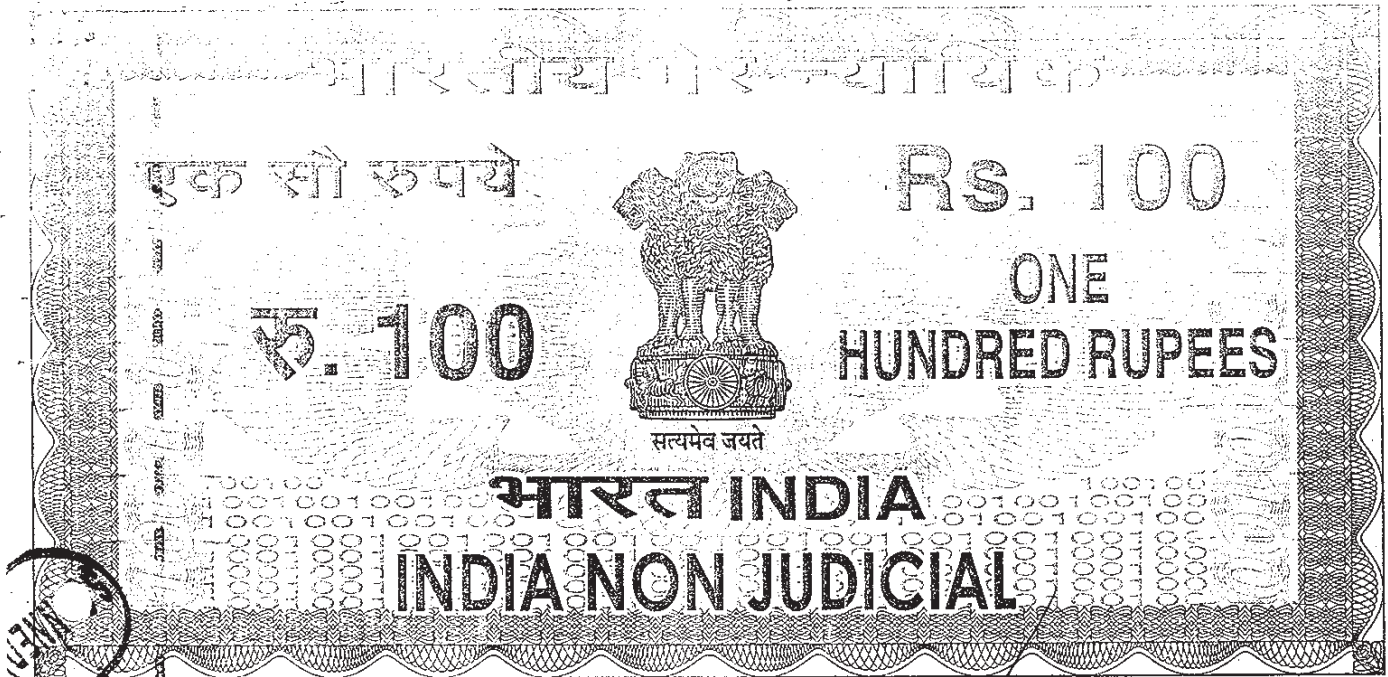


222

20/11/06

20/11/06



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 487313

S.No. 70249 Date 30/11/2006 Amount 100/-
 Name P. Phani Kumar
 S/o. D. N. Mehta
 For Whom Mehta & Modi Homes

K. SRINIVAS
 S.V.L. No. 26/96, R.No. 39/2006
 City Civil Court,
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this 22nd day of December, 2006 at Secunderabad 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. V. S. RADHA KRISHNA MURTY, SON OF LATE MR. V. SREERAMA CHANDRA MURTY, aged about 41 years, residing at H. No. 16/75-1, Satyanarayanapuram, Gudivada – 521 301, Krishna District, A.P., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Page 1

For Mehta and Modi Homes

 Partner

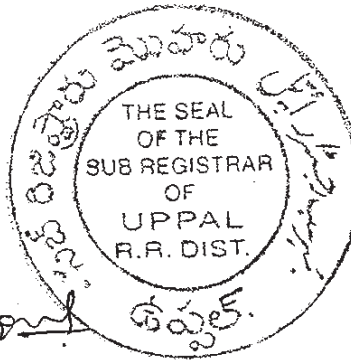
For Mehta and Modi Homes

 Partner

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

సబ్-రిజిస్ట్రారు

200 రూ. వ సంఖ్య.....నెల.....తేది
 192 రూ. వ.శ.శా.....సంఖ్య.....తేది
 పగలు.....మరియు.....గంటల మధ్య
 ఉన్నట్ సబ్-రిజిస్ట్రారు అఫీసులో



శ్రీ.....K. Prashanth Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు పేజీముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥.....చెల్లించినారు.
 Receipt No. 1080/17 Dt. 21/11/2017
 SBH, Habsiguda Branch, Sec'bad

ఈ లుబ్ధులకు ఒప్పుకొన్నది
 ఎదమ ప్రామాణికము



రూపించినది.

