

ော္မေနျံည္ခ်င္မွဳ आन्ध्र प्रदेश ANDHRA PRADESH

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S/O. D/O. W/O G.A. ROW

For WhomMelita & Mode Ho

G. Padma Ske B 794563 G. PADMASREE

STAMP VENDOR L. Nor 28/2007 5-103/a. Babiji Nagar olony, Nagaram(V) Kassara (M) R. R. Dist, Under S.R.O. Shamarpet.

SALE DEED

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

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Partner

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Port of the contraction of the c 1 र कार्येहरा पुरामित्र हिंदी हैं कि हैं। _ 9 SET 2001 దస్తావేజాల మొత్తం కాగితముల Burns ed S సం_{భిస్త}....\ 🗅 .ఈ కాగితపు వ**రుప** Hyderabad 🖔 సబ్-రిజిస్టా**రు**గంటల మధ్వ • ిస్ట్రేషన్ ఇట్ట్ మం 1908 కోని సెక్షన్ 32 ఎ-ను సుహరించి సమర్పించవలసిన పోటోగాపులు ురించు - విశ్*మం*డల**లో - సహ ధాఖలుచేసి** కారా కంట కుట్టుక్కుంటారు. UPPAL Receipt 1276036 Dt21 11.0. Vide ు యున్నినట్లు ఒప్పుకొన్నద उद्या क्षित्रहें का निक्तिकारी.



Registered at SRO, Uppal, Range Reckly District.

Descoration of

THAKUK PRAKASH.P.S/o RAMAMOURTHYLAD

Plo. Plot No.71 Silver case Burgatons - PhaseI

Plo. Plot No.71 Charlepalm, Hyderabod

Sy. No. 35 to 39, Charlepalm,

Kiran 8/0. Rama los oce: Buziness No. 101. Sis sai A18, Nogele x' hoads Hr. 101. Sis sai A18,

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

S/o. D/o- 14/0 For Whom neu

STAMP VENDOR L. No. 28/2007 5-103/a. Belaji Nagar olony. Nage am (V) Kresara (M) R. R. Dist. Under 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.

È	Sl.	Sale Deed	Dated	Extent of
ř	No.	Doc. No.		Land
f	1.	1756/2004	13/02/2004	202 Sq. Yds.
	2.	1757/2004	13/02/2004	202 Sq. Yds.
Ė	3.	1758/2004	13/02/2004	202 Sq. Yds.
TEST	4.	1759/2004	13/02/2004	202 Sq. Yds.
8	5.	1760/2004	13/02/2004	202 Sq. Yds.
	6.	2556/2004	01/03/2004	202 Sq. Yds
G.	7.	2557/2004	01/03/2004	202 Sq. Yds
Ē.	8.	2558/2004	01/03/2004	202 Sq. Yds
	9.	2559/2004	01/03/2004	202 Sq. Yds
8	10.	2557/2004	01/03/2004	202 Sq. Yds
á	11.	2560/2004	01/03/2004	202 Sq. Yds

For Menie, and Modi, Homes

For Mehta and Modi Homes

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unors spent Under Section 42 of Act 11 of 1844
No. 12 BB. of 200 Trate 22 1102

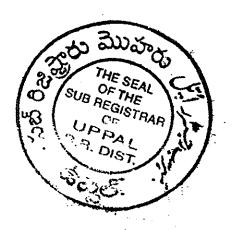
I hereby certify that the proper deficit stamp duty of Rs. MU Rupees himself has been levied in reject of this instrument from Sri. Kull a levied of the agreed Market Value consideration of Rs 1035000 being higher than the consideration agreed Market Value.

R.O. Uppal

and Collector U/S. 4126 SIDIAN STAND AC

Hegistration Endorsement

A/c No. 61990950950 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.

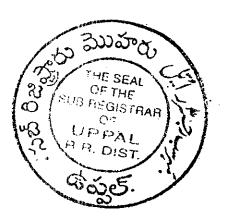
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

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- 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. つららび, dated いいのう, drawn on SBH, Habsiguda, Hyderabad.

For Mehtal and Madi Homes

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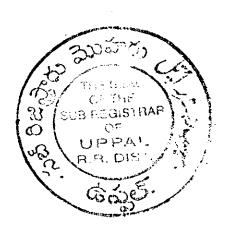
Partner

For Mehta and Modi Homes

Partner

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సబ్-రిజి**గ్గ్రారు**



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:

2.

