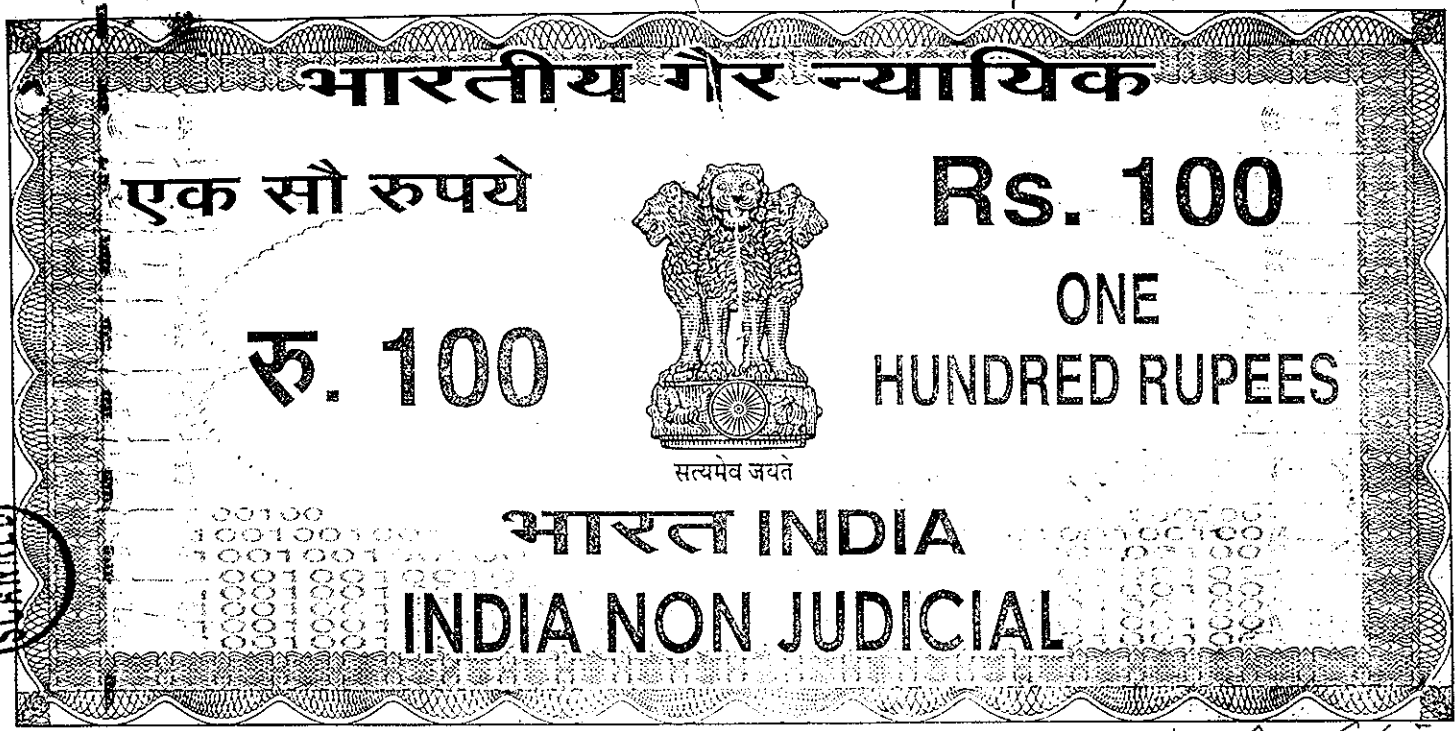


240

C.S No. 3531 DOCT. No. 3535/2007 Acc No. 3619

240



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 1669 Date 12-2-07 (4000)
 Sold to D. Phani Kumar
D.N. Murthy
 For Mehta & Modi Homes Sec 503

