

223

C.S No. 20422 DOCT No. 20383/2006

20890 (4)



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S.No. 700100 Date 20/12/2006
 Name D. Phani Kumar
 S/o. D. N. Mehta
 For Mehta & Modi Homes
 THE SEAL
 SUB REGISTRAR
 OF
 UPPAL
 R.R. DIST.
 K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/200-
 City Civil Court,
 SECUNDERABAD
 G 603669
SALE DEED

This Sale Deed is made and executed on this the 23rd day of December, 2006 at Secunderabad 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. G. POORNA KALYANA CHAKRAVARTHY, S/O. MR. G. MADHUSUDANA RAO, aged about 39 years, residing at 129, SBI Colony, Gandhinagar, Hyderabad - 500 080, 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

[Signature]
 Partner

For Mehta and Modi Homes

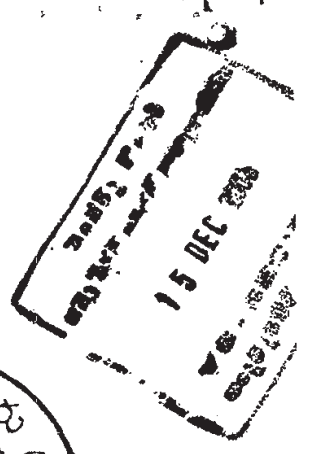
[Signature]
 Partner

Page 1

TRUE COPY

SUB-REGISTRAR

1 వ పుస్తకము...సం॥పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.../.....

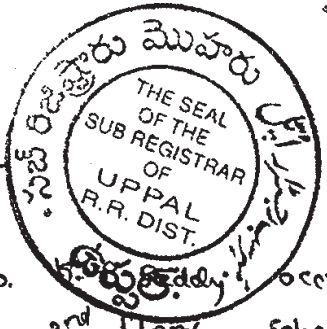


నబ్-రిజిస్ట్రారు

200 వ సం॥...నెల...తేది
192 వ.శా.సం॥...మాసం...తేది
పగలు...మరియు...గంటల మధ్య
జిప్సల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ...
రిజిస్ట్రేషన్ నెట్టుము, 1908 లోని సెక్షన్ 32 మేను
అనుసరించి సమర్పించవలసిన జాబ్ గ్రాంట్లు
మరియు వేలిముద్రలతో సహా కాబట్టవలసిన

దాఖలు దా. 360/
File No. 108156
శ్రీ...
సబ్-రిజిస్ట్రారు, ఉప్పల రెవెన్యూ డివిజన్



వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటనపేలు



చూపించినది.

శ్రీ...

శ్రీ...

శ్రీ...
1) 5-4-187/3 & 4, 2nd floor, Soham mansion,
M.G. Road, Sec 60d, through attached G.P.O.
for Presentation of Documents, vide doc.
no. 201/0K14/06 at Sec, Uppal.

K. SATYAKA ARAYANA S/o K. N. Acharya.
Occ: Part Employee 1-8-185- Uthakadupally
Hyderabad.

J. Pradeep Kumar S/o. J. Dhanraj ex-employee
R/o. 1-10-263, New Bommaripally Krbat

200 వ.సం॥...నెల...తేది
192 వ.శా.సం॥...మాసం...తేది

నబ్-రిజిస్ట్రారు

TRUE COPY
SUB-REGISTRAR

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.

Page 2

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

TRUE COPY
SUB-REGISTRAR

1 వ పుస్తకము 2080
 Certified that the stamp duty on the
 document is Rs. 7615/- Ac
 on the Subsequent Sale deed registered
 as No. 20383 of 2006 of 23/12/06 at
 S.R.O. Uppal and no refund of stamp duty
 can be claimed on this stamp.

SUB-REGISTRAR

Endorsement Under Section 42 of Act (I of 187
 No. 20383 of 2006 Date 23/12/06

I hereby certify that the proper deficit
 stamp duty of Rs. 7615/- Rupees Seven Thousand
 Seven Hundred and Fifteen Rupees only
 has been levied in respect of this instrument
 from Sri. K. P. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 272000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

23/12/06

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

NOTE: D.S.D. Rs. 17060/- & D.R.F. Rs. 1000/-
 Rs. 18060/- has been collected as
 agreed M.V of Rs. 272000/- Dt. 21/12/06
 Vide. Ch. No. 104094 dt. 06/12/2006

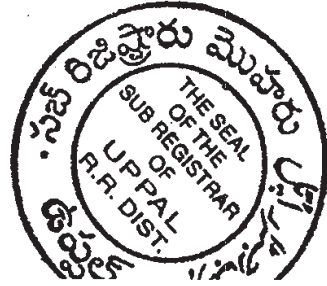
SUB-REGISTRAR

Registration Endorsement

An amount of Rs. 26535/- towards Stamp Duty
 including Transfer duty and Rs. 260/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 108156
 Dated 23/12/06 at SBI Habsiguda Branch Secbad.

