

B.No. 218

20376 DOCT No 20337606/2006

200843



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 603665

7069  
 S.No. 7069 Date 20/12/2006 Rs. 100/-  
 Name D. Phani Kumar  
 S/o. D. S. Suresh  
 For Whom Mehta & Modi Homes

*Handwritten*  
 K. SRINIVAS  
 C.V.L. No. 26/98, R.No. 39/2006  
 City Civil Court,  
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 23<sup>rd</sup> day of December 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3&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.)

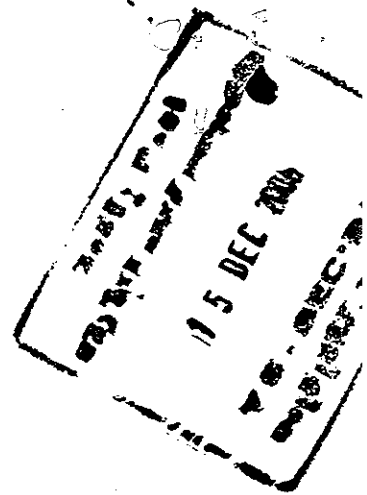
IN FAVOUR OF

MR. C. SIVA KUMAR, SON OF MR. CH. S. DEEKSHITULU, aged about 36 years. residing at C/o. Mr. Aditya, 102, Ashoka Enclave, Opp: Vijaya Bank, Motinagar, Hyderabad - 500 058, 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  
*[Signature]*  
 Partner

For Mehta and Modi Homes  
*[Signature]*  
 Partner

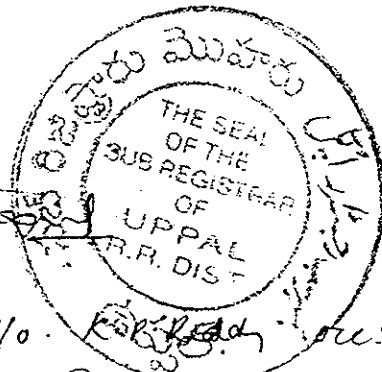
వ పుస్తకము... సంగ్రహము  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య.....



200 వ సం॥... నెల... తది  
 192 వ.శ.శా... మాసము... తది  
 పగలు... మరియు... గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ... రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాట్ గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ॥... చెల్లించినారు.



Receipt No. 108.155 Dt. 23.12.2001  
 SBH, Habsiguda Branch, Sec'bad

గాసి యిచ్చినట్లు ఒప్పు కొన్నది.



శ్రీ... 9/0...  
 (1) 5-4-187/324, II floor, SETHAN MANSION  
 M.C. ROAD, Sec-bad. through attested CPA  
 for presentation of documents vide Doc no. 201/B x 10/e  
 at SRO, Uppal.

రూపించినది.

Handwritten signature.

K. Satyanarayana S/o K. N. Advani  
 1-8-185, Ushabradipally Hqd - 20

Handwritten signature.

J. Pradeep Kumar S/o. J. Dhanraj ex- Employee  
 R/o 1-10-263, New Bomangally, Sec-bad.

200 వ సం॥... నెల... తది  
 192 వ.శ.శా... మాసము... తది

సబ్-రిజిస్ట్రారు

WHEREAS:

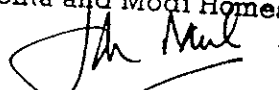
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule 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.

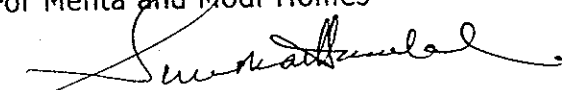
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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

1వ పుస్తకము 2021/సంఖ్య 6  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 1... ఈ కాగితపు వరుస  
 సంఖ్య... 2...

సబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1859

No. 2021 of 200 Date 23/12/20

I hereby certify that the proper deficit  
 stamp duty of Rs. 5650/- Rupees. Nine thousand  
 Five hundred and Fifty only  
 has been levied in respect of this instrument  
 from Sri. K. Subrahmanya Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 230,000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal

Dated 23/12/20

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

NOTE: D.S.D. Rs. 14950/- & D.R.F Rs. --- Total

Rs. 14950/- has been collected as

agreed M.V of Rs. 230000/- Dt. 23/12/20  
 Vice Chno: 104140 dt 06/12/20

SUB-REGISTRAR

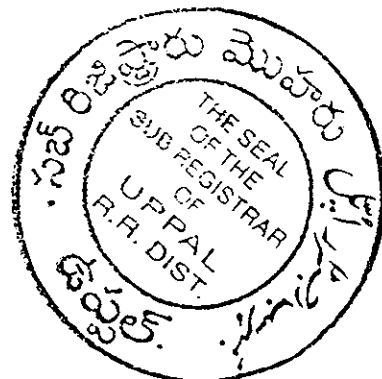
Registration Endorsement

An amount of Rs. 25150/- towards Stamp Duty  
 including Transfer duty and Rs. 1150/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 10815  
 Dated 23/12/20 at SRI Habsiguda Branch Sec 42

