

ผลาวิสาย มิมอัง ราหิอังมัย సంఖ్య......ఈ కాగితపు తరుస Nong.... 200/- 3 non 8520215 20 2300 1920- 3.4.70 A. 30 ఉప్పల్ సబ్-రిజిస్టారు అఫీసులో & K. Asabhokar Rosony 8జిస్ట్ షన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను ಮುಸ್ಥ అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు మరియు పేలిఘుద్రలతో సహదాఖలు**చేసి** రుసుము రూ॥ 6315 ຜາລານ ຜາແ... 6 315 ລ້າຍວິດສາ**ຜ.** Receipt No... 10.815 2 ຜາ 23 ການ ຄວາມ ຄວາມ ໄດ້ປະໄທ GBH, Habsiguda Branch, Sec'bad వ్రాస్ యిచ్చినట్లు ఒప్పు కౌన్న**ది**. Riberty outserve ఎడమ బ్రొటనబ్రేలు (0)5-4-187/344, 17 floor, SOHAM MANSION, M. C. Road, See-bad attaled through arm for. Presentation of Dozumento vide Doc 201/BKIR/o. at SRO, uppal. K Sakyourseyer 40-K. Narosanhachers నిరూపించినది. 1-8-18t, FRIST-Floor, Chiblaadeply Ifydoruboul - 200. J. Pradup Kima Sto. J. Dhanny ou: - Somplyee RIA. 170-263, New Bunerpally Sel-box.

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.	Sale Deed	Dated	Extent of
No.	Doc. No.	Duica	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 1/2 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

For Mehta and Modi Homes

Partner

shoots, ment Under Section 42 of Act | of yes No. 20335 of 2006 Date 21 proper desseit has been levied in respect of this instrument on the basis of the agreed Market Value consideration of Rs. 307000/- being higher than the consideration agreed Market Value. Rs. 18060 has been collected as AR.O. Uppay agreed M. V of Rs. 30/000n VIde chno. 104100 Registration Endorsement An amount of Rs. Set NOTE D.S.D. RS. 4685 D.R.F.RS Including Transfer duty and Rs... towards Registration Fee was paid by the part through Challan Recaipt Number 118 151ar SBH Habsiguda Branch Sec. ca; &, D. F. Habsiguda A/c No. 0100005070 R.O. Uppel. NOTE: Construction Agreement filed along with this sale deed for 645001 and Stamp duty

E) The Vendee is desirous of purchasing a plot of land bearing no. 216 admeasuring 307 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 3,07,000/- (Rupees Three Lakhs and Seven 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:

- a. The Vendor do hereby convey, transfer and sell the Plot No.216 admeasuring 307 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.3,07,000/- (Rupees Three Lakhs Seven 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 Flot 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 dear the same.
- 7. Stamp duty and Registration amount of Rs. 39 740/- is paid by way of challan No. C-106152, dated 23-12-26, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

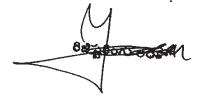
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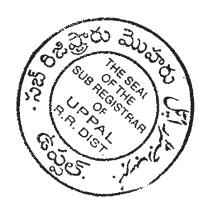
For Mehta and Modi Homes

Partner

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205-0818 de





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.216 admeasuring about 307 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 40' wide road South Plot No. 217 East Plot No. 215 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

