

SCANNED

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

333 221367 100=

Sec 2

Reserved

Dr. S. Venkatesh Rao

for whom Mehta and Modi Homes

L-G. Chimala
E 768654
LEELA G. CHIMALA
STAMP VENDOR
No. 02/2007
5-4-76/A, Cellar, Ramgunj
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 30th day of March 2007 at Secunderabad by and between:

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

MR. J. VIJAYAKRISHNA PRASAD, SON OF MR. J. MADHAVA RAO, aged about 37 years, residing at B-415/416, Mayflower Park, 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).

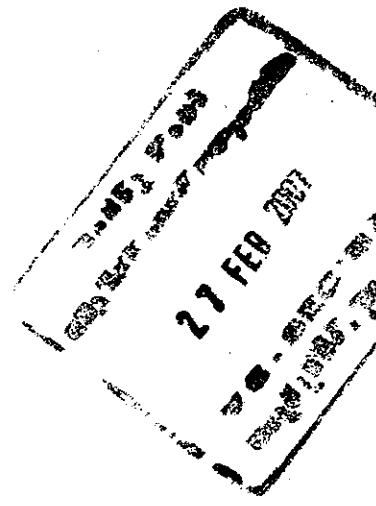
For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

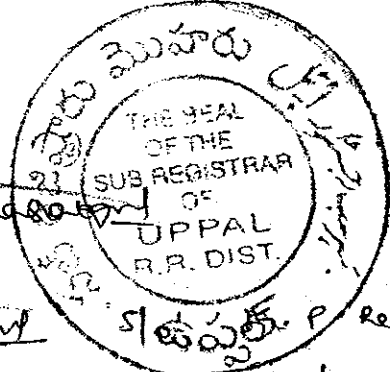
వ పుస్తకము. 4211/07
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....7.....ఈ కాగితపు వరుస
 సంఖ్య...../.....



2007- వ సం||...మూర్తి...నెల...వెది...తది
 1929 వ.శ.శా.బై.బ్ర...మాసము...9...తది
 పగలు.....11...మరియు.....12...గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

[Signature]
 సబ్-రిజిస్ట్రారు

శ్రీ...K. Jeebhakar Reddy...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||...220.....చెల్లించినారు.



Receipt No. 192683 Dt. 28/2/07
 SBH, Habsiguda Branch, Sec'bad
 వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాటనపైలు

[Signature] P. Reddy
 (1) 5-6-187/344, 1st floor, 20th main
 M. G. Road, Sec'bad, through attested BPA
 for presentation of documents vide G.P.A
 No. 201/283/06 dt 28, Uppal.



నిరూపించినది.
 ① *[Signature]*

Kiran Reddy a/p, Ramen Reddy
 2-3-64/18/14 Amberpet, and
 J. Pradeep Kumar Ho. J. Dhonraj
 Ho. 1-10-263, New Bommarapally, Sec'bad-11.

② *[Signature]*

2007 వ. సం||...మూర్తి...నెల...వెది...తది
 1929 వ.శ.శా.బై.బ్ర...మాసం...9...వ తది.

[Signature]
 సబ్-రిజిస్ట్రారు

WHEREAS:

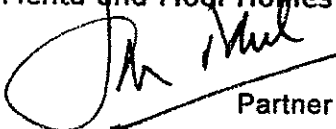
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

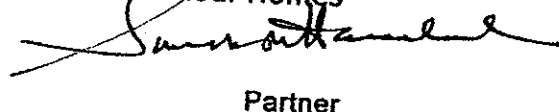
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 tentative 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 4211/07
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 7 ఈ కాగితపు వరుస
 సంఖ్య 2

[Signature]
 పబ్లిక్ రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1907
 No. 4211 of 2007 Date 30/3/07

I hereby certify that the proper deficit
 stamp duty of Rs. 59760/- Rupees Fifty Nine thousand

[Handwritten: Fifty Nine thousand]
~~eight thousand~~ *[Handwritten: Fifty Nine thousand]*

has been levied in respect of this instrument
 from Sri. K. *[Handwritten: K. Raghavender]*
 on the basis of the agreed Market Value
 consideration of Rs. *[Handwritten: 100000]* being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
[Signature]
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

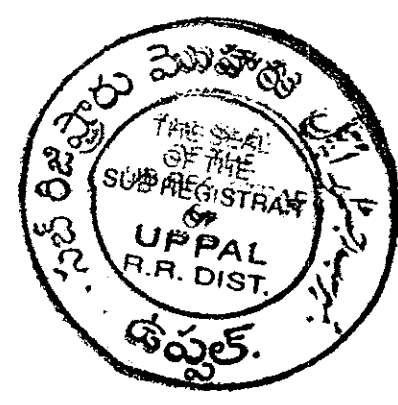
Registration Endorsement

An amount of Rs. 59760/- towards Stamp Duty
 including Transfer duty and Rs. 192683/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 92683
 Dated 23/3/07 at SRI Habsiguda Branch Sect 3A.

