



आन्ध्र प्रदेश ANDHRA PRADESH

Sl. No. 21256 Date 24/4/2006

Sold to C. Ramesh

S/o. N. S. Ramesh R/o. 7A

For whom Mehta & Modi Homes - Sec

S. ANJAMMA

496135

S.V.L. No. 9/94/2/6/2006

3-5-944, Kuber Towers

Narayanjuda Hyderabad-29

9866378260

SALE DEED

This Sale Deed is made and executed on this the 26th 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 55 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

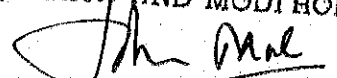
IN FAVOUR OF

MRS. LAKSHMI BHAVANI BOPPUDI, WIFE OF DR. SESA SUNDARARAO BOPPUDI, aged about 47 years, residing at 54-2RT, Vijaynagar Colony, Hyderabad – 500 457., 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

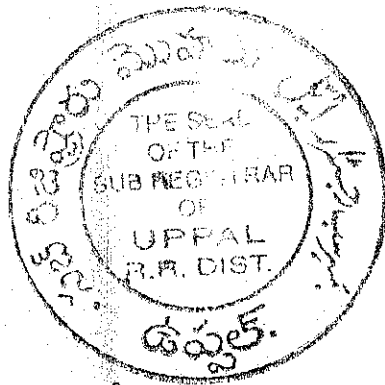
For M/s. MEHTA AND MODI HOMES


Partner.


Partner.

వ పుష్పముగ. 527/నరసిం
దత్తవేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



200 ఈ వ సం||...నెల...26...తేది
192 శ్రీ ప.శ.శా.శ్రీ...మాసము...తేది
పగలు...మరియు...గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ...Gaurang Mody
రిజిస్ట్రేషన్ పట్టము, 190...లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ||...చెల్వించినారు.

Receipt No. 538161 Dt. 25/4/06
SBH, Habsiguda Branch, Sec'bad

వాసె యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌటనవేలు



నిరూపించినది.

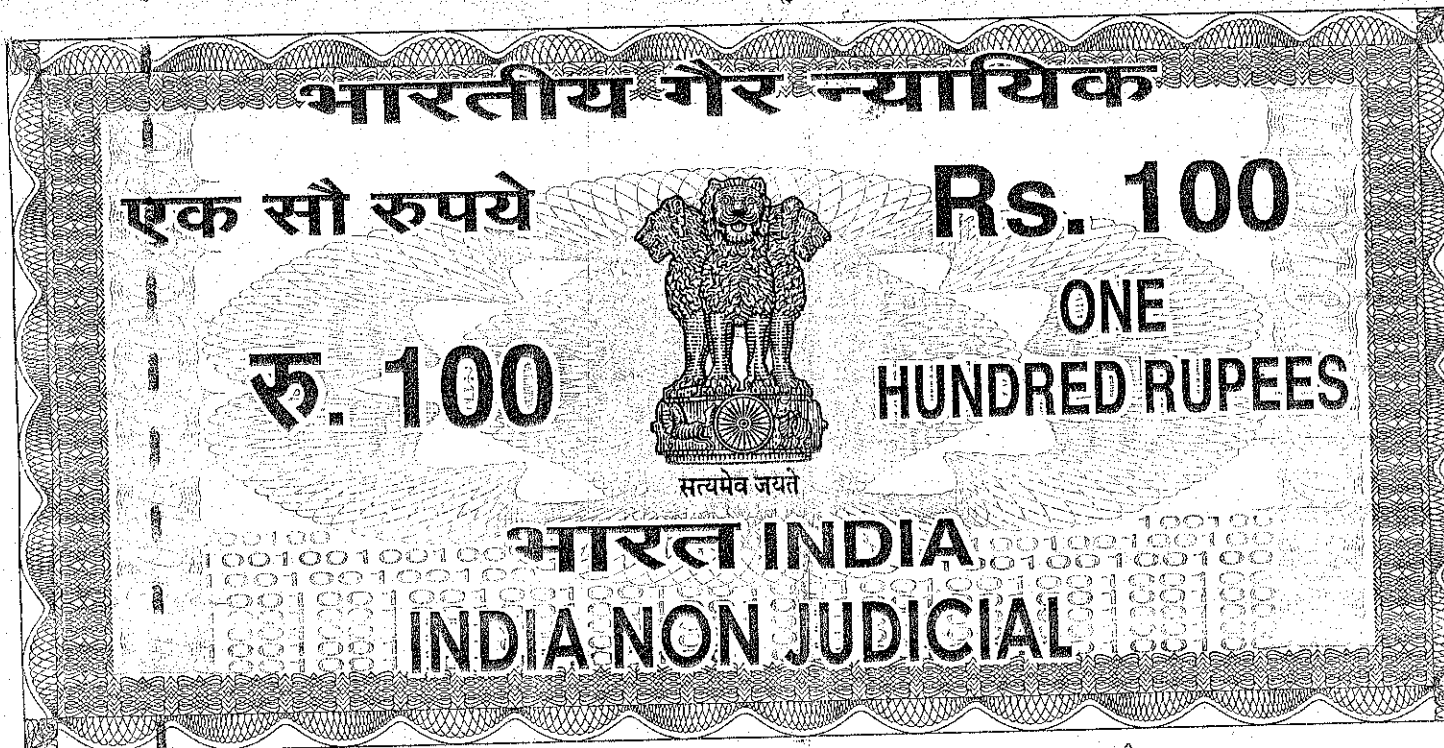
Gaurang mody S/o. Jayantlal mody occ: Seema
R/o. Flat no. 105, Sapphire apts, Chaiton
Gardens, Begumpet, Hyderabad, through GPA,
General Power of Attorney for presentation of
documents, vide doc. no. Gu/Bk IV/06 at SRO upf

