

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 3857 Date 31/4/07 Rs. 100/-
 Sold to Mehta
 For Whom Mehta and Modi Homes

Seer

L-Chinn
F 588402

LEELA CHIMALGI
 STAMP VENDOR
 5-4-76/A, Gellay, Rangunji
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 13th day of April 2007 at Secunderabad by and between:

MS. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, 5th 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. RAJESH RACHABATTUNI, SON OF MR. R. SRINIVASA RAO, aged about 36 years, Occupation: Service, residing at 42809, Shaler St., South Rising, V A 20152. U. S. A., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representative, administrators, executors, successor in interest, assignee, etc).

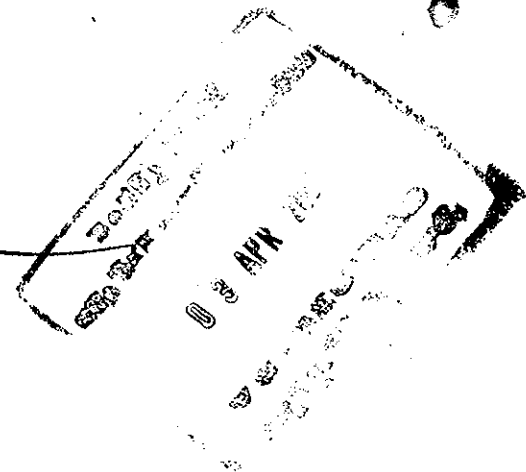
For Mehta and Modi Homes

[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

వ పుస్తకము 4758(10) నంబు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 1

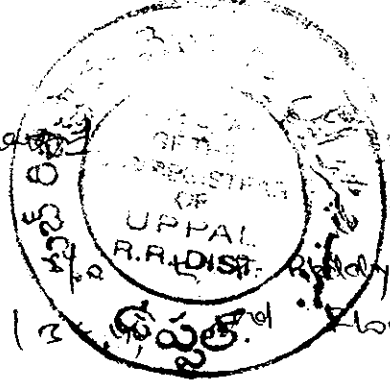


సబ్-రిజిస్ట్రారు

2007 వ సం|| ఏప్రిల్ నెల 13 తది
 1929 వ.శ.శా. జైల్వ మాసము 22 తది
 పగలు మరయు గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ|| 500/- చెల్లించినారు.

Receipt No. 1334/11 Dt. 13/4/20 Vide



వాసి లుచ్చినట్లు ఊహించుట
 ఎడమ బ్రౌటనవేలు



శ్రీ K. Prabhakar Reddy
 (1) 5-4-187 (3) 500/- Floor, Soham market
 M. G. Road, Sec'ad, through attested GPA
 for presentation of documents, vide GPA
 No. 201/2017/ab of SRO, Uppal, R. R. Dist.

నిరూపించినది.

1) Parkat

PAVAN KUMAR S/o KRISHNA MURTHY
 occ'g Business R/o Uppal R. R. Dist

2) must

Chandra Reddy S/o Chandra Reddy occ'g Business
 2-3-64/0/ny Amberpet, Hyderabad.

2007 వ. సం|| ఏప్రిల్ నెల 13 వ తది
 1929 వ. శా. శా. జైల్వ మాసము 22 వ తది

Handwritten signature

WHEREAS:

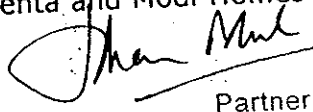
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

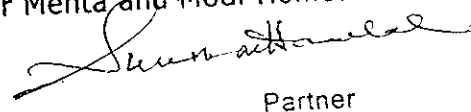
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 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 4758 నెంబర్
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

[Signature]
 పబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act 11/01, 187
 No. 4758 of 200. Date 13/4/10

I hereby certify that the proper deficit
 stamp duty of Rs. 35000 Rupees
Twenty five thousand only
 has been levied in respect of this instrument
 from Sri. K.P. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 390000 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 13/4/10
[Signature]
 Sub-Registrar
 and Collector U/S. 41&4
 INDIAN STAMP ACT

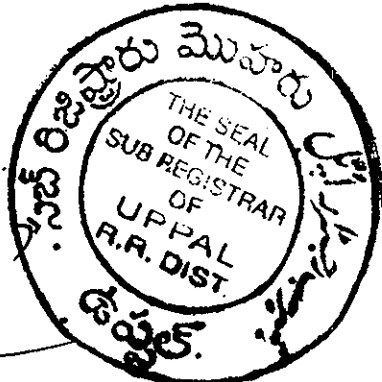
Registration Endorsement

An amount of Rs. 54500 towards Stamp Duty
 including Transfer duty and Rs. 1950
 towards Registration Fee was paid by the party
 through Challan Receipt Number 133611
 dated 13/4/10 at SBI Habsiguda Branch Sec bad

