

215
1073/09

1052/0



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369

Date : 25-11-2008

Serial No : 42,416

Denomination : 100

Purchased By :

S. VENKATESH

CA/CP.A. RAO

SECURITIES

For Whom :

MEHTA & MODI HOMES

1073/09

Sub Registrar

Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

SALE DEED

This Sale Deed is made and executed on this the 13 day of February, 2009 at S.R.O. Uppal, Ranga Reddy District by:

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 Suresh U. Mehta, aged about 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 59 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. K. SANTHI, WIFE OF MR. KAMALAKAR KARLAPALEM, aged about 40 years, Occupation: Housewife, residing at Qtr. No. 2, IIIT Campus, Gachibowli, Hyderabad, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

shape of challan.....Rs. 3220/-
 shape of cash.....Rs. 100/-
 shape of challan.....Rs. 100/-
 shape of cash.....Rs. 100/-
 Total: Rs. 54840/-



పాపుస్తకము...1052...సంఖ్య...09
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...10...ఈ కాగితపు వరుస
 సంఖ్య...1.....

సబ్-రిజిస్ట్రారు



ప.శ.శా...మం...మా...సంఖ్య...29...తేది
 1...మరియు...గంటల మధ్య
 5-రిజిస్ట్రారు అఫీసులో

చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 సమర్పించవలసిన పాబ్లికేషన్లు
 పేరిటముద్రలతో సహా దాఖలుచేసి
 నం. 3220/-...చెల్లించినారు.

డి.కె.684...D.L.8/2/09...విజ్ఞాపన
 Secbad Branch, Secbad
 నట్లు ఒప్పుకొన్నది
 బొంబాయి



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 201/14/06
 dated 26.8.06, registered at SRO, Uppur
 Ranga Reddy District.

చేసి

Handwritten signature.

Venkateswara Reddy S/o. Anji Reddy
 occ. Service - S/o. 11-187/2, Green Hills Colony,
 Serowragar, Hyderabad.

Handwritten signature.

B. RAKHUMAR S/o. MUKUNDA Rao
 occ. BUSINESS S/o. ALHAI, Secbad.

2009.వ.సం||...చేతి...నెల...వ తేది
 1...వ.శా.శ...మా...సం...29...తేది.

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 layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

1వ పుస్తకము. 1052-సంఖ్య
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య...10. ఈ కాగితపు పదు
 సంఖ్య...2

హాజీరు

Subscribed Under Section 42 of Act II of 1907
 No. 1052 of 2007 Date 18/12/09

I hereby certify that the proper deficit
 stamp duty of Rs. 51,420/- Fifty one thousand
 four hundred and twenty only
 has been levied in respect of the instrument
 from Sri. K. Brabha Kan Reddy
 on the basis of the stated value
 consideration of Rs. 6,44,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

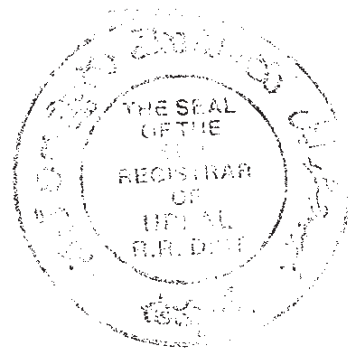
18/12/09

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

Registration Endorsement

An amount of Rs. 51,420/- towards Stamp Duty
 Including Transfer of 3220/-
 towards Registration of the party
 through Chall. 831684
 Dated 18/12/09 Branch Sec'bad

S.M.H. Habshguda
 1/2 No. 1000266763
 S.M.H. Uppal



- E) The Vendee is desirous of purchasing a plot of land bearing no. 215, admeasuring 322 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 6,44,000/- (Rupees Six Lakhs Forty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

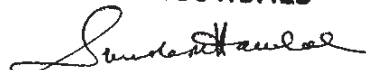
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 215, admeasuring 322 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. 6,44,000/- (Rupees Six Lakhs Forty Four Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
1. 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.
2. 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.
3. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
4. 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.
5. 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.
6. Stamp duty and Registration amount of Rs. 54,740/- is paid by way of challan no. B-821684 dated 18.2.09, drawn on State Bank of Hyderabad, Habsiguda, Hyderabad.

