



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 116405

72407 21/12/06
K. P. Reddy 100/-
S. Padma Reddy 2/4/06
M/s Mehta & Modi Homes, Sec'bad

[Signature]
RUKMINI

SALE DEED

This Deed of sale is made and executed on this the 30th day of December 2006 at Secunderabad by:

SHRI MULPURI VENKAT RAO, Son of Shri. M. Venkateswarlu, aged about 40 years, Occupation: Business, resident of H. No. 3-14/1, Cherelapally Village, Ghatkesar Mandal, Ranga Reddy District.
(Hereinafter referred to as the 'VENDOR')

IN FAVOUR OF

M/S. MEHTA & MODI HOMES, a 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 Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Sri Suresh U Mehta Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business.

(Hereinafter referred to as the 'PURCHASER')

[Signature] -1-

WHEREAS:

- A) The VENDOR is the sole and absolute owner and possessor of open plot no. 29 forming a part in Survey No. 291, admeasuring about 220 Sq. yards, or 183.92 Sq. Mtrs., situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, by virtue of Regd. Doct. No. 2579/2001, dated 28th March 2001, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District.
- B) WHEREAS the Vendor has offered to sell the above said land admeasuring 220 Sq. yds., equivalent to 183.92 Sq. Mtrs., marked as Plot no. 29 of Cherlapally Village free from encumbrances for a total consideration of Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand Only) and the purchaser agreed to purchase the same for the said consideration.
- C) WHEREAS the Vendor has offered to sell the Schedule Property free from encumbrances for a total consideration of Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand Only) and the Purchaser has agreed to purchase the same for the said consideration.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The VENDOR do hereby convey, transfer and sell the 'Scheduled Property' being admeasuring 220 Sq. yds, equivalent to 183.95 Sq. Mtrs, in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is hereinafter referred to as the 'Scheduled Property' and more particularly described in the schedule and the plan annexed to this deed of sale, in favour of the PURCHASER for a total sale consideration of Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand Only)). The Vendors hereby acknowledge receipt of the said consideration.
2. The Vendor further covenant that the scheduled property 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 and person either claiming through the Vendor or otherwise in respect of the scheduled property it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Purchaser are put to any loss on account of any claims on the scheduled property, the Vendor shall indemnify the Purchaser fully for such losses.
3. The Vendor have this day delivered vacant peaceful possession of the scheduled property to the Purchaser and the Purchaser shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
4. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the scheduled property unto and in favour of the Purchaser in the concerned departments.

అవగాహనం చేసినట్లు

5. That the VENDOR hereby covenants that they are peaceful possessors and absolute owners of the Scheduled Property and entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Property and to transfer all the rights. Further, the VENDOR hereby covenants and declares that he has not entered into any agreement or executed any deed prior to this sale agreement with respect to the Scheduled Property. If any claim arises on this count the VENDOR hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.
6. That the VENDOR hereby further declares that the VENDOR, nor his heirs, relatives or any other person or persons have any kind of right, title, interest in and over the Scheduled Property.
7. The Vendor hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc., in respect of the schedule property.
8. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the scheduled property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
9. The VENDOR has delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.
10. The Vendor further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The Vendor further covenants that the scheduled property is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Government Agencies/Undertakings.
12. Stamp duty and registration charges of the sale or deeds shall be borne by the PURCHASER in full.
13. The Vendor hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the Vendor will be liable for payment of deficit duty.
14. The Market value of the property is Rs. 2000/- per Sq.yd total value of the Rs. 4,40,000/-for 220 sq.yards, stamp duty paid on the market value.
15. Stamp Duty and Registration Charges of Rs. 41,795/- paid by way of Challan No. C-10865, dated 30.12.2006, drawn on SBH, Habsiguda branch, Hyderabad.

