

Case No: 5305

5276/08

Account No: 5465



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

5004 271568

300 BAO

Leela G Chimalgi
N 523050

LEELA G CHIMALGI
STAMP VENDOR

6-4-76/A, Uda: Ranigummi
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 31st day of May, 2008 at Secunderabad 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 38 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. Wg. Cdr. (Retd) VEMPATI MALLIKARJUN, SON OF MR. V. VENKATESWARA RAO, aged about 47 years,
2. MRS. V. RATNAVALI, WIFE OF Wg. Cdr. (Retd) VEMPATI MALLIKARJUN, aged about 39 years, both are residing at 416, Prajay Sai Gardens, Bandlaguda, Cheryal Post, Keesara Road, Hyderabad – 501 301, 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

Soham Modi
Partner

For Mehta and Modi Homes

Suresh U. Mehta
Partner

ENDORSEMENT
Certified that the following amounts have been paid in respect of this document:

I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 379 80
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.,Act,1899, if any	Rs. —
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 10280/-
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 2720/-
2. in the shape of cash.....	Rs. —
IV. User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Sub-Registrar	Total: Rs. 51780/-

08 MAY 2008

1 వ పుస్తకమున 2 సెక్స్ ప్రకారం
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య...10... ఈ కాగితపు వరుస
సంఖ్య...10...

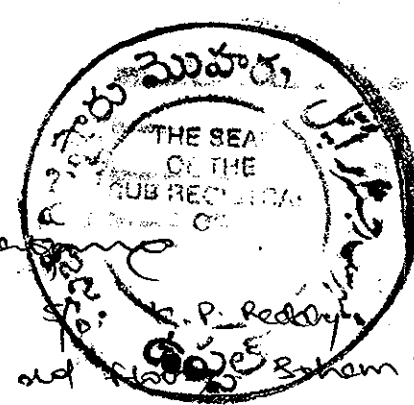
సబ్-రిజిస్ట్రారు

1920 వ.శ.కా...మాసము...వ తేది
పగలు...మరియు...గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ K. Prabhakar Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన ఖాటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలు చేసి
రుసుము రూ॥ 2720/- చెల్లించినారు.

Receipt No. 223834 Dt. 20/5/08
SRH, Habsiguda Branch, Sec'bad.

ప్రాసెస్ యిచ్చినట్లు ఒప్పుకోవడం
ఎడమ ప్రాంతం



K. P. Reddy, Secy. Service
Braham mansion, M.G. Rd
Sec'bad, through attested SPA for preparation of
of documents, vide SPA No. 201/BKIR/06 at SRH
Uppal, R.R. Dist.

చూపించినది.

1) Ramachan Ho. A. YADIGARI ou. Service
No. 1-12-168/A, KONDICAWO, Sec'bad.

2) Kiren S/o. Ramachander ou. Business
Uppal Bus Stand, R.R. Dist

2008 వ. సం॥...వ తేది
1920 వ. శ.కా...మాసం...వ తేది.

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

1 వ పుస్తకము 5276/నోటా
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 10 ఈ కాగితపు వరుస
 సంఖ్య 2

పబ్లికేషన్

Endorsement Under Section 42 of Act 19 of 1908
 No. 5276 of 2008 Date 11/6/08

I hereby certify that the proper deficit
 stamp duty of Rs. 48860/- Rupees Fourty Eight Thousand -
 Eight hundred and Sixty only
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 5,44,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal *[Signature]* Sub Registrar
 and Collector U/S. 41 & 4
 dated 11/6/08 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 48,860/- towards Stamp Duty
 including Transfer duty and Rs. 2720/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 823834
 Dated 30/5/08 at SBH Habsiguda Branch, Sec 6A.

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



E) The Vendee is desirous of purchasing a plot of land bearing no. 229, admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 5,44,000/- (Rupees Five Lakhs Forty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

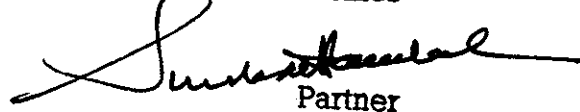
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 229, 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. 5,44,000/- (Rupees Five Lakhs Forty 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.
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. 51680/- is paid by way of challan no. 823837 dated 30.5.08, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

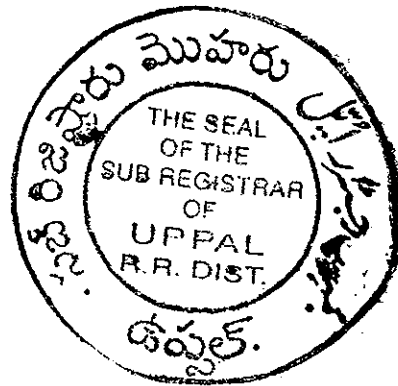

Partner

1 వ పుస్తకము 279-6/10 గు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10.....ఈ కాగితపు వరుస
సంఖ్య 3.....