For MEHTA & MODI HOMES



For MEHTA & MODI HOMES



... అ... ..

దస్తావేజుల మొత్తం కాగితముతో

సంఖ్య. 10.... ఈ కాగితపు పడుక

సంఖ్య. 3.....

హన్-రిజిస్ట్రార్

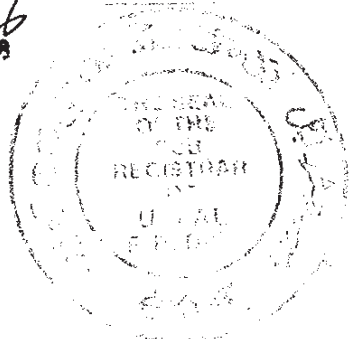
1 వ పుస్తకము సం॥ (కా.శ) పు. 1052/09

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 1052-1-2009 ఇవ్వబడిన

2009 సం॥ డిసెంబరు 18..... తీసి

రిజిస్ట్రార్ గు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 215, admeasuring about 322 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	Plot No. 214
East	40' wide road
West	Plot No. 216

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:

WITNESSESS:

1.



For MEHTA & MODI HOMES



Partner

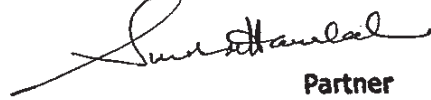
(Soham Modi)

VENDOR

2.



For MEHTA & MODI HOMES



Partner

(Suresh U Mehta)

VENDOR

> K. Santosh

VENDEE

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...4.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 215, FORMING A PART

SURVEY NO. 291**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

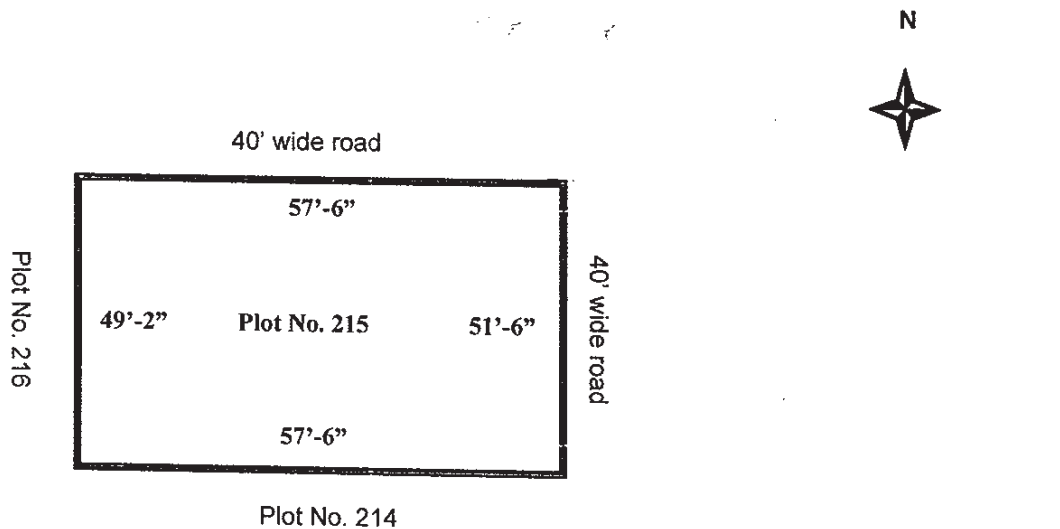
Mandal, R.R. Dist.**ENDOR:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

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

BUYER: MRS. K. SANTHI, WIFE OF MR. KAMALAKAR KARLAPALEM**REFERENCE:**
REA:

322

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

a m m

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner**SIG. OF THE VENDOR**

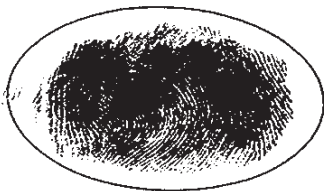
అంబేద్కర్ మొత్తం కాగితము
నంబరు.....ఈ కాగితపు చదువ
పంపు. 5.....

