



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. No. 3575 29-3-07  
Sole to Venkateshwar RAO  
S/o. C. ALPA RAO  
of Wholesaler Mehta & Modi Homes, Sec 3rd

LEELA G. CHIMALGI  
STAMP VENDOR  
No. 195355  
6-4-76/A, Cellar, Rangunt  
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 7 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, Sōham 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

MRS. G. SONIA RAJ, WIFE OF MR. V. RAJA KUMAR, aged about 30 years, residing at Co. Mr. G. Prabhakar Raj, Plot No. 102/1, Saraswathinagar Colony, Lothkunta, 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

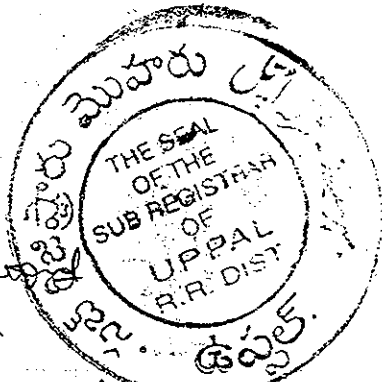
Handwritten text at the top left, possibly a date or reference number.

2 వ పుస్తకము... సం|| పు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య...!

సబ్-రిజిస్ట్రారు

200 వ సం||... ది. 15.11.2014... నెల... 7 వ తేది  
192 వ.శ.శా.సం. 13.12.2014... మా.సం.. 1.12.2014... తేది  
పగలు... మరియు... గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Pradeep Kumar, Registrar,  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
మరియు పేలిముద్రలతో సహా దాఖలు చేసి  
రుసుము రూ||... 1625/... చెల్లించినారు.



Receipt No. 13394...  
S.H. Habsiguda Branch, Sec'bad

శ్రీ. K.P. Reddy, ou-service  
105-4-187/344, II floor, bottom mansion,  
M.G. Road, Sec'bad. Through attested CPA for  
Presentation of Document vide CPA Docum  
201/BK14/06 at SRO, Uppal, R.R Dist.

ముచ్చినట్లు ఉప్పుకొన్నట్లు  
విధమ ప్రోటనవేలు



విరూపించినది.

1) [Signature]

Varan Kumar Sh/o. Hareekumar ou-service  
2-3-64/10/24, Amberpet, Sec'bad

2) [Signature]

J. Pradeep Sh/o. J. Dhanya ou-service  
K/o. 1-10-263, New Bomangally, Sec'bad

200 వ. సం||... ది. 15.11.2014... నెల... 7 వ తేది  
192 వ.శ.శా.సం. 13.12.2014... మా.సం.. 1.12.2014... తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

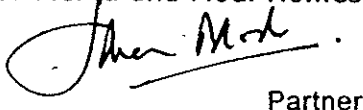
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

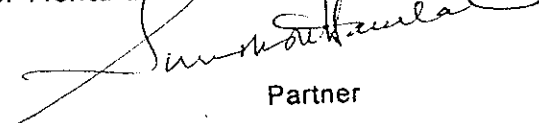
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 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

1వ పుస్తకము 4444/పంప  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 7..... ఈ కాగితపు వరుస  
 సంఖ్య... 2.....

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 187  
 No. 4444 of 2007 Date 7/4/07

I hereby certify that the proper deficit  
 stamp duty of Rs. 28910/- Rupees Twenty eight  
 thousand nine hundred and ten Rupees only  
 has been levied in respect of this instrument  
 from Sri. K. Subrahakar Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 327000/- being  
 higher than the consideration agreed Marke  
 Value.

S.R.O. Uppal

Dated 7/4/07

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

Registration Endorsement

An amount of Rs. 48910/- towards Stamp Duty  
 including Transfer duty and Rs. 1635  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 13948  
 Dated 7/4/07 at SBI Habsiguda Branch Secbad

NOTE: D.S.D. Rs. 320/- B.D.R.F.Rs. — Total

Rs. 320/- has been collected as  
 agreed M.V of Rs. 320000/- Dt. 7/4/07

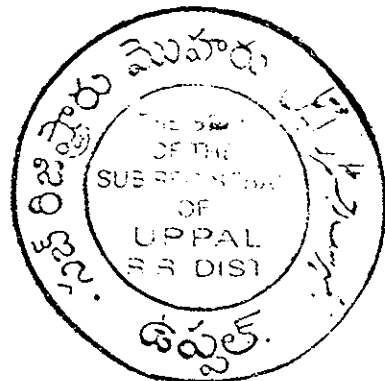
*[Signature]*  
 SUB-REGISTRAR

G.B.H. Habsiguda  
 A/c No. 0100005078  
 of S.R.O. Uppal.

