

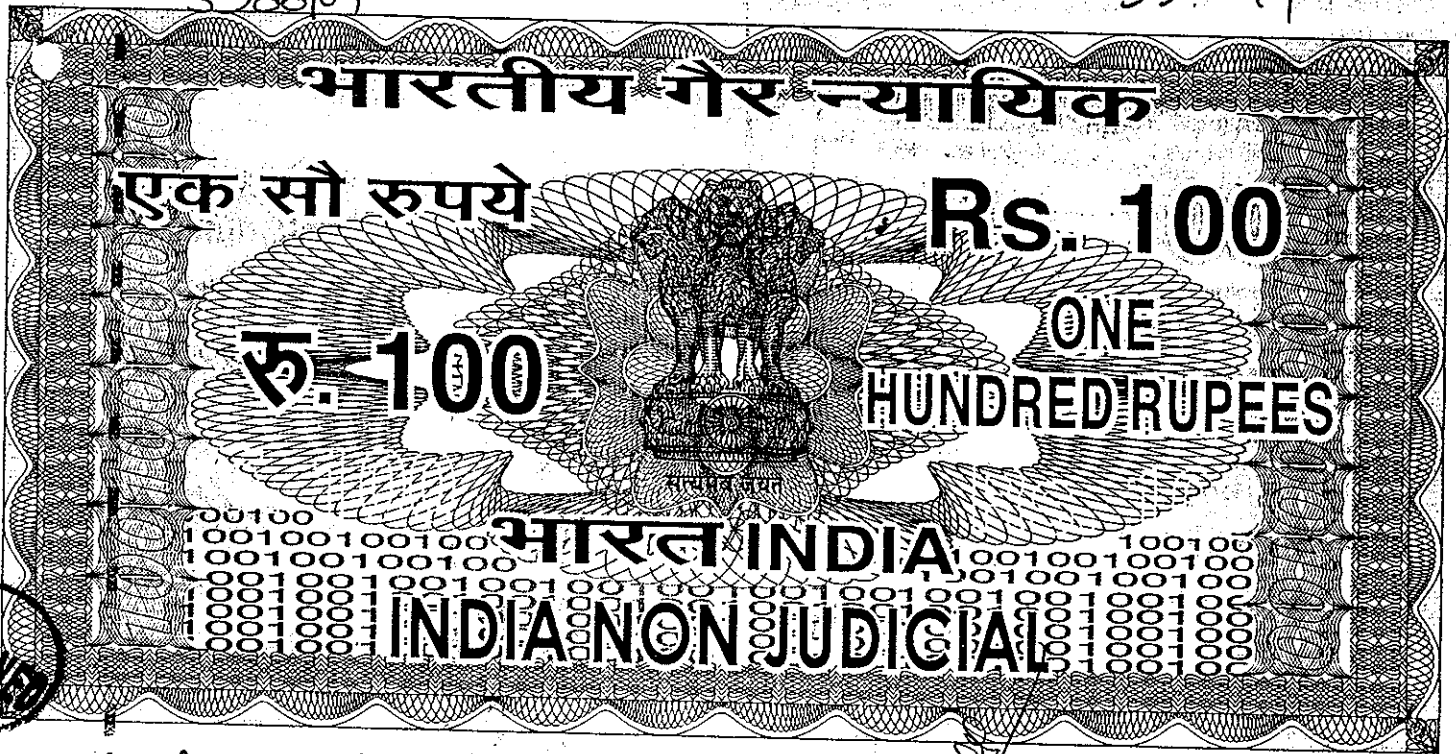
302

5368/09

5302/09

580

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Z 259262

13937
 No. Date: 25/05/2009
 Sold to: Ramesh
 in o. Dis. W/o: son Rao
 or Whom: Mehta & Modi Homes

K. SRINIVAS
 S.V.L.No.26/98, R.No.11/2007
 CITY CIVIL COURT
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 13th day of August 2009 at SRO, Uppal, Ranga Reddy District by:

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 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 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. V. SIVA KUMAR, SON OF MR. V. GANDHI aged about 44 years, Occupation: Business, residing at G-1, Dinesh Laxmi Apartments, Padmarao Nagar, Secunderabad - 500 026, 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 & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:

