

Cs-2940

29/3/05

Ac 128/16  
100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708648

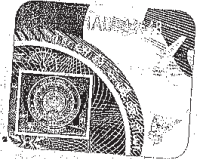
S.No. 11389 Date 29/3/05 Rs. 100/-

Sold to. Mr. Sridhara Kambalapalli Seshu Phani

S/o. W/o D/o. Rama Sarma. E/o. Dubai, UAE

For whom Self

R. N. R. VY  
**R. N. R. VY**  
 SVI No. 42/95  
 R.No. 33/2004-2006  
 RAM NAGAR, HYD'BAD.



**SALE DEED**

This Sale Deed is made and executed on this the 30<sup>th</sup> day of March 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. Late Utiamlal Mehta, aged about 55years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

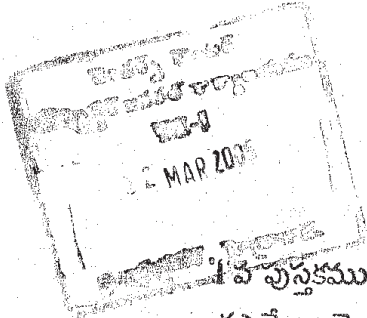
**IN FAVOUR OF**

MR. SRIDHARA KAMBALAPALLI SETHA PHANI, Son of Shri Rama Sarma, aged about 35 years, residing at P.O. Box No.34386, Dubai, U.A.E., 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  
  
 Partner

For Mehta and Modi Homes  
  
 Partner

Contd..2.

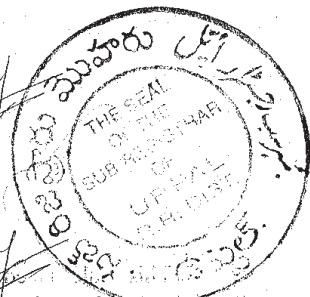


200 వ సం. వా. నెల. 30 తేది  
192 వ. శ. పా. మా. సము. తేది  
పగలు ముదియు గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

వస్తుకము  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య.....

శ్రీ Gaurang Reddy  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు  
మరియు నేలిముద్రలతో సహా దాఖలుచేసి  
రుసుము రూ... చెల్లించినారు.  
Receipt No. 781985 Dt. 30/3/17  
SBH, Habsiguda Branch, Sec'bad.

సబ్-రిజిస్ట్రారు



ద్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
ఎడమ బ్రావనవ్రేలు



Gaurang Reddy S/o. Jayantilal Reddy occ. Service  
Flat No. 108, 2nd Floor, A.P. Chitra Garden  
Begumpet Hyderabad. Through Special Power of  
Attorney attached vide Power No. 187/2015  
(U/Jayantilal) in S/O. Late D. K. Kantamma  
occ. Senu R/o 5-4-187 344 H.G. Road, Sec'bad

1. J. Anamayi

2. Prabakaran

K. Prabakaran Reddy S/o. Poornu Reddy  
occ. Sec'bad (U) Senu R/o 5-4-187 344 H.G. Road

SEC'AD

200 వ. సం. వా. నెల. 30 తేది  
192 వ. శ. పా. మా. సము. తేది

సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708649

S.No. 11337 Date 26/12/03 Rs. 100/-

Sold to Sridhara Kambalapati & La Phani

S/o. W/o. Rama Sarma, E/o. UAE, DLBai

For whom Self

:: 2 ::

R. V.  
R. V. VONDER  
SV No. 42/95  
R.No. 33/2004-2006  
RAM NAGAR, HYD'BAD.



**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 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
<b>Total Extent of Land</b>					<b>Ac. 6-05 Gts.</b>

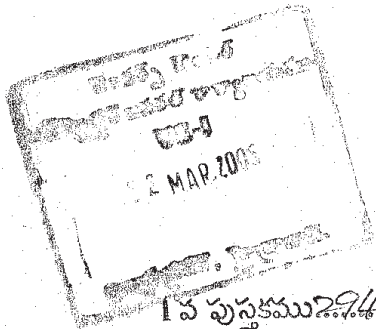
For Mehta and Modi Homes

*Mehta Modi*  
Partner

For Mehta and Modi Homes

*Suman Reddy*  
Partner

Contd..3.