F 480480
EELA G. CHIMALG!
 STAMP VENDOR
 No. 09/2007
 5-4-76/A, Center, Ranigunt
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 14th day of March 2007 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-1-187/3&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. PACHALLA SUBRAHMANYA SURESH KUMAR, SON OF MR. P. VENKATA SIYARAMA KRISHNA SARMA, aged about 43 years, residing at Abudhabi Polymers Company Ltd., (Borouge), P. O. Box No. 6925, Abudhabi, U. A. E., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

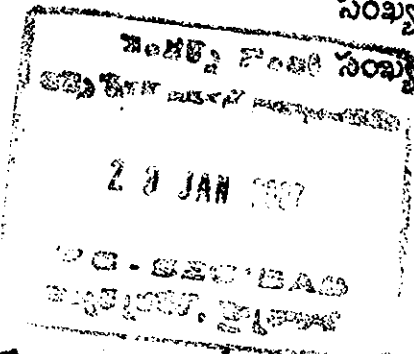
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

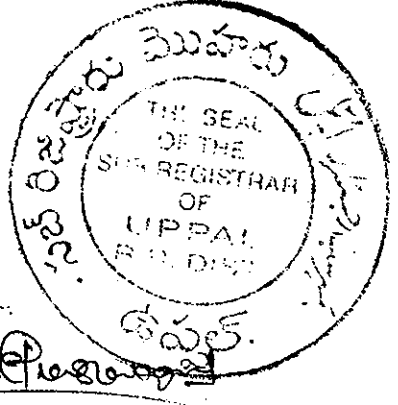
Partner

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



సబ్-రిజిస్ట్రారు

2007 వ సం॥ మార్చి నెల... 14... తది
192 శ్రీ వ. శ. శా. సోమేశ్వరమూసము... తది... తది
పగలు... మరియు... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో



శ్రీ... K. ...
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥... 1950/-... చెల్లించినారు.

Receipt No... 192-847-01... 14/3/1987
SBH, Mahsiguda Branch, Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌటనవ్రేలు

శ్రీ... s/a K. P. Reddy & Co. Service
అం 5-4-187/344, 2nd Floor, Soham mansion
M. G. Road, Sec'bad, through attested GPA
అవ Presentation of Documents, గాని GPA
No. 201/344/06 at SRO, Uppal, R. R. Di.



చరూపించినది.

శ్రీ... s/o S. Dhonraj & Co. Service
No. 1-10-263, New Boneraj, Sec'bad-4.

Ramesh Reddy s/o Krishna Reddy
Off: Business No. 2-3-64/10/27
Amberpet, Hyderabad

2007 వ సం॥ మార్చి నెల... 14 వ తది
192 శ్రీ వ. శ. శా. సోమేశ్వరమూసము... తది... తది

సబ్-రిజిస్ట్రారు

WHEREAS:

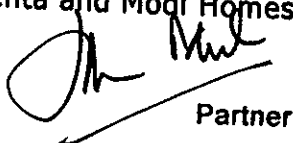
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

15 వ పుస్తకము 3553/నంబరా
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య.....

1

చే-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 187
 No. 3553 of 200 Date 14/3/07

I hereby certify that the proper deficit
 stamp duty of Rs. ~~350000~~ Five Rupees only has been levied in respect of this instrument
~~There is no stamp duty payable on this instrument~~
 from Sri. K. Suresh Kumar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 390,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

Dated 14/3/07

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

NOTE D.S.D. Rs. _____ & D.R.F Rs. _____ Total
 Rs. 7 has been collected as
 agreed M.V of Rs. _____ Dt. _____

Registration Endorsement

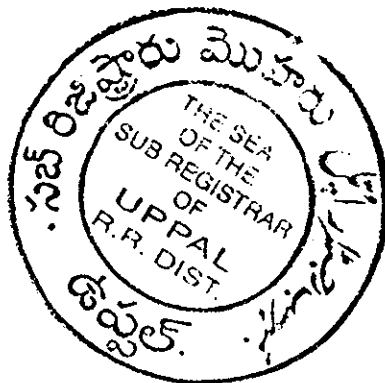
An amount of Rs. 549.00/- towards Stamp Duty
 including Transfer duty and Rs. 1950
 towards Registration Fee was paid by the party
 through Challan Receipt Number 192847
 Dated 14/3/07 at SBI Habsiguda Branch Sec'bad.

