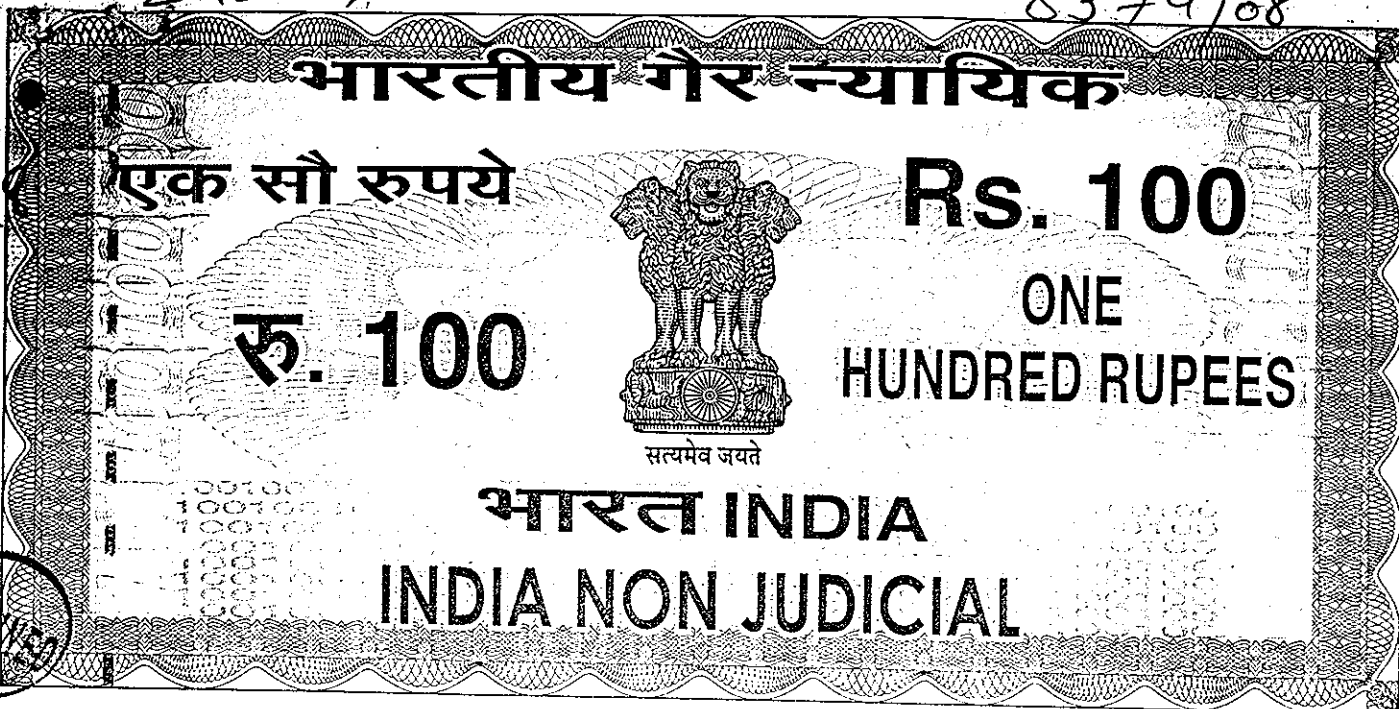


8415 224

8374/08

871

SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 361811

Date : 25-07-2008 Serial No : 30,100 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD

Car. G. Rao

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

For Whom :

MEHTA & MODI HOMES
SECBAD

SALE DEED

This Sale Deed is made and executed on this the th 4 day of September, 2008 at Secunderabad by and between:

M/S MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&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. MADAN KONAKANDLA, SON OF MR. VENKATESWARULU KONAKANDLA, aged about 33 years, residing at C/o. Ramanachary, 1-8-140/22, Golnaka, Alwal, Secunderabad - 500 010, 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

ENDORSEMENT	
Certified that the following amounts have been paid in respect of this document:	
I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (uls.41 of I.S.Act, 1899).....	Rs. 3720/-
3. in the shape of cash (uls.41 of I.S.Act, 1899).....	Rs. -
4. adjustment of stamp duty uls.16 of I.S.Act,1899, if any.....	Rs. -
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 10880/-
2. in the shape of cash.....	Rs. -
III. Registration fee:	
1. in the shape of challan.....	Rs. 2720/-
2. in the shape of cash.....	Rs. -
IV. User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. -
Sub-Registrar	Total: Rs. 51720/-



1920- వ.శ.సా... గోదావరి జిల్లా... మాసము... 1వ తేదీ

పగలు... 2... మరియు... 3... గంటల మధ్య
 కృష్ణా నది-రిజిస్ట్రారు అఫీసులో

శ్రీ... K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-చు
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు నేలిముద్రలతో సహా దాఖలు చేసి
 దుసుము రూ॥ 2720/- చెల్లించినారు.

