

1805/02

62

1853
9

G. 1802



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. Chaitanya
D 592038

No. 9667 Date 28/2/06
 Old C. M. Ramella
 No. Narsingh Rao
 For Vendor Mehta and Modi Homes

Sec

LEELA G. CHIMALGI
 STAMP VENDOR
 No. 02/2038
 5-4-78/A, Cellar, Raniganj
 SECUNDERABAD-500 003

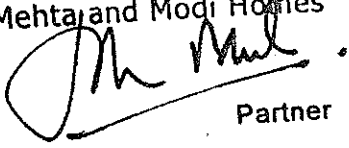
SALE DEED

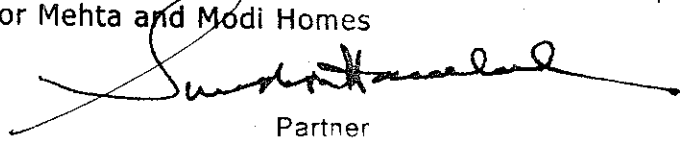
This Sale Deed is made and executed on this the 5th day of February 2007 at Secunderabad by and between:-

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. RAVI KUMAR SONI, SON OF MR. S. K. SONI, aged about 31 years,
 2. MRS. NEELIMA SONI, WIFE OF MR RAVI KUMAR SONI, aged about 31 years,
- Both residing at C-201, Mayflower Park, Mallapur, Hyderabad - 500 076, 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

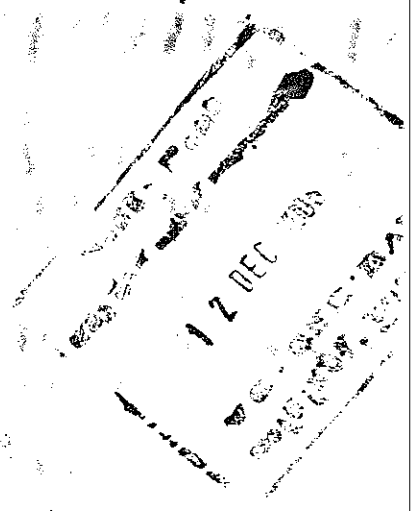
2/06

1805

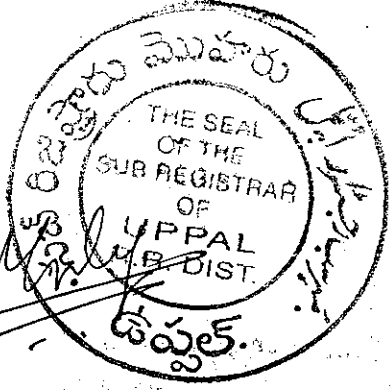
వ పుస్తకము. 1.10.1927 సం॥
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....

2007 వ సం॥ డి.సి.వి.నెల. 5 వ తేది
 1928- వ.శ.శా. మే. 16 వ తేది
 పగలు..... మరియు..... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



శ్రీ. Jayanthi Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥..... చెల్లించినారు.
 Receipt No. 105933..... D. No. 2107. Vide
 GBH, Habisiguda Branch, Sec'bad.



శ్రీ జయంతి రెడ్డి
 ఎడమ చేతి ముద్రలు



Jayanthi Reddy

S/o. Jayanthi Reddy
 occ. Business

Flat no. 101, Sapphire Apts, Chiranjiv
 Gardens, Begumpet, Hyderabad, through attested
 GPA for presentation of documents, vide
 GPA no. 6132/06 at SRO, Uppal.

రూపొందినది.

① *Jayanthi Reddy*

S/o. K. Padma Reddy occ. Service
 S. N. 187/3 & 4, 2nd floor, M. G. Road, Sec'bad

2007 వ. సం॥ డి.సి.వి.నెల. 5 వ తేది
 1928 వ. శా.శా. మే. 16 వ తేది.

Jayanthi Reddy
 సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. No. 35, 36, 37, 38 & 39 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	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac.2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- a. Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- b. Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- c. Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- d. Shri P. Balram Reddy, S/o. Shri P. Sanjeeva Reddy

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. b to d above are the children of Former Owner at serial no. 'a'. All the Former Owners have joined together for the execution of above referred sale deed so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము. 1805 నంబర్
 దస్తావేజుల మొత్తం కలిపి
 సంఖ్య... 1... ఈ కాగితపు విలువ
 సంఖ్య... 2.....

