

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G 796351

3302 02/05/2007 100/-  
Phani Kumar  
D. N. Mehta  
Mehta & Modi Homes

K. SATISH KUMAR  
S.V.L. No: 10/1073, R. No: 26/2006  
6-2-30 P. M. N. TRIPET (V)  
R. NAGAR (M), R.R. DIST

SALE DEED

This Sale Deed is made and executed on this the 27<sup>th</sup> day of July, 2007 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

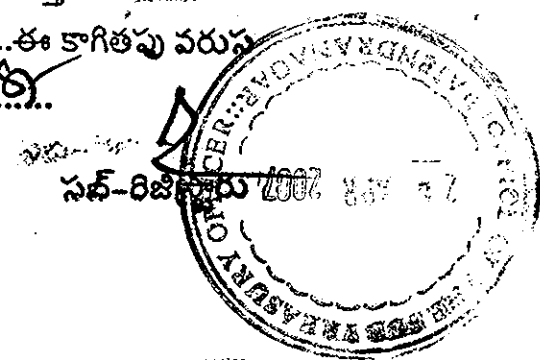
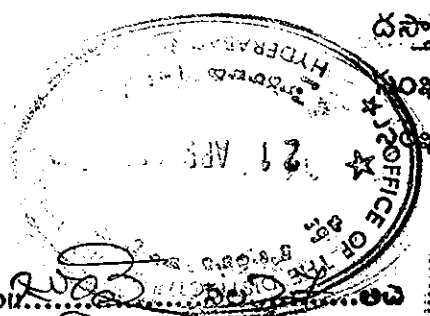
IN FAVOUR OF

1. MR. RAHUL GUPTA, SON OF MR. S. K. GUPTA, aged about 34 years,
2. MRS. NEELIMA RANI THAKUR, WIFE OF MR. RAHUL GUPTA, aged about 30 years, both are residing at MIG-82, Phase-2, APHB Colony, Moula Ali, Hyderabad - 500 040, 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

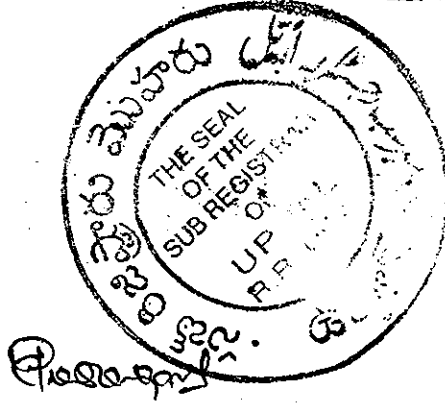
వ. పుస్తకము 905/1 సం॥ పు  
దస్తావేజాల మొత్తం కాగితముల



2007 వ సం॥...  
1929 వ.శ.శ.సా.నంబ్ర...మాసము 5...తేది  
పగలు.....మరియు.....గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...  
రిజిస్ట్రేషన్ కట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
మరియు పేలిముద్రలతో సహా దాఖలుచేసి  
రుసుము రూ॥ 1640/.....చెల్పించినారు.

Receipt No. 1007/188 Dt. 27/7/2006  
SBH, Mahsiguda Branch, Secbad



వాసి ముచ్చినట్లు ఒప్పుకొన్నది  
ఎడమ బ్రౌటనప్రేలు



శ్రీ... గో. K. P. Reddy acc. Service  
and floor, Soham mansion  
5-4-187/3 & 4,  
M.G. Road, Secbad, through attested GPA  
for presentation of documents, vide GPA no.  
201/BR/1/06 at SRO, Uppal, R.R. Dist.

విరూపించినది.

శ్రీ...

శ్రీ... గో. Kamala Rao acc. Business  
No. 9-3-640/24, Amberpet, Hyderabad.

శ్రీ P. J. ...

MAVANROMAR గో murthy acc. - Bined  
40 Uppal R.R. Dist

2007 వ. సం॥... నెల 27 వ తేది  
1929 వ. శ.శ.సా.నంబ్ర... మాసము 5 వ తేది.