2. J. F.

For Mehta and Modi Homes

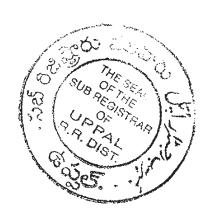
(Soham MUR) VENDOR

For Mehta and Modi Homes

Partner

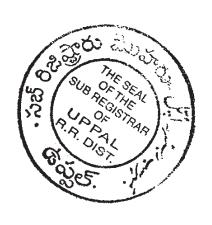
(Suresh U Mehta) V E N D O R

VENDEE



REGIST ATION	PLAN SHOWIN	G PLOT	NO. 216, FOR	MING A PART		
IN SURVEY NO.	291					Situated at
	CHERLAPALLY	VILLAGE,	GHATKE	SAR	Man	dal, R.R. Dist
VENDOR:	M/S. MEH	HTA & MODI HO	OMES REPRE	SENTED BY ITS	PARTNERS	
	1. MR. S	OHAM MODI, S	ON OF SRI SA	ATISH MODI		
	2. MR. S	URESH U. MEH	ITA, SON OF	LATE SRI UTTA	MLAL MEHTA	
BUYER:	1. MR. K	K. RAGHUNATH	, SON OF MR	. K. ADITYA		
	2. MR. K	K. ADITYA, SON	OF MR. K. RA	AGHAVA CHARY	/ULU	
REFERENCE: AREA:	SCALE 307 SQ. YD		NCL: SQ. MTRS.		EXCL:	
	40' wide road	40' wid 57 '-0" Plot N	"-6"	49'-2" Plot No. 215		N
·		Płot	No. 217		For Mehta and	Modi Homes Partner
WITNESSES:	- Tu		For Menta	and Modi Hor	lad	• •
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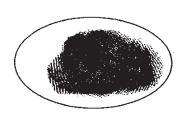
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

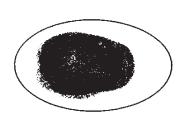




VENDOR:

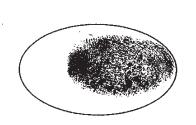
M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.

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





2. 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, 3RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD — 003.

SIGNATURE OF WITNESSES:

2. 1.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

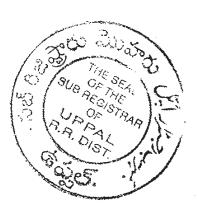
Partner

SIGNATURE OF EXECUTANTS

K. Adirago.

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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH

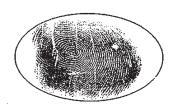
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER







1. MR. K. RAGHUNATH S/O. MR. K. ADITYA R/O. 102, ASHOKA ENCLAVE OPP: VIJAYA BANK MOTINAGAR HYDERABAD – 500 038.





BUYER CUM REPRESENTATIVE:

2. MR. K. ADITYA S/O. MR. K. RAGHAVA CHARYULU R/O. 102, ASHOKA ENCLAVE OPP' VIJAYA BANK MOTINAGAR HYDERABAD – 500 038.

SIGNATURE OF WITNESSES:

For Menta and Modi Homes

Partner

Partn**ê**r

SIGNATURE OF EXECUTANTS

For Mehta and Modi Homes

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

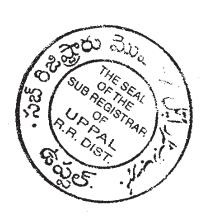
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Aditya, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

K. Achiero.

SIGNATURE(S) OF BUYER(S)

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INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



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DRIVING LICENCE DLDAP011193822002 PRABHAKAR BEDDY
K PADAM REDDY
2-3-64/14/24
JAISWAL GAMDEN
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क्रिमाओं राष्ट्र आपद्यवक्षता भी

भारा गणराय के राजुषीर के आरेस से दिया गया nv ohden of the स्वश्लासकार ३२ गाम netrobile of mail

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Paraport Office, Hyderada

OF INDIA

वाकोई में, Passport No dill B2791005 man)

8-10-2010

For Mehta and Modi Homes

SATISH MANILAL MODI

जन्म विधि ////११ अर्म द्वाराज 18-10-1969

Communication of Internetian, Anches Propositi

SOHAM SATISH MODI

THAN PIPE

Partner

क्याई सेखा शंरव्या

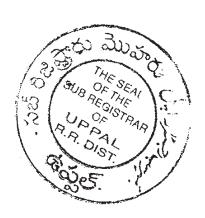
PERMANENT ACCOUNT NUMBER

ABMPM6725H

Partner

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ప్రబ్-రిజిక్టారు



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INDIAN UNION DRIVING LICENCE



HARYULU L BHARYULU HASA EHÇLAGE G'S COLONY

K. An Com.

Signature

Issued on: 01/05/2006

Licencing Authority RTA-HYDERABAD - CI

Class Of Vehicle

Validity

Non-Transport

ransport

Hazardous Validity

Badge No.
Reference No.
Original LA.
DOB

Blood Gr. Date of 1st issue LMV,MC

30/04/2011

DLRAP009148352006 RTA HYDERABAD - CENTRAL 19/10/1949

19/03/2001

INDIAN UNION DRIVING LICENCE NIMIRA PRADESH

BRIVER ELENGT 41382001

ASA ENCLADE

K Antires

Signature Issued on: 01/05/2006 Licencing Authority RTA-HYDERABAD - CI

Class Of Vehicle

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19/03/2001