మూలము ద్వారా కేసులో

SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF OPEN PLOT bearing no. 29, admeasuring about 220 Sq.yards, equivalent to 183.92 Sq. Mtrs., forming a part of Sy. No. 291, Situated at Block No. 2, Old Village, Cherlapally village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH BY : 30' Wide Road

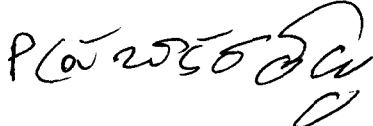

SOUTH BY : Plot No. 36

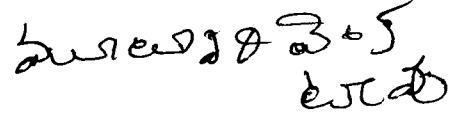
EAST BY : Plot No. 30

WEST BY : Plot No. 28

IN WITNESS WHEREOF this Sale Deed is made and executed on this 30th day of December 2006 by the parties hereto in presence of the witnesses mentioned below:


WITNESSES:

1. 
2. 



VENDOR
(M. Venkat Rao)


Soham Modi


Suresh U Mehta
PURCHASER

REGISTRATION PLAN SHOWING

PLOT NO. 29

IN SURVEY NOS. 291 (PART)

SITUATED AT

CHERLAPALLY VILLAGE,

GHATKESAR

MANDAL, R.R. DIST.

VENDOR: SRI M. VENKAT RAO, SON OF SRI M. VENKATESHWARLU

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

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

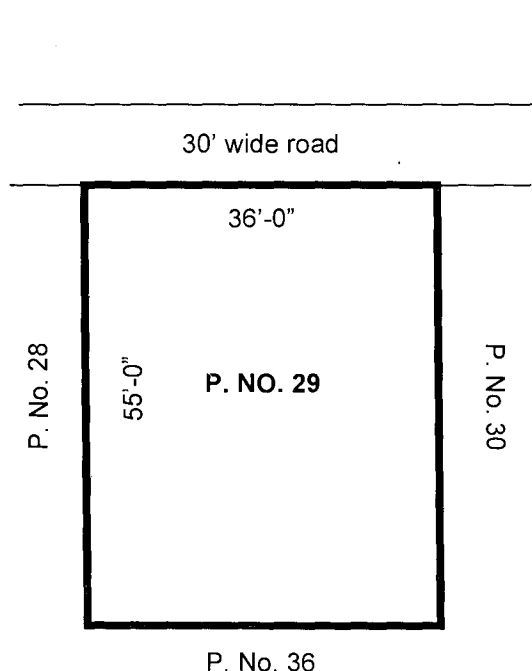
2. MR. SURESH U. MEHTA, SON OF LATE MR. UTTAMLAL MEHTA

REFERENCE:
AREA: 220

SCALE:
SQ. YDS. OR 183.92

INCL:
SQ. MTRS.

EXCL:



WITNESSES:

- 1.
- 2.

SIG. OF THE VENDOR

For Mehta and Modi Homes

SIG. OF THE VENDOR **Partner**

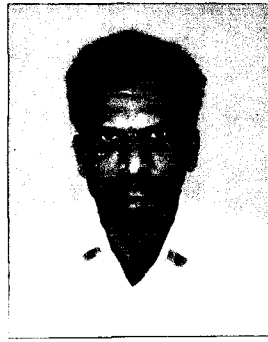
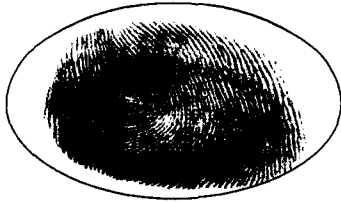
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

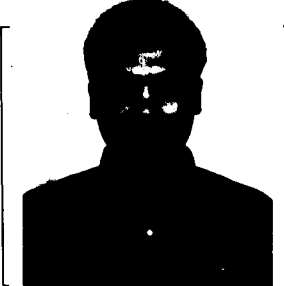
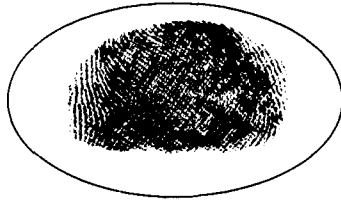
PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



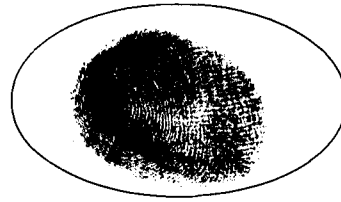
VENDOR:

SHRI MULPURI VENKAT RAO
S/O. SHRI. M. VENKATESWARLU,
OCCUPATION: BUSINESS
R/O. H. NO. 3-14/1
CHERELAPALLY VILLAGE,
GHATKESAR MANDAL
RANGA REDDY DISTRICT.