I. Stamp Duty:

- 1. in the shape of stamp papers..... Rs. 100/-
- 2. in the shape of challan (w/s.41 of I.S. Act, 1899)..... Rs. 2500/-
- 3. in the shape of cash (w/s.41 of I.S. Act, 1899)..... Rs. 2500/-
- 4. adjustment of stamp duty (w/s.16 of I.S. Act, 1899)..... Rs. 0/-

II. Transfer Duty:

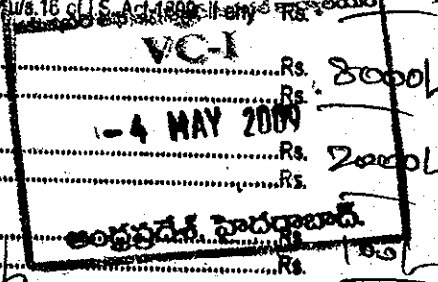
- 1. in the shape of challan..... Rs. 2000/-
- 2. in the shape of cash..... Rs. 2000/-

III. Registration fee:

- 1. in the shape of challan..... Rs. 2000/-
- 2. in the shape of cash..... Rs. 2000/-

IV. User Charges:

- 1. in the shape of challan..... Rs. 100/-
- 2. in the shape of cash..... Rs. 100/-



Sub-Registrar: *[Signature]* Total: Rs. 39,100/-

2009వ సం|| 12వ తేదీ

1921- వ.శ.శ. రిజిస్ట్రార్ మునుగల్లు తది
పగలు.....మరియు.....గంటల మధ్య
ఉన్నట్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Prabhakar Reddy.....
రెజిస్ట్రార్ ఆఫీసు, 19వ లాస్ సెక్షన్ 32 ఎ-ను
అనుకూలించిన సమర్పించవలసిన పాబ్లికేషన్లు
మరియు వేటినుజులతో సహా దాఖలు చేసి
చునుము రూ||.....చెల్లించినారు.

Receipt No. 161227 Dt. 12/12/08 Via
44 Habsiguda Branch, Sec'bad

రాజీవ్ కుమార్లు ఒప్పుకొన్నారు
ఎడమ అక్షరాలను



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

సబ్-రిజిస్ట్రార్

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Secunderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA/SPA No. 69/2008
dated 19-4-08 registerer at SRO, Uppal,
Ranga Reddy District.



చేయించినది

1 *[Signature]*

Venkataramana Reddy
O/o: Service R/o.
Green Hills Colony,

S/o. Anji Reddy
4-187/2, Rd No-2
H.2.

2 B. Raj Kumar

B. RAS KUMAR
O/o: B. RAMESH

S/o. M VRUND RAO
R/o. ANJAL SECURAD,

2009వ సం|| 12వ తేదీ
1921- వ.శ.శ. రిజిస్ట్రార్ మునుగల్లు తది

సబ్-రిజిస్ట్రార్

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

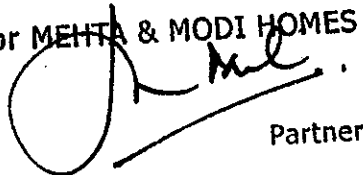
- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh have executed a GPA in favour of the Developer bearing no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.

- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.

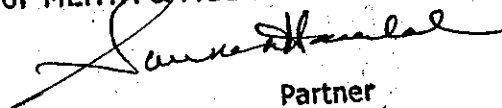
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.

- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The Vendor is desirous of developing the balance land for which building permission from HUDA is yet to be obtained.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 302 admeasuring 200 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,00,000/- (Rupees Four Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

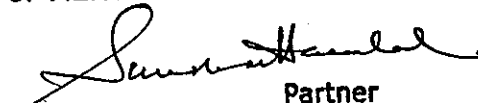
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 302 admeasuring 200 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy 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. 4,00,000/- (Rupees Four Lakhs 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. 38,000/- is paid by way of challan No. 161322, dated 13.08.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

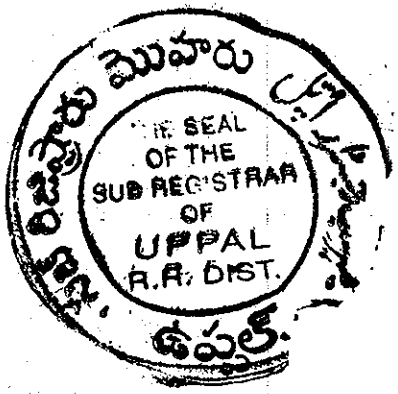

Partner

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

పబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం... (కా.న) పు... 5302/09
నెంబరుగా రిజిస్ట్రారు చేయబడి న్యాయ సంస్థకు
గుర్తింపు నెంబరు... 2009 సం...
2009 సం... నిల... డి...

