

251

C.S No. 2670 DOCT. No. 2685/07/200

(75) A42734



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 2023 Date 22/2/07
 Old No. D. Phani Kumar
 No. D. N. Murthy
 For Whom Mehta & Modi Homes

LEELA G. CHIMALGI
 STAMP VENDOR
 No. 102/6
 5-4-76/A, Cellar, Ranigummi
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 24th day of February 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 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

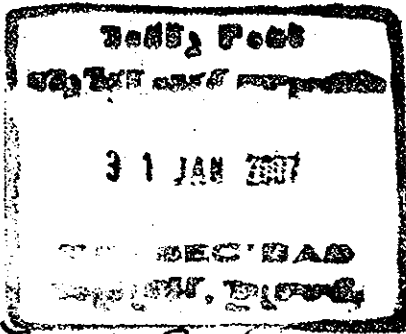
1. MR. PRAVEEN KUMAR KROVVIDI, SON OF MR. RADHAKRISHNA, Aged about 33 years,
2. MRS. SUMA WIFE OF MR. PRAVEEN KUMAR KROVVIDI, aged about 33 years, Both are residing at 6-5-305/2, Plot No. 11, Phase V, MIG II, Self Finance Colony, Vanasthalipuram, Hyderabad - 500 070, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

 Partner

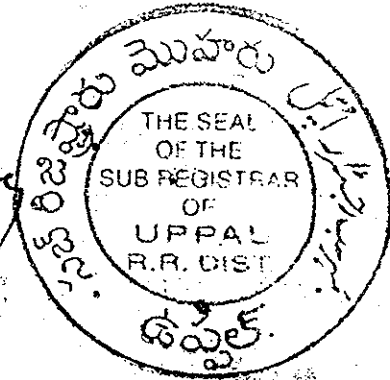
For Mehta and Modi Homes

 Partner



వ పుస్తకము... సులీపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.../.....

సబ్-రిజిస్ట్రారు



న శ్రీ వ సులీపు... నెల... తది
12 శ్రీ వ.శ.శా... మాసము... తది
లు... మురియు... గంటల మధ్య
బుక్ నంబర్-రిజిస్ట్రారు అఫీసులో

K. Phani Shankar Reddy
స్టేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
సరించి సమర్పించవలసిన పాటోగ్రాఫులు
యు వేలిముద్రలతో శహ దాఖలుచేసి
యు రూ... 2500/- వెల్లిరిచినారు.

Receipt No. 191971 Dt. 24/2/71
Habsiguda Branch, Sec'bad

యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌటనవ్రేలు



సాపించినది.

Subscribed by: Sri Ramachandra, R/o. G-46 Shambharam, Comband
G. H. 12,

Jr. Sridhar Accounts Officer, High Court of A.P., Hyderabad.

200. వ. సులీపు... నెల... తది
192 శ్రీ వ.శ.శా... మాసము... తది

సబ్-రిజిస్ట్రారు

WHEREAS:

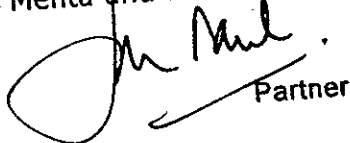
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule 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 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 2655/2007

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 9... ఈ కాగితపు వరుస

సంఖ్య... 2.....

[Signature]
సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act VI of 1906
No. 2655 of 2007 Date 24/2/07

I hereby certify that the proper deficit
stamp duty of Rs. 46520/- Rupees
has been levied in respect of this instrument
from Sri. K.P. Reddy
on the basis of the agreed Market Value
consideration of Rs. 515000/- being
higher than the consideration agreed Market
Value.

*Rs. 46520/- thousand -
five hundred twenty only*

S.R.O. Uppal

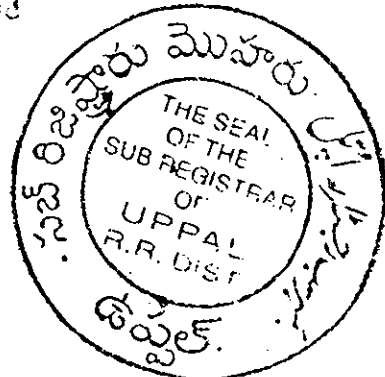
Dated 24/2/07

[Signature]
Sub Registrar
and Collector U.S. 41&4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 46520/- Towards Stamp Duty
including Transfer duty and Rs. 2590/-
towards Registration Fee was paid by the party
through Challan Receipt Number 191971
Dated 24/2/07 at SRI Habsiguda Branch Sec'bad

S.R.M. Habsiguda
A/c No. 010000507
S.R.O. Uppal.



