

भारतीय नैर न्यायिक

पचास  
रुपये

रु. 50



FIFTY  
RUPEES

Rs. 50

INDIA

INDIA NON JUDICIAL



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G. Padma Sree B 794563

S. No. 306 Date 11/11/07 Rs. 50/-  
Name G. Venkatesh  
S. No. 270 G.A. Rao  
For Whom Mehta & Modi Homes

G. PADMASREE  
STAMP VENDOR L.No. 28/2007  
5-100/2, Balaji Nagar colony,  
Nagar (V) Kesara (M) R. R. Dist,  
Under S.R.O. Shamapet.

SALE DEED

This Sale Deed is made and executed on this the 22<sup>nd</sup> day of November 2007 at Secunderabad by and between:

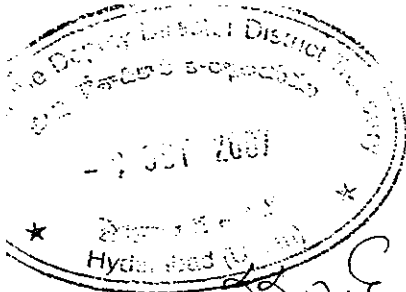
M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Suresh U. Mehta, 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

MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO, aged about 65 years, residing at 303, Pinnacle Pride Apartments, Umanagar 1<sup>st</sup> Street, 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  
  
Partner

For Mehta and Modi Homes  
  
Partner

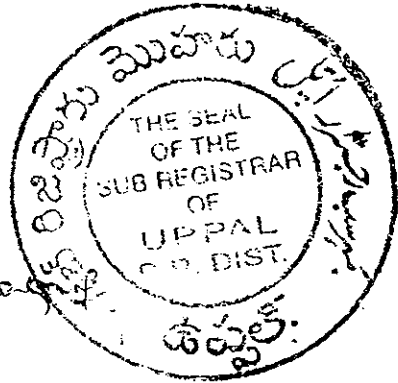


1వ పుస్తకము/డిజిటల్/స్టాంపు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...10...ఈ కాగితపు పరుష

నమోద  
వ.సంఖ్య...నెల...తేది  
192...వ.సంఖ్య...నెల...తేది

సబ్-రిజిస్ట్రారు

K. Prabhakar Reddy  
సంఖ్య 1908 తని సెక్షన్ 32 ఎ-ను  
సంబంధించిన పాట్ గ్రాఫులు  
సహ దాఖలు చేసి  
5195 వెల్లింబినారు.  
760036 ది. 21/11/06 వీడి  
దా Branch, Sec'bad



అచ్చినట్లు ఒప్పుకోవ్వడం  
ఎదురు ప్రోటన ప్రేమ  
Prabhakar Reddy

K. Prabhakar Reddy, S/o. Mr. K.P. Reddy, Occupation: Service,  
(U). 5-4-187/3 & 4, 3rd, Floor, Saham Mansion, M.G. Road, Secunderabad.  
Attested GPA, through General Power of Attomery, Vide Doc. No. 201/19/2006,  
Registered at SRO, Uppal, Ranga Reddy District.



పింఛినది  
1 - నుంబ 11

THAKUR PRAKASH P. S/o RAMAMOORJI 7146-20  
P/o. Plot No. 71, Silver Oak Bungalows - Phase I  
Sy. No. 35 to 39, Cherlapally, Hyderabad

2 -

Kiren S/o. Rama Rao occ: Business  
P/o. 101, Sri Sai Apts, Nagale x' Road,  
Hyderabad.

200 వ. సంఖ్య...నెల...తేది  
192 వ. సంఖ్య...నెల...తేది

Prabhakar  
సబ్-రిజిస్ట్రారు

भारतीय गैर न्यायिक

पचास  
रुपये

FIFTY  
RUPEES

₹. 50

Rs. 50



INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G. Padma Sree B 7 4564  
G. PADMASREE

No. 3966 Date 16/11/2007

Name G. Venkatesh

S/o. D. A. Rao

For Whom Mehta & Modi Homes

STAMP VENDOR L.No. 28/2007

5-103/2 B. N. Nagar City.

Nagaram (V) K. Resera (M) R. R. Dist.

Under S.R.O. Shamirpet.