రిజిస్ట్రారు




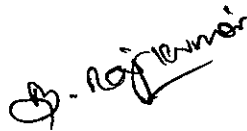
SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 302 admeasuring about 200 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

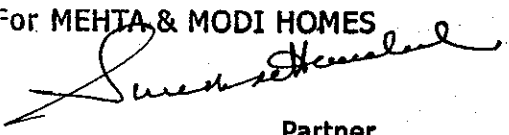
North	Plot No.301
South	Plot No.303
East	30' wide road
West	Sy.No.41(Open land)

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. 
2. 

For MEHTA & MODI HOMES

Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES

Partner
(Suresh U Mehta)
VENDOR



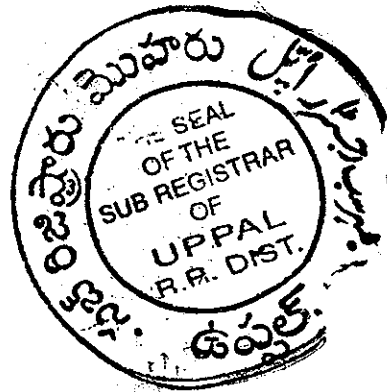
1 వ పుస్తకము...నంబ్రం

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING PLOT NO. 302, FORMING A PART

IN SURVEY NO. 31, 40, 41, 42, 44, 45 & 55

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

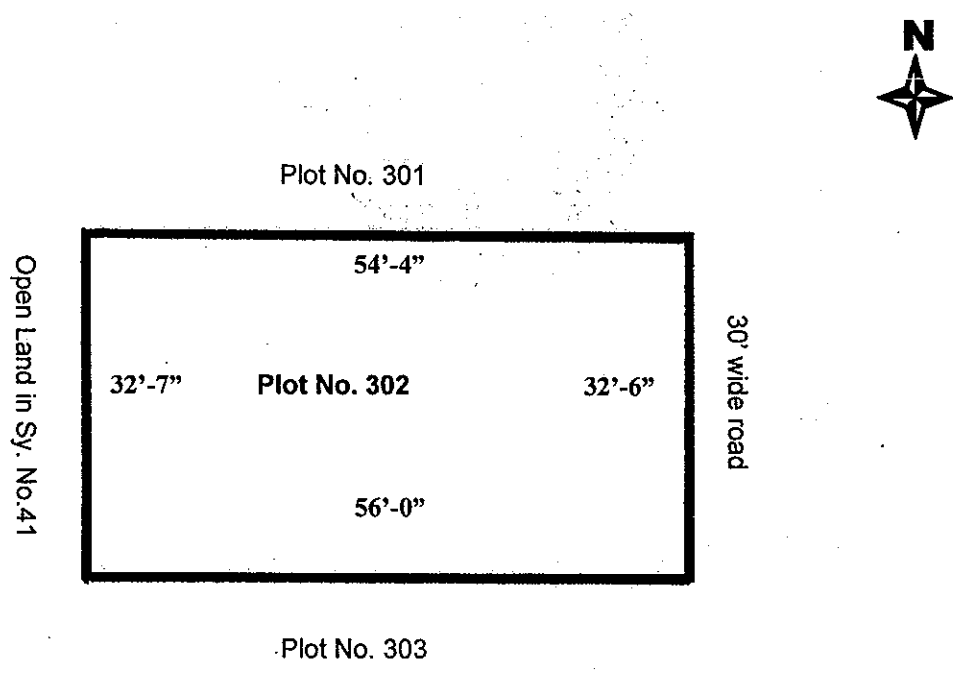
Mandal, R.R. Dist.