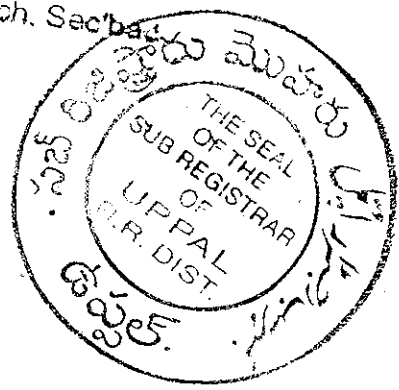
సబ్-రిజిస్ట్రార్

Assent Under Section 42 of Act II of 1864
 No. 1805 of 2007 Date 5/2/07
 I hereby certify that the proper deficit
 stamp duty of Rs. 21935 Rupees Twenty one thousand
 Nine hundred and thirty five only
 has been levied in respect of this instrument
 from Sri ~~Sri~~ Gaurang Medy
 on the basis of the agreed Market Value
 consideration of Rs. 204000 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 5/2/07
 Sub Registrar
 and Collector S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement
 An amount of Rs. 21935 towards Stamp Duty
 including Transfer duty and Rs. 1225
 towards Registration Fee was paid by the party
 through Challan Receipt Number 105933
 Dated 5/2/07 at SBH Habsiguda Branch, Sec'd

G.B.H. Habsiguda
 &jc No. 010000507
 S.R.O. Habsiguda

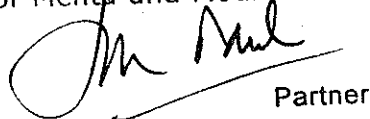


- D) The Vendee is desirous of purchasing a plot of land bearing no. 40 admeasuring 204 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,04,000/- (Rupees Two Lakhs Four Thousand Only) and the Vendor is desirous of selling the same on 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.62 admeasuring 204 sq. yds. forming part of Sy. Nos. 35 to 39 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.2,04,000/- (Rupees Two Lakhs Four 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. 23, 255 /- is paid by way of challan No. 105932, dated 5-02-07, drawn on SBH., Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

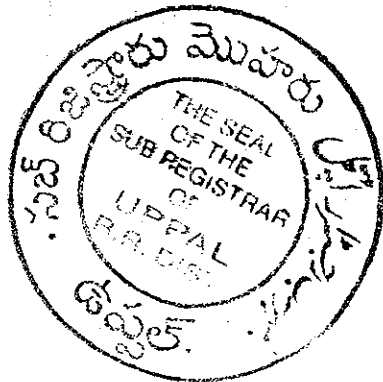

Partner

1 వ పుస్తకము. 1805/07 సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య.....3.....

కుబ్-రిజిస్ట్రార

1 వ పుస్తకము సం॥ (శా.శ) పు.....1805/07
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 1805.....1-2007 కన్వర్షన్ మెస
2007 సం॥ డిసెంబర్ 5.....వేది

రిజిస్ట్రారు



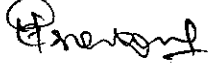
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.62 admeasuring about 204 sq. yds. forming part of SY Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

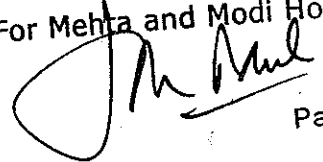
North	Plot No. 61
South	Plot No. 63
East	Plot No. 47
West	40' wide road

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:

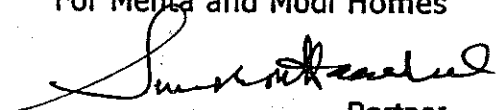
1. 
- 2.

For Mehta and Modi Homes

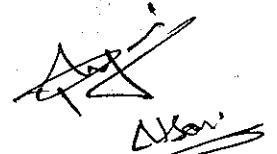

Partner

(Soham Modi)
VENDOR


For Mehta and Modi Homes

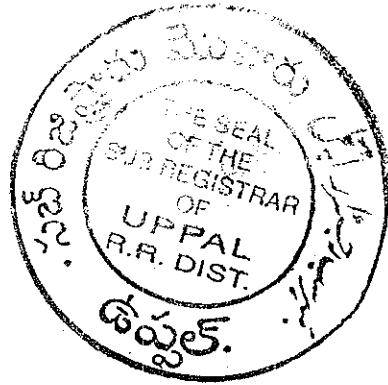

Partner

(Suresh U Mehta)
VENDOR


VENDEE

1 వ పుస్తకము. 1807 సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....7.....


