

242

C.S No. 12594 DOCT. No. 12569/2007

AG 12933



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G 361339

S.No. 4400 Date 10/10/2007 Rs. 100/-  
 Name Venkatesh  
 S/o, D/o, W/o G.A. Rao  
 For Whom M/S. Mehta & Modi Homes

K. Srinivas  
 SVL No. 28/98, R.No. 11/2007  
 City Civil Court  
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 31<sup>st</sup> day of October 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, S/o. 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

1. MR. LOKESH BHARATHAN, SON OF MR. KODATHOOR VELAYUDHAN BHARATHAN aged about 34 years,
2. MRS. JAYSHREE LOKESH, WIFE OF MR. LOKESH BHARATHAN aged about 32 years, both residing at 34-4, Raghavendra Nagar Colony, Sainikpuri Post, Secunderabad - 500 094, 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

- 1 -

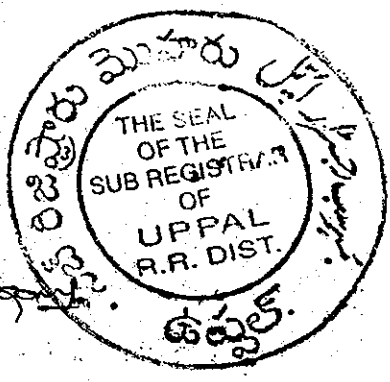
26 JUL 2006

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

సు... వ సంఖ్య...  
 192... వ.శ.శా... మా... తేది  
 పగలు... మరియు...  
 టి... సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ...  
 రిజిస్ట్రారు చట్టము, 1906 లోని సెక్షన్ క్రింద...  
 అనుసరించి నమోదుచేయబడిన సోదాగ్రాఫులు  
 మరియు పేద... సహా దాఖలుచేసిన  
 తుది... 2360...  
 Receipt No. 605055...  
 SBH, Habisiguda Branch, Sec'bad  
 స...  
 ఎడమ బ్రావనద్రలు



...

...

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.  
 Attested GPA, through General Power of Attorney, Vide Doc. No. 201/1/2006  
 Registered at SRO, Uppal, R. R. Dist.



రూపించినది.

① S. Rameshwar Rao

S. RAMESHWAR RAO  
 S/o S. SHANKER RAO.

Officer in Charge, Regl. Dir of Municipal  
 Administration Govt of A.P.

Hand: 3-5-13, RAMKOTE, HYDERABAD. 1.

Rama Rao S/o. Venkat Rao occ. Business  
 No. 101, Sri Sai Apts, Nagole, Hyderabad.

200... సం॥... వ... తేది  
 192... వ.శ.శా... మా... వ... తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

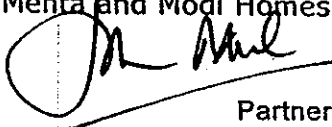
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

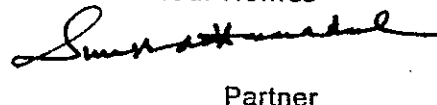
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 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

1 వ పుస్తకము 2-69/సంఖ్య  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య...11...ఈ కాగితపు వరుస  
 సంఖ్య...2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1864  
 No. 2569 of 2007 Date 12/11/07

I hereby certify that the proper deficit  
 stamp duty of Rs. 42480 Rupees. 2800 Two-Thousand  
 Four hundred and eighty Rupees only  
 has been levied in respect of this instrument  
 from Sri. K. Subhakar Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 472000 being  
 higher than the consideration agreed Market  
 Value.

S. R.O. Uppal

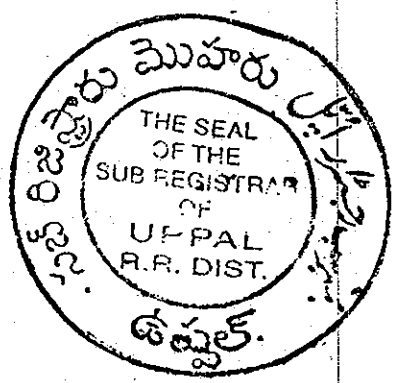
*[Signature]*  
 Sub Registrar

and Collector U/S. 41 & 4  
 INDIAN STAMP ACT

dated 12/11/07  
 Registration Endorsement

An amount of Rs. 42480 towards Stamp Duty  
 including Transfer duty and Rs. 2260  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 605055  
 dated 8/10/07 at SBI Habsiguda Branch, Sec'bad.