① K.M.H.K. Mody K.M.H.K. Mody S/o K.V. Ramanaiah, 54/2 A-T, Vijayawada
Hyderabad - 500057

② K. Prabhakar Reddy S/o. K.P. Reddy occ: Seema
to 5-u-187/3 & 4, M.G. Road, Sec'bad

200 ప్ర.సం||...నెల...26...వ తేది
192 ప్ర.శా.శ్రీ...మాసం...వ తేది.

సబ్-రిజిస్ట్రారు



आन्ध्र प्रदेश ANDHRA PRADESH

S. ANJANNA

496134

S.V.L. No. 9/94/R/6/2000

3-3-944, Kubera Towers
Narayanjuda, Hyderabad-29
9866378260

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 M/s, MEHTA AND MODI HOMES

For M/s, MEHTA AND MODI HOMES

[Signature]
Partner.

[Signature]
Partner.

1వ పుస్తకము 6527/06

దస్తవేజాల మొత్తం కాగితముల

సంఖ్య 8 ఈ కాగితపు పరుస

సంఖ్య 2

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 18y
No. 6527 of 2004 Date 26/4/06

I hereby certify that the proper deficit
stamp duty of Rs. 17760/- Rupees Seventeen thousand
Seven hundred Seventy only.

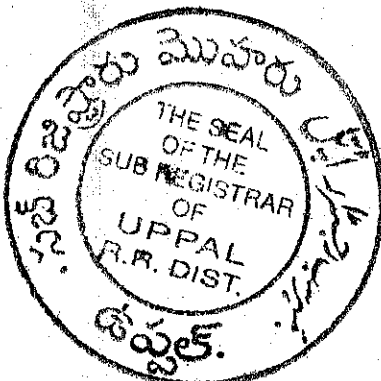
has been levied in respect of this instrument
from Sri. Ganesh Reddy
on the basis of the agreed Market Value
consideration of Rs. 204,000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal Sub Registrar
and Collector U/S 11 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 17760/- towards Stamp Duty
Including Transfer duty and Rs. 1020/-
towards Registration Fee was paid by the party
through Challan/Receipt Number 538/61
Dated 25/4/06 at SBH Habsiguda Branch, Sec Bad.

