

3/1730

175500

2006/187



SCANNED
06/12/2006

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 114955

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2000
City Civil Court,
SECUNDERABAD

Name: Phani Kumar
S/o: D. S. Murthy
For Whom: Mehta & Modi Homes

SALE DEED

This Sale Deed is made and executed on this the 13th 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

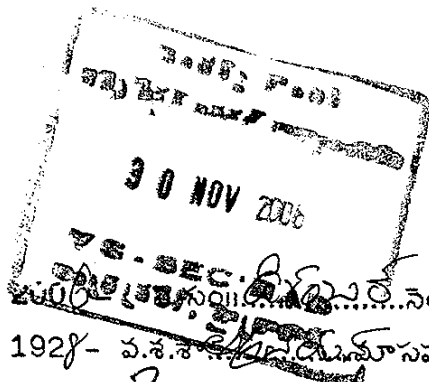
[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Page 1

L. Venkatesh Ramana



సంఖ్య.../.../...
 తప్పక మొత్తం కాగితముల
 సంఖ్య...ఈ కాగితపు వరుస
 సంఖ్య.../...

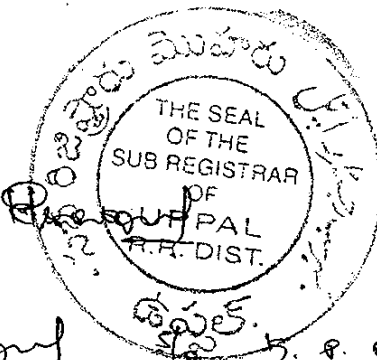
[Signature]
 సబ్-రిజిస్ట్రారు

2000 వ.సం.డి.శా.సం. 21 వ.తేది
 1928- వ.శ.శ.డి.శా.సం. 21 వ.తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 2 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥.....చెల్లించినారు.

Receipt No...Dt. 13/12/06. Vide
 రిజి. హబ్సిగూడా శాఖ, సెక్టర్ బాద్

ప్రాసెస్ మిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ వ్రాసినదేలు



[Signature] K. S. Reddy o/c. Business
 (1) S-N-187/3 & 4, 2nd floor, Soham mansion,
 m. G. Road, Secbad, through attested GPA
 for Presentation of Documents, vide doc. No.
 201/58 & 106 at JRO, Uppal.

నిరూపించినది.

- ① *[Signature]* K. RAMU s/o Sargamalakshmi Rao
 12-13-415 Street No. 1 Tannir Sec-bad-17
 Bhubaneswar
- ② *[Signature]* J. Pradeep Kumar s/o. J. Dharmaj. ac- Secbad
 1-12-263, new Borey ally Sec-bad.

2000 వ.సం.డి.శా.సం. 21 వ.తేది

1928 వ.శ.శ.డి.శా.సం. 22 వ.తేది.

[Signature]

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.

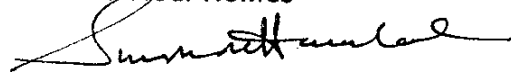
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement 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/1968/సం. 12
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య....9....ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 187
 No. 19686 of 200.6 Date 12/12/06
 I hereby certify that the proper deficit
 stamp duty of Rs. 239000/- Rupees. 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

Sub Registrar
 and Collector U/S 41 & 4
 INDIAN STAMP ACT

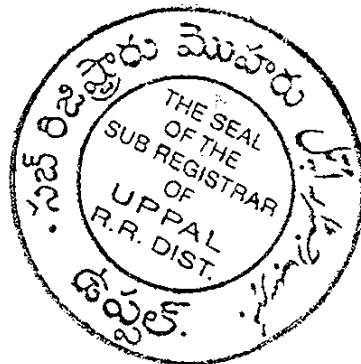
NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 1276000/- and 9% duty
 Paid Rs. 127600/- D. 13/12/06