S.B.M. Habsiguda  
 A/c No. 01000050700  
 of S.R.O. Uppal

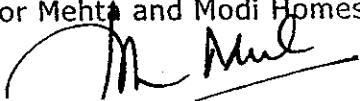


- E) The Vendee is desirous of purchasing a plot of land bearing no. 242 admeasuring 337 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,72,000/- (Rupees Four Lakhs Seventy Two Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

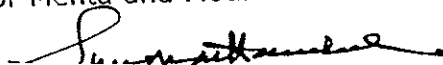
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 242 admeasuring 337 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. 4,72,000/- (Rupees Four Lakhs Seventy Two 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. 44,940/- is paid by way of challan No. 605059, dated 8.10.07, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes



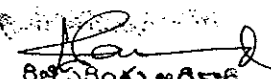
For Mehta and Modi Homes

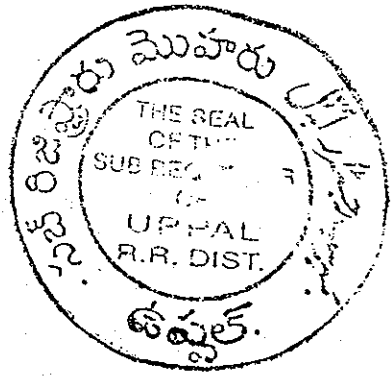


సంఖ్య.....

సబ్-రిజిస్ట్రారు

నివాస ప్రాంతము సంఖ్య (శా.న) పు... 12569/07  
నెంబరుగా రిజిస్ట్రారు వేయబడి స్వామింగు నిమిత్తం  
గుర్తింపు నెంబరు 12569...1-2007 బహుళమున  
200 శా.నెంబరు... 12... 08

  
రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 242 admeasuring about 337 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	Compound Wall & Neighbours land
South	Plot No. 241
East	Plot No. 235
West	40' wide road

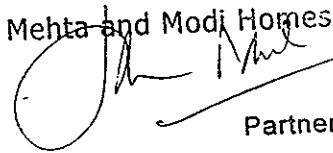
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. R. Rajshree

2. [Signature]

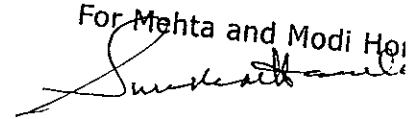
For Mehta and Modi Homes



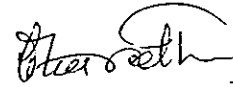
Partner

(Soham Modi)  
VENDOR

For Mehta and Modi Homes



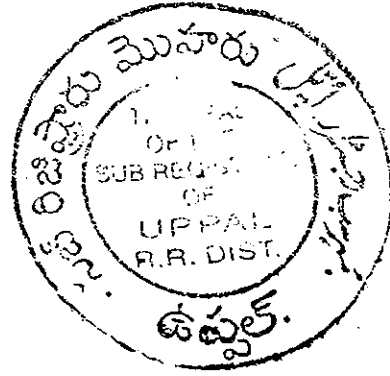
(Suresh U. Mehta) Part  
VENDOR



VENDEE

.....  
పంజ్య.....4.....