NOTE: Construction Agreement filed  
 along with this sale deed for

Rs. 220000/- and Stamp duty  
 Paid Rs. 20000/- Dt. 7/4/07

*[Signature]*  
 SUB-REGISTRAR



E) The Vendee is desirous of purchasing a plot of land bearing no.226 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:

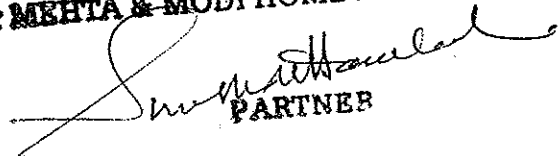
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.226 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. 50,640/- is paid by way of challan No. 133948, dated 07.04.07, drawn on SBH, Habsiguda, Hyderabad.

**For MEHTA & MODI HOMES**

  
**PARTNER**

**For MEHTA & MODI HOMES**

  
**PARTNER**



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 226 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:

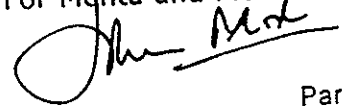
North	Plot No. 225
South	Plot No. 227
East	40' wide road
West	Plot No. 229

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:

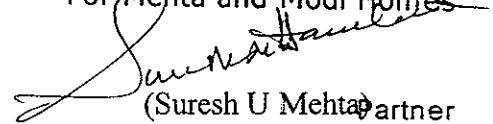
1. 
2. 

For Mehta and Modi Homes



Partner  
(Soham Modi)  
VENDOR

For Mehta and Modi Homes



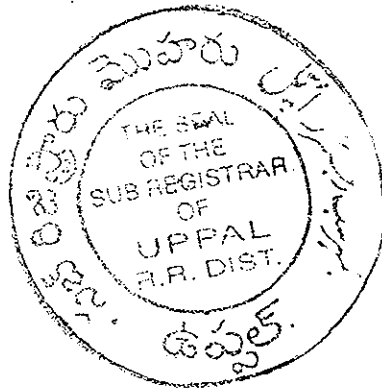
Partner  
(Suresh U Mehta)  
VENDOR

  
VENDEE

1. దుబ్బాకమ్మ 4444/97  
వస్తావేజాల మొత్తం కాగితముల  
సంఖ్య: 9... ఈ కాగితపు పను  
ముఖ్య: 4.....



మొ-రిజిస్ట్రార్





**REGISTRATION PLAN SHOWING**

PLOT NO. 226, 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:** MRS. G. SONIA RAJ, WIFE OF MR. V. RAJA KUMAR

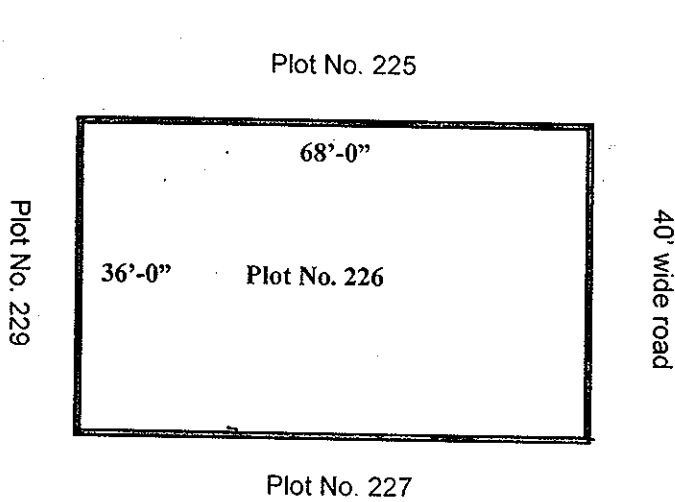
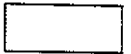
**REFERENCE:**  
**AREA:** 272

