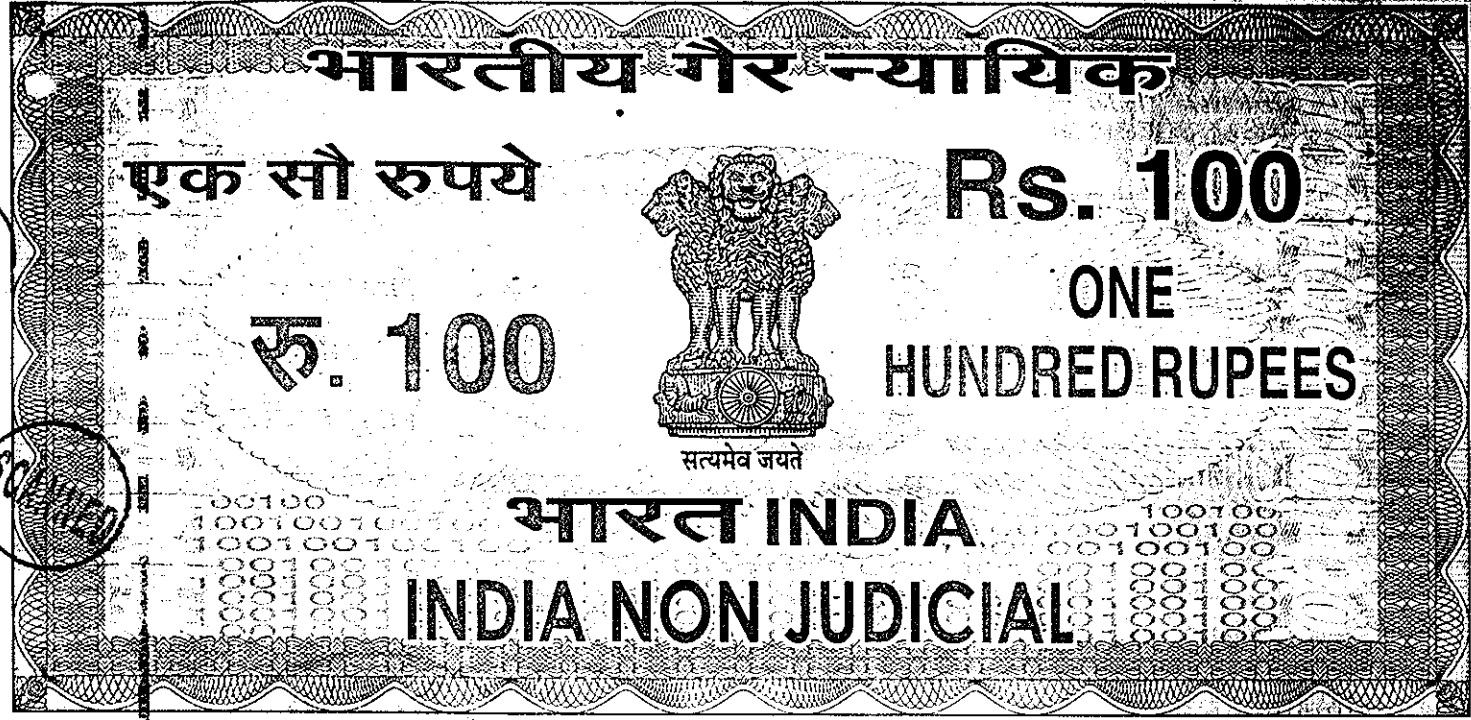


335

6369/08



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287495

: 18-06-2008 Serial No : 25,036 Denomination : 100

Purchased By :

VENKATESH
G.A. RAO
BAD

[Signature]

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

TA & MODI HOME'S
BAD

SALE DEED

This Sale Deed is made and executed on this the 14th day of July 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3&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 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 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. S. SWAMYNATHAN, SON OF MR. S. SANKARAN aged about 48 years, residing at 16-11-20, G8, Bharani Apartments, Saleem Nagar, Malakpet, Hyderabad - 500 036, 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

[Signature]

For Mehta and Modi Homes

[Signature]

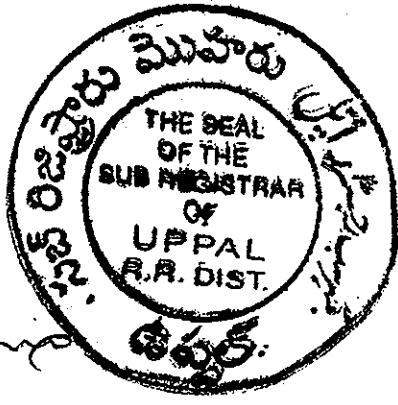
SEMENT
The following amounts have been paid in respect of this document:

