

243

1540/08

155/09

399



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

P 369639

Date : 28-11-2008 Serial No : 42,864 Denomination : 100

Purchased By :

G. VENKATESH
S/O.G.A. RAO
SECABAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MEHTA & MODI HOMES
SECABAD

SALE DEED

This Sale Deed is made and executed on this the 12th day of March, 2009 at S.R.O. Uppal, Rangareddy District by:

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 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 59 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. PRAKASH KANAKIA , SON OF SRI. LOVJI aged about 66 years, Occupation: Business, residing at 110, Bradwell court, San Jose, CA 95138, 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 & MODI HOMES

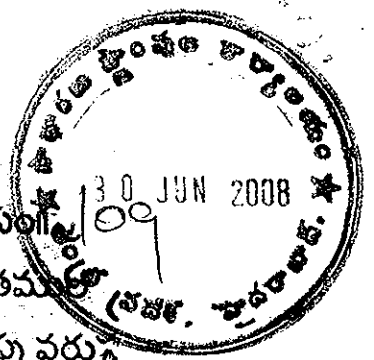
Partner

For MEHTA & MODI HOMES

Partner

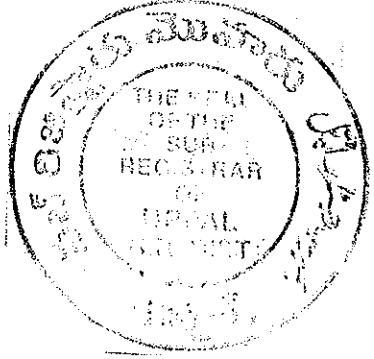
Verified that the following amounts have been paid in respect of this document:

Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (uls. 41 of I.S. Act, 1899).....	Rs. 55340/-
3. in the shape of cash (uls. 41 of I.S. Act, 1899).....	Rs. 55340/-
4. adjustment of stamp duty uls. 16 of I.S. Act, 1899, if any.....	Rs. 0/-
Transfer Duty:	
1. in the shape of challan.....	Rs. 0/-
2. in the shape of cash.....	Rs. 0/-
Registration fee:	
1. in the shape of challan.....	Rs. 3080/-
2. in the shape of cash.....	Rs. 3080/-
User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. 100/-
Sub-Registrar	Total Rs. 58660/-



1వ సున్నము (స.చ.శ. 1920) వ.శ.శ. 1920... స.చ.శ. 1920
 దస్తావేజాల మొత్తం కాగితములు
 సంఖ్య 10... ఈ కాగితపు వరుస
 సంఖ్య.....

పబ్-రిజిస్ట్రార్



1920 వ.శ.శ. 1920... స.చ.శ. 1920
 పగలు... మరియు... గంటల మధ్య
 కప్పర్ సబ్-రిజిస్ట్రారు ఆఫీసులో

K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాత గ్రాంటు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 దానిని రూపొందించుటకు రూ. 3080/-
 రిజిస్ట్రేషన్ నెంబర్ 897869 ద్వారా
 గ్రాంట్ బ్రాంచ్, సెగ్ బాద్

దానిని యిచ్చినట్లు అప్పుకున్నది
 ఎటువంటి నష్టం

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (D): 5-4-18713 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 201/2008/2
 dated 26.3.08 registerer at SRO, N.P.P.
 Rama Reddy District.

యూపిఐనది

1.

Venkata Ramana Reddy S/o. Anji Reddy
 Ues. Service R/o. 11-10/2, Greenfield Colony,
 Hyderabad.

2.

B. Raju S/o. M. Venkaiah
 Ues. Service R/o. Alwal, Sec-04

100 వ. స.చ.శ. 1920... స.చ.శ. 1920
 1920 వ.శ.శ. 1920... స.చ.శ. 1920

పబ్-రిజిస్ట్రార్

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.

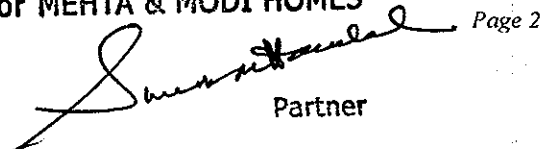
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

Page 2

1 వ పాపకము. కె.వి.సి. సంగం
 వచ్చిన మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య... 2...