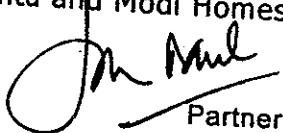
E) The Vendee is desirous of purchasing a plot of land bearing no. 251 admeasuring about 431 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 5,18,000/- (Rupees Five Lakhs Eighteen Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

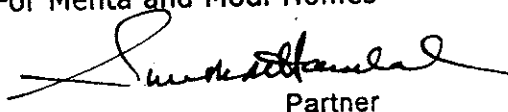
1. The Vendor do hereby convey, transfer and sell the Plot No. 251 admeasuring 431 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is hereinafter referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 5,18,000/- (Rupees Five Lakhs Eighteen 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.

Stamp duty and Registration amount of Rs. 49305/- is paid by way of challan no. 3191971, dated 24.02.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

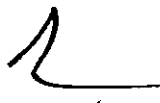

Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము సం॥ (కా.క) పు. 2665/17

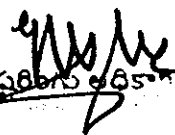
ఉస్మావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

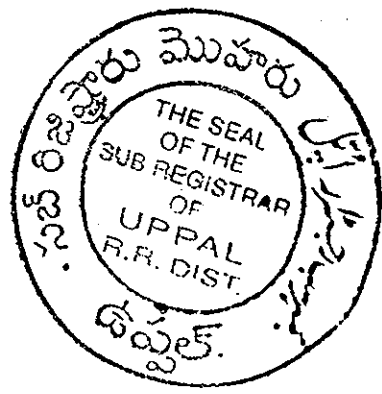


పబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (కా.క) పు. 2665/17

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 2665..... I-2007 ఇవ్వడమైన
2007 సం॥ జూలై 24 తేదీ


రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 251, admeasuring about 431 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	40' wide road
South	100' wide road
East	Plot No. 252
West	Open land

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. *R. Rambhadr*

2. *K. Sridhar*

For Mehta and Modi Homes

John Paul
Partner

VENDOR

For Mehta and Modi Homes

Suresh Kumar
VENDOR Partner

K. R. K.

Arundh


VENDEE

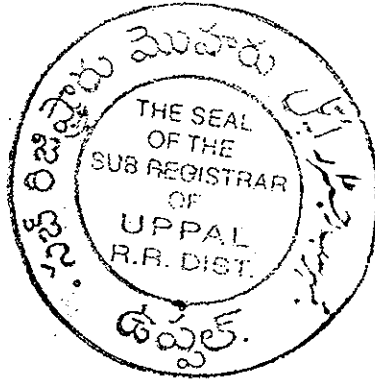
1 వ పుస్తకము 2645-67

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య...9..... ఈ కాగితపు వరుస

సంఖ్య...9.....


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 251, FORMING A PART

IN SURVEY NOS.

291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR:

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

VENDEE:

1. SRI PRAVEEN KUMAR KROVVIDI, SON OF SRI RADHAKRISHNA

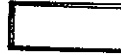
2. SMT. SUMA, WIFE OF SRI PRAVEEN KUMAR KROVVIDI

REFERENCE:

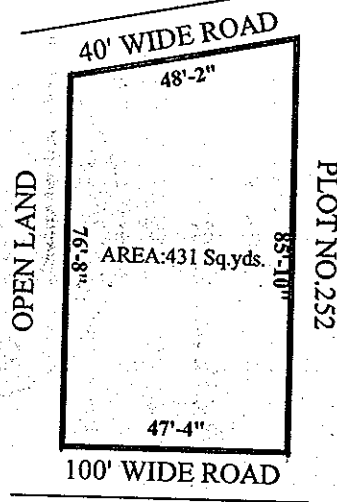
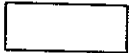
431

SCALE:
SQ. YDS.

