

237
CS No 6830

DOCT No 6834 200

Account 7021

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G 796019

1976 27/06/2007 100/-
Name: Mohendar
S/o: D. Mohan
For Whom: M/S. Mehta & Modi Homes

K. SATISH KRISHNA
S.V.L. No: 12/2000. R. No: 1000
5-2-30 PREMAVATHI ST (VI)
R. NAGAR (M), R.R. DIST

SALE DEED

This Sale Deed is made and executed on this the 1st day of June 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, 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. 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

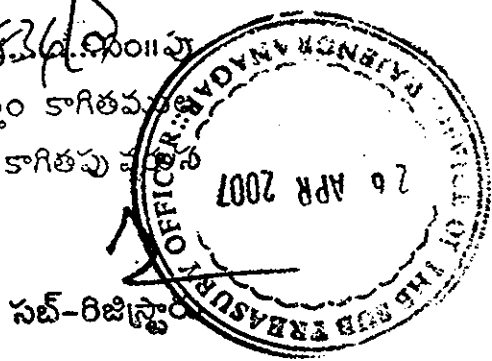
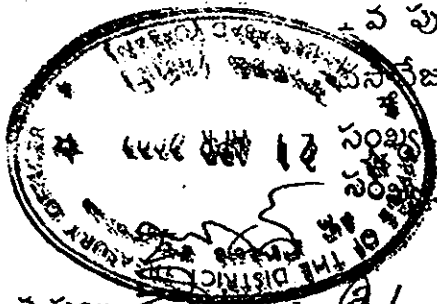
1. MRS. S. VIJAYALAKSHMI, WIFE OF MR. RAMAKRISHNA RAJU, aged about 38 years
2. MR. RAMAKRISHNA RAJU, SON OF LATE MR. S.V.V. SATYANARAYAN, aged about 42 years, Both are residing at 403A, Mahalakshmi Footman Residency, Chennareddy Lane, Taranaka, Secunderabad 500017, hereinafter referred to as the Vendee (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

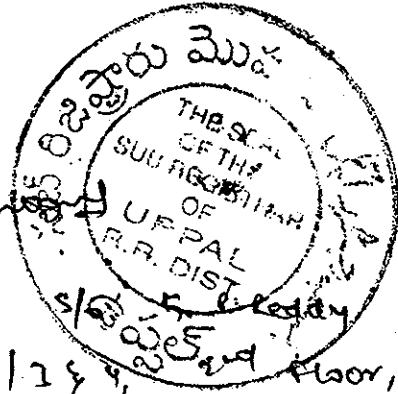


వ పుస్తకమునకు...
...జుల మొత్తం కాగితము...
...ఈ కాగితపు...

2007 వ సం||...
192 వ.శ.శా...
పగలు...
ఉస్మాన్ సబ్-రిజిస్ట్రారు అఫీసులో

K. Phalshukal Reddy
రిజిస్ట్రారు చట్టము, 1908 తోని సెక్షన్ 32 వ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలు చేసే
రుసుము రూ|| 1950 / - చెల్లించినారు.

Receipt No. 120446 Dt. 31/12/07 Vide
SBH, H. S. Siguda Branch, Sec'bad



అనుబంధం. s/o K. Phalshukal Reddy occ: service
(1) S-4-187/1999,
M. G. Road, Sec'bad, through attested G/A
for presentation of documents, vide G/A
No. 201/2007 of 06 of 2007, Uppal, R.R. Dist

సంబంధించినట్లు ఒప్పుకొన్నట్లు
ఎడమ ద్రావనవేలు



నిరూపించినది.

① M.V. Lammawala s/o S. N. Nayana, Engineer
R/D 104, Annapurna Apts, Adisankar, H.R.D. - 4

② Krishna Murthy s/o. Rama Rao occ: Business
2-2-64/1010, Amberpet, Hyderabad

2007 వ. సం||...
192 వ. శా.శా...
సబ్-రిజిస్ట్రారు

[Signature]
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

6836/07

హబ్-సిగ్గుడ

9 ఈ కారితపు వరు

2

1

హబ్-సిగ్గుడ

Section 42 of Act II of 189

No. 6836 of 2007 Date 01/06/07

I hereby certify that the proper deficit stamp duty of Rs. 35000/- Rupees

has been levied in respect of this instrument

from Sri. K.P. Reddy on the basis of the agreed Market Value

consideration of Rs. 350000/- being higher than the consideration agreed Market Value.