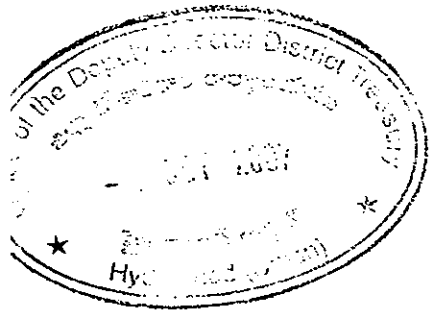
WHEREAS:

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.     | 2557/2004          | 01/03/2004 | 202 Sq. Yds.   |
| 11.     | 2560/2004          | 01/03/2004 | 202 Sq. Yds.   |

For Mehta and Modi Homes  
*[Signature]*

For Mehta and Modi Homes  
*[Signature]*



1 వ పుస్తకము (1.1.68) నంబర్ 7  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య 10... ఈ కాగితపు వరుస  
సంఖ్య 2.....

*[Signature]*  
సబ్-రిజిస్ట్రారు



INSTRUMENT Under Section 42 of Act No. 1 of 1956  
No. 12866 of 2007 Date 22/11/07

I hereby certify that the proper deficit  
stamp duty of Rs. 9340 Rupees ninety three rupees  
pounds and ten Rupees only  
has been levied in respect of this instrument  
from Sri. K. Prebhakar Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 1,035,000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal

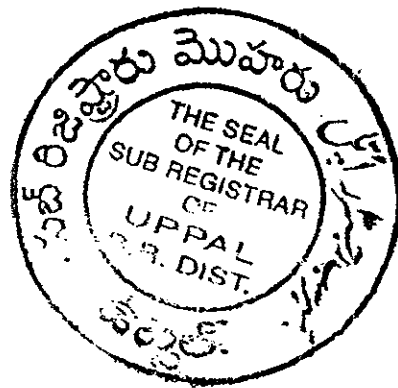
*[Signature]*

*[Signature]*  
Sub Registrar  
and Collector U.S. 4188  
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 9340 towards Stamp Duty  
including Transfer duty and Rs. 5195  
towards Registration Fee was paid by the party  
through Challan Receipt Number 760036  
dated 22/11/07 at SBH Habsiguda Branch, Secbad

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



|     |            |            |                   |
|-----|------------|------------|-------------------|
| 12. | 11573/2004 | 23/11/2004 | Ac. 0-38 Gts.     |
| 13. | 1655/2005  | 21/02/2005 | Ac. 0-25 Gts.     |
| 14. | 2247/2005  | 11/03/2005 | Ac. 1-22 Gts.     |
| 15. | 4973/2005  | 21/05/2005 | Ac. 0-15 ½ Gts.   |
| 16. | 4974/2005  | 21/05/2005 | Ac. 0-29 1/3 Gts. |
| 17. | 6495/2005  | 07/07/2005 | Ac. 1-22 ½ Gts.   |

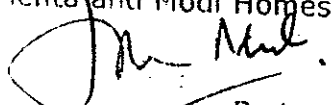
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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.
- E) The Vendee is desirous of purchasing a plot of land bearing nos. 258 & 259 admeasuring about 372 and 370 Sq. Yds., respectively (total admeasuring about 742 Sq. yds.), hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 10,39,000/- (Rupees Ten Lakhs Thirty Nine Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

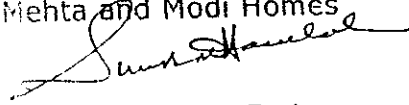
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot Nos. 258 & 259 admeasuring about 372 and 370 Sq. Yds., respectively (total admeasuring about 742 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. 10,39,000/- (Rupees Ten Lakhs Thirty Nine Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

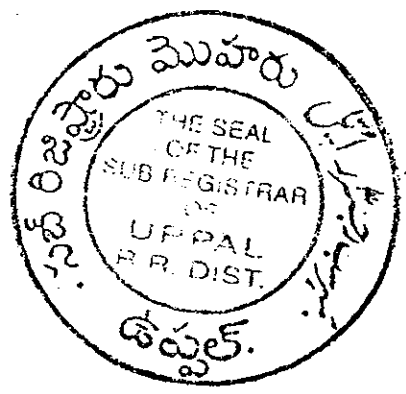
  
Partner

వస్తువు కమిషన్ 2007/07  
మొదటి మొత్తం కాగితము  
... 10... ఈ కాగితపు వరుస  
... 2

7  
సబ్-రిజిస్ట్రారు

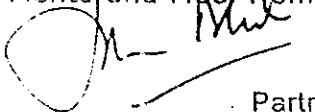
1వ లుక్సము... 12868/07  
వంటరుగా రిజిస్ట్రారు... నిమిత్తం  
గుర్తింపు నెంబరు... 12868-2007 వ్యవస్థాపన  
2007 సంవత్సరమున... 22

