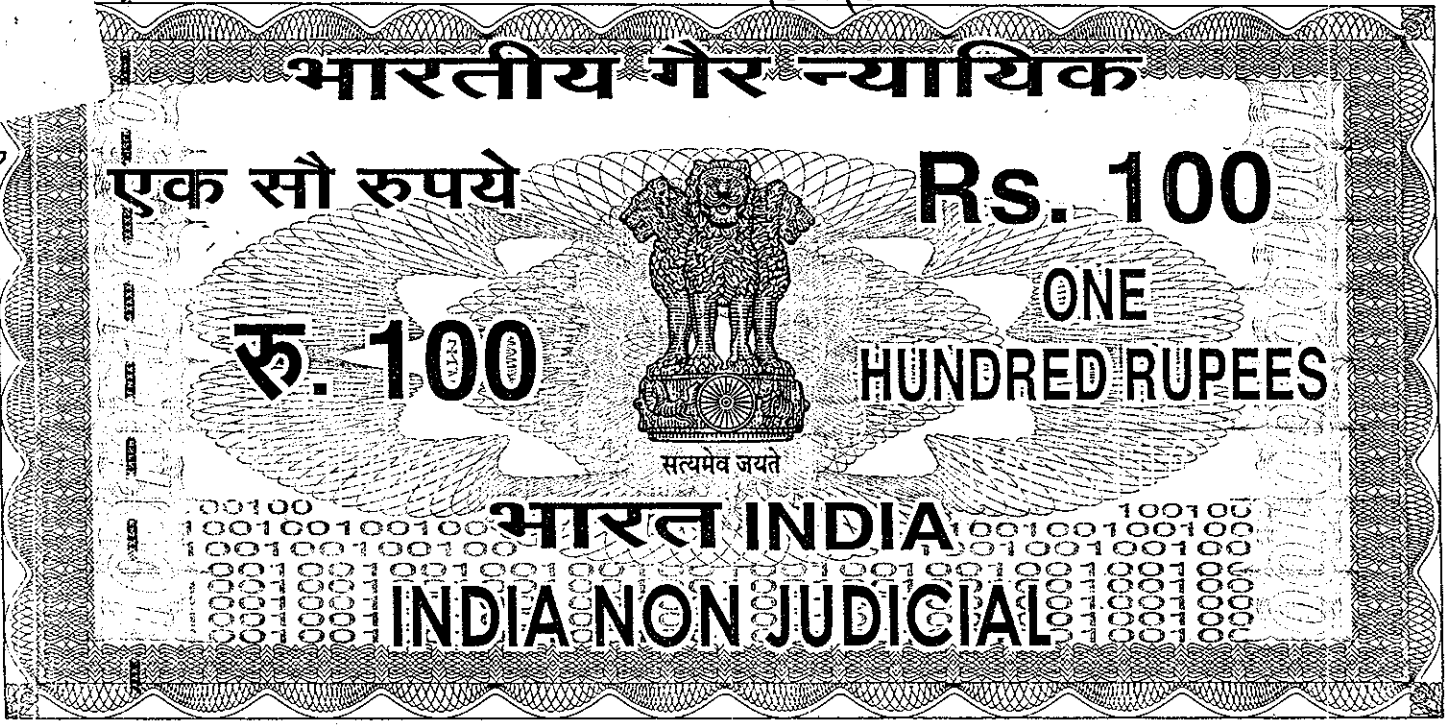


9906

9858/08

0258



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366244

Date : 03-10-2008 Serial No : 37,507 Denomination : 100



Purchased By :

Vendor ARESH
G.A. PAO

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., CaIG Office, Hyd

For Whom :

MEHTA & MODI HOMES

SALE DEED

This Sale Deed is made and executed on this the 3rd day of November 2008 at Secunderabad 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 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 57 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. A. SUSEELA, WIFE OF MR. A. SUDHAKAR, aged about 49 years, residing at 30, Mahalaxmi Towers, Shiv Bagh, Ameerpet, Hyderabad – 500 016, 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 & MODI HOMES