SUB REGISTRAR

S.B.H. Habsiguda
 A/c No. 01000050720
 S.R.O. Uppal

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 3048500/- and Stamp duty
 Paid Rs. 6000 Dt. 14/3/07

19900
SUB REGISTRAR



E) The Vendee is desirous of purchasing a plot of land bearing no. 240 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:

1. The Vendor do hereby convey, transfer and sell the Plot No. 240 admeasuring 325 sq. yds. forming part of Sy. No. 293 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.3,90,000/- (Rupees Three Lakhs Ninety 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. 56,945/- is paid by way of challan No. 192847, dated 14.03.07 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము డి.కె.సి.సం॥

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....9...ఈ కాగితపు వరుస

సంఖ్య.....3.....




సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు..... 3535/07

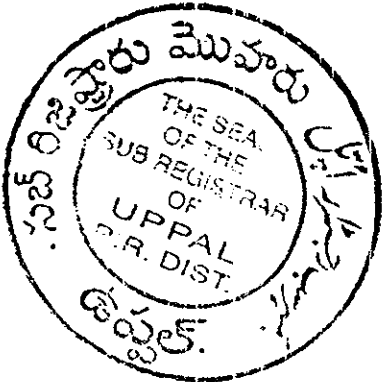
నంబరుగా రిజిస్టరు వేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నంబరు... 3535-1-2007-ఇవ్వడమైన

2007 సం॥ నవంబరు... 14.....



రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 240 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:

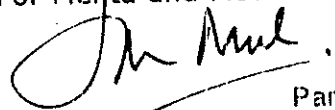
North	Plot No. 241
South	Plot No. 239
East	Plot No. 237
West	40' wide Road

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:

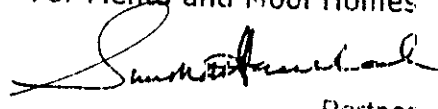
1. 
2. 

For Mehta and Modi Homes


Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes


Partner

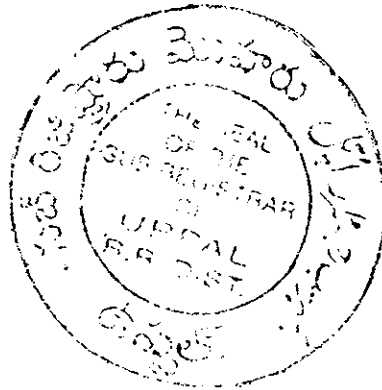
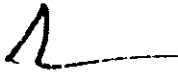
(Suresh U Mehta)
VENDOR


VENDEE

హాజీరీ కమిషన్: పక్కా సలహా
పన్నావేలలు మొత్తం కాగితము

పన్నావేలలు కమిషన్ వారు

+



REGISTRATION PLAN SHOWING

PLOT NO 240, FORMING A PART

III 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. P. SUBRAHMANYA SURESH KUMAR, SON OF MR. P. V. S. KRISHNA SARMA

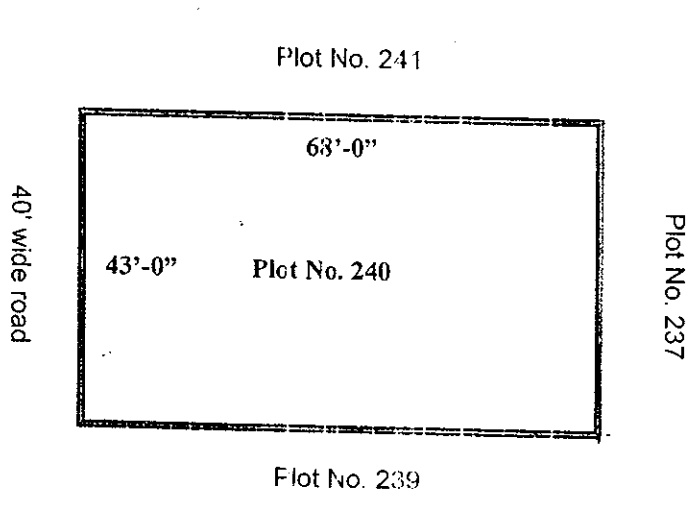
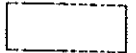
REFERENCE:
AREA: 325