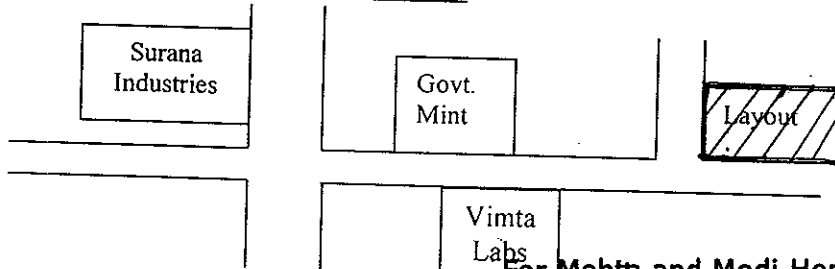
INCL:
SQ. MTRS.



EXCL:



LOCATION PLAN



WITNESSES:

1. *R. Ramkrishna*

2. *K. Sridhar*

For Mehta and Modi Homes
[Signature] Partner
 For Mehta and Modi Homes
[Signature] Partner

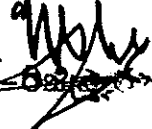
SIG. OF THE VENDOR

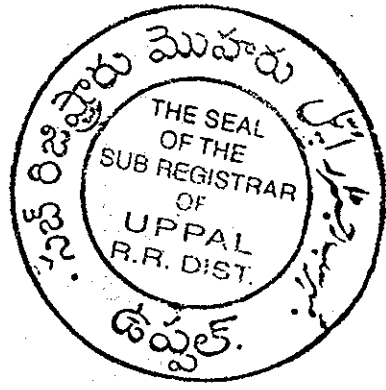
[Signature]

SIG. OF THE VENDEE

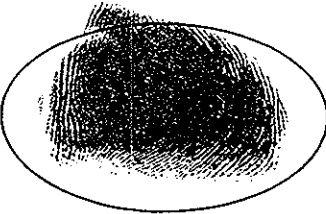

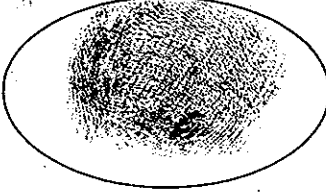

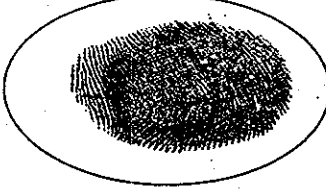

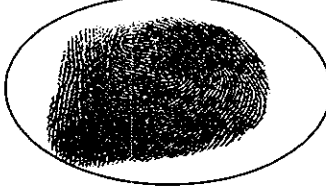

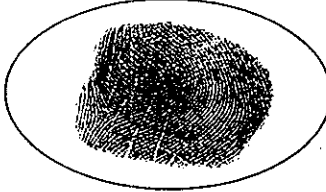
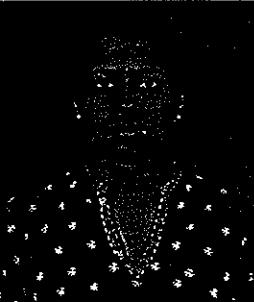
[Signature]

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

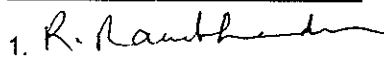


~~సబ్ రిజిస్ట్రార్~~



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
			<u>VENDOR:</u> 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
			<u>GPA FOR PRESENTING DOCUMENTS:</u> 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.
			<u>BUYER:</u> 1. MR. PRAVEEN KUMAR KROVVIDI S/O. MR. RADHAKRISHNA R/O. 6-5-305/2, PLOT NO. 11, PHASE V MIG II, SELF FINANCE COLONY VANASTHALIPURAM HYDERABAD - 500 070.
			2. MRS. SUMA W/O. MR. PRAVEEN KUMAR KROVVIDI R/O. 6-5-305/2, PLOT NO. 11, PHASE V MIG II, SELF FINANCE COLONY VANASTHALIPURAM HYDERABAD - 500 070.

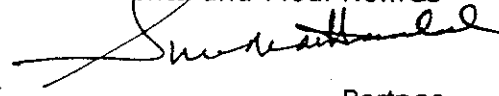
SIGNATURE OF WITNESSES:

1. 
2. 