For MEHTA & MODI HOMES

[Signature]
Partner

[Signature]
Partner

1. Stamp duty	Rs. 100/-
2. In the shape of challan (us.41 of I.S Act 1889)	Rs. 500/-
3. In the shape of cash (us.41 of I.S Act 1889)	Rs. 500/-
4. Adjustment of stamp duty us.16 of I.S Act 1899, if any	Rs. -
II. Transfer Duty:	
1. In the shape of challan	Rs. -
2. In the shape of cash	Rs. -
III. Registration fee:	
1. In the shape of challan	Rs. 3100/-
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. -
Total: Rs. 4000/-	

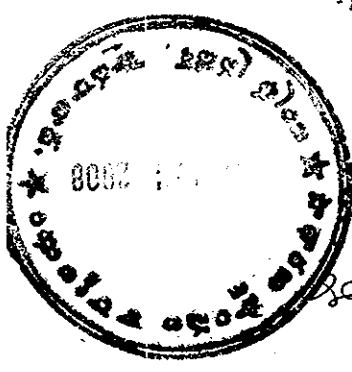
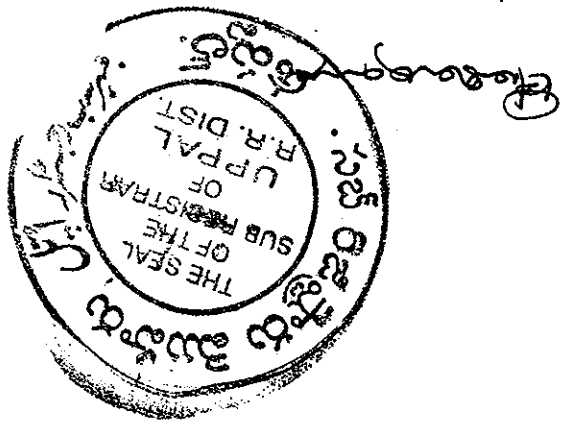
1920-23 SA 585
 Receipt No. 82199 dated 11/10/20
 M. Subramanyam
 K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, Secunderabad-03, through attested GPA/SPA for presentation of documents, vide GPA/SPA No. 201/11/20 dated 26.3.20 registered at SRO, U.P.P. Range Reddy District.



పాపంబినె
 విద్యుత్ అవుట్ లెట్
 గౌరవ మంత్రుల గృహము

G
 (Signature)
 (Signature)

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, Secunderabad-03, through attested GPA/SPA for presentation of documents, vide GPA/SPA No. 201/11/20 dated 26.3.20 registered at SRO, U.P.P. Range Reddy District.



2008వ సం|| సీరియల్ 585
 1920వ సం|| కే. పాపంబినె
 పాపంబినె
 సర్టిఫైడ్ సబ్ రిజిస్ట్రార్

(Signature)
 సర్టిఫైడ్

పాపంబినె
 విద్యుత్ అవుట్ లెట్
 గౌరవ మంత్రుల గృహము

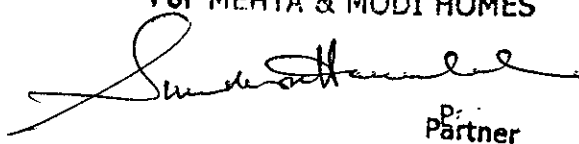
WHEREAS:

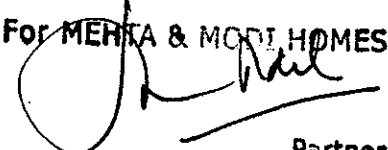
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule 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 tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

1 వ పుస్తకము గి.క.న.క. సంగ్రహము
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... 9 ఈ కాగితపు వరుస
 సంఖ్య..... 2.....