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

SUB REGISTRAR

S. H. Habsiguda
 No. 01000050784
 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:

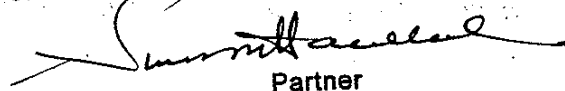
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- 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

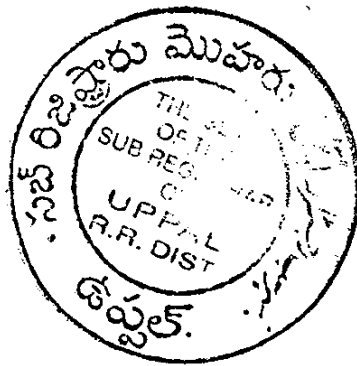
L. Venkatesh Kumar

1 వ పుస్తకము (1966/06) సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9....ఈ కాగితపు వరుస
సంఖ్య...3.....

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు...1966/06
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 1966/06...1-200 డివైజ్మెంట్
200 ప్రసంగింపబడిన నెం. 13.....

రిజిస్ట్రార్



SCHEDULED PLOT

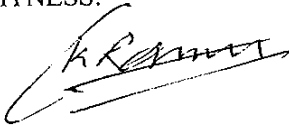
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 206, admeasuring about 239 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

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

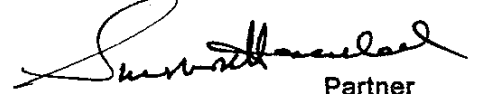


Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



Partner

(Suresh U Mehta)

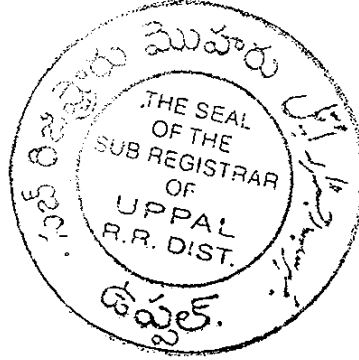
VENDOR

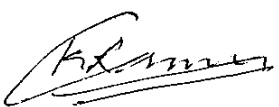
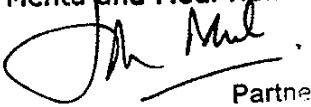
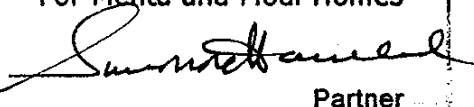
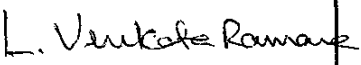
L. Venkatesh Kumar

VENDEE

న పుస్తకము (1969) / పాఠ
చిన్నవేదాల మొదల కాగితము
మొత్తము..... 9..... ఈ కాగితపు వరుస
మొత్తము 4.....

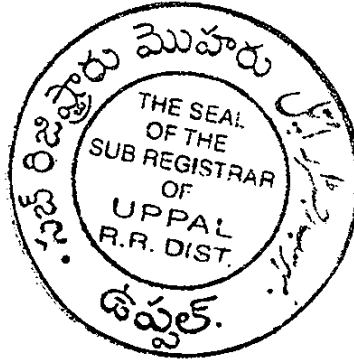
సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING		PLOT NO. 206, FORMING A PART	
IN SURVEY NO. 291		Situating 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:
Plot No. 207 40' wide road 57'-6" 37'-8" Plot No. 206 37'-2" 40' wide road Plot No. 205 N ↑			
WITNESSES:		For Mehta and Modi Homes	
1. 		 Partner	
2. 		 Partner SIG. OF THE VENDOR	
		 SIG. OF THE BUYER	

! వ పుస్తకము! P.R.D. / సర్దాపా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9....ఈ కాగితపు వరుస
సంఖ్య.....క.....

