

12710

C.S No

DOCT No. 12681/2007

100w 13053

भारतीय गैर न्यायिक

पचास  
रुपये

रु. 50



INDIA

FIFTY  
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A 249865

Date : 01-11-2007 Serial No : 20,690 Denomination : 50

Purchased By :

G. VENKATESH  
S.O. G.A. ROAD  
SECUNDERABAD

Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.O. UPPAL

For Whom :

MEHTA & MODI HOMES

SALE DEED

SECUNDERABAD

This Sale Deed is made and executed on this the <sup>15</sup> day of November 2007 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3&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. Suresh U. Mehta, S/o. 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

MR. GIRISH LODD, SON OF LATE SHRI L. VIJAY KUMAR aged about 37 years, residing at C/o. Mr. J. V. K. Prasad, Mayflower Park, B-415 / 416, Mallapur, Hyderabad - 500 076, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

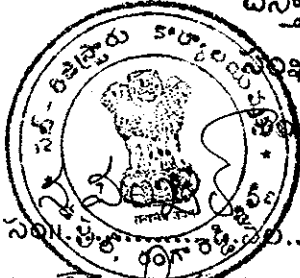
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

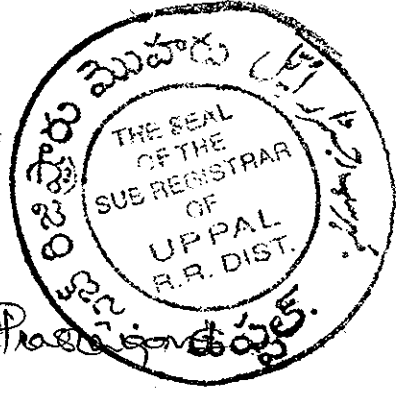
1వ పుస్తకము. 12.8.06. సంగ్రహ  
దస్తావేజాల మొత్తం కాగితముల



ము 7 వ సంచికలో... 15... అం  
192 వ.శ.శా... దా.తా.నా.నా... తది  
పగలు... ము... గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ. K. Prabhakar Reddy  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 22 ఎ-ను  
అనుసరించి సమాప్తం చేయబడిన పోలీస్ గ్రాపులు  
మరియు సమాప్తం చేసిన సహ దాఖలు చేసి  
రుసుము డా... 22.7.5... వెల్లించినారు.  
Receipt No 605986 Dt. 21/11/06 vide  
SBH, Habsiguda Branch, Sec'bad.



Prabhakar Reddy

ద్రావిడ యువనటు ఒప్పుకోవ్వడం  
ఎడమ బ్రాహ్మణవేలు

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service  
(O), 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.  
Husband GPA, through General Power of Attorney, Vide Doc.No. 201/11/2006,  
Registered at SRO, Uppal, Ranga Reddy District.