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

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 286509 and Stamp duty
 Paid Rs. 20000. Dt. 13/4/10

[Signature]
 SUB-REGISTRAR

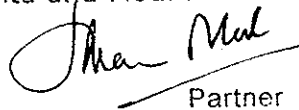


- E) The Vendee is desirous of purchasing a plot of land bearing no. 236 admeasuring 325 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 3,90,000/- (Rupees Three Lakhs Ninety Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

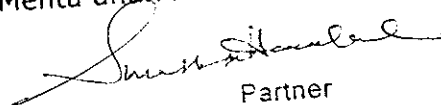
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 236 admeasuring 325 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 Rupees Rs. 3,90,000/- (Rupees Three Lakhs Ninety Thousand Only). The Vendor hereby admit and acknowledges 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. 56945/- is paid by way of challan No. 133811, dated 13.04.2007, drawn on SBH, Habsiguda, Hyderabad.


For Mehta and Modi Homes


Partner

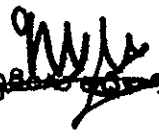
For Mehta and Modi Homes

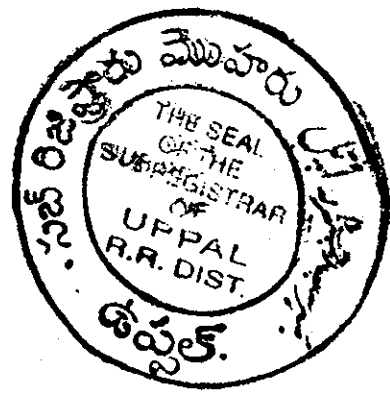

Partner

1 వ పుస్తకము.....సం|| 4758/07
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....9.....ఈ కాగితపు వరుస
 సంఖ్య.....3.....


 పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.క) పు.....4758/07
 నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నింబరు.....4758-1-2007 ఇవ్వడమైన
 2007 సం||.....13.....68


 రిజిస్ట్రారు




SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 236 admeasuring about 325 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:

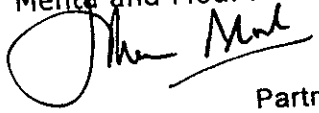
North	Plot No. 235
South	Plot No. 237
East	40' wide Road
West	Plot No. 241

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. 
(PAVAN)
2. 
(VEERA)

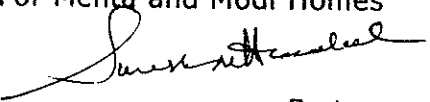
For Mehta and Modi Homes



Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes

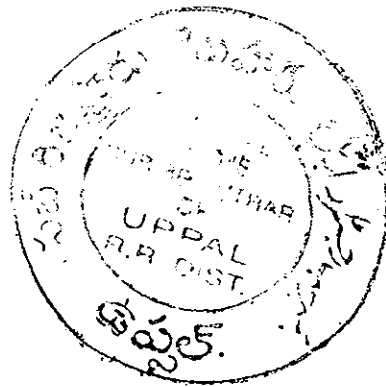


Partner

(Suresh U Mehta)
VENDOR

శ్రీ వాల్మీకి ముఠా (పి) కార్యదర్శి
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య 9..... ఈ కాగితపు వరుస
సంఖ్య 6.....

1
పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 236, FORMING A PART

IN SURVEY NO.

291

CHERLAPALLY VILLAGE, GHATKESAR (M)

Situated at

M/s. MEHTA & MODI HOMES, REP. BY PARTNERS

R.R. Dist.

VENDOR:

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

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

BUYER:

MR. RAJESH RACHABATTUNI, SON OF MR. R. SRINIVASA RAO

REFERENCE:

SCALE:

INCL:

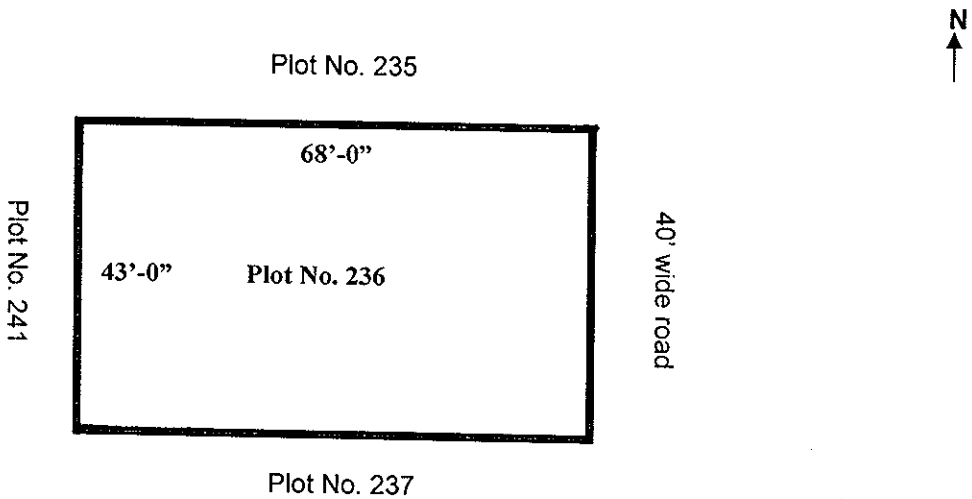
EXCL:

AREA:

325

SQ. YDS.

SQ. MTRS.



For Mehta and Modi Homes

Sohan Modi
Partner

For Mehta and Modi Homes

Suresh U. Mehta
Partner

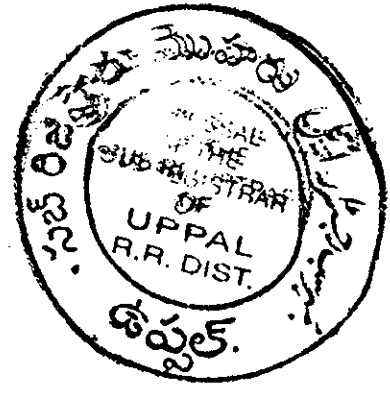
WITNESSES:

- 1. *Rajesh Rachabattuni*
- 2. *[Signature]*

SIG. OF THE VENDOR

1 వ పుస్తకము (1581) నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....


పేర్ తిక్కె



**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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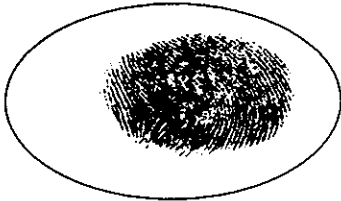
VENDOR:
M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



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
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

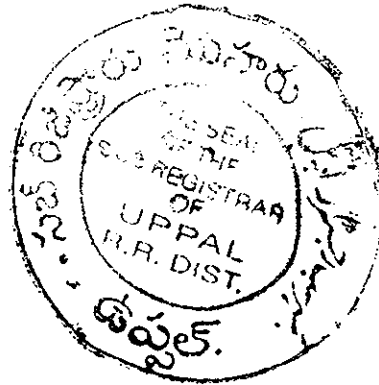
For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

1 వ పుస్తకము (4) 2 క (1) క
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...





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 & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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BUYER:

MR. RAJESH RACHABATTUNI
S/O. MR. R. SRINIVASA RAO
R/O. 42809, SHALER ST.
SOUTH RISING
VA 20152
U. S. A.



REPRESENTATIVE:

MR. R. SRINIVASA RAO
S/O. R. ANJANEYULU
R/O. 16-27-6
J. RAMASWAMY LANE
BOSE ROAD
TENALI.

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.

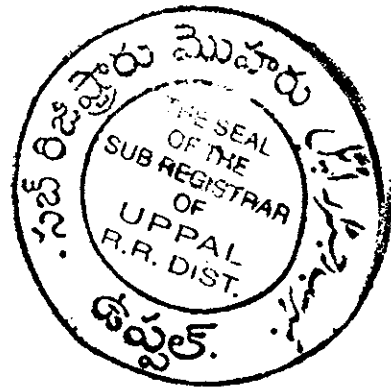
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. R. SRINIVASA RAO, as I/ We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము (158) నంబ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....


పేరే...