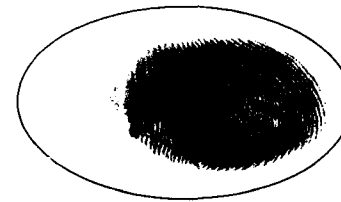


PURCHASER:

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



REPRESENTATIVE:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003

SIGNATURE OF WITNESSES:

1.

2.

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. K. Prabhakar Reddy, 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

For Mehta and Modi Homes

SIGNATURE(S) OF BUYER(S) **Partner**

ANDHRA PRADESH



DRIVING LICENCE
DLDAPO14193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10724
JAISHAL GARDEN
AMBERPET
HYDERABAD

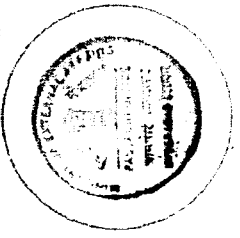
2007/2002 DUPLICATE
Licensing Authority
RTA, HYDERABAD, EZ



ये धरुण कएल, भारत गणराज्य के राष्ट्रपति के नाम से, उन सब से निवेदन करता हूँ कि, यह लाइसेंस एक अज्ञान की वजह से जारी किया गया है।
अतः इसे रद्द करने में, मैं उसे भी एक नई नैतिकता और शुद्धि प्रदान करता हूँ।

THESE ARE TOURIST AND INDIVIDUALS IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW TOURISTS TO PASS FREELY WITHOUT LETTING INSURANCE AND TO APPROVE HERIN EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के अंतर्गत से किया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA
H. L. K. P. S. A.
एन. टी. आर. टी.
अभिसाक/अवरुध्ति
पासपोर्ट कार्यालय, हैदराबाद.
Passport Office, Hyderabad.



PERMANENT ACCOUNT NUMBER
ABMPM6725H
श्री आना
SOHAM SATISH MODI
श्री माता
SATISH MANILAL MODI
श्री जन्म तिथि / FATHER'S NAME
18-10-1969
श्री जन्म तिथि / DATE OF BIRTH
18-10-1969
FATHER'S SIGNATURE
श्री प्रमुख अधिकारी, आंध्र प्रदेश

भारत गणराज्य REPUBLIC OF INDIA
श्री (Type) IND
श्री (Country Code) IND
श्री (Passport No.) B 2791005
श्री (Surname) MODI
श्री (Given Name) SOHAM SATISH @ SOHAM KUMAR MODI
श्री (Sex) MALE
श्री (Date of Birth) 18-10-1969
श्री (Place of Birth) MUMBAI (MS)
श्री (Place of Issue) PO HYDERABAD
श्री (Date of Issue) 9-10-2000
श्री (Date of Expiry) 8-10-2010

For Mehta and Modi Homes

Partner

Signature of Partner

Handwritten signature



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Padmavathi	Wife	04/02/81	24
3	Venu Gopal	Son	03/03/99	6
4	Sai Kiran	Son	04/03/01	4

Issuing Officer

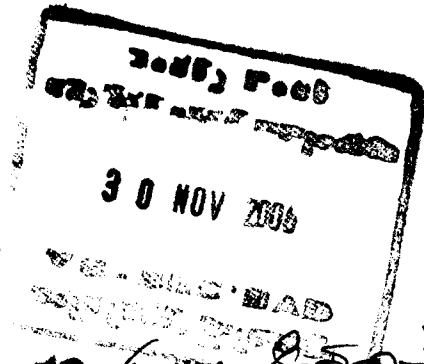
M. Venkatesh
 M. Venkatesh
 గ్రామీణ సంరక్షణ/వేరముడ
 జూనియర్ ఇంజనీరు
 ఎస్.ఆర్.ఓ. / ఏ.ఎస్.ఓ.