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. V. SIVA KUMAR, SON OF MR. V. GANDHI

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: 200 **SQ. YDS.** **SQ. MTRS.**



WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

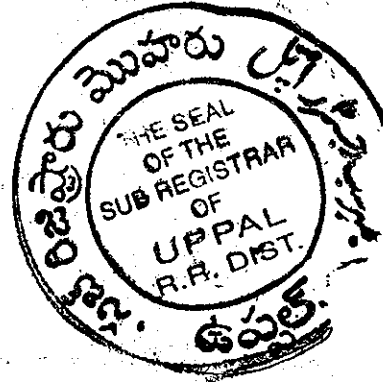
For MEHTA & MODI HOMES

SIG. OF THE VENDOR


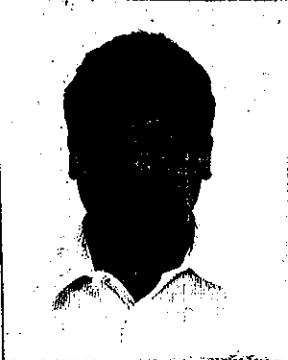
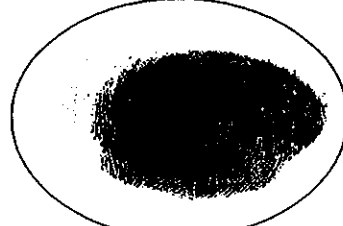
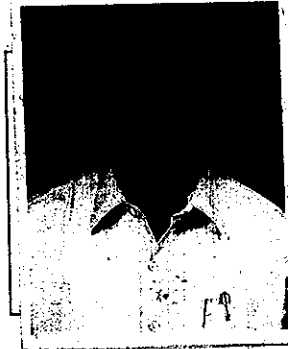
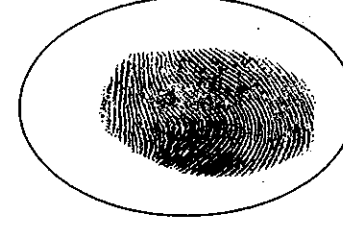


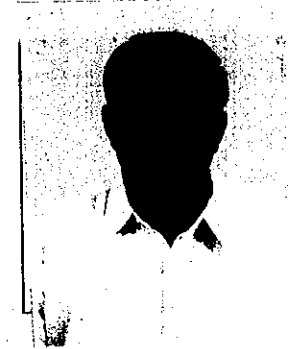
SIGN. OF THE BUYER

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


సబ్-రిజిస్ట్రార్

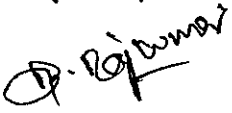


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

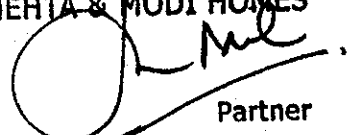
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI 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 MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p> <p><u>GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 69/BKIV/2008:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p> <p><u>BUYER:</u></p> <p>MR. V. SIVA KUMAR S/O. MR. V. GANDHI R/O. G-1, DINESH LAXMI APARTMENTS PADMARAO NAGAR SECUNDERABAD - 500 025</p>
			
			
			

SIGNATURE OF WITNESSES:

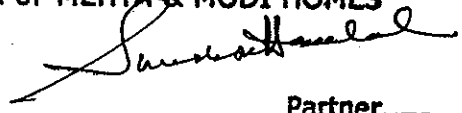
1. 

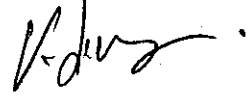
2. 

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

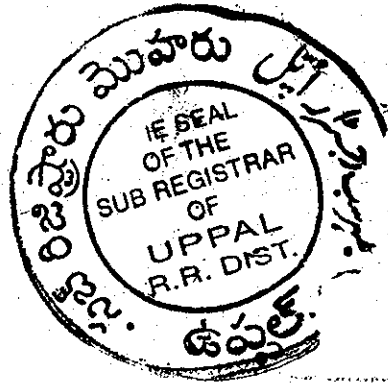

Partner
SIGNATURE OF EXECUTANTS



SIGNATURE OF THE BUYER

1 వ పుస్తకముకి... సంగ్రహి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 6.....