I వ పుస్తకము 29660/- నుండి  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....?.....ఈ కాగితపు వరుస  
సంఖ్య.....2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act/II of 1897  
No. 2878 of 2005 Date 30/3/05

I hereby certify that the proper deficit  
stamp duty of Rs. 29660/- Rupees Twenty nine thousand  
8 hundred 60 only.

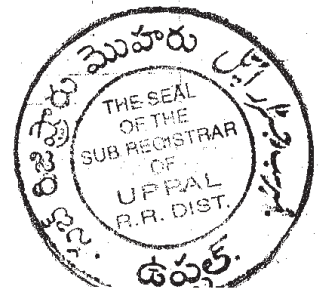
has been levied in respect of this instrument  
from Sri. Gauranga Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 29300/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal  
Sub Registrar and Collector U.S. 41 & 42  
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 29660/- towards Stamp Duty  
including Transfer duty and Rs. 1265/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number 787985  
Dated 30/3/05 at S.P.H. Habsiguda Branch, See bad

S. B. H. Habsiguda  
No. 01000050788  
S.R.O. Uppal





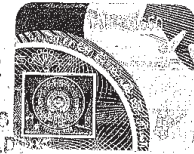
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708650

S.No. 11532 Date 20/10/98

Sold to Mr. Sudhara Karthikapelli Reshe Plani R. U. S. UNDER  
S/o. W/o. D. Rama Sarma No. D. Lal, U.A.G. S. 12/95

For whom Self

R. No. 11532-2000  
RAJNAGAR, HYD/BA

:: 3 ::

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. Bahram 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.

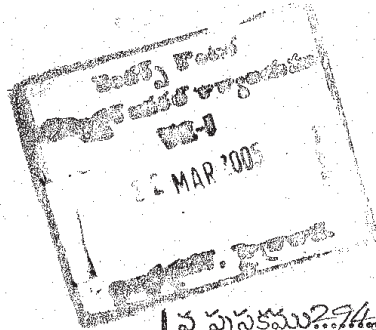
Contd..4.

For Mehta and Modi Homes

*Jhan M. Mod*  
Partner

For Mehta and Modi Homes

*Suresh Chandra*  
Partner

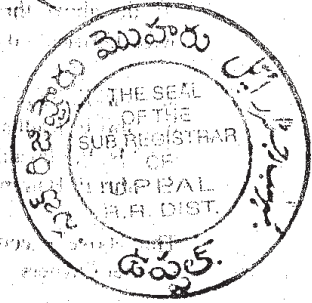


1వ పుస్తకము? 94.5/సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య... 3...

1వ పుస్తకము సంఖ్య (కా.క) పు... 94.5/22  
నిలబరుగా రిజిస్టరు చేయబడి స్వానింగు విజితం  
గుర్తింపు సంఖ్య... 94.5... 1-2005...  
2005... సంఖ్య... 30... రిజి

పట్ - రిజిస్టరు

రిజిస్ట్రేషన్ అధికారి



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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708651

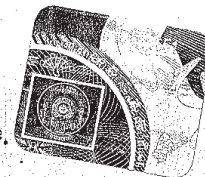
S.No. 11533 Date 28/3/05 Rs. 100/-

Sold to Mr. Sridhara Kavibhatpali Sesta Pla R. NARENDER

S/o. W/o. D/o. Rana Sanyal R/o. Dubai, UAE SVL No. 42/95

For whom Self

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



:: 4 ::

- 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.71, admeasuring 253 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,53,000/- (Rupees Two Lakhs Fifty Three 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:**

- The Vendor do hereby convey, transfer and sell the Plot No. 71, admeasuring 253 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. 2,53,000/- (Rupees Two Lakhs Fifty Three Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