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner


WITNESSES:

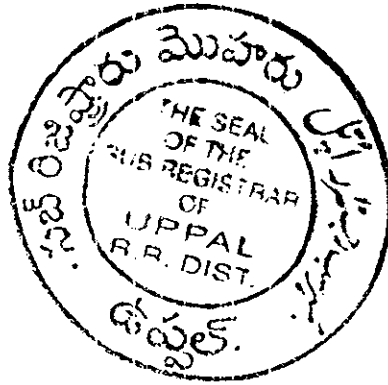
- 1.
- 2.

SIG. OF THE VENDOR



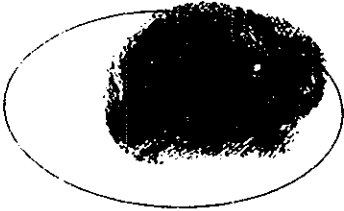

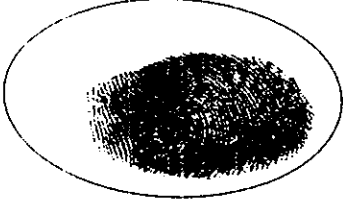

SIG. OF THE BUYER

1. వ పుస్తకము. 2. 2. 2. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య: 9. ఈ కాగితపు వరుస
సంఖ్య:


~~పబ్లికేషన్~~



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

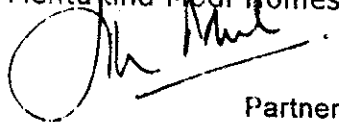
S. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNERS.</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. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			
			

SIGNATURE OF WITNESSES:

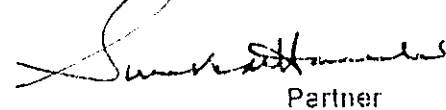
1. 

2. 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF EXECUTANTS



1 వ పుస్తకము. ఎ. చి. పం. గా
విస్తాపేజాల మొత్తం కాగితముల
సంఖ్య..... 9 .. ఈ కాగితపు వరుస
..... 6 ..


F. 1111



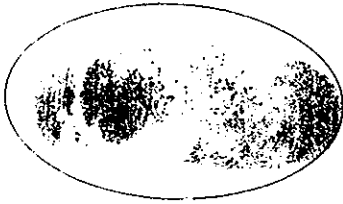
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

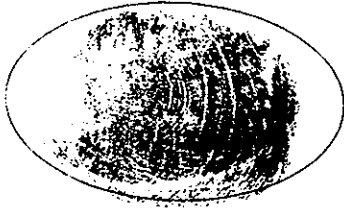
PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



PURCHASER:

MR. P. SUBRAHMANYA SURESH KUMAR
S/O. MR. P. V. SIVARAMA KRISHNA SARMA
R/O. ABUDHABI POLYMERS COMPANY LTD
(BOROUGE), P. O. BOX NO. 6925
ABUDHABI, U. A. E



REPRESENTATIVE:

MR. PULLABHATLA KAMESWARA RAO
S/O. MR. PULLABHATLA SURYANARAYANA
R/O. FLAT NO. 202,
SONY CLASSIC APARTMENTS, GEETA NAGAR
RAMA KRISHNAPURAM (POST)
SECUNDERABAD - 500 056.

