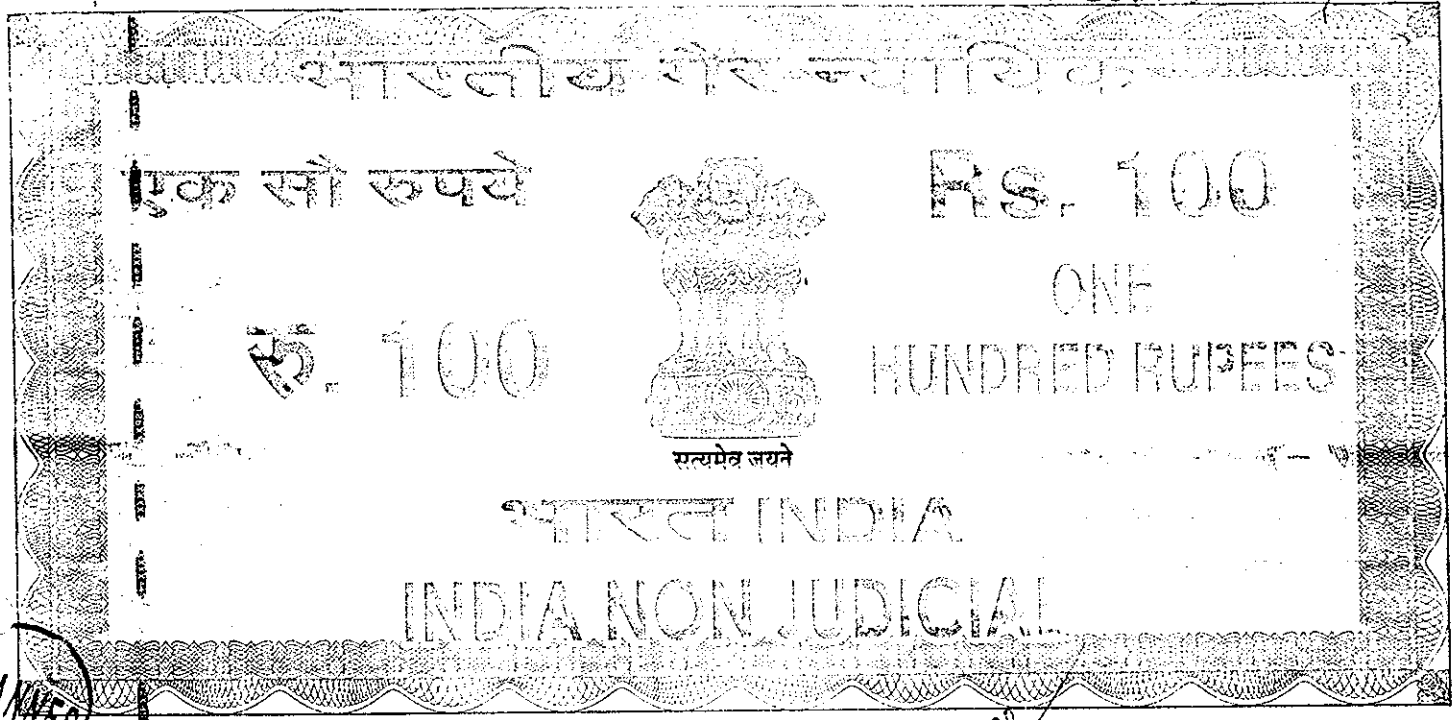


244

S No. 7073

7066 2007

7260  
07



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 352995

25592 26/06/2007  
 M. S. D. /  
 S/o. D /  
 For V /  
 Mahender  
 Mallesh  
 Mehta & Modi Homes

*Handwritten signature*  
 K. Srinivas  
 SVI No. 26/08. K.No. 11/2007  
 City Civil Court  
 SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 06<sup>th</sup> 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

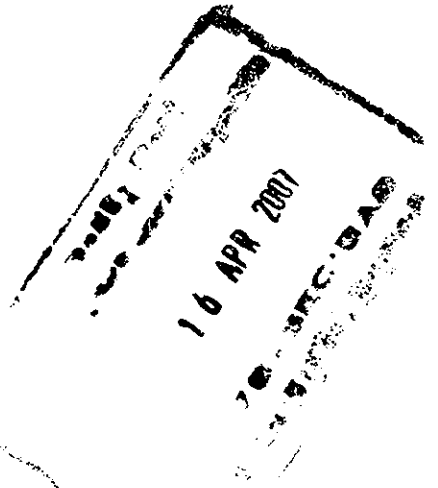
- MRS. M. RENUKA, W/O MR. M. V. RAMANA RAO, aged about 41 years,
  - MR. M. V. RAMANA RAO, SON OF MR. M. G. S. NARAYANA, aged about 45 years,
- Both are residing at 104, Annapurna Apartments, Lalithanagar, Hyderabad, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes  
*Handwritten signature*  
 Partner

For Mehta and Modi Homes  
*Handwritten signature*  
 Partner

..వ పుస్తకము...  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు పరుస  
 సంఖ్య...