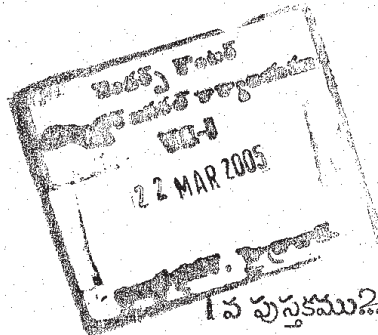
For Mehta and Modi Homes

*Mehta Modi*  
Partner

For Mehta and Modi Homes

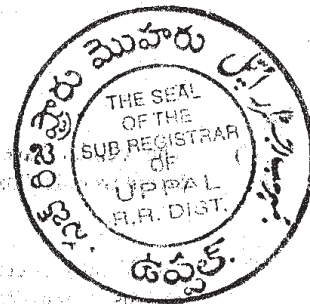
*Suresh Kumar*  
Partner

Contd..5.



1 వ పుస్తకము 2948 స్థలం  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...?....ఈ కాగితపు వరుస  
 సంఖ్య...4.....

1  
 పబ్-రిజిస్ట్రారు



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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708652

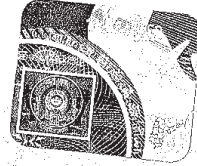
S.No. 11534 Date 20/10/2019 Rs. 100/-

Sold to S. Akhara Kambalapalli Seela Plains

S/o. W/O D/a. Rama Sarma, R/o. Dubai, UAE

For whom Self

R. NARENDER  
SVL No. 42/95  
F.No. 38/2004-2006  
TAM NAGAR, HYD'BAD.



:: 5 ::

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.
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.

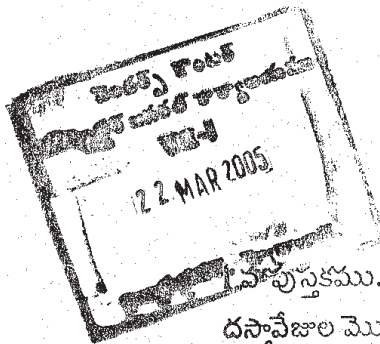
Contd..6.

For Mehta and Modi Homes

*Sheela*  
Partner

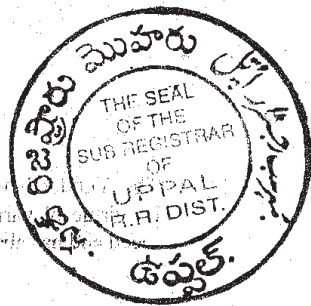
For Mehta and Modi Homes

*Suresh*  
Partner



1 వ పుస్తకము 2945 నుండి  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...9...ఈ కాగితపు వరుస  
సంఖ్య...5.....

సబ్-రిజిస్ట్రారు



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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 708653

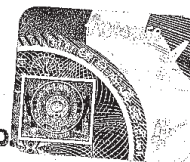
S.No. 11535 Date 28/3/01 Rs. 100/-

Sold to Sridhara Kanbalepalli Sesha Plani

S/o. W/o. D/o. Rama Sarma, R/o. Dubai, UAE SVL No. 42/95

For whom Self

R. Narinder  
R. NARINDER  
SVL No. 42/95  
R.No. 30/2004-2006  
RAM NAGAR, HYD'BAD



:: 6 ::

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. 31,020 /- is paid by way of challan No. 78798, dated 30.03.05, drawn on SBH, Habsiguda, Hyderabad.

**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.71, admeasuring about 253 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	:	Plot No. 72
South	:	Plot No. 70
East	:	40' wide road
West	:	Public Road

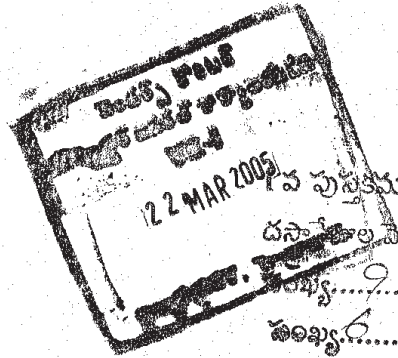
For Mehta and Modi Homes

*Mehta Modi*  
Partner

For Mehta and Modi Homes

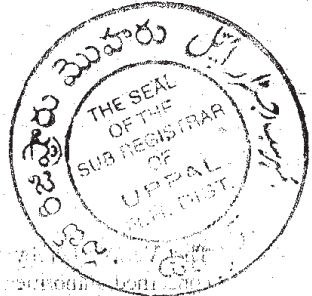
*Suresh Reddy*  
Partner

Contd..7.



