

(230)

C.S.No. 10377

DOCT.No. 10359/2007

Acce No 10662



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K. Srinivas

G 361345

S.No. _____ Date 10/08/2007 Rs. 100/-
 Name Venkatiah
 S/o. D/o. W/o. Dr. A. Rao
 For Whom M/S. Mehta & Modi Homes

SVL No. 26/98, R.No. 11/2007
 City Civil Court
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 29th day of August 2007 at Secunderabad by and between:

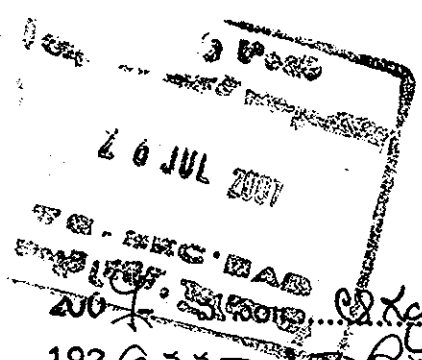
M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Bhavesh V. Mehta, S/o. Late Sri Vasant U. Mehta, aged about 36 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

1. MR. VIJAYA KUMAR PIDUGU, SON OF LATE MR. VENKAT SWAMY PIDUGU aged about 45 years,
2. MRS. RAJYALAXMI PIDUGU WIFE OF MR. VIJAYA KUMAR PIDUGU aged about 40 years, Permanent address 22-147(OLD), R. K. Nagar, Safilguda, Hyderabad - 500 047, Presently residing at 5000, Edward Lane, Collegeville, PA-19426, U. S. A., 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

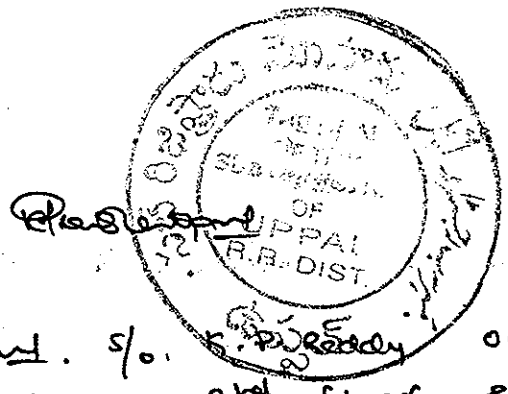


వ పుస్తకము.....న
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

200 ప్ర.సం||.....
192 ప్ర.సం.శా.....
పగలు.....
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Prabhakara Reddy.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పాల్ గ్రాఫులు
మరియు పేరిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ||.....
Receipt No. 6022111 Di 28/8/07
SBH, Habsiguda Branch, Sec'bad



వాసి ముచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బ్రావనవేలు



శ్రీ.....
2nd Floor, Saham mansions
m-g. Road, sec'bad, through attested GPA for
Presentation of documents, vide GPA NO.
201/2K/106 at SRO, Uppal, L.R. Dist.

నిరూపించినది.

1

P. Rajmuree s/o. P. Somashek; o.c.c. - service;
12-1-87, Lalapet; Sec-bad-17

2

Krishna Rao s/o. Rama Rao o.c.c. Sushara
R/o 2-3-64/10/24 Amberpet, Hyderabad.

200 ప్ర.సం||.....
192 ప్ర.సం.శా.....

సబ్-రిజిస్ట్రారు

WHEREAS:

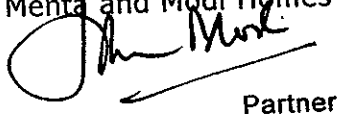
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

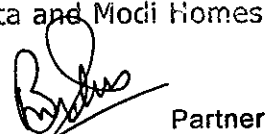
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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

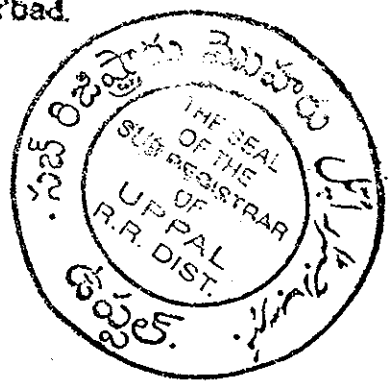
1వ పుస్తకము 10355 నంబరు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 2

