



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi  
E 646548

LEELA G. CHIMALGI!

STAMP VENDOR

No. 02/2007

5-4-76/A, Cellar, Ranigummi  
SECUNDERABAD-500 003

No. 2024 Date 22/2/07 100  
Sold to D. Phani Kumar  
B/c D. N. Murthy  
For Whom Mehta & Modi Homes

Sec-Bad

SALE DEED

This Sale Deed is made and executed on this the 1<sup>st</sup> day of March 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, Son of Sri Satish Modi, aged about 36 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

MR. GARIMELLA SRIRAMAKRISHNA SHRI, SON OF MR. G. N. SOMAYAJULU, aged about 35 years, residing at 409A, Nagilla Towers, Shyamlal Building, Begumpet, Hyderabad – 500 016, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.)

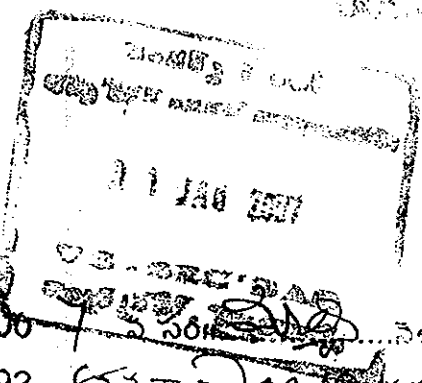
For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

Partner

967/005  
5/10/07

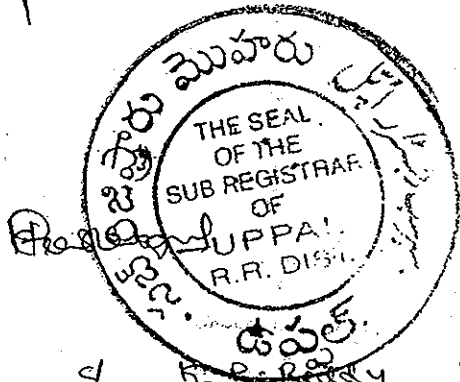


వ పుస్తకము 2886/07  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య.....

200.7వ.సం||...వ తేది  
192వ.శ.శా...మాసము...10...తేది  
పగలు... గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

సబ్-రిజిస్ట్రారు

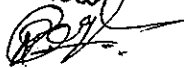
శ్రీ R. Prabhakar Reddy  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు  
మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
రుసుము రూ|| 2470/- చెల్లించినారు.  
Receipt No. 191130 Dt. 1/3/07 Vide  
SBH, Habsiguda Branch, Sec'bad



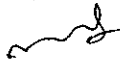
సానుబంధం ఉన్నట్లు  
తెలియజేయుట

శ్రీ R. Prabhakar Reddy o/c. Service  
అం 5-u-187/3 & 4, 2nd floor, Soham mansions  
M-G Road, Sec'bad, through attested GPa  
for Presentation of Documents, vide GPa no.  
201/3K/06 at SRO, Uppal, R. R. Dist



సానుబంధం  
1) 

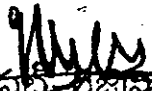
P. Raghunath! S/o:- P. Venkatesh o/c. Service  
A/o:- HANUJAN-12-1-87; Amberpet, Sec'bad-17

2) 

KIRAN REDDY S/o. RAMESH REDDY o/c. BUSINESS  
A/o. 2-3-64/121, Amberpet, Hyderabad.

200.7వ.సం||...వ తేది

192వ.శ.శా...మాసము...10...వ తేది



WHEREAS:

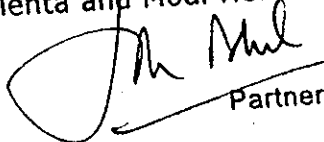
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

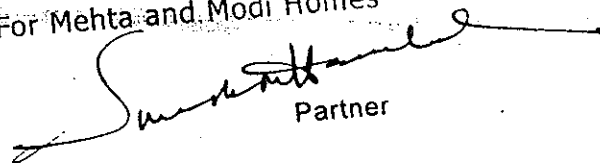
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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

1వ వుస్తకము 2888/07  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 2 ఈ కాగితపు వరుస  
 సంఖ్య 2

*[Signature]*  
 పబ్-రిజిస్ట్రార్

I hereby certify Under Section 42 of Act No. 2888 of 2007. Date 1/3/07

I hereby certify that the proper deficit stamp duty of Rs. 46315 Rupees. Forty four thousand - three hundred fifteen only has been levied in respect of this instrument from Sri. K. J. Reddy on the basis of the agreed Market Value consideration of Rs. 493500/- being higher than the consideration agreed Market Value.