పద - రెండు

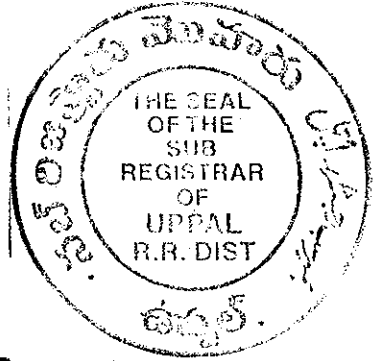
Instrument Under Section 43 of Act II of 189
 No. 1227 of 200 Date 12/3/07

I hereby certify that the proper deficit
 stamp duty of Rs. 55360/- Rupees Fifty five thousand
 three hundred and sixty 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. 6,16,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 12/3/07
 Sub Registrar
 and Collector U/S 41 & 44
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 55360/- towards Stamp Duty
 including Transfer duty and Rs. 300/-
 towards Registration Fee was paid by the party
 through Chajian Receipt Number 89786
 dated 12/3/07 at SBH Habalguda Branch, Sec 2



S. R. Habalguda
 A/c No. 01000058700
 of S.R.O. Uppal

- E) The Vendee is desirous of purchasing a plot of land bearing no. 243, admeasuring 308 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 6,16,000/- (Rupees Six Lakhs Sixteen Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

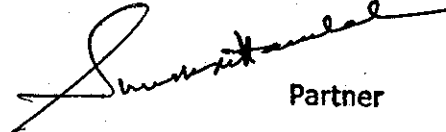
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 243, admeasuring 308 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. 6,16,000/- (Rupees Six Lakhs Sixteen Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
1. 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.
2. 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.
3. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
4. 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.
5. 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.
6. Stamp duty and Registration amount of Rs. 58,520/- is paid by way of challan no. 897869 dated 12.3.09, drawn on State Bank of Hyderabad, Habsiguda, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

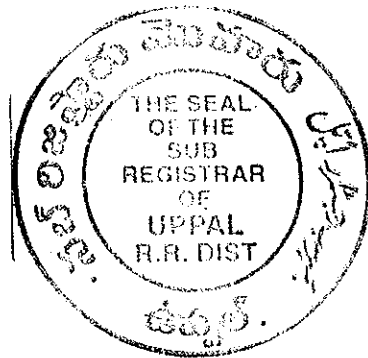

Partner

1 వ పుస్తకము ప్రకారం... సంఖ్య...
దస్తవేదాల మొత్తం కాగితముల
పట్టిక... 10... ఈ కాగితపు వరుస
సంఖ్య... 2.....

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (శా.శ) పు. ప్రకారం...
కొంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు... 1-2007 ఇవ్వడమైన
2007 సంఖ్య... నెల... 12... తేదీ

రిజిస్ట్రారు




SCHEDULED PLOT

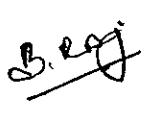
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 243, admeasuring about 308 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Compound Wall & Neighbours land
South	Plot No. 244
East	40' wide road
West	Plot No. 261

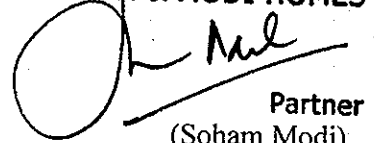
IN WITNESSES WHEREOF this sale deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSESS:


1. 

2. 

For MEHTA & MODI HOMES


Partner
(Soham Modi)
VENDOR

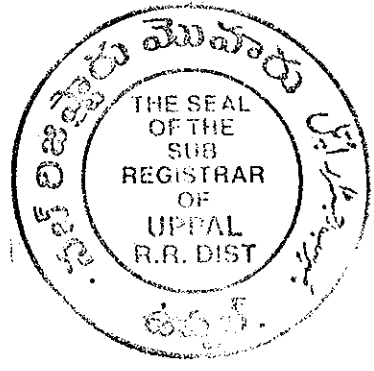
For MEHTA & MODI HOMES


Partner
(Suresh U Mehta)
VENDOR


VENDEE

1 వ పుస్తకము! క.వ. సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..10...ఈ కాగితపు వరుస
సంఖ్య...4.....

పబ్-రిజిస్ట్రార్.