HOUSEHOLD CARD

Card No. : WAP1357388A0230
 F.P. Shop No. : 388
 పేరు : వామపర్తి వెంకటేశ్వరం
 Name of Head of Household : Vamapati Venkata Rao
 తండ్రి/భర్త పేరు : వెంకటేశ్వరం
 Father/ Husband Name : Venkateshwarulu
 పుట్టిన తేదీ/Date of Birth : 04/03/1979
 వయస్సు/Age : 26
 వృత్తి/Occupation : Cooli/Porter/Hand Car

ఇంటి నెం./House No. : 2-3-14/1
 వీధి /Street : CHARLAPALLY
 Colony : CHINNA CHARLAPALLY
 Ward No. : 4 / Ward-4
 Municipality : కపరా / Kapra
 జిల్లా /District : రంగ రెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 18,000
 LPG Consumer No. : 10332(Single)
 LPG Dealer Name : Ennar Gas Agencies



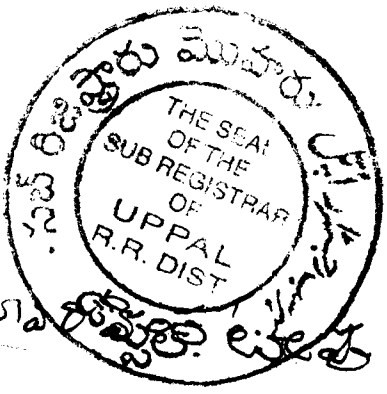


వ పుస్తకము... పంపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

2006 వ సం... 30... అది
1929 వ.శ.శా.చి... మాసము... తేది
పగలు... మరియు... గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... M. Venkateswarlu...
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥... చెల్లించినారు.
Receipt No... 10.9.6.54...
SBH, Mahsiguda Branch, Sec'bad



మూలాపరివేషణ

నాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌటనవేలు

మూలాపరివేషణ

S/o. M. Venkateswarlu
R/o. H. no:- 3-14/1
Cherlapally Village, Ghatkegar mandal
R. R. Dist.



నిరూపించినది.

1) శ్రీమతి...

S/o. Narshima Reddy (Late)
R/o. Plot No. 22
H-No: 3-2-62, Chinna Cherlapally (v)
Ghatkegar (m), R. R. Dist.

2) శ్రీ...

S/o. f. Dhananjay R/o. 1-10-263. new Bonampally
Secbad-11

2006 వ. సం...
1929 వ. శా.శా.చి... మాసం... తేది.

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము... 61/... సంగ
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 2... ఈ కాగితపు వరుస
 సంఖ్య... 2

[Signature]
 సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act 11 of 1864
 No. 61 of 2006 Date 30/12/16

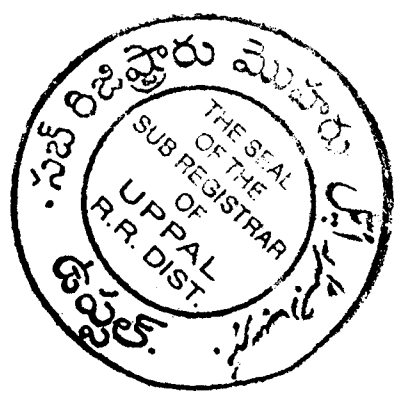
I hereby certify that the proper deficit
 stamp duty of Rs. 39,500 Rupees *Thirty nine
 thousand Nine hundred Rupees only*
 has been levied in respect of this instrument
 from Sri. M. Venkat Rao
 on the basis of the agreed Market Value
 consideration of Rs. 44,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
[Signature]
 Sub Registrar
 and Collector U/S 41&4
 INDIAN STAMP ACT


Registration Endorsement

An amount of Rs. 39,500 towards Stamp Duty
 including Transfer duty and Rs. 2,200
 towards Registration Fee was paid by the party
 through Challan Receipt Number 108654
 Dated 30/12/16 at SRI Habsiguda Branch Secbad.