S.R.O. Uppal  
 dated 1/3/07  
*[Signature]*  
 Sub Registrar  
 and Collector U.S. 41&4  
 INDIAN STAMP ACT

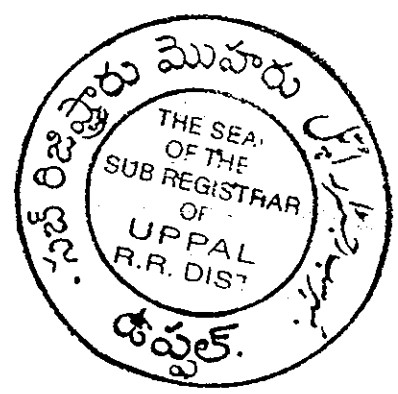
Registration Endorsement

An amount of Rs. 65610/- towards Stamp Duty including Transfer duty and Rs. 2470/- towards Registration Fee was paid by the party through Challan Receipt Number 191130 dated 1/3/07 at SRI Habisiguda Branch Sec. Ltd.

S.O. Habisiguda  
 A/c No. 01000050780  
 of S.R.O. Uppal.

NOTE: Construction Agreement filed along with this sale deed for Rs. 2139500/- and Stamp duty Paid Rs. 213950/- Dt. 1/3/07

*[Signature]*  
 SUB-REGISTRAR



- E) The Vendee is desirous of purchasing a plot of land bearing no. 250 admeasuring 411 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,93,500/- (Rupees Four Lakhs Ninety Three Thousand Five Hundred Only) and the Vendor is desirous of selling the same on the following terms and conditions:

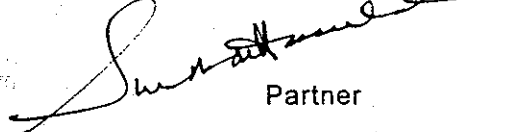
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 250 admeasuring 411 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. 4,93,500/- (Rupees Four Lakhs Ninety Three Thousand Five Hundred 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. 68175/- is paid by way of challan No. 191130, dated 01.03.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

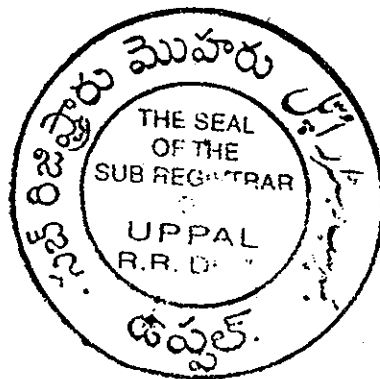
  
Partner

1వ పుస్తకము సం॥ (శా.శ) పు 2988/07  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

  
సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (శా.శ) పు 2988/07  
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు.....1-2007 ఇవ్వడమైన  
2007 సం॥ మార్చి నెల.....1.....తేదీ

  
రిజిస్ట్రారు



SCHEDULED PLOT

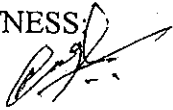
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 250 admeasuring about 411 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 249
South	40' wide road
East	40' wide road
West	Plot No. 268

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.



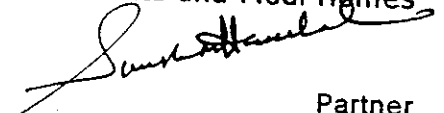
2.



