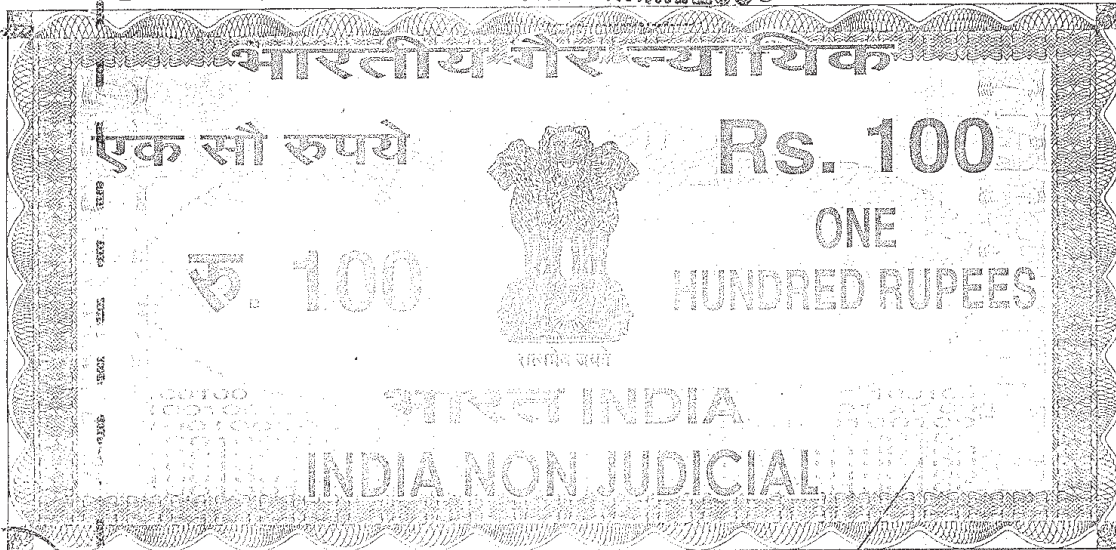


C.S.No. 6908 DOCT. No. 6898/2006

66

Adl 7067



SCANNED

आन्ध्र प्रदेश ANDHRA PRADESH

454971

S.No. 2559 Date 26/06/2006

Name P. Srinivas Reddy

S/o. D/o. P. Srinivas Reddy

For Whom Mehta and Modi Homes

K. SRINIVAS

S.V.L. No. 26/00, R.No. 39/2006

City Civil Court,  
SECUNDERABAD

### SALE DEED

This Sale Deed is made and executed on this the 4<sup>th</sup> day of May 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. ANIL KUMAR, SON OF MR. B. N. RAMULU, aged about 34 years, residing at Plot No. 769, Defence Colony, Sainikpuri, 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 & MODI HOMES

PARTNER

For MEHTA & MODI HOMES

PARTNER

- 1 -

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

సబ్-రిజిస్ట్రారు

2006 వ సం||.....నెల.....తేది  
 1926 వ.శ.శా.....తేది  
 పగలు.....మరియు.....గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాపులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసే  
 రుసుము రూ||.....రెస్ట్రారు.....చెల్లించారు.

Receipt No. 535934 Dt. 4/5/16 Vide  
 SBH, Habsiguda Branch, Sec'bad

హాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రావనపేలు



నిరూపించినది.

Gaurang Mody s/o. Jayantilal mody  
 occ: Business R/o. Flat no. 105, Sapphire Apts,  
 Chikoh Gardens, Begumpet, Hyderabad,  
 through A.A. General Power & Attorney for  
 Presentation of documents, vide Doc. no.  
 64/412/65 at 100, upper.

Prasanna

(K. Prabhakar Reddy s/o. K. Padmalakshy occ: s/o  
 (o) 5-11-187/344, m. G. Road, Sec'bad.

(Ramulu)

Ramulu s/o. Krishna Rao occ: Business  
 R/o. 2-3-64/10, Jaiswal colony, Amberpet,  
 Hyderabad.