శ్రీ.....S/o K.P. Reddy occ. Sec'bad
 (0) 5-11-13/34, 2nd floor, Soham mansion
 M.G. Road, Sec'bad, through attested G.P.A
 for presentation of documents, vide doc no.
 201/GR 2/06 at Sec, Uppal.

① *M. Lakshminarayana* J.V. DAKSHINAMURTY
 S/O J.L. KAVITA RAO
 R/O 1-1-538, FLAT #401
 GAYATHRI APTS
 GANDHINAGAR
 HYDERABAD-500080

② *Kiran Kumar* Kiran Kumar S/o Ganesh Kumar occ. Sec'bad
 R/o. 2-3-61/10/24, Amberpet, Hyd.

200 రూ. వ. సంఖ్య.....నెల.....తేది
 192 రూ. వ. శ. శా.....సంఖ్య.....తేది

[Signature]

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, 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	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ ప్రతిపక్షము 2006/12/12
దస్తావేజుల మొత్తం కారితముల
సంఖ్య... 2... ఈ కారితపు వరుస
సంఖ్య... 2...

పబ్లిక్ రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1864
No. 20240 of 2006 Date 22/12/06

I hereby certify that the proper deficit
stamp duty of Rs. 24380 Rupees Twenty four Thousand
Three hundred and Eighty only
has been levied in respect of this instrument
from Sri. K. Prabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 222000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 22/12/06

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

Registration Endorsement

An amount of Rs. 57300/- towards Stamp Duty
including Transfer duty and Rs. 1360/-
towards Registration Fee was paid by the party
through Challan Receipt Number 108017
Dated 21/12/06 at SRI Habsiguda Branch Sec 134

S.B.H. Habsiguda

A/c No. 0100005070

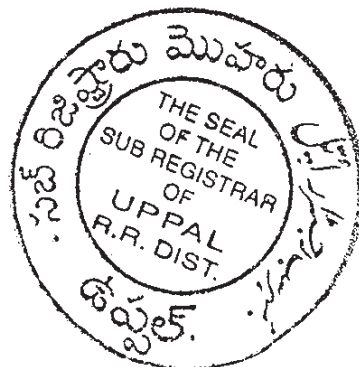
S.R.O. Uppal

NOTE: Construction Agreement filed
along with this sale deed for

Rs. 188600/- and Stamp duty

Paid Rs. 18860/- Dt. 22/12/06

SUB REGISTRAR



- E) The Vendee is desirous of purchasing a plot of land bearing no. 222, admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,72,000/- (Rupees Two Lakhs Seventy Two Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

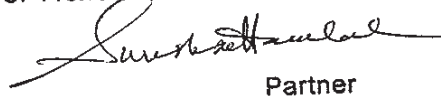
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 222, admeasuring 272 sq. yds. forming part of Sy. No. 291 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. 2,72,000/- (Rupees Two Lakhs Seventy Two 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. 58,760 /- is paid by way of challan no. C-108017, dated 21.12.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

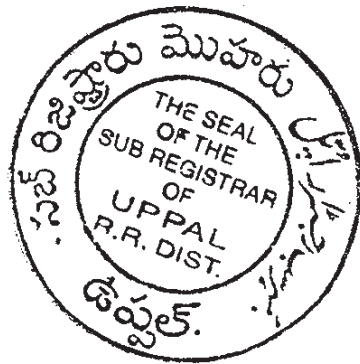

Partner

రెజిస్ట్రార్ మొహరు
రిజిస్ట్రార్ మొహరు
7
3

మహారాష్ట్ర

1 వ పుస్తకము సం॥ (కా.క) పు. 20.2.10/06
నెంబరుగా రిజిస్ట్రార్ చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 20.2.10...1-200 రిజిస్ట్రార్ మొహరు
2006 సం॥ 20.2.10...1-200 రిజిస్ట్రార్ మొహరు

రిజిస్ట్రార్ మొహరు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 222, admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

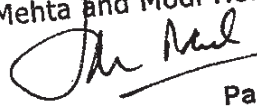
North	Plot No. 221
South	Plot No. 223
East	40' wide road
West	Plot No. 233

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:

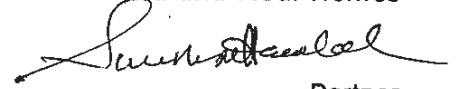
1. 