[Signature]
 సబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act of 1864
 No. 10355 of 2007 Date 29/8/10
 I hereby certify that the proper deficit
 stamp duty of Rs. 34190 Rupees *thirty four thousand*
one hundred & ninety rupees only
 has been levied in respect of this instrument
 from Sri. *K. Preetham Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. 38000/- being
 higher than the consideration agreed stamp
 Value.
 S.R.O. Uppal
 Sub Registrar
 and Collector U/S. 41 & 44
 INDIAN STAMP ACT
 Dated 29/8/10
 Registration Endorsement

An amount of Rs. 34190 towards Stamp Duty
 including Transfer duty and Rs. 1905
 towards Registration Fee was paid by the party
 through Challan Receipt Number 602214
 Dated 29/8/10 at SRI Habsiguda Branch, Sec'bad.

S.R.O. Habsiguda
 A/c No. 01800050790
 of S.R.O. Uppal

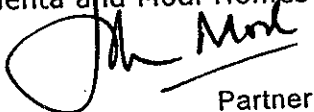


E) The Vendee is desirous of purchasing a plot of land bearing no. 230 admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 3,81,000/- (Rupees Three Lakhs Eighty One Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

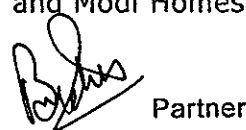
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 230 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. 3,81,000/- (Rupees Three Lakhs Eighty One 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. 36,190/- is paid by way of challan No. 602217, dated 28.08.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

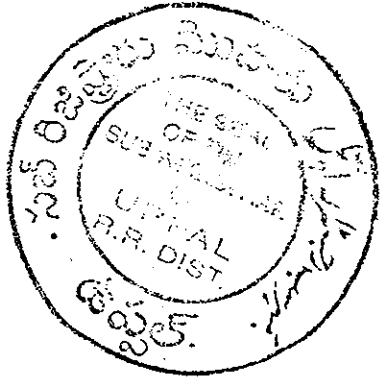

Partner

1 వ పుస్తకము 10359/07 సం॥
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 9..... ఈ కాగితపు వరుస
 సంఖ్య 4.....

[Handwritten Signature]
 సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు... 10359/07
 నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు సంఖ్య 10359... 1-200 ఇవ్వడమైన
 200 సం॥ రిజిస్ట్రేషన్ నెంబరు... తది

[Handwritten Signature]
 రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

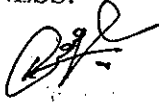
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 230 admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No.231
South	Plot No.229
East	Plot No.225
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.



2.



For Mehta and Modi Homes



Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes



Partner

(Bhavesh V.Mehta)
VENDOR

k. surila

VENDEE

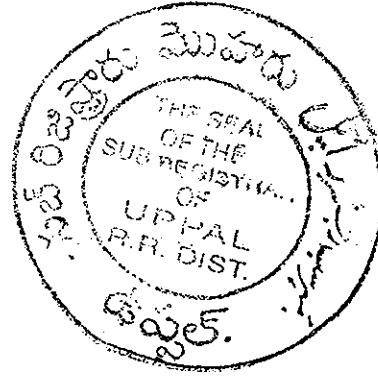
1వ పుస్తకము.....

దస్తావేజాల మొత్తం కాగితములు

సంఖ్య 9..... ఈ కాగితపు వరుస

సంఖ్య 4.....


పత్రిక-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 230, 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. BHAVESH V. MEHTA, SON OF LATE SRI VASANT U. MEHTA