*[Handwritten Signature]*  
రిజిస్ట్రారు

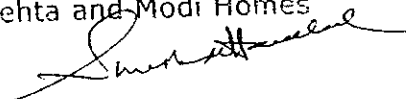


2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule 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. 98,700/- is paid by way of challan No. 7762036, dated 21.11.07, drawn on SBH, Habsiguda, Hyderabad.

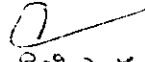
For Mehta and Modi Homes

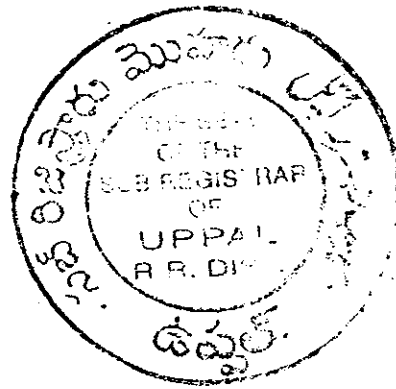
  
Partner

For Mehta and Modi Homes

  
Partner

1వ పుస్తకము 2286.5.2011  
దస్తావేజుల మొత్తం వాగితముల  
సంఖ్య 10... ఈ వాగితపు వరుస  
సంఖ్య 4.....

  
సబ్-రిజిస్ట్రారు





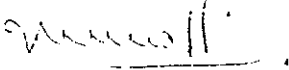
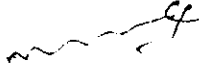
SCHEDULED PLOT

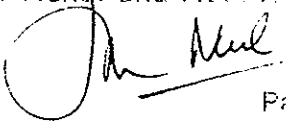
ALL THAT PIECE AND PARCEL OF LAND bearing Plot Nos. 258 & 259 admeasuring about 372 and 370 sq. yds., respectively (total admeasuring about 742 Sq. yds.) forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

|       |                                |
|-------|--------------------------------|
| North | 40' wide road                  |
| South | Compound wall & 100' wide road |
| East  | Plot No. 260                   |
| West  | Plot No. 257                   |

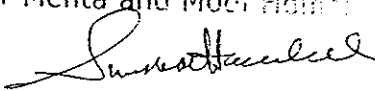
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

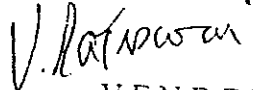
1. 
2. 

For Mehta and Modi  
  
Partner

(Soham Modi)  
VENDOR

For Mehta and Modi Home  
  
Partner

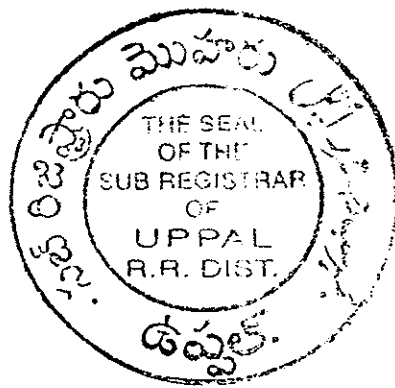
(Suresh U. Mehta)  
VENDOR

  
VENDEE

1. జనశ్రీ 1286/స్వంజ  
మొదటి పేజీ

10. చ. ర. త. ప. వ. ర. ప.  
5

రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

PLOT NOS. 258 & 259, FORMING A PART

**INSURVEY 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

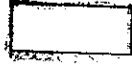
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