✓
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.శ) పు. 279-6/10 గు
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 279-6/1-200 శివవ్యవస్థాపన
200 సం|| డి.ఎ. నెల 11..... తి

రిజిస్ట్రారు ఆధికారి



SCHEDULED PLOT

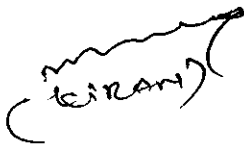
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 229, admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 230
South	Plot No. 228
East	Plot No. 226
West	40' wide road

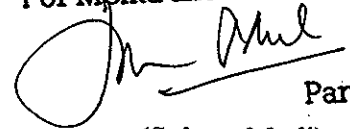
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:


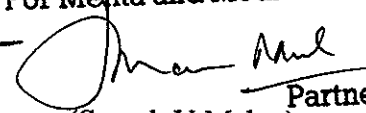
1. 
(Krom motion)

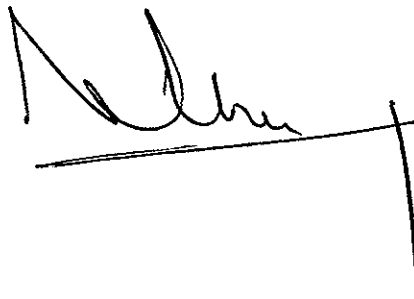
2. 
(Kiran)

For Mehta and Modi Homes


Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes

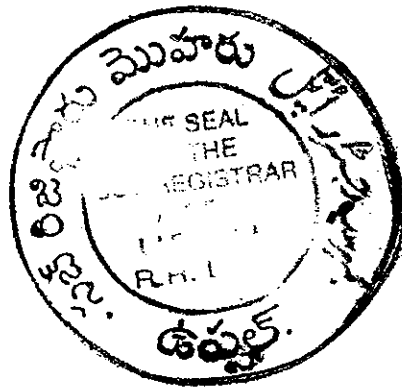


Partner
(Suresh U Mehta)
VENDOR



2. 
VENDEE

1 వ పుస్తకము... 2... 3... 4...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1.0... ఈ కాగితపు వరుస
సంఖ్య... 4.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 229, 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. Wg Cdr. (Retd) VEMPATI MALLIKARJUN, SON OF MR. V. VENKATESWARA RAO