Receipt No... 201/19/2020
 M. H. H. S. S. Branch, Sec. 2nd
 వానపర్తి నట్ల ఒప్పుకోస్తూ
 ఎడమ ప్రాబనవేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 201/19/2020
 dated 26.8.08 registerer at SRO, Uppal
 Ranga Reddy District.

విరూపించినది.

1) R. Ramana Chary

R. Ramana Chary S/o, Satyanarayana Chary
 Facilities Engineer, R/o - 1-8-140/22,
 Golnaka, Alwal

2) Venkat Ramana Reddy

S/o. Anji Reddy
 11-187/2, Green Hills Colony, Secunderabad, And.

2008 వ.శ.సా... గోదావరి జిల్లా... మాసము... 4వ తేదీ
 1920 వ.శ.సా... గోదావరి జిల్లా... మాసము... 1వ తేదీ.

సబ్-రిజిస్ట్రారు

WHEREAS:

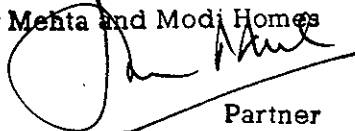
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule 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.

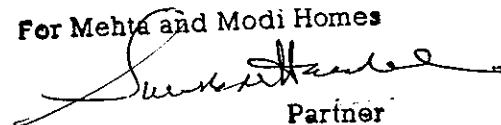
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

18 వ పేజీ నెంబర్ 194/2008
 వస్తావేజాల మొత్తం కాగితము
 సంఖ్య 10 ఈ కాగితపు వరుష
 సంఖ్య 2

శ్రీ-విజయలక్ష్మి

Endorsement Under Section 42 of Act II of 1907
 No. 1974 of 2008 Date 4/9/08

I hereby certify that the proper deficit
 stamp duty of Rs. 8860/- Rupees Eight thousand
 Eight hundred and sixty only
 has been levied in respect of this instrument
 from Sri. K. Babhaker Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 5000/- being
 higher than the consideration agreed Market
 Value.

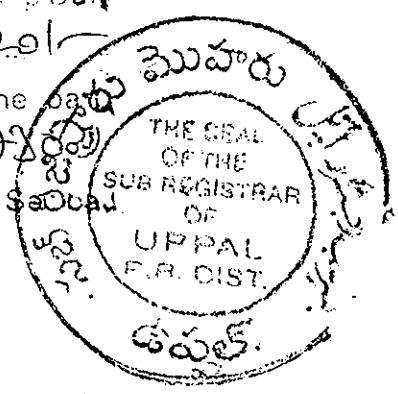
S. R.O. Uppal
 4/9/08

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

Registration Endorsement

An amount of Rs. 8860/- Towards Stamp Duty
 including Transfer duty and Rs. 2720/-
 towards Registration Fee was paid by the
 through Challan Receipt Number 8047200
 Dated 4/9/08 at SBI Habisiguda Branch

G.B.M. Habisiguda
 A/c No. C1000036700
 S.R.O. Uppal

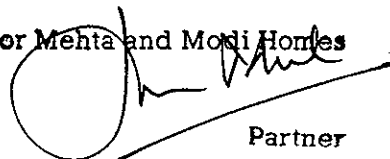


- E) The Vendee is desirous of purchasing a plot of land bearing no. 224 admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.5,44,000/- (Rupees Five Lakhs Forty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

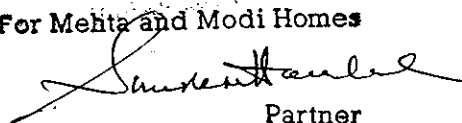
1. The Vendor do hereby convey, transfer and sell the Plot No. 224 admeasuring 272 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.5,44,000/- (Rupees Five Lakhs Forty 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. 51680 =/- is paid by way of challan No. 804730, dated 4.09.08, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

