

201730

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20/12/06



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 114955

06/12/2006
Phand Kumar
D. S. Mantry
Mehta & Modi Homes

K. SRINIVAS
S.V.L. No. 26/98, R.No. 39/2004
City Civil Court,
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 13¹⁵ day of December, 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 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 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. L. V. RAMANA SON OF MR. RAJENDRA PRASAD, aged about 42 years, Residing at 6-6, Plot No. 107, Anupuram, ECIL Post, Hyderabad – 500 062, 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

L. Venkatesh Ramana

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

Page 2

L. Venkatesh Ramana

1 వ పుస్తకము 1.1.6.2. సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 1... ఈ కాగితపు వరుస
 సంఖ్య.....

[Handwritten Signature]

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 187
 No. 19686 of 200. Date 13/12/06
 I hereby certify that the proper deficit
 stamp duty of Rs. 21610/- Rupees... *[Handwritten Signature]*
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 239000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 13/12/06

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

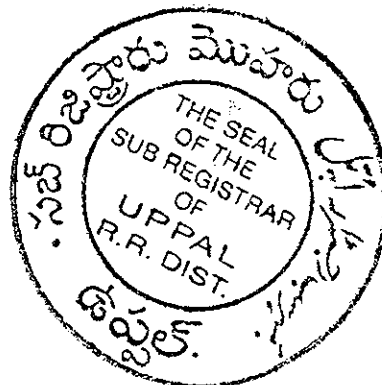
NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 1276000/- and stamp duty
 Paid Rs. 127600/- on 13/12/06

Registration Endorsement

An amount of Rs. 39310/- towards Stamp Duty
 Including Transfer duty and Rs. 1195/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 106552
 Dated 13/12/06 at SRI Habsiguda Branch Sec 4 & 5

[Handwritten Signature]
 SUB REGISTRAR

S. H. Habsiguda
 No. 01000050764
 S.R.O. Uppal.



- E) The Vendee is desirous of purchasing a plot of land bearing no. 206, admeasuring 239 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,39,000/- (Rupees Two 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:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 206, admeasuring 239 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. 2,39,000/- (Rupees Two Lakhs Thirty Nine 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. 40605/- is paid by way of challan no. 104552, dated 13/12/06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner


For Mehta and Modi Homes


Partner


Page 3

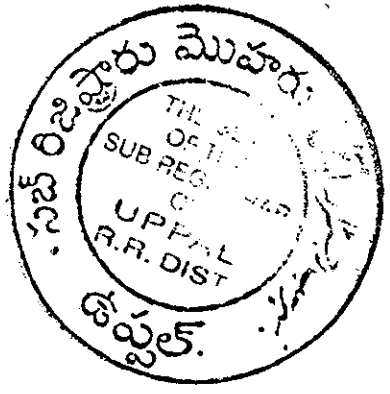
L. Venkatesh Rama

1 వ పుస్తకము (కా.శ) పు...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9....ఈ కాగితపు వరుస
సంఖ్య...3.....


సబ్-రిజిస్ట్రార్

1 వ పుస్తకము పం|| (కా.శ) పు...1968/06
వెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 1968/06...1-200 డివైడమైన
200 ప్రసంగం ద్వారా వెల...13.....


రిజిస్ట్రార్



SCHEDULED PLOT

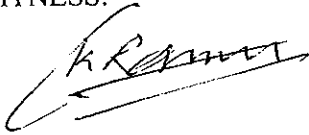
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 206, admeasuring about 239 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 207
South	40' wide road
East	Plot No. 205
West	40' wide road

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

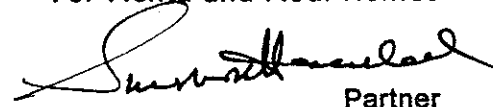


Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



Partner

(Suresh U Mehta)