[Signature]
 సబ్-రిజిస్ట్రార్

Registration Under Section 42 of Act II of 1908
 No. 9858 of 2008 Date 3/11/08

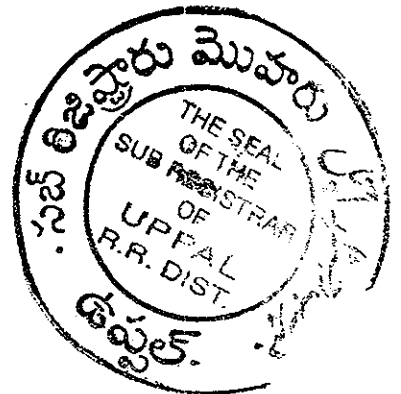
I hereby certify that the proper deficit
 stamp duty of Rs. 50780/- Rupees Fifty thousand
 Seven hundred and Eighty only
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 636000/- being
 higher than the consideration agreed Market
 Value.

R.O. Uppal
 dated 3/11/08

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

Registration Endorsement

An amount of Rs. 50780/- towards Stamp Duty
 Including Transfer duty of Rs. 3180/-
 towards Registration Fee was paid by the party
 through Cheque Receipt Number 831998
 Dated 11/11/08 at SBH Habsiguda Branch Sec ca.



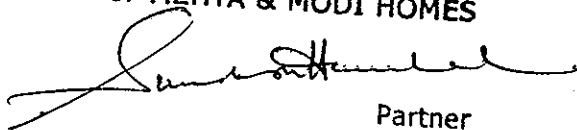
S.B.H. Habsiguda
 A/c No. 01000050780
 of S.B.O. Uppal.

E) The Vendee is desirous of purchasing a plot of land bearing no. 228, admeasuring 318 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 6,36,000/- (Rupees Six Lakhs Thirty Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

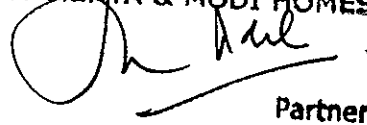
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 228, admeasuring 318 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, 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. 6,36,000/- (Rupees Six Lakhs Thirty Six 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. 54,060/- is paid by way of challan no. 831798, dated 01.11.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

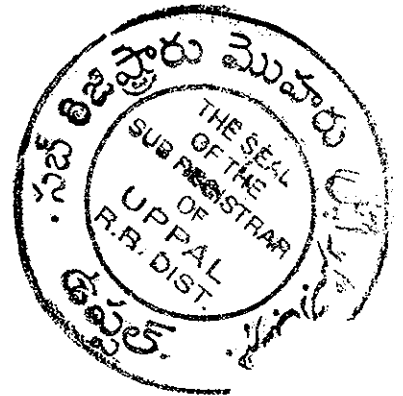

Partner

1 వ పుస్తకము గి.డి.ఎ.కె...సంఖ్య/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....91...ఈ కాగితపు వరుస
సంఖ్య.....3.....

పబ్-రిజిస్ట్రార్

1 వ పుస్తకము సంఖ్య (కా.నె) పు.....9855/08
నింబరుగా రిజిస్ట్రారు పేరుపడి వ్యవస్థాపన నిబంధన
సూక్తింపు సంఖ్య 9855/08...2008 వ్యాజ్యం
2008 సంవత్సరం నెల.....3.....

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

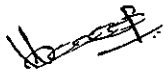
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 228, admeasuring about 318 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

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

WITNESSES:

1.

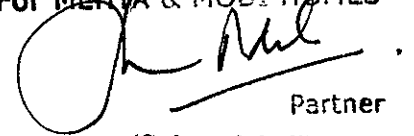


(Venkateshwar Reddy)

2.