2. 

For Mehta and Modi Homes

Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes


Partner

(Suresh U Mehta)
VENDOR

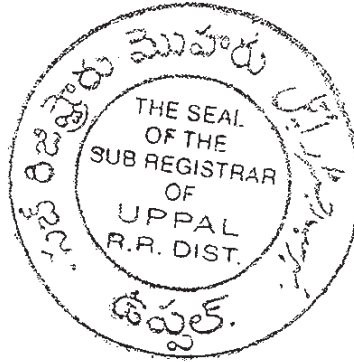
1 వ పుస్తకము. 2024.07/08

రిజిస్ట్రేషన్ మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 222 FORMING A PART

SURVEY NO. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. V. S. RADHA KRISHNA MURTY, SON OF LATE MR. V. SREERAMA CHANDRA MURTHY

REFERENCE:
AREA:

272

SCALE:
SQ. YDS.

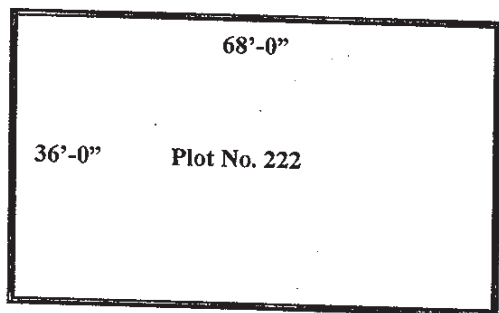
INCL:
SQ. MTRS.



EXCL:



Plot No. 233



Plot No. 221

Plot No. 222

Plot No. 223

40' wide road



WITNESSES:

1. *[Signature]*

2. *[Signature]*

For Mehta and Modi Homes

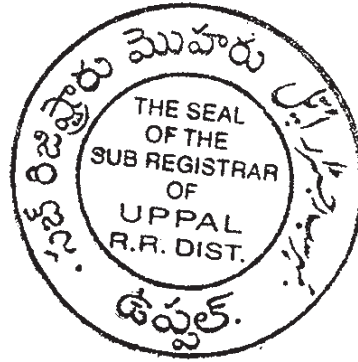
[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner
SIG. OF THE VENDOR

20240/06
మొదటిసారి మొదట కాగితముల
సంఖ్య 7 ఈ కాగితపు పేరు
సంఖ్య

సబ్ రిజిస్ట్రార్



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

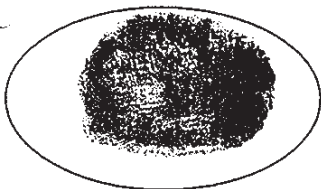
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

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 MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

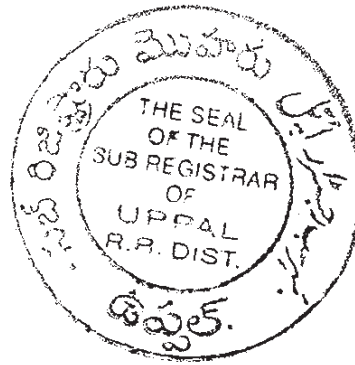
For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 2024/25
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... క

సబ్-రిజిస్ట్రార్



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
--------	--	--	--

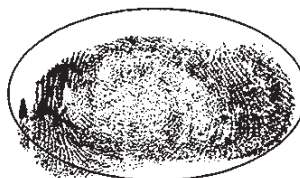
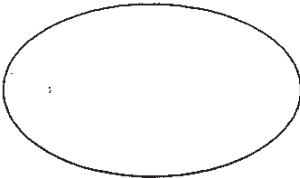


PHOTO
BLACK & WHITE



PURCHASER:

MR. V.S. RADHA KRISHNA
MURPHY

S/o. LATE N. SREE RAMA
CHANDRA MURTY

R/o. H.NO: 16/25-1
Sathyanarayanaiahnam,
Gudivada, Krishna Dist.

Representative:

MRS. P. MAHALAKSHMI DEVI

W/o. P. GOPALA KRISHNA

H.NO: 9th-NO. 3330

ORDINANCE FACTORY

YEDDAMAILARAM, HYDERABAD
Modern City

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

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. P. Mahalakshmi Devi as I / We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

P. Mahalakshmi Devi

Signature of the Representative

X Signature(s) of BUYER(s)

1 వ పుస్తకమునదిని స్వల్పము
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... ..

పబ్. రిజిస్ట్రార్

