

G.S No. 4524 DOCT No. 4524/2007 Date 4628



CANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

LEELA G. CHIMALGI
STAMP VENDOR
5-4-76/A, Calicut, Ranigunj
SECUNDERABAD-500 003

3580 29-3-07 100Rs
sold to Venkateshwar Rao
to ALPA RAO
at Whose M/s. Mehta & Modi Homes Sec'd

SALE DEED

This Sale Deed is made and executed on this the 9th day of April 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, 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 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

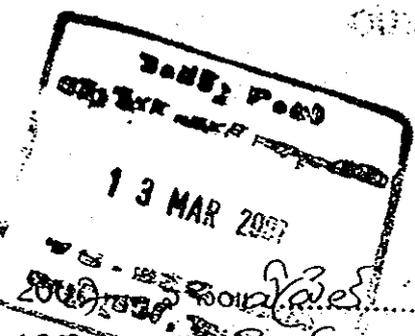
1. Mr. Kantamneni Venkat Rao, son of Mr. Kantamneni Gopal Rao, aged about 50 years,
2. Mrs. Jyothirmayi, wife of Mr. Kantamneni Venkat Rao, aged about 39 years, Both are residing 105, Shivakailash Apartments, Yellareddyguda, Ameerpet, Hyderabad, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner

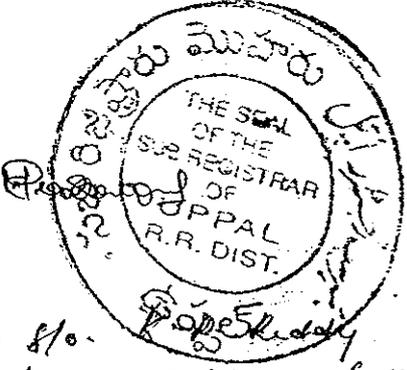
వ పుస్తకము (21) (వి) ...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 9... ఈ కాగితపు వరుస
 సంఖ్య... 1...

సబ్-రిజిస్ట్రారు



2007వ సం॥ ఏప్రిల్ నెల... 9... తేది
 1927-వ సం॥ ఏప్రిల్ మాసము... 9... తేది
 పగలు... 2... మరియు... 2... గంటల మధ్య
 ఉన్నట్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోల్ గ్రాపులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥... 10.00... చెల్లించినారు.
 Receipt No. 192535... Dt. 20/3/07... Vide
 BH, Habsiguda Branch, Sec'bad



శ్రీ K. Prabhakar Reddy, Sec' Service
 105-4-187/34, 2nd floor, Kottam mansion
 M.H. Road, Sec'bad attested through CPA
 for presentation of Documents vide CPA
 Doc no. 201/BKIV/06 at SRO, Yppd, K.R. Dist

సీలు చూపినట్లు ఉన్నట్లు
 ఎడమ బ్రౌటనవేలు



నిరూపించినది.

(1) [Signature]

Biran Kumar S/o. Ramesh Kumar Sec' Service
 23-4/10/07, Kumbher, Habsiguda

(2) [Signature]

S. Pradeep S/o. S. Dharmay Sec' Service
 2/0. 1-10-203. New Bommalu, Sec'bad

2007వ సం॥ ఏప్రిల్ నెల... 9... తేది
 1927వ సం॥ ఏప్రిల్ మాసము... 9... తేది

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.

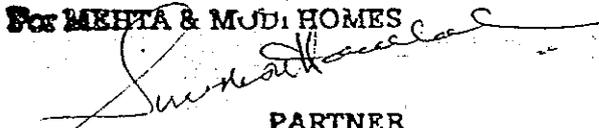
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For MEHTA & MODI HOMES


PARTNER

For MEHTA & MODI HOMES


PARTNER

1 వ పుస్తకము 4521 నంబర్
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 2

సబ్-రిజిస్ట్రార్

...ent Under Section 42 of Act II of 184
 No. 4521 of 2007 Date 9/4/07
 I hereby certify that the proper deficit
 stamp duty of Rs. 29330/- Rupees. Twenty nine thousand
three hundred and thirty 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. 3,27,000/- being
 higher than the consideration agreed Marke
 Value.