పబ్-రిజిస్ట్రారు





**DEED OF TRANSFER PLAN SHOWING**

PLOT NO. 242, FORMING A PART

**DEED NO.** 291

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

**Mandal, R.R. Dist.**

**REPRESENTED BY:** 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

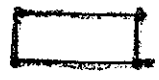
**REPRESENTED BY:** 1. MR. LOKESH BHARATHAN, SON OF MR. K. V. BHARATHAN

2. MRS. JAYSHREE LOKESH, WIFE OF MR. LOKESH BHARATHAN

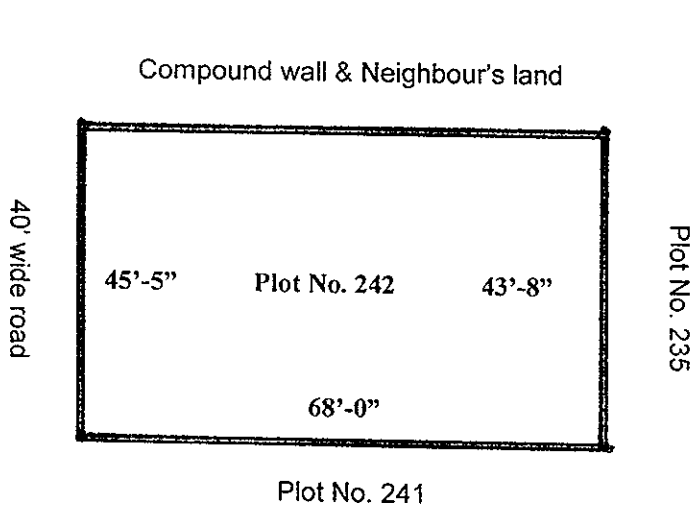
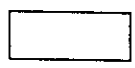
**ENCLOSURE:** 337

**SCALE:** SQ. YDS.

**INCL:** SQ. MTRS.



**EXCL:**



**WITNESSES:**

*[Handwritten signatures of witnesses]*

For Mehta and Modi Homes

*[Handwritten signature]*  
Partner

For Mehta and Modi Homes

*[Handwritten signature]*  
Partner

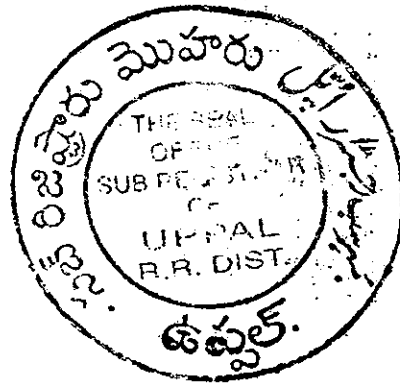
SIG. OF THE VENDOR

*[Handwritten signature]*  
SIG. OF THE BUYER

సంఖ్య...1.1...ఈ కాగితపు పనులు

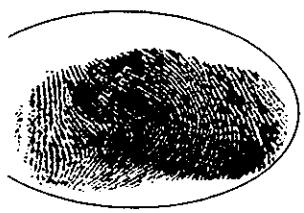
సంఖ్య...న.....

పబ్-రజిస్ట్రారు



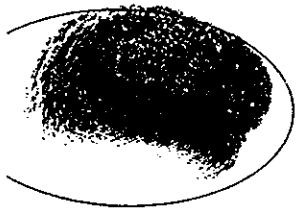
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.**

2. FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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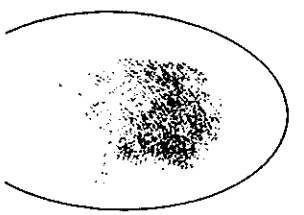


VENDOR:  
 M/S. MEHTA & MODI HOMES  
 HAVING ITS OFFICE AT 5-4-187/3 & 4  
 III FLOOR, SOHAM MANSION  
 M. G. ROAD, SECUNDERABAD  
 REP. BY ITS PARTNERS

1. MR. SOHAM MODI  
 S/O. MR. SATISH MODI



2. MR. SURESH U. MEHTA  
 S/O. LATE SRI 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:  
 @. Rajshree  
 [Signature]

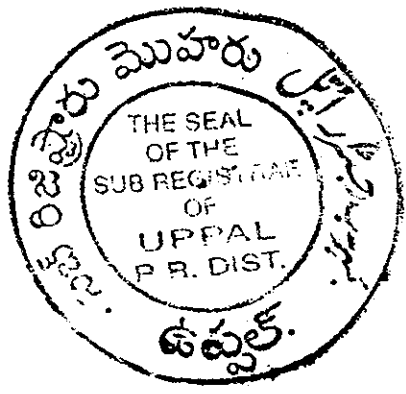
For Mehta and Modi Homes  
 [Signature]  
 Partner

For Mehta and Modi  
 [Signature]

SIGNATURE OF THE EXECUTANTS  
 [Signature]

సంఖ్య. 6.....

