

B No
20

C.S.No. 1452 D.O. No. 1466/2006

Am 1488



आन्ध्र प्रदेश ANDHRA PRADESH

4. No. 932 Date 2-2-06 As 50/-
Sold to D. Phani Kumar
S/o D.N. Murthy
For Whom Mr. Srinivas N. Aluri
S/o A.M.K. Govinda Rao

LEELA G. CHIMALGI
STAMP VENDOR
L.No. 03/2006
5-4-76/A, Cellar, Ranigummi
SECUNDERABAD-500 003

USA.

SALE DEED

This Sale Deed is made and executed on this the 2nd day of February 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.)

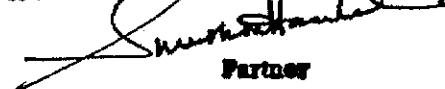
IN FAVOUR OF

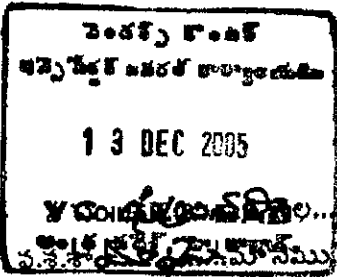
MR. SRINIVAS N. ALURI, SON OF SRI A. M. K. GOVINDA RAO, aged about 32 years, residing at Apt. # 108, 65 Thornton St., San Leandro, CA - 94577, U.S.A., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner



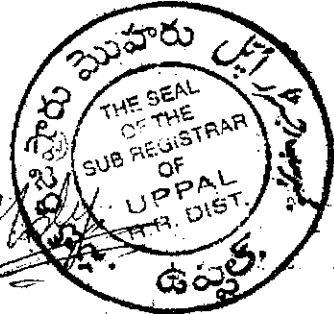
1వ పుస్తకము... 1466/పుస్తకపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 1

సబ్-రిజిస్ట్రారు

2006 వ.సం. డిసెంబరు 13... తది
1927 వ.సం. శా.శ. మొదటి... తది
పగలు... 3... మరియు... గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. Gaurang Mody
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించబడిన పాటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥ 1020/- చెల్లించినారు.

Receipt No. 54507 Dt. 2/2/06. Vide
SBH, Habsiguda Branch, Sec'bad



దాని యిచ్చినట్లు ఒప్పుకొన్నది.
ఎదురు ప్రతిపదిలు

Gaurang Mody

Gaurang Mody S/o. Jayantibhai mody occ: Attorney
R/o. 105, Sapphire Apts, Chikoti Gardens, Begumpet
Hyderabad, through General Power of Attorney
for presentation of documents, vide doc. no.
64/BRD/05 at 120, Uppal.



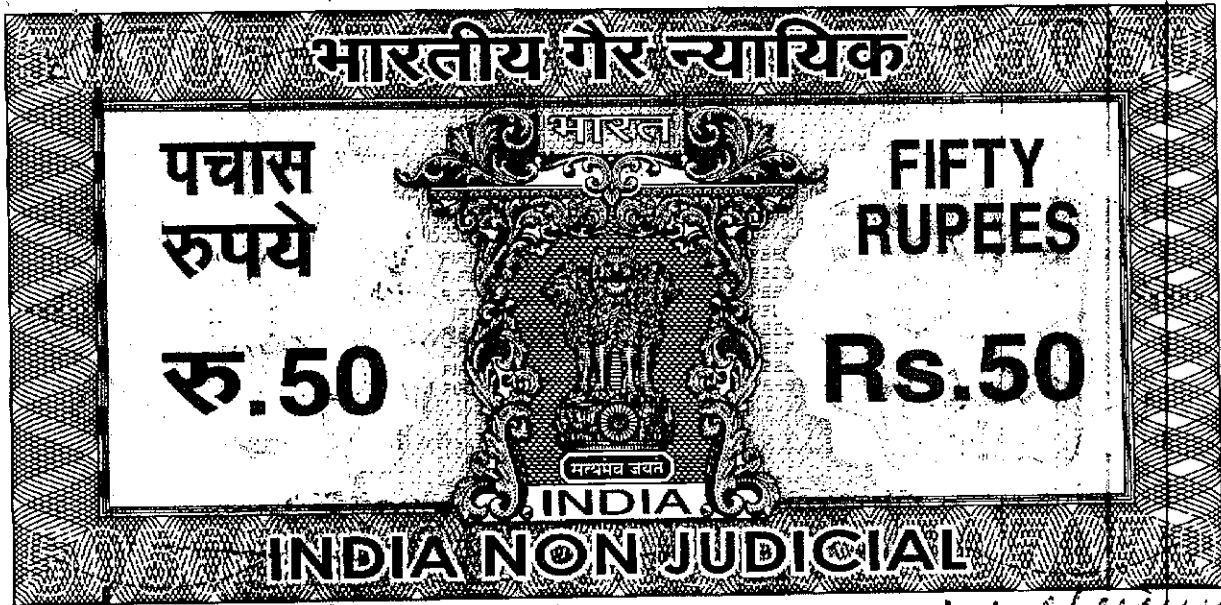
విరూపించినది.
1)