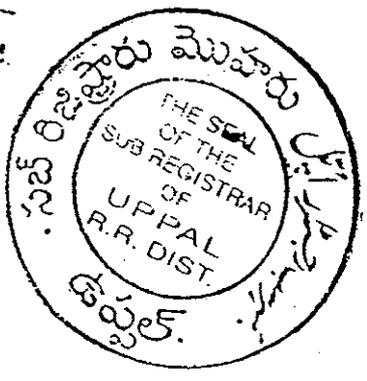
S.R.O. Uppal
 dated 9/4/07
 Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 49,230/- towards Stamp Duty
 including Transfer duty and Rs. 16,35/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 192538
 Dated 30/3/07 at SRI Habisiguda Branch, Sec'bad.
 G.E.H. Habisiguda
 A/c No. 01000050700
 S.R.O. Uppal

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 25,00,000/- and Stamp duty
 Paid Rs. 2000/- On 9/4/07

SUB REGISTRAR

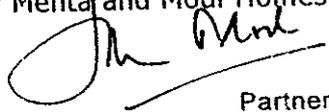


- E) The Vendee is desirous of purchasing a plot of land bearing no. 231 admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,27,000/- (Rupees Three Lakhs Twenty Seven Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

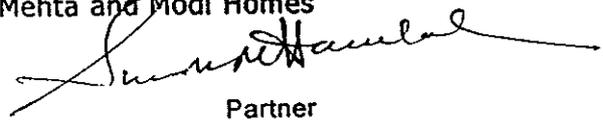
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 231 admeasuring 272 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.3,27,000/- (Rupees Three Lakhs Twenty 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. 50,960/- is paid by way of challan No. 192538, dated 30.03.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

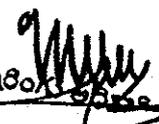
For Mehta and Modi Homes

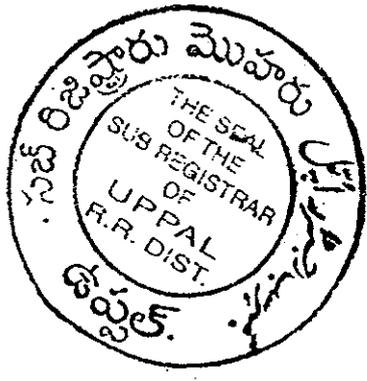

Partner

1వ పుస్తకము (సం. 1) పు...
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...


సబ్-రిజిస్ట్రార్

1వ పుస్తకము సం. (సం. 1) పు...
వెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు వెంబరు... 1-200...
2007 సం. డి.బి.ఎ. నెల... తేది


రిజిస్ట్రార్



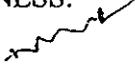
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 231, admeasuring about 272 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:

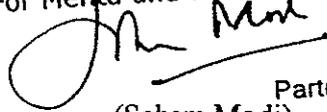
North	Plot No. 232
South	Plot No. 230
East	Plot No. 224
West	40' wide road

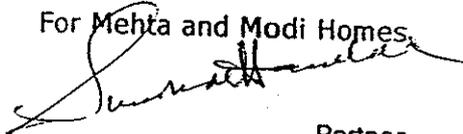
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

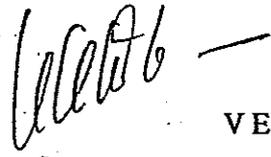
WITNESS:

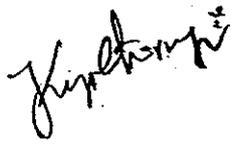
1. 

2. 

For Mehta and Modi Homes

Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes

Partner
(Suresh U Mehta)
VENDOR

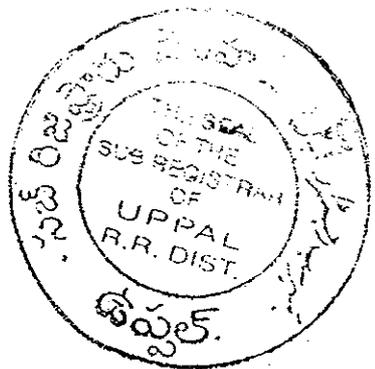

VENDEE



1 వ పుస్తకము (52/1) (18) పా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 4 ఈ కాగితపు వరుస
సంఖ్య 4



సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO 231, 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: 1. KANTAMNENI VENKAT RAO, SON OF MR. KANTAMNENI GOPAL RAO

2. JYOTHIRMAYI, WIFE OF MR. KANTAMNENI VENKAT RAO

REFERENCE:
AREA: 272

SCALE:
SQ. YDS.