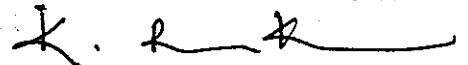

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF THE EXECUTANTS

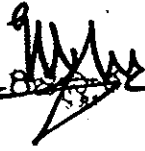



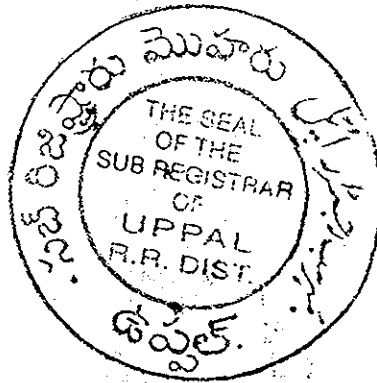
1 వ పుస్తకము 268567

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 6


పదే-8



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
OLDAPG11193822002

PRABHAKAR REDDY K
K PABAK REDDY
2-3-64/10724
JAISWAL GARDEN
AMBERPET
HYDERABAD

26/07/2002

DUPLICATE

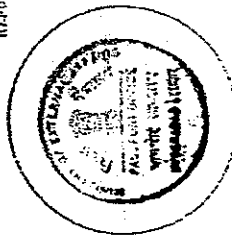
Licensing Authority,
RTA, HYDERABAD, E2



यह प्रमाण है कि प्रमाणित व्यक्ति का नाम प्र. क. रेड्डी है जो कि भारत की प्रजातन्त्र गणराज्य में निवास करता है और वह भारत की नागरिकता का अधिकारी है।

THESE ARE TO REQUEST AND REQUESTS IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHICH IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO APPOINT HIM FOR EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यह प्रमाण है कि प्रमाणित व्यक्ति का नाम प्र. क. रेड्डी है जो कि भारत की प्रजातन्त्र गणराज्य में निवास करता है और वह भारत की नागरिकता का अधिकारी है।



परिचय कार्ड, हैदराबाद
Passport Office, Hyderabad.

PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम (FATHER'S NAME)
SATISH MANILAL MODI

नाम (NAME)
SOHAM SATISH MODI

दिनांक (DATE OF BIRTH)
19-10-1969

आवास (RESIDENCE)
CHANDRANAGAR

मुख्य अधिकारी (Chief Commissioner of Inland Revenue, Andhra Pradesh)

भारत गणराज्य REPUBLIC OF INDIA

IND B2791005

MODI

SOHMAN KUMAR MODI

INDIAN MALE 19-10-1969

MUMBAI (MS)

HYDERABAD


9-10-2000 8-10-2002

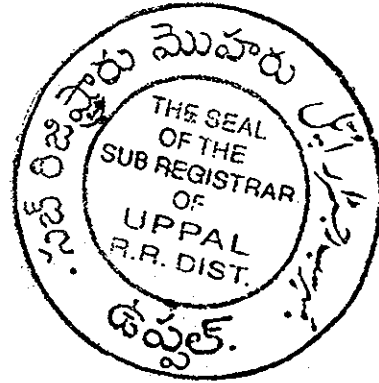
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भारत गणराज्य REPUBLIC OF INDIA

श्रेणी/Type: IND
 राष्ट्र का कोड/ Country Code: IND
 पंजीकृत नंबर/ Passport No.: F3145000

नाम/ Name: KRONNISI
 प्रदान किए गए नाम/ Given Names: PRAVEEN KUMAR
 राष्ट्रीयता/ Nationality: INDIAN
 लिंग/ Sex: MALE
 जन्म तिथि/ Date of Birth: 9.6.1974
 जन्म स्थान/ Place of Birth: KONNUR

आवृत्ति/ Issue: PO, HYDERABAD
 जारी की तिथि/ Date of Issue: 2.7.1997
 समाप्त की तिथि/ Date of Expiry: 3.7.2001



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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 LEST OR HINDRANCE AND TO AFFORD HIM OTHER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिव्य प्राप्त
 BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



M. K. SATAM
 अधीक्षक Superintendent
 पासपोर्ट कार्यालय, हैदराबाद
 Passport Office, Hyderabad

K. R. A

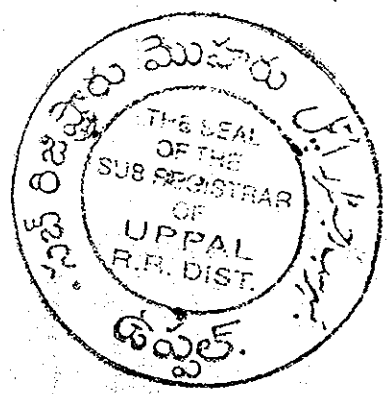
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దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

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~~సబ్ రిజిస్ట్రార్~~



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