వస్తువులు 2948/నంబు  
దస్తావీజుల మొత్తం కాగితముల  
సంఖ్య.....9.....ఈ కాగితపు వరుస  
సంఖ్య.....

పేజీ-రిజిస్ట్రారు



అధికారి అనుమతి లేకుండా ఈ పత్రం / పత్రాలను పంపించుట అనుమతించబడదు. దయచేసి దీనిని పంపించుటకు అనుమతి కోరండి. దయచేసి దీనిని పంపించుటకు అనుమతి కోరండి.

సాక్షులు

ఈ పత్రం / పత్రాలను పంపించుటకు అనుమతి కోరండి. దయచేసి దీనిని పంపించుటకు అనుమతి కోరండి.

సాక్షులు  
సాక్షులు  
సాక్షులు  
సాక్షులు

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

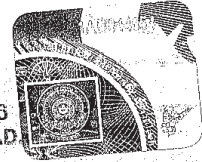
05AA 708654

S.No. 11536 Date 22/10/15 Rs. 100/-

Sold to M. SRIDHAR Kambalapalli Sesha Phani  
S/o. W/o D/a Rama Sarma, Ho. Dubai, UAE

For whom Self

R. Narayana  
R. NARAYANA  
SVL No. 42/95  
F.No. 39/2004-2006  
RAM NAGAR, HYD'BAD



:: 7 ::

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. (K. P. Reddy)
2. (Sagade)

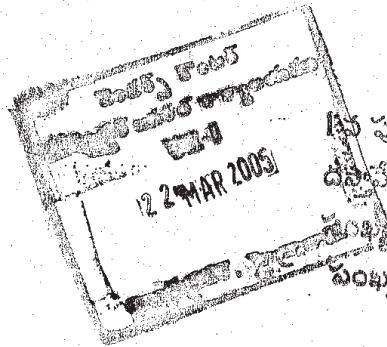
For Mehta and Modi Homes

(Sohani Modi)  
VENDOR

For Mehta and Modi Homes

(Suresh Mehta)  
VENDOR

(Sridhar)  
VENDEE



ఈ పుస్తకము 2.74.5/సంఖ్య  
దస్తవేజాల మొత్తం కాగితముల  
9... ఈ కాగితపు వరుస  
పంఖ్య 7.....

  
నల్ల-రిజిస్ట్రారు



సాక్షిగా ఉండవలసినది. (సాక్షిగా ఉండవలసినది) నల్ల-రిజిస్ట్రారు, ఉమ్మడి భూమి కార్యదర్శి, ఉప్పల జిల్లా.