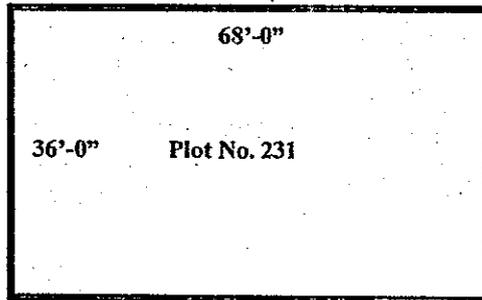
INCL:
SQ. MTRS.



EXCL:



40' wide road



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

WITNESSES:

1.

2.

SIG. OF THE VENDOR

SIG. OF THE BUYER

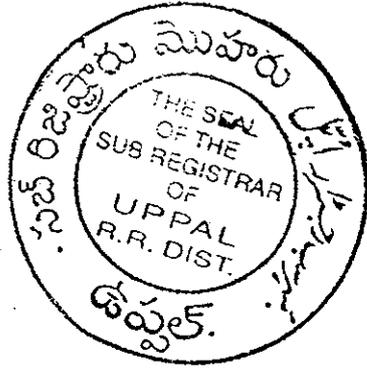
1వ పుస్తకము 22/10/2019

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 4.....ఈ కాగితపు వరుస

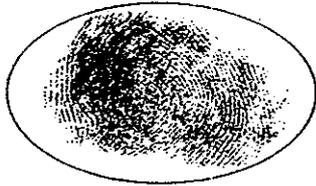
సంఖ్య.....

సబ్-రిజిస్ట్రార్



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

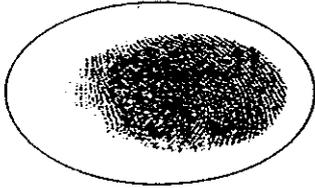
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	------------------------------------------	----------------------------------------------	----------------------------------------------------------------------



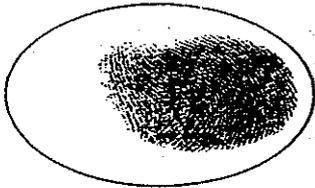
VENDOR:

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

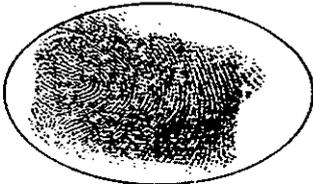


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



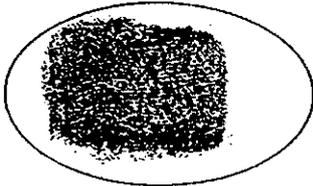
GPA FOR PRESENTING DOCUMENTS:

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:

1. MR. KHANTAMANENI VENKAT RAO
S/O. MR. KHANTAMANENI GOPAL RAO
R/O. 105, SHIVAKAILASH APARTMENTS
YELLAREDDYGUDA, AMEERPET
HYDERABAD.



2. MRS. JYOTHIRMAYI
W/O. MR. KHANTAMANENI VENKAT RAO
R/O. 105, SHIVAKAILASH APARTMENTS
YELLAREDDYGUDA, AMEERPET
HYDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

and Modi Homes

For Mehta and Modi Homes

Partner

Partner

SIGNATURE OF THE EXECUTANTS

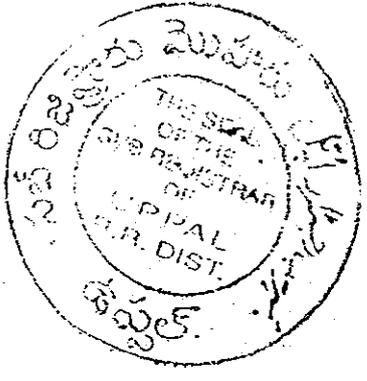
1. పుస్తకము (452-1/2)

2. ప్రజాపాలనా మంత్రి కార్యాలయము

విజయవాడ-9 ఈ కార్యాలయము వారు

సంఖ్య 6

పం. రిజిస్ట్రార్



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
 OLDAP01:193822002
PRABHAKAR REDDY K
K PADMA REDDY
 2-3-64/10724
JATSIHOT GARDEN
AMBERPET
HYDERABAD

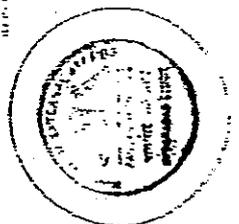
DUPLICATE *Handwritten signature*
 Licensing Authority
 HYDERABAD, E.

