

246 20372 DOCT No 20333/06 /200 20837 (u)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 24694 Date 20/12/2006 Name D Phani Kumar S/o. D.N. Murthy For Mehta & Modi Homes

C 603685 K. SRINIVAS S.V.L. No. 26/98, R.No. 39/2004 City Civil Court, SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 23rd day of December, 2006 at Secunderabad and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&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 Utamlal 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

- 1. MRS. KARUMANCHI JANAKI RAJARAJESWARI PADMAVATI, Wife of Mr. Karumanchi Venkata Naga Durga Nagesh, aged about 32 years,
2. MR. KARUMANCHI VENKATA NAGA DURGA NAGESH. Son of Mr. K. Srihari, aged about 42 years, Both are residing at 429, KPHB Colony, HIG-VI Phase, Hyderabad - 500 072, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

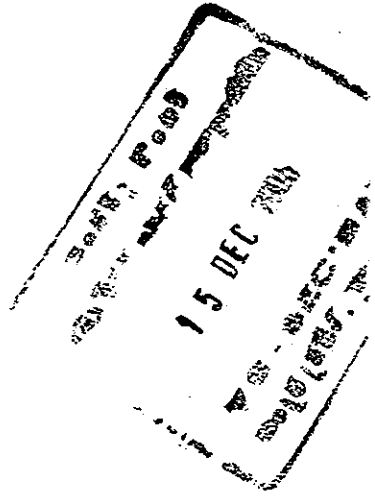
For Mehta and Modi Homes Partner [Signature]

For Mehta and Modi Homes Partner [Signature]

వ పుస్తకము. 200/192/...  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య...

200 వ సం॥...  
 192 వ.శ.శా...మాసము...2...తేది  
 పగలు...మరియు...గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



శ్రీ...  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి

పసుము రూ॥... చెల్లించినారు.

Receipt No.. 108150... Dt. 23/12/2008

BH, Mahsigurda Branch, Sec'bad

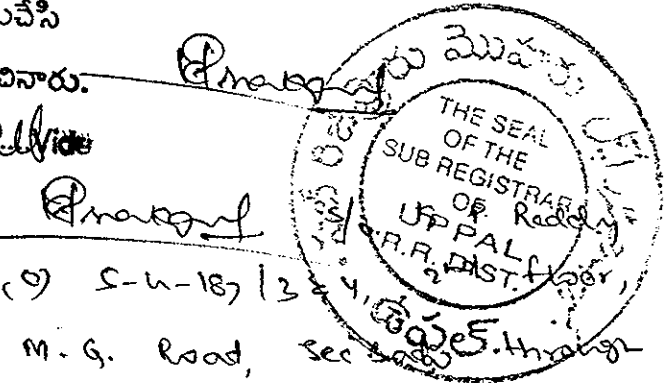
సా'సి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బొటనవేలు



రూపించినది.

*[Handwritten signature]*



(1) S-11-187/3...  
 M.G. Road, Sec'bad  
 for Presentation of Documents, vide occ. No.  
 201/BK/06 of 2008, Uppal.

K. Srinivasulu Reddy 40 K. M. 4th cross,  
 Occ. Dist. employee - 1-8-185,  
 First Floor, Chittakadepally, Hyd - 20.

J. Pradeep Kumar S/o. J. Dhanraj occ:- Employee  
 R/o. 1-10-263, new Benipally, Sec'bad.

200. వ. సం॥...నెలవైపు తేది

192. వ. శా.శ...మాసం...2 వ తేది.

*[Handwritten signature]*  
 సబ్-రిజిస్ట్రారు

WHEREAS:

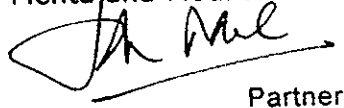
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

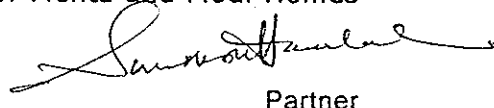
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement 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

Page 2

1వ పుస్తకము. 2. 3. 4. 5. / స్వంత  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 10... ఈ కాగితపు వరుస  
 సంఖ్య.....

సబ్-రెజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 1857.