S.B.H. Habsiguda
A/c No. 01000050780
of S.R.O. Uppal





आन्ध्र प्रदेश ANDHRA PRADESH

S. ANJAMMA

496133

Sl. No. 21/25 Date 21/10/2004
 Sold to C. Ramesh
 For whom M/s. MEHTA AND MODI HOMES, Sec 29

S.V.L. No. 9-94/R/6/2000
 3-5-944, Kubera Towers
 Narayanpuda, Hyderabad-29
 9866378260

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 M/s. MEHTA AND MODI HOMES

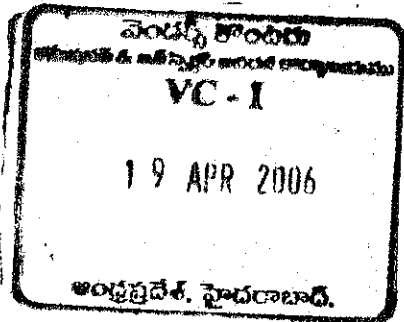
For M/s. MEHTA AND MODI HOMES

[Signature]
 Partner.

[Signature]
 Partner.

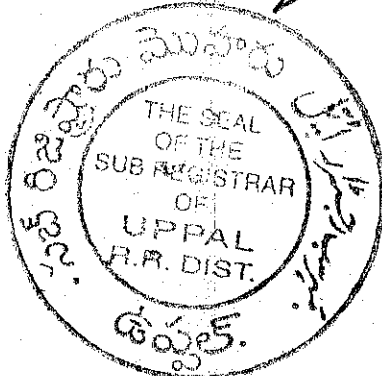
1 వ పుస్తకము 6521/86
 దస్తవేజుల మొత్తం కాగితములు
 సంఖ్య 8 ఈ కాగితపు వరుస
 సంఖ్య 3

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము సం|| (శా.శ) పు. 6527/86
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 6527-1-2006 ఇవ్వడమైన
 2006 సం|| జూలై 26 తీ

రిజిస్ట్రారు అధికారి





आन्ध्र प्रदेश ANDHRA PRADESH

21/03 - 24/06/2020
C. Ramani
Narsimha
Mehta & Modi Homes. (Pvt.)

S. ANJAMMA
S.V.L. No. 8/94/2/6/2000
39/250, Kubera Towers
Narasimha, Hyderabad-29
21/03/2020

496132

- D) The Vendee is desirous of purchasing a plot of land bearing no. 58 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/- (Rupees 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:

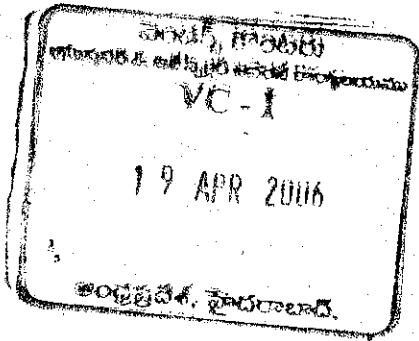
1. The Vendor do hereby convey, transfer and sell the Plot No. 58 admeasuring 204 Sq. yds forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 2,04,000/- (Rupees Two Lakhs Four 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

For M/s. MEHTA AND MODI HOMES

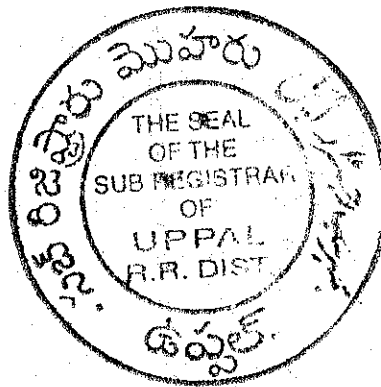
[Signature]
Partner.

[Signature]
Partner.