THE LICENSING AUTHORITY, HYDERABAD

1. TO OBSERVE THE RULES
 AND REGULATIONS OF THE MOTOR VEHICLES ACT, 1947 AND THE RULES MADE THEREUNDER.
 2. TO BE A PERSON OF SOUND MIND AND SOUND BODILY HEALTH.
 3. TO BE A PERSON OF SOUND CHARACTER AND NOT A CONVICT.
 4. TO BE A PERSON OF SOUND MIND AND SOUND BODILY HEALTH AND NOT A CONVICT.

WHEN THE APPLICANT IS A PERSON OF SOUND MIND AND SOUND BODILY HEALTH AND NOT A CONVICT, HE SHALL BE ENTITLED TO BE ISSUED A LICENCE TO DRIVE MOTOR VEHICLES OF THE CLASS SPECIFIED IN THE APPLICATION FORM AND TO BE ISSUED A LICENCE TO DRIVE MOTOR VEHICLES OF THE CLASS SPECIFIED IN THE APPLICATION FORM AND TO BE ISSUED A LICENCE TO DRIVE MOTOR VEHICLES OF THE CLASS SPECIFIED IN THE APPLICATION FORM.

THE LICENSING AUTHORITY, HYDERABAD



भारत गणराज्य REPUBLIC OF INDIA

INDIAN UNION DRIVING LICENCE

NO. B2791005

MODI

SHAM SATISH MODI

INDIAN MALE 18-10-1950

Hyderabad

9-10-2000 8-10-2000

PERMANENT ACCOUNT NUMBER

ABMPM6725H

SHAM SATISH MODI

SATISH MANILAL MODI

18-10-1950

For Mehta and Modi Homes

Handwritten signature
 Partner

Handwritten signature
 Partner

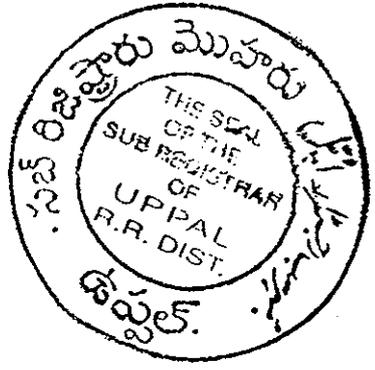
1 వ పుస్తకము.....నం. 6521/4

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....


సబ్-రిజిస్ట్రార్



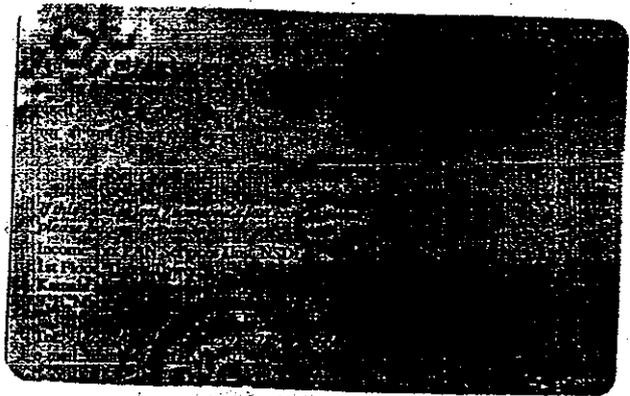
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JYOTIRMAYI KARUMANCHI

SRIHARI KARUMANCHI

भारत सरकार



Kyulthonye

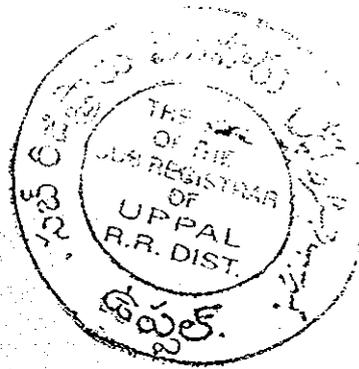
1 వ పుస్తకము (6521/6)

దస్తావేజుల మొత్తం కాగితము

సంఖ్య... ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు



STATE OF ANDHRA PRADESH
 GOVERNMENT OF ANDHRA PRADESH
 DEPARTMENT OF REVENUE
 VENKAT RAO KANTAMNENI
 HUSBAND OF MRS. KANTAMNENI
 GOPALA RAO KANTAMNENI
 DATE OF ISSUE
 09-08-1956
 CHIEF COMMISSIONER OF INCOME-TAX, ANDHRA PRADESH
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[Handwritten signature]

BHARAT
 HYDERABAD

1వ పుస్తకము. (క216) స్థానం

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...9...ఈ కాగితపు పరుష

సంఖ్య...9.....

సబ్-రిజిస్ట్రారు