2006 వ.సం||.....నెల.....తేది  
 1926 వ.శ.శా.....తేది

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

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

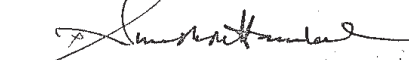
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 66 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:

For MEHTA & MODI HOMES

  
PARTNER

For MEHTA & MODI HOMES

  
PARTNER

1 వ పుస్తకము 609 చ/0

దస్తావేజాల మొత్తం కాగితము

సంఖ్య 7 ఈ కాగితపు వరుస

పంఖ్య 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1864  
No. 6893 of 2006 Date 4/5/06

I hereby certify that the proper deficit  
stamp duty of Rs. 15,650 Rupees

Thirteen Thousand Six Hundred Fifty Rupees only

has been levied in respect of this instrument  
from Sri. Sohan Mechi

on the basis of the agreed Market Value

consideration of Rs. 1,75,000/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal

Dated 4/5/06

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

### Registration Endorsement

An amount of Rs. 15,650 towards Stamp Duty

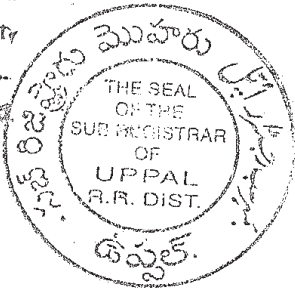
Including Transfer duty and Rs. 8.75

towards Registration Fee was paid by the party

through Challan Receipt Number 53,5934

Dated 29/5/06 at SBH Habsiguda Branch, Secbad

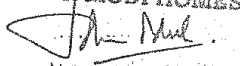
S.B.N. Habsiguda  
A/c No. 070001507  
of S.R.O. Uppal



**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. The Vendor do hereby convey, transfer and sell the Plot No. 66 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.
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. 16,620/- is paid by way of Challan No. 535334, dated 6.05.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

  
PARTNER

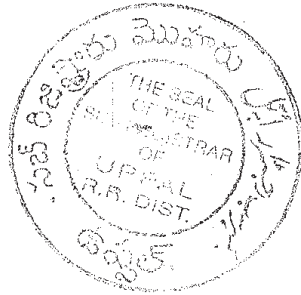
For MEHTA & MODI HOMES

  
PARTNER

1 వ పుస్తకము 6898/07  
 దస్తావేజుల మొత్తం కాగితము  
 సంఖ్య 7 ఈ కాగితపు వరుస  
 సంఖ్య 3  
 పబ్లికేషన్

1 వ పుస్తకము సం॥ (కా.శ) పు..... 6898/06  
 సింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు సంఖ్య 6898 1-2006 ఇవ్వడమైన  
 2006 సం॥... నెల... తేదీ

రిజిస్ట్రార్



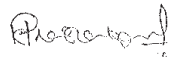
**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 66 admeasuring about 175 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 | : | 40' wide road |
| South | : | Plot No. 65   |
| 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:

**WITNESSES:**

1.   
(P. Reddy)

2.   
(Ramu)

**For MEHTA & MODI HOMES**



**V E NARAYAN**

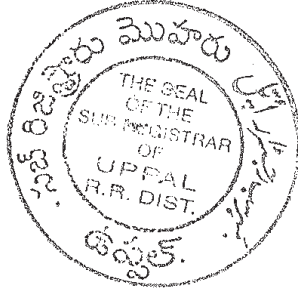
**For MEHTA & MODI HOMES**

  
**VENDOR PARTNER**

1 వ పుస్తకము 895/07

దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య 7.....ఈ కాగితపు వరుస  
సంఖ్య 6.....

పబ్-రిజిస్ట్రార్



# STRATION PLAN SHOWING

PLOT NO. 66, FORMING A PART

SURVEY NOS. 35, 36, 37, 38 & 39

SITUATED AT

CHERLAPALLY VILLAGE,

GHATKESAR

MANDAL, R. R. DIST.

VENDOR: 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

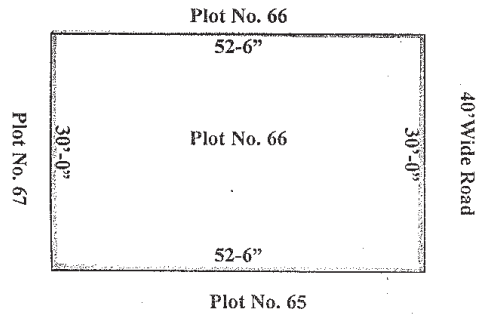
VENDEE: SRI B. ANIL KUMAR, SON OF SRI B. N. RAMULU

REFERENCE:  
AREA: 175

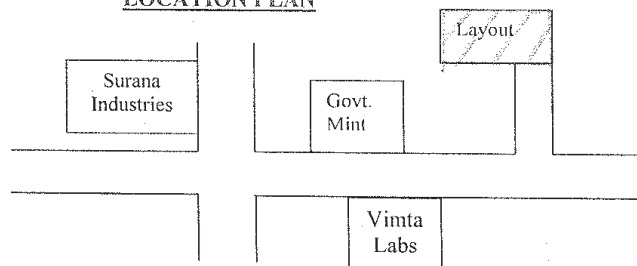
SCALE:  
SQ. YDS.