S.B.H. Habsiguda
 A/c No. 01000050700
 of S.R.O. Uppal

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 1922000/- and Stamp duty
 Paid Rs. 19229/- Dt. 21/12/06.



TRUE COPY

SUB-REGISTRAR

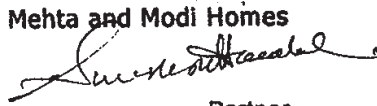
- E) The Vendee is desirous of purchasing a plot of land bearing no. 223, admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,72,000/- (Rupees Two Lakhs Seventy Two Thousand Only) and the Vendor is desirous of selling 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. 223, admeasuring 272 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. 2,72,000/- (Rupees Two Lakhs Seventy Two 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. 26,990 /- is paid by way of challan no. C-108116, dated 22.12.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

Page 3

TRUE COPY

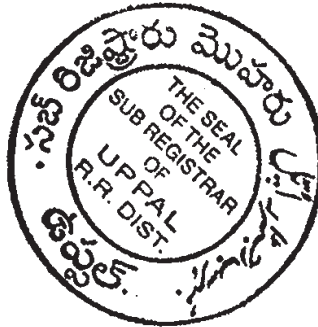
SUB-REGISTRAR

Certified that the stamp duty on the document is duly paid as per the provisions of the Stamp Act, 1899, and on the subsequent Sale deed registered as No. 20383 of 2006. The refund of stamp duty can be claimed on this stamp.

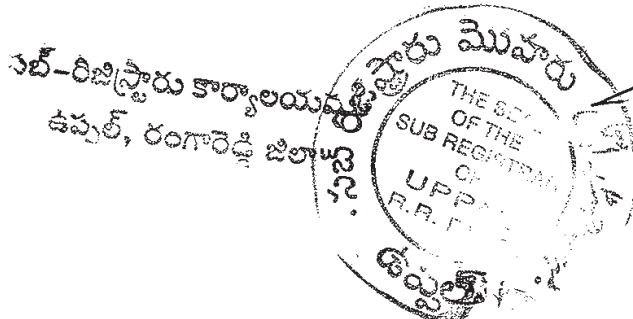
SUB-REGISTRAR

1వ పుస్తకము సం॥ (కా.క) పు. 20383/06
 నింబరుగా రిజిస్టరు చేయబడి స్వానింగు నిమిత్తం
 గుర్తింపు సంఖ్య 20383-1-2006 ఇవ్వబడినది
 2006 సం॥ సెప్టెంబరు 23 తేది

రిజిస్ట్రార్ ఆఫీసు



Copy of Deed No. 20383 of 2006
 Copy Compared By S. JAYANTH REDDY
 Examined By (Reader)
 By (Examiner)
 Date 13.05.09



TRUE COPY
 SUB-REGISTRAR

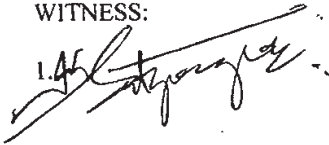
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 223, admeasuring about 272 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. 222
South	Plot No. 224
East	40' wide road
West	Plot No. 232

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:

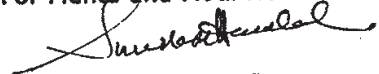
1. 

2. 