సబ్-రిజిస్ట్రార్



ibom bnc

REGISTRATION PLAN SHOWING

PLOT NO. 62, FORMING A PART

IN SURVEY NO. 35, 36, 37, 38 & 39

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. MR. RAVI KUMAR SONI, SON OF MR. S. K. SONI

2. MRS. NEELIMA SONI, WIFE OF MR RAVI KUMAR SONI

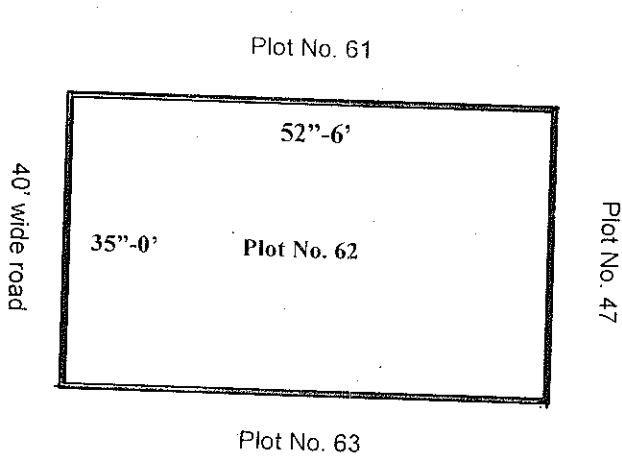
REFERENCE:
AREA: 204

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

WITNESSES:

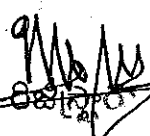
1.

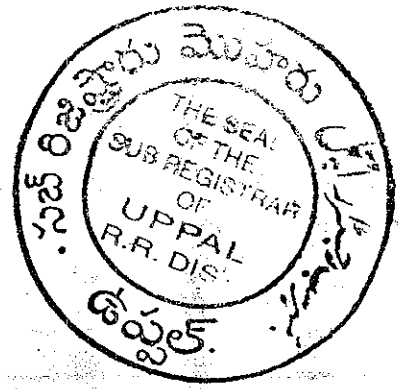
2.

SIG. OF THE VENDOR

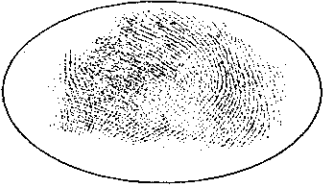

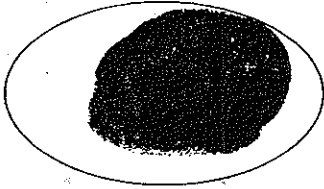

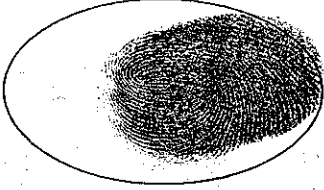

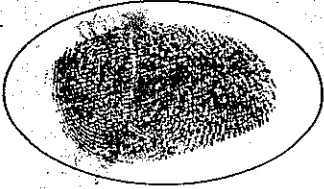

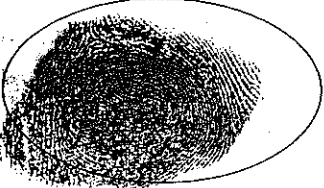

SIG. OF THE BUYER

1 వ పుస్తకము. 18వ పేజీ
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 PHOTOGRAPH BLACK & WHITE	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:</u></p> <p>MR. GAURANG MODY S/O. MR. JAYANTHILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHIKOTI GARDENS, BEGUMPET HYDERABAD.</p> <p><u>BUYER :</u></p> <p>1. MR. RAVI KUMAR SONI S/O. MR. S. K. SONI R/O. C-201 MAYFLOWER PARK MALLAPUR HYDERABAD - 500 076.</p> <p>2. MRS. NEELIMA SONI W/O. MR. RAVI KUMAR SONI R/O. C-201 MAYFLOWER PARK MALLAPUR HYDERABAD - 500 076.</p>
			
			
			
			

SIGNATURE OF WITNESSES:

1. 