Stamp duty on paper	Rs. 100/-
Stamp duty on chattan (under S.A. Act, 1899)	Rs. 2900/-
Stamp duty on cash (under S.A. Act, 1899)	Rs. -
Stamp duty on duty (under S.A. Act, 1899, if any)	Rs. -
Stamp duty on duty (under S.A. Act, 1899, if any)	Rs. -
Stamp duty on cash	Rs. 800/-
Stamp duty on cash	Rs. -
Stamp duty on chattan	Rs. 2100/-
Stamp duty on cash	Rs. -
Stamp duty on chattan	Rs. 100/-
Stamp duty on cash	Rs. -
Total	Rs. 6000/-

శ్రీ ప్రభాకర్ రెడ్డి నెల 11... 00
 వ.న.శా. ఆర్.డి. మాసము. 22... తేది
 శ్రీ... మరియు... గంటల మధ్య
 పరిశీలించారు అఫీసులో

Prabhakar Reddy
 పట్టణము, 1908 లోని సెక్షన్ 82 ఎ-ను
 ద్వారా సమర్పించవలసిన ఖాతాగ్రాఫులు
 వేలిముద్రలతో పహదాఖలుచేసి
 వినియోగించారు.
 No. 1024/08 Dt. 19/08/08
 Branch. Sec'bad

శ్రీ ప్రభాకర్ రెడ్డి నెల 11... 00
 వ.న.శా. ఆర్.డి. మాసము. 22... తేది
 శ్రీ... మరియు... గంటల మధ్య
 పరిశీలించారు అఫీసులో



ప్రభాకర్ రెడ్డి
 ప్రతిపక్షాలు
 వది

Prabhakar Reddy & Co. Prabhakar Reddy & Co. Sec'bad
 5-4-187/2 & 4, 2nd floor, Soham mansion,
 M.G. Road, Sec'bad, through attested GPA for
 presentation of documents, vide GPA No. 691/19/08
 Dt. 19.08.08 at SRD, Uppal, R.R. Dist.

Suresh Gomalath
 144th Machy st

Ramadas & Co. 1r 54, Kothanagar, Meenpet, Hyderabad.

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.
- 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.
- 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.

For Mehta and Modi Homes



For Mehta and Modi Homes



వివాదము 6363 సంఖ్య
 సన్మాదము మొత్తం కాగితము
 సంఖ్య... (10) ఈ కాగితపు వరుస
 సంఖ్య... 2

[Handwritten signature]

Instrument Under Section 42 of Act 11 of 187
 No. 6363 of 2008 Date 11/10/08

I hereby certify that the proper deficit
 stamp duty of Rs. 37700/- Rupees. Thirty seven
 thousand seven hundred only
 has been levied in respect of this instrument
 from Sri. C. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 4,20,500/- being
 higher than the consideration agreed Market
 Value.

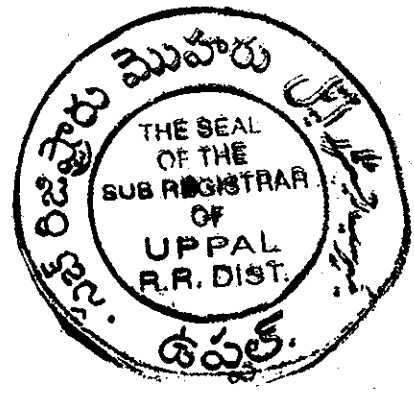
S.R.O. Uppal
[Signature]

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

Registration Endorsement

An amount of Rs. 37700/- towards Stamp Duty
 including Transfer duty and Rs. 2100/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 803496
 Dated 11/10/08 at SBH Habisiguda Branch Sec 43

S.B.H. Habisiguda
 A/c No. 01000059700
 S.R.O. Uppal.



H) The Vendee is desirous of purchasing a plot of land bearing no. 335 admeasuring 210 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,20,000/- (Rupees Four Lakhs Twenty 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. 335 admeasuring 210 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.4,20,000/- (Rupees Four Lakhs Twenty 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. 39,900/- is paid by way of challan No. 803496, dated 11.07.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

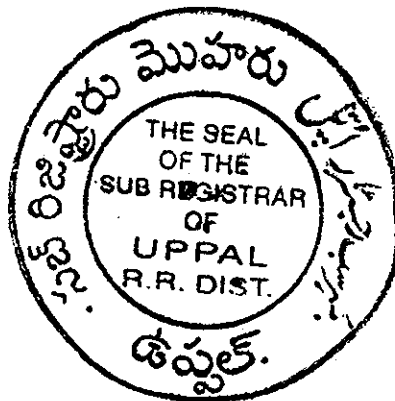

Partner

1 వ పుస్తకము 363 సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...10...ఈ కాగితపు పరుస
 సంఖ్య...3.....

