256

C.S No. 12888 DOCT. No. 12871/2007 Acknm 13244

भारतीय गैर न्यायिक

भारत

पचास रुपये रु. 50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH B 794557

S. No. 3959 Date 16/11/2007 Rs. 50/-
Name G. Venkatesh
S/o. D/~~or W~~/o G.A. Rao
For Whom Mehta & Modi Homes

G. Padma Sree
G. PADMASREE
STAMP VENDOR L. No. 28/2007
5-103/2, Balaji Nagar Colony,
Nagaram (V) Keesara (M) R. R. Dist.
Under S.R.O. Shamirpet.

SALE DEED

This Sale Deed is made and executed on this the 22nd day of November 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 37 years, Occupation: Business and Mr. Suresh U. Mehta, S/o. 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

MRS. POONDLA UMA KUMARI, WIFE OF MR. P. THAKUR PRAKASH, aged about 47 years, residing at Plot No. 71, Silver Oak Bungalows (Phase-I), Sy. No. 35 to 39, Cherlapally, Hyderabad, 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

Office of the Deputy Commissioner District Registrar

వ పుస్తకము 2821/సంగా
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య 10 ఈ కాగితపు పరుపు
సంఖ్య 1

సబ్-రిజిస్ట్రారు

సం వ సంగ్రహ నెల 22 తేది
192 వ శా. శుభకృత్ నామ సం. 1 తేది
పగలు 3 మరియు 4 గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
శ్రీ K. Prabhakar Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
దస్తావేజు నెం. 2501 చెల్లించినారు.
Receipt No. 760034 Dt. 21/11/06 Vide
SBH, Habsiguda Branch, Sec'bad

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.
Attested GPA, through General Power of Attorney, Vide Doc. No. 201/V/2006
Registered at SRO, Uppal, Ranga Reddy District

నా యిచ్ఛనుబట్టి ఒప్పుకొన్నది
ఎడమ బ్రొటనవ్రేలు

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.
Attested GPA, through General Power of Attorney, Vide Doc. 201/V/2006
Registered at SRO, Uppal, Ranga Reddy District.

నిరూపించినది.

(1) S/o V. VENKAIAH R/o. 303, Pinnacle Pride Apts, Umanagar, I st Street, Begumpet, Hyderabad.

(2) Kiran S/o. Rama Rao occ: Business R/o. 101, Sri sai Apts, Nagole X Road Hyderabad.

2007 వ సం॥ నవంబరు నెల 22 వ తేది
192 వ శా. శుభకృత్ నామ సం. 1 వ తేది.

సబ్-రిజిస్ట్రారు

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH B 794558

S. No. 360 Date 16/11/2007 Rs. 50/-

Name G. Venkatesh

S/o. ~~D/o. W/o~~ G.A. Rao

For Whom Mehta & Modi Homes

G. Padma Sree

G. PADMASREE

STAMP VENDOR L.N. 28/2007

5-103/a, Balaji Nagar Colony, Nagaram (V) Keesara (M) R. R. Dist. Under S.R.O. Shamirpet.

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.	2557/2004	01/03/2004	202 Sq. Yds
11.	2560/2004	01/03/2004	202 Sq. Yds

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

Office of the Deputy Director District Treasury
- 7 NOV 2007
Hyderabad (urban)

1 వ పుస్తకము 2271/ సం॥
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10..ఈ కాగితపు వరుస
సంఖ్య...2.....

సబ్-రిజిస్ట్రారు

- 8 NOV 2007

Endorsement Under Section 42 of Act 6 of 18
No. 12871 .....of 200.7 **Date**..22/11/07
I hereby certify that the proper **deficit stamp** duty of Rs. 46520 Rupees Forty six thousand five hundred & Twenty Rupees 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. 518000/- .....**being higher than** the consideration agreed Market **Value.**

S.R.O. Uppal
Dated 22/11/07

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

Registration Endorsement

An amount of Rs. 46520 .....towards Stamp **Duty** Including Transfer duty and Rs. 2550 ..... towards Registration Fee was paid by the **party** through Challan Receipt Number ..... 760034 ..... Dated 21/11/07 at SBH Habsiguda Branch. Secbad.