K. Prabhakar Reddy S/o. K. P. Reddy occ: Service
r/o 5-11-187/2 & 4, M.G. Road, Sec'bad.

2)

M. Mahendra Kumar S/o. M. Subbaraj
r/o - Uppal. Hyderabad

2006 వ.సం. డిసెంబరు 2వ తది
1927 వ.సం. శా.శ. మొదటి... తది



आन्ध्र प्रदेश, ANDHRA PRADESH

Sold to D. Phani Kumar
S/o D. N. Murthy
For Shri. Mr. Srinivas N. Aluri
S/o A.M.K. Govinda Rao

LEELA G. CHIMPA
STAMP VENDOR
L.No. 02/2005
5-4-76/A, Cellar, Rengunj
SECUNDERABAD-500 003

USA

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.

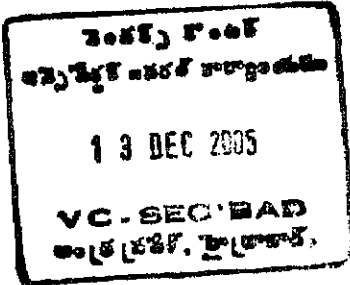
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac.2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



1 వ పుస్తకము...1466/1999
దస్తావేజుల మొత్తం కారితముల
సంఖ్య...9...ఈ కారితపు వరుస
సంఖ్య...2.....

సబ్-రిజిస్ట్రారు

Under Section 42 of Act II of 1864
No. 1466 of 2006 Date 2/2/06

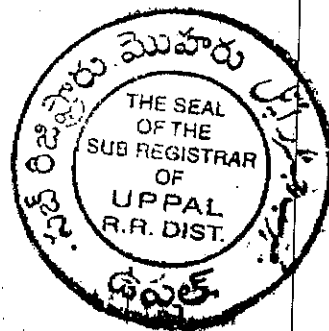
I hereby certify that the proper deficit
stamp duty of Rs. 18060/- Rupees Eighteen
Thousand and Sixty Only
has been levied in respect of this instrument
from Sri. Gaurang Reddy
on the basis of the agreed Market Value
consideration of Rs. 204000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
dated: 2/2/06

Sub Registrar
and Collector U.S. 4184
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 18060/- towards Stamp Duty
including Transfer duty and Rs. 1020/-
towards Registration Fee was paid by the party
through Challan Receipt Number 152527
Dated 2/2/06 at SBH Habsguda Branch, Sec bad



S.B.H. Habsguda
A/c No. 1050056789
S.R.O. Uppal



आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 934 Date 21/2/06 Rs. 50

Sold to D. Phani Kumar

S/o D. N. Murthy

For Wh. Mr. Srinivas N. Aluri

S/o A. M. K. Govinda Rao

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 02/2003

6-4-76/A, Cellar, 1st Floor, Gunj
SECUNDERABAD 500 003

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.