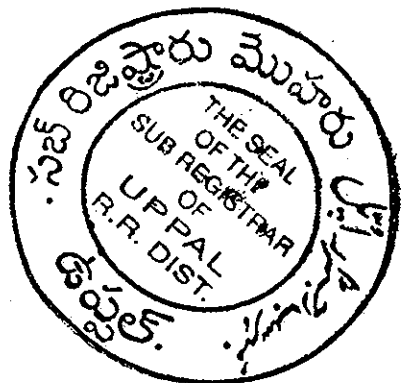
S.R.O. Uppal dated 01/06/07

Sub Registrar and Collector U.S. 4184 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 35000/- towards Stamp Duty including Transfer duty and Rs. 1950/- towards Registration Fee was paid by the party through Challan Receipt Number 130666 Dated 31/5/07 at SRI Habsiguda Branch Sec'bad.

S.R.O. Habsiguda A/c No. 01002760700 of S.R.O. Uppal.



- E) The Vendee is desirous of purchasing a plot of land bearing no. 237 admeasuring 325 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,90,000/- (Rupees Three Lakhs Ninety 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. 237 admeasuring 325 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.3,90,000/- (Rupees Three Lakhs Ninety 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. 37,045/- is paid by way of challan No. 130448, dated 31.05.07; drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము (కే.కె.ఎం.ఎం.)

దస్తావేజుల మొత్తం కాగితముల.

సంఖ్య... 9..... ఈ కాగితపు వరుస

సంఖ్య... 3.....



సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు. (కే.కె.ఎం.ఎం.)

నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం

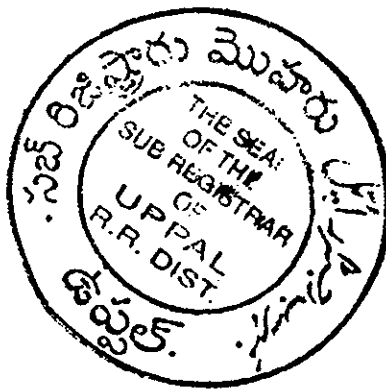
గుర్తింపు నెంబరు... 1-2007 ఇవ్వడమైన

2007 సం॥... నెం॥... తేదీ

జూన్



రిజిస్ట్రారు/అధికారి



SCHEDULED PLOT

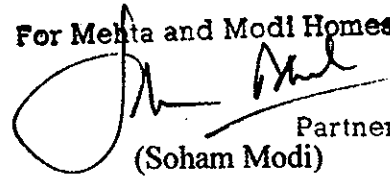
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 237, admeasuring about 325 Sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as, bounded on:

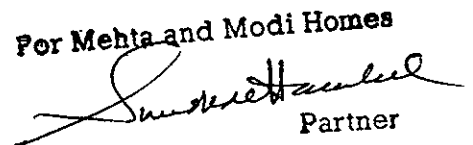
| | |
|-------|---------------|
| North | Plot No.236 |
| South | Plot No. 238 |
| East | 40' wide road |
| West | Plot No. 240 |

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 ద పుస్తకం 6834(0)...

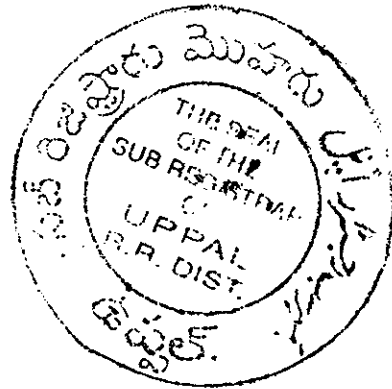
ఉన్నదేదో...

సంఖ్య 9...

సంఖ్య 4

B

పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 237, 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: 1. MRS. S. VIJAYALAKSHMI, WIFE OF MR. RAMAKRISHNA RAJU