G.E.M. Habsiguda  
 A/c No. 01000050700  
 of S.R.O. Uppal

NOTE: Construction Agreement filed  
 along with this sale deed for  
 Rs. 1964000/- and Stamp duty  
 Paid Rs. 196400/- Dt. 23/12/20


SUB REGISTRAR

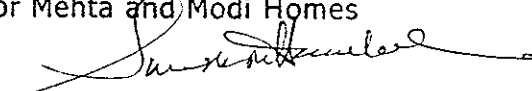


- E) The Vendee is desirous of purchasing a plot of land bearing no.218 admeasuring 230 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,30,000/- (Rupees Two Lakhs Thirty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

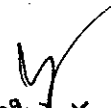
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No.218 admeasuring 230 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.2,30,000/- (Rupees Two Lakhs Thirty 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. 26,435/- is paid by way of challan No. C-108115, dated 23-12-06 drawn on SBH, Habsiguda, Hyderabad.


For Mehta and Modi Homes  
  
Partner

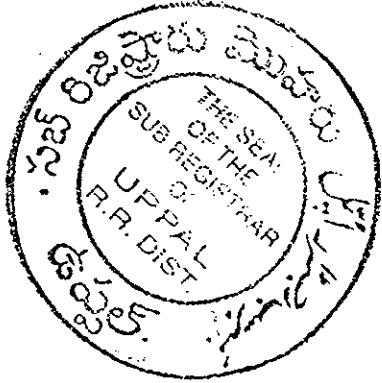
For Mehta and Modi Homes  
  
Partner

1 వ పుస్తకము 20332 (సం|| ౧౫)  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 91... ఈ కాగితపు వరుస  
 సంఖ్య... 3

  
 పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.క) పు... 20332/106  
 వింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు కోసం టిప్స్... 1-200 (ఇవ్వడమైన  
 200 గుర్తింపు కోసం... 203... టి...)

  
 రిజిస్ట్రారు/సలహాదారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 218 admeasuring about 230 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. 217
South	Plot No. 219
East	Plot No. 212
West	40' wide road

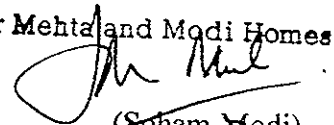
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS

1. 

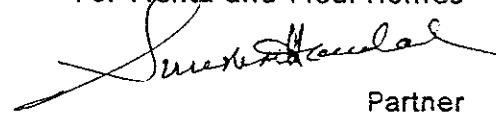
2. 

For Mehta and Modi Homes

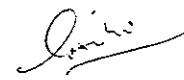


(Sonam Modi)  
VENDOR

For Mehta and Modi Homes



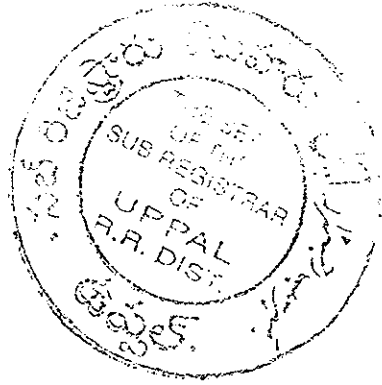
(Suresh U Mehta)  
VENDOR



VENDEE

1 వ పుస్తకము 20332/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు వరుస  
సంఖ్య 4

పబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

PLOT NO. 218, FORMING A PART

**IN 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. C. SIVA KUMAR, SON OF MR. CH. S. DEEKSHITULU

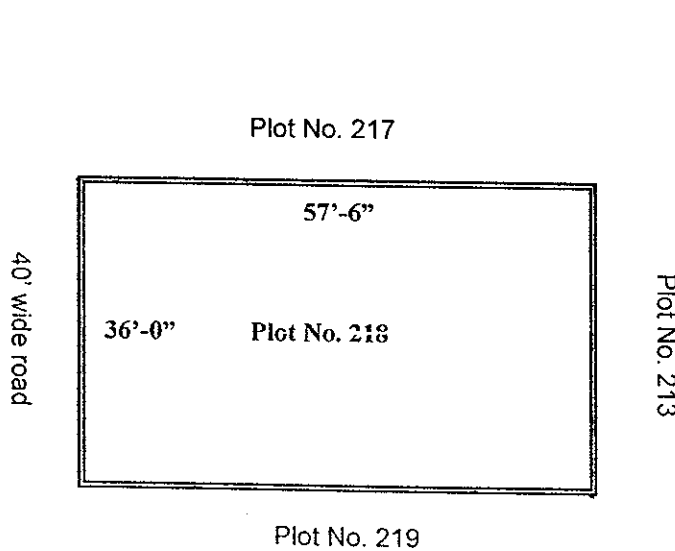
**REFERENCE:**  
**AREA:** 230

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

**WITNESSES:**

1. *[Signature]*

2. *[Signature]*

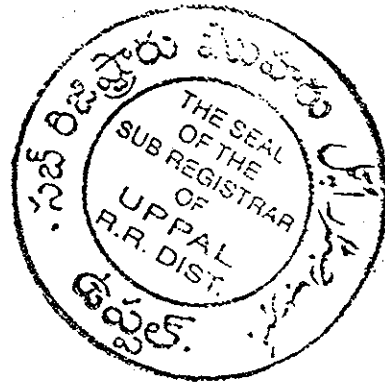
SIG. OF THE VENDOR

*[Signature]*

SIG. OF THE BUYER

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

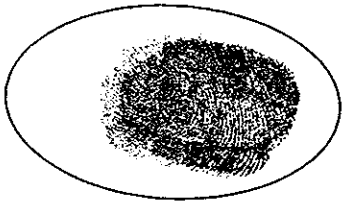
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



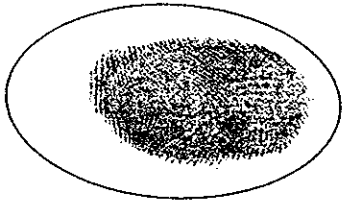
VENDOR:

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, 3<sup>RD</sup> FLOOR  
SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

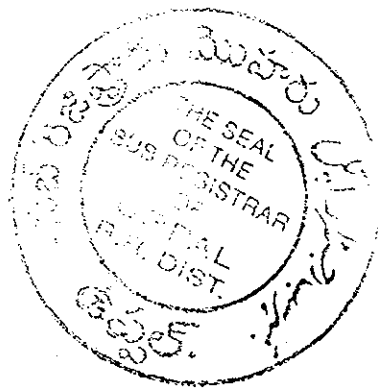
For Mehta and Modi Homes

Partner



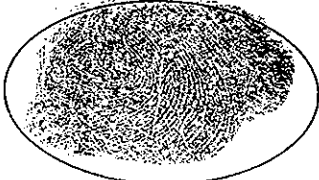
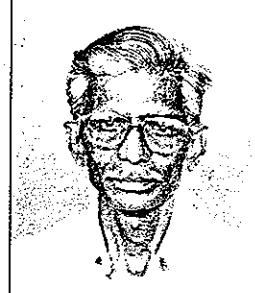
SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 2020/సంఖ్య  
దస్త్రానేజాల మొత్తం కాగితము  
సంఖ్య.....9.....ఈ కాగితపు వరుస  
సంఖ్య.....6.....

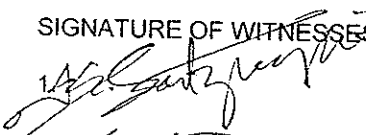
సబ్-రిజిస్ట్రార్

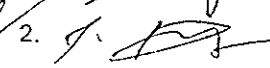


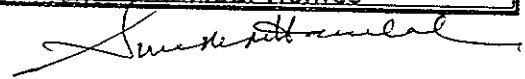
## PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.


<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><b><u>PURCHASER:</u></b></p> <p>1. MR. C. SIVA KUMAR S/O. MR. CH. S. DEEKSHITULU R/O. C/O. K. ADITYA, 102, ASHOKA ENCLAVE OPP: VIJAYA BANK MOTINAGAR HYDERABAD - 500 038.</p>
			<p><b><u>BUYER CUM REPRESENTATIVE:</u></b></p> <p>2. MR. CH. S. DEEKSHITULU S/O. MR. CH. SADASIVA DEEKSHITULU R/O. C/O. K. ADITYA, 102, ASHOKA ENCLAVE OPP: VIJAYA BANK MOTINAGAR HYDERABAD - 500 038.</p> <p style="text-align: right;"><b>For Mehta and Modi Homes</b></p>

SIGNATURE OF WITNESSES: **For Mehta and Modi Homes**

1.  Partner


2.  Partner

 Partner


x  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. CH. S. DEEKSHITULU, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.



