

215  
1073/09

1052/0



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369

Date : 25-11-2008 Serial No : 42,416 Denomination : 100

Purchased By :

S. VENKATESH  
S.O. S.A. RAO  
SENIOR

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

For Whom :

MEHTA & MODI HOMES  
SENIOR

SALE DEED

This Sale Deed is made and executed on this the 13<sup>th</sup> day of February, 2009 at S.R.O. Uppal, Ranga Reddy District by:

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 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 59 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

MRS. K. SANTHI, WIFE OF MR. KAMALAKAR KARLAPALEM, aged about 40 years, Occupation: Housewife, residing at Qtr. No. 2, IIIT Campus, Gachibowli, 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).

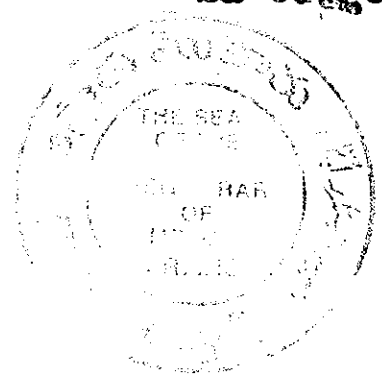
shape of challan.....	Rs.	3220/-
shape of cash.....	Rs.	
shape of challan.....	Rs.	100/-
shape of cash.....	Rs.	
Total: Rs.		54840/-



1వ పుస్తకము... 1052... సెక్షన్ 209  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 10. ఈ కాగితపు పరుషె  
 సంఖ్య.....

వ.సం... 18...  
 వ.సం... 29... తేది  
 12... మరియు... గంటల మధ్య  
 5-రిజిస్ట్రారు ఆఫీసులో

K. Prabhakar Reddy  
 చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 సమర్పించవలసిన పోబోగ్రాఫులు  
 వేలిముద్రలతో సహా దాఖలుచేసి



3220/-... వెల్లింబినారు.  
 8.3.6.84... D.L. 2/10/06  
 Sec'bad  
 నట్లు ఒప్పుకొన్నది  
 (బొటనదేలు)

శ్రీమంజునాధం  
 శ్రీమంజునాధం



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-1873 & 4, 2nd Floor, Sakam Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA/SPA No. 20/11/06  
 dated 26.8.06 registered at SRO, U.P.P-1  
 Range Reddy District.

నందీ

*[Signature]*

Venkataramana Reddy S/o. Anji Reddy  
 Sec'vice - S/o. 11-18/12, Green Hills Colony,  
 Serowanagar, Hyderabad.

*[Signature]*

B. RAJKUMAR S/o. MURUNO Rao  
 Off. BUSINESS S/o. ALMAL, Sec'bad.

2007.వ.సం... 18... వ తేది  
 29వ.సం... 29... తేది.

*[Signature]*  
 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.

10 పుస్తకము...1012...సంఖ్య  
 దస్తావేజుల మొత్తం కాగితము  
 సంఖ్య...10...ఈ కాగితపు రుద్ర  
 సంఖ్య...2...

*[Handwritten signature]*  
 పరిశీలకుడు

Under Section 42 of Act 11 of 1957  
 No. 1052 of 2009 Date 18/12/09

I hereby certify that the proper deficit  
 stamp duty of Rs. 51,420/- Rupees Fifty one thousand  
four hundred and twenty only)  
 has been levied in respect of the instrument  
 from Sri. K. Brathaban Reddy  
 on the basis of the stamp value  
 consideration of Rs. 64,400/- being  
 higher than the consideration stated in the  
 Value.

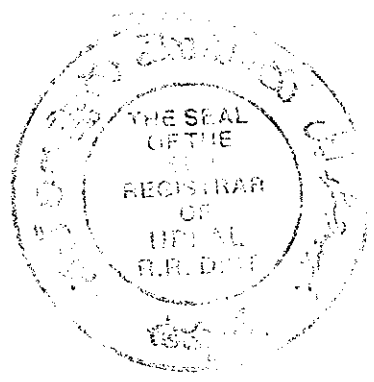
S.R.O. Uppal  
 18/12/09

*[Handwritten signature]*  
 Sub Registrar  
 and Collector U/S. 41&4  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 51,420/- towards Stamp Duty  
 Including Transfer of 3220/-  
 towards Registration of the party  
 through Chall. 821684  
 Dated 18/12/09 through Branch Sec'bad