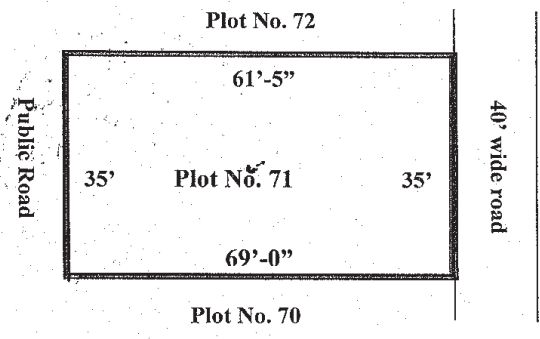
2009/03/12

(సాక్షిగా ఉండవలసినది)  
2009/03/12

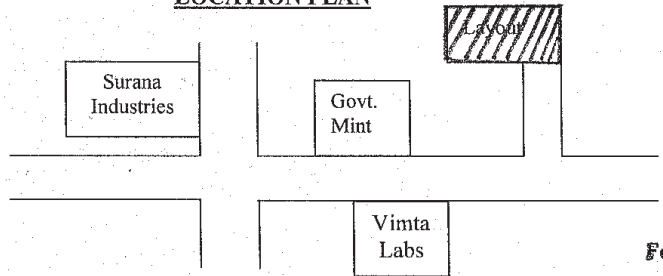
(సాక్షిగా ఉండవలసినది)  
2009/03/12

2009/03/12

<b>REGISTRATION PLAN SHOWING</b>		PLOT NO. 71, FORMING A PART	
<b>IN SURVEY NOS.</b> 35, 36, 37, 38 & 39		<b>Situated at</b>	
CHERLAPALLY VILLAGE,		GHATKESAR	
		<b>Mandal, R.R. Dist.</b>	
<b>VENDORS:</b> M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS			
1. SRI SOHAM MODI, S/O. SRI SATISH MODI			
2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA			
<b>VENDEE:</b> MR. SRIDHARA KAMBALAPALLI SESA PHANI, S/O. MR. RAMA SARMA			
<b>REFERENCE:</b>	<b>SCALE:</b>	<b>INCL:</b>	<b>EXCL:</b>
<b>AREA:</b> 253	<b>SQ. YDS.</b>	<b>SQ. MTRS.</b>	



**LOCATION PLAN**



For Mehta and Modi Homes  
*John Modi*  
 Partner

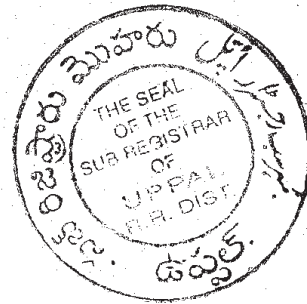
For Mehta and Modi Homes  
*Suresh U. Mehta*  
 SIG. OF THE VENDOR

**WITNESSES:**  
 1. *Prasanna*  
 2. *Prasanna*

*S/S - Mehta*


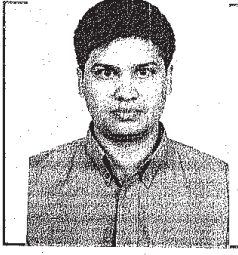
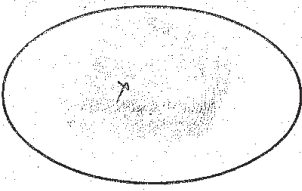

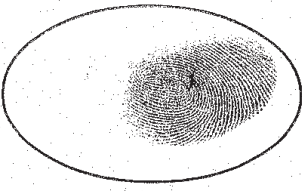
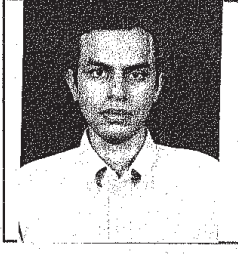
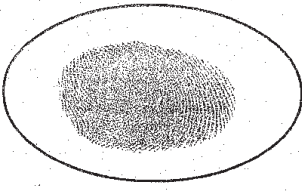

1 వ పుస్తకము...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య...

*[Handwritten Signature]*  
సబ-రజిస్ట్రారు





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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<p><b>VENDOR:-</b>  <u>Ms. MEHTA &amp; MODI HOMES</u>                      having its (C) S-U-187/3 &amp; 4  <u>M.G. Road, Sec'bad, Rep by It</u>  <u>Partners J, Mr. SOHAM MODI</u></p>
			<p><u>Mr. SORESH U. MEHTA</u>  <u>(C) S-U-187/3 &amp; 4</u>  <u>M.G. Road, SEC-BAD</u>  <b>SPA:-</b></p>
			<p><u>Mr. GAURANG MODY</u>  <u>R/o. Flat No. 105, Sapphire</u>  <u>Apt. Chikoh Gardens,</u>  <u>Begumpet, HYDERABAD</u></p>
			<p><b>PURCHASER:-</b>  <u>MR. SRIDHARA RAMBACAPALLI</u>  <u>SESHA PHANI</u>  <u>R/o. P.O. BOX NO. 34386</u>  <u>DUBAI, UAE.</u></p>

**SIGNATURE OF WITNESSES:**

- Presentant
- Soham Modi

*For Mehta and Modi Homes*

S.S. Phani      Mr. M...  
 Partner

**SIGNATURE OF THE EXECUTANT'S**  
*For Mehta and Modi Homes*

Saurabh...  
 Partner

9/71

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

*[Handwritten Signature]*  
నబ్-రజిస్ట్రారు