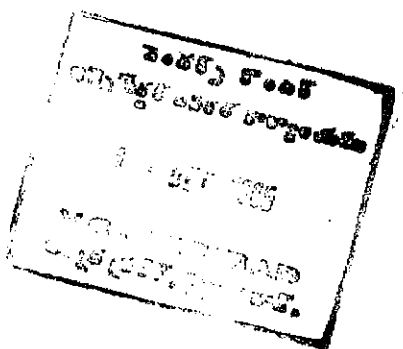
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

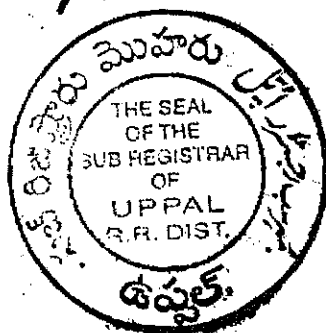


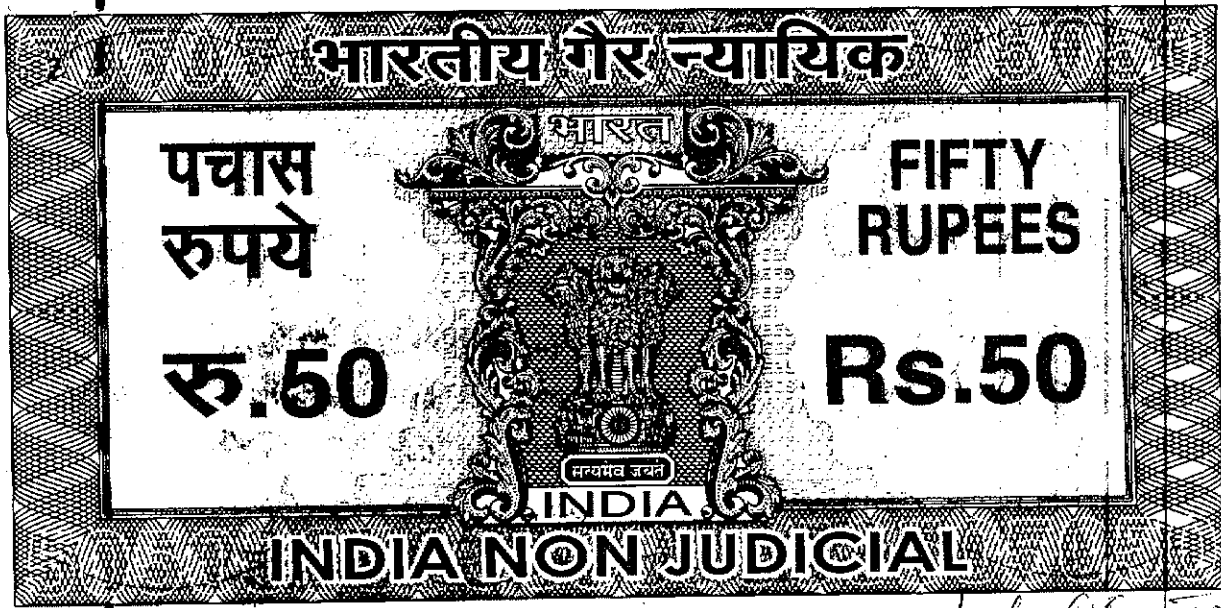
1వ పుస్తకము. 1466/126
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 3...

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.క) పు. 1466/126
వెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు వెంబరు 1466... 1-200 ఈవ్వరవ్వి
జరం సం|| ప్రా|| నది... 2... డి

రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 35 - 26/06 - 50 -
Sold to D. Phani Kumar
By D. N. Murthy
For Whom Mr. Srinivas N. Aluri
Sd/- Am. K. Govinda Rao

LEELA G. CHIMMALGI
STAMP VENDOR
9-4-78
SECUNDE 00 603

USA

- D) The Vendee is desirous of purchasing a plot of land bearing no. 20 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/- (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:

The Vendor do hereby convey, transfer and sell the Plot No. 20 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/- (Two Lakhs Four Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

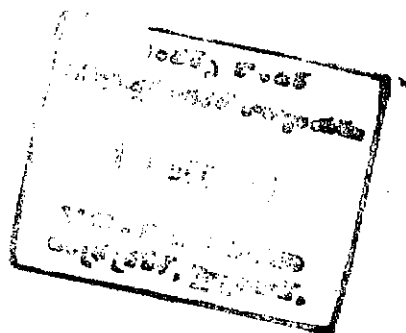
The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.