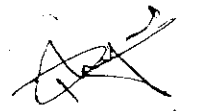
2.

For Mehta and Modi Homes


Partner

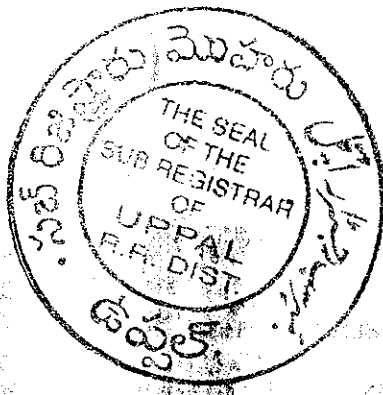
For Mehta and Modi Homes


SIGNATURE OF THE EXPARTNERS


Usai

1 వ పుస్తకము. గొప్ప... సర్ది
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
పంపు... 6.....


~~సబ్ రిజిస్ట్రార్~~



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



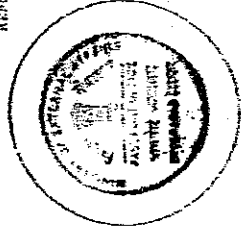
DRIVING LICENCE
 OLDAP011193822002
PRABHAKAR REDDY K
K PADMA REDDY
 2-3-64/10724
JAI SWAGH GARDEN
LAMBERTS
HYDERABAD

10/07/2002 **DUPLICATE** *Handwritten*
 Licensing Authority
 R7A, HYDERABAD, E.E.



यदि कृपया, यथा सम्भव शक्यता के साथ ही, हम, हमें से किसी
 को भी या किसी भी व्यक्ति को या किसी भी व्यक्ति के साथ ही किसी भी प्रकार की भी
 भी या किसी भी व्यक्ति को या किसी भी व्यक्ति के साथ ही किसी भी प्रकार की भी
 भी या किसी भी व्यक्ति को या किसी भी व्यक्ति के साथ ही किसी भी प्रकार की भी
 भी या किसी भी व्यक्ति को या किसी भी व्यक्ति के साथ ही किसी भी प्रकार की भी

BY ORDER OF THE LICENSING AUTHORITY
 REPUBLIC OF INDIA



परमिट ऑफिस, हैदराबाद,
 Hyderabad, E.E.

PERMANENT ACCOUNT NUMBER
 ABMP166725H
SOHAM SATISH MODI
SATISH MANILAL MODI
 19-10-1969
 Chief Commissioner of Income Tax, Andhra Pradesh

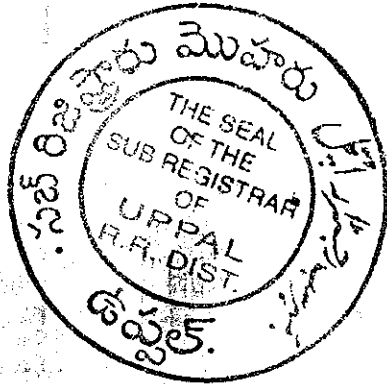
भारत गणराज्य REPUBLIC OF INDIA
IND **B2791005**
MODI
Soham Satish Modi
INDIAN **MALE** **19-10-1969**
Hyderabad
9-10-2000 **8-10-2010**

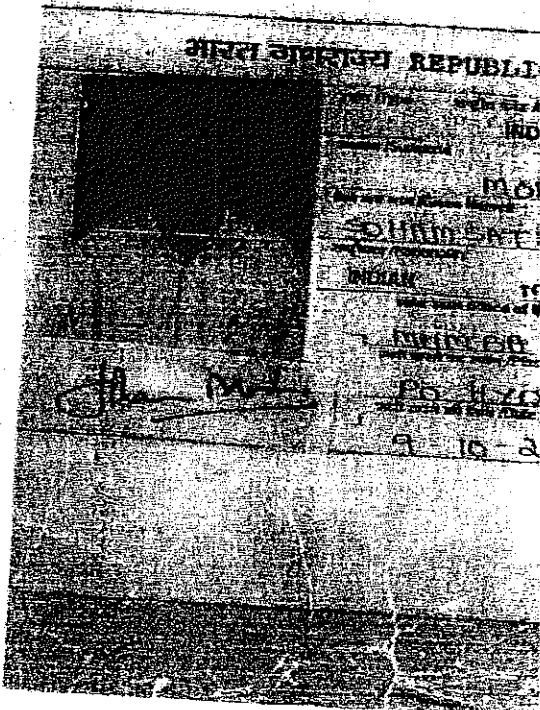
For Mehta and Modi Homes
Signature
 Partner