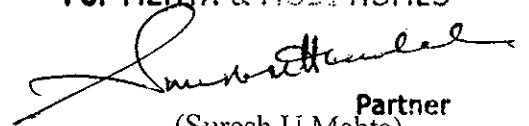
For MEHTA & MODI HOMES



Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES



Partner

(Suresh U Mehta)
VENDOR

A. S. S. S. S.

VENDEE

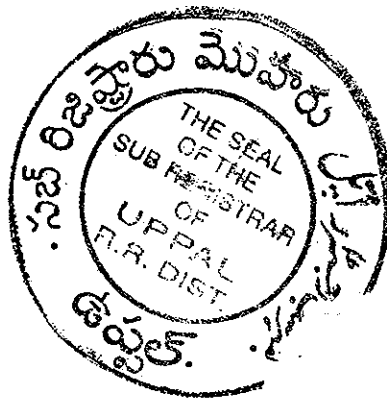
1. వ. ప్రభుకృష్ణమూర్తి & క. వ. సేవలకు

విస్తీర్ణము: మొత్తం కాగితములు

... కాగితపు వరుస

9
4

నవంబరు 20, 1958



REGISTRATION PLAN SHOWING

PLOT NO. 228, 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. A. SUSEELA, WIFE OF MR. A. SUDHAKAR

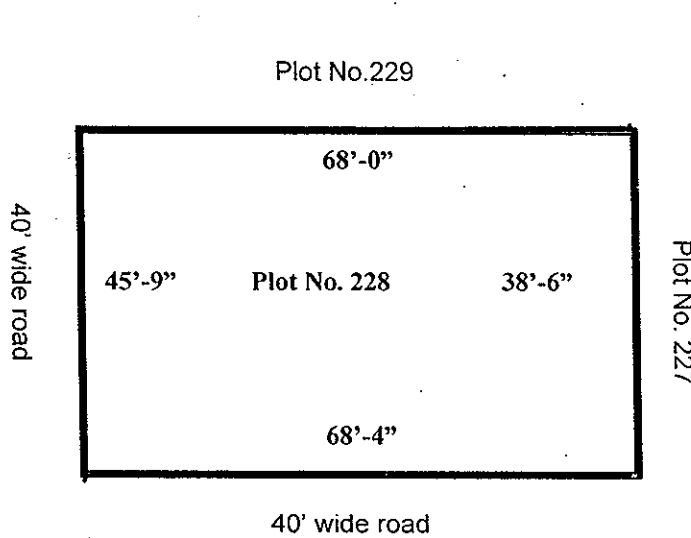
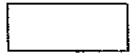
REFERENCE:
AREA: 318

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner
SIG. OF THE VENDOR

WITNESSES:

1. *[Signature]*

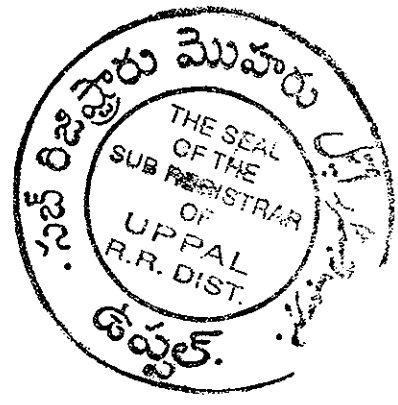
2. *[Signature]*

[Signature]



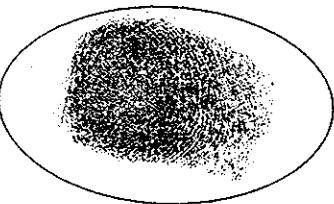

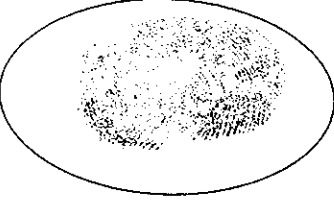

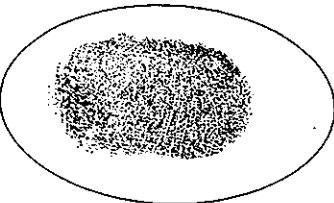

SIG. OF THE BUYER

వ పుస్తకము గి. క. క. సంగ్రహం
పుస్తకము గురించి కాగితముల
పేజీలు గురించి కాగితపు వరుస
ముద్ర.....