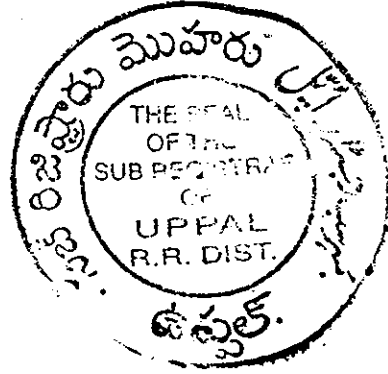
పబ్-రజిస్ట్రారు





సంఖ్య.....

పబ్-రజిస్ట్రారు

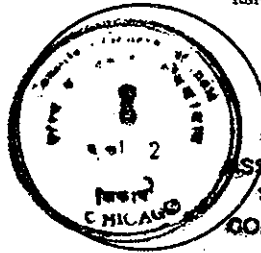




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे बाहक को बिना रोक-टोक, आजादी से जाने-आने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

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



*Kaushal*

सहायक कंसुलर अधिकारी  
ASSISTANT CONSULAR OFFICER  
भारत का प्रधान कंसुलर कार्यालय  
CONSULATE GENERAL OF INDIA  
शिकागो, इल्लिनीस  
CHICAGO, ILLINOIS

भारत गणराज्य REPUBLIC OF INDIA



*Loresh*

राष्ट्र / Type राष्ट्र का कोड / Country Code भारत नं. / Passport No.

IND E 6509898

उपनाम / Surname

BHARATHAN

दिए गए नाम / Given Names

LORESH

राष्ट्रियता / Nationality

INDIAN

लिंग / Sex

M

जन्म तिथि / Date of Birth

JUNE 26, 1973

जन्म स्थान / Place of Birth

BANGALORE - KARNATAKA

जारी करने का स्थान / Place of Issue

शिकागो

जारी करने की तिथि / Date of Issue

MAY 25 2004

समाप्त होने की तिथि / Date of Expiry

MAY 24 2014

N.A.B







इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब इस बात से सहोकर ही, यह प्रार्थना एवं अपेक्षा की जाती है कि वे शत्रुक को विदा से आजादी से जाने-दाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा से बिलकुल दूरी अवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRES IN THE NAME OF PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM I CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT HINDERANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE PROTECTION OF WHICH HIS OR SHE MAY STAND IN NEED.