శ్రీ...  
సబ్-రిజిస్ట్రారు

WHEREAS:

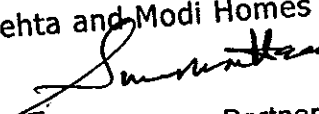
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

For Mehta and Modi Homes  
  
Partner

For Mehta and Modi Homes  
  
Partner

1వ పుస్తకము 9051/2007  
 దస్తావేజాల మొత్తం కాగితములు  
 సంఖ్య 9 ఈ కాగితపు పరుస  
 సంఖ్య

పబ్లిక్ రిజిస్ట్రార్

Section 42 of Act XI of 1939  
 No. 9051 of 2007 Date 27/7/07

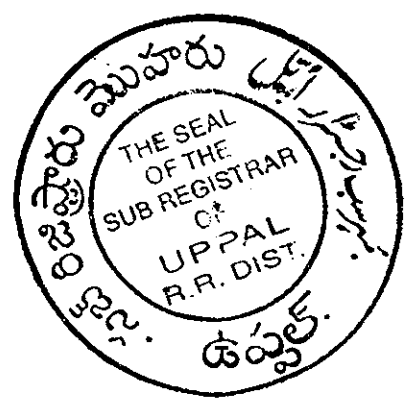
I hereby certify that the proper deficit  
 stamp duty of Rs. 29285 Rupees *Twenty nine thousand  
 100 hundred and eighty five only*  
 has been levied in respect of this instrument  
 from Sri. *Prabhakar Reddy*  
 on the basis of the agreed Market Value  
 consideration of Rs. *326500/-* being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
*[Signature]*  
 Sub Registrar  
 and Collector U.S. 41&4  
 INDIAN STAMP ACT  
 dated 27/07/07

Registration Endorsement

An amount of Rs. *29285/-* towards Stamp Duty  
 Including Transfer duty and Rs. *1640/-*  
 towards Registration Fee was paid by the party  
 through Chalan Receipt Number *601789*  
 Dated *27/7/07* at SRI Nilabarguda Branch, Sec 6A

S.B.H. Habsiguda  
 A/c No. 01000007  
 S.R.O. Uppal.

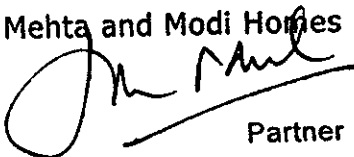


- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.
- E) The Vendee is desirous of purchasing a plot of land bearing no. 225 admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 3,26,500/- (Rupees Three Lakhs Twenty Six Thousand Five Hundred Only) and the Vendor is desirous of selling the same on the following terms and conditions:

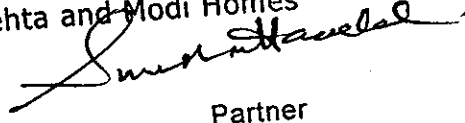
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 225 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.3,26,500/- (Rupees Three Lakhs Twenty Six Thousand Five Hundred 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. 31,020/- is paid by way of challan No. 6173 dated 27.07.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

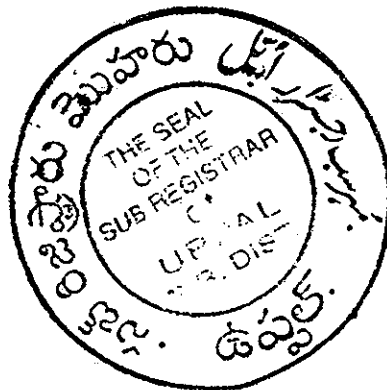
  
Partner

1 వ పుస్తకము 905/1 సం||  
దస్తావేజాల మొత్తం కాగితములు  
సంఖ్య 93 ఈ కాగితపు వరుస  
సంఖ్య.....

పద్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.శ) పు 905/1/09  
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నింబరు 905/1-2007 ఇవ్వడమైన  
2007 సం|| 12 నెల 27 తేదీ

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 225 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:

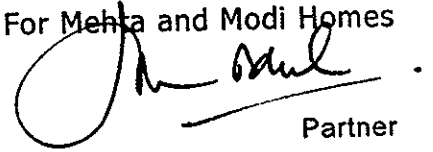
North	Plot No. 224
South	Plot No. 226
East	40' wide road
West	Plot No. 230

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. 

