

65  
File No 16648



आन्ध्र प्रदेश ANDHRA PRADESH

173124

21795 12/04/2006 106/-  
Ratneswara Rao  
Sivarama Krishnaiah  
Self

173124  
K. SRINIVAS  
C.V.L. No. 28/02, R. No. 89/2006  
City Civil Court,  
SECUNDERABAD

**SALE DEED**

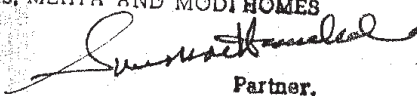
This Sale Deed is made and executed on this the 25<sup>th</sup> day of April 2006 at Secunderabad by and between:

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. MARRE RATNESWARA RAO, SON OF MR. SIVARAMA KRISHNAIAH, aged about 40 years, residing at T2-30/2, Plot No 44, Self Finance Colony, Vanasthalipuram, 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 M/s. MEHTA AND MODI HOMES  
  
Partner.

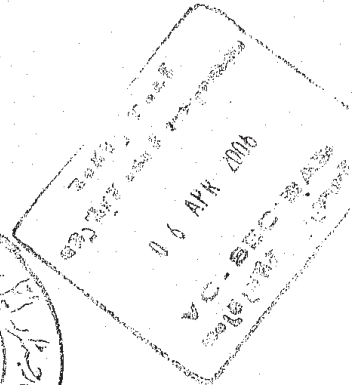
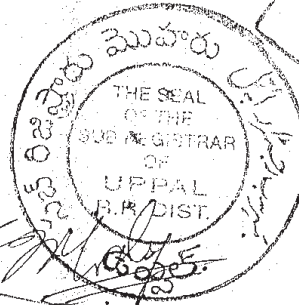
For M/s. MEHTA AND MODI HOMES  
  
Partner.

వ పుస్తకము.....నంబు  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య.....ఈ కాగితపు వరుస  
 సంఖ్య.....

200 వ పం||.....నెల.....తేది  
 192 వ.శ.శా.....మాసము.....తేది  
 పాలు.....గంటల మధ్య  
 ఉప్పుల సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ Gaurang mody  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించబడిన పోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ||.....చెల్పించినారు.  
 Receipt No. 56643 Dt. 22/4/16 Vide  
 SBH, Habsiguda Branch, Sec'bad.  
 వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రాటనవేలు



నిరూపించినది.

Gaurang mody S/o. Jayantlal mody occ. Business  
 P/o. Flat no. 105, Scapline Apts, Chitoh Gardens  
 Begumpet, Hyderabad, through General Power of  
 Attorney for Presentation of documents, vide  
 doc no. 64/132 IV/05 at Sec, Uppal.

0 (K. Prabhakar Reddy S/o. K.P. Reddy  
 occ. Senior at S-11-187 12 & V,  
 M.G. Road, Sec'bad.

M. Trivikram Rao S/o. Venkateswara Rao Self Empty  
 Kamalanagar H.No. 1-7-159/104  
 E.C.I.L Post.

200 వ.పం||.....నెల.....తేది  
 192 వ.శ.శా.....మాసము.....తేది



आन्ध्र प्रदेश ANDHRA PRADESH

173126

21/9/04 12/01/2006 10/1/04  
 Ratneswar Rao  
 Sivaram, KATHAMMAH  
 Self

K. SRINIVAS  
 Svl. No. 26/98, R.No. 39/2004  
 City Civil Court,  
 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 M/s. MEHTA AND MODI HOMES

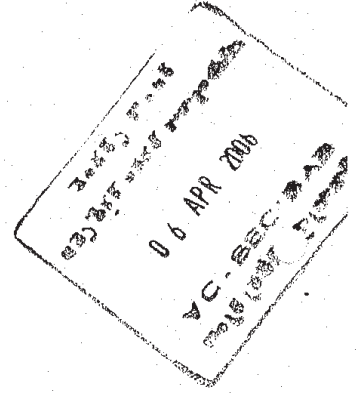
*[Signature]*  
 Partner.

For M/s. MEHTA AND MODI HOMES

*[Signature]*  
 Partner.

