

219

Plot: 219



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 114956

S.No.....
 Date..... 06/12/2006
 Name..... D. Phani Kumar
 S/o. D/o. Who..... N. N. Mehtay
 For Whom..... Mehta & Modi Homes

K. SEENIVAS
 S.V.L. No. 26/98, R.No. 39/200-
 City Civil Court,
 SECUNDERABAD

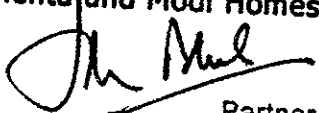
SALE DEED

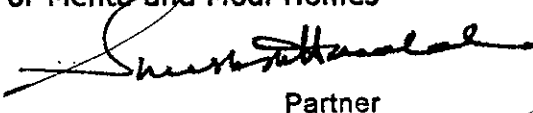
This Sale Deed is made and executed on this the 13¹⁵ day of December, 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 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

MR. KANURI RAMU SON OF MR. JAGANMOHAN RAO, aged about 38 years, Residing at 12-13-415, Street no-1, Tarnaka, Secunderabad, 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



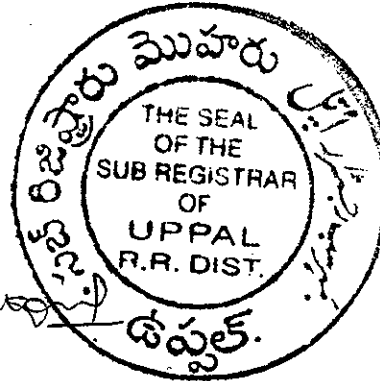
వచ్చుము. 1.1.1928 వ
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 3... ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

2006 - వ సం... నెల... 13... తేది
 1928 - వ.శ.శ. ఆర్డరు... సము... 22... తేది
 పగలు... 3... మరియు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... K. R. ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥..... చెల్లించినారు.

Receipt No. 104557 Dist. 12/10/06. Vide
 S.H., Habsiguda Branch, Sec'bad



శ్రీ...

ఫోటో యిచ్చినట్లు ఒప్పుకొన్నట్లు
 ఎడమ బ్రాహ్మణవేలు

శ్రీ... S/o. K.P. Reddy occ'r Business
 (1) 5-4-197/324, 2nd Floor, 50th main road
 m.c. Road, Sec-bad. through attested CPA
 for presentation of documents vide Doc. no.
 201/BK IV/06 at SRO, Uppal.



వరూపించినది.

1) L. Venkate Ramana occ'r. Business
 S/o Rajendra Prasad 1-6-6, Anupuram
 E.C.D.L (P.O) Sec'bad - 500062

2) S. Pradeep Kumar S/o. S. Dhanraj occ'r. Service
 R/o. 1-12-263, new Bonapally, Sec-bad - "

2006వ.సం॥... నెల... 13... తేది
 1928వ.శ.శ. ఆర్డరు... సము... 22... తేది.

శ్రీ...
 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 | 202 Sq. Yds |
| 12. | 1655/2005 | 21/02/2005 | Ac. 0-38 Gts. |
| 13. | 2247/2005 | 11/03/2005 | Ac. 0-25 Gts. |
| 14. | 4973/2005 | 21/05/2005 | Ac. 1-22 Gts. |
| 15. | 4974/2005 | 21/05/2005 | Ac. 0-15 1/2 Gts. |
| 16. | 6495/2005 | 07/07/2005 | Ac. 0-29 1/3 Gts. |

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

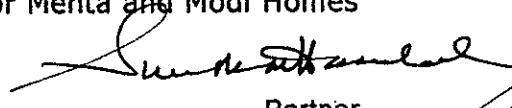
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement 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 tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

Page 2



1 వ పుస్తకము/ని.కె.సి.గ/స్టంపు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 1... ఈ కాగితపు వరుస
 సంఖ్య... 2.....