S.A.H. Hebziguda  
 No. 11401260703  
 S.R.O. Uppal



- E) The Vendee is desirous of purchasing a plot of land bearing no. 215, admeasuring 322 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 6,44,000/- (Rupees Six Lakhs Forty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

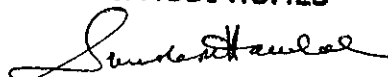
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 215, admeasuring 322 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. 6,44,000/- (Rupees Six Lakhs Forty Four Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
1. 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.
2. 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.
3. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
4. 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.
5. 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.
6. Stamp duty and Registration amount of Rs. 54,740/- is paid by way of challan no. B-821684 dated 15.2.09, drawn on State Bank of Hyderabad, Habsiguda, Hyderabad.

For MEHTA & MODI HOMES



For MEHTA & MODI HOMES

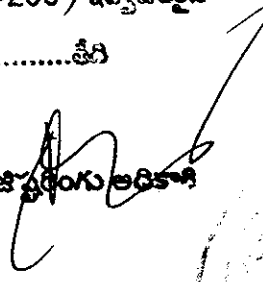


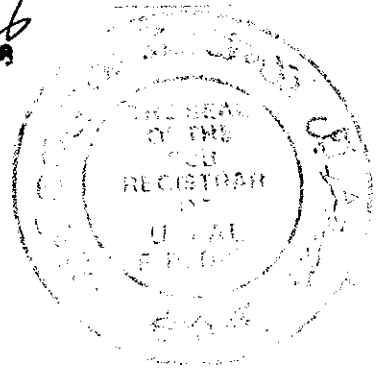
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దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 10.... ఈ కాగితపు పదుల  
సంఖ్య..... 3.....

హల్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (కా.శ) పు. 1052/09  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 1052-1-2009 ఇవ్వబడిన  
2009 సం॥ డిసెంబరు 19..... తేదీ

రిజిస్ట్రార్ గురించి  




SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 215, admeasuring about 322 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	40' wide road
South	Plot No. 214
East	40' wide road
West	Plot No. 216

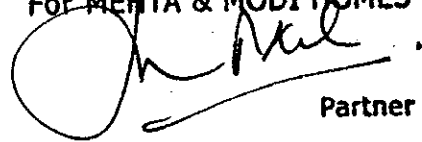
IN WITNESSES WHEREOF this SALE DEED IS Made and \_\_\_\_\_ executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESESS:

1.



For MEHTA & MODI HOMES

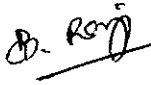


Partner

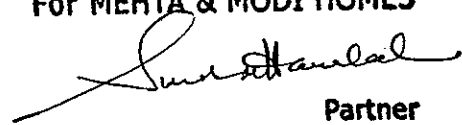
(Soham Modi)

VENDOR

2.



For MEHTA & MODI HOMES



Partner

(Suresh U Mehta)


VENDOR

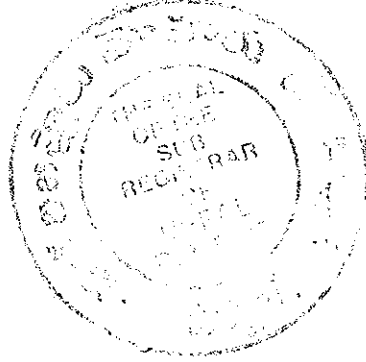
> K. Santu

VENDEE

సంఖ్య. 10..... ఈ కాగితపు వరుణ

సంఖ్య. 4.....

  
సర్ రిజిస్ట్రార్





**REGISTRATION PLAN SHOWING**

PLOT NO. 215, FORMING A PART

**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:**

MRS. K. SANTHI, WIFE OF MR. KAMALAKAR KARLPALEM

**REFERENCE:**

322

**SCALE:**

SQ. YDS.

**INCL:**

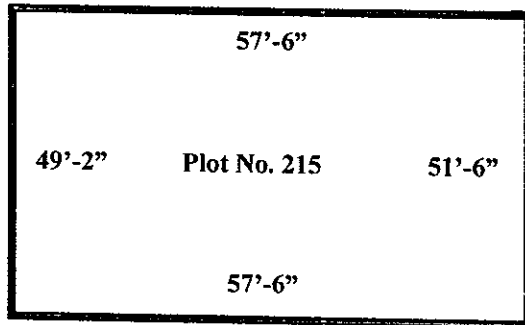
SQ. MTRS.