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

సబ్ రిజిస్ట్రారు మొహర్
THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

12.	11573/2004	23/11/2004	Ac. 0-38 Gts.
13.	1655/2005	21/02/2005	Ac. 0-25 Gts.
14.	2247/2005	11/03/2005	Ac. 1-22 Gts.
15.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
16.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
17.	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 layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

E) The Vendee is desirous of purchasing a plot of land bearing no. 256 admeasuring 370 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 FOLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 256 admeasuring 370 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. 5,18,000/- (Rupees Five Lakhs Eighteen Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము 12871/సం॥ 07
పేజీల మొత్తం కాగితములు
10 ఈ కాగితపు వరుస
సంఖ్య 3

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము నెంబరు 12871/07
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 12871/1-2007 ఇవ్వబడినది
2007 సంవత్సరము జూలై నెల 22 తేది

రిజిస్ట్రేరింగు అధికారి

మొహరు
THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.
ఉప్పల్

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. 49,305/- is paid by way of challan No. 760034, dated 21.11.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము/2121/సం॥లో
మొత్తపేజీల మొత్తం కాగితములు
సంఖ్య...10... ఈ కాగితపు వరుస
సంఖ్య...4...

సబ్-రిజిస్ట్రారు

THE SEAL OF THE REGISTRAR OFC UPPAL R.R. DIST.

ఉప్పల్.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 256 admeasuring about 370 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, 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. 257
West	Plot No. 255

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 Partner

Partner

(Soham Modi)
VENDOR

For Mehta and Modi

Partner

(Suresh U. Mehta)
VENDOR

P. Umakumari
VENDEE

ఈ పుస్తకము 2817/సం॥లో
పేజీల మొత్తం కాగితములు
10 ఈ కాగితపు వరుస
సంఖ్య 5

సబ్-రిజిస్ట్రారు

మొహరు
THE SEAL
OF THE
SUB REGISTRAR
OF
UPPAL
R.R. DIST.
ఉప్పల్.

REGISTRATION PLAN SHOWING PLOT NO. 256, FORMING A PART

IN SURVEY NO. 291 **Situated at**

CHERLAPALLY VILLAGE, GHATKESAR **Mandal, R.R. Dist.**

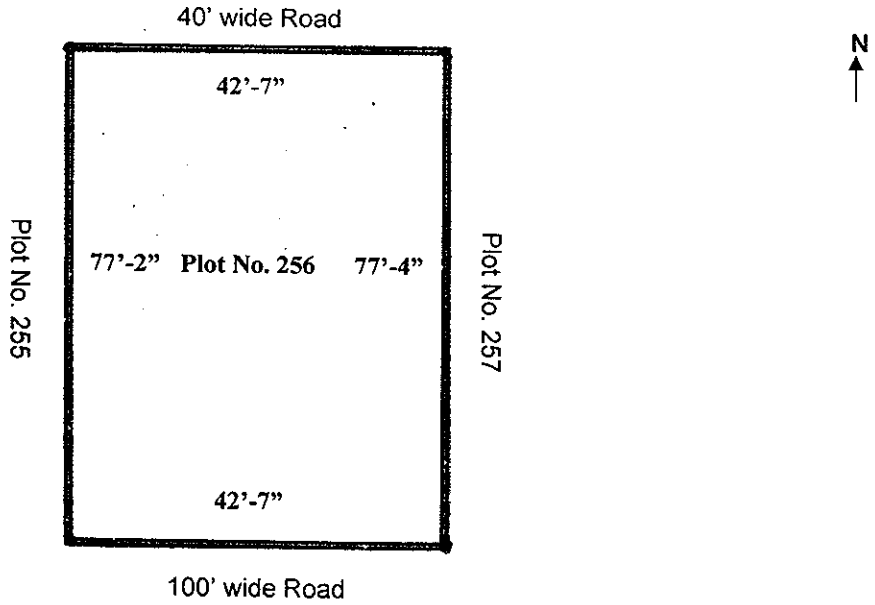
VENDOR: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