VENDOR

L. Venkatesh Rama
VENDEE

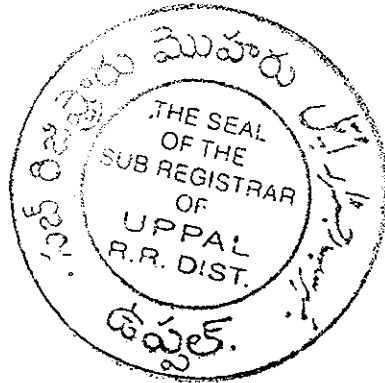
1. వ. పుస్తకము. (1969) / పం. 101

ఉత్తరవేదాల మొదటి కాగితము

సంఖ్య..... 91..... ఈ కాగితపు వయస్సు

సంఖ్య..... 4.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 206, FORMING A PART

IX 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

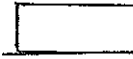
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. L. V. RAMANA SON OF MR. RAJENDRA PRASAD

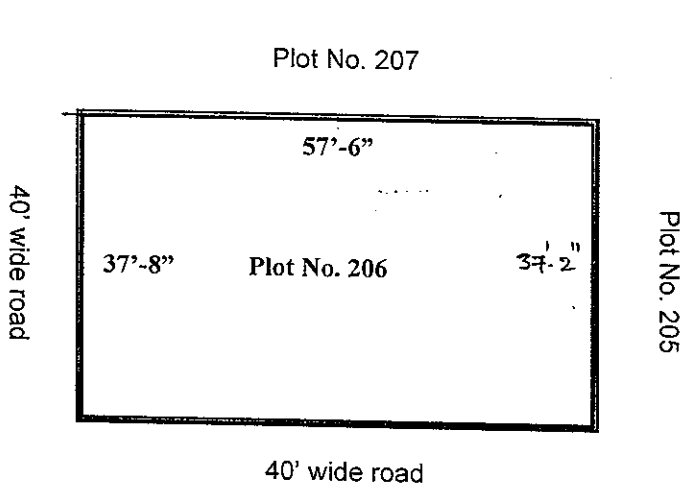
REFERENCE:
AREA: 239

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

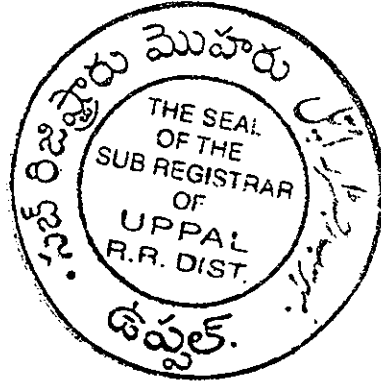
SIG. OF THE VENDOR

L. Venkatesh Ramana



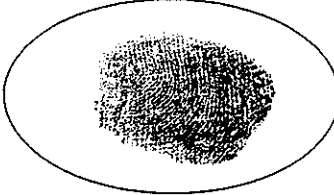

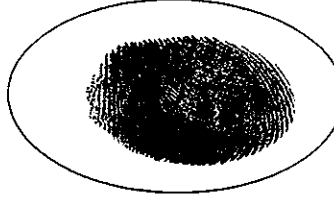

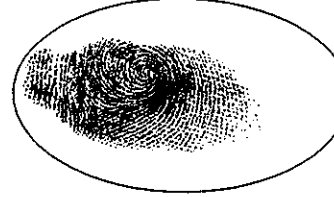

SIG. OF THE BUYER

! వ పుస్తకము! P. 6. 6. / స. 6. 6. 6.
దస్తావేజాల నెుత్తం కాగితముల
సంఖ్య.....?....ఈ కాగితపు వరుస
సంఖ్య.....క.....



సబ్-రెజిస్ట్రార్




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

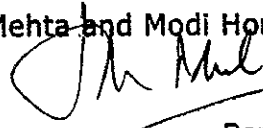
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM 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.
			<u>BUYER:</u> MR. L. V. RAMANA S/O. MR. RAJENDRA PRASAD R/O. 1-6-6, PLOT NO. 107 ANUPURAM, ECIL POST HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

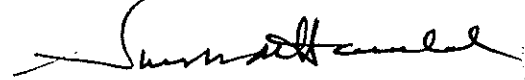
1. 

