



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 487297

S.No. 2024 Date 30/11/2006 Rs. 100/-

Name R. Phani Kumar

S/o. D/o. W/o. D.N. Muthy

For Whom Mehta & Modi Homes

K. SRINIVAS

V.L. No. 26/98, R.No. 39/2004

City Civil Court, SECUNDERABAD.

SALE DEED

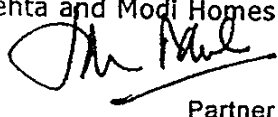
This Sale Deed is made and executed on this the 6th day of December, 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&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.)

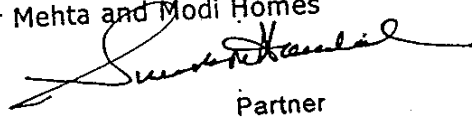
IN FAVOUR OF

MR. POLKAM SANJAY, SON OF MR. POLKAM SURENDER, aged about 32 years, residing at 10-46, Plot No. 165, Street No. 8, HMT Nagar, Nacharam, Hyderabad - 500 076, 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

సబ్-రిజిస్ట్రారు

సబ్-డివిజన్

WHEREAS:

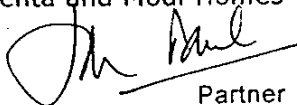
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

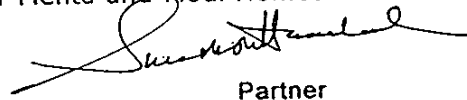
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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

1 వ పుస్తకము... 19.232
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... 9... ఈ కాగితపు వరుస
 సంఖ్య..... 2

సబ్-రిజిస్ట్రారు

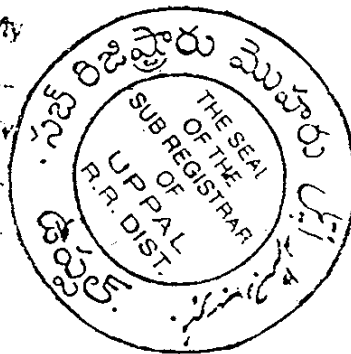
Endorsement Under Section 42 of Act II of 1864
 No. 19.232 of 2006. Date 6/12/06
 I hereby certify that the proper deficit
 stamp duty of Rs. 200.60/- Rupees only
 has been levied in respect of this instrument
 from Sri. P. Venkatesh Babu Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 24000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 200.60/- towards Stamp Duty
 Including Transfer duty and Rs. 1120/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 104.09.2
 Dated 6/12/06 SRI Habisguda Branch Sec'bad

S.B.H. Habisguda
 A/c No. 01000058103
 of S.R.O. Uppal.



- E) The Vendee is desirous of purchasing a plot of land bearing no. 208, admeasuring 224 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,24,000/- (Rupees Two Lakhs Twenty Four 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:

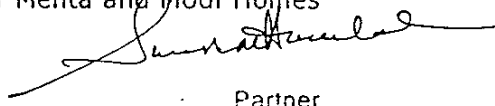
1. The Vendor do hereby convey, transfer and sell the Plot No. 208, admeasuring 224 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 2,24,000/- (Rupees Two Lakhs Twenty Four 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. 21,275 /- is paid by way of challan no. C-10469, dated 06-12-2007 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



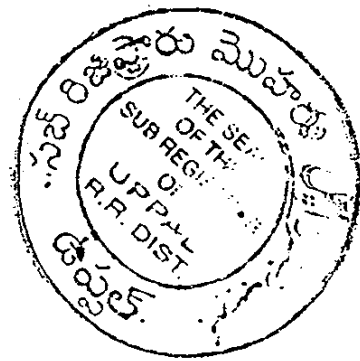
Partner

1వ పుస్తకము 1922/06
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 2

సబ్-రిజిస్ట్రార్

1వ పుస్తకము సం॥ (కా.క) పు. 1922/06
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 1922-1-2006 వద్దమున
2006 సం॥ జనవరి 1నెల 6... తేది

రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 208, admeasuring about 224 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. 209
South	Plot No. 207
East	Plot No. 203
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

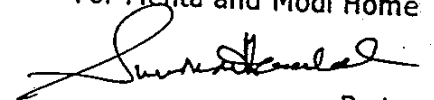


Partner

(Soham Modi)

VENDOR

For Mehta and Modi Home



Partne

(Suresh U Mehta)

VENDOR

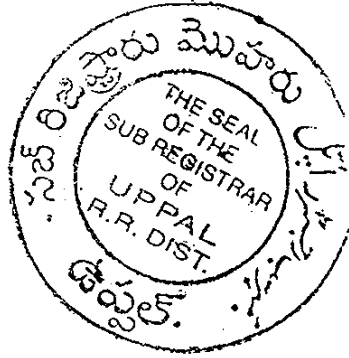


VENDEE

(GPA Holder)

1వ పుస్తకము. / గి.ఎ.మె.స్టాంపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య.....7.....

పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 208, FORMING A PART

IN 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:

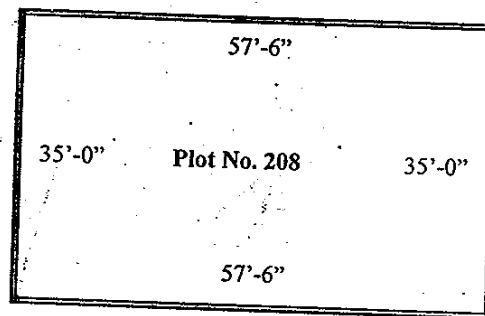
MR. POLKAM SANJAY, SON OF MR. POLKAM SURENDER

**REFERENCE:
AREA:**

224

**SCALE:
SQ. YDS.****INCL:
SQ. MTRS.****EXCL:**

40' wide road



Plot No. 209

Plot No. 208

Plot No. 203

Plot No. 207

WITNESSES:

1.

2.

For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

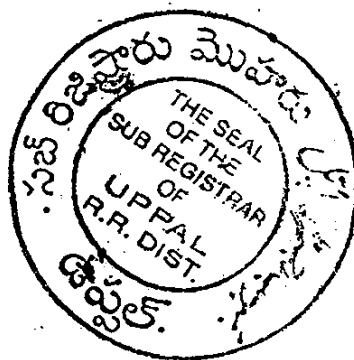
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

(GPA Holder)

సబ్-రిజిస్ట్రార్



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

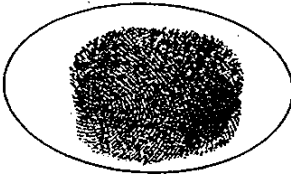
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



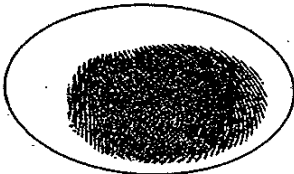
VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. 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. K. PADMA REDDY
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

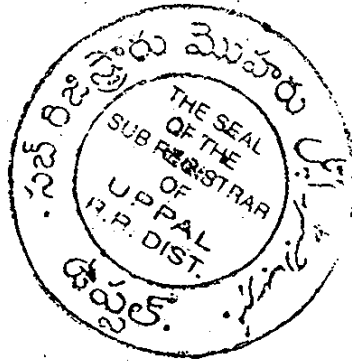
Partner

For Mehta and Modi Homes

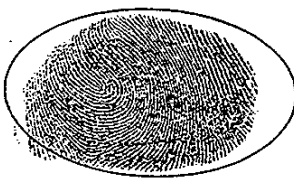
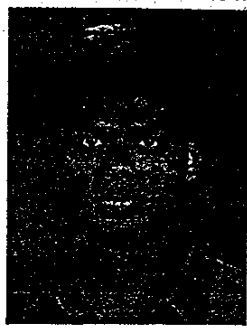
Partner
SIGNATURE OF EXECUTANTS

1వ పుస్తకము. 19. 27/06/06
దస్తావేజుల మొత్తం కాగితము
సంఖ్య.....9....ఈ కాగితపు వరుస
పంఖ్య.....6.....

