

B No. 218

C.S. No. 20376 DOCT No. 20337/2006

20843



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 603665

S.No. 1 Date 26/12/2006 Rs. 100/-

Name D. Phani Kumar

S/o. D. N. Suresh

For Whom Mehta & Modi Homes

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2006
City Civil Court,
SECUNDERABADSALE DEED

This Sale Deed is made and executed on this the 23rd day of December 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3&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. C. SIVA KUMAR, SON OF MR. CH. S. DEEKSHITULU, aged about 36 years, residing at C/o. Mr. Aditya, 102, Ashoka Enclave, Opp: Vijaya Bank, Motinagar, Hyderabad - 500 038, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

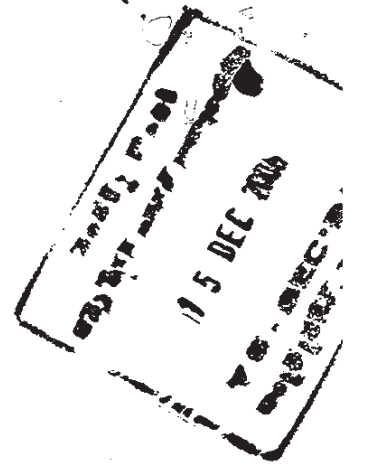
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

వ పుస్తకము... సంగ్రహము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

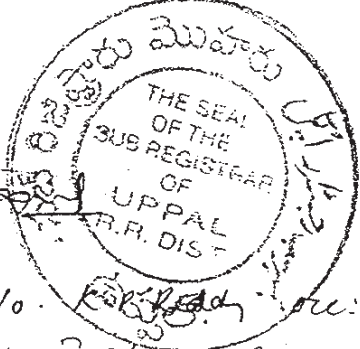


200... వ సం॥... నెల... తేది
192... వ.శ.శా... మాసము... తేది
పగలు... మరియు... గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ... రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పాట్‌గ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥... చెల్లించినారు.

Receipt No. 108155 Dt. 23/12/2000
SBH, Habsiguda Branch, Sec'bad



రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటన్నవేలు



S/o. K. N. Advani
(1) 5-4-187/34, II Floor, Setham mansion
M.C. Road, Sec-bad. Through attested CPA
for Presentation of Documents vide Doc no. 201/B x 10/c
at SRO, Uppal.

రూపించినది.

[Signature]

K. Satyanarayana S/o K. N. Advani
1-8-185, Ushabradh pally Hqd - 20

[Signature]

J. Pradeep Kumar S/o. J. Dhanraj ex- Employee
R/o 1/10-263, New Bommarpally, Sec-bad.

200... వ. సం॥... నెల... తేది
192... వ.శ.శా... మాసము... తేది

సబ్-రిజిస్ట్రారు

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.

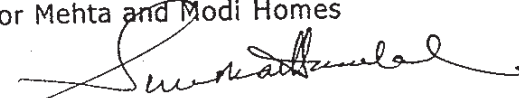
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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

1వ పుస్తకము 200/1/సంఖ్య
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య... 1... ఈ కాగితపు వరుస
సంఖ్య... 2...

సబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1864

No. 200/1 of 200 Date 23/12/11

I hereby certify that the proper deficit
stamp duty of Rs. 5650 Rupees. Five thousand
Five hundred and fifty Rupees only
has been levied in respect of this instrument
from Sri. K. Subhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 230,000/- being
higher than the consideration agreed Market
Value.