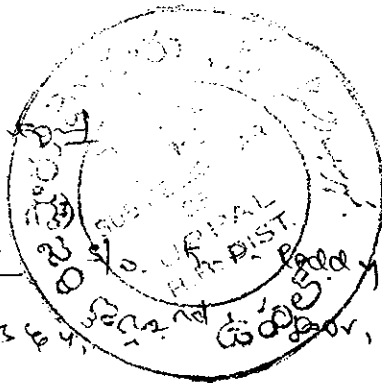
సచి-రిజిస్ట్రారు



200... ప స...  
 192... వ.శ.శా...  
 పగలు...  
 ఉప్పల్ సచి-రిజిస్ట్రారు అఫీసులో

శ్రీ...  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాటి గ్రాంట్లు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసే  
 రుసుము రూ||...|| వెల్లించినారు.

Receipt No. 130... Di... Vide  
 SBH, Habsiguda Branch, Sec'bad.



నా సయిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవేలు

(1) 5-4-187 / 3...  
 M.G. Road, Sec'bad, through attested GPR  
 for Presentation of documents, vide GPR  
 No. 201/BR/06 of 2006 at SRO, Uppal, R.R.D.



...చినది.

1) ... Krishna ... Rammulu ... Business ... Uppal ...

2) ... Krishna ... Venkateshwar ... Amberpet, Hyderabad

200... ప స...  
 192... వ.శ.శా...  
 సచి-రిజిస్ట్రారు

సచి-రిజిస్ట్రారు

WHEREAS:

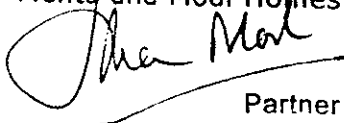
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

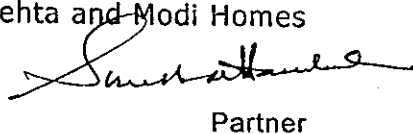
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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

శాసనం నంబర్ 2066/2007  
ప్రభుత్వం ద్వారా జారీ చేయబడినది  
తేదీ 7/6/07  
సంఖ్య 9... శాసనం పేరు  
2

*[Handwritten Signature]*  
సబ్ రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 187  
No. 7666 of 2007. Date 7/6/07

I hereby certify that the proper deficit  
stamp duty of Rs. 34000/- Rupees  
has been levied in respect of this instrument  
from Sri. Parashuram Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 34000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal

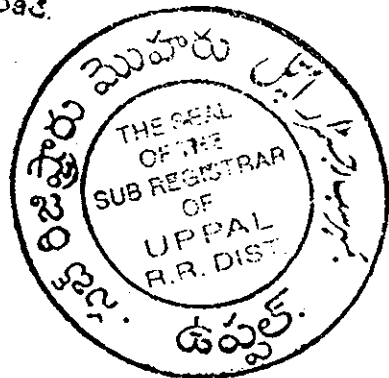
7/6/07

*[Handwritten Signature]*  
Sub Registrar  
and Collector U/S. 41 & 4  
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 30500/- towards Stamp Duty  
including Transfer duty and Rs. 1700/-  
towards Registration Fee was paid by the party  
through Challan Receipt No. 130289  
dated 7/6/07 at S.R.O. Uppal Branch, Sec'bad.

S.B.H. Mahalinguda  
A/c No. 01200650780  
of S.R.O. Uppal

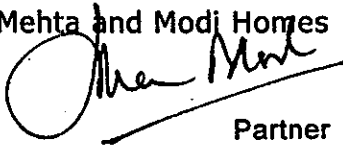


E) The Vendee is desirous of purchasing a plot of land bearing no. 244 admeasuring 283 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 3,40,000/- (Rupees Three Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

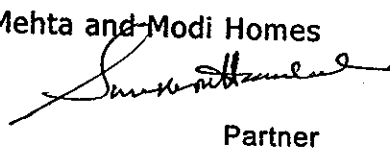
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 244 admeasuring 283 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. 3,40,000/- (Rupees Three Lakhs Forty 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. 32,295/- is paid by way of challan No. 130289, dated 1.06.07, drawn on SBH, Habsiguda, Hyderabad.