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

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 3150000/- and Stamp duty
 Paid Rs. 3720/- Dt. 30/3/07
 20000

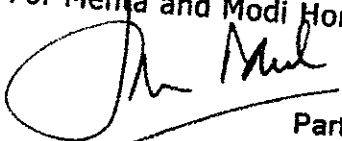
[Signature]
 SUB REGISTRAR

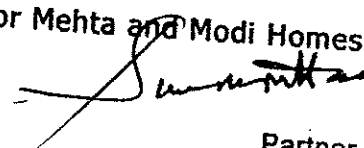


- E) The Vendee is desirous of purchasing a plot of land bearing no. 255 admeasuring 370 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,44,000/- (Rupees Four Lakhs Forty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:


NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 255 admeasuring 370 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.4,44,000/- (Rupees Four Lakhs Forty Four 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. 62,075/- is paid by way of challan No. 192683, dated 28-02-07, drawn on SBH, Habsiguda, Hyderabad.

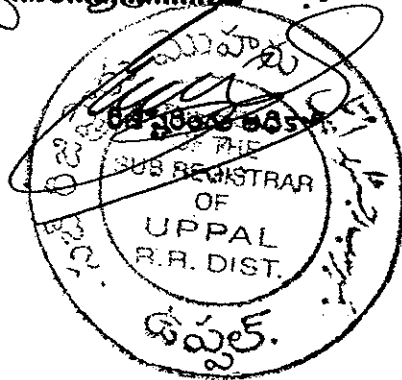
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము 4211/07
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7....ఈ కాగితపు వరుస
సంఖ్య...3.....


నబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు...
నెంబరుగా రిజిస్ట్రారు చేయబడి స్వానింగు నిమిత్తం
గుర్తింపు నెంబరు...1-200...
2007 సం...నెల...
2007 సం...నెల...
2007 సం...నెల...




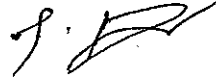
SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 255, admeasuring about 370 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

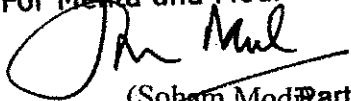
North	40' wide road
South	100' wide road
East	Plot No. 256
West	Plot No. 254

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:

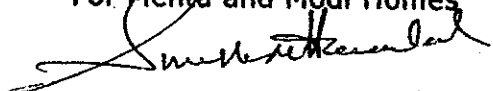
WITNESS:

1. 
2. 

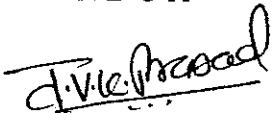
For Mehta and Modi Homes


(Soham Modi) Partner
VENDOR

For Mehta and Modi Homes


Partner

(Suresh U Mehta)
VENDOR


VENDEE

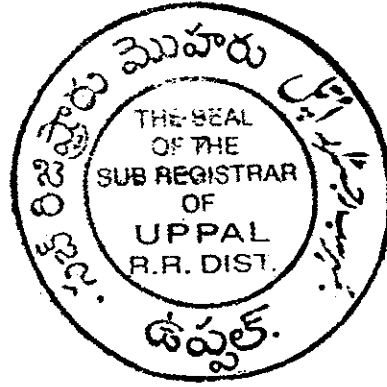
దేవ పుస్తకము. 421/107

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...7....ఈ కాగితపు వచన

సంఖ్య...4.....


పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 255, FORMING A PART

IN SURVEY NOS.

291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR:

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

VENDEE:

1. MR. J. VIJAYAKRISHNA PRASAD, SON OF MR. J. MADHAVA RAO

**REFERENCE:
AREA:**

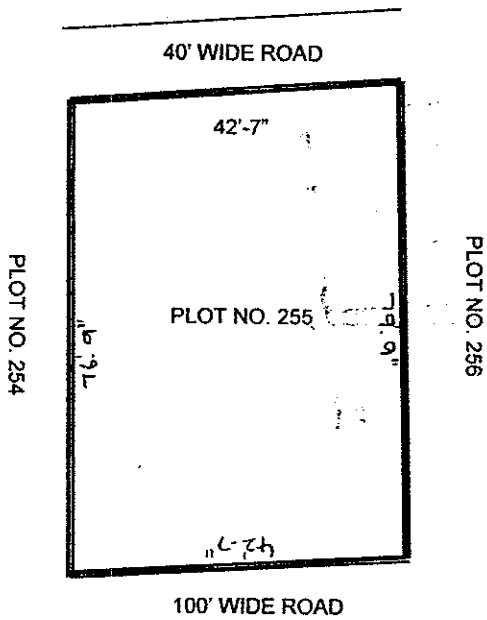
370

**SCALE:
SQ. YDS.**

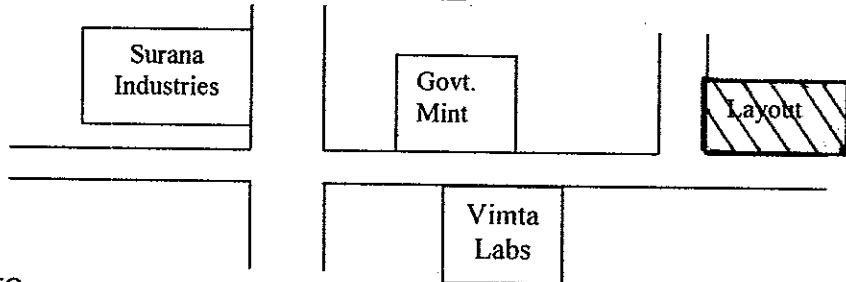
**INCL:
SQ. MTRS.**



EXCL:



LOCATION PLAN



For Mehta and Modi Homes
[Signature]
 Partner

For Mehta and Modi Homes
[Signature]
 Partner

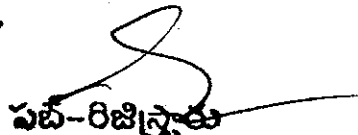
WITNESSES:

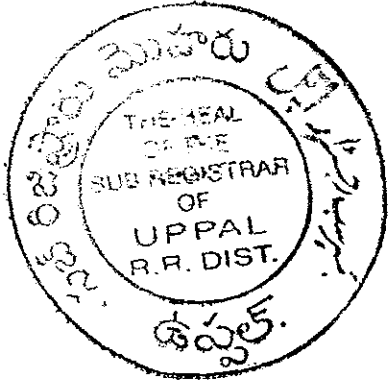
- [Signature]*
- [Signature]*

SIG. OF THE VENDOR

[Signature]
 SIG. OF THE VENDEE

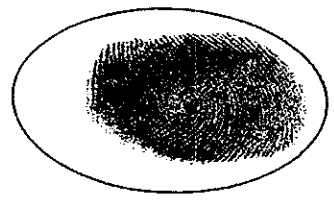
1 వ పుస్తకము (22/1/07) నంబ్ర
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 5.....


పబ్-రిజిస్ట్రారు

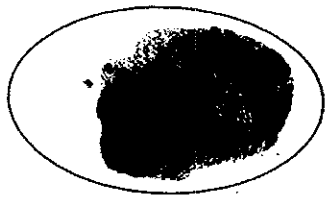


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

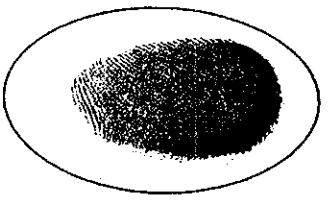
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	-----------------------------	--



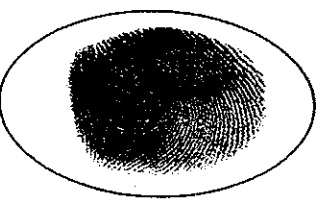
VENDOR:
M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



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



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.



BUYER:
MR. J. VIJAYAKRISHNA PRASAD
S/O. MR. J. MADHAVA RAO
R/O. B-415/416, MAYFLOWER PARK
MALLAPUR
HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

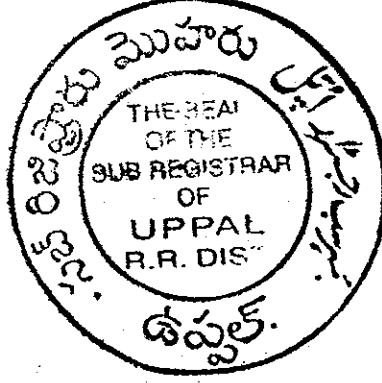
1వ పుస్తకము (4211/67) నంబరు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 7 ఈ కాగితపు వరుస

సంఖ్య 6

[Handwritten Signature]
ఎల్-రిజిస్ట్రార్



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

ADFPJ8396L



नाम / NAME

VIJAY KRISHNA PRASAD
JANAPAREDDY

पिता का नाम / FATHER'S NAME

MADHAVA RAO JANAPAREDDY

जन्म तिथि / DATE OF BIRTH

24-08-1970

Eddy

Digitally signed by Eddy

Chief Commissioner of Income-tax, Andhra Pradesh

हस्ताक्षर / SIGNATURE

Eddy

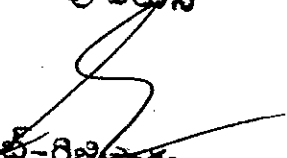
इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।
मुख्य आयकर आयुक्त,
आयकर भवन,
हशीरबाग,
हैदराबाद - 500 004.

In case this card is lost/ found, kindly inform/return to the issuing authority :

Chief Commissioner of Income-tax,
Aayakar Bhavan,
Hashierbagh,
Hyderabad - 500 004.

C. V. Mohan

శ్రీ వ. పుస్తకము. 21/1/07 నంబు
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 7.....


సబ్-రిజిస్ట్రారు