సబ్-రిజిస్ట్రార్



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	25

D.P.L. No. 114/E
BHARAT SCOUTS & GUIDES - II
PAKISTAN COURSE - SEC' BAD
 16/02/2006
 2-63555 Ba. - 25246-4/2-25-4

PERMANENT ACCOUNT NUMBER
AEMPMG725H

NAME
SOHAN SATEH MODI

FATHER'S NAME
SATEH MANEAL MODI

DATE OF BIRTH
19-10-1989

SIGNATURE
Sohan Modi

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

PRABHAKAR REDDY
PADMA REDDY

HOUSEHOLD CARD

Signature

HOUSEHOLD CARD

Card No : PAP167831500816
 Flat/Shop No : 815
 Area : Ameer, 20/4
 Name of Head of Household : Mehta Suresh
 Occupancy Type : 95 Steps
 Father/Husband name : Utarnilal
 Age (Date of Birth) : 14/12/1948
 Sex : M
 Occupation : Own Business
 Road No./House No. : 2-5-377
 Ag./Street : MIDYSTER ROAD
 Colony : D V COLONY
 Ward : 52
 Circle : Ward-2
 Circle VIII
 City/District : Secunderabad / Hyderabad
 Annual Income (Rs.) : 190,000
 LPG Consumer No. (1) : NE463595(Single)
 LPG Dealer Name (1) : Nannama Enterprises, ITC
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :

For MEHTA & MODI HOMES

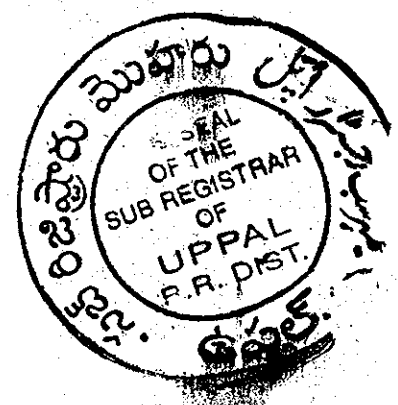
Sohan Modi
 Partner

For MEHTA & MODI HOMES

Suresh Mehta
 Partner

1 వ పుస్తకము కెండ్రి సెంట్రాల్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 7.....

సబ్-రిజిస్ట్రార్

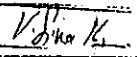


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAVPV8774B

नाम /NAME
SIVAKUMAR VABHINNENI

पिता का नाम /FATHER'S NAME
GANDHI VABHINNENI

जन्म तिथि /DATE OF BIRTH
09-08-1966



हस्ताक्षर /SIGNATURE


मुख्य आयकर आयुक्त, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जागी नरने
 वाले प्राधिकारी को सूचित / वापस कर दें
 मुख्य आयकर आयुक्त,
 आयकर भवन,
 बशेर बाग,
 हैदराबाद - 500 004.
 In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Chief Commissioner of Income-tax,
 Ayakar Bhavan,
 Basheerbagh,
 Hyderabad - 500 004.

सत्यमेव जयते
Election Commission Of India
 భారత విన్నికల సంఘము
IDENTITY CARD
 గుర్తింపుకార్డు

CVG2979458

Elector's Name : **V SIVA KUMAR**
 ఓటరు పేరు : **వి శివ కుమార్**

Father's Name : **V GANDHI**
 తండ్రి పేరు: **వి గాంధీ**

Sex : **M** Age as on 1-1-2003 **37**
 లింగము : **పు** 1-1-2003 వాటికి వయస్సు

Address:

6-1-140/3	విరుసామా 6-1-140/3
Padmarao Nagar	పద్మారావు నగర్
Padmarao Nagar	పద్మారావు నగర్
HYDERABAD	హైదరాబాద్

Electoral Registration Officer
 ఓటరు రిజిస్ట్రేషన్ అధికారి
SECUNDERABAD Assembly Constituency

సికింద్రాబాదు విధానసభ నియోజకవర్గము
 Place: **HYDERABAD**
 స్థలము: హైదరాబాద్

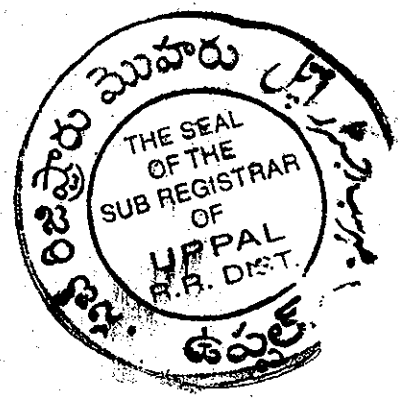
Date / తేదీ : **05-07-2003**

This card may be used as an Identity card
 under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కార్డుగా ఉపయోగించవచ్చును
 CVG2979458 6 / 465

(Handwritten signature)

1 వ పుస్తకము కడలి సంగతి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...?....ఈ కాగితపు వరుణ
సంఖ్య...డి.....

సబ్-రిజిస్ట్రార్





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

పబ్-రిజిస్ట్రార్