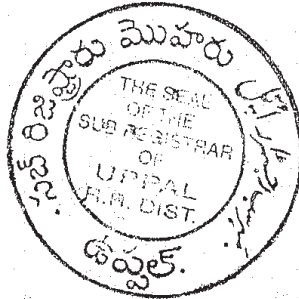
1 వ పుస్తకము 6513/86 సంగ్రహ  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 9 ఈ కాగితపు వరుస  
 సంఖ్య 3

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము సం॥ (శా.శ) 6513/86  
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు 6513-1-2006 ఇవ్వడమైన  
 2006 సం॥ ఏప్రిల్ 25 తేది

రిజిస్టరింగు అధికారి





आन्ध्र प्रदेश ANDHRA PRADESH

173127

2/7/98 12/04/2006  
Ratnaswami Rao  
Sivaramaiah  
Self

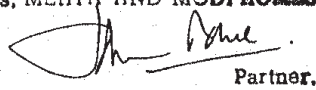
K. SRINIVAS  
C.V.L. No. 26/98, R.No. 39/20  
City Civil Court  
SECUNDERABAD

- D) The Vendee is desirous of purchasing a plot of land bearing no. 65 admeasuring 175 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 1,75,000/- (Rupees One Lakhs Seventy Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

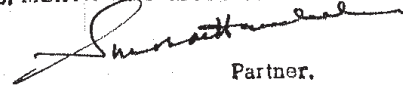
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 65 admeasuring 175 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. 1,75,000/- (Rupees One Lakhs Seventy Five 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 M/s, MEHTA AND MODI HOMES

  
Partner.

For M/s, MEHTA AND MODI HOMES

  
Partner.









आन्ध्र प्रदेश ANDHRA PRADESH  
 S.No. 21800 Date 12/06/2006  
 Name Rameshwar Rao  
 S/o. Sivaram  
 For V.L. [Signature]

173129  
 L. SRINIVAS  
 V.L. No. 26/01 No. 39/2004  
 City Civil  
 SECUNDEP

#### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 65 admeasuring about 175 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Old Village, Cherlapally, Chatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

|       |   |                                |
|-------|---|--------------------------------|
| North | : | Plot No. 66                    |
| South | : | Compound wall & neighbors land |
| East  | : | 40' wide road                  |
| West  | : | Plot No. 67                    |

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. [Signature]  
(K. P. Reddy)
2. [Signature]  
(M. JIVIKRANARAO)

For M/s. MEHTA AND MODI

[Signature]  
 VENDOR  
 For M/s. MEHTA AND MODI

[Signature]  
 VENDOR

VENDOR



**REGISTRATION PLAN SHOWING**

PLOT NO. 65, FORMING A PART

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

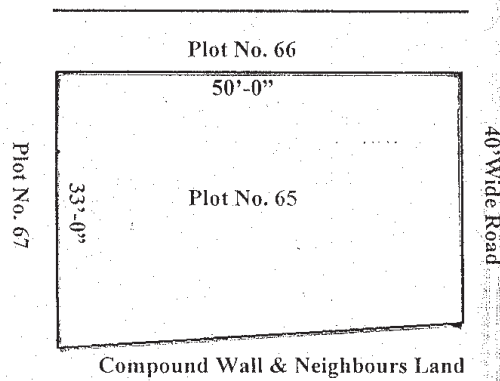
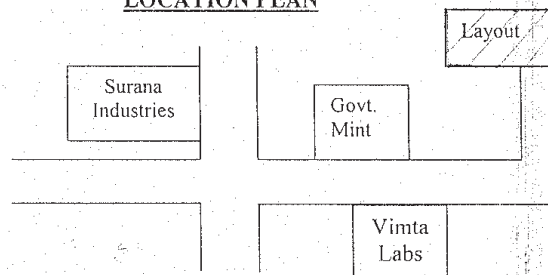
CHERLAPALLY VILLAGE,

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:** SRI MARRE RATNESWARA RAO, SON OF SRI SIVARAMA KRISHNAIAH**REFERENCE:**  
**AREA:** 175**SCALE:**  
**SQ. YDS.****INCL:**  
**SQ. MTRS.****EXCL:****LOCATION PLAN****For M/s, MEHTA AND MODI HOMES**