No. 2312/06 of 2006 Date 23/12/06

I hereby certify that the proper deficit  
 stamp duty of Rs. 7850 Rupees Seven thousand  
 eight hundred eighty Rupees only  
 has been levied in respect of this instrument  
 from Sri. Sathyanarayana K. Parthasarathy  
 on the basis of the agreed Market Value  
 consideration of Rs. 2,86,000/- being  
 higher than the consideration agreed Market  
 Value.

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

NOTE: D.S.D. Rs. 17855/- & D.R.F. Rs. 1009/- total  
 Rs. 18855/- has been collected as  
 agreed M.V of Rs. 286000/- Dt. 23/12/06  
 Chall. NO. 204096 of 23/12/06  
 SUB-REGISTRAR

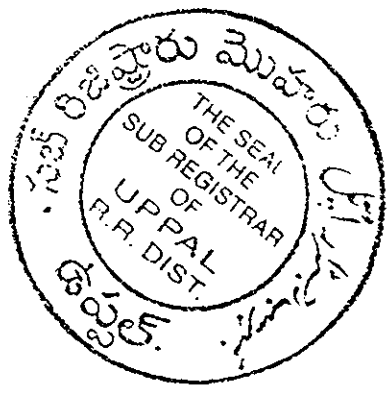
Registration Endorsement

An amount of Rs. 27660/- towards Stamp Duty  
 including Transfer duty and Rs. 430/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 108160  
 Dated 23/12/06 at SRI Habisiguda Branch. See back

S.R.O. Habisiguda  
 A/c No. 01000050783  
 of S.R.O. Uppal.

NOTE: Construction Agreement filed  
 along with this sale deed for  
 Rs. 1988000/- and Stamp duty  
 Paid Rs. 19880/- Dt. 23/12/06.

SUB-REGISTRAR



- E) The Vendee is desirous of purchasing a plot of land bearing no. 246, admeasuring 286 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,86,000/- (Rupees Two Lakhs Eighty Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

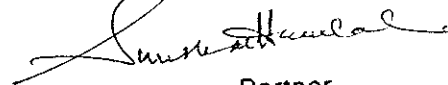
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 246, admeasuring 286 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. 2,86,000/- (Rupees Two Lakhs Eighty Six 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. 28,185 /- is paid by way of challan no. C-108150, dated 23.12.20, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

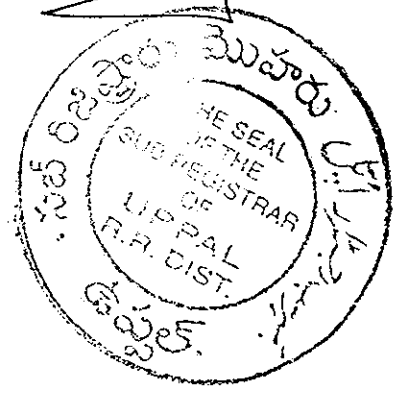
  
Partner

1 వ పుస్తకము 243/33/స్కం  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... రీ... ఈ కాగితపు వరుస  
 సంఖ్య... 3

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు... 243/33/11  
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
 గురింపు నెంబరు... 1-200 (ఇవ్వడమైన  
 200 సం॥ రివీసును... 13... 48

రిజిస్ట్రారు అధికారి



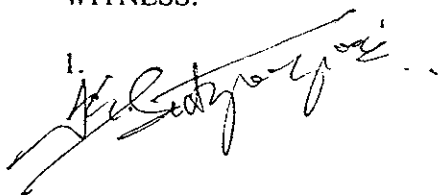
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 246, admeasuring about 286 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. 245
South	Plot No. 247
East	40' wide road
West	Plot No. 264

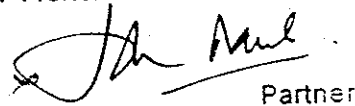
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

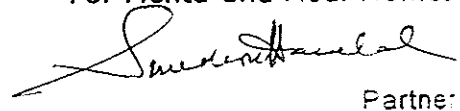
2. 

