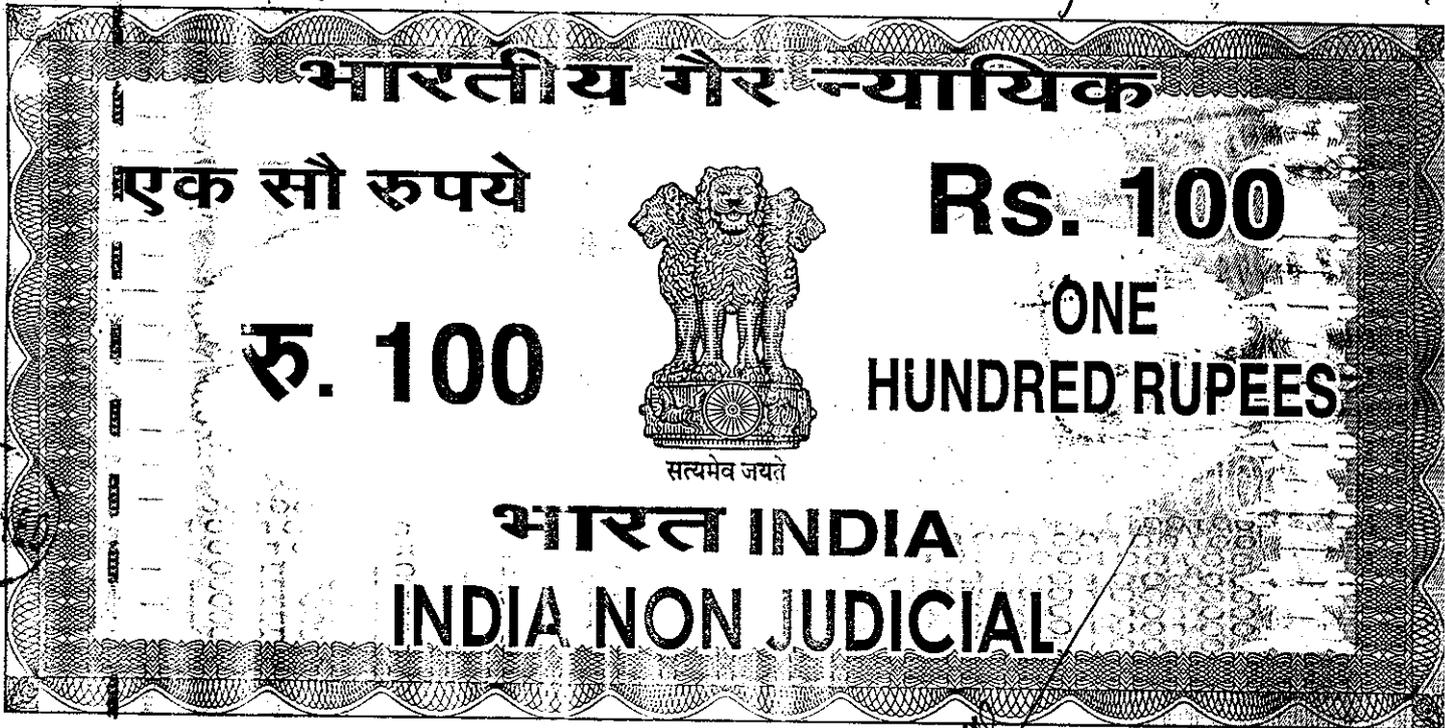


260

No. 9953 DOCT. No. 9939/2007 A-10229

260

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 38162 Date 13/07/2007 100

Name D. Phani

B/o, D/o, W/o P. N. Murthy

For Whom M/s Mehta & Modi Homes

K. Srinivas

H 196340

SVL No.26/08, R.No.11/2007  
City Civil Court  
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 17<sup>th</sup> day of August, 2007 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 37 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. A. DEEPAK, SON OF MR. A. SUDHAKAR, aged about 29 years, residing at 304, Mahalaxmi Towers, Shiv Bagh, Amēerpet, Hyderabad – 500 016, 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