2. MRS. V. RATNAVALI, WIFE OF Wg Cdr. (Retd) VEMPATI MALLIKARJUN

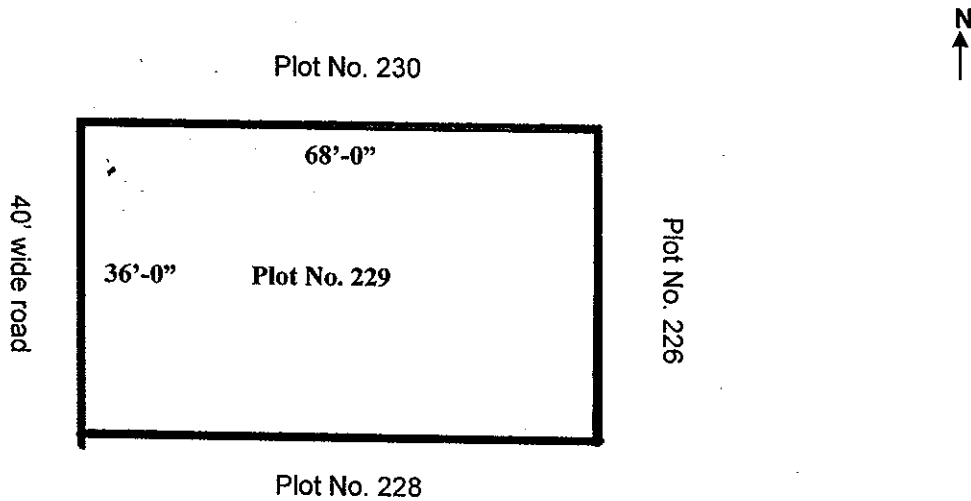
REFERENCE:
AREA: 272

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

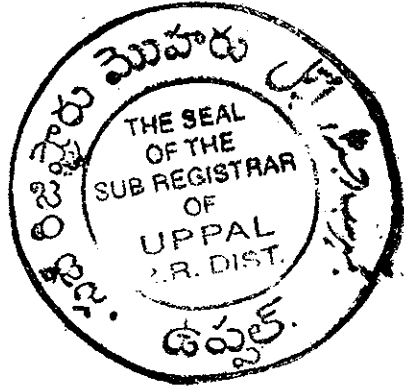
Partner

SIG. OF THE VENDOR

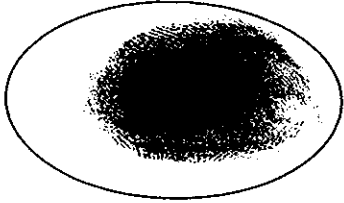
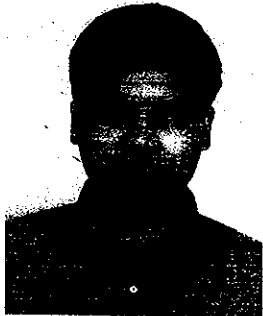




2.
SIG. OF THE BUYER

1 వ పుస్తకమునకి.గి.పి.సింగం
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య..10.....ఈ కాగితపు వరుస
సంఖ్య.....5.....

పబ్-రిజిస్ట్రారు



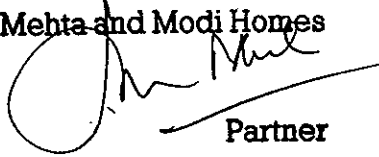
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>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</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>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.</p>

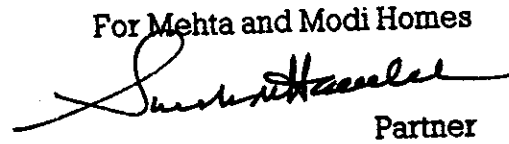
SIGNATURE OF WITNESSES:

- 
- 

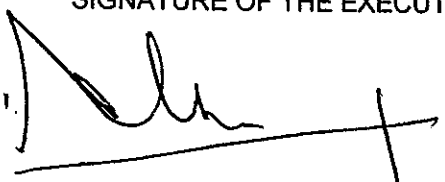

For Mehta and Modi Homes


Partner


For Mehta and Modi Homes

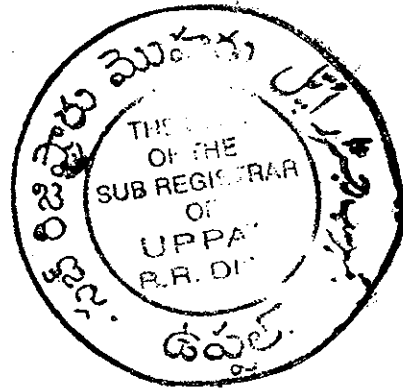

Partner

SIGNATURE OF THE EXECUTANTS

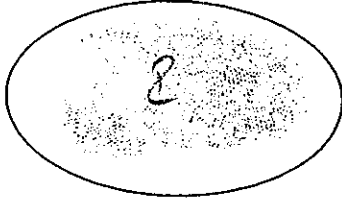





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1 వ పుస్తకము 276/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...6.....



పబ్-రిజిస్ట్రారు



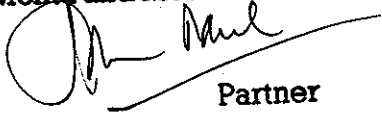
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			PURCHASER: 1. Wg. Cdr. (Retd) VEMPATI MALLIKARJUN S/O. MR. V. VENKATESWARA RAO R/O. 416, PRAJAY SAI GARDENS BANDELAGUDA, CHERYAL POST, KEESARA ROAD HYDERABAD - 501 301.
			2. MRS. V. RATNAVALI W/O. Wg. Cdr. (Retd) VEMPATI MALLIKARJUN R/O. 416, PRAJAY SAI GARDENS BANDELAGUDA, CHERYAL POST, KEESARA ROAD HYDERABAD - 501 301.
			REPRESENTATIVE: MR. G. PRADEEP KUMAR S/O. G. DHANRAJ R/O. H. NO. 1-10-263 COMSARY BAZAR NEW BOWENPALLY SECUNDERABAD - 500 011.