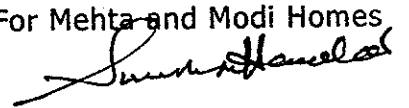
For Mehta and Modi Homes



Partner

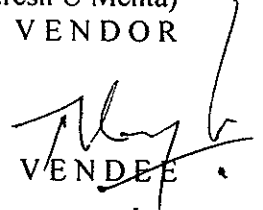
(Soham Modi)  
VENDOR

For Mehta and Modi Homes



Partner

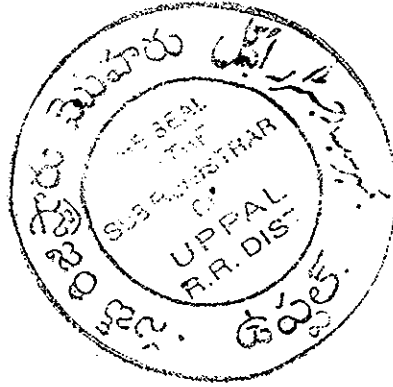
(Suresh U Mehta)  
VENDOR



VENDEE

1వ పుస్తకము 905/1001  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9.....ఈ కాగితపు వరుస  
సంఖ్య 4.....

పబ్-రిజిస్ట్రార్





**REGISTRATION PLAN SHOWING**

PLOT NO. 225, FORMING A PART

**IN SURVEY NO.** 291**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

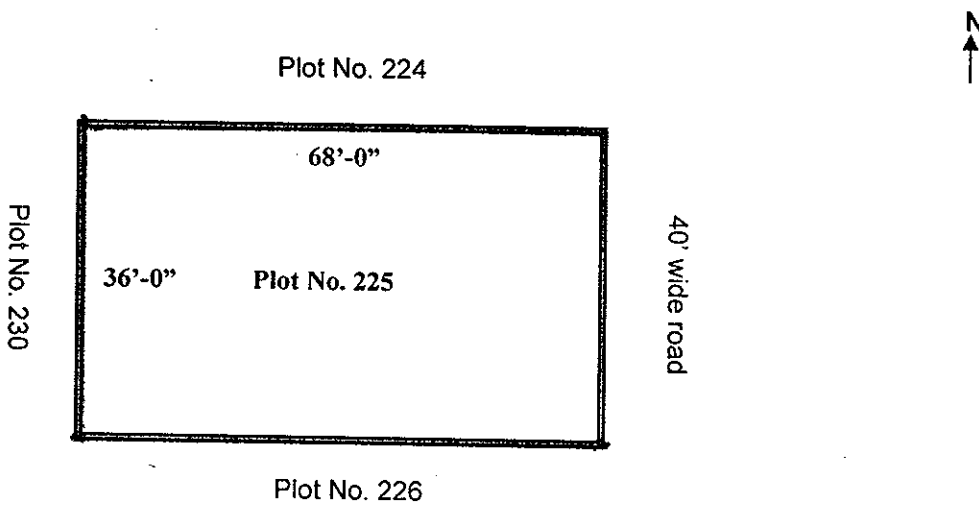
**Mandal, R.R. Dist.****VENDOR:** M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

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

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

**BUYER:** 1. MR. RAHUL GUPTA, SON OF MR. S. K. GUPTA

2. MRS. NEELIMA RANI THAKUR, WIFE OF MR. RAHUL GUPTA

**REFERENCE:****AREA:** 272**SCALE:**  
SQ. YDS.**INCL:**  
SQ. MTRS.**EXCL:**

For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

**WITNESSES:**

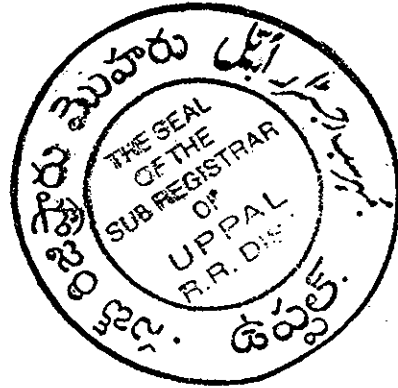
1. *[Signature]*
2. *[Signature]*

SIG. OF THE VENDOR

*[Signature]*  
SIG. OF THE BUYER

1 వ పుస్తకము గి.డి.సి. స్థానం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య.....