For Mehtp and Modi Homus

Partner

(Soham Modi) VENDOR

For Mehta and Modi Homes

Partner

(Suresh U. Mehta) V E N D O R

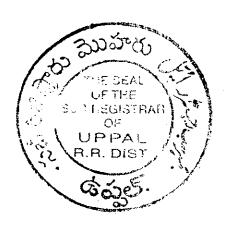
VENDEE

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REGISTRATIO		SHOWING	PLOT NOS 258	& 259, FORMIN	G A PAF	₹T	
IN STRVEY NO). 29	1			·		Situated at
	(CHERLAPALLY	VILLAGE,	GHATK	ESAR	Mai	ndal, R.R. Dist.
VENDOR:		M/S. MEHTA &	MODI HOMES, RE	PRESENTED B	/ ITS PA	RTNERS	
		1. MR. SOHAM	MODI, SON OF S	RI SATISH MODI			
		2. MR. SURESI	HU. MEHTA, SON	OF LATE SRI U	ITAMLA	L MEHTA	
BUYER:		MRS. V. RAJES	WARI, WIFE OF N	1R. V. NAGESWA	ARA RAG)	
REFERENCE: AREA:	742	SCALE: SQ. YDS.	INCL: SQ. MTRS	- 12 No. 13 No.	*	EXCL:	
AREA: PLOT N	O. 259 – j	370 SQ.YDS 42 SQ. YDS	r' Wi de Road				N
				Martin de la	F .		
		42'-7"	42'-	7"			
Plot No. 257	77'-11 "	Plot No. 258 79	'-7" 76'-7 Plot i	No. 259 79'-8"	Plot No. 260		
	·	42'-7"	4	2'-7"	ŝ		
-		Compoun	id Wall & 100' wide	road			
WITNESSES:	<u>" [w</u>	•	For Metric and	Modi Hemes Mul. Partner			Pa
	4					1) Pat	bw-in'

SIG. OF THE BUYER



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

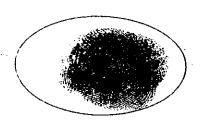




VENDOR:

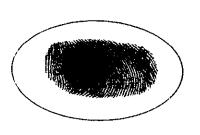
M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS

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





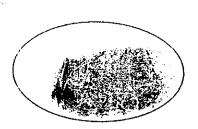
MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003





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:

For Mehta and Modi Hames Partner

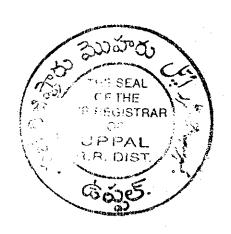
For Mehita, and Modi Horges

Partner

SIGNATURE OF THE EXECUTANTS

1) Najiswii

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PRABHAKAR HEDDY K PADAK REDDY 2-3-64/19/24 JAISWAL IMMPEN AMBERPET HYDERARED

CHAMBOOK BURNING ATT

ATA.HYDERABAD.ET

सा साम में लोकता के, वह वार्यन एवं अनंता को जाती है दिसे तावक तो दिया तिक्ता तिक्ता है. व्यापित से अनेन्याने हैं, और उने हर एक भी ऐसी समायता और सुरक्षा व्याप कर विसक्षी वस व्याप्तवकता हो ! दानंत्र दुवाता, बतात मानात्रम क वन्दुनात क नाम स, दन तम त प्रिमान

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पूर्व मानस

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For Mehta and

स्थार्ड तेखा संस्था

PERMANENT ACCOUNT NUMBER

伊藤

ABMPM6725H

SOHAM SATISH MODI

竹田 河 号 FATHER'S NAME

SATISH MANILAL MODI

THUNNES IN THE

18-10-1969

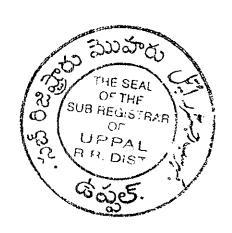
Chief Commissioner or Income-law, Andrew Pradices

No. Cates Sain.

जन्म तिथि KAYE OF BIRTH

Partner

Partner





Date of Name Relation Age Birth Rajcswari 07/08/42 64

, కాసువారుని వంతకం/వేరిమ్ముడ

04/02/200**DP**

HOUSEHOLD CARD

Card No F.P Shop No

: PAP167772200067 : 722

పేరు

Name of Head of

: ಎಟಾಜ. ನಸ್ಟ್ ೨ ಇಕ್ಟ

Household

: Valluru, Nageswara Rao

్డి/భర్త పేరు

: ಶೆಪ್ ಪೆಂsಯ್ಯು

Father/ Husband name: Late Venkaiah

ಪುಲ್ಲಿನತೆದಿ∕Date of Birth: 17/07/1936

^{వయస్సు}/Age

:70

ವೃತ್ತಿ /Occupation

: Retired Employee

කංසී.බං./House No. : 6-3-1219/1/6/1/303

వీధి /Street

: UMA NAGAR ROADNO I

Colony

: BEGUMPET

Ward

Circle

Ward-6 ≈02.5 7 Circle VII

ಪಿಲ್ಲ್ /District

🕻 హైదరాబాదు / Hyderabad

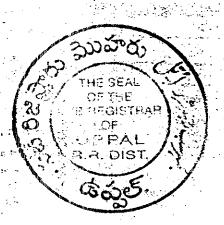
Annual Income (Rs.) : 110,000

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

LPG Dealer Name (1) : Sama Enterprises, BPC

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

V Rajiswii.



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M



సబ్-రిజిస్త్రారు