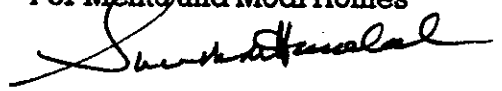
SIGNATURE OF WITNESSES:

- 
- 

For Mehta and Modi Homes


Partner

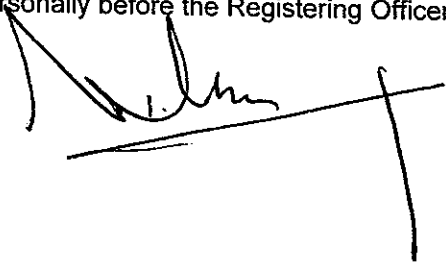
For Mehta and Modi Homes



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. G. Pradeep Kumar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

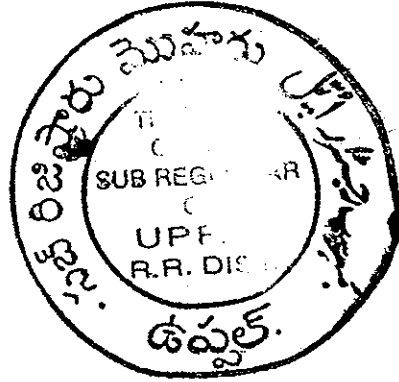

SIGNATURE OF THE REPRESENTATIVE



2. 
SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకమున...నింజ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...?

సబ్-రిజిస్ట్రారు

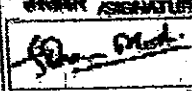


PERMANENT ACCOUNT NUMBER
ADMP185725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1965

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

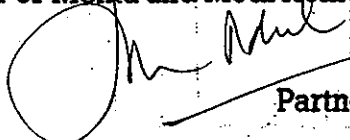
ANDHRA PRADESH
DRIVING LICENCE
DLDA011193622002

FRAGANATH REDDY K
K PAPER REDDY
2-3-45789
JOTSON CHANDR
HYDERABAD

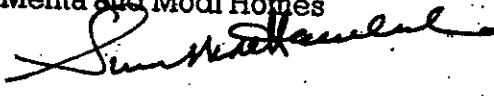
30-07-2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-2

For Mehta and Modi Homes

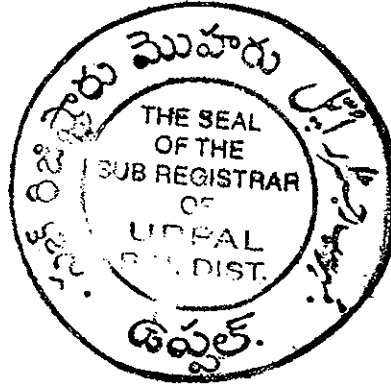

 Partner

For Mehta and Modi Homes


 Partner

1 వ పుస్తకము 27.1.1901
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.1.0.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACMPV0678F



नाम /NAME
RATNAVALI VEMPATI

पिता का नाम /FATHER'S NAME
CHANDRA SEKHARA SASTRY
RALLABHANDI

जन्म तिथि /DATE OF BIRTH
12-08-1968

हस्ताक्षर /SIGNATURE

Ratnavali

Pradyot

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABDPV9300Q



नाम /NAME
MALLIKARJUN VENPATI

पिता का नाम /FATHER'S NAME
VENKATESWARA RAO VEMPATI

जन्म तिथि /DATE OF BIRTH
02-06-1960

हस्ताक्षर /SIGNATURE

(Signature)

(PRADYOT K. MISRA)

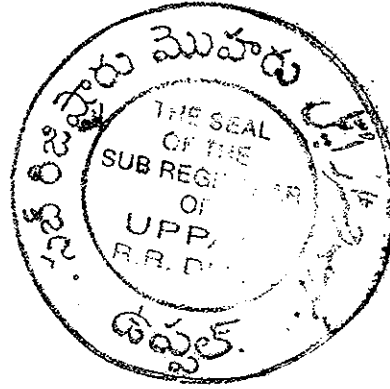
आयकर अधिकारी (कंप्यूटर सेक्टर)
Commissioner of Income-tax (Computer Operations)

① *Mallikarjun Venpati*

② *Ratnavali*

1 వ పుస్తకము 5229/10
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 10.....ఈ కాగితపు వరుస
సంఖ్య. 9.....

సబ్-రిజిస్ట్రారు





18/03/2008 11:42

1 వ పుస్తకము 2016/10/10
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...10.....

సబ్-రజిస్ట్రారు