1 వ పుస్తకము (52) సంఖ్య
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

సబ్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

S. ANJANMA

496131

S.V.L. No. 9/34/R/6/2006

3-5-944, Kubera Towers

Narayanpeta, Hyderabad-29

9866378260

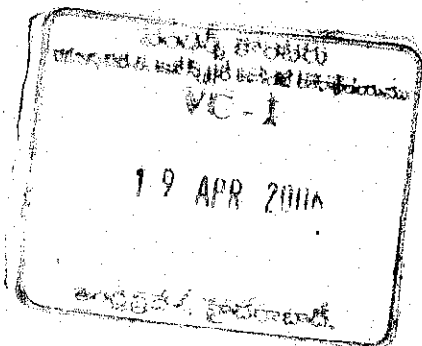
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled 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. 18,880/- is paid by way of Challan No. 538161, dated 25.04.2006, drawn on SBH, Habsiguda Branch, Hyderabad.

For M/s, MEHTA AND MODI HOMES

For M/s, MEHTA AND MODI HOMES

Partner.

Partner.



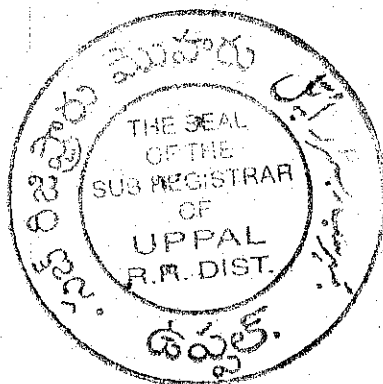
1వ పుస్తకము. 6527/04 నంబర్

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 5... ఈ కాగితపు వరుస

సంఖ్య... 5...

సబ్-రెజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

Sl. No. 24/51 Date 24/4/06

Sold to C. Ramu

For M/s. Mehta & Modi Homes

S. ANJAMMA

S.V.L. No. 9/94/S/6/2006

3-5-944, Kubera Towers

Narayanjuda, Hyderabad-29

9366378260

496130

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 58 admeasuring about 204 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	:	Plot No. 57
South	:	Plot No. 59
East	:	Plot No. 51
West	:	40" wide road

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. K. M. L. K. Murthy
K. M. L. K. Murthy

2. P. R. Reddy
(P. R. Reddy)

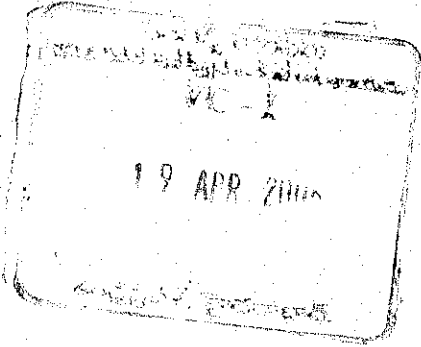
For M/s. MEHTA AND MODI HOMES

S. Anjamma
VENDOR Partner.

For M/s. MEHTA AND MODI HOMES

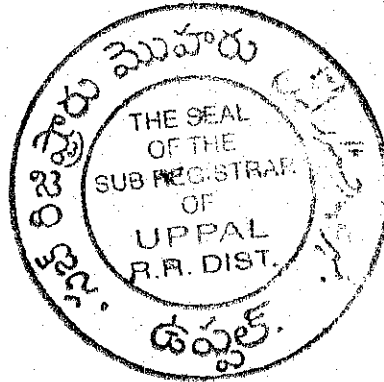
M. Anil
VENDOR Partner.

Lokesh
VENDEE



1వ పుస్తకము...నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING		PLOT NO. 58, 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 UTTAMLAL MEHTA		
VENDEE:	1. MRS. LAKSHMI BHAVANI BOPPUDI, W/O. DR. SESA SUNDARARAO BOPPUDI		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS.	

