

ఆంథ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

Name M. Ven Kortech

Sto. Dec. Wo A. A. Par

S/o. D/o. W/o A.A. Row For WhomMello & Modiflones G. Padma Sku B 794563 G. PADMASREE

STAMP VENDOR L. No. 28/2007 5-103/2. Balaji Nagar olony, Nagaram(V) Kaesara (M) R. R. Dist, Under S.R.O. Shamirpet.

SALE DEED

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

MS. 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 1st 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

- 1

Services actions 1 à कार्येह्या प्रमुश्हर है। -9 367 2001 దస్తాపేజుల మొత్తం కాగితముల Hyderabad 🦄 ′ෘන්-ටස්ලු**්ර** ...గంటల మధ్య వర్లక్స్కు 1908 జోని సెక్షన్ 32 ఎ-ను సుపరించి సమర్పించవలసిన పోట్'గాపులు సహ ధాఖలుచే**సి** ోచిలినుబ్బకల**లో** SUB REGISTRAF UPPAL teceipi No760036....Dt2()[[].W.vide BH, Habsiguda Branch, Sec'bad ు యున్నినట్లు ఒప్పుకొన్నద Presengon. ఎడమ బ్రోటన(సేఱు



Registered at SRO, Uppal, Range Reddy Dismits.

by June

THAKUK PRAKASH.P. S/o RAMAMOUR SIMPLAND
Plo. Plat No. 71, Silver cas Bungalous - Phase I
Plo. Plat No. 71, Silver cas Bungalous - Phase I
Sy. No. 35 to 29, Charlepally, Hyderabod
Sy. No. 35 to 29,

Kiran 80. Rama los oce: Bueiness No. 101. Si sai AJH, Nogele 70' abade Ho. 101. Si sai AJH,



ಆಂಥ್ರವರೆಕ್ आन्ध्र प्रदेश ANDHRA PRADESH G. Padma Skue B 794564
G. PADMASREE

Name G. VenKaterla S/o. D/a W/o G. A- Row For Whom? enter & Mode Home

STAMP VENDOR L. No. 28/2007 5-103/a. Balaji Nagar colony. Nagaram(V) Kresara (M) R.R. Dist. Ugder S.R.O, Shamirpet.

WHEREAS:

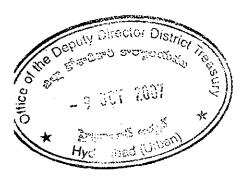
A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

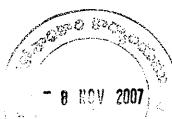
Sl.	Sale Deed	Dated	Extent of
No.	Doc. No.		Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds
7.	2557/2004	01/03/2004	202 Sq. 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 Mente and Modi Homes

For Mehta and Modi Homes

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స్ట్రజ్-రిజ్మిస్ట్రారు

No. 12 Bbs. of 200 Date 20 11 Ch

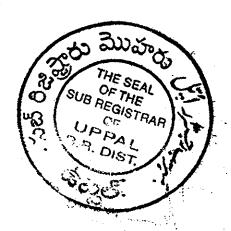
stamp duty of Rs. BY UR Rupees Winell stamp duty of Rs. BY UR Rupees Winell has been levied in respect of this instrument from Sri. Killschold Rooldy on the basis of the agreed Market Value consideration of Rs. D. S. O. being higher than the consideration agreed Market Value.

R.O. Uppal

Sub Registration Collector U/S. 4125
DIDIAN STAMP ACT

Registration Endorsement

4.6.0 debsiguda A/c No. 81090050700 4 S.R.O. Uppak



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:

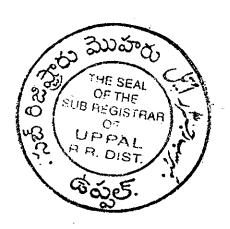
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

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



- 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. 7600%, dated 91.11-07, drawn on SBH, Habsiguda, Hyderabad.

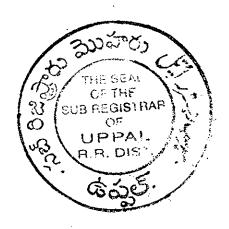
For Mehtal and Madi Homes

. Partner

For Mehta and Modi Homes

1 వ స్పస్తకముది.కిరి.కి.స్టంగాత దస్తాపేజుల మొత్తం కాగితముల సంఖ్య.......... కాగితపు వరుస సంఖ్య..........

సబ్-రిజిస్టారు



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. gruns

2.