పల్లెటూరు మొహరు 8/3/08

సహాయక మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 3

అధికారి

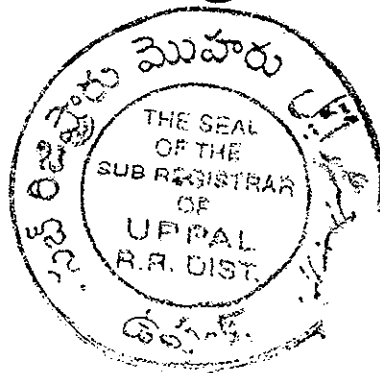
పల్లెటూరు సంగం (కా.స) పు. 8/3/08

సంబంధంగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు సంఖ్య 1-200 గ్రామ్యమైన

200 గ్రామ్యమైనది నెల 4 తీరి

రిజిస్ట్రారు కార్యదర్శి



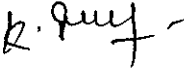
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 224 admeasuring about 272 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. 223
South	Plot No. 225
East	40' wide road
West	Plot No. 231

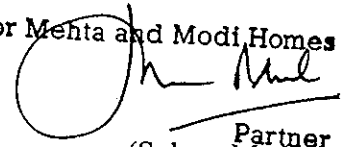
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

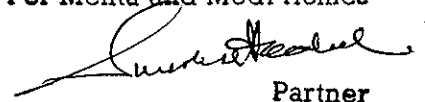
2. 

For Mehta and Modi Homes



Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes



Partner
(Suresh U Mehta)
VENDOR

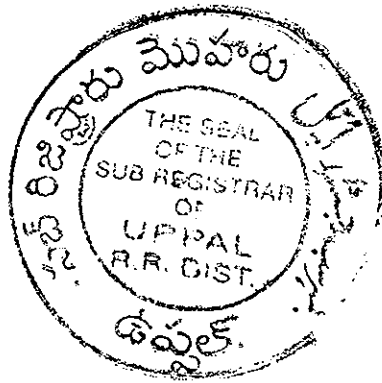
1 వ ప్రకాశకము: 8/27/08

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 4

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 224, 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

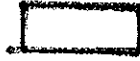
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. MADAN KONAKANDLA, SON OF MR. VENKATESWARULU KONAKANDLA

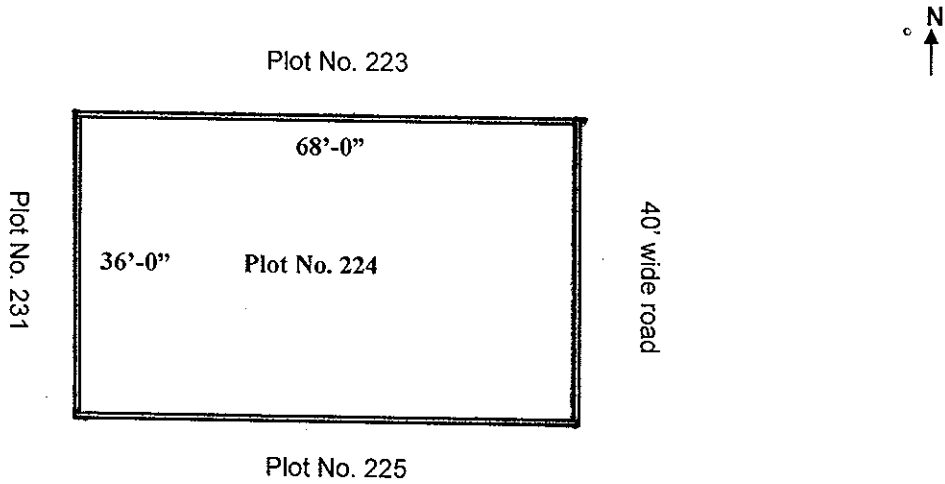
REFERENCE:
AREA: 272

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1. *R. Jay*
- 2. *V. Srip*

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

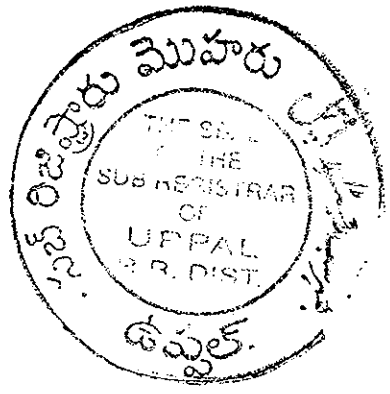
1 వ పుస్తకము 8574/08

దస్తావజాబు మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 5

✓
సన్-రిజిస్ట్రార్



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

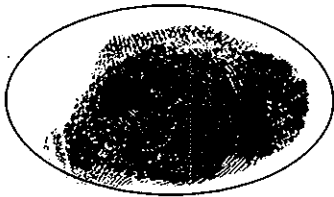
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, 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, II 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
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