Plot No. 57

52'-6"

35'

Plot No. 58

35'

52'-6"

Plot No. 59

40' wide road

Plot No. 51

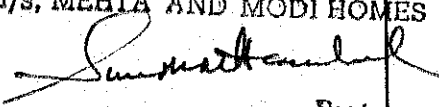
Surana Industries

Govt. Mint

Vimta Labs

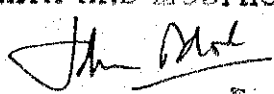
Layout

For M/s, MEHTA AND MODI HOMES



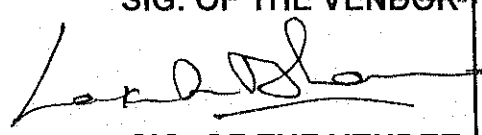
Partner.

For M/s, MEHTA AND MODI HOMES



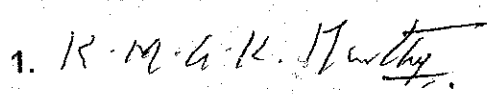
SIG. OF THE VENDOR

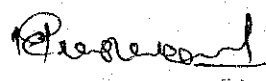
For M/s, MEHTA AND MODI HOMES



SIG. OF THE VENDEE

WITNESSES:

1. 

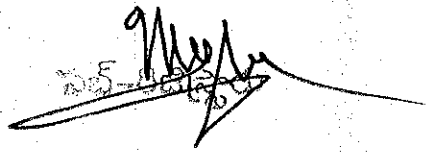
2. 

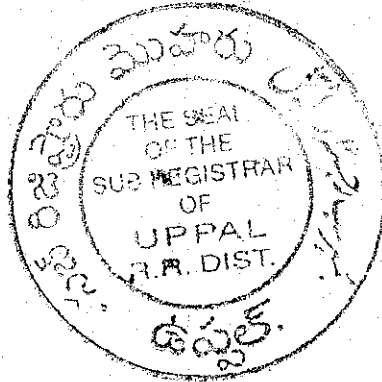
1 వ పుస్తకము. 6.527/96 నంబర్

దస్తావేజాల నమూనా కాగితముల

సంఖ్య... 8 ... ఈ కాగితపు వరుస

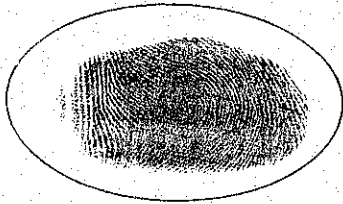
సంఖ్య...





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

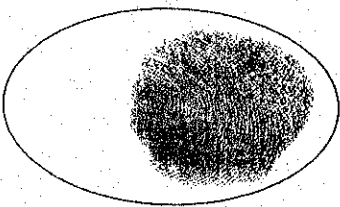
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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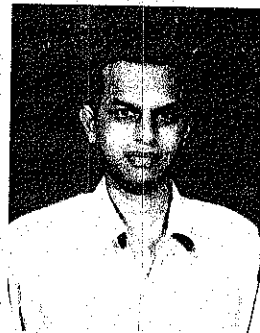
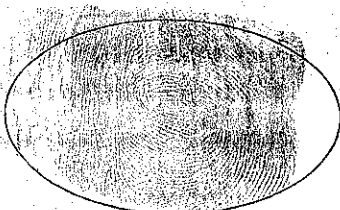
VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, 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 PRESENTATION OF DOCUMENTS:

MR. GAURANG MODY
S/O. MR. JAYATILAL MEHTA
R/O. FLAT NO. 105, SAPPHIRE APTS
CHIKOTI GARDENS
BEGUMPET,
HYDERABAD



PURCHASER:

MRS. LAKSHMI BHAVANI BOPPUDI,
W/O. DR. SESA SUNDARARAO BOPPUDI,
R/O. 54-2RT,
VIJAYNAGAR COLONY
HYDERABAD - 500 457

SIGNATURE OF WITNESSES: For M/s. MEHTA AND MODI HOMES For M/s. MEHTA AND MODI HOMES

1. K. M. L. H. Mehta
2. Presentant

Suresh U. Mehta
Partner.

The Mod
SIGNATURE OF THE EXECUTANT'S
Partner.

Lakshmi Boppudi
SIGNATURE OF THE PURCHASER

1 వ పుస్తకము. 6522/84

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....



[Handwritten signature]
సచివ్