For Mehta and Modi Homes

  
(Soham Modi) Partner  
VENDOR

For Mehta and Modi Homes

  
Partner  
(Suresh U Mehta)  
VENDOR


VENDEE

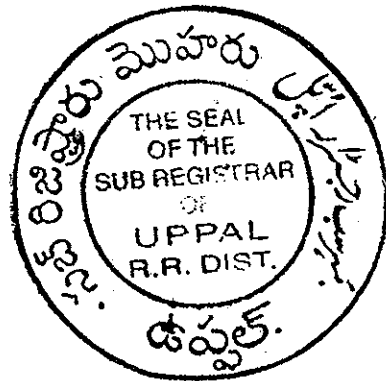
1వ ప్రస్తావన 2888/07

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య...6

  
పబ్-రిజిస్ట్రార్





**REGISTRATION PLAN SHOWING**

PLOT NO. 250, FORMING A PART

**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. GARIMELLA SRIRAMAKRISHNA SHRI, SON OF MR. G. N. SOMAYAJULU

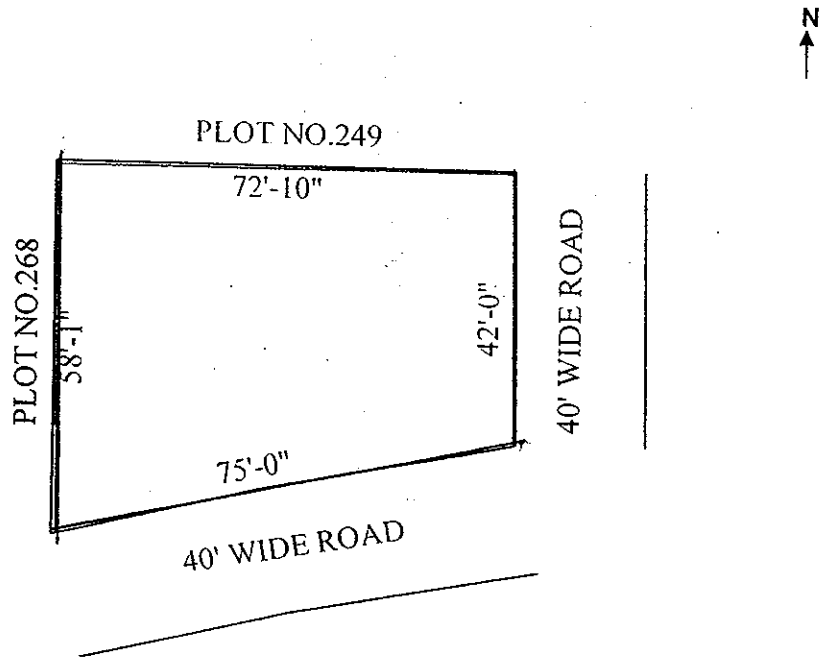
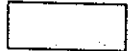
**REFERENCE:**  
**AREA:** 411

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

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



**EXCL:**



For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner


**WITNESSES:**

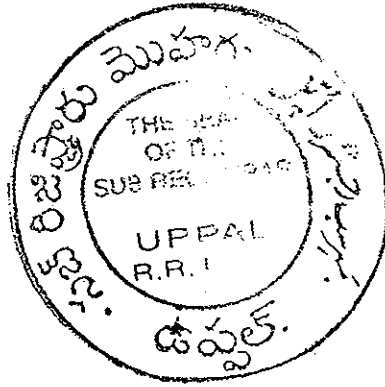
- 1. *[Signature]*
- 2. *[Signature]*

SIG. OF THE VENDOR

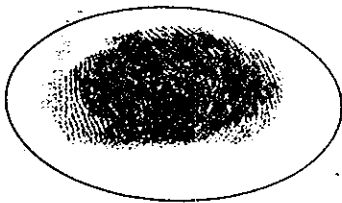

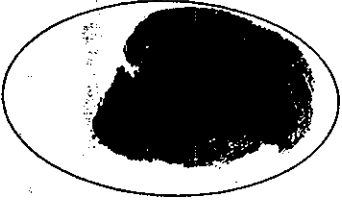

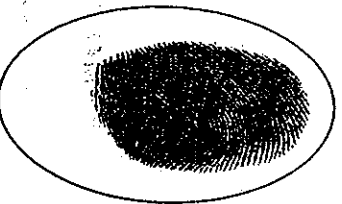

SIG. OF THE BUYER

1వ పుస్తకము 2988/07  
ఉన్నాచేజాల మొత్తం కాగితముల  
పంఖ్య..... ఈ కాగితపు వరుస  
పంఖ్య.....


  
పబ్లికేషన్స్

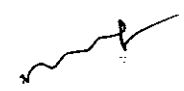


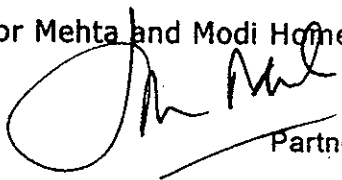
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

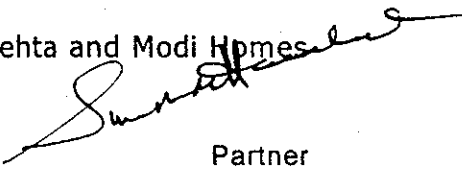
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM 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 MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<u>GPA FOR PRESENTING DOCUMENTS:</u> 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. 

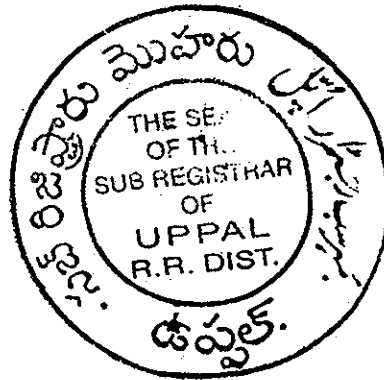
2. 