For Mehta and Modi Homes


Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes


Partner
(Suresh U Mehta)
VENDOR

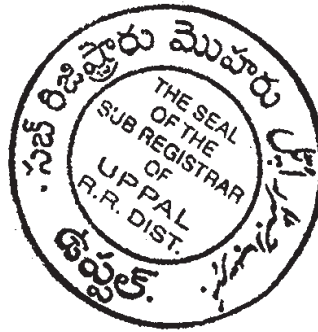

VENDEE
(Gao)

TRUE COPY

SUB-REGISTRAR

9/11/19
Certified that the stamp duty on the above document is denoted w/s 16 of I.S. Act on the subsequent sale deed registered as No. 100 of 1911 of the Sub-Registrar S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

SUB-REGISTRAR
UPPAL



REGISTRATION PLAN SHOWING

PLOT NO. 223, 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

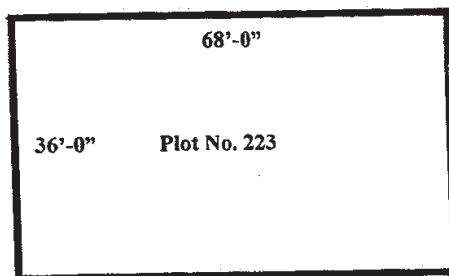
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. G. POORNA KALYANA CHAKRAVARTHY, SON OF MR. G. MADHUSUDANA RAO**REFERENCE:**
AREA:

272

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

Plot No. 232



Plot No. 222

Plot No. 223

Plot No. 224

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner
WITNESSES:

1.

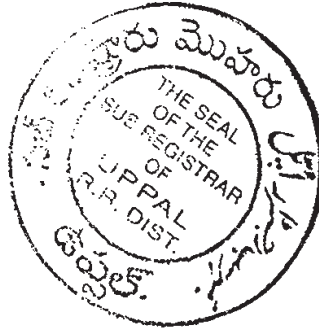
2.
SIG. OF THE VENDOR

SIG. OF THE BUYER
(GPA)

TRUE COPY
SUB-REGISTRAR

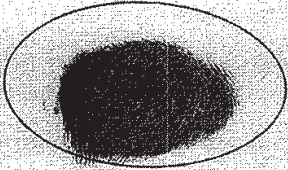
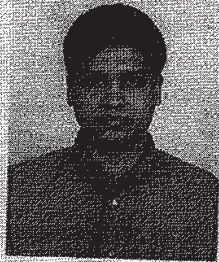
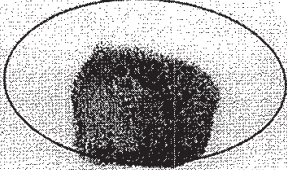
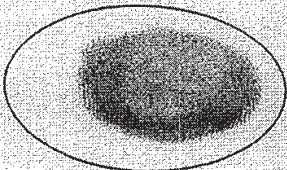
Certified that the stamp denoted by this
 document is denoted as 19/10/1951
 on the 19/10/1951 Sale deed registered
 as No. 100 of 1951
 S.R.O. Uppal and no 100 of 1951
 can be stamped with this stamp.

SUB-REGISTRAR
 సబ్-రిజిస్ట్రార్



1951/10/19

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
			<u>VENDOR:</u> 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.
			<u>GPA FOR PRESENTING DOCUMENTS.</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, 3 RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 003.

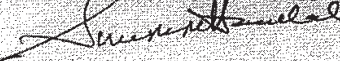
SIGNATURE OF WITNESSES:

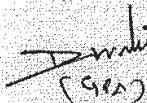
1. 
2. 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner
SIGNATURE OF EXECUTANTS

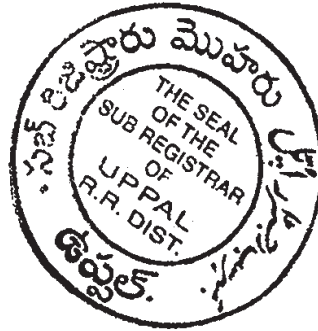

(9/12)

TRUE COPY

SUB-REGISTRAR

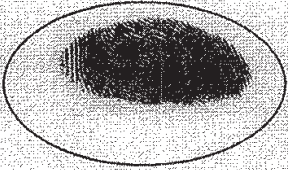
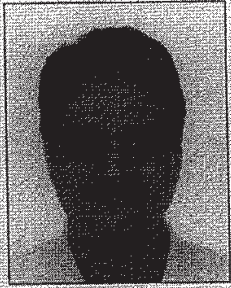
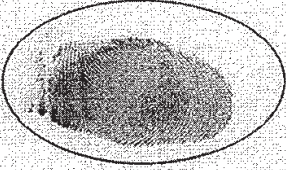
1వ పునఃముద్ర 2018/21
 Certificate that the stamp duty paid on this
 document is adequate in accordance with the provisions of I.S. Act
 and subsequent Sale deed registered
 at the office of the Sub Registrar, Uppal
 S.R.O. Uppal and no refund of stamp duty
 can be claimed on this stamp.