శ్రీ రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (కా.క) పు...6363...10
 వెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు...1-200 రిజిస్ట్రారు
 200 సంఖ్య...నెల...14...తేది

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 335 admeasuring about 210 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	30' wide road
South	Plot No. 334
East	Plot No. 333
West	30' wide road

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

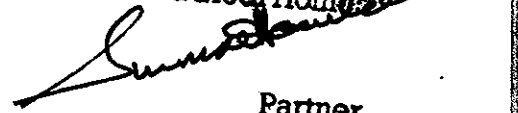


Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



Partner

(Suresh U Mehta)

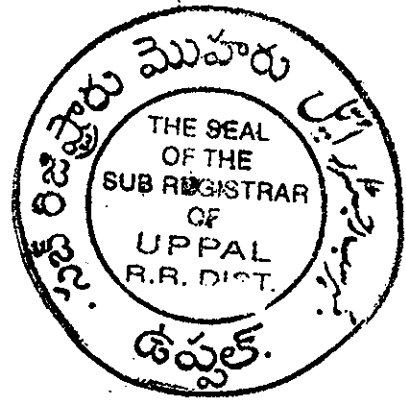
VENDOR



VENDEE

1 వ పుస్తకము 6367 పంపు 10
దస్తావేజాల మొత్తం కాగితము
పంపు 10 ఈ కాగితపు వరుణ
పంపు 4

చేత్ రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 335, 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. SOHÁM MODI, SON OF SRI SATISH MODI

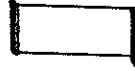
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. S. SWAMYNATHAN, SON OF MR. S. SANKARAN

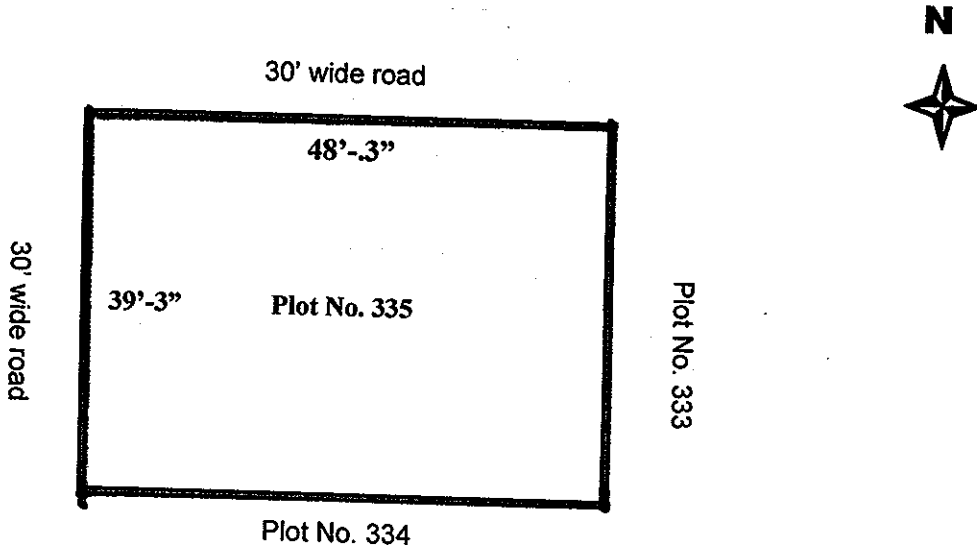
REFERENCE:
AREA: 210

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

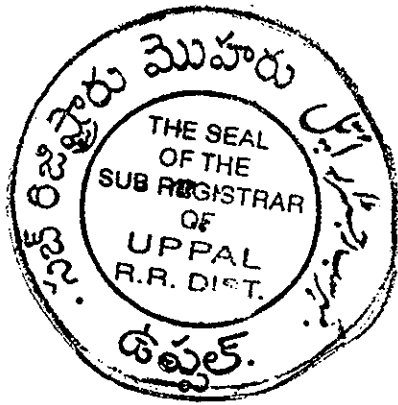
SIG. OF THE VENDOR

[Signature]
[Signature]









[Signature]
SIG. OF THE BUYER

1 వ పుస్తకమునకు... పంపించుట
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... (౧)... ఈ కాగితపు వరుస
సంఖ్య... ౨...

సబ్-రెజిస్ట్రారు



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
			<p>VENDOR:</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>GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 69/BKIV/2008:</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>PURCHASER:</p> <p>MR. S. SWAMYNATHAN S/O. MR. S. SANKARAN R/O. 16-11-20, G8 BHARANI APARTMENTS SALEEM NAGAR, MALAKPET HYDERABAD - 500 036.</p>
			
			
			

SIGNATURE OF WITNESSES:

[Handwritten signatures of witnesses]