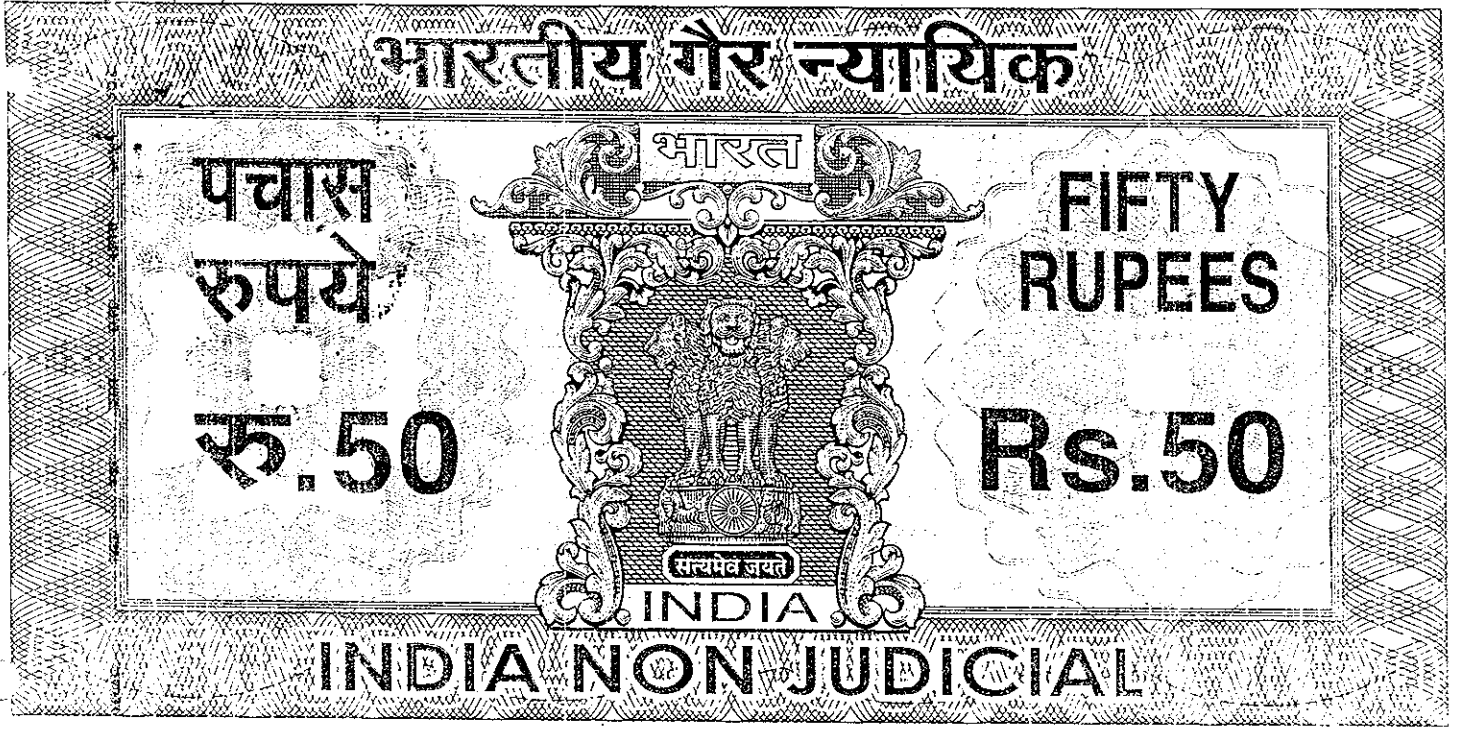


విరూపించినది.

1. Kiron Qo. Ramakrishna occ. Service  
Qo. 101. 5th Floor Apts. Nagole X Road  
Hyderabad.
2. P. Pradeep Qo. P. D. D. Nagaraj occ. Service  
R/o. 1-10-263, new Binny Colony, Sec'bad

200 వ.శ.సంచికలో... వచ్చినట్లు... వెల... తది  
192 వ.శ.శా.క.తా.నా.నా... మా... తది.

సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A 249864

Date : 01-11-2007 Serial No : 20,689 Denomination : 50

Purchased By :

GOVERNMENT  
S.R.O. U.P.PAL  
S.R.O. U.P.PAL

*[Signature]*  
Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.O. U.P.PAL

For Whom :  
MEHTA & MODI HOMES

WHEREAS:  
S.R.O. U.P.PAL

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.

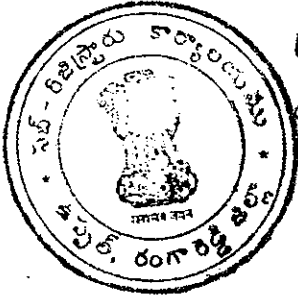
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds
7.	2557/2004	01/03/2004	202 Sq. Yds
8.	2558/2004	01/03/2004	202 Sq. Yds
9.	2559/2004	01/03/2004	202 Sq. Yds
10.	2557/2004	01/03/2004	202 Sq. Yds
11.	2560/2004	01/03/2004	202 Sq. Yds

For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner



1 వ పుస్తకము 12.6.11 నంబరు  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య...10...ఈ కాగితపు వరుస  
 సంఖ్య...2.....



సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1897  
 No. 12681 of 2007 Date 15/11/06

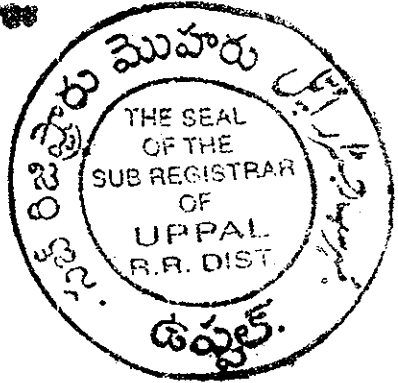
I hereby certify that the proper deficit stamp duty of Rs. 40850 Rupees Eight thousand eight hundred and fifty Rupees only has been levied in respect of this instrument from Sri. K. Parabhaker Reddy on the basis of the agreed Market Value consideration of Rs. 455000 being higher than the consideration agreed Market Value.

S R.O. Uppal  
 dated 15/11/06  
 Sub Registrar  
 and Collector U/S. 41 & 4  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 40850 towards Stamp Duty including Transfer duty and Rs. 2275 towards Registration Fee was paid by the party through Challan Receipt Number 605986 dated 15/11/06 at SRH Habsiguda Branch, Sec'bad

S.D.M. Habsiguda  
 A/c No. 1000050700  
 S.R.O. Uppal



12.	11573/2004	23/11/2004	Ac. 0-38 Gts.
13.	1655/2005	21/02/2005	Ac. 0-25 Gts.
14.	2247/2005	11/03/2005	Ac. 1-22 Gts.
15.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
16.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
17.	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.
- E) The Vendee is desirous of purchasing a plot of land bearing no. 239 admeasuring 325 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

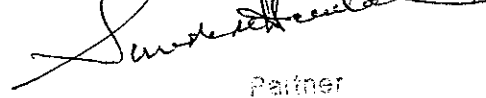
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 239 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. 4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

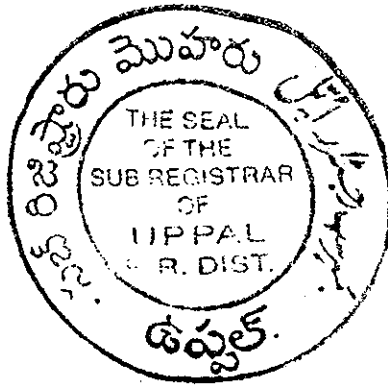
  
Partner

1వ పుస్తకము 126.71/సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 10... ఈ కాగితపు వరుస  
సంఖ్య... 3.....

సబ్-రెజిస్ట్రారు


1వ పుస్తకము సంఖ్య (శా.శ) పు... 126.71/67  
నెంబరుగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం  
గుర్తింపు నెంబరు... 126.71/1-200 ఇవ్వడమైన  
200 సంఖ్యను ద్వారా... 15..... తది

రిజిస్ట్రారు ఆధికారి

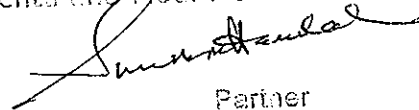


2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule 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. 43,220/- is paid by way of challan No. 65986, dated 15.11.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

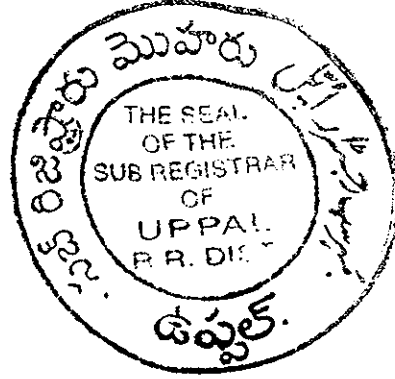
  
Partner

For Mehta and Modi Homes

  
Partner

1 వ పుస్తకము 22607/సంఖ్య  
దస్తానేజాల మొత్తం కాగితముల  
సంఖ్య..10...ఈ కాగితపు వరుస  
సంఖ్య...4.....