సబ్-రెజిస్ట్రార్



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

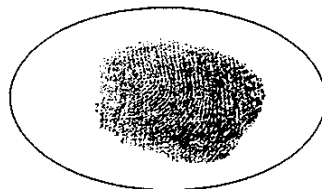
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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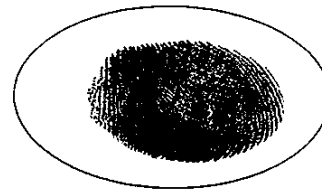
VENDOR:

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

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

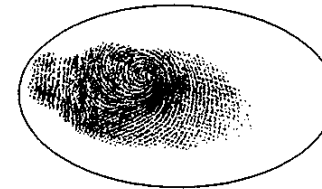


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



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. 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

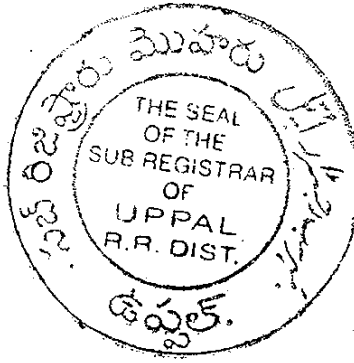
For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

1. వచ్చిస్తాము. 1968/6/6
విశాఖ నేజుల మొత్తం కాగితములు
సంఖ్య.....9.....ఈ కాగితపు కరుణ
సంఖ్య.....6.....

సబ్-రిజిస్ట్రార్



ANDHRA PRADESH
DRIVING LICENCE
DLDP041103322002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISHAL GARDEN
AMBERPET
HYDERABAD

30/07/2002 DUPLICATE

Licensing Authority
RTA-HYDERABAD-2

भारत गणराज्य REPUBLIC OF INDIA

IND

B 2791005

MODI

SOHAM SATISH

INDIAN

MALE

18-10-1969

MUMBAI

PO HYDERABAD

9-10-2000

8-10-2010

PERMANENT ACCOUNT NUMBER
ABMPM6725H
SOHAM SATISH MODI
FATHER'S NAME
SATISH MANILAL MODI
DATE OF BIRTH
18-10-1969

Chief Commissioner of Income-tax, Andhra Pradesh

For Mehta and Modi Homes

Partner

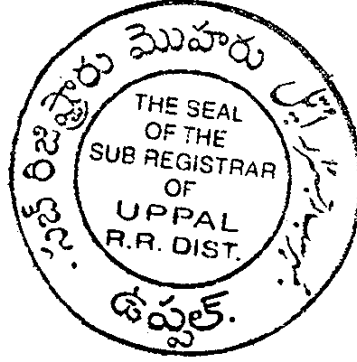
For Mehta and Modi Homes

Partner

L. Venkateswara Rao

1. పుస్తకము! 2. 1/4 నాణెం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఇ... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్



FORM OF DRIVING LICENCE

Name of the Licence Holder:

Son/Wife/Daughter of

(1) The holder of
Converted in to

(2)

C. No.

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

Add. Licensing Authority
Unit Office Peddapalli
Dist. Karimnagar A.P.

DRIVING LICENCE No.

C. No.

Renewed from

To

Name

Son/Wife/Daughter of

Permanent Address

Temporary Address

Official Address (if any)

Date of Birth

Educational Qualifications

Blood Group with Rh factor

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

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

A MOTOR VEHICLE OF THE FOLLOWING DESCRIPTION

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

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

L. Venkata Ramesh

Rasendraprasad



Specimen Signature/Tumbimpression
of the Licence Holder

Signature and Designation of the
Licensing Authority Unit Office
Peddapalli, Dist. Karimnagar

L. Venkata Ramesh

Rasendraprasad

no. S.P. A/3. Quarter

Bengaluru. Andhra Pradesh

Dist. Karimnagar

14.1.1963

B. E.

MOTOR CYCLE WITH GEAR

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

Light Motor Vehicle

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

1వ పుస్తకము./9686/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య.....


సబ్-రెజిస్ట్రార్