For Mehta and Modi Homes

  
Partner

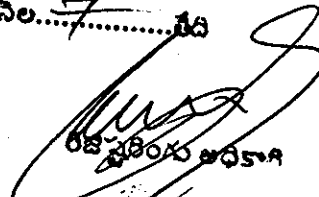
For Mehta and Modi Homes

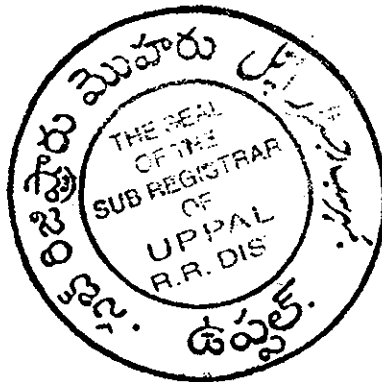
  
Partner

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

  
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు.....  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు.....1-2007 ఇవ్వడమైన  
2007 సం॥ నెంబరు.....

  
రిజిస్ట్రారు అధికారి





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 244, admeasuring about 283 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:

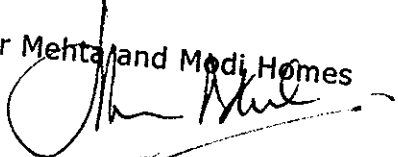
North	Plot No. 243
South	Plot No. 245
East	40' wide road
West	Plot No. 262

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:

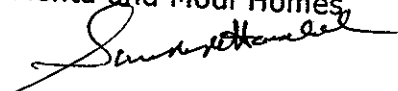
1. 
2.   
(Kishna mmt)

For Mehta and Modi Homes



(Soham Modi) Partner  
VENDOR

For Mehta and Modi Homes



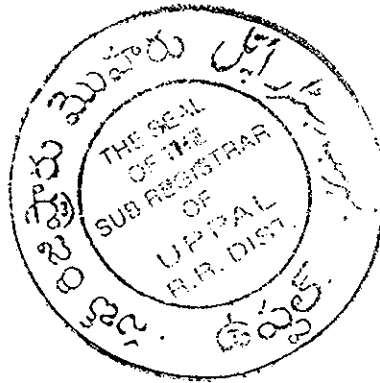
Partner  
(Suresh U Mehta)  
VENDOR



VENDEE

1వ పుస్తకము 20.6.60  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....9...ఈ కాగితపు వరుస  
సంఖ్య.....4.....

పబ్లికేషన్ రిజిస్ట్రార్





**REGISTRATION PLAN SHOWING**

PLOT NO. 244, 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

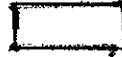
**BUYER:** 1. MRS. M. RENUKA, W/O MR. M. V. RAMANA RAO

2. MR. M. V. RAMANA RAO, SON OF MR. M. G. S. NARAYANA

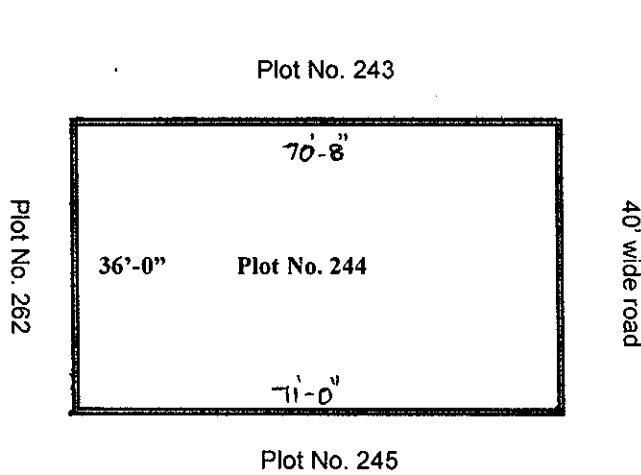
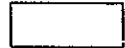
**REFERENCE:**  
**AREA:** 283

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

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



**EXCL:**



For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

**WITNESSES:**

- 1. *[Signature]*
- 2. *[Signature]*

**SIG. OF THE VENDOR**

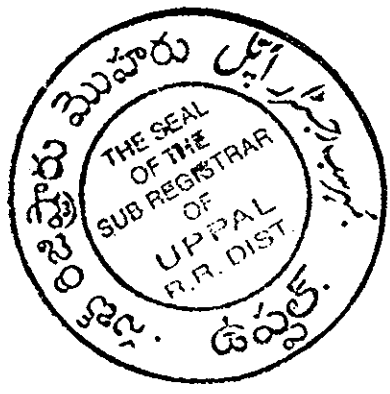
*[Signature]*

**SIG. OF THE BUYER**

*[Signature]*

1 వ పుస్తకము... క...  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య... 5 .....

*[Handwritten Signature]*  
 పబ్-రిజిస్ట్రార్



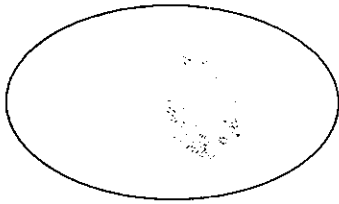
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



BUILDER:

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.

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 MANSIOM, M. G. ROAD  
SECUNDERABAD - 500 003.