[Signature]
 సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 1957
 No. 19687 of 200. Date 13/12/06

I hereby certify that the proper deficit
 stamp duty of Rs. 20000 Rupees

20000 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 230000 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 13/12/06

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

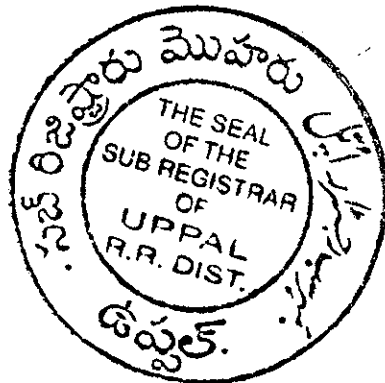
NOTE: Construction Agreement filed
 along with this sale deed for
 Rs 122000 and Stamp duty
 Paid Rs 12020 Dt. 12/12/06

[Signature]
 SUB REGISTRAR

Registration Endorsement

An amount of Rs. 38660 towards Stamp Duty
 including Transfer duty and Rs. 1150
 towards Registration Fee was paid by the party
 through Challan Receipt Number 104557
 Dated 13/12/06 at SBI Habsiguda Branch. Sec 43e

S. S. H. Habsiguda
 No. 010000507
 S.R.O. Uppal.

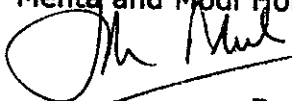


- E) The Vendee is desirous of purchasing a plot of land bearing no. 219, admeasuring 230 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,30,000/- (Rupees Two Lakhs Thirty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

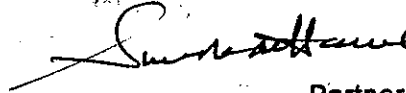
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:


- a. The Vendor do hereby convey, transfer and sell the Plot No. 219, admeasuring 230 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. 2,30,000/- (Rupees Two Lakhs Thirty 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. 39,910 -/- is paid by way of challan no. 104551, dated 13/12/01, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

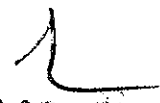

Partner

For Mehta and Modi Homes



Partner

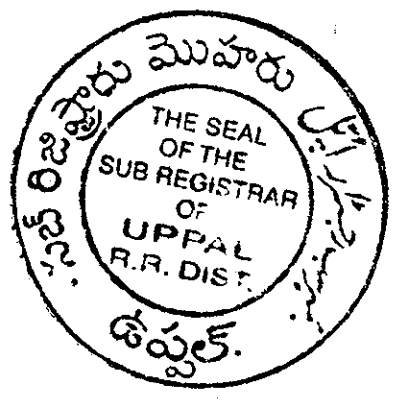

Page 3

1 వ పుస్తకము సం॥ (కా.క) పు... 1968/106
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 71... ఈ కాగితపు వరుస
సంఖ్య... 2


సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు... 1968/106
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు... 1968.7.1-2000 ఇవ్వడమైన
2006 సం॥ డిసెంబర్ నెల... 13... తేదీ


రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 219, admeasuring about 230 sq. yds. forming part of Sy. No. 291, 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. 218 |
| South | Plot No. 220 |
| East | Plot No. 212 |
| 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. L. Venkatesh Ramesh

For Mehta and Modi Homes

Soham Modi
Partner

(Soham Modi)
VENDOR

2. S. U Mehta


For Mehta and Modi Homes

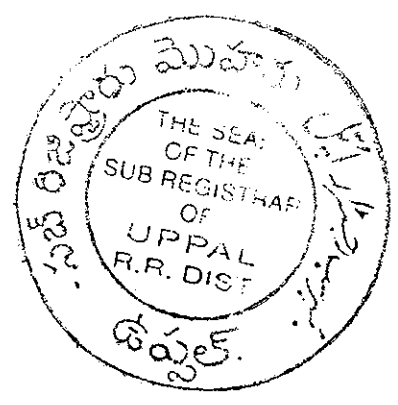
Suresh U Mehta
Partner

(Suresh U Mehta)
VENDOR

K. Ramu
VENDEE

1 వ పుస్తకము / 1967 / సం 11
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 7.....