For Mehta and Modi Homes

  
Partner

(Soham Modi)  
VENDOR

For Mehta and Modi Homes

  
Partner

(Suresh U Mehta)  
VENDOR

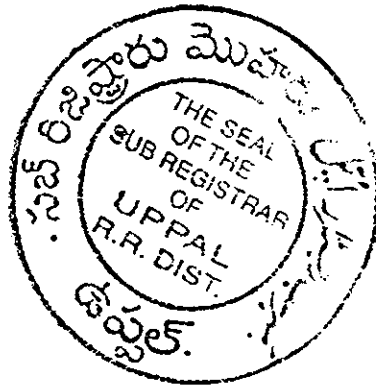
K.J.R.R. Padmavati

VENDEE

K.V.N. Durga 

1 వ వున్నకము. 2033/హంపా  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 4... ఈ కాగితపు వరుస  
సంఖ్య... 4...

పబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

PLOT NO. 246, 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. MRS. K. J. R. PADMAVATI, WIFE OF MR. K. VENKATA NAGA DURGA NAGESH

2. MR. KARUMANCHI VENKATA NAGA DURGA NAGESH, SON OF MR. K. SRIHARI

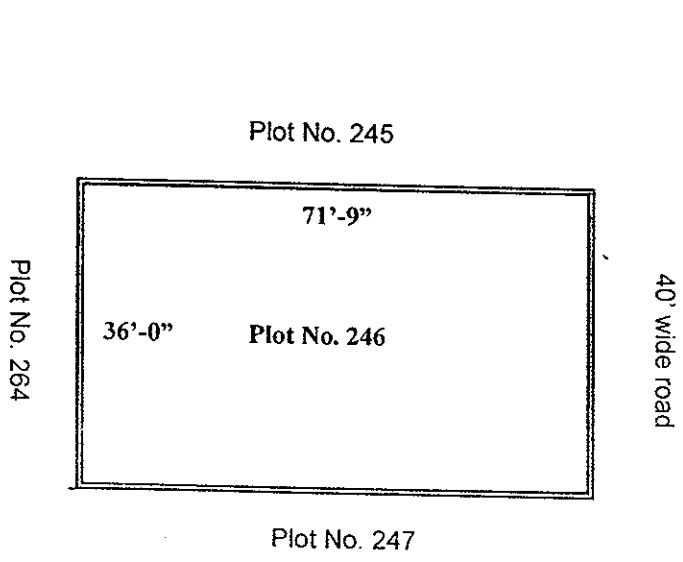
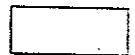
**REFERENCE:**  
**AREA:** 286

**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**

K.J.R. Padmavati


*[Signature]*  
**SIG. OF THE BUYER**

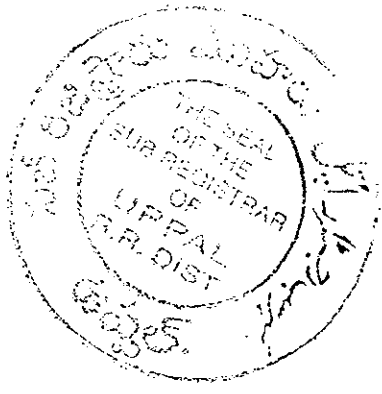
1 వ పుస్తకము 20320/సంగం

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....కొ.....ఈ కాగితపు వరుస.

పరిష్కారము.....క

  
పబ్లిక్ రికార్డర్



# 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

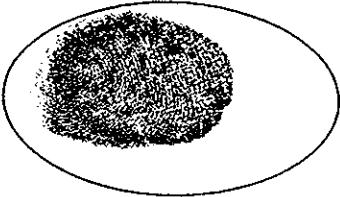
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



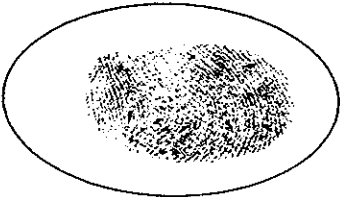
VENDOR:

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

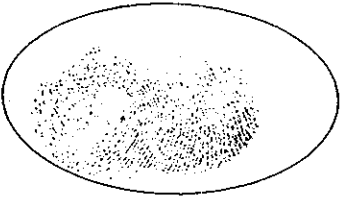


2. MR. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.



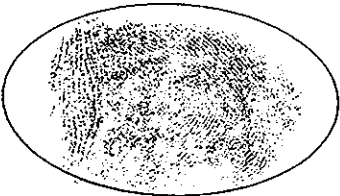
GPA FOR PRESENTING DOCUMENTS:

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.