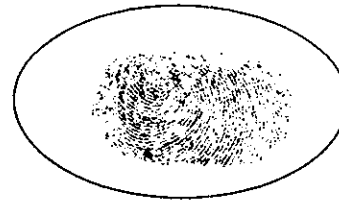
GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3&4, II FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.

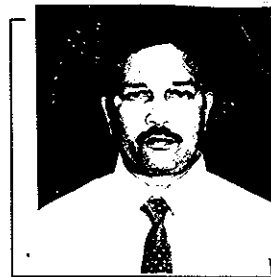
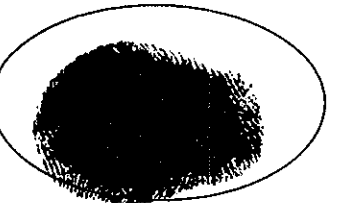


BUYER:

1. MRS. M. RENUKA  
W/O MR. M. V. RAMANA RAO  
R/O. 104, ANNAPURNA APARTMENTS  
LALITHANAGAR  
HYDERABAD.



2. M. V. RAMANA RAO  
S/O. MR. M. G. S. NARAYANA  
R/O. 104, ANNAPURNA APARTMENTS  
LALITHANAGAR  
HYDERABAD.



SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

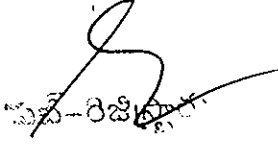
Partner

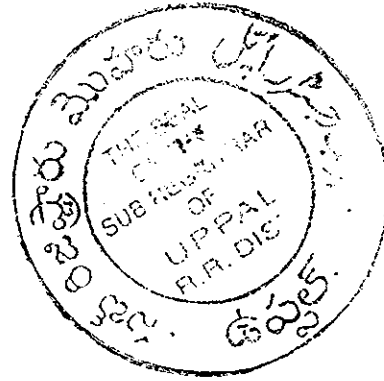
For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 2066  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు వరుస  
సంఖ్య 6

  
మన-రిజిస్ట్రార్

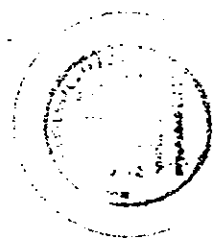


**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



DRIVING LICENCE  
K. PADMA REDDY  
64/18/24  
JATISWAL GARDEN  
ATHEERPET  
HYDERABAD

At the time of issue, the holder of this licence shall be a citizen of India and shall be a resident of the State of Andhra Pradesh. The holder of this licence shall be a person who is not a member of any of the Scheduled Castes or Scheduled Tribes. The holder of this licence shall be a person who is not a member of any of the Scheduled Castes or Scheduled Tribes. The holder of this licence shall be a person who is not a member of any of the Scheduled Castes or Scheduled Tribes.



PERMANENT ACCOUNT NUMBER  
ABMPM6725H  
SOHAM SATISH MODI  
SA TO MANILAL MODI

**भारत गणराज्य REPUBLIC OF INDIA**



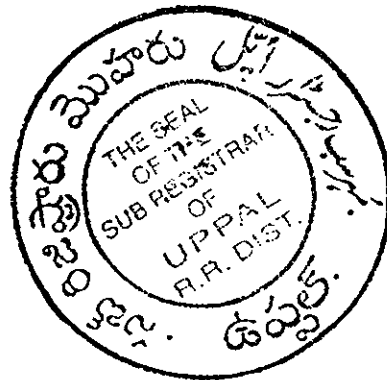
Country Code: IND  
Passport Number: B2791005  
Surname: MODI  
Given Names: SOHAM SATISH MODI  
Nationality: INDIAN  
Sex: male  
Place of Birth: MUMBAI  
Date of Issue: 9-10-2000

For Mehta and Modi Homes  
*Mehta Modi*  
Partner

For Mehta and Modi Homes  
*Sunil Kumar*  
Partner

1 వ పుస్తకము..... రంగం  
దస్తావేజాల మొత్తం కాగితము  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

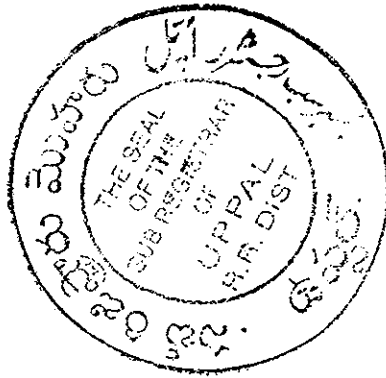
పబ్-రిజిస్ట్రారు





1 వ పుస్తకము.....  
వస్తానేజుల మొత్తం కాగితముల  
సంఖ్య..... 9 ఈ కాగితపు వరుస  
సంఖ్య.....

పబ్-రిజిస్ట్రార్







1 వ పుస్తకము... 6 కు...  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య... 9 .....

  
పబ్-రిజిస్ట్రార్