For Mehta and Modi Homes  
  
 Partner



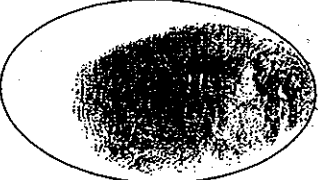
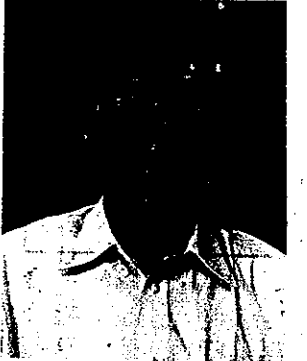
For Mehta and Modi Homes  
  
 Partner  
 SIGNATURE OF THE EXECUTANTS

1 వ పుస్తకము గీకడ.. (నం 7)  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. (.....) ఈ కాగితపు వరుస  
సంఖ్య. (.....)

  
సబ్-రిజిస్ట్రార్



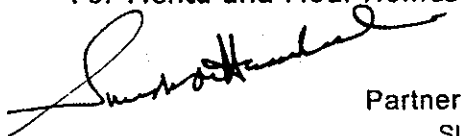
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUYER:</u>  MR. GARIMELLA SRIRAMAKRISHNA SHRI S/O. MR. G. N. SOMAYAJULU R/O. 409A, NAGILLA TOWERS SHYAMLAL BUILDING BEGUMPET HYDERABAD – 500 016.
			<u>REPRESENTATIVE:</u>  MR. G. N. SOMAYAJULU S/O. R/O. 409A, NAGILLA TOWERS SHYAMLAL BUILDING BEGUMPET HYDERABAD – 500 016.

SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes

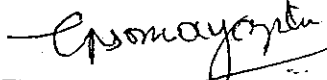
  
Partner


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. G. N. Somayajulu, 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

  
SIGNATURE(S) OF BUYER(S)

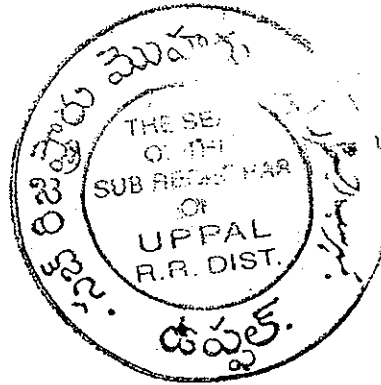
1 వ పుస్తకము 2008/07

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

పంఖ్య.....

  
~~పబ్లికేషన్~~



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH



DRIVING LICENCE  
OLDAP01193822002  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/10274  
JAISWAR GARDEN  
AMBERKEY  
HYDERABAD

26/07/2002 DUPLICATE

Licensing Authority  
P.T.A. HYDERABAD, E.C.

REPUBLIC OF INDIA  
BY ORDER OF THE GOVERNMENT OF THE  
REPUBLIC OF INDIA

प्रादेशीय परिवहन विभाग, हैदराबाद.  
Passport Office, Hyderabad.

1. The Government has granted  
to the holder of the licence the right to apply for a passport in the  
Republic of India. The holder of the licence shall be entitled to apply  
for a passport in the Republic of India.

2. The holder of the licence shall be entitled to apply for a passport  
in the Republic of India.

3. The holder of the licence shall be entitled to apply for a passport  
in the Republic of India.

4. The holder of the licence shall be entitled to apply for a passport  
in the Republic of India.

5. The holder of the licence shall be entitled to apply for a passport  
in the Republic of India.

6. The holder of the licence shall be entitled to apply for a passport  
in the Republic of India.

7. The holder of the licence shall be entitled to apply for a passport  
in the Republic of India.

8. The holder of the licence shall be entitled to apply for a passport  
in the Republic of India.

9. The holder of the licence shall be entitled to apply for a passport  
in the Republic of India.

10. The holder of the licence shall be entitled to apply for a passport  
in the Republic of India.

REMIER SIGNATURE

PERMANENT ACCOUNT NUMBER  
ABMPM6725H

MR NAME  
SOHAM SATISH MODI

MR MR MR / FATHER'S NAME  
SATISH MANILAL MODI

MR MR DATE OF BIRTH  
18-10-1969

Chief Commissioner of Income Tax, Andhra Pradesh

भारत गणराज्य REPUBLIC OF INDIA

IND B 2791005

MODI

SOHAM SATISH MODI

INDIAN MALE 18-10-1969

MUMBAI

HYDERABAD

9-10-2000 8-10-2000

For Mehta and Modi Ho...

*[Signature]*  
Partner

*[Signature]*  
Partner

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దస్తావేజాల మొత్తం కాగితములు

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య...క.....

సబ్-రిజిస్ట్రారు