REGISTRATION PLAN SHOWING

PLOT NO. 243, 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. PRAKASH KANAKIA SON OF SRI. LOVJI

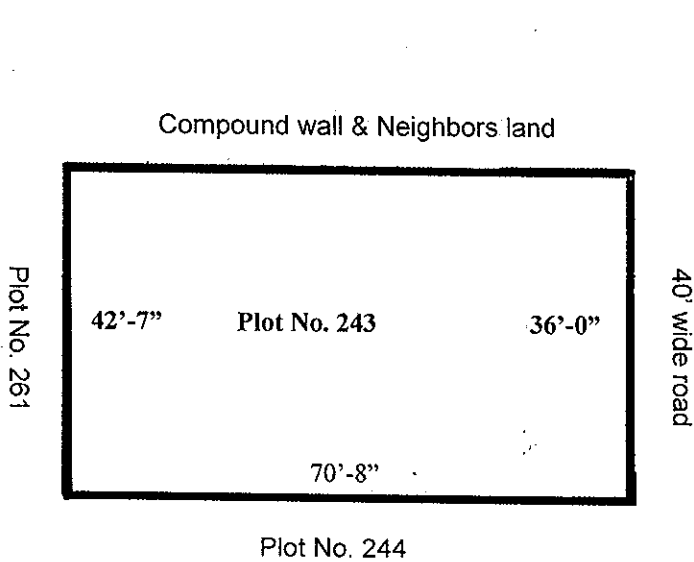
REFERENCE:
AREA: 308

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

WITNESSES:

1. *[Signature]*

2. *[Signature]*

SIG. OF THE VENDOR

[Signature]

SIG. OF THE BUYER

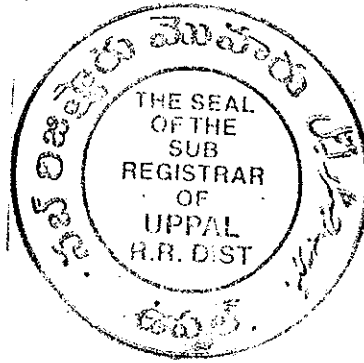
1 వ పుస్తకము ప్ర.వ.సంగ్రహం

దస్తావేజాల మొత్తం కాగితముల




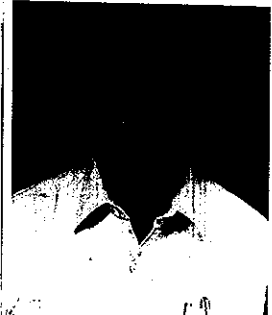




సంఖ్య...10...ఈ కాగితపు వరుస

వంఖ్య.....క

పబ్లికేషన్



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

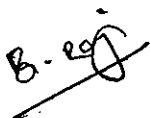
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 201/ BK IV /2006, DT.26.08.2006</u></p> <p>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.</p>
			<p><u>BUYER:</u></p> <p>MR. PRAKASH KANAKIA S/O. SRI. LOVJI R/O. 110 BRADWELL COURT SAN JOSE CA 95138, U.S.A..</p>

SIGNATURE OF WITNESSES:

1.



2.

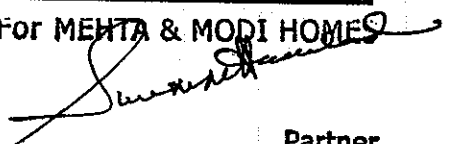


For MEHTA & MODI HOMES



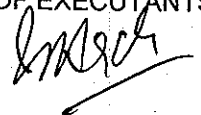
Partner

For MEHTA & MODI HOMES



Partner

SIGNATURE OF EXECUTANTS



SIGNATURE OF BUYER

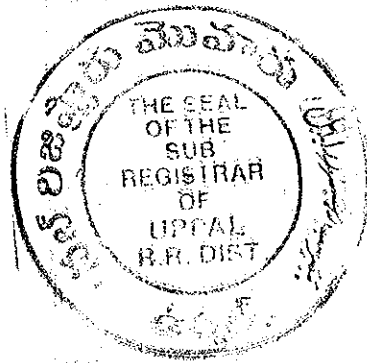
1వ పుస్తకము. వ్ర.వ.న. సం. 1909

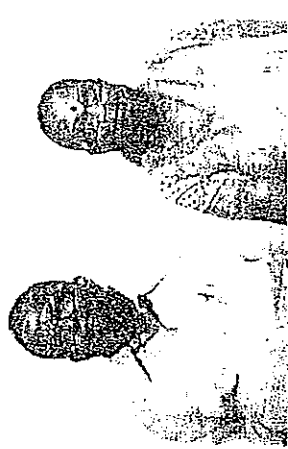
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 10..... ఈ కాగితపు వరుస

సంఖ్య. 6.....