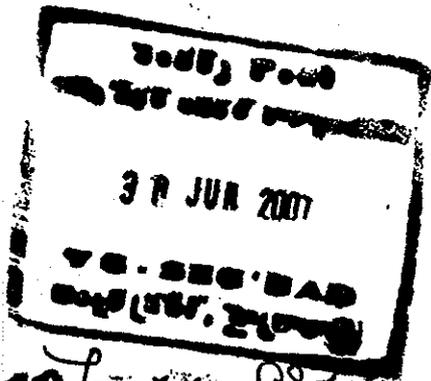
For Mehta and Modi Homes

*[Signature]*  
Partner

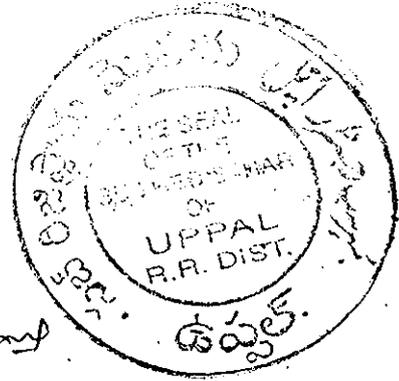
*[Signature]*  
Partner

1 వ పుస్తకము.....9939/17  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య.....ఈ కాగితపు వరుస  
 సంఖ్య.....

సబ్-రిజిస్ట్రారు



2007 వ.సం||...నెల...వ తేది  
 192 వ.శ.శ...మాసం...వ తేది  
 పగలు.....మరియు.....గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో



శ్రీ. K. Raghavakumar, Residing  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాట్ గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి

రుసుము రూ||...చెల్లించారు.  
 Receipt No. 6095U2 Di. 17/6/07  
 SBH, Habsiguda Branch, Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవ్రేలు



చూపించినది.

శ్రీ. K. Raghavakumar, S/o. K. P. Reddy, occ: service  
 (1) S-U-187/3 & 4, 2nd floor, Sobham mansion  
 M.G. Road, Sec'bad, through attested GPA  
 for presentation of documents, vide GPA no.  
 201/2K/106 at Sec, Uppal, R. R. Dist

శ్రీ. K. Raghavakumar

YAGNANARAYANA, S/o. LATE N.V. KRISHNAIAH  
 occ: Service No. FLAT NO. 10,  
 ANNAPURNA RESIDENCY, MEHIDI PATNAM,  
 HYDERABAD.

శ్రీ. K. Raghavakumar

Krishna murthy S/o. Ramene Rao occ: service  
 2-2-64/10/24 Amberpet, Hyderabad

2007 వ.సం||...నెల...వ తేది  
 192 వ.శ.శ...మాసం...వ తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

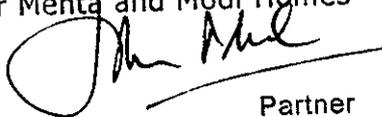
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

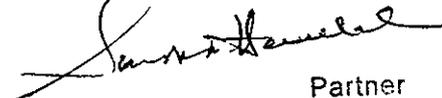
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006. About 10% of the plots were mortgaged to HUDA at the time of the release of tentative layout. The said mortgage was released by relinquishment deed no. 1081/2007 dated 23.01.2007 after completing the layout and at the time of final release of layout by HUDA.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

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

  
 సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 19 of 1900  
 No. 9329 of 2007 Date 17/8/07

I hereby certify that the proper deficit  
 stamp duty of Rs. 46620/- Rupees Forty four thousand  
Six hundred twenty 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. 997000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal

dated

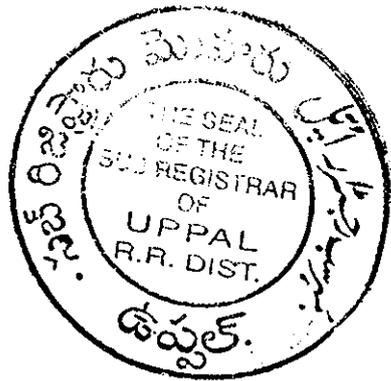
17/8/07

  
 and Collector U/S. 41 & 44  
 INDIAN STAMP ACT

**Registration Endorsement**

An amount of Rs. 44620/- towards Stamp Duty  
 Including Transfer duty and No. 2485  
 towards Registration Fee was paid by the party  
 through Cash at Serial Number 602592  
 Dated 17/8/07 At SRI HANNA JALIA Branch, S.R.O. Uppal.

ప.న.న. నాగభద్రా  
 A/c No. 0160050788  
 of S.R.O. Uppal.