INCL:  
SQ. MTRS.

EXCL:



## LOCATION PLAN



For MEHTA & MODI HOMES

*[Signature]*  
PARTNER

For MEHTA & MODI HOMES

*[Signature]*  
SIG. OF THE VENDOR

WITNESSES:

1. *[Signature]*
2. *[Signature]*

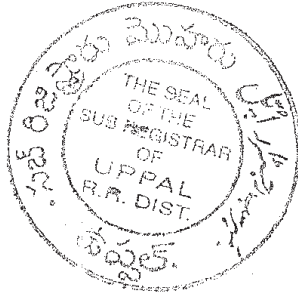
1 వ పుస్తకము 698/06

దస్తావేజుల మొత్తం కాగితముల

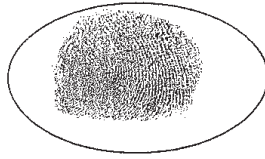
సంఖ్య.....7...ఈ కాగితపు వరుస

సంఖ్య.....

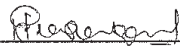


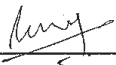


# **PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.**

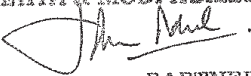
| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                           | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                       | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                                                              |
|--------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |   |   | <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:**

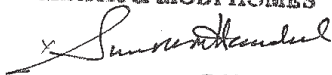
1. 

2. 

**For MEHTA & MODI HOMES**

  
PARTNER

**For MEHTA & MODI HOMES**

  
PARTNER

**SIGNATURE OF THE EXECUTANT'S**

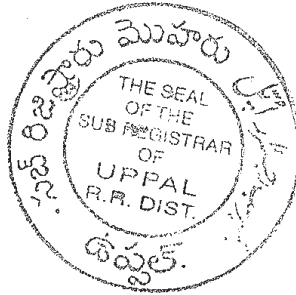
1 వ పుస్తకము 6194/06

దస్తావేజాల మొత్తం కాగితముల

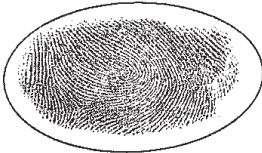
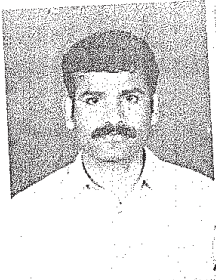
సంఖ్య...7.....ఈ కాగితపు వరుస

సంఖ్యన.....

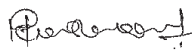
పబ్లిక్ రిజిస్ట్రార్



# **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>VENDEE:</b><br><br><b>MR. B. ANIL KUMAR</b><br>S/O. MR. B. N. RAMULU<br>R/O. PLOT NO. 769<br>DEFENCE COLONY<br>SAINIKPURI<br>HYDERABAD.        |
|        |  |  | <b>REPRESENTATIVE</b><br><br><b>MR. B. ANAND KUMAR</b><br>S/O. MR. B. N. RAMULU<br>R/O. PLOT NO. 769<br>DEFENCE COLONY,<br>SAINIKPURI, HYDERABAD. |

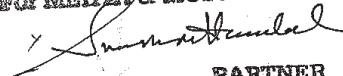
SIGNATURE OF WITNESSES:

- 
- 

For MEHTA & MODI HOMES

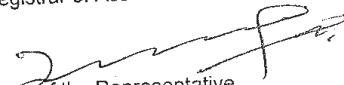
  
PARTNER

For MEHTA & MODI HOMES

  
PARTNER  
SIGNATURE OF EXECUTANTS

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

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, MR. B. ANAND KUMAR, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

  
Signature of the Representative

  
Signature(s) of BUYER(s)

1 వ పుస్తకము 699/1076 నంబర్

P/66

దస్తావేజులు మొత్తం కాగితముల

సంఖ్య...7...ఈ కాగితపు వరుస

సంఖ్య...7.....

మహాశయ్య