BUYERS:

1. MRS. K. J. R. PADMAVATI  
W/O. MR. K. V. NAGA DURGA NAGESH  
R/O. 429, KPHB COLONY, HIG-VI PHASE  
HYDERABAD - 500 072.



2. MR. K. V. NAGA DURGA NAGESH  
S/O. MR. K. SRIHARI  
R/O. 429, KPHB COLONY, HIG-VI PHASE  
HYDERABAD - 500 072.

SIGNATURE OF WITNESSES:

1.   
2.

F

Homes

Partner

K.V. Naga Durga Nagesh

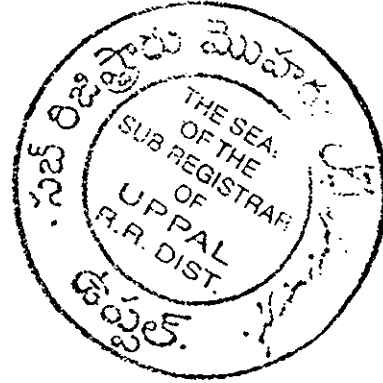
For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS  
K.J.R. Padmavati

1 వ పుస్తకము 2023/సంఖ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 6... ఈ కాగితపు వరుస  
సంఖ్య..... 6.....

సబ్-రిజిస్ట్రార్



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



**DRIVING LICENCE**  
DLDAPO11193822002  
**PRABHAKAR REDDY K**  
**K PADMA REDDY**  
2-3-64/10/24  
**JAISHOL GARDEN**  
**AMBERPET**  
**HYDERABAD**

2007-2002 **DUPLICATE**

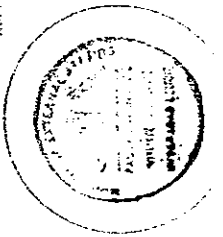
Authorizing Authority  
ETA, HYDERABAD-52



यदि कृपया चालक लाइसेंस को खोने के लिए प्रार्थना करें, तो इसे नो-डिफेंस  
अपॉइंटमेंट के तहत प्रेषित किया जाएगा और इसे वापस लेने के लिए प्रार्थना करें।  
यदि कोई भी अप्रत्याशित स्थिति उत्पन्न होती है, तो इसे वापस लेने के लिए प्रार्थना करें।

THESE ARE YOUR CURRENT AND FUTURE IN THE NAME OF THE  
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE IT MAY  
CONSEQUENT TO ALLOW THE BEARING TO TAKE FULLY WITHOUT LET ON  
INSURANCE AND TO APPROVE HIS/HER EVERY ASSISTANCE AND  
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

वर्तमान में जारी किया गया है और इसे वापस लेने के लिए प्रार्थना करें।  
यदि कोई भी अप्रत्याशित स्थिति उत्पन्न होती है, तो इसे वापस लेने के लिए प्रार्थना करें।



अधिकार प्रमाणित/अधिकार प्रमाणित  
महाराष्ट्र परिवहन, हैदराबाद  
Transport Office, Hyderabad

REPUBLIC ASSOCIATION

18-10-1969

SOHAM SATISH MODI

SATISH MANILAL MODI

ABMPM6725H

PERMANENT ACCOUNT NUMBER

**भारत गणराज्य REPUBLIC OF INDIA**

Country Code: **IND** Passport No: **B 2791005**

Surname: **MODI**

Given Name: **SOHAM SATISH MODI**

Nationality: **INDIAN** Sex: **MALE** Date of Birth: **18-10-1969**

Place of Birth: **MUMBAI**

Place of Issue: **PO HYDERABAD**


Date of Issue: **9-10-2000**

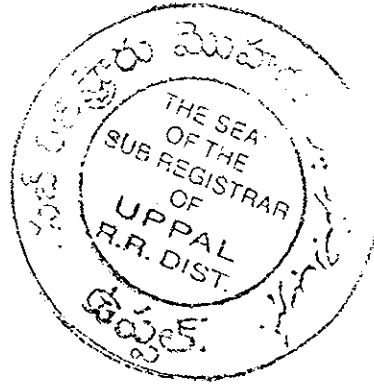
For Mehta and Modi Homes  
*[Signature]*  
Partner