For Mehta and Modi Homes

[Signature]

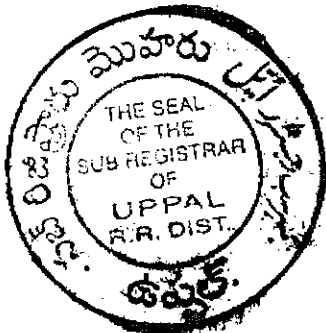
For Mehta and Modi Homes

[Signature]
Partner



1వ పుస్తకము/4.66/హక్కు
దస్తావేజుల మొత్తం కారితముల
సంఖ్య...9...ఈ కారితపు వరుస
సంఖ్య...4.....

సబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

936 2666
 Sold to D. Phani Kumar
 By D. N. Murthy
 For Whom Mr. Srinivasan Alva
 S/o A. M. K. Govinda Rao

L. G. Chimalgi
 215851
 LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/2003
 5-4-76/A, Cellar, Rangunji
 SECUNDERABAD-500 003

USA

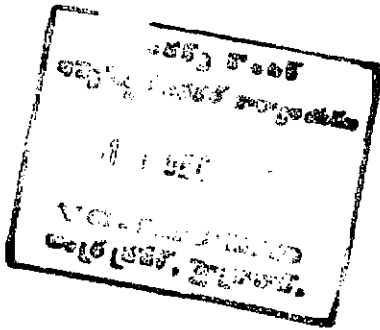
1. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled 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. 19,180/- is paid by way of Challan No. 154567, dated 02-02-88, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

Sh. Moh
 Partner

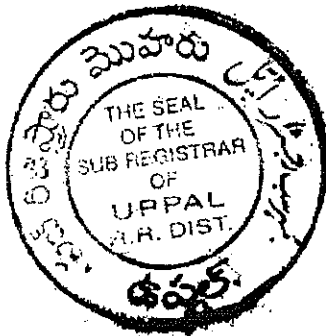
For Mehta and Modi Homes

Sh. Moh
 Partner



1వ పుస్తకము... 4వ పుస్తకము
ఉత్తరవేదికల మొత్తం కాగితముల
పరిశీలన... ఈ కాగితపు వరుస
పరిశీలన... క...

పబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 237 Date 26/6/50
Sold to D. Phani Kumar
By D. N. Murthy
For Who Mr. Srinivas N. Acharya
S/o A. M. K. Govinda Rao

U.S.A

L. G. Chimala
215852
LEELA G. CHIMALA
STAMP VENDOR
L.No. 02/2003
5-4-76/A, Collier, Rangguni
SECUNDERABAD-500 003

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 20 admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Old Village, Gherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 21
South	Plot No. 19
East	40' wide road
West	Plot No. 30

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. Rao)
2.

For Mehta and Modi Homes

VENDOR

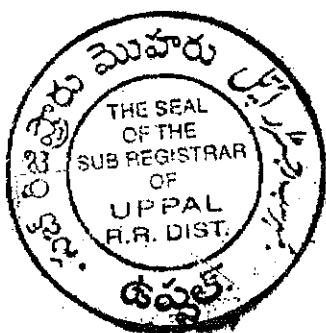
For Mehta and Modi Homes

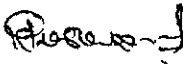
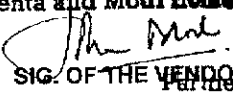
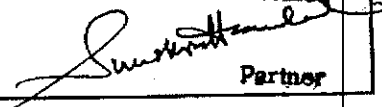
VENDOR

అంశం ౧౦
 అప్పల మొదటి అంశం
 ౧ ౧ ౧౧
 V.C. - ౧౧ ౧౧ ౧౧
 అప్పల మొదటి అంశం

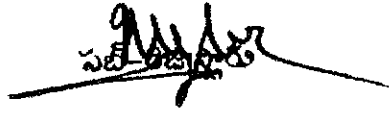
1 వ పుస్తకము... 4.66/రూప
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 7... ఈ కాగితపు వరుస
 సంఖ్య... 6.....