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

**WITNESSES:**


1. *[Signature]*

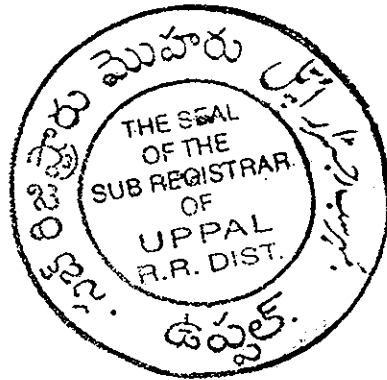
2. *[Signature]*

**SIG. OF THE VENDOR**

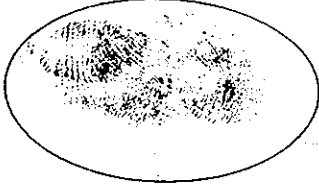

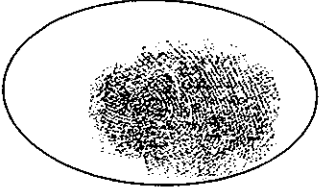

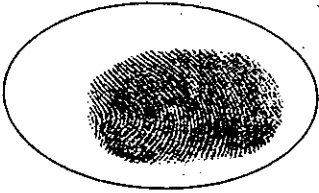

*[Signature]*  
**SIG. OF THE BUYER**

1 వ పుస్తకము 4444 సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...9....ఈ కాగితపు వరుస  
సంఖ్య 6.....

  
నబ-రజిశారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA &amp; MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. ROAD, 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 &amp; 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p>

SIGNATURE OF WITNESSES:

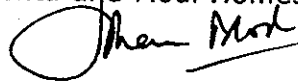
1.



2.

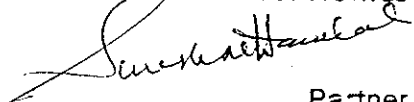


For Mehta and Modi Homes



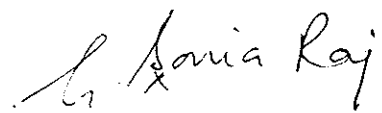
Partner

For Mehta and Modi Homes

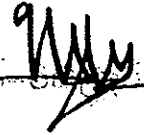


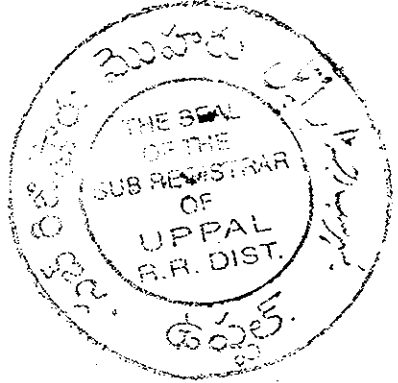
Partner

SIGNATURE OF EXECUTANTS







1వ పుస్తకము 4444 సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
పంఖ్య 9 ఈ కాగితపు పరిమాణ  
పొడవు 6

  
\_\_\_\_\_



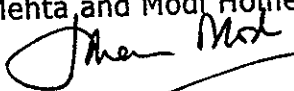
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>PURCHASER:</u>  MRS. G. SONIA RAJ W/O. MR. V. RAJA KUMAR R/O. C/O. MR. G. PRABHAKAR RAJ PLOT NO. 102/1 SARASWATHINAGAR COLONY LOTHKUNTA SECUNDERABAD - 500 010.
			<u>REPRESENTATIVE:</u>  MR. G. PRABHAKAR RAJ S/O. MR. G. RAZAR R/O. PLOT NO. 102/1 SARASWATHINAGAR COLONY LOTHKUNTA SECUNDERABAD - 500 010.

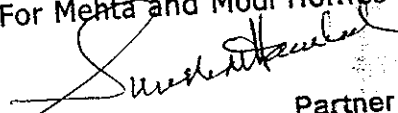
SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes

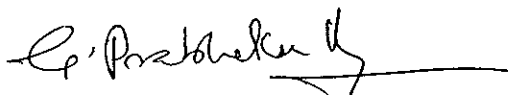
  
Partner

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. G. Prabhakar Raj, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar  
of Assurances, Uppal, Ranga Reddy District.