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

NOTE: D.S.D. Rs. 14950/- & D.R.F. Rs. Total

Rs. 14950/- has been collected as
agreed M.V of Rs. 230000/- Dt. 23/12/11
Vice Chao 104140 of 06/12/11

SUB-REGISTRAR

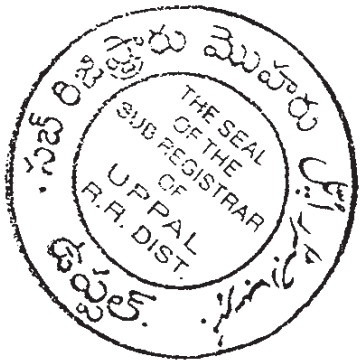
Registration Endorsement

An amount of Rs. 25150/- towards Stamp Duty
including Transfer duty and Rs. 1150/-
towards Registration Fee was paid by the party
through Challan Receipt Number 10815
Dated 23/12/11 at SRI Habisguda Branch Sec 6a

G.B.M. Habisguda
A/c No. 01000050700
of S.R.O. Uppal

NOTE: Construction Agreement filed
along with this sale deed for
Rs. 1964000/- and Stamp duty
Paid Rs. 19640/- Dt. 23/12/11

SUB REGISTRAR



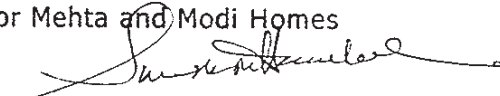
- E) The Vendee is desirous of purchasing a plot of land bearing no.218 admeasuring 230 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,30,000/- (Rupees Two Lakhs Thirty Thousand Only) and the Vendor is desirous of selling the same 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.218 admeasuring 230 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.2,30,000/- (Rupees Two Lakhs Thirty 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. 26,635/- is paid by way of challan No. C-10814, dated 23-12-06 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Partner

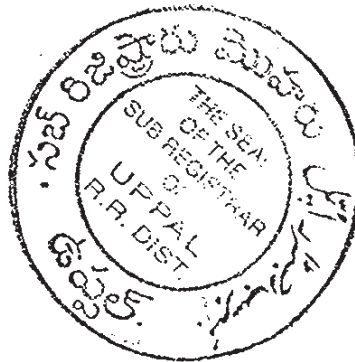
For Mehta and Modi Homes

Partner

1 వ పుస్తకము 2.4332/సం||
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...ఈ కాగితపు వరుస
 సంఖ్య...3

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (కా.శ) పు. 2.4332/106
 వింబరుగా రిజిస్టరు చేయబడి స్థానం నిమిత్తం
 గుర్తింపు...1-200 (ఇవ్వడమైన
 200/సం||...సం. 2.3...చేతి

రిజిస్ట్రార్ ఆఫీసు



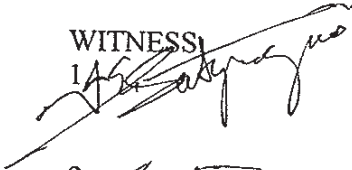
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 218 admeasuring about 230 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:

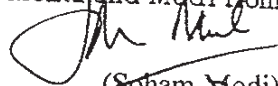
North	Plot No. 217
South	Plot No. 219
East	Plot No. 212
West	40' wide road

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:

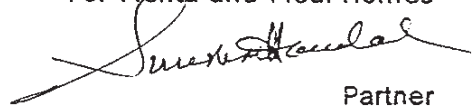
WITNESS

1. 
2. 

For Mehta and Modi Homes


(Soham Modi)
Partner
VENDOR

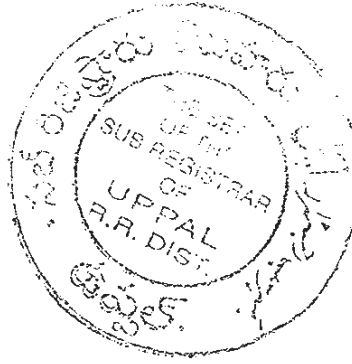
For Mehta and Modi Homes


Partner
(Suresh U Mehta)
VENDOR


VENDEE

1వ పుస్తకము 20332/సహా
దస్తావేజాల మొత్తం కాగితముల
పంపిణీ.....ఈ కాగితపు వరుస
పంపు.....4.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 218, 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. C. SIVA KUMAR, SON OF MR. CH. S. DEEKSHITULU

REFERENCE:**AREA:**

230

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

EXCL:

40' wide road

Plot No. 217

57'-6"

36'-0"

Plot No. 218

Plot No. 213

Plot No. 219

N



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

WITNESSES:

1.