BUYER: 1. MR. VIJAYA KUMAR PIDUGU, SON OF LATE MR. VENKAT SWAMY PIDUGU

2. MRS. RAJYALAXMI PIDUGU WIFE OF MR. VIJAYA KUMAR PIDUGU

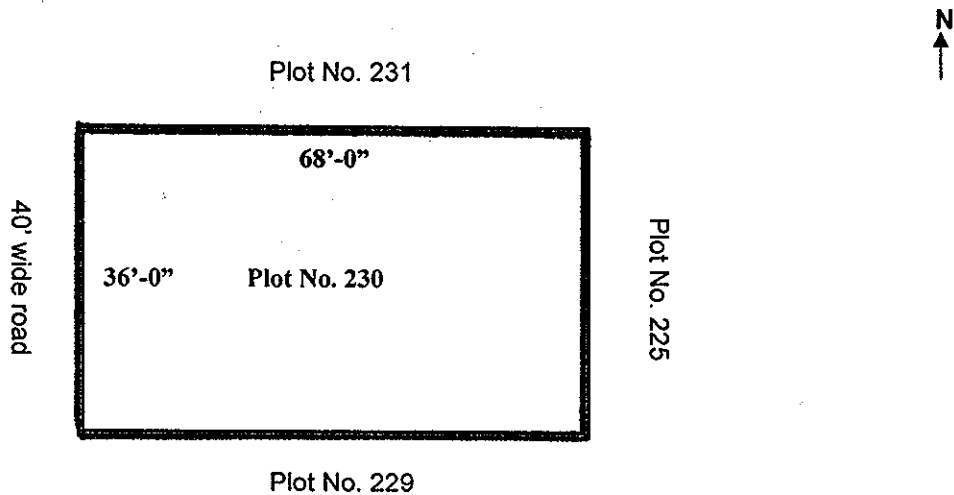
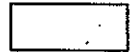
REFERENCE:
AREA: 272

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

WITNESSES:

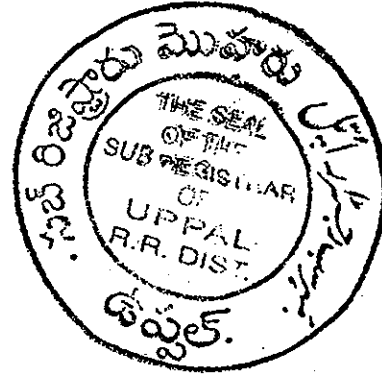
- [Signature]*
- [Signature]*

SIG. OF THE VENDOR



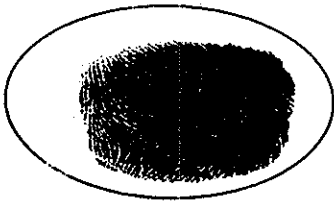



k. Surila
SIG. OF THE BUYER

1వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...



సబ్-రిజిస్ట్రార్



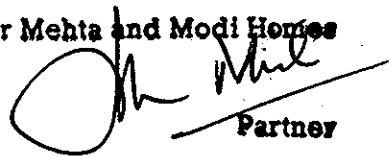
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>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</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. BHAVESH V. MEHTA S/O. LATE SRI VASANT U. MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003</p>
			<p>GPA FOR PRESENTING DOCUMENTS:</p> <p>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.</p>

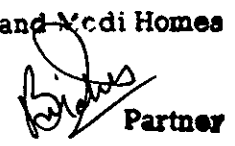
SIGNATURE OF WITNESSES:

- 
- 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

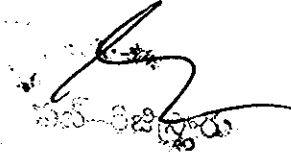
SIGNATURE OF THE EXECUTANTS

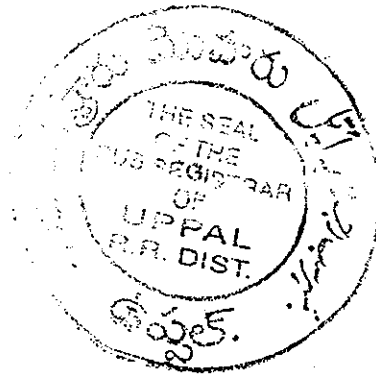
1వ ప్రస్తావనము 1035967 నంబర్

రస్తాపేజీల మొత్తం కాగితముల







సంఖ్య 9 ఈ కాగితపు వరుస

నంబర్ 6


సచివ్-రెజిస్ట్రారు



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

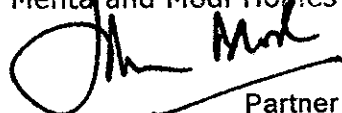
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>BUYER:</u></p> <p>1. DR. VIJAYA KUMAR PIDUGU S/O. LATE MR. P. VENKATA SWAMY R/O. 5000, EDWARD LANE COLLEGEVILLE PA - 19426, U. S. A.</p>
			<p>2. DR. RAJYALAKSHMI PIDUGU W/O. DR. VIJAYA KUMAR PIDUGU R/O. 5000, EDWARD LANE COLLEGEVILLE PA - 19426, U. S. A.</p>
			<p><u>REP. BY THEIR GPA HOLDER:</u></p> <p>MRS. SUSILA KILARI W/O. MR. MUTHAYALA RAO KILARI R/O. H. NO. 22-147 R. K. NAGAR SAFILGUDA HYDERABAD - 500 047.</p>

SIGNATURE OF WITNESSES:

1. 