For Mehta and Modi Homes  
*[Signature]*  
Partner

K.J.R.R. Padmanab

1 వ పుస్తకము 2000/66  
నిస్తావేజాల మొత్తం కాగితముల  
పంఖ్య... ర్... ఈ కాగితపు పదున  
పంఖ్య... x

  
సబ్-రిజిస్ట్రారు



**FORM 6**  
**INDIAN UNION DRIVING LICENCE**  
**ORIGINAL**

NAME OF THE LICENCE HOLDER  
 SON OF

SRI KVN DURGA NAGESH  
 SRI SRIHARI



SPEC. PHOTO/THUMB IMPRESSION  
 OF THE LICENCE

SIGNATURE AND DESIGNATION  
 OF THE LICENSING AUTHORITY

DRIVING LICENCE NUMBER

16961 / HC / 2000

DATE OF ISSUE

20.09.2000

NAME

SRI KVN DURGA NAGESH

SON OF

SRI SRIHARI

TEMPORARY ADDRESS/OFFICIAL  
 ADDRESS IF ANY

8-3-318/11/S/1, 2ND FLR  
 JAYA PRAKASH NAGAR, AMEERPET  
 HYDERABAD

PERMANENT ADDRESS

8-3-318/11/S/1, 2ND FLR  
 JAYA PRAKASH NAGAR, AMEERPET  
 HYDERABAD

DATE OF BIRTH

01.07.1964

EDUCATIONAL QUALIFICATIONS

BLOOD GROUP WITH RH FACTOR

THE HOLDER OF THE LICENCE IS LICENCED TO DRIVE THROUGHOUT INDIA

LIGHT MOTOR VEHICLE

A MOTOR VEHICLE OF THE FOLLOWING DESCRIPTION

THE LICENCE TO DRIVE A MOTOR VEHICLE  
 OTHER THAN TRANSPORT IS VALID FROM

20.09.2000 TO  
 30.06.2014

THE LICENCE TO DRIVE  
 TRANSPORT VEHICLE IS VALID FROM

TO

NAME AND DESIGNATION OF THE AUTHORITY  
 WHO CONDUCTED THE DRIVING TEST

S. ASHOK REDDY

SIGNATURE AND DESIGNATION  
 OF THE LICENSING AUTHORITY

AUTHORISATION TO DRIVE TRANSPORT VEHICLE  
 NUMBER

AUTHORISED TO DRIVE TRANSPORT VEHICLE  
 WITH EFFECT FROM

BADGE NUMBER

SIGNATURE AND DESIGNATION  
 OF THE LICENSING AUTHORITY

NAME AND DESIGNATION OF THE AUTHORITY  
 WHO CONDUCTED THE DRIVING TEST

SPACE FOR ADDITION OF CLASS OF VEHICLES

NUMBER

DATE

ALSO AUTHORISED TO DRIVE THE FOLLOWING CLASSES OF OR DESCRIBE ALL  
 MOTOR VEHICLES

NAME AND DESIGNATION OF THE AUTHORITY  
 WHO CONDUCTED THE DRIVING TEST

DATE

SIGNATURE AND DESIGNATION  
 OF THE LICENSING AUTHORITY

SPACE FOR RENEWAL OF DRIVING LICENCE

THE LICENCE TO DRIVE MOTOR VEHICLES  
 OTHER THAN TRANSPORT VEHICLES IS  
 HEREBY RENEWED

THE LICENCE TO DRIVE TRANSPORT  
 VEHICLES HEREBY RENEWED

FROM

TO

SIGNATURE OF LICENSING AUTHORITY

N - NON-TRANSPORT  
 T - TRANSPORT

3395068  
**REDDY**  
**MOTOR CAR DRIVING TRAINING CENTRE**  
 1st Floor, 1-10, Durravara, Merinova Compound  
 Amrutha Estrae, Somajiguda, Hyderabad-62.

13 పుస్తకము/విషయ/సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...దీ...ఈ కాగితపు వరుస  
సంఖ్య...రీ.....

సబ్-రిజిస్ట్రార్