శ్రీ బి.వి.ఎస్.ఆర్

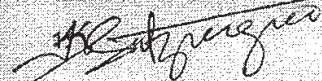


RECEIVED
 OF
 OK

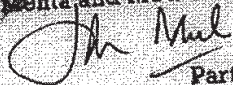
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			PURCHASER: MR. G. POORNA KALYANA CHAKRAVARTHY S/O. MR. G. MADHUSUDANA RAO R/O. 129, SBI COLONY GANDHINAGAR HYDERABAD - 500 080.
			REPRESENTATIVE: G. DEVAKI DEVI D/O. MR. G. MADHUSUDANA RAO R/O. 129, SBI COLONY GANDHINAGAR HYDERABAD - 500 080.

SIGNATURE OF WITNESSES:

1. 
 2. 

For Mehta and Modi Homes


 Partner

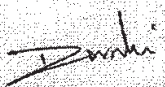
For Mehta and Modi Homes

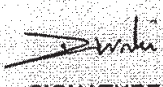

 Partner

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, G. Devaki, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurance, Uppal, Ranga Reddy District.


 SIGNATURE OF THE REPRESENTATIVE

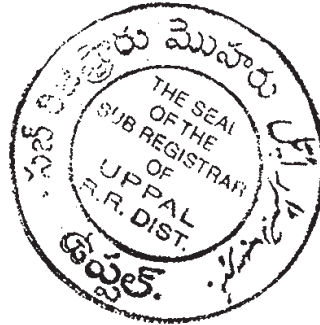

 SIGNATURE(S) OF BUYER(S)

TRUE COPY

 SUB-REGISTRAR

Certified copy of the original document is denoted as 16-81-10-100 on the subsequent sale deed registered at N. Subbarao & Co. Chartered Accountants, Uppal and no refund of stamp duty can be claimed on this stamp.

SUB-REGISTRAR
 UPPAL



10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLOAP04193822002

PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10724
JAISHAL GARDEN
AMBERLY
HYDERABAD

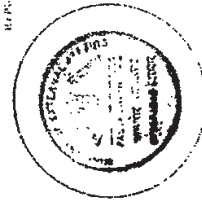
0007-2002 DUPLICATE

Issued by
Licensing Authority
RTA, HYDERABAD, EZ



THE STATE GOVT. OF ANDHRA PRADESH HAS THE HONOUR TO ANNOUNCE THAT THE DRIVING LICENCE OF THE ABOVE NAMED PERSON HAS BEEN SUSPENDED FOR THE PERIOD OF THREE MONTHS FROM THE DATE OF THE SUSPENSION OF THE LICENCE. THE PERSON WHOSE LICENCE IS SUSPENDED SHALL NOT BE ALLOWED TO DRIVE ANY MOTOR VEHICLE IN THE STATE OF ANDHRA PRADESH. THE PERSON WHOSE LICENCE IS SUSPENDED SHALL BE REQUIRED TO APPEAR BEFORE THE LICENSING AUTHORITY FOR THE PURPOSE OF RESUMING THE LICENCE. THE PERSON WHOSE LICENCE IS SUSPENDED SHALL BE REQUIRED TO PAY A FINE OF RS. 1000 FOR EACH DAY OF SUSPENSION. THE PERSON WHOSE LICENCE IS SUSPENDED SHALL BE REQUIRED TO APPEAR BEFORE THE LICENSING AUTHORITY FOR THE PURPOSE OF RESUMING THE LICENCE. THE PERSON WHOSE LICENCE IS SUSPENDED SHALL BE REQUIRED TO PAY A FINE OF RS. 1000 FOR EACH DAY OF SUSPENSION.

THE STATE GOVT. OF ANDHRA PRADESH HAS THE HONOUR TO ANNOUNCE THAT THE DRIVING LICENCE OF THE ABOVE NAMED PERSON HAS BEEN SUSPENDED FOR THE PERIOD OF THREE MONTHS FROM THE DATE OF THE SUSPENSION OF THE LICENCE. THE PERSON WHOSE LICENCE IS SUSPENDED SHALL NOT BE ALLOWED TO DRIVE ANY MOTOR VEHICLE IN THE STATE OF ANDHRA PRADESH. THE PERSON WHOSE LICENCE IS SUSPENDED SHALL BE REQUIRED TO APPEAR BEFORE THE LICENSING