2. 

For Mehta and Modi Homes



Partner

For Mehta and Modi Home:

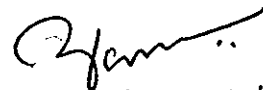


SIGNATURE OF EXECUTANTS

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,
Mrs. Susila Kilari, 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


Rajyalakshmi Pidugu
SIGNATURE(S) OF BUYER(S)

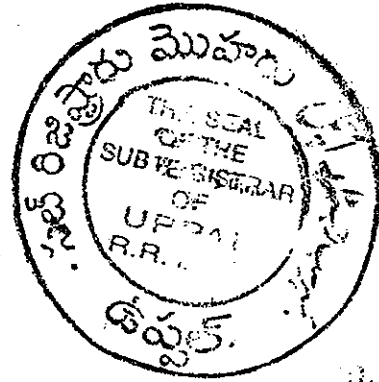
1వ పుస్తకము (1937) నింగ్

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9.....ఈ కాగితపు వరుస

సంఖ్య 7.....

సబ్-రిజిస్ట్రార్



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
OLD NO. 123456789
PRABHAKAR REDDY
K PADMA REDDY
7-3-64/1024
JAISWAL GARDEN
AMBENKEY
HYDERABAD

DUPLICATE

DRIVING LICENCE



DRIVING LICENCE
ISSUED BY THE
DIRECTOR OF TRANSPORTS
ANDHRA PRADESH
HYDERABAD

DRIVING LICENCE
ISSUED BY THE
DIRECTOR OF TRANSPORTS
ANDHRA PRADESH
HYDERABAD



DRIVING LICENCE
ISSUED BY THE
DIRECTOR OF TRANSPORTS
ANDHRA PRADESH
HYDERABAD

PERMANENT ACCOUNT NUMBER
ABMP M6725H
S. CHANDRAN SATHISH MODI
SATHISH MANILAL MODI
10-10-2000

भारत गणराज्य REPUBLIC OF INDIA
MO B2794005
mobi
INDIAN
HYDERABAD
9-10-2000

For Mehta and Modi Homes
Mehta Modi
Partner


For Mehta and Modi Homes
Modi
Partner

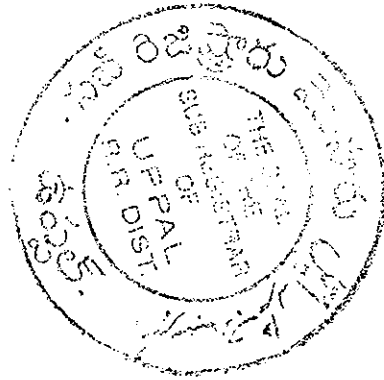
1వ పుస్తకము (1957) వారి

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9..... ఈ కాగితపు పరుస

సంఖ్య.....


పబ్లికేషన్స్





एक देश, एक प्रजातन्त्र के समुदाय के नाम पर, उन सब के विचारों को जोड़ने के लिए, जो एक-दूसरे को समझते हैं और एक-दूसरे को समर्थन देते हैं, और जो एक ही उद्देश्य के लिए एक साथ खड़े हैं।

THESE ARE THE VALUES AND BELIEFS IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE IT MAY CONCERN TO ALLOW THEM TO PASS FREELY WITHOUT LETTING HINDRANCE AND TO AFFORD THEM ALL NECESSARY ASSISTANCE AND PROTECTION OF WHICH THE LAW SHALL STAND IN NEED.

एक राष्ट्र के समुदाय के नाम पर
BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



Ashok S. Bajpai
ASHOK S. BAJPAI
CONSUL
CONSULATE GENERAL OF INDIA
NEW YORK

भारत गणराज्य REPUBLIC OF INDIA



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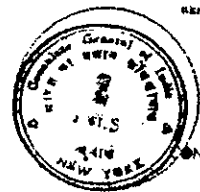
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