2. RAMAKRISHNA RAJU, SON OF LATE MR. S.V.V. SATYANARAYAN

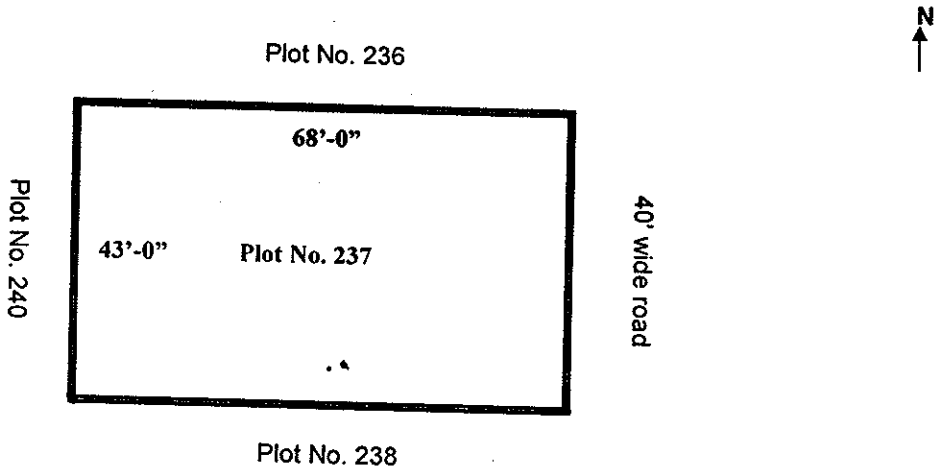
REFERENCE:
AREA: 325

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For Mehta and Modi Homes

Suresh U Mehta
Partner

For Mehta and Modi Homes

Soham Modi
Partner

WITNESSES:

1. *[Signature]*


2. *[Signature]*

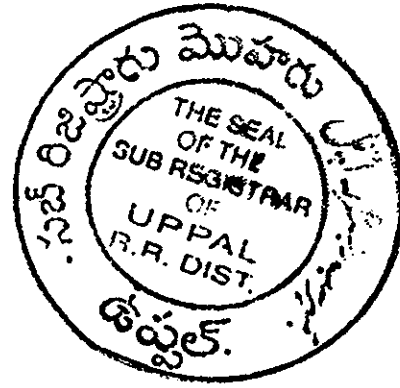
SIG. OF THE VENDOR

[Signature] X

SIG. OF THE BUYER

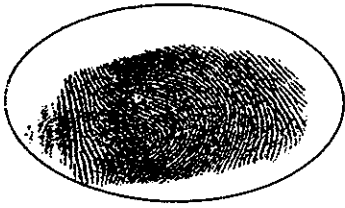
1 వ పుస్తకము (1934/1) సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వతుస
సంఖ్య.....


నట్ రిజిస్టరు



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

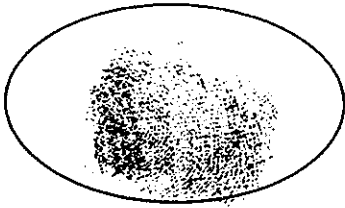
| <u>SL.NO.</u> | <u>FINGER PRINT IN BLACK (LEFT THUMB)</u> | <u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u> | <u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u> |
|---------------|---|---|---|
|---------------|---|---|---|



VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III 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, III 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
III 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

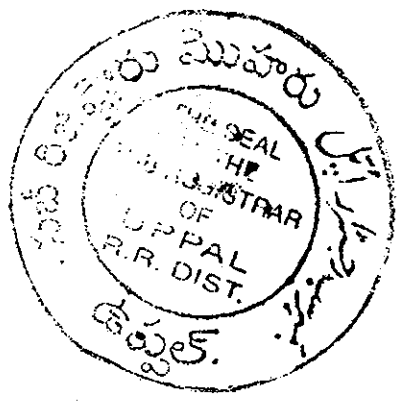
Partner

SIGNATURE OF EXECUTANTS

x

1వ పుస్తకము 6834/67
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9 త+ కాగితపు వరుస
సంఖ్య 6


~~సబ్-రెజిస్ట్రార్~~

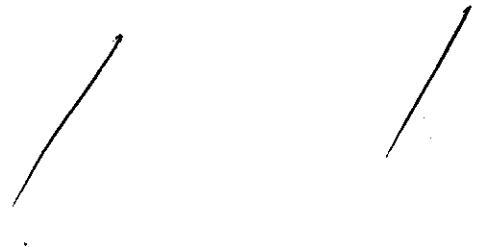
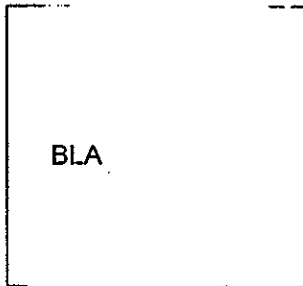
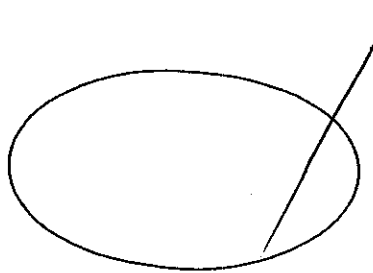
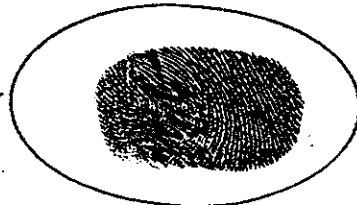