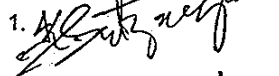

సబ్-రిజిస్ట్రార్



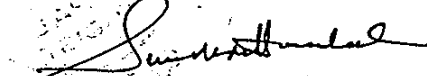
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			PURCHASER: MR. POLKAM SANJAY S/O. MR. POLKAM SURENDER R/O. 10-46, PLOT NO. 165, STREET NO. 8 HMT NAGAR, NACHARAM HYDERABAD - 500 076.
			REPRESENTATIVE: <i>COM GFA Holder</i> MR. POLKAM SURENDER S/O. POLKAM VENKAT RAO R/O. 10-46, PLOT NO. 165, STREET NO. 8 HMT NAGAR, NACHARAM HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

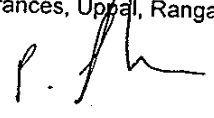

Partner

SIGNATURE OF EXECUTANTS

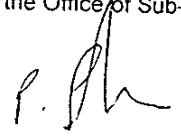
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Polkam Surender, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

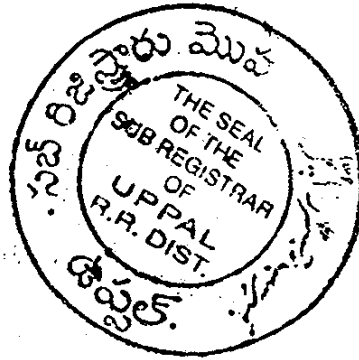


SIGNATURE(S) OF BUYER(S)
(GFA Holder)



1 వ పుస్తకము!! గీ...
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... గీ... ఈ కాగితపు వరుస
సంఖ్య..... గీ.....

సబ్-రిజిస్ట్రార్

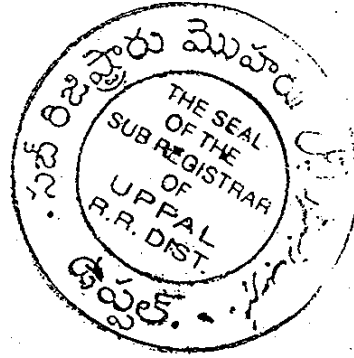


[illegible][illegible]

For Mehta and Modi Homes

1 వ పుస్తకము/972/1000
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....8.....

పబ్-రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLRAP02949432005

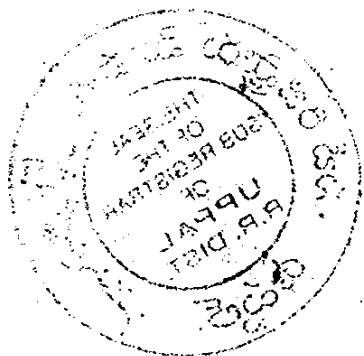
SURENDR
P. UENNA
PLDT NO. 10-46
STREET NO. 10-46
NACHAR
RR DIST

Signature
 Issued on: 23/02/2005

Licensing Authority
 RTA-RANGA REDDY(E)

Class Of Vehicle		Validity
Non-Transport	MCWG	22/02/2010
Transport		
Hazardous Validity		
Badge No.		
Original No.	26365/HE/19840D	
Original LA	HYD EAST, ANDHRA PRADESH	
DOB	12/03/1944	
Blood Gr.		
Date of 1st Issue	22/10/1994	

S0/8ZZS600



1 వ పుస్తకము/ని.వి.శా.సం. 6

దస్తావేజాల మొత్తం కాగితము

సంఖ్య.....9....ఈ కాగితపు వరుస

సంఖ్య.....9.....

1
సబ్-రిజిస్ట్రార్