సబ్-రిజిస్ట్రార్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	13/12/81	25

D.P.L. No. 114
BHARAT SCOUTS & GUIDES - B
Suresh Kumar Paripatse, SEG' BAD
16/02/2006
16/02/2006

PERMANENT ACCOUNT NUMBER

ABMFM6725H

नाम NAME
SOHAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

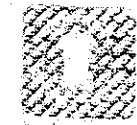
PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSP8104E

Prabha Reddy
Signature



10002000

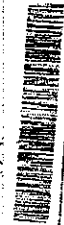
HOUSEHOLD CARD

Serial No. : 14176-280/500816
P.F. Slump No. : 215
Sex : Male
Date of Birth : 15/10/1948
Social Age : 28
Occupation : Govt. Business

Family (Includ name) : Unaided
Date of Birth : 15/10/1948
Social Age : 28
Occupation : Govt. Business

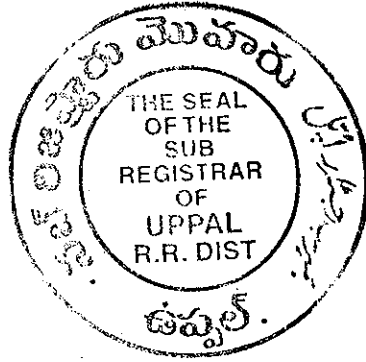
Address: House No. : 23-377
No. Street : MINISTER ROAD
Colony : D Y COLONY
Ward : 2
City : Bangalore
Dist. : Bangalore
State : Karnataka

Annual Income (Rs.) : 190,000
LPG Consumer No. (1) : N/A
PG Dealer - Name (1) : N/A
PG Consumer No. (2) : N/A
PG Dealer Name (2) : N/A



1వ పుస్తకము 5.6.1...సంఖ్య (199
రెస్ట్రీజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...7.....

పబ్-రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA



PRAKASH KANAKA

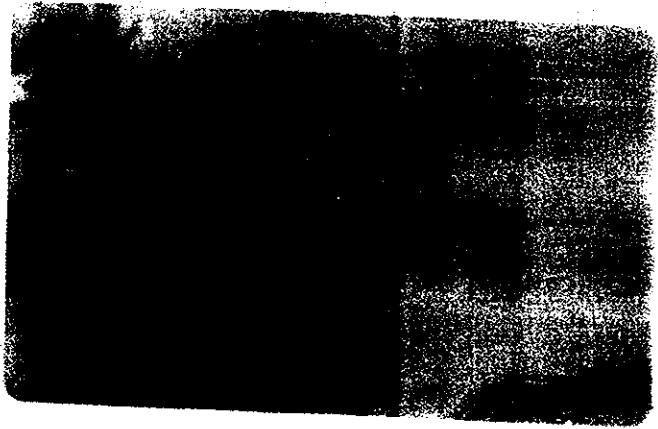
LOVJI DAMJI KANAKA

21/07/2011

Personnel Department


BGV

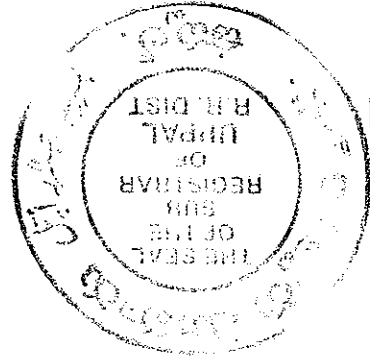
Signature



Prakash

1వ పుస్తకము..1.5.వ.సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య.....శ్రీ.....


పబ్-రిజిస్ట్రార్






Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001540/2009 of SRO: 1507(UPPAL)

Presentant Name(Capacity): **K PRABHAKAR
REDDY(GP)**

Report Date: 12/03/2009 14:54:33


This report prints Photos and FPs of all parties

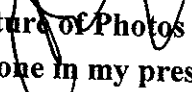
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) PRAKASH KANAKAI # 110, BRADWELL COURT, SAN JOSECA 95138, U.S.A.	