సబ్-రిజిస్ట్రారు







SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 239 admeasuring about 325 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:

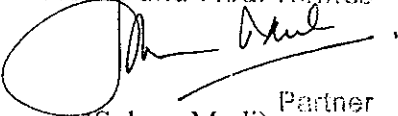
North	Plot No. 240
South	Proposed Amphi - Theater
East	Plot No. 238
West	40' wide road

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:

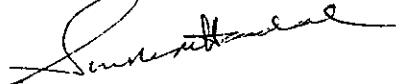
WITNESS:

1. 
  
2. 

For Mehta and Modi Homes

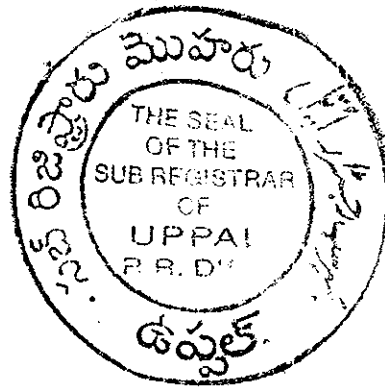
  
(Soham Modi) Partner  
VENDOR

For Mehta and Modi Homes

  
(Suresh U. Mehta) Partner  
VENDOR

1 వ పుస్తకము (డి.బి.సి. / సంగ్రాహ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 10... ఈ కాగితపు వరుస  
సంఖ్య... 5.....

సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

PLOT NO. 239, 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

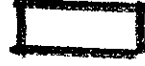
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

**BUYER:** MR. GIRISH LODD, SON OF LATE SHRI L. VIJAY KUMAR

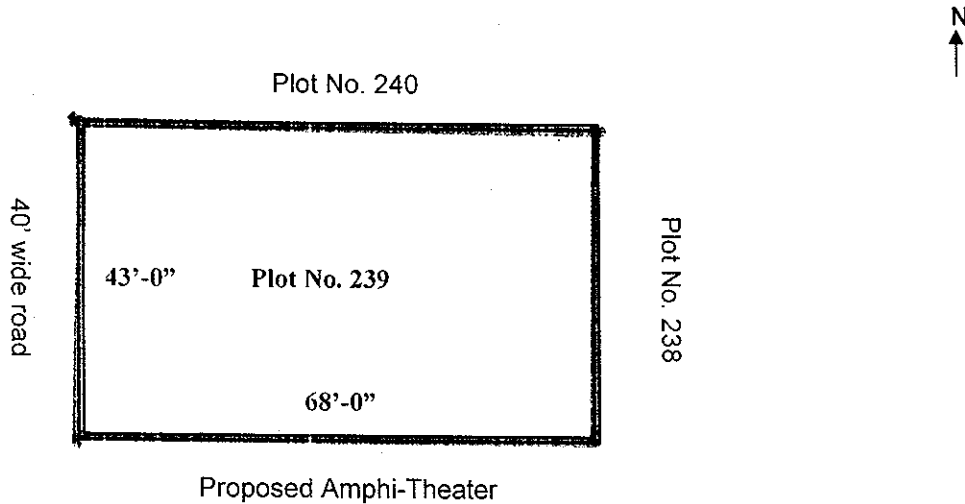
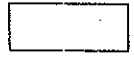
**REFERENCE:**  
**AREA:** 325

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

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



**EXCL:**



**WITNESSES:**

- 1.
- 2.