**BUYER:** MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO

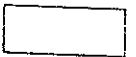
**REFERENCE:**  
**AREA:** 742

**SCALE:**  
SQ. YDS.

**INCL:**  
SQ. MTRS.



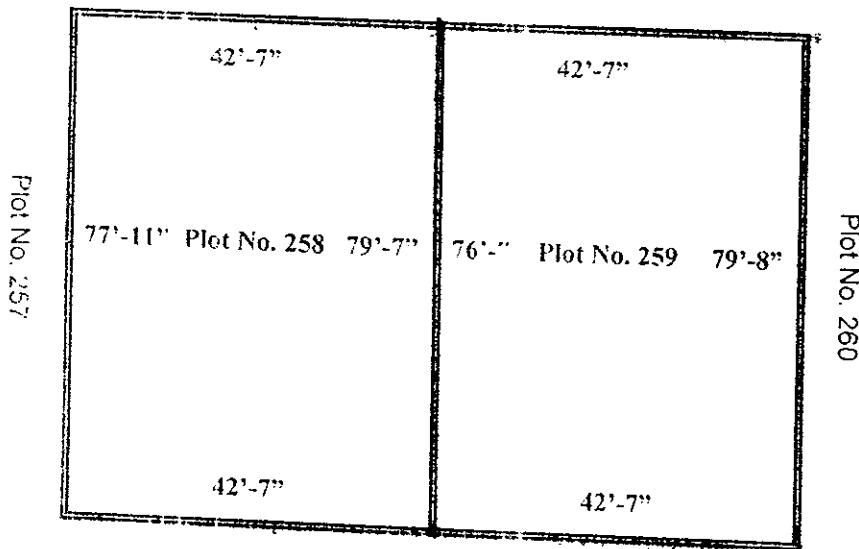
**EXCL:**



AREA: PLOT NO. 258 -- 372 SQ.YDS  
PLOT NO. 259 -- 370 SQ.YDS  
742 SQ. YDS



40' Wide Road



Compound Wall & 100' wide road

**WITNESSES:**

For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

1. *[Signature]*


2. *[Signature]*

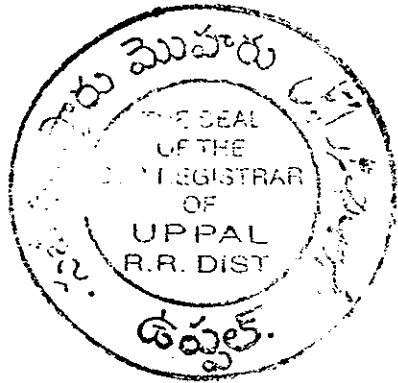
**SIG. OF THE VENDOR**

*[Signature]*

**SIG. OF THE BUYER**

1 వ పుస్తకం 20867/పంజాబ్  
దస్త్రాల మొత్తం కాగితముల  
సంఖ్య 10 ఈ కాగితపు వరుస  
నంబరు 6

  
పబ్-రిజిస్ట్రారు



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

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



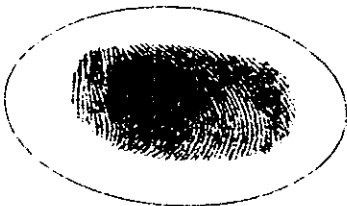
VENDOR:

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:

MRS. V. RAJESWARI  
W/O. MR. V. NAGESWARA RAO  
R/O. 303  
PINNACLE PRIDE APARTMENTS  
UMANAGAR 1<sup>ST</sup> STREET  
BEGUMPET  
HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes


Partner

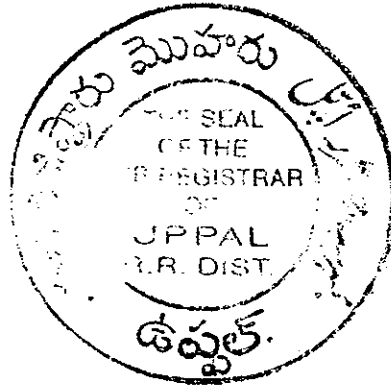
For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

1వ పుస్తకము 2019/2020  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 10 ఈ కాగితపు వరుస  
సంఖ్య 7

  
పబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**



DRIVING LICENCE  
 DE DA 007 193822902

PRABHAKAR REDDY K  
 K POOJA REDDY  
 23-6A/10/24  
 JAINAL GARDEN  
 AMBERPET  
 HYDERABAD

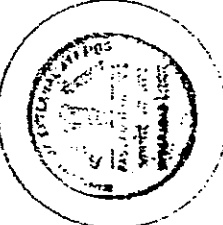
Issuing Authority  
 STA. HYDERABAD-EC



यह लाइसेंस केवल वाहन के चालकों के लिये ही है, इस लाइसेंस के धारकों को यह लाइसेंस का उपयोग करने से पूर्व वाहन के नियमों, शर्तों और दायित्वों का अध्ययन करना चाहिए।