**EXCL:**



Plot No. 216



40' wide road

57'-6"

49'-2"

Plot No. 215

51'-6"

57'-6"

40' wide road

Plot No. 214

N



**WITNESSES:**

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

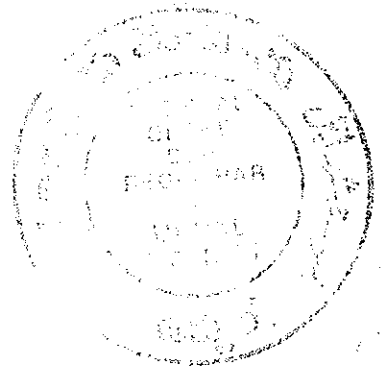
Partner

**SIG. OF THE VENDOR**

in hand

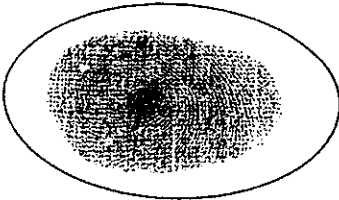
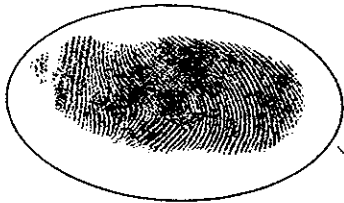
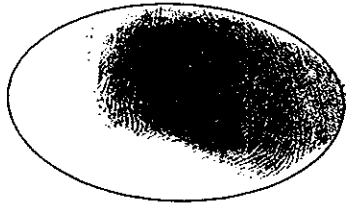
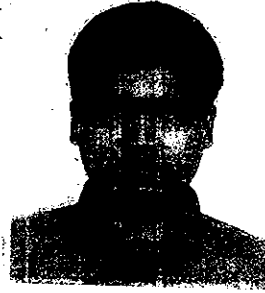
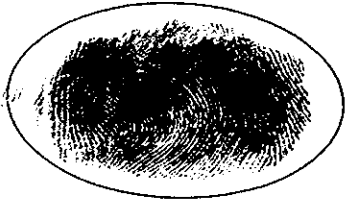
శ్రీ శ్రీ శ్రీ మొత్తం కార్యదర్శి  
పేరిళ్ళు..... ఈ కార్యదర్శి వారు  
చెప్పినట్లు 5.....

*A*  
శ్రీ శ్రీ శ్రీ



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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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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, II FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.

BUYER:

MRS. K. SANTHI  
W/O MR. KAMALAKAR KARLAPALEM  
QTR. NO. 2,  
IIIT CAMPUS,  
GACHIBOWLI,  
HYDERABAD.

REPRESENTATIVE:

MR. A. V. L. NARSIMHAM  
H. NO. 10-5-64/5/3,  
FLAT NO. 303,  
DHANABALA RESIDENCY,  
SRI RAMANAGAR COLONY,  
MASAB TANK,  
HYDERABAD.

SIGNATURE OF WITNESSES:

*[Handwritten signatures]*

MEHTA & MODI HOMES FOR MEHTA & MODI H.  
*[Handwritten signatures]*

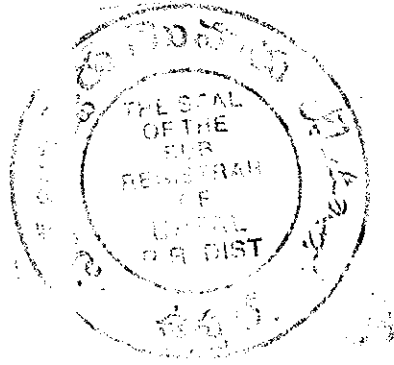
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దస్తావేజాల నెలత్రం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 6