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

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

BUYER: MRS. POONDLA UMA KUMARI, WIFE OF MR. P. THAKUR PRAKASH

REFERENCE:
AREA: 370 **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

P. Uma Kumari

SIG. OF THE BUYER

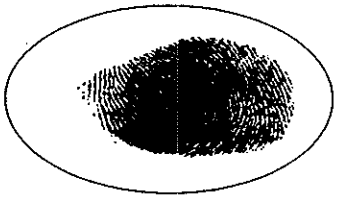
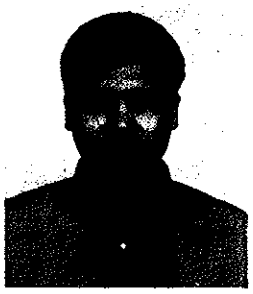
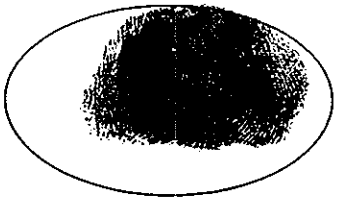
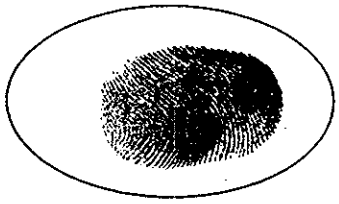
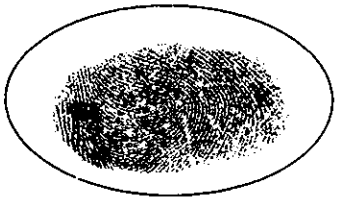
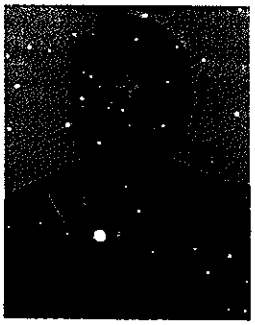
1 వ పుస్తకము 1281/07 సం॥లు
[illegible] మొత్తం కాగితములు
10 ఈ కాగితపు వరుస
సంఖ్య 6

సబ్-రిజిస్ట్రారు

THE SEAL
OF THE
SUB REGISTRAR
OF
UPPAL
R.R. DIST.

ఉప్పల్.

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 MANSIOM, 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.
			BUYER: MRS. POONDLA UMA KUMARI W/O. MR. P. THAKUR PRAKASH R/O. PLOT NO. 71 SILVER OAK BUNGALOWS (PHASE-I) SY. NO. 35 TO 39 CHERLAPALLY HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

P. Uma Kumari

ఈ పుస్తకము నెం.1/2011

మొత్తం కాగితములు

10 ఈ కాగితపు వరుస

సంఖ్య 7

సబ్-రిజిస్ట్రారు

సబ్ రిజిస్ట్రారు మొహరు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R. DIST.

ఉప్పల్.

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DL DAP01 19382202

PRABHAKAR REDDY K
K PADAM REDDY
2 3 64/10/24
JAISWAL GARDEN
AMBERPET
HYDERABAD

Licensing Authority
R.T.A. HYDERABAD (E)

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनसे इस बात से संबंधित हो, यह प्रार्थना एवं अनुरोध है कि वे बिना रोक-टोक, आवाजाही के अधिकार दें, और उसे हर तरह की सहायता और सुरक्षा प्रदान करें जिसकी वह आवश्यकता रखे।

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 HINDRANCE, AND TO AFFORD HIM/HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से जिस नाम
BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

उप सचिव
अवर सचिव
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad.

भारत गणराज्य REPUBLIC OF INDIA

IND
B2791005
MODI
SOHAM SATISH
INDIAN
MALE
18-10-1969
MUMBAI
PO HYDERABAD
9-10-2000
8-10-2010

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H
नाम /NAME
SOHAM SATISH MODI
पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI
जन्म तिथि /DATE OF BIRTH
18-10-1969
हस्ताक्षर /SIGNATURE

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము/2414/ సం॥

మొత్తం కాగితములు

10 కాగితపు వరుస

8

సబ్-రిజిస్ట్రారు

సబ్ రిజిస్ట్రారు మొహరు

THE SEAL
OF THE
SUB REGISTRAR
OF
UPPAL
R.R. DIST.

ఉప్పల్.

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर उन सब से जिनसे इस बात से सरोकार हो, यह अनुरोध है कि वे इस पारपत्र के धारक को बिना रोक-टोक, आसानी से आने-जाने दें और उसे वह सब सहायता और रक्षा 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 HINDRANCE, AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यह पारपत्र के [illegible] के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

J. ALIVELU
कृते पासपोर्ट अधिकारी
For Passport Officer
हैदराबाद/Hyderabad.

MINISTRY OF EXTERNAL AFFAIRS
PASSPORT OFFICE

भारत गणराज्य REPUBLIC OF INDIA

P. umaTHAkur

टाईप /Type	राष्ट्रीय कोड /Country Code	पासपोर्ट नं. /Passport No.
P	IND	F0892073

उपनाम /Surname
POONDLA

दिये गये नाम /Given Names
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HYDERABAD

जारी करने की तिथि /Date of Issue	समाप्ति की तिथि /Date of Expiry
22/09/2004	21/09/2014

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P. umaThakur

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సబ్ రిజిస్ట్రారు మొహరు
THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.
ఉప్పల్

10/11/2007

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