For Mehta and Modi Homes

Partner

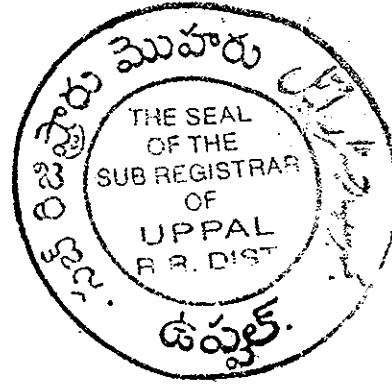
For Mehta and Modi Homes

Partner

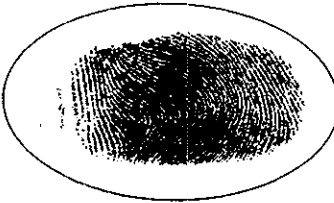

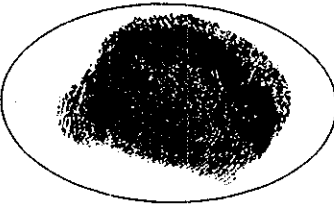

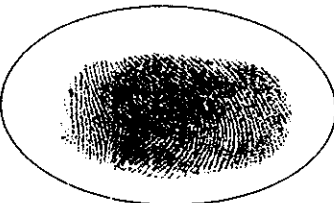

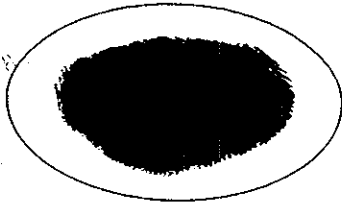
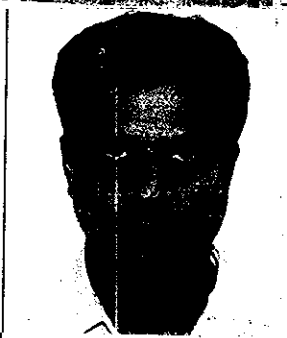
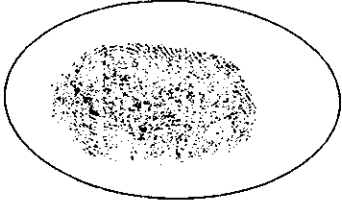

**SIG. OF THE VENDOR**

1 వ పుస్తకము 1966.11.15  
దస్తావేజాల మొత్తం కాగితముల  
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
			<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> <p><u>PURCHASER:</u></p> <p>MR. GIRISH LODD S/O. LATE SHRI L. VIJAY KUMAR R/O. C/O. MR. J. V. K. PRASAD MAYFLOWER PARK B-415 / 416, MALLAPUR HYDERABAD - 500 076.</p> <p><u>REPRESENTATIVE:</u></p> <p>MRS. JAHANAVI W/O. J. VIJAYA KRISHNA PRASAD R/O. B-415/416, MAYFLOWER PARK, MALLAPUR HYDERABAD - 076</p>
			
			
			
			

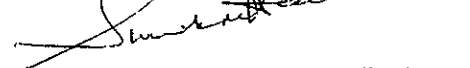
SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes

For Mehta and Modi Homes

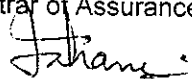


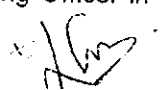


Partner SIGNATURE OF EXECUTANTS Partner

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

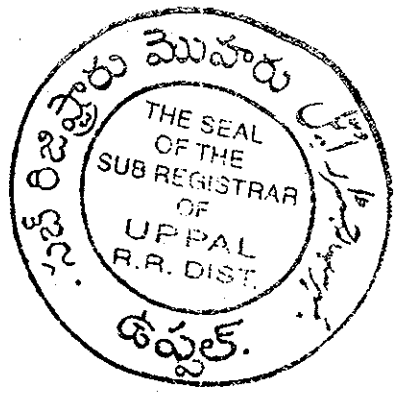
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Jahanavi, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.





1 వ పుస్తకము ది. 6. 11. / సం॥ 19  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 10... ఈ కాగితపు వరుస  
సంఖ్య..... 7.....

సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



**DRIVING LICENCE**  
DLDAPO11193822002  
**PRABHAKAR REDDY K**  
**K PADMA REDDY**  
2-3-64/18724  
**JAIWOL GARDEN**  
**AMBERPET**  
**HYDERABAD**

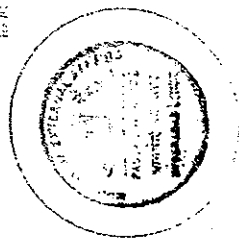
2007/2002 **DUPLICATE** *Handwritten signature*  
Licensing Authority  
HYDERABAD, E.



1. *Handwritten text in Telugu script*

2. *Handwritten text in Telugu script*

3. *Handwritten text in Telugu script*



*Handwritten signature*  
Licensing Authority  
HYDERABAD, E.