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 219, 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

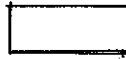
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. KANURI RAMU, SON OF MR. JAGANMOHAN RAO

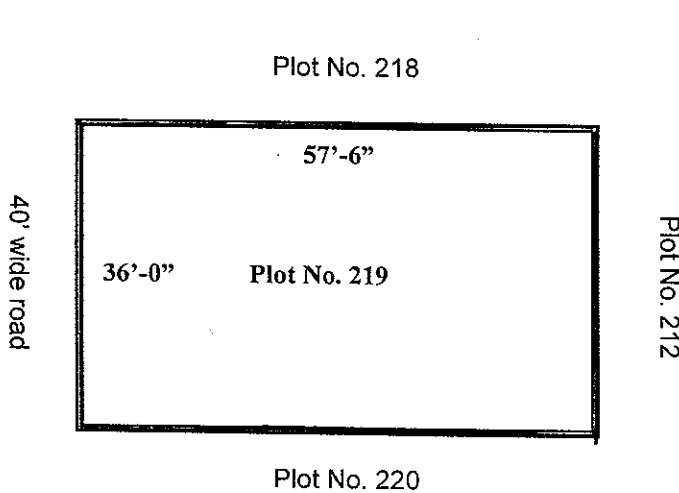
REFERENCE:
AREA: 230

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1. *L. Venkatesh Ramana*

2. *J. [Signature]*

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

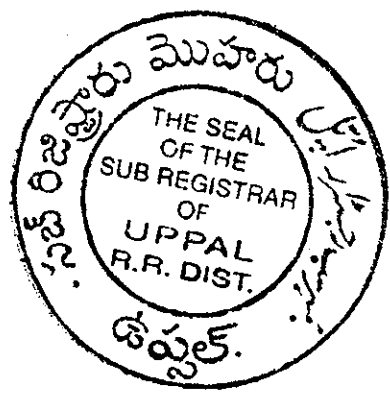
[Signature]
Partner

SIG. OF THE VENDOR

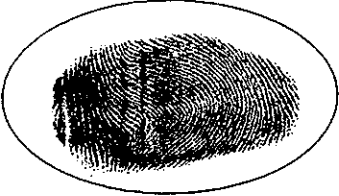







[Signature]
SIG. OF THE BUYER

శ్రీ సామ్యము. 1968/2/106
రెజిస్ట్రేషన్ మొత్తం కాగితము.
సంఖ్య.....9.....ఈ కాగితపు వయస్సు
సంఖ్య.....5.....


సబ్-రెజిస్ట్రార్



**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 |
|--------|---|---|--|
| |  |  | <u>VENDOR:</u> 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 <u>GPA FOR PRESENTING DOCUMENTS:</u> 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. <u>BUYER:</u> MR. KANURI RAMU S/O. MR. JAGANMOHAN RAO R/O. 12-13-415, STREET NO-1 TARNAKA SECUNDERABAD. |
| |  |  | |
| |  |  | |
| |  |  | |

SIGNATURE OF WITNESSES:

1. L. Venkata Ramana
2. P. [Signature]

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

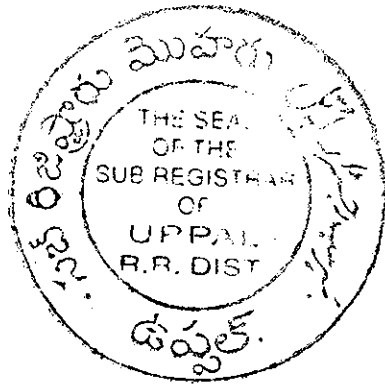
[Signature]
Partner

SIGNATURE OF THE EXECUTANT

[Signature]

11వ పుస్తకము 1. గి. 68. 7. / నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... 9..... ఈ కాగితపు వరుస
సంఖ్య..... 6.....