2. 

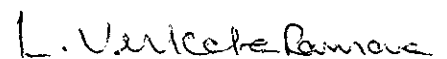
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

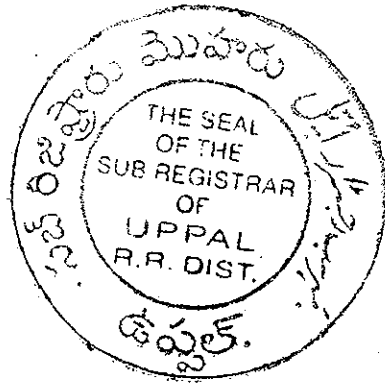

Partner

SIGNATURE OF THE EXECUTANTS



19686/66
విద్యావేజాల మొత్తం కాగితముల
సంఖ్య.....9....ఈ కాగితపు పదునె
సంఖ్య.....6.....

~~సబ్-రిజిస్ట్రార్~~



ANDHRA PRADESH



DRIVING LICENCE
 DL0AP041103322002
PRABHAKAR REDDY K
K PADMA REDDY
 2-3-64/10724
JAISMAL GARDEN
AMBERPET
HYDERABAD

30/07/2002 **DUPLICATE**

Underwater
 Licensing Authority,
 RTA-HYDERABAD-EZ



एक ही प्रकार, शक्ति प्रमाण के प्रस्ताव के साथ ही, यह एक ही प्रकार
 से वापस ले लिया जाये। यह प्रमाण एक प्रमाण के साथ ही लेना चाहते हैं कि प्रमाण-पत्र,
 अर्थात् कि अर्जा-पत्र है, और उसे ही एक ही तरह से वापस लेना और मुद्रा प्रमाण को
 बिना ही वापस लेना है।

THE DEPARTMENT OF REVENUE AND REGISTRATION IN THE NAME OF THE
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE NAMES MAY
 COME UP TO ALLOW THE BEARER TO PASS FREELY WITHOUT LATOR
 HINDUANCE AND TO APPOINT HIM TO HIS FULL ENJOYANCE AND
 PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यह प्रमाण कि प्रमाण के अर्थ में ही प्रमाण
 BY ORDER OF THE PRESIDENT OF THE
 REPUBLIC OF INDIA

H. LAKHIA
 प्र. ए. ए. ए.
 अधीक्षक/Suparintendent
 पासपोर्ट कार्यालय, हैदराबाद,
 Passport-Office, Hyderabad.

प्रमाण प्रमाण /PERMANENT ACCOUNT NUMBER
ABMIPM6725H

प्रमाण /NAME
SOHAM SATISH MODI

प्रमाण प्रमाण /FATHER'S NAME
SATISH MANILAL MODI

प्रमाण प्रमाण /DATE OF BIRTH
18-10-1969

प्रमाण प्रमाण /Signature
Soham Modi

Chief Commissioner of Income-tax, Andhra Pradesh

भारत गणराज्य REPUBLIC OF INDIA

प्रमाण प्रमाण /Country Code: **IND** प्रमाण प्रमाण /Passport No.: **B 2791005**

प्रमाण प्रमाण /Surname: **MODI**

प्रमाण प्रमाण /Given Name: **SOHAM SATISH MODI** प्रमाण प्रमाण /Date of Birth: **18-10-1969**

प्रमाण प्रमाण /Nationality: **INDIAN** प्रमाण प्रमाण /Sex: **MALE**

प्रमाण प्रमाण /Place of Birth: **MUMBAI (M.S.)**

प्रमाण प्रमाण /Place of Issue: **PO HYDERABAD**

प्रमाण प्रमाण /Date of Issue: **9-10-2000** प्रमाण प्रमाण /Date of Expiry: **8-10-2010**