- E) The Vendee is desirous of purchasing a plot of land bearing no. 260 (shown as plot no. 60 in the HUDA sanction plan), admeasuring 355 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,97,000/- (Rupees Four Lakhs Ninty Seven Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

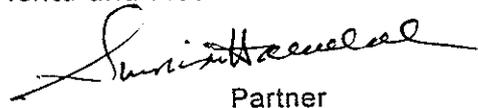
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 260 (shown as plot no. 60 in the HUDA sanction plan), admeasuring 355 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. 4,97,000/- (Rupees Four Lakhs Ninty Seven 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. 47,210/- is paid by way of challan no. 602542, dated 17.08.2007, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

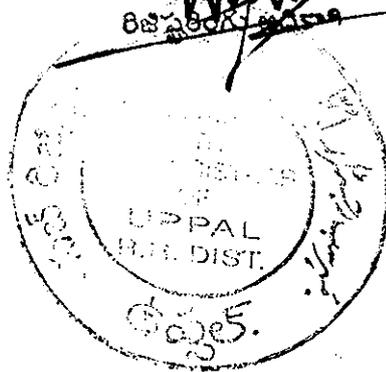
  
Partner

1. వ పుస్తకము సంఖ్య 993960 సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు వరుస  
సంఖ్య 1

సబ్-రిజిస్ట్రార్

1. వ పుస్తకము సంఖ్య (శా.శ) 993960  
సెంటరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 1-2007 ఇవ్వడమైన  
200 సంఖ్య 12 తది

రిజిస్ట్రార్



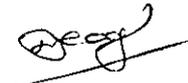
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 260 (shown as plot no. 60 in the HUDA sanction plan), admeasuring about 355 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on: Block No. 2, Old Village.

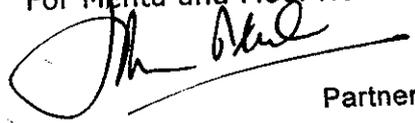
|       |   |
|-------|---|
| North | 40' wide road   |
| South | 100' wide road  |
| East  | 40' wide road   |
| West  | Plot No. 259 (shown as plot no. 59 in the HUDA sanction plan) |

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. 

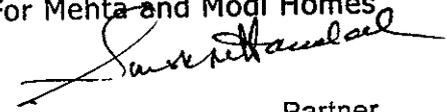
For Mehta and Modi Homes



Partner

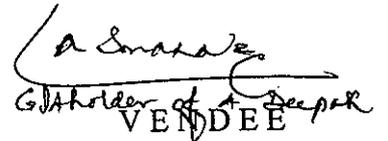
(Soham Modi)  
VENDOR

For Mehta and Modi Homes



Partner

(Suresh U Mehta)  
VENDOR



Holder of 1/2 Share  
VENDEE

1. పుస్తకం గొప్పగా ఉంది.

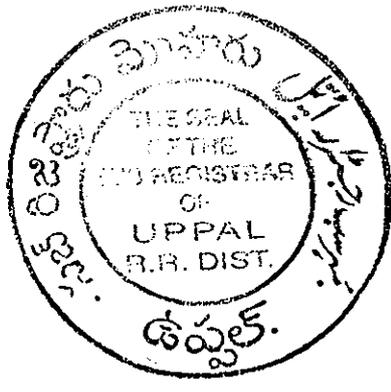
దస్తవీదారులకు తెలియజేయబడింది.

సంఖ్య: 9/2024/1000 వారు

2024/04/01

1

సీల్-అప్



**REGISTRATION PLAN SHOWING** PLOT NO. 260 (SHOWN AS PLOT NO. 60 IN THE HUDA SANCTION PLAN)

**IN SURVEY NO.** 291 (P) **Situated at**

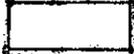
CHERLAPALLY VILLAGE, GHATKESAR **Mandal, R.R. Dist.**

**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. A. DEEPAK, SON OF MR. A. SUDHAKAR

**REFERENCE:** **SCALE:** **INCL:**  **EXCL:**   
**AREA:** 355 **SQ. YDS.** **SQ. MTRS.**

Plot No. 259



75'-0"

100' wide road

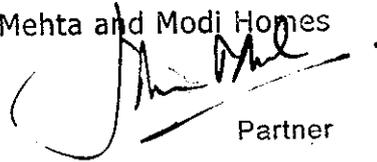
42'-7"