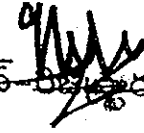


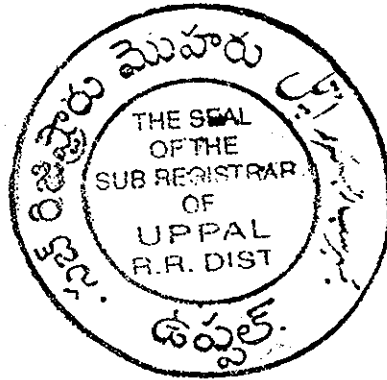
SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము. 44444/స్వంఘ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...9....ఈ కాగితపు వరుస  
సంఖ్య...7.....

  
సబ్ రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH



DRIVING LICENCE  
OLDAP011193822002  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/10724  
JAISHAL GARDEN  
AMBERPET  
HYDERABAD

100072002 DUPLICATE

Licensing Authority  
HYDRABAD

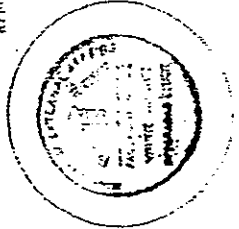


1. It is prohibited to transfer the licence to any other person. The licence holder shall be liable for the consequences of any offence committed by him while driving a motor vehicle. The licence holder shall be liable for the consequences of any offence committed by him while driving a motor vehicle.

2. The licence holder shall be liable for the consequences of any offence committed by him while driving a motor vehicle.

3. The licence holder shall be liable for the consequences of any offence committed by him while driving a motor vehicle.

4. The licence holder shall be liable for the consequences of any offence committed by him while driving a motor vehicle.



भारत गणराज्य REPUBLIC OF INDIA

IND B2791005

MODI

SOHAM SATHISH SOHAM SATHISH

INDIAN male

HYDRABAD

PO. H/OERABAD

9-10-2000 8-10-00

PERMANENT ACCOUNT NUMBER

ABMPM6725H

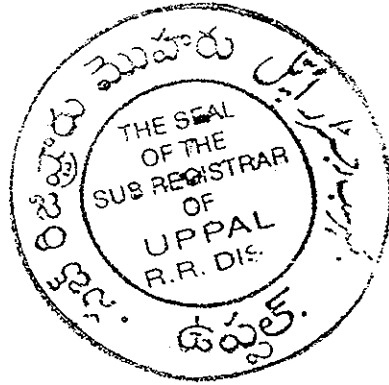
SOHAM SATHISH MODI

SATISH MANILAL MODI

18-10-1979

1 వ పుస్తకము 444/స్రావ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...9.....ఈ కాగితపు వరుస  
సంఖ్య...8.....

  
పబ్లిక్ రికార్డర్



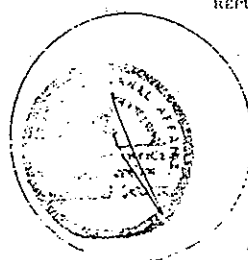




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के अंतर्गत, उन व्यक्तियों को  
 इस बात में प्रोत्साहित है, यह प्रार्थना है कि अधिकारों को देना कि वे वास्तव में निराला, निर्यात,  
 आयात से अपने-आपने हैं, और उसे हर तरह की ऐसी सहायता और मुद्रा प्रदान की  
 जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE  
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY  
 CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR  
 HINDRANCE AND TO AFFORD HIM UNDER EVERY ASSISTANCE AND  
 PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT OF THE  
 REPUBLIC OF INDIA




एम.के. साठम  
 M.K. SATAM  
 अधीक्षक Superintendent  
 पदार्थों के कार्यालय, हैदराबाद  
 Passport Office, Hyderabad

भारत गणराज्य REPUBLIC OF INDIA

श्रेणी / Type	भारत का कोड / Country Code	पत्रिका नं. / Passport No.
IND	IND	A3600217
पदनाम / Surname	पदनाम / Given Name	
GANDHAM	SONIA	
पदनाम / Nationality	पदनाम / Sex	पदनाम / Date of Birth
INDIAN	FEMALE	23.06.76
जन्म स्थान / Place of Birth	जन्म तिथि / Date of Issue	जन्म तिथि / Date of Expiry
SECUNDE ERABAD	03.08.2007	03.08.2007
पदनाम / Place of Issue		
HYDRABAD		



1వ పుస్తకము 4/4/4/4/4  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...9....ఈ కాగితపు వరుస  
సంఖ్య...9.....

  
పబ్-రిజిస్ట్రారు