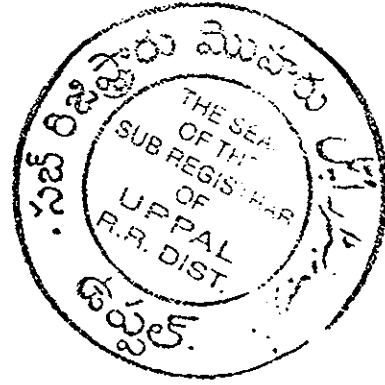
SIGNATURE OF THE REPRESENTATIVE

x 

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము? డి.కె.సి. / స్టాంపు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 1... ఈ కాగితపు వరుస  
సంఖ్య... 7.....

సబ్-రిజిస్ట్రార్,



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



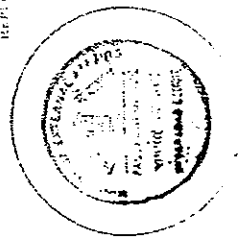
**DRIVING LICENCE**  
 OLDAP041193822002  
**PRABHAKAR REDDY K**  
**K PADMA REDDY**  
 2-3-64/10725  
**JAISHAL GARDEN**  
**AMBERPET**  
**HYDERABAD**

2007-2002 **DUPLICATE**  
 Licensing Authority  
 RTA, HYDERABAD, E2



1. In duplicate the holder of this licence shall be entitled to drive the motor vehicle in the name of the holder of this licence. The holder of this licence shall be liable to pay the licence fee and the fee for the issue of this licence. The holder of this licence shall be liable to pay the fee for the issue of this licence. The holder of this licence shall be liable to pay the fee for the issue of this licence.

2. The holder of this licence shall be liable to pay the fee for the issue of this licence. The holder of this licence shall be liable to pay the fee for the issue of this licence. The holder of this licence shall be liable to pay the fee for the issue of this licence.



PERMANENT ACCOUNT NUMBER  
 ABIPM6725H  
 SOHAM SATISH MODI  
 (Hd. on Mr. JATWERS HALL)  
 SATISH MANILAL MODI  
 18-10-1968

भारत गणराज्य REPUBLIC OF INDIA

Country Code: IND  
 B 2791005

NAME: MODI  
 SOHAM SATISH MODI

INDIAN male 18-10-1968

MUMBAI

PO. HYDERABAD

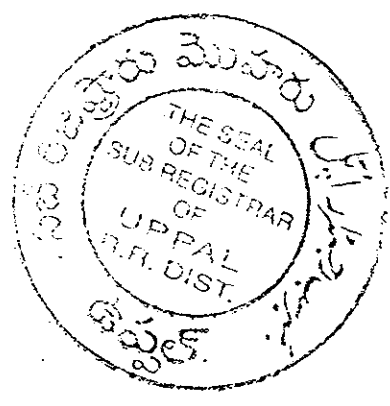
9-10-2000 8-10-2000

For Mehta and Modi Homes  
  
 Partner

For Mehta and Modi Homes  
  
 Partner

1వ పుస్తకము 2007/సం/12  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు వరుస  
ఖంబు 8

సబ్-రెజిస్ట్రారు







पेंशनभोगी पहचान पत्र / PENSIONER'S IDENTITY CARD

भारत सरकार / Government of India

भारतीय लेखा तथा लेखापरीक्षा विभाग

Indian Audit and Accounts Department

महालेखाकार (वे. व ह.) का कार्यालय / Office of the Accountant General (A&E)

- ५०० ००१ / Andhra Pradesh, Hyderabad-500 004.



सं / No. 40

नाम / Name C.H.S. DEEKSHITULU

पेंशनभोगी पत्र / Pensioner's Card C-30, AG STAFF QUARTERS

घराना पता / Residential Address YOUSUF GUDA HYD

दूरभाष नं. / Telephone No. 253717440

रक्त समूह / Blood Group

प्रतिष्ठान के हस्ताक्षर

Signature of Issuing Authority with Seal

धारक के हस्ताक्षर

Signature of Card Holder

जन्म तिथि / अधिवाषिता

Date of Birth / Superannuation 18-5-1946 / 31-5-2006

सेवा निवृत्ति पर धारित पद / वेतनमान' Sr. ACCOUNTANT

Post held on Retirement / Pay-Scale 5500-175-9000

अन्तिम वेतन / औसत पालिभियॉ

Last Pay / average enrolments Rs. 7950/-

अर्हक सेवा

Qualifying Service 31 YEARS

स्वीकृत मूल पेंशन

Pension originally sanctioned Rs. 5503/-

पेंशन भूतान आदेश संख्या तथा दिनांक

P. P. O. No. and Date 61808-06-0064-3

कोष्ठक में

in brackets 11/6/06

15 ఫుస్సుకము 2022/2023  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు వరుస  
సంఖ్య 9

సబ్-రిజిస్ట్రార్