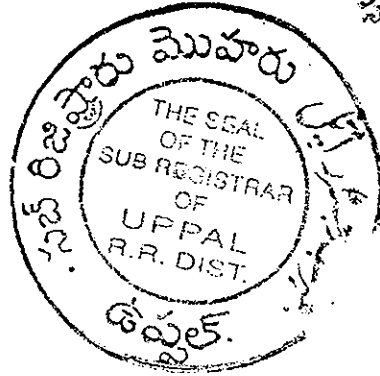
1వ పుస్తకము 8374/198

దస్తావేజులు: మొత్తం కాగితములు

సంఖ్య 10 ఈ కాగితపు వరుస

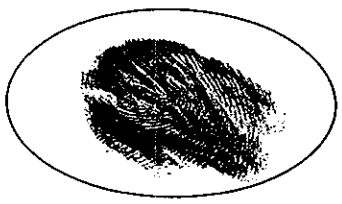
సంఖ్య 6

సబ్-రిజిస్ట్రారు



**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
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BUYER:

MR. MADAN KONAKANDLA
S/O. MR. VENKATESWARLU
R/O. 1-8-140/22,
GOLNAKA, ALWAL,
SECUNDERABAD-500 010.



REPRESENTATIVE:

MR. VENKATESWARLU
S/O. MR. K. PAPAIAH
R/O. SURDEPALLY(VI),
NELAKONDAPALLY(MD),
KHAMMAM(DT),
ANDHRA PRADESH.

SIGNATURE OF WITNESSES:

-
-

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS

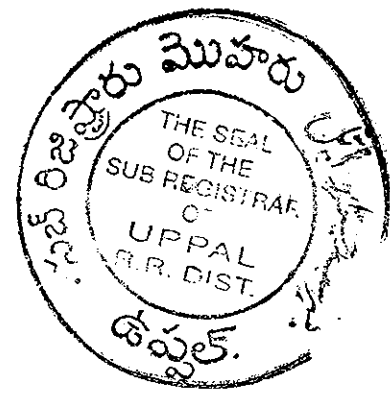
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. Venkateswarlu, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of
Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

ప్రస్తుతము 2024/08/08
సబ్ రిజిస్ట్రారు మొత్తం కార్యముల
సంఖ్య 10 ఈ కార్యము వరుస
సంఖ్య 7

సబ్-రిజిస్ట్రారు



Family Members Details			
S.No	Name	Relation	Date of Birth, Age
2	Kusum	Wife	06/07/51 . 55
3	Hari	Son	15/12/81 . 25

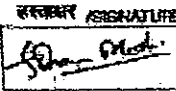
D.P.L. No. 114
 BHARAT SCOUTS & GUIDES-III
 BHARAT SCOUTS & GUIDES-III
 16/07/2006
 16/07/2006

PERMANENT ACCOUNT NUMBER
ABMPNG725H

नाम NAME
SOHAN SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI


जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE


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
AWSPP6104E

हस्ताक्षर SIGNATURE


16/08/2006

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

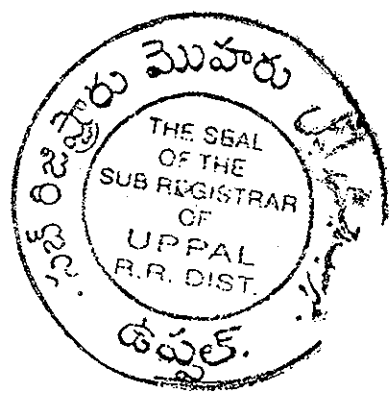
వ పుస్తకము 8375/3100

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య 10 ఈ కాగితపు వరుస

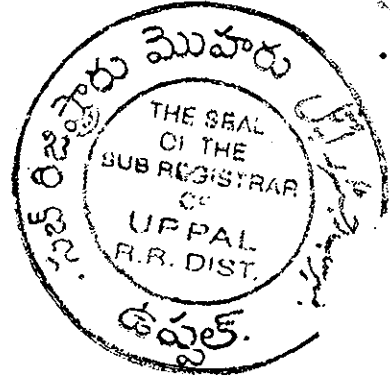
సంఖ్య 8

సబ్ రిజిస్ట్రారు



8374/08
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పబ్లికేషన్