S.B.N. Habsiguda
 A/c No. 01000050700
 of S.R.O. Uppal

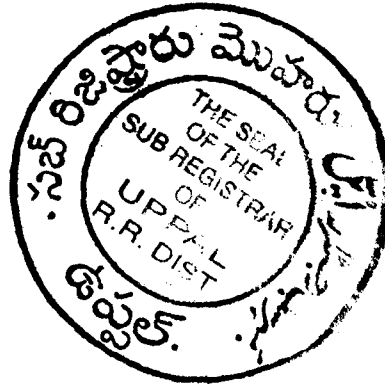


1వ పుస్తకము. 61/.....సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.... 8.... ఈ కాగితపు వరుస
సంఖ్య..... 3.....



సబ్-రిజిస్ట్రార్

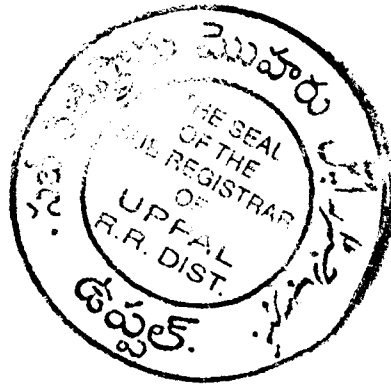
1వ పుస్తకము సం|| (శా.శ) పు..... 61/02
నెంబరుగా రిజిస్టరు చేయబడి స్వానింగు నిమిత్తం
గుర్తింపు నెంబరు.... 61.....1-2007 ఇవ్వడమైన
2007 సం|| 2వ రైతు దారి..... 2..... టి


రిజిస్ట్రార్



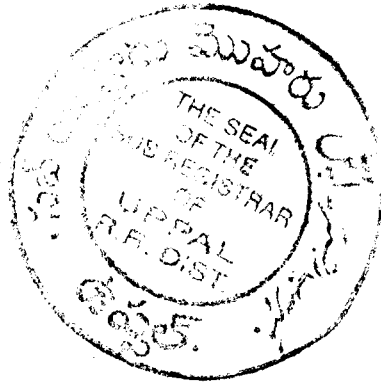
1 వ పుస్తకము...61...సం॥...
దస్తావేజాల మొత్తం కాగితము,
సంఖ్య...9...ఈ కాగితపు వయస్
సంఖ్య...9...


పబ్-రిజిస్ట్రారు




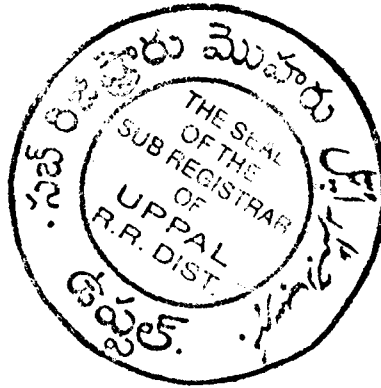
1 వ పుస్తకము. 61 / సర్కారు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... రోజు కాగితపు వరుస
సంఖ్య.....

పబ్లికేషన్



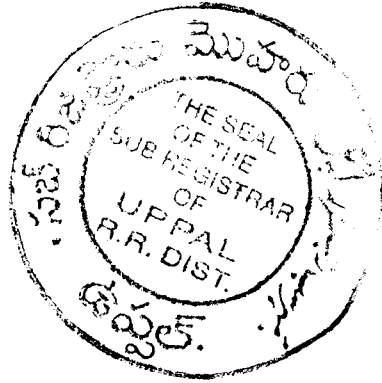
1వ పుస్తకము. 6.1 /సంఖ్య
సంఖ్య.....6.....


సబ్-రిజిస్ట్రార్



1వ పుస్తకము...61/97 సంగీ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...8...ఈ కాగితపు వరుస
సంఖ్య...8...

1
సబ్-రిజిస్ట్రార్



1 వ పుస్తకము...61/...సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...రే...ఈ కాగితపు వరుస
సంఖ్య...రే.....

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