Plot No. 260

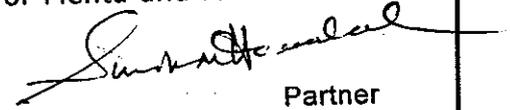
40' wide road

40' wide road

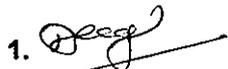
For Mehta and Modi Homes

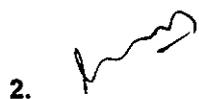
  
Partner

For Mehta and Modi Homes

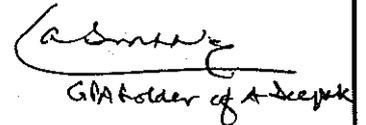
  
Partner

**WITNESSES:**

1. 

2. 

**SIG. OF THE VENDOR**

  
GPA holder of A-deepak

**SIG. OF THE BUYER**

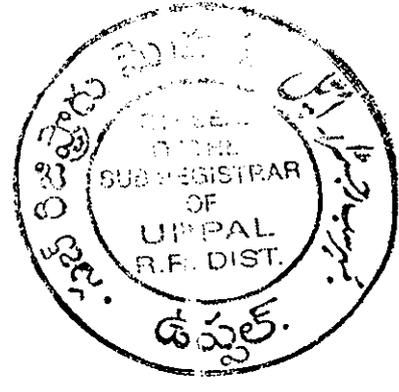
1వ పుస్తకము 99962

ధస్తావేజాల మొత్తం కాగితముల

సంఖ్య 99962 ఈ కాగితపు వరుస

సంఖ్య.....

*[Handwritten signature]*  
~~సబ్-రెజిస్ట్రార్~~



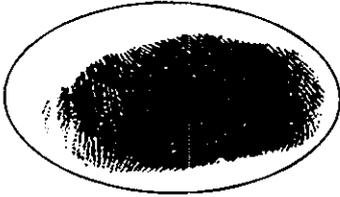
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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, 3<sup>RD</sup> FLOOR  
SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

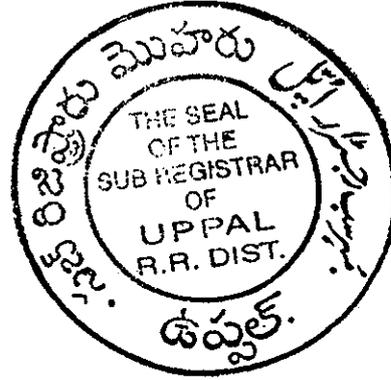
Partner

SIGNATURE OF EXECUTANTS

GPA Holder

1 వ పుస్తకము గొట్టి  
దస్తావీజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

  
సబ్ రిజిస్ట్రార్



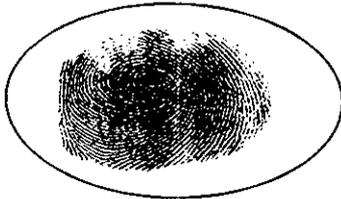
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL. NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|---------|--|--|--|
|---------|--|--|--|



**PURCHASER:**

MR. A. DEEPAK  
S/O. MR. A. SUDHAKAR  
R/O. 304, MAHALAXMI TOWERS  
SHIV BAGH  
AMEERPET  
HYDERABAD - 500 016.



**REPRESENTATIVE:**

MR. A. SUDHAKAR  
S/O. A. V. P. SASTRY  
R/O. 304, MAHALAXMI TOWERS  
SHIV BAGH  
AMEERPET  
HYDERABAD - 500 016.

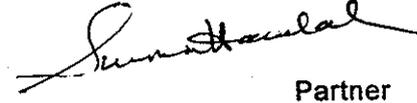
SIGNATURE OF WITNESSES:

1.   
2. 