అంబేద్కర్



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

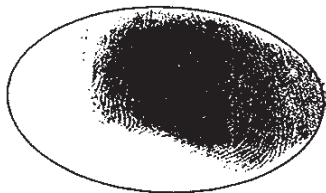
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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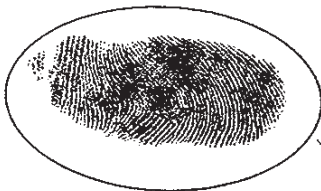
VENDOR:

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

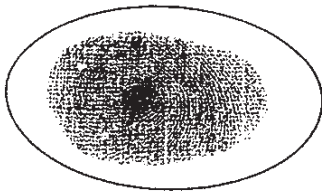


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3&4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



BUYER:

MRS. K. SANTHI
W/O MR. KAMALAKAR KARLAPALEM
QTR. NO. 2,
IIIT CAMPUS,
GACHIBOWLI,
HYDERABAD.



REPRESENTATIVE:

MR. A. V. L. NARSIMHAM
H. NO. 10-5-64/5/3,
FLAT NO. 303,
DHANABALA RESIDENCY,
SRI RAMANAGAR COLONY,
MASAB TANK,
HYDERABAD.

SIGNATURE OF WITNESSES:

[Signature]
A - 1007

MEHTA & MODI HOMES

For MEHTA & MODI H.

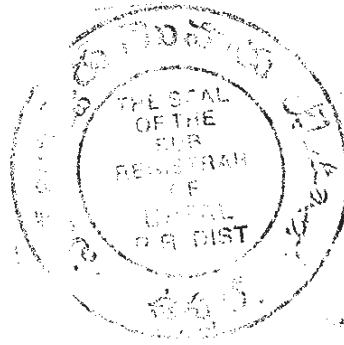
[Signature]

దస్తావేజుల నెలతరు కాగితములు

సంఖ్య 10 ఈ కాగితపు పదుపది

సంఖ్య 6

సబ్-రిజిస్ట్రార్



Family Members Details			
S.No	Name	Relation	Date of Birth
1	Kusum	Wife	06/07/51
2	Hari	Son	15/12/81



 D.P.L. No. 114

 BHARAT SCOUTS & GUIDES - B

 16/02/2006

 16/02/2006

PERMANENT ACCOUNT NUMBER

 ABSPM6725H

 NAME

 SOHAM SATISH MODI

 FATHER'S NAME

 SATISH MANILAL MODI

 DATE OF BIRTH

 18-10-1989

 SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग

 INCOME TAX DEPARTMENT



भारत सरकार

 GOVT. OF INDIA

PRABHAKAR REDDY K

 PADMA REDDY KANDI

15/01/1974

Permanent Account Number

 AWSP8104E

Signature

 10082005



HOUSEHOLD CARD

Card No : PAP638150816

 F.P. Stamp No : 111

 Sex : Male

 Name of Head of Household : Padma Sreed

 Date of Birth : 15/01/1974

 Father / Husband Name : Unkale

 Address : 23-377

 Street : KUMSTER ROAD

 Colony : E Y COLONY

 Ward : 2

 Circle : 5

 District : 11/12/2005

 Annual Income (Rs.) : 198,000

 LPG Consumer No. (1) : MF44338(Single)

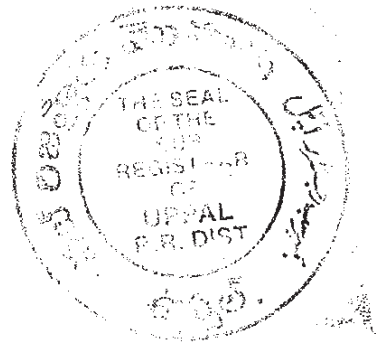
 PG Dealer Name (1) : Narayana Enterprises, OC

 PG Consumer No. (2) :

 PG Dealer Name (2) :

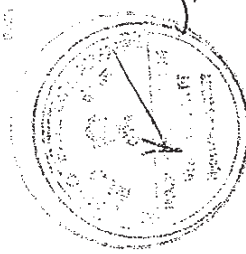
09
10
7

Handwritten signature and text.