~~సబ్-రజిస్ట్రార్~~



ANDHRA PRADESH



DRIVING LICENCE
DL-DAPS-1103822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/18/24
JAIWAL GARDEN
AMBERPET
HYDERABAD

20/07/2002 **DUPLICATE**

License valid
Licencing Authority
RTA-HYDERABAD-02



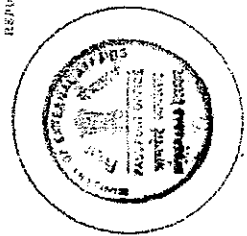
यह लाइसेंस केवल मोटर वाहन चालने के लिए ही प्रामाणिक है, जो कि वाहन चालने के लिए आवश्यक है। इसके बिना वाहन चालना कानून विरुद्ध है। इस लाइसेंस को खोना या चुराना गैर कानूनी है।

THESE ARE TO BE KEPT AND RESERVE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA. ALL THOSE WHOSE IT MAY CONCERN TO ALIEN REGISTRATION THESE ARE WITHOUT LET OR HINDRANCE AND TO APPEAR IN THE EVERY ASSEMBLY AND PRODUCE OF WHICH HE OR SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

Amol
H. H. K. R. A.
RTO, HYD.

ऑफिस/Supervisor's Office
पावरपेट जर्वाल, हैदराबाद
Passport Office, Hyderabad.



Amol
KRISHNA SIGNATURE

PERMANENT ACCOUNT NUMBER
ABMPPM6725H

श्री नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

Chief Commissioner of Income-Tax, Andhra Pradesh.

भारत गणराज्य REPUBLIC OF INDIA



देश / Type: IND | जन्म तिथि / Country Code: IND | पत्रिका सं. / Passport No. **B2791005**

कुलनाम / Surname: **MODI**

पिता का नाम / Given Name: **SOHAM SATISH** | *Soham Satish Modi*

राष्ट्रियता / Nationality: **INDIAN** | लिंग / Sex: **MALE** | जन्म तिथि / Date of Birth: **18-10-1969**

जन्म स्थान / Place of Birth: **MUMBAI** | *(M.S.)*

जारी करने की जगह / Place of Issue: **PO HYDERABAD**

जारी करने की तिथि / Date of Issue: **9-10-2000** | समाप्त की तिथि / Date of Expiry: **9-10-2010**

Amol Modi

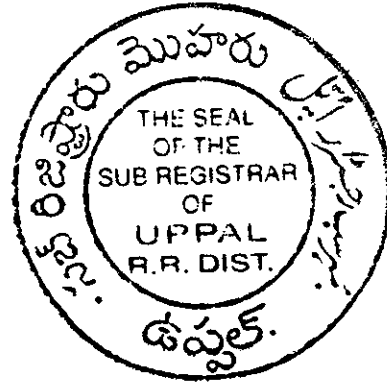
For Mehta and Modi Homes
Amol
Partner

For Mehta and Modi Homes
Amol
Partner


Amol

1967/1867
మొదటివారి మొదటి కారితము
మొదటి... ఈ కారితపు వరు...
మొదటి...
సబ్-రిజిస్ట్రారు

సబ్-రిజిస్ట్రారు



[Signature]
LICENCE HOLDER'S SIGNATURE



[Signature]
LICENCING AUTHORITY

INDIAN UNION ANDHRA PRADESH
MOTOR DRIVING LICENCE

| | | |
|---------------|------------------------|--------------------|
| D.L. No. | 47/25/87 | 31/03/92 |
| Name | SRI S. S. S. S. | |
| SN/ID of | K. S. S. S. S. S. | |
| Address | S. S. S. S. S. S. | |
| Date of Test | 3-9-2 | Valid upto 31-3-92 |
| Date of Issue | Date of Issue | |
| Tested by | Valid Throughout India | |

1వ పుస్తకము. 1.1.6.7/స్కాం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....91...ఈ కాగితపు వరుస
సంఖ్య.....


సబ్ రిజిస్ట్రార్