For Mehta and Modi Homes

  
Partner

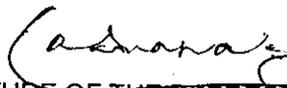
For Mehta and Modi Homes

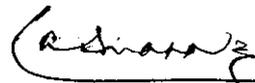
  
Partner

SIGNATURE OF EXECUTANTS

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

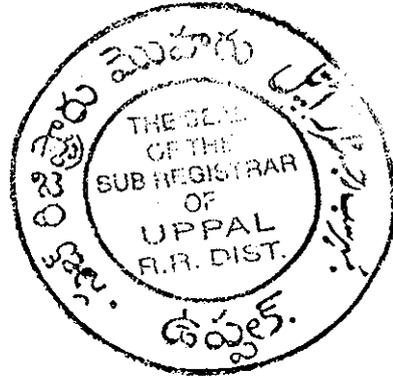
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. A. Sudhakar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

  
SIGNATURE OF THE REPRESENTATIVE

  
SIGNATURE(S) OF BUYER(S)  
G/A Order of A Deepak

1. వ పుస్తకము.....నంబు  
దస్తావీజుల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

  
సహాయక రిజిస్ట్రార్



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

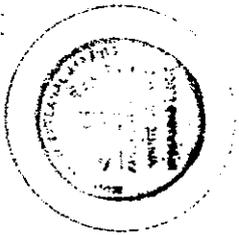


DRIVING LICENCE  
OLD NO. 191022085  
**PRABHAKAR REDDY**  
**K PADMA REDDY**  
23/04/1974  
JAISHAL GARDEN  
AMBERPET  
HYDERABAD

DRIVING LICENCE  
ANDHRA PRADESH  
HYDERABAD

1. IS DESCRIBED IN POINT  
OF THIS LICENCE AS BEING IN THE  
POSSESSION OF THE LICENCEE IN THE NAME OF THE  
PRESIDENT OF THE HELIX CLUB OF JAWA ALL JAWA WAGON AT  
CONCERN TO ALLOW THE LICENCEE TO DRIVE WITHIN THE  
TERMINAL AND IN APPROVED OR FROM EVERY ADDRESS AND  
PROVISION OF WHICH THE LICENCEE MAY STAND IN NEED.

THIS LICENCE IS VALID IN THE TERRITORY OF THE  
STATE OF ANDHRA PRADESH AND IN THE TERRITORY OF THE  
CENTRAL GOVERNMENT OF INDIA.



STATE OF ANDHRA PRADESH  
TRANSPORT DEPARTMENT  
HYDERABAD

PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**

NAME: **SOHAM SATISH MODI**

DATE OF BIRTH: **10-10-1969**

RESIDENCE: **SATISH MANILAL MODI**

OTHER NAME (NAME OF BIRTH):

**भारत गणराज्य REPUBLIC OF INDIA**

IND **B 2791005**

MODI  
**SOHAM SATISH @ SOHAM MANILAL MODI**

INDIAN **MALE** 10-10-1969

MUMBAI

PO HYDERABAD

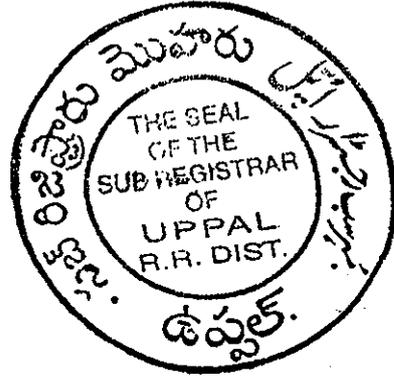
9-10-2000 8-10-2000

For Mehta and Modi Homes  
*John Mehta*  
Partner

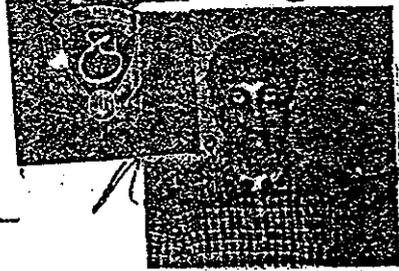
For Mehta and Modi Homes  
*John Modi*  
Partner

1 వ పుస్తకము.....నం||  
దస్తావీజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

పబ్లికేషన్



# Osmania University



Faculty of Management

Roll No. 1199-2014

This is to certify that A. Deepak  
son / daughter of A. Sudhakar has passed the  
Examination of

B.S. Diploma in M.B.A.

of this University, held in April 2000, and that he/she  
was placed in the First Division.

Given under the seal of the University.

D. Chary

Hyderabad

MARGASHIRA 22, 1922

Dated DECEMBER 13, 2000

Vice-Chancellor

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

సబ్-రిజిస్ట్రార్