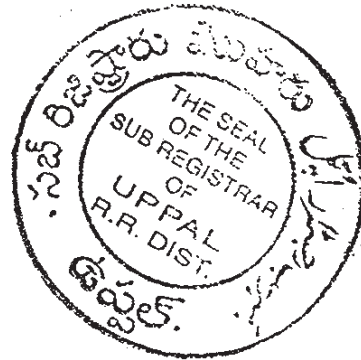
2.

SIG. OF THE VENDOR

SIG. OF THE BUYER

1 వ పుస్తకము. 2000 సం. 12
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య. 9. ఈ కాగితపు వరుస
సంఖ్య. 5

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

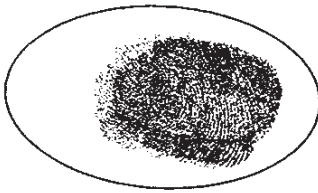
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



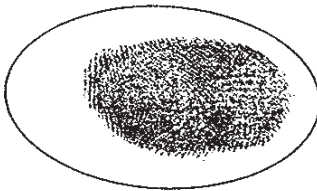
VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. 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 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, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 2020/సం॥

దస్త్రదేజాల మొత్తం కాగితములు

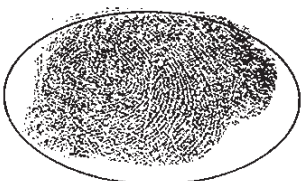
సంఖ్య.....9.....ఈ కాగితపు వరుస

సంఖ్య.....6.....

సబ్-రిజిస్ట్రార్

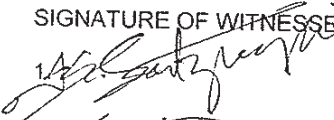


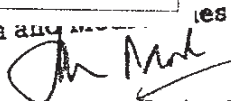
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

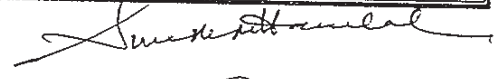
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			PURCHASER: 1. MR. C. SIVA KUMAR S/O. MR. CH. S. DEEKSHITULU R/O. C/O. K. ADITYA, 102, ASHOKA ENCLAVE OPP: VIJAYA BANK MOTINAGAR HYDERABAD - 500 038.
			BUYER CUM REPRESENTATIVE: 2. MR. CH. S. DEEKSHITULU S/O. MR. CH. SADASIVA DEEKSHITULU R/O. C/O. K. ADITYA, 102, ASHOKA ENCLAVE OPP: VIJAYA BANK MOTINAGAR HYDERABAD - 500 038.

For Mehta and Modi Homes

SIGNATURE OF WITNESSES: For Mehta and Modi Homes

1. 
 2. 


 Partner


 Partner
 * 
 SIGNATURE OF EXECUTANTS

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

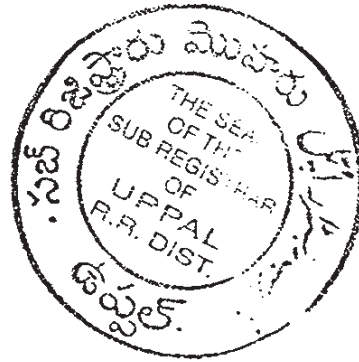
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. CH. S. DEEKSHITULU, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


 SIGNATURE OF THE REPRESENTATIVE

* 
 SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము. 2020/21 సం. 12
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 1000 ఈ కాగితపు వరుస
సంఖ్య... 1000

సబ్ రిజిస్ట్రార్.