For Mehta and Modi Homes

[Handwritten signature]
Partner

For Mehta and Modi Homes

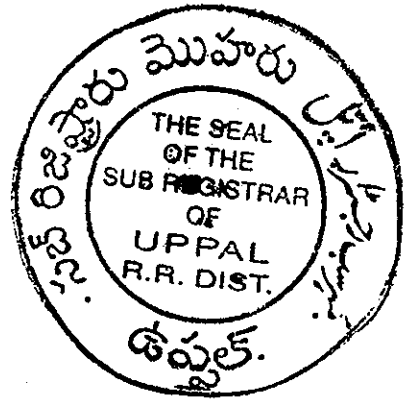
[Handwritten signature]
SIGNATURE OF EXECUTANTS

[Handwritten signature]

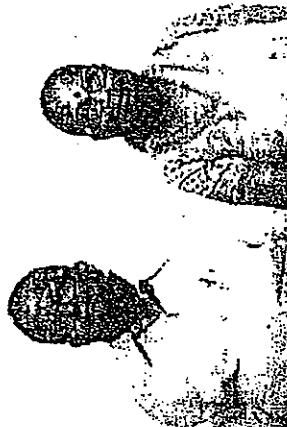
6262

10
6

Handwritten signature



Family Members Details			
S.No	Name	Relation	Age
2	Kusum	Wife	55
3	Hari	Son	25



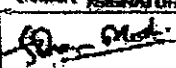
D.P.L. No. 114
 BHARAT SCOUTS & GUIDES-II
 BHARADWAJ, SEC-BAD
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
ABMPMGT25H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANJAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
 DRIVING LICENCE
DLDAPG11193822082

PRAMOD K
 K P
 2-3-
 JOINT
 HYPERMETROPE

31-07-2002
 DUPLICATE
 Licensing Authority
 RTA-HYDERABAD-2

For Mahta and Modi Homes

Mahta

Modi

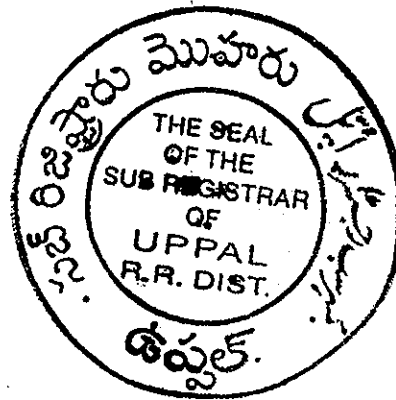
వ పుస్తకము. 6363 పంపిణీ/ఆ


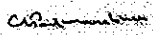

ఉన్నావేదాల మొత్తం కాగితముల

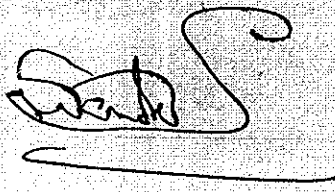
సంఖ్య... 10 ఈ కాగితపు వరుస

సంఖ్య 7

సచి-రిజిస్ట్రారు

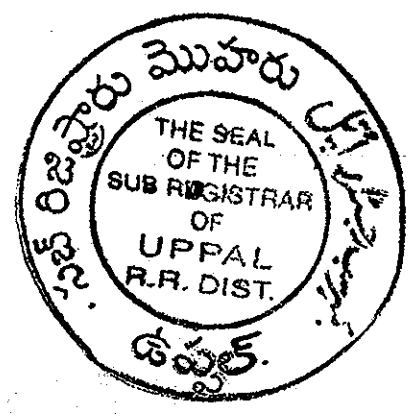


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	
AFVPS7962M	
नाम / NAME	SWAMYNATHAN SANKARAN
पिता का नाम / FATHER'S NAME	SUBRAMANIAN SANKARAN
जन्म तिथि / DATE OF BIRTH	29-06-1969
हस्ताक्षर / SIGNATURE	
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



1 వ పుస్తకము 6762 సంఖ్యలో
రస్మా వేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుష
సంఖ్య 8

సబ్-రిజిస్ట్రారు






Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 006393/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 14/07/2008 15:42:40

This report prints the Photos and FPs taken on 14/07/2008 15:42:22

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) S. SWAMYNATHAN MALAKPETHYD	

Identified by

Witness 1

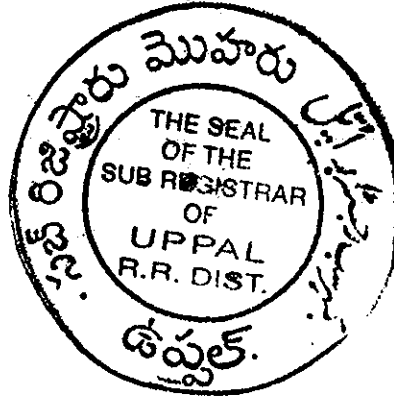
Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

1 వ పుస్తకము 67 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...9.....

సబ్-రిజిస్ట్రారు





18/03/2008 11:42

వ పుస్తకము 6363 నంబరు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 10

✓
సబ్-రిజిస్ట్రారు