Identified by

Witness 1 

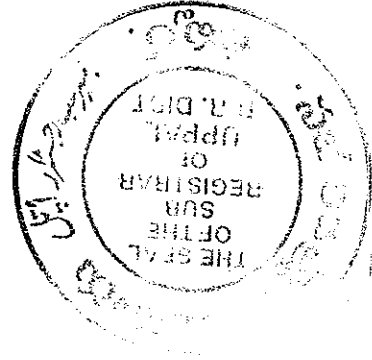
Witness 2 

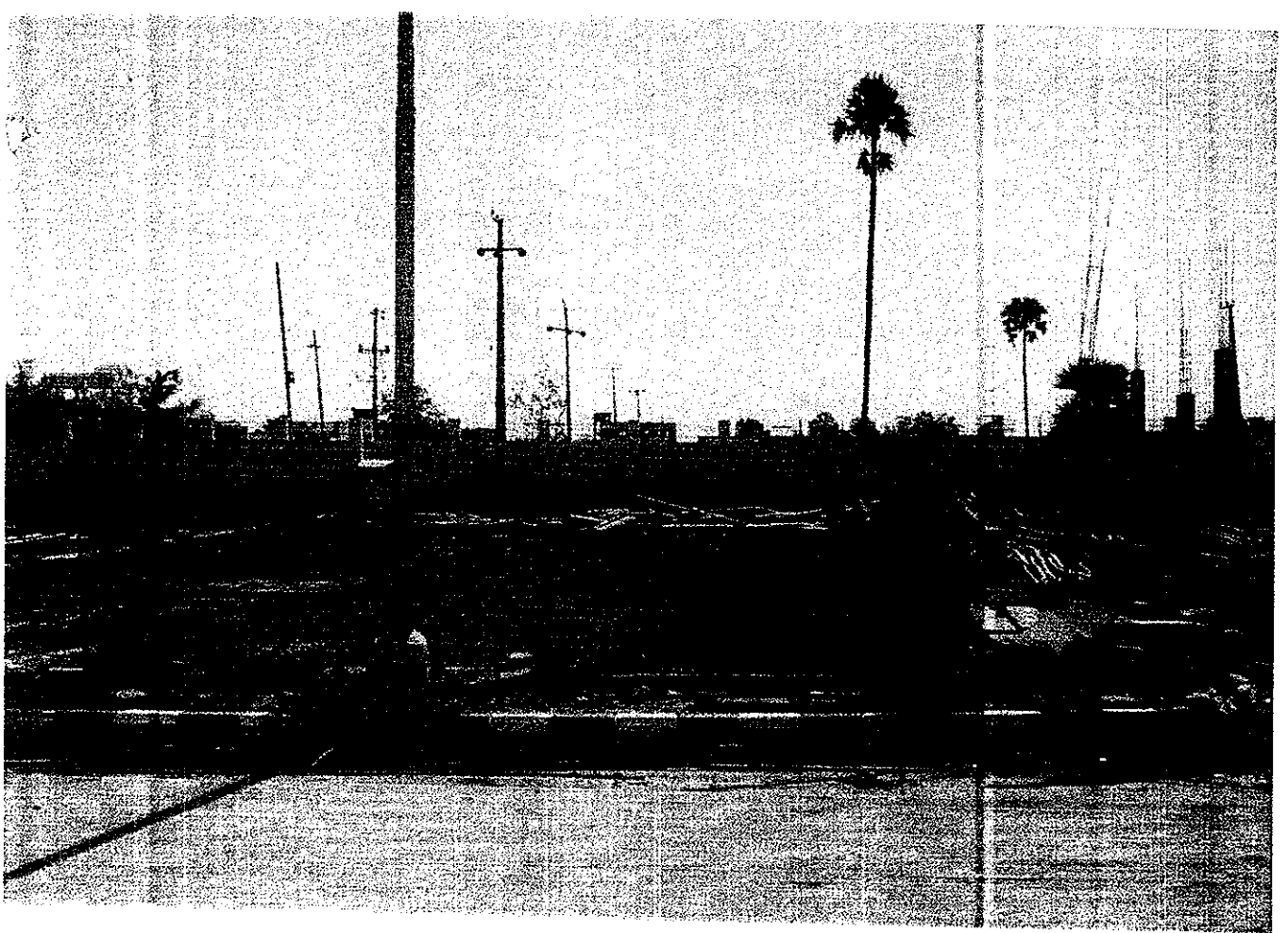
Photos and TIs
captured by me 

Capture of Photos and TIs
done in my presence 

1 వ పుస్తకము..1.వ.వ.సంఖ్య 109
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..10....ఈ కాగితపు వరుస
సంఖ్య.....9.....

పబ్-8/1/1984





1 వ పుస్తకము...న.న.న.సంఖ్య 109
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...10.....

~~పబ్లికేషన్~~