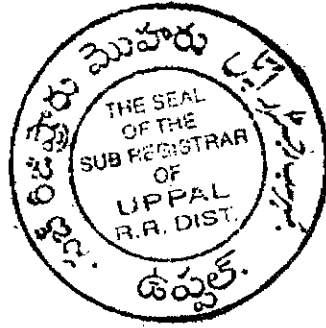
సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING		PLOT NO. 20, 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 SRINIVAS N. ALURI SON OF SRI A. M. K. GOVINDA RAO			
REFERENCE:		SCALE:	INCL:
AREA: 204		SQ. YDS.	SQ. MTRS. ☐
			EXCL: ☐
Plot No. 21 52'-6" 35'-0" Plot No. 20 35'-0" 52'-6" Plot No. 19 Plot No. 30 40' wide road LOCATION PLAN Surana Industries Govt. Mint Vimta Labs Layout			
WITNESSES:		For Mehta and Modi Homes	
1. 		 SIG. OF THE VENDOR	
2. 		For Mehta and Modi Homes  Partner	

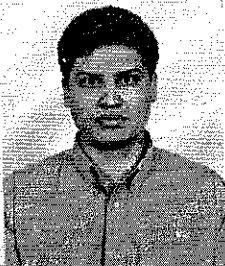
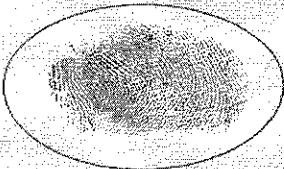
1వ పుస్తకము.....1466/నక్సా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య.....7.....





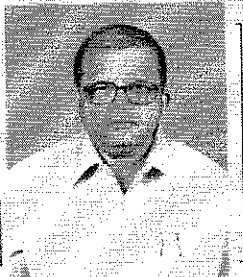
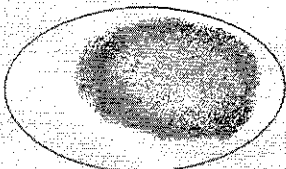
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

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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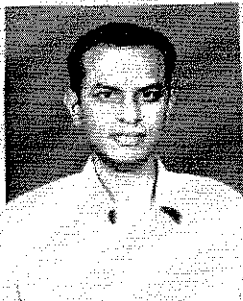
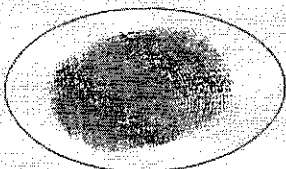


VENDOR:

M/S. MEHTA & MODI HOMES
A REGISTERED PARTNERSHIP FIRM HAVING
ITS REGISTERED OFFICE AT 5-4-187/3&4,
III FLOOR, SOHAM MANSION,
M.G. ROAD, SECUNDERABAD – 500 003
REP. BY ITS MANAGING PARTNERS:
1. MR. SOHAM MODI
S/O. SRI SATISH MODI



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



SPA FOR PRESENTING DOCUMENTS

MR. GAURANG MODY
FLAT NO. 105
SAPPHIRE APARTMENTS
CHIKOTI GARDENS
BEGUMPET
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

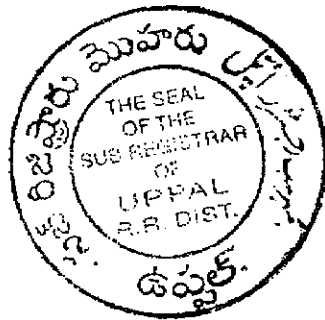
For Mehta and Modi Homes

For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS

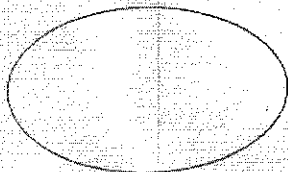
1 వ పుస్తకము...1466/మండ్రి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9...ఈ కాగితపు వరుస
సంఖ్య...8

సర్దిబెట్టెను



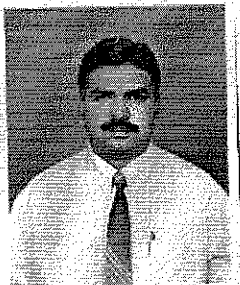
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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PURCHASER:

MR. SRINIVAS N. ALURI
S/O. A. M. K. GOVINDA RAO
APT. #108,
65 THORNTON ST.,
SAN LEANDRO,
CA - 94577



REPRESENTATIVE:

MR. SOLOMON R PANDA
S/O. KRUPARATNAM PANDA
1-6-174/5/10,
BAPUJI NAGAR, MUSHEERABAD,
HYDERABAD - 500 020.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and 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, SRI SOLOMON R PANDA, 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)

1వ పుస్తకము... 1466/1000
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 9... ఈ కాగితపు వరుస
సంఖ్య..... 9.....


పక్-0000000000