THE UNIVERSITY OF CHICAGO
 DIVISION OF THE PHYSICAL SCIENCES
 DEPARTMENT OF PHYSICS
 530 SOUTH EAST ASIAN AVENUE
 CHICAGO, ILLINOIS 60607-7080
 TEL: 773/936-5000 FAX: 773/936-5001
 WWW: WWW.PHYSICS.UCHICAGO.EDU

RECORDED, INDEXED
IN
OFFICE OF THE
TAXPAYER
A. RAM REDDY
IN THE



SECRET STATE OF INDIA



राष्ट्र / Type	राष्ट्रीय कोड / Country Code	पासपोर्ट नं. / Passport No.
P	IND	E 4959199
उपनाम / Surname		
KARLAPALEM		
दिए गए नाम / Given Names		
SANTHIUSHASRI		
राष्ट्रियता / Nationality	लिंग / Sex	जन्म तिथि / Date of Birth
INDIAN	F	01/08/1968
जन्म स्थान / Place of Birth		
MADRAS		
गति: जारी का स्थान / Place of Issue		
HYDERABAD		
गति: जारी की तिथि / Date of Issue	समाप्ति की तिथि / Date of Expiry	
21/04/2003	20/04/2013	

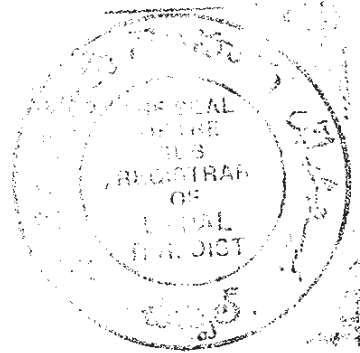
K. Smita

P<INDKARLAPALEM<<SANTHIUSHASRI<<<<<<<<<<<<<
E4959199<2IND6808013F130420D<<<<<<<<<<<<<2

K. Santu

* * * చుట్టకము..1912..నెంబె09
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..10...ఈ కాగితపు చరుజె
సంఖ్య...8.....

సబ్-రిజిస్ట్రార్



पिता का नाम/उत्तराधिकारी (Name of Father/Legal Guardian)

GANGARAJU BABURAO

माता का नाम (Name of Mother)

GANGARAJU RAJYA LAKSHMI

पति का नाम (Name of Spouse)

KARLAPALEM KAMALAKAR

घर (Address)

QTR NO 2 IIT CAMPUS

GACHIBOWLI

HYDERABAD AP

पुराना पसपोर्ट का नं. और जारी करने का तिथि (Old Passport No. with date and Place of Issue)

Z1062353

30/07/1999

HYDERABAD

फाइल नं. (File No.)

HYDER000217302

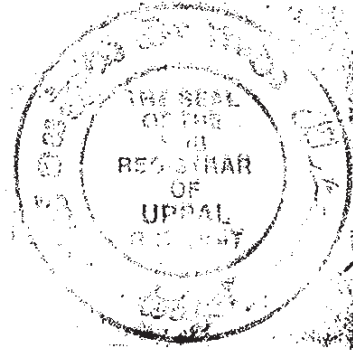
1వ పుస్తకము...1000...