  
సబ్-రెజిస్ట్రార్



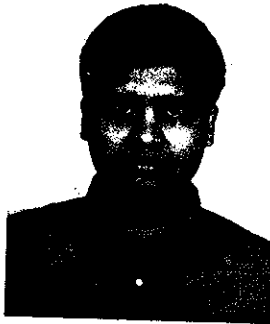
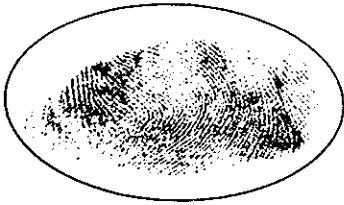
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

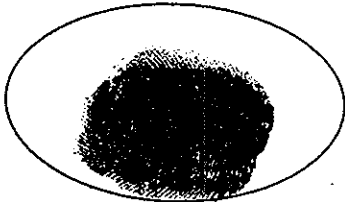
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



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

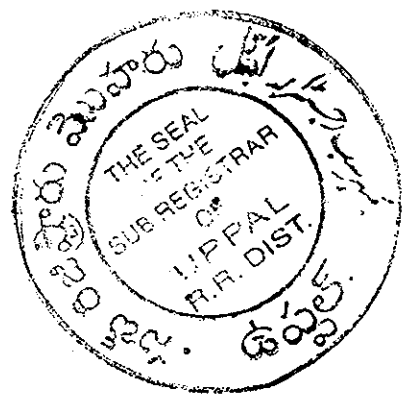
For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

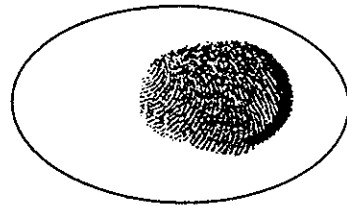
క స పుస్తకము..... 905/165  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... 9..... ఈ కాగితపు వరుస  
సంఖ్య..... 6.....

905/165  
పదవీ...



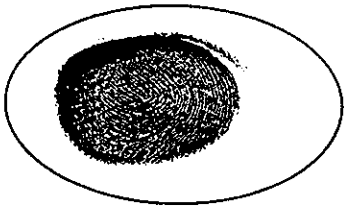
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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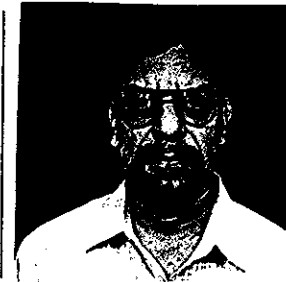


**PURCHASER:**

1. MR. RAHUL GUPTA  
S/O. MR. S. K. GUPTA  
R/O. MIG-82, PHASE-2  
APHB COLONY  
MOULA ALI  
HYDERABAD - 500 040.



2. MRS. NEELIMA RANI THAKUR  
W/O. MR. RAHUL GUPTA  
R/O. MIG-82, PHASE-2  
APHB COLONY  
MOULA ALI  
HYDERABAD - 500 040.



**REPRESENTATIVE:**

MR. THAKUR VISWANATH SINGH  
S/O. MR. THAKUR SATYANARAYAN SINGH  
R/O. MIG - 82, PHASE - 2  
APHB COLONY  
MOULA ALI  
HYDERABAD - 500 040.

**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.

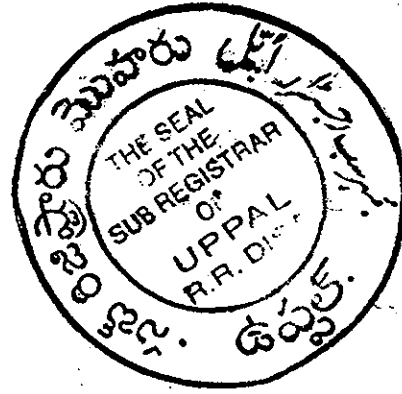
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Thakur Viswanath Singh, as I/ We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 20.5.1/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