For Mehta and Modi Homes
Signature
 Partner

1. వస్తువులము. 1800/...సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
పంఖ్య... 7...

సబ్-రిజిస్ట్రార్





१. This is to certify that the above mentioned person is a citizen of India and is entitled to the benefits of the provisions of the Citizenship Act, 1955 and the Citizenship (Registration and Records) Act, 1956.

2. This is to certify that the above mentioned person is a citizen of India and is entitled to the benefits of the provisions of the Citizenship Act, 1955 and the Citizenship (Registration and Records) Act, 1956.

3. This is to certify that the above mentioned person is a citizen of India and is entitled to the benefits of the provisions of the Citizenship Act, 1955 and the Citizenship (Registration and Records) Act, 1956.



नाम / नाम / PERMANENT ACCOUNT NUMBER

ABM/PI/6725H

पिता का नाम / FATHER'S NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI


जन्म तिथि / DATE OF BIRTH
18-10-1968

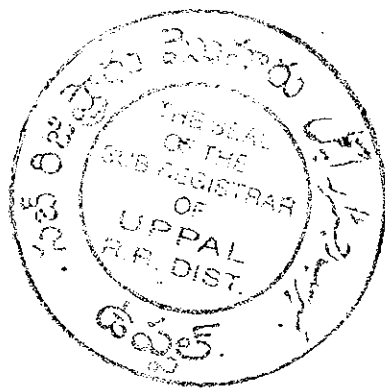
अधिकारी की हस्ताक्षर / OFFICER'S SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

Sundaram

1వ పుస్తకము 1805/20
రస్తావేజాల్ మొల్లం కాగితముల
సంఖ్య.....9 ఈ కాగితపు వయస్
.....8



.....



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

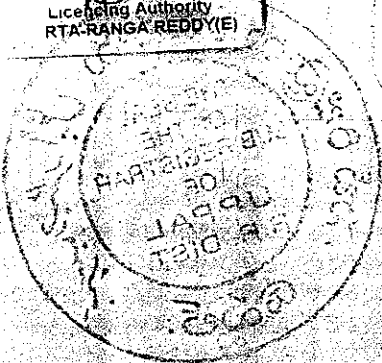
DRIVING LICENCE
DLFAP029273072006

NEELIMA
RAVI K S
BLOCK C-201
MAY REDDY
MALLARANGA RAO
NACHAREDDY DIST




Signature
Issued on: 19/08/2006

Licensing Authority
RTA-RANGAREDDY(E)




M0942962/06	Class Of Vehicle	Validity
<u>Non-Transport</u>	LMV	31/10/2025
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLFAP029273072006	
<u>Original LA.</u>	RTA RANGAREDDY EAST	
<u>DOB</u>	01/11/1975	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	19/08/2006	



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLFAP029438722006


RAVI KUMAR SON
S K SON
C-201
MAY REDDY
MALLARANGA RAO
RR DIST



Signature
Issued on: 21/12/2006

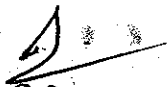
Licensing Authority
RTA-RANGAREDDY(E)

M1460967/06	Class Of Vehicle	Validity
<u>Non-Transport</u>	LMV,MCWG	21/07/2025
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLFAP029438722006	
<u>Original LA.</u>	RTA RANGAREDDY EAST	
<u>DOB</u>	22/07/1975	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	21/12/2006	



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1 వ పుస్తకము. 1. రిజిస్ట్రేషన్ సర్కిల్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... 9..... ఈ కాగితపు వరుస
సంఖ్య..... 9.....


సబ్-రిజిస్ట్రార్