SIGNATURE OF WITNESSES:

1

2

For Mehta and Modi Homes

For Mehta and Modi Home:

Partner SIGNATURE OF EXECUTANTS Partner

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

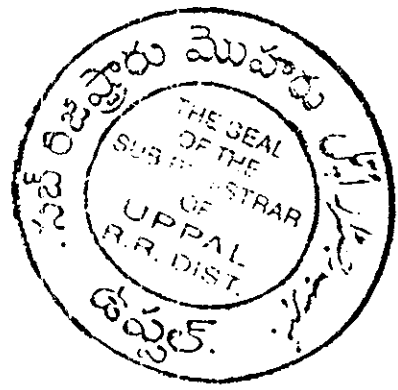
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Pullabhatla Kameswara Rao, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

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


సబ్ రిజిస్ట్రార్



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



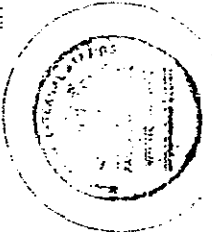
DRIVING LICENCE
 OLDAP011193822902
PROBHAKAR REDDY K
K PADMA REDDY
 2-3-10-1969
JAI SWAL GARDEN
AMBERPET
HYDERABAD

DUPLICATE

Licensing Authority
 RAJAHMUNDRAM

...

...



...

PERMANENT ACCOUNT NUMBER
 ABMIPMG7ZSH
 SOHAM SATISH MODI
 SATISH MANILAL MODI
 18-10-1969

भारत गणराज्य REPUBLIC OF INDIA
 IND
 B 2791005
MODI
SOHAM SATISH MODI
 INDIAN
 MALE
 MUMBAI
 RAJAHMUNDRAM
 9-10-2000

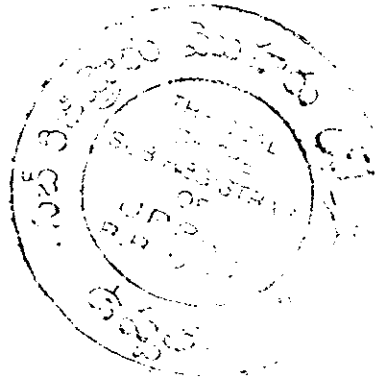
For Mehta and Modi Homes

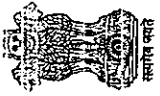
[Signature]
 Partner

[Signature]
 Partner

న పుస్తకము. వెకయి. పుస్తకం
కాగితముల మొత్తం కాగితముల
సంఖ్య..... 9. ఈ కాగితపు వయస్సు
సంఖ్య..... 8

శ్రీ శ్రీ శ్రీ
శ్రీ శ్రీ శ్రీ






इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से विनम्र
 रूप से अनुरोध है, यह प्रार्थना एवं अपेक्षा की जाती है कि वे बालक को बिना लेक-टैक,
 आबादी से जाने-माने हैं, और उसे हर तरह की ऐसी सहायता और सुझाव प्रदान करें
 जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY
 CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR
 HINDERANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND
 PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

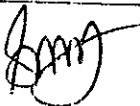
भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
 BY ORDER OF THE PRESIDENT OF THE
 REPUBLIC OF INDIA




 KAMLESH KUMAR
 Attache (Passport)
 Embassy of India
 Abu Dhabi

भारत गणराज्य REPUBLIC OF INDIA





टाइप /Type IND राष्ट्रीय कोड /Country Code F 4174212 पारपत्र नं. /Passport No.

उपनाम /Surname PACHALIA SUBRAHMANYA-
 दिये गये नाम /Given Names SURESH KUMAR

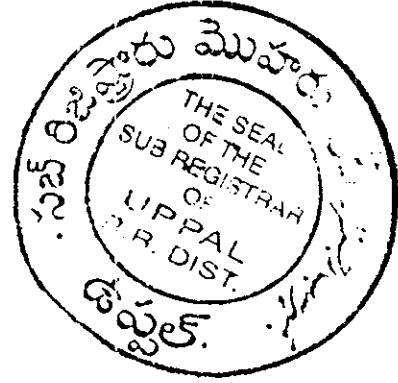
राष्ट्रियता /Nationality INDIAN लिंग /Sex M जन्म तिथि /Date of Birth 10.3.1963

जन्म स्थान /Place of Birth SRIKAKULAM A.P.
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 (CP)

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దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్



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