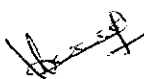
సబ్-రెజిస్ట్రార్




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

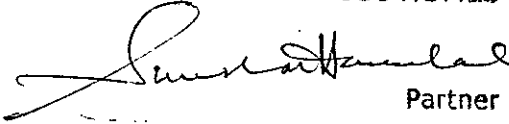
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI
			2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003
			GPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 201/BK/IV/2006, Dt. 26.08.2006: 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. A. SUSEELA W/O. MR. A. SUDHAKAR R/O. 304, MAHALAXMI TOWERS SHIV BAGH AMEERPET HYDERABAD - 500 016

SIGNATURE OF WITNESSES:

1. 

2. 

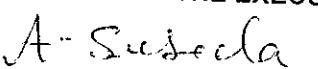
For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

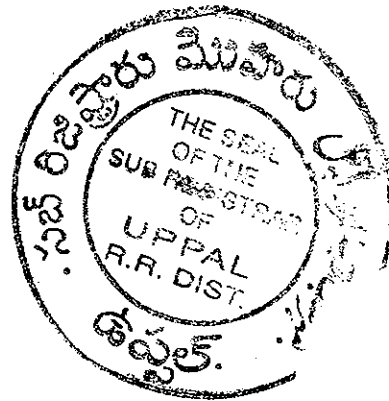
SIGNATURE OF THE EXECUTANTS



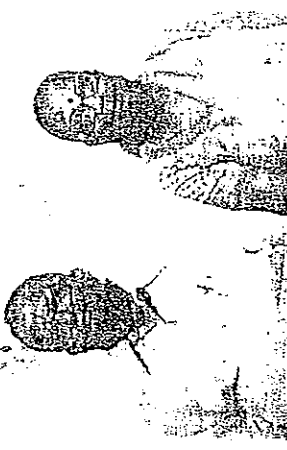
SIGNATURE OF THE BUYER

1 న పుస్తకము డి.వి.కె. సంస్థానము
దస్తవేజుల మొత్తం కాగితముల
ముఖ్య గ్రామీణ కాగితపు వరుణ
విభాగము.

సబ్ రిజిస్ట్రార్



Family Members Details			
S.No	Name	Relation	Date of Birth Age
2	Kusum	Wife	06/07/51 55
3	Hari	Son	15/11/81 25



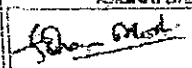
D.P.L. No. 114
 BHARAT SCOUTS & GUIDES - B
 PARADISE, SEC' BAD
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
ABMPPM6725H

जन्म नाम / BORN NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

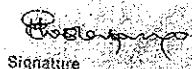
जन्म तिथि / DATE OF BIRTH
18-10-1969


हस्ताक्षर / SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT. OF INDIA

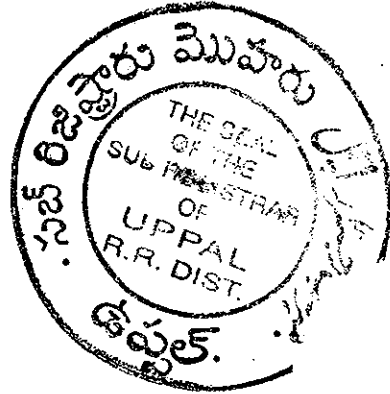
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSPP8104E

Signatures: 



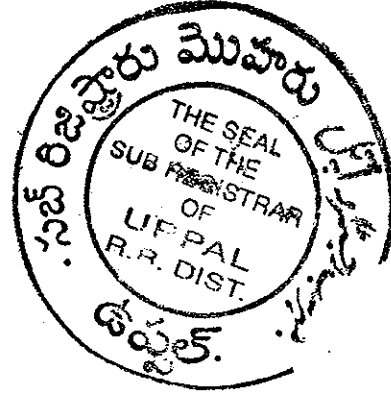
వ పుస్తకము 9858 నంబరు (108
కస్తావేబా దేవర్తం గారిముల
కుంజయ్య 9 నంబరు గతపు వరుణ
నంబరు 7

పద - రికార్డు



1 వ పుస్తకముకి రిజిస్ట్రేషన్. సంఖ్య 9
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....9. ఈ కాగితపు వరుస
సంఖ్య.....8.....

పబ్-రిజిస్ట్రే





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పబ్-రెజిస్ట్రార్