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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

BUYER: COM REPRESENTATIVE

1. SUNIKARA RAMA KRISHNA RAJU
Flat # 403A, MAHA LAKSHMI FOOT MAN'S
RESIDENCY, VIJAI PURI COLONY
TARNAKA - HYDERABAD
2. VIJAYA LAKSHMI, No SUNIKARA
RAMA KRISHNA RAJU, Flat # 403A
MAHA LAKSHMI FOOT MAN'S
RESIDENCY, VIJAI PURI COLONY
TARNAKA - HYDERABAD.



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.

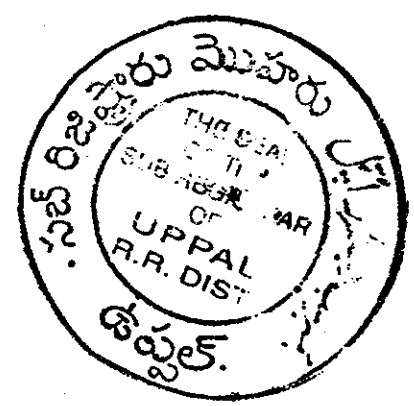
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. S. Rana Krishna Raju as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

① ② S. Vijayalakshmi
SIGNATURE(S) OF BUYER(S)

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


నవ-రిజిస్ట్రారు



1వ పుస్తకము 643 (66)...

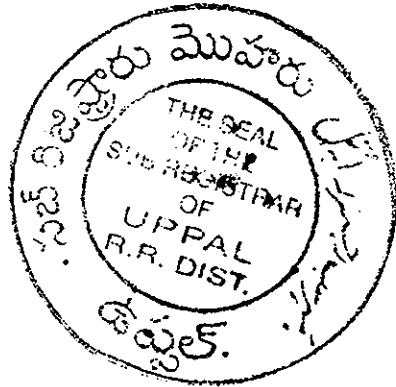
ఉస్మావేజాల మొత్తం కాగితముల

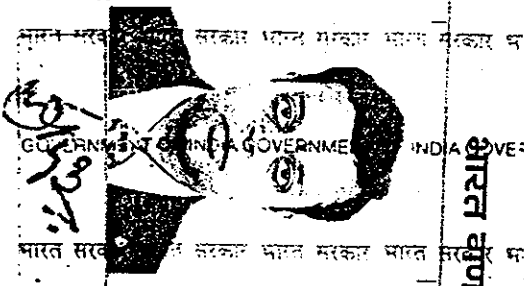
సంఖ్య... ఈ కాగితపు పరుస

సంఖ్య.....

[Handwritten signature]

పబ్-రిజిస్ట్రార్





भारत गणराज्य REPUBLIC OF INDIA

| | | | | | |
|-----------------------------|-------------------|----------------------------|-----|-----------------------------|---------|
| राष्ट्र / Type | IND | राष्ट्र कोड / Country Code | IND | पासपोर्ट नं. / Passport No. | 2178685 |
| परिवार / Surname | Sunkara | | | | |
| दिए गए नाम / Given Names | RAMA KRISHNA RAJU | | | | |
| राष्ट्रियता / Nationality | INDIAN | | | | |
| जन्म स्थान / Place of Birth | Male | | | | |
| जन्म तिथि / Date of Birth | 01.7.1965 | | | | |
| राष्ट्रियता / Nationality | INDIAN | | | | |
| जन्म स्थान / Place of Birth | Hyderabad (A.P.) | | | | |
| राष्ट्रियता / Nationality | INDIAN | | | | |
| जन्म तिथि / Date of Birth | 13-6-2005 | | | | |
| राष्ट्रियता / Nationality | INDIAN | | | | |
| जन्म तिथि / Date of Birth | 11.10.2011 | | | | |

अतिरिक्त पुस्तिका
ADDITIONAL BOOKLET



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से बिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे बाहक को बिना रोक-टोक, आज़ादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें 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 OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



K. Asokan
K. ASOKAN
Consul
Consulate General of India
Dubai (U.A.E.)

Handwritten signature or initials

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