For Mehta and Modi Homes

Partner

(Soham Modi) VENDOR

For Mehta and Modi Homes

Partner

(Suresh U. Mehta) VENDOR

VENDEE

1 వ పుస్తకపు సిదీట్ స్ట్రం అత్తా ర్వార్ట్ ముత్తం కాగితముల సంస్థా.... 10.ఈ కాగితపు వరుసు సంస్థా.... ఏ... ప్రద్యే

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

Regio i uma io	N PLAN	SHOWING	PLOT NOS. 258 8	k 259, FORMING	G A PART				
IN STRVEY NO). 29	1					Situated at		
CHERLAPALLY			VILLAGE, GHATKESAF			R Mandal, R.R. Dist.			
VENDOR:		M/S. MEHTA &	MODI HOMES, REPRESENTED BY ITS PARTNERS						
		1. MR. SOHAM	MODI, SON OF SR	SATISH MODI					
		2. MR. SURESH	HU. MEHTA, SON C	OF LATE SRI UT	TTAMLAL I	MEHTA			
BUYER:		MRS. V. RAJES	WARI, WIFE OF MF	R. V. NAGESWA	ARA RAO				
REFERENCE: AREA:	742	SCALE: SQ. YDS.	INCL: SQ. MTRS.			EXCL:			
AREA: PLOT N	O. 259 –	372 SQ.YDS 370 SQ.YDS 742 SQ. YDS					N		
		40	' Wide Road				•		
		42'-7"	42'-7	"					
Plot No. 257	77'-11"	Plot No. 258 79	'-7" 76'-7 Plot No	o. 259 79'-8"	Plot No. 260				
		42'-7"	42:	·-7"	G				
-		Compoun	d Wall & 100' wide r	oad	,				
WITNESSES: 1. Yww	<u>Men</u>	,	For Metrica and M	lodi Homes Partner		Su	and Modi Hom Part F THE VENDOR		
2.	4					VILVE	OF THE BUYER		

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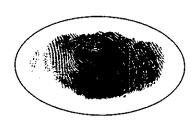
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

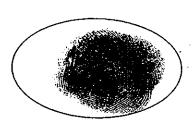




M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS

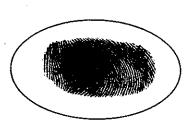
1. MR. SOHAM MODI S/O. MR. SATISH MODI

VENDOR:





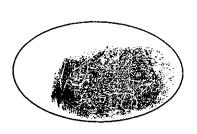
2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003





GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 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 1ST STREET BEGUMPET HYDERABAD – 500 016.

SIGNATURE OF WITNESSES:

1. munoll

For Mehta and Modi Harnes
Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

2. J.

V. Valiswin

1 వ పుస్తకములే. కి. సిక్కెస్టంగా దస్తావేజుల మొత్తం కాగితముల సంఖ్య... 10...ఈ కాగితపు వరుస సంఖ్య... 1

THE SEAL OF THE SEAL OF THE BREGISTRAR OF UP PAL R. DIST.

INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE DLDAP01+193822002 PRABHAKAR BEDDY K PADAK REDDY 2-3-64/18/24 JAISUSL DARDEN AMBERPET HYDERARD

CONTIZORS DUPLICATE

Licencing Authorny ETA.HYDERABAD.EZ



रसंड द्वारा, कारत गर्नाहम् क राष्ट्रमात्रे के नाम धर, उन तम है जिन्ना सम्बन्ध सामिका हो, यह पार्यका एवं अपना को आती है कि वे वाहक को दिना रोग-टोब, मानादी से आने-वाने हैं, और उसे हर बाद को यूची समस्या और हुएका ब्रद्धन करें मिसाकी उस आवस्पवस्ता हो

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एक्त, स्राचा

AREA SINISIES REPUBLIC OF ensur it. Prepar IND B2791005 mod MOIAN M Date Oate of Expris

For Mehta and Modi Hom

स्थाई तेखा रांका

PERMANENT ACCOUNT NUMBER

(1)

ABMPM6725H

SOHAM SATISH MODI

SATISH MANILAL MODI

जन्म सिधि KATE OF BIRTH 18-10-1969

EMILYNDIS/ ARILYS

Partner

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Date of Name Relation Birth 2 Rajeswari 07/08/42

ర్గుడారుని వంతకం/వేరిమ్ముడ

04/02/200**DP**

HOUSEHOLD CARD

Card No F.P Shop No

: PAP167772200067

పేరు

: 722

🛊 వల్లూరు. వాగేశ్వర దావు

Name of Head of

Household

: Valluru. Nageswara Rao

తండ్రి/భర్త పేరు

🛨 ಲೆಟ್ ವೆಂಕಯ್ಯ

Father/ Husband name: Late Venkaiah

ಪುಲೈನತೆದಿ/Date of Birth: 17/07/1936

వయస్సు/Age

వృత్తి /Occupation

: Retired Employee

ಇಂಟಿ.ನಂ./House No.

వీధి /Street

: 6-3-1219/1/6/1/303

: UMA NAGAR ROADNO I

Colony

: BEGUMPET

Ward

Circle

Ward-6

ಜಿಲ್ಲ್ /District

Circle VII

హైదరాబాదు / Hyderabad

Annual Income (Rs.) : 110,000

LPG Consumer No. (1): 782/(Double)

LPG Dealer Name (1) : Sama Enterprises, BPC

LPG Consumer No. (2):/ LPG Dealer Name (2):

V. Rajeswa.

ు ప్రస్తుకముగిన్ని సంగాతా దస్తావేజుల మొత్తం కాగితముల సంఖ్య....! సి. ఈ కాగితపు వరుప పంఖ్య......



1 వ పుస్తకముస్తుగ్గం ...సంగాం దస్తావేజుల మొత్తం కాగితముల సంఖ్య ... రా కాగితపు వరుస సంఖ్య .. (0

సబ్-రిజిస్టారు