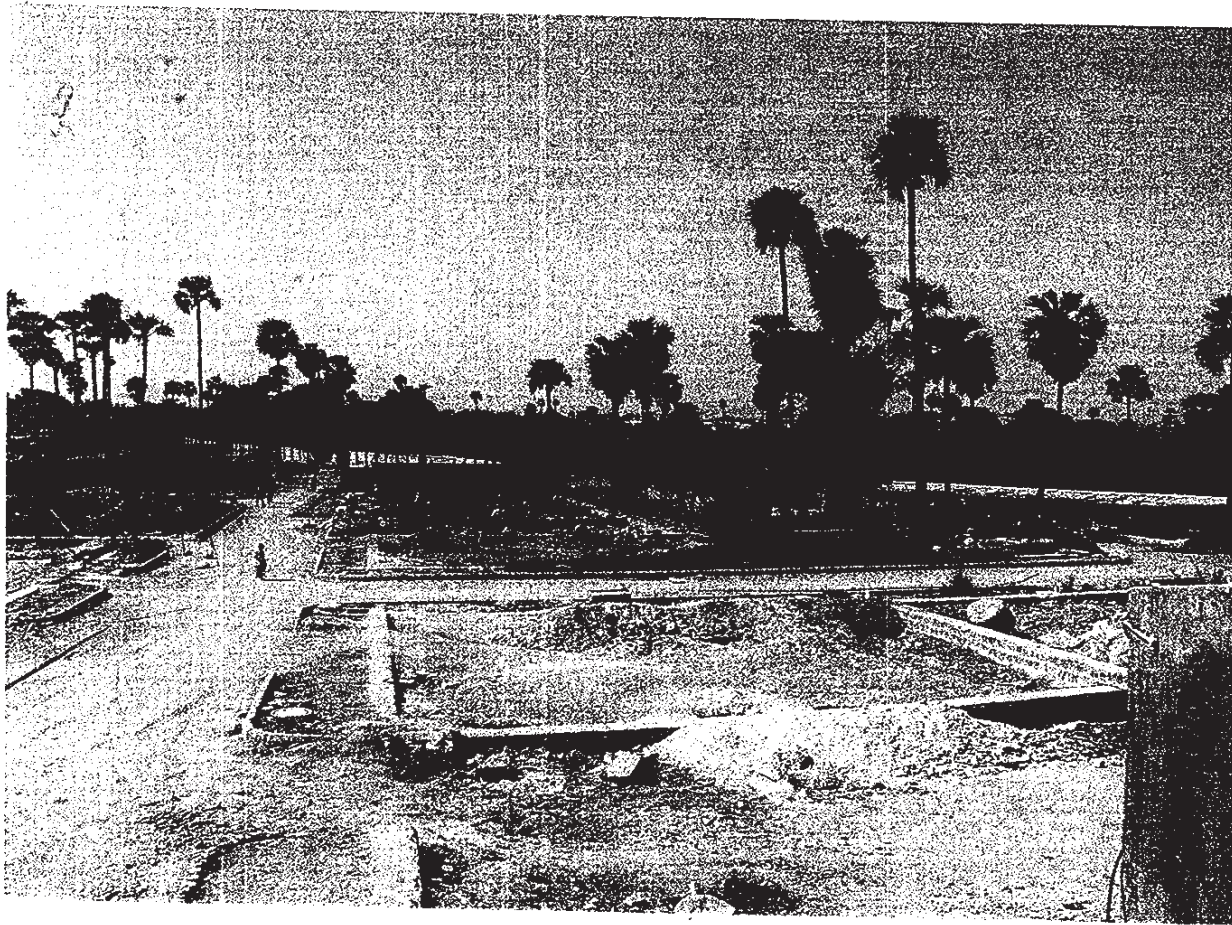
దస్తావేజుల మొత్తం కాగితము

సంఖ్య 10 ఈ కాగితపు పరువ

సంఖ్య 9

సబ్-రీజిస్ట్రార్





సంఖ్య...10...కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస

✓
మే. రిజిస్ట్రార్





సంఖ్య..10...ఈ కాగితపు వరుస
సంఖ్య..10.....

✓
సచివ్ రిజిస్ట్రార్