**PERMANENT ACCOUNT NUMBER**  
ABMPM6725H  
SOHAM SATISH MODI  
FATHER'S NAME: SATISH MANILAL MODI  
DATE OF BIRTH: 18-10-1969

*Handwritten signature*

**भारत गणराज्य REPUBLIC OF INDIA**

IND B2791005

MODI  
SOHAM SATISH (Soham Satish Modi)  
INDIAN male 18-10-1969

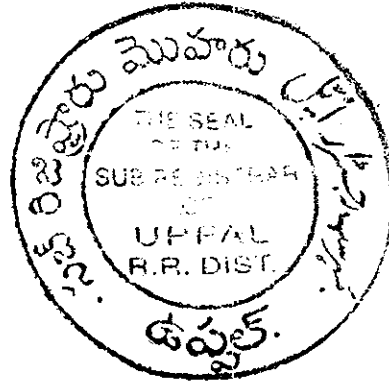
NUMBER: (95)  
PO HYDERABAD  
9-10-2000 8-10-2010

For Mehta and Modi Homes  
*Handwritten signature*  
Partner

For Mehta and Modi Homes  
*Handwritten signature*  
Partner

1వ ప్రస్తావనము (2687) / 02  
వస్తావేజాల మొత్తం కొరతగా  
పరిష్కారము 10 ఈ కార్యక్రమ వలన  
పరిష్కారము 8

పాపం...  
పాపం...  
పాపం...



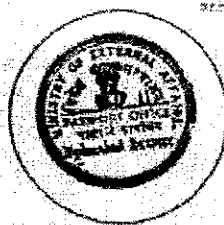




एतके द्वारा, भारत सरकार के वास्तुवि के अधिनियम २२, के तहत में विचार  
 इस बात में समीक्षा की, कि प्रस्तावित एन आरआई के नामों के लिए वे वास्तु पर किया जा रहा है, कि  
 भारतीय की अर्थव्यवस्था में, और उनके २२ तर्कों को पूर्ण सहायता और सुरक्षा प्रदान करें  
 निम्नलिखित के।

THESE ARE FOR REQUEST AND ENQUIRE IN THE NAME OF THE  
 PRESIDENT OF THE REPUBLIC OF INDIA AND THOSE WHICH IT MAY  
 CONCERN TO ALLOW THE DEARER TO PASS FREELY WITHOUT LET OR  
 HINDRANCE AND TO AFFORD HIM HIS FULL ASSISTANCE AND  
 PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

एतके द्वारा, भारत सरकार के वास्तुवि के अधिनियम २२, के तहत में विचार  
 इस बात में समीक्षा की, कि प्रस्तावित एन आरआई के नामों के लिए वे वास्तु पर किया जा रहा है, कि  
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 निम्नलिखित के।



*H. Lakra*  
**H. LAKRA**  
 एन. एन. एन.  
 अधीक्षक/Superintendent  
 भारतीय वास्तुवि, हैदराबाद  
 Passport Office, Hyderabad