Partner

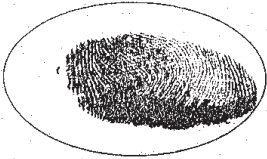
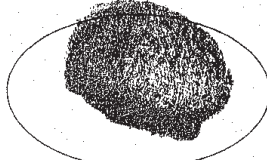
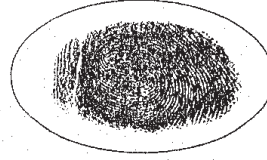
**For M/s, MEHTA AND MODI HOMES****SIG. OF THE VENDOR.****WITNESSES:**

1.

2.

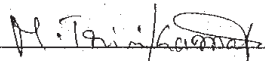


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

| 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>VENDOR:</b><br><b>M/S. MEHTA &amp; MODI HOMES,</b><br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD<br>REP. BY ITS PARTNERS.      |
|        |   |   | <b>1. MR. SOHAM MODI</b><br>S/O. MR. SATISH MODI                                                                                                                                  |
|        |  |  | <b>2. MR. SURESH U. MEHTA</b><br>S/O. LATE UTTAMLAL MEHTA<br>(O). 5-4-187/3 & 4, III FLOOR<br>SOHAM MANSION, M. G. ROAD<br>SECUNDERABAD - 500 003.                                |
|        |                                                                                    |                                                                                    | <b>GPA FOR PRESENTATION OF DOCUMENTS:</b><br><b>MR. GAURANG MODY</b><br>S/O. MR. JAYATILAL MEHTA<br>R/O. FLAT NO. 105, SAPPHIRE APTS<br>CHIKOTI GARDENS<br>BEGUMPET,<br>HYDERABAD |

SIGNATURE OF WITNESSES:

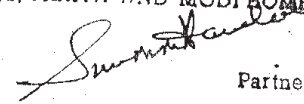
1. 

2. 

**For M/s, MEHTA AND MODI HOMES For M/s, MEHTA AND MODI HOMES**



Partner.



Partner.

SIGNATURE OF THE EXECUTANT'S



| Sl.<br>No. | <u>PASSPORT SIZE<br/>PHOTOGRAPH</u>                                                                                                                                                 | <u>NAME &amp; PERMANENT<br/>POSTAL ADDRESS OF<br/>PRESENTAND / SELLER /<br/>BUYER</u>                                                                                                                                                                                                                                                                   | <u>FINGER PRINT IN<br/>IN BLACK INK<br/>(LEFT RUMB)</u>                               |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|            |                                                                                                    | PURCHASER:-<br><u>మర్రి రత్నకృష్ణారావు</u><br><u>90-3వవరుకు కృష్ణారావు</u><br><u>పేట లంకా పోస్టు</u><br><u>కడప జిల్లా ముందేలం, కృష్ణారావు</u><br><u>PIN - 521121</u>                                                                                                                                                                                    |    |
|            |                                                                                                    | REPRESENTATIVE:-<br><u>MR. Y.L.V. PRASAD</u><br><u>S/O. LATE Y. PANDU RANGA</u><br><u>H.No: T2 - 30/2 - RAO</u><br><u>PLOT NO. 44,</u><br><u>SELF-FINANCE COLONY</u><br><u>VANASTHALI PURAM, HYD - 070</u>                                                                                                                                              |    |
|            | <div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">             PHOTO           </div> | <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> |   |
|            | <div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">             PHOTO           </div> | <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> |  |

### Signature of the Executants

For M/s. MEHTA AND MODI HOMES

For M/s. MEHTA AND MODI HOMES

THIA AND MOBI  
J. M. M. M.

/s. MEHTA AND MODI HOMBS

**Note :-** If the Buyer (s) is / are not present before the Sub Registrar, the following request should be signed.

I/We send herewith my/our photograph (s) and fingerprints in the form prescribed, through my representative, Sri Y. L. V. PRASAD ..... as I/We cannot appear personally before the Registering officer in the office Sub-Registrar of Assurance .....

P/65