

219

Plot: 219

106

10/10/06

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIAN NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 114956

S.No. 1472 Date 06/12/2006
 Name D. Phani Kumar
 S/o. D/o. W/o. N. N. Mehta
 For Whom Mehta & Modi Homes

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2001-
 City Civil Court,
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 13¹⁵ day of December, 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 44-187/3&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. KANURI RAMU SON OF MR. JAGANMOHAN RAO, aged about 38 years, Residing at 12-13-415, Street no-1, Tarnaka, Secunderabad, 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

For Mehta and Modi Homes

Page 1

[Signature]
 Partner

[Signature]
 Partner

[Signature]

వ పుత్తము. 1.1.12/2/2006
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1... ఈ కాగితపు వరుస
సంఖ్య.....

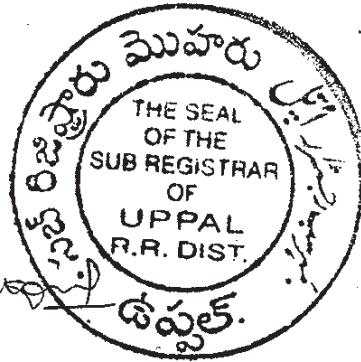
1

2006- వ సం॥... నెల... 13... తది
1928- వ.శ.శా... మాసము... 22... తది
పగలు... మరెయు... గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

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

Receipt No. 10455... Dt. 13/12/06...
S.H. Habsiguda Branch, Sec'bad



సాని యుచ్చినట్లు ఒప్పుకొన్నాడు.
ఎదమ ప్రాబలనలు

S/o. K. P. Reddy occ'r Business
1) 5-4-1973/34, 2nd Floor, Sottam mansion
m.c. Road, Sec-bad. through attested Aps
for presentation of documents vide Doc. no.
201/BK IV/06 at SRO, Uppal.



సహించినది.

1) L. Venkate Ramana occ'r. Business
S/o Rajendra Prasad 1-6-6, Anupuram
ECL(P.O) Sec'bad-500062

2) S. Pradeep Kumar S/o. S. Dhanraj occ'r. Service
R/o. 1-12-263, New Bommarpally, Sec-bad - 1

2006వ. సం॥... నెల... 13... తది
1928వ. శా.శా... మాసం... 22... తది.

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.

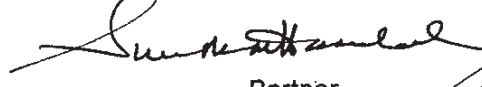
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement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



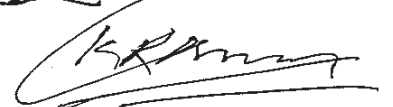
Partner

For Mehta and Modi Homes



Partner

Page 2



1 వ పుస్తకము/19687/స్టాంపు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...2... ఈ కాగితపు వరుస
 సంఖ్య...2...

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1877
 No. 19687 of 200. Date 13/12/06
 I hereby certify that the proper deficit
 stamp duty of Rs. 20000/- Rupees Twenty
Thousand only has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 230000/- 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

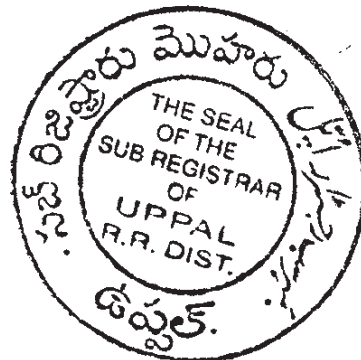
NOTE: Construction Agreement filed
 along with this sale deed for
 Rs 120000/- and Stamp duty
 Paid Rs 12020/- Dt 13/12/06

SUB REGISTRAR

Registration Endorsement

An amount of Rs. 38660/- towards Stamp Duty
 Including Transfer duty and Rs. 150/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 104557
 Dated 13/12/06 at SBI Habsiguda Branch. Sec 43

S. S. H. Habsiguda
 No. 0100005678
 S.R.O. Uppal.



- E) The Vendee is desirous of purchasing a plot of land bearing no. 219, 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. 219, 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. 39,910 -/- is paid by way of challan no. 104 551, dated 13/12/01, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner


Page 3

1 వ పుస్తకము సం॥ (శా.శ) పు... 1968/06

దస్తవేజుల మొత్తం కాగితముల

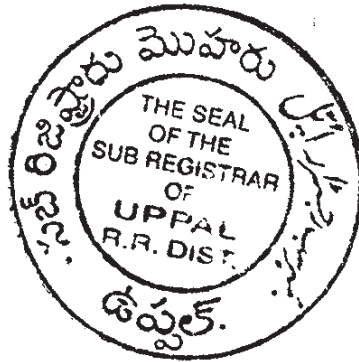
సంఖ్య... 7... ఈ కాగితపు వరుస

సంఖ్య... 3.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు... 1968/06
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 1968.7.1-2000 ఇవ్వడమైన
2000 సం॥ 1.1.2000 నెల... 13..... తేది

రిజిస్టరింగు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 219, 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. 218
South	Plot No. 220
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. L. Venkatesh Kumar

For Mehta and Modi Homes

Soham Modi
Partner

(Soham Modi)
VENDOR

2. S. Suresh U Mehta

For Mehta and Modi Homes

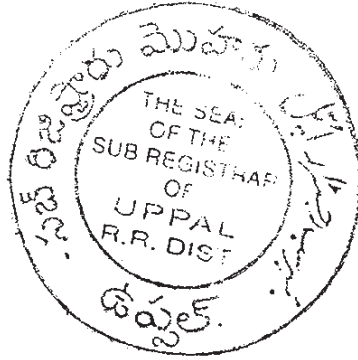
Suresh U Mehta
Partner

(Suresh U Mehta)
VENDOR

K. Ramesh
VENDEE

! వ పుస్తకము/గిట్. 7/సం॥ ౨౩
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య....గి...ఈ కాగితపు వరుస
సంఖ్య...౪.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING		PLOT NO. 219, 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. KANURI RAMU, SON OF MR. JAGANMOHAN RAO	
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 230	SQ. YDS.	SQ. MTRS.	

Plot No. 218

Plot No. 212

Plot No. 220

40' wide road

57'-6"

36'-0"

Plot No. 219

N

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

WITNESSES:

1. L. Venkata Ramana

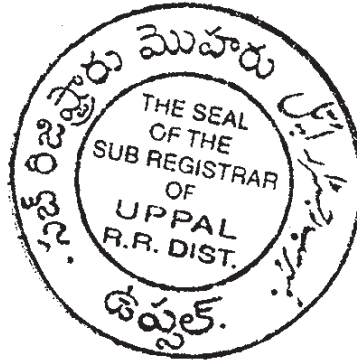
2. J. [Signature]

SIG. OF THE VENDOR

SIG. OF THE BUYER

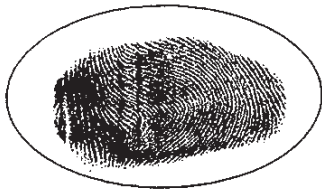
దీని పుస్తకము: 1.9.682/స్టాంపు
దస్తావేజాల మొత్తం కాగితము:
పరిమితి.....91...ఈ కాగితపు వరుస:
5
మొదటి.....

సబ్-రిజిస్ట్రార్

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

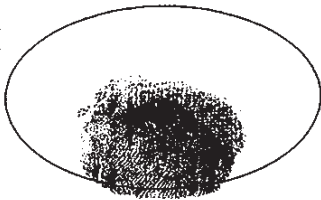
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

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. KANURI RAMU
S/O. MR. JAGANMOHAN RAO
R/O. 12-13-415, STREET NO-1
TARNAKA
SECUNDERABAD.

SIGNATURE OF WITNESSES:

1. L. Venkata Ramana
2. S. [Signature]

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

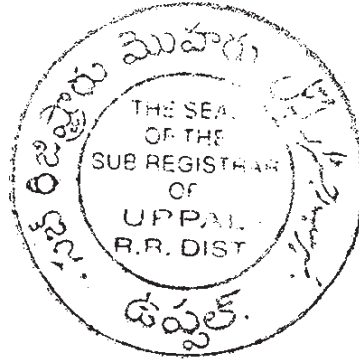
[Signature]
Partner

SIGNATURE OF THE EXECUTANT:

[Signature]

॥ వ పుస్తకము 1. గి. టి. 2. స్థానం
దస్తావేజల మొత్తం కాగితముల
సంఖ్య..... 9..... ఈ కాగితపు వరుస
సంఖ్య..... 6.....


పక్ రిజిస్ట్రార్.



ANDHRA PRADESH



DRIVING LICENCE
DLDAPO-1103822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/18/24
JAISWAL GARDEN
AMBERPET
HYDERABAD

20/07/2002 DUPLICATE

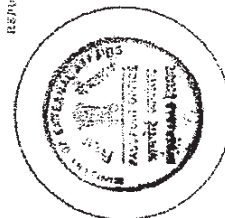
Licensing Authority
RTA-HYDERABAD-EZ



यह दस्तावेज़, भारत गणराज्य के राष्ट्रपति के नाम पर, उन तम से निष्पन्न है जो कि वे संसदीय रूप से अंगीकृत हैं और वे कि वे राष्ट्रपति के द्वारा जारी किए गए हैं।
यह दस्तावेज़ के अंगीकृत हैं, और उन्हें यह दस्तावेज़ की पूर्ण शक्ति और शक्ति प्राप्त है।
यह दस्तावेज़ को अंगीकृत है।

THESE ARE THE REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LATOR HINDRANCE, AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के अद्वैत से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



ए. आर. आ.
ए. आ. आ.
अधीक्षक/सुपरिन्टेंडेंट
पासपोर्ट कार्यालय, हैदराबाद.
Passport Office, Hyderabad.

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

एन सी आई / DATE OF BIRTH
18-10-1969

EXEMPT SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

भारत गणराज्य REPUBLIC OF INDIA

देश कोड / Country Code
IND

प्राप्त संख्या / Passport No.
B2791005

नाम / Name
MODI

पूर्ण नाम / Given Name
SOHAM SATISH MODI

पिता का नाम / Father's Name
SOHAM KUMAR MODI

राष्ट्रियता / Nationality
INDIAN

लिंग / Sex
male

जन्म तिथि / Date of Birth
18-10-1969

जन्म स्थान / Place of Birth
HYDERABAD

महानगर / City
HYDERABAD

महानगर कोड / City Code
HYD

महानगर का नाम / Name of City
HYDERABAD

महानगर का कोड / Code of City
HYD

महानगर का नाम / Name of City
HYDERABAD

महानगर का कोड / Code of City
HYD

महानगर का नाम / Name of City
HYDERABAD

महानगर का कोड / Code of City
HYD

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

Partner

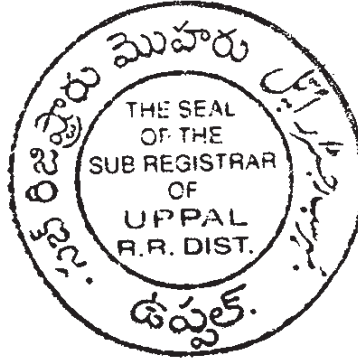
18 జూలై 1967/68

విశాఖపట్నం మొత్తం కారితము.

సంఖ్య...9...ఈ కారితపు వరు.

పంఖ్య...8.....

సబ్-రిజిస్ట్రారు.



1 వ పుస్తకము. 1.6.7/స్కాం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....9....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్ రిజిస్ట్రార్