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
 OLDAP011193822002
PRABHAKAR REDDY K
K PABAK REDDY
 2-3-64/10724
JAINMAT GARDEN
AMBERPET
HYDERABAD

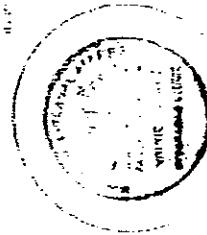
2002 DPLICATE

Licensing Authority
 HYDERABAD



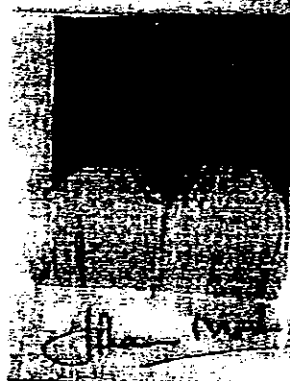
DRIVING LICENCE ANDHRA PRADESH
 THE LICENCE IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE UNLESS THE LICENCE HOLDER APPLIES FOR A RENEWAL OF THE LICENCE BEFORE THE EXPIRY OF THE LICENCE.
 THE LICENCE IS VALID FOR ALL CATEGORIES OF MOTOR VEHICLES UNLESS SPECIFICALLY MENTIONED OTHERWISE.
 THE LICENCE IS VALID FOR THE TERRITORY OF ANDHRA PRADESH UNLESS SPECIFICALLY MENTIONED OTHERWISE.

DRIVING LICENCE ANDHRA PRADESH
 THE LICENCE IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE UNLESS THE LICENCE HOLDER APPLIES FOR A RENEWAL OF THE LICENCE BEFORE THE EXPIRY OF THE LICENCE.



DRIVING LICENCE ANDHRA PRADESH
 THE LICENCE IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE UNLESS THE LICENCE HOLDER APPLIES FOR A RENEWAL OF THE LICENCE BEFORE THE EXPIRY OF THE LICENCE.

भारत गणराज्य REPUBLIC OF INDIA



IND B2791005
MODI
SATISH MANILAL MODI
 INDIAN male
HYDERABAD
 9-10-2008



SATISH MANILAL MODI

SDHAM SATISH MODI

ABMIPMGTZSH

PERMANENT ACCOUNT NUMBER

11-10-1969


For Mehta and Modi Homes

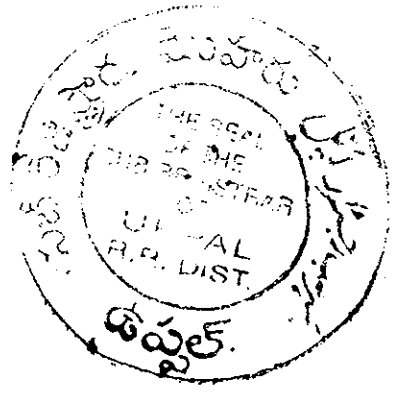
Sheela Modi
 Partner

For Mehta and Modi Homes

Sandesh Modi
 Partner

కవి ప్రస్తుతము (1958) సంపాద
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... క


సత్య కవి



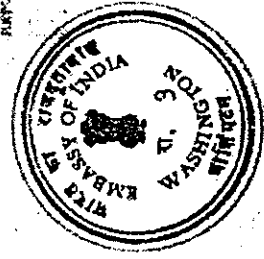
यदि आपका पत्र, बिना किसी भी कारण के, वापस आता है, तो यह संभव है कि आपका पत्र भ्रष्ट हो गया है। यदि आपका पत्र भ्रष्ट हो गया है, तो आप इसे वापस ले सकते हैं। यदि आपका पत्र भ्रष्ट नहीं हो गया है, तो आप इसे वापस नहीं ले सकते हैं।

यदि आपका पत्र, बिना किसी भी कारण के, वापस आता है, तो यह संभव है कि आपका पत्र भ्रष्ट हो गया है। यदि आपका पत्र भ्रष्ट हो गया है, तो आप इसे वापस ले सकते हैं। यदि आपका पत्र भ्रष्ट नहीं हो गया है, तो आप इसे वापस नहीं ले सकते हैं।

BY ORDER OF THE CONSUL GENERAL OF INDIA
REPUBLIC OF INDIA

[Handwritten Signature]

(P.S. Viswanathan)
Attache (Consular)
Embassy of India
Washington, DC



भारत गणराज्य REPUBLIC OF INDIA



श्रेणी / Type	देश कोड / Country Code	पासपोर्ट नं. / Passport No.
	IND	A8915002
उपनाम / Surname	RACHARATTUNI	
दिए गए नाम / Given Names	RAJESH	
राष्ट्रियता / Nationality	लिंग / Sex	जन्म तिथि / Date of Birth
INDIAN	M	19.08.1970
जन्म स्थान / Place of Birth	Tenali, AP	
जारी तिथि / Date of Issue	वैधता समाप्त तिथि / Date of Expiry	
JUL 21 2000	July 29, 2010 (F)	

R. Navin

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దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