Soham Modi

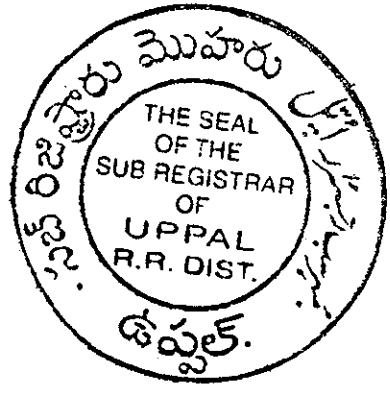
For Mehta and Modi Homes
Mehta
 Partner

For Mehta and Modi Homes
Modi
 Partner

L. Venkateswara Rao

1. వ పుస్తకము 1.2.1.6. నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....91...ఈ కాగితపు వరుస
సంఖ్య.....7.....

సబ్-రిజిస్ట్రార్



FORM OF DRIVING LICENCE

Name of the Licence Holder:

L. Venkata Ramesh

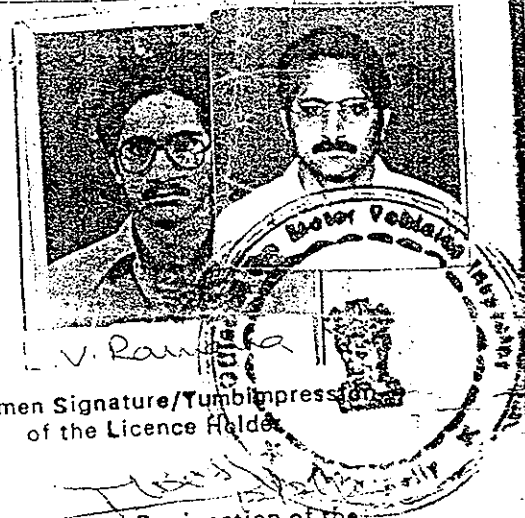
Son/Wife/Daughter of

Rasendraprasad

(C) The name of the holder converted to this system

(10) C. No. 16411/Full

Is Authorized to Drive Heavy Goods Vehicles & Heavy Passenger Vehicles Only
v.o.d. 3.12.94



Specimen Signature/Tumbimpression of the Licence Holder

Signature and Designation of the Licensing Authority Unit office
Peddapally, Dist Karimnagar

DRIVING LICENCE No. 379/92

C. No. 19654/Full

Renewed from 09.12.98

To 02.12.2002

Name

L. Venkata Ramesh

Son/Wife/Daughter of Addl. Licensing Authority Unit Officer Peddapally

Rasendraprasad

Permanent Address

a no. 591, H/3, A/10/10

Temporary Address

Banglaw Aore, Chalthan, B. K. Road

Official Address (if any) 02.12.2003

Dist Karimnagar

Date of Birth

14.1.1963

Educational Qualifications

B. E.

Blood Group with Rh factor

The Holder of this licence is licenced to drive through out India Vehicles of the following description :-

- MOTOR CYCLE WITHOUT GEAR
- MOTOR CYCLE WITH GEAR
- LIGHT MOTOR VEHICLE
- AUTORICKSHAW

MOTOR CYCLE WITH GEAR

Light Motor Vehicle Only

A MOTOR VEHICLE OF THE FOLLOWING DESCRIPTION

The Licence to Drive a Motor Vehicle other than transport Vehicle is valid from

The Licenced to Drive Transport Vehicle is valid from

to Name and designation of the Authority who conducted the driving test.

SIGNATURE AND DESIGNATION THE LICENSING AUTHORITY Unit Office PEDDAPALLY Dist. Karimnagar

1వ పుస్తకము 1968/69
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....శీ...ఈ కాగితపు వరుస
సంఖ్య.....


పబ్లికేషన్