పన్-రిజిస్ట్రార్



**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	35
3	Hari	Son	15/12/81	25

D.P.L. No. 114  
**BHARAT SCOUTS & GUIDES**  
 BHARADWARSEY-SEG' BAD  
 16/07/2006  
 16/07/2006

**PERMANENT ACCOUNT NUMBER**

**ABMPPM6725H**

**नाम / NAME**  
SOHAN SATISH MODI

**पिता का नाम / FATHER'S NAME**  
SATISH MANILAL MODI

**जन्म तिथि / DATE OF BIRTH**  
18-10-1989

**हस्ताक्षर / SIGNATURE**  
*Sohan Modi*

Chief Commissioner of Income-tax, Andhra Pradesh

**आयकर विभाग**  
INCOME TAX DEPARTMENT



**भारत सरकार**  
GOVT. OF INDIA

**PRABHAKAR REDDY K**

**PADMA REDDY KANDI**

**15/01/1974**

Permanent Account Number  
**AWSP8104E**

*Prabha Reddy*  
Signature



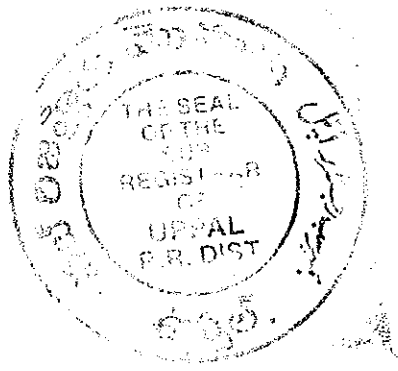
10082008

**HOUSEHOLD CARD**

CEN No : PAP6381508R16  
 P.P. Shop No : 81E  
 Sex : Male  
 Name of Head of Household : Manoj Suresh  
 Date of Birth : 05/05/80  
 Full Name (Husband name) : Dharmajit  
 Date of Birth : 15/12/1946  
 Sex : Male  
 Occupation : Cw : Business  
 Residential House No. : 2-3-577  
 St. / Street : MINISTER ROAD  
 Colony : D Y COLONY  
 Ward : 2  
 Circle : 18  
 Circle VIB : 18063  
 District : 208  
 State : Andhra Pradesh  
 Annual Income (Rs.) : 100,000  
 LPG Consumer No. (1) : NE46359(Single)  
 PG Dealer Name (1) : Narraiah Enterprises, (OC)  
 PG Consumer No. (2) :  
 PG Dealer Name (2) :

.....09  
.....  
.....10.....  
.....7.....

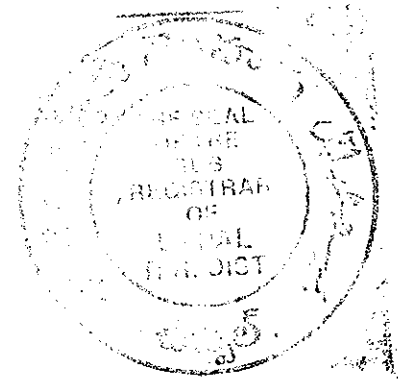
*[Handwritten signature]*  
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• బి. అర్జునకృష్ణ. 1917. సెంటిమెంట్ 09  
దస్తావేజుల నమోదు కార్యముల  
సంఖ్య. 10... ఈ కార్యపు పనులు  
సంఖ్య. 8.....

వల్-రిజిస్ట్రార్





पिता का नाम/पिताजी के नाम/Name of Father/Legal Guardian

GANGARAJU BABURAO

माता का नाम/Name of Mother

GANGARAJU RAJYA LAKSHMI

पति का नाम/Name of Spouse

KARLAPALEM KAMALAKAR

पता/Address

QTR NO 2 IIT CAMPUS

GACHIBOWLI

HYDERABAD AP

पुस्तक संख्या का नं. और दिनांक जारी होने का तिथि/Old Passport No. with date and Place of Issue

Z1062353

30/07/1999

HYDERABAD

फाइल नं./File No.

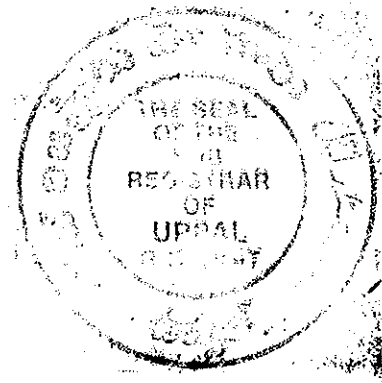
HYDERABAD 14 202

1వ పుస్తకము...  
దస్తావేజాల మొత్తం కాగితములు

సంఖ్య 10 ఈ కాగితపు పరుప

సంఖ్య 9

పబ్-~~లిబ్రరీ~~





సంఖ్య..10...కాగితముల  
సంఖ్య 10...ఈ కాగితపు వరుస

  
సచివ్ రిజిస్ట్రార్





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సచివరికి