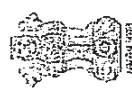


INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
DLDAPO11193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISHAL GARDEN
AMBERPET
HYDERABAD

2000-2002 DUPLICATE
Licensing Authority
RTA, HYDERABAD, EZ

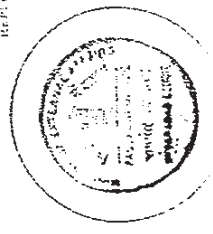


एक ही व्यक्ति को दो या दो से अधिक ड्राइविंग लाइसेंस नहीं मिल सकते हैं।
यदि कोई व्यक्ति दो या दो से अधिक ड्राइविंग लाइसेंस प्राप्त करता है, तो उसे केवल एक ही लाइसेंस का उपयोग करना चाहिए।
अन्यथा उसे सजा दी जाएगी।

THESE ARE TO BE KEPT AND PRESERVED IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE IT MAY
CONSIDER TO ALLOW THE SEASONS TO PASS WITHOUT LOST OR
DAMAGE AND TO APPOINT PERSONS EVERY ASSISTANCE AND
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यदि किसी व्यक्ति को दो या दो से अधिक ड्राइविंग लाइसेंस मिल जायें, तो केवल एक ही लाइसेंस का उपयोग करना चाहिए।
अन्यथा उसे सजा दी जाएगी।

अधिकारी/आधिकारिक
मार्गदर्शक कार्यालय, हैदराबाद
Transport Office, Hyderabad.



PERMANENT ACCOUNT NUMBER
ABMPM6725H
SOHAM SATISH MODI
INDIAN SATISH MODI
SATISH MANILAL MODI
19-10-1969

भारत गणराज्य REPUBLIC OF INDIA
IND B2791005
MODI
SOHAM SATISH MODI
INDIAN male 19-10-1969
MUMBAI
HYDERABAD
9-10-2000 8-10-2000

For Mehta and Modi Homes

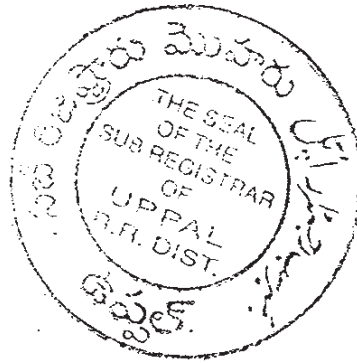
Partner

For Mehta and Modi Homes

Partner

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

పద్-శిజిస్టరు





पेंशनभोगी पहचान पत्र / PENSIONER'S IDENTITY CARD

भारत सरकार / Government of India

भारतीय लेखा तथा लेखापरीक्षा विभाग

Indian Audit and Accounts Department

महालेखाकार (वे. व ह.) का कार्यालय / Office of the Accountant General (A&E)
- ५०० ००१, / Andhra Pradesh, Hyderabad-500 004.



सं / No. 40

नाम / Name CH. S. DEEKSHITULU

पेंशन प्राप्त करने का पता / Pensioner's Address C-30, AG STAFF QUARTERS

यु.एस.ए. / Telephone No. 253717440

कार्यकर्ता / Grade Group

Signature of Issuing Authority with Seal

धारक के हस्ताक्षर
Signature of Card Holder

जन्म तिथि / अविवाहितता

Date of Birth / Superannuation 18-5-1946/31-5-2006

सेवा नियुक्ति पर धारित पद / वेतनमान' Sr. ACCOUNTANT

Post held on Retirement / Pay-Scale 5500-175-9000

अन्तिम वेतन / औसत परिलब्धियाँ

Last Pay / average enrolments Rs. 7950/-

अर्हक सेवा

Qualifying Service 31 YEARS

स्वीकृत मूल पेंशन

Pension originally sanctioned Rs. 5503/-

पेंशन भुगतान आदेश संख्या तथा दिनांक

P. P. O. No. and Date 61808-06-0064-3

कोष्ठक में

in brackets

or 1/6/06

1వ పుస్తకము? 2023/2024
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 9

సబ్-రిజిస్ట్రార్.