THIS IS A VALID DOCUMENT AND VALID IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE IT MAY CONCERN TO ALLOW THE BEING TO DRIVE FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD PROTECTION EVERYWHERE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



परिवहन विभाग, भारत सरकार  
 भारत सरकार, नई दिल्ली

भारत गणराज्य REPUBLIC OF INDIA



IND B2791005  
 MODI  
 SOHANSATISH @ SOHANSATISH  
 INDIAN male 19-10-1969  
 MUMBAI (MS)  
 HYDERABAD  
 9-10-2003 8-10-2012


PERMANENT ACCOUNT NUMBER  
 ABIMP6725H  
 SOHAM SATISH MODI  
 (and in full FATHER'S NAME)  
 SATISH MANILAL MODI  
 18-10-1969

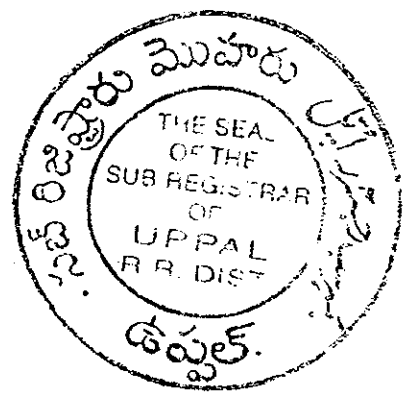
For Mehta and Modi Home

*[Signature]*  
 Partner


*[Signature]*  
 Partner

1 వ పుస్తకము (2.10.81) స్వంతు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....10 ఈ కాగితపు వరుస  
సంఖ్య.....8

  
పబ్-రిజిస్ట్రారు

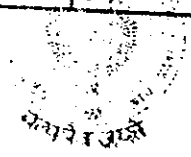







**Family Members Details**

| No | Name      | Relation | Date of Birth | Age |
|----|-----------|----------|---------------|-----|
| 2  | Rajeswari | Wife     | 07/08/42      | 64  |

  
 04.01/2006 **DPL Incharge**  
 వ్యవహారాల అధికారి / ఏ.ఎస్.

**HOUSEHOLD CARD**

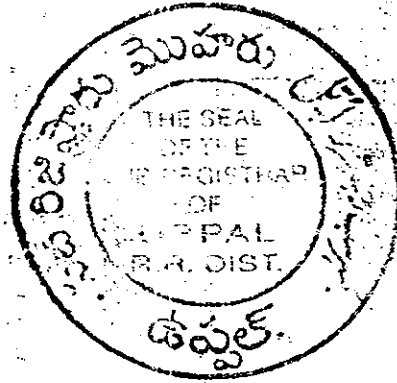
Card No : PAP16772200067  
 F.P Shop No : 722  
 పేరు : వల్లూరు నాగేశ్వర రావు  
 Name of Head of Household : Valluru. Nageswara Rao  
 తండ్రి/భర్త పేరు : లేట్ వెంకట్రావు  
 Father/ Husband name : Late Venkiah  
 పుట్టిన తేదీ/Date of Birth : 17/07/1936  
 వయస్సు/Age : 70  
 వృత్తి /Occupation : Retired Employee  
 ఇంటి.నెం./House No. : 6-3-1219/1/6/1/303  
 వీధి /Street : UMA NAGAR ROADNO I  
 Colony : BEGUMPET  
 Ward : వార్డ్ 6  
 Circle : వార్డ్ 6  
 Circle : వార్డ్ 7  
 Circle VII  
 జిల్లా /District : హైదరాబాద్ / Hyderabad  
 Annual Income (Rs.) : 110,000  
 LPG Consumer No. (1) : 7824(Double)  
 LPG Dealer Name (1) : Sama Enterprises.BPC  
 LPG Consumer No. (2) : /  
 LPG Dealer Name (2) :



V. Ramesh

1 వ పుస్తకము ది. 20.12.1954  
దస్తావేజుల మొత్తం కాగితము  
సంఖ్య... 10... ఈ కాగితపు వరుస  
సంఖ్య... 9...

పబ్-రిజిస్ట్రారు





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

1  
సబ్-రిజిస్ట్రారు