**भारत गणराज्य REPUBLIC OF INDIA**



Signature/Signature

Right Type: Single entry, Country Code: IND  
 Serial Number: B 1379180

Passport Name: LAKRA

Country of Birth: INDIA

Sex: MALE  
 Date of Birth: 24-12-1940

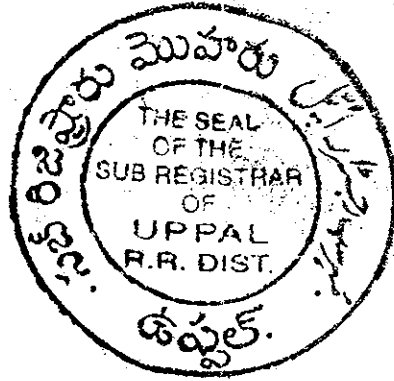
Place of Birth: JOYDEPUR, AP

Place of Issue: P.O. HYDERABAD

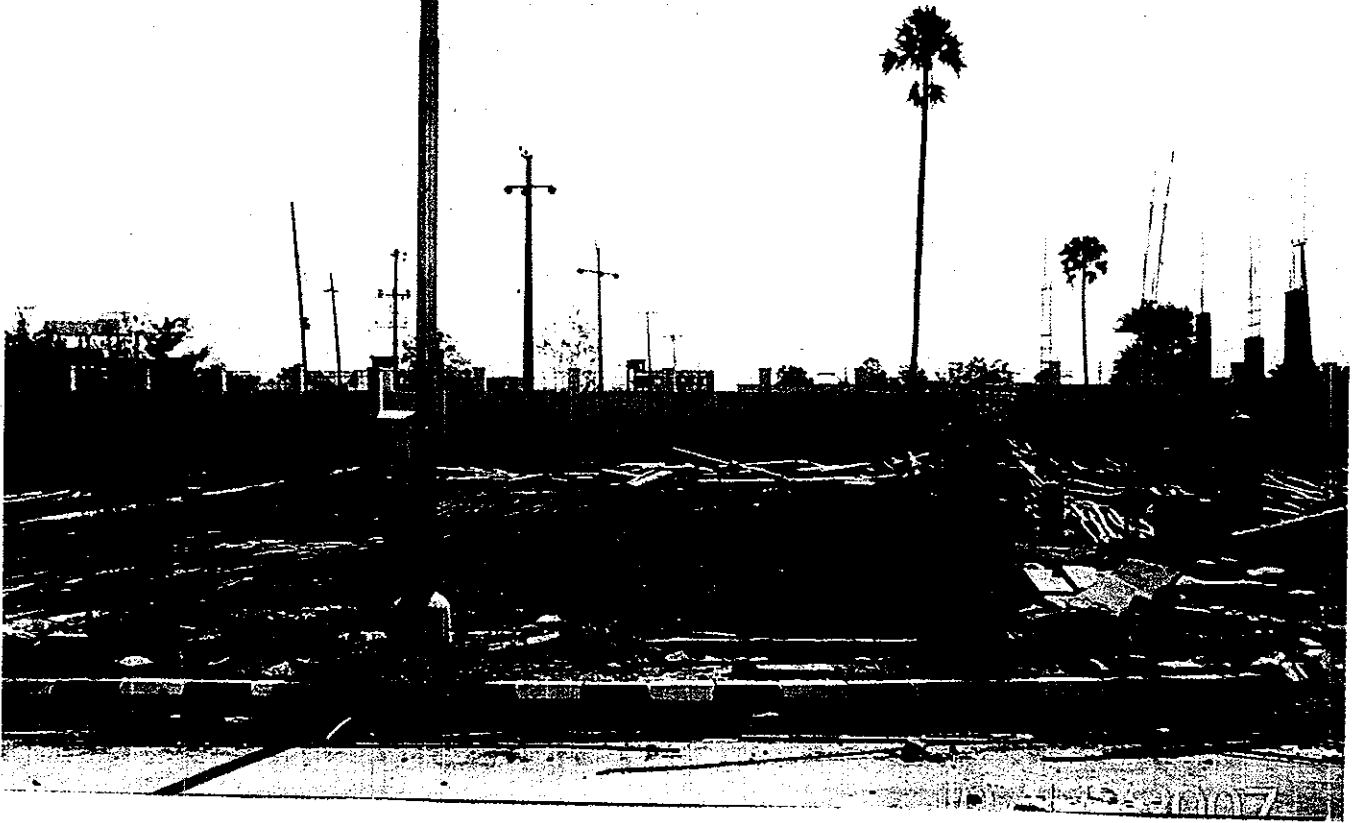
Date of Issue: 18-1-2010

వ పుస్తకముదిరిగి/స  
దస్తావేజాల వెబ్సైటు కాగితముల  
సంఖ్య...10. ఈ కాగితపు వరుస  
సంఖ్య.....9

సబ్-రిజిస్ట్రారు



• 이 위치를 스캔하려면



1వ పుస్తకము...సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...10...ఈ కాగితపు వరుస  
సంఖ్య...10.....

సబ్-రిజిస్ట్రారు