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



*A. P. Dawar*

A. P. DAWAR

उत्ते पासपोर्ट अधिकारी  
For Passport Office  
Hyderabad/Hyderabad

भारत गणराज्य REPUBLIC OF INDIA



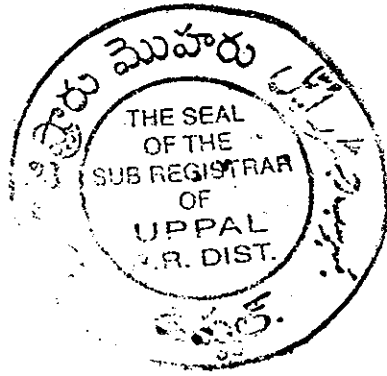
GOVERNMENT OF INDIA GOVERNMENT

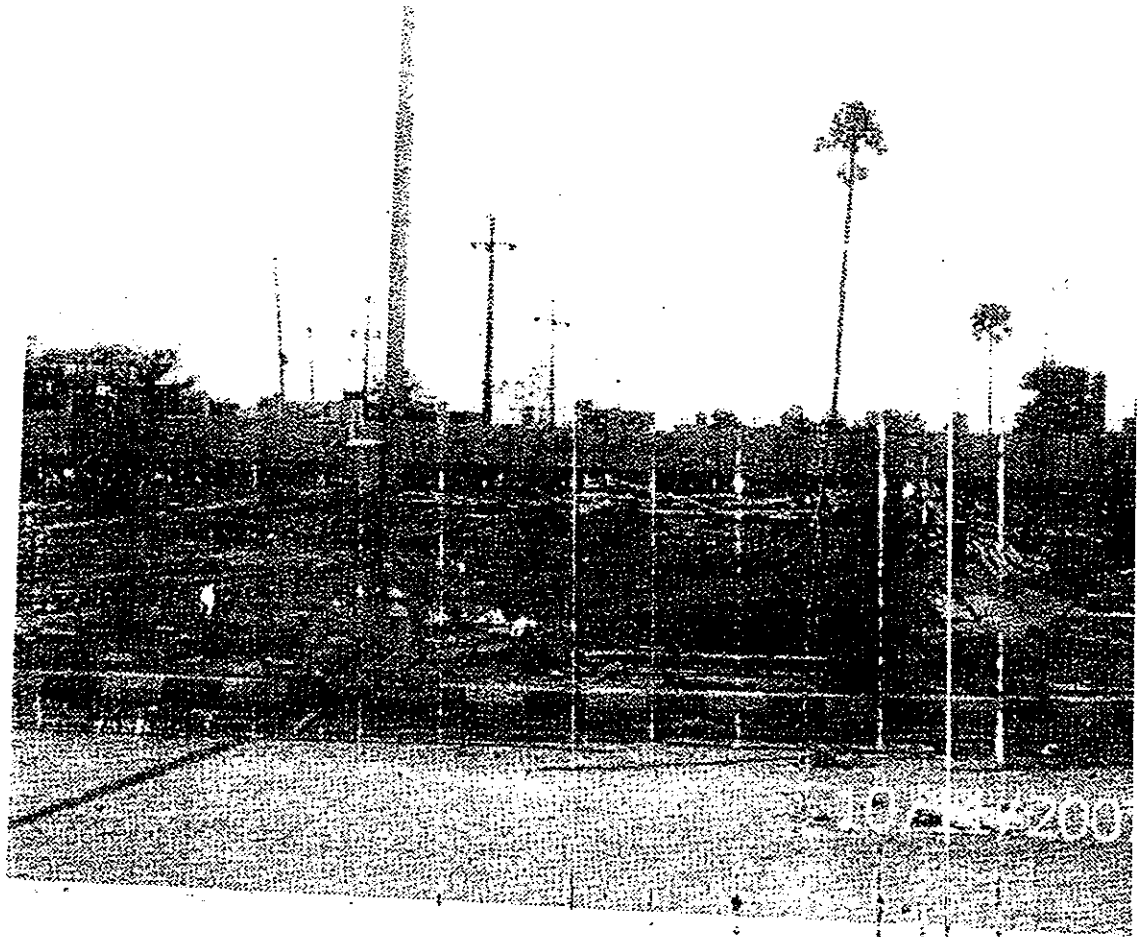
श्रेणी / Type: IND  
देश का कोड / Country Code: IND  
परिवार / Surname: SHREE DATESHAMAR BAO  
पूरा नाम / Given Name: JAYSHREE  
राष्ट्रियता / Nationality: INDIAN  
प्राप्त / Sex: FEMALE  
जन्म तिथि / Date of Birth: 1-8-1975  
जन्म स्थान / Place of Birth: HYDERABAD (MP)  
श्रेणी / Type: 7  
पूरा नाम / Given Name: PO HYDERABAD  
जारी तिथि / Date of Issue: 17-4-1998  
समाप्त तिथि / Date of Expiry: 16-11-2008

*Signature*

సంఖ్య.....10.....

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము! ది. 15/6/1961/సం. 100  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...11...ఈ కాగితపు పరుస  
సంఖ్య...11.....

సబ్-రిజిస్ట్రారు