  
పత్రికాదర్శక



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



**DRIVING LICENCE**  
**OLDAP011193822002**  
**PRABHAKAR REDDY K**  
**R PABAK REDDY**  
**2-3-04/10774**  
**JAINWAL GARDEN**  
**AMBERPET**  
**HYDERABAD**

2002 D U P L I C A T E

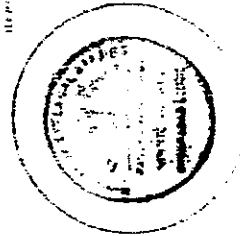
Issuing Authority  
 STA. HYDERABAD E



यदि यह लाइसेंस किसी भी कारणवश खत्म हो जाए तो इसे पुनः प्राप्त करने के लिए आवेदन करना होगा।  
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यदि यह लाइसेंस किसी भी कारणवश खत्म हो जाए तो इसे पुनः प्राप्त करने के लिए आवेदन करना होगा।  
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Signature  
 18-10-2000  
 Inspector of Transport  
 Hyderabad



**EXHIBIT CERTIFICATE**

**PERMANENT ACCOUNT NUMBER**  
**ABIMP6725H**

**NAME**  
**SOHAM SATISH MODI**

**DATE OF BIRTH**  
**18-10-1969**

**FOR MEHTA AND MODI HOMES**

**भारत गणराज्य REPUBLIC OF INDIA**

**IND** **B279100**

**MODI**

**SOHAM SATISH MODI**

**PROF. OCCUPATION**  
**PHYSICIAN**

**SEX** **MALE**

**DATE OF BIRTH** **18-10-1969**

**RESIDENCE** **MUMBAI**

**POSTAL ADDRESS** **PO. HYDERABAD**

**9-10-2000**

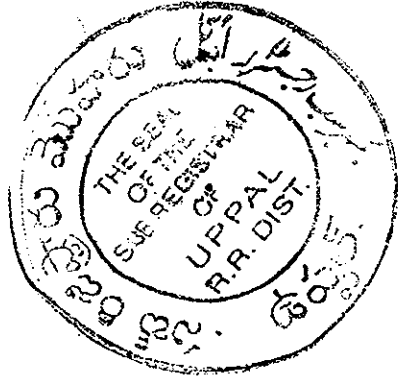
For Mehta and Modi Homes

Signature  
 Partner


Signature  
 Partner



1 వ పుస్తకము 9.0.5 / సంఖ్య  
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సంఖ్య 8 .....

1  
పబ్-రిజిస్ట్రార్








  
 सत्यमेव जयते  
**Election Commission Of India**  
 భారత ఎన్నికల సంఘము  
**IDENTITY CARD**  
 గుర్తింపుకార్డు

**GBZ3719366**



**Elector's Name : Thakur Neelima Rani**  
 ఓటరు పేరు : తాకూర్ నీలిమ రాణి  
**Father's Name : T Vishwanath Singh**  
 తండ్రి పేరు: టీ విశ్వనాథ సింహ్  
**Sex : F**      **Age as on 1-1-2003** 25  
 లింగము : స్త్రీ      1-1-2003 నాటికి వయస్సు



  
 सत्यमेव जयते  
**Election Commission Of India**  
 భారత ఎన్నికల సంఘము  
**IDENTITY CARD**  
 గుర్తింపుకార్డు

**GBZ3722071**



**Elector's Name : T VISHWANATH SINGH**  
 ఓటరు పేరు : టీ విశ్వనాథ్ సింగ్  
**Father's Name : T SATYANARAYANA SINGH**  
 తండ్రి పేరు: టీ సత్యనారాయణ సింహ్  
**Sex : M**      **Age as on 1-1-2003** 50  
 లింగము : పు      1-1-2003 నాటికి వయస్సు

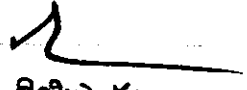
आयाकर विभाग      भारत सरकार  
 INCOME TAX DEPARTMENT      GOVT OF INDIA

**RAHUL GUPTA**  
**SURESH KUMAR GUPTA**  
**1011271071**  
**ACCEPTANCE**

T. V. S.

1 వ పుస్తకము. 9051/సం. 10  
దస్తావేజాల మొత్తం కాగితమాల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

  
సబ్-రిజిస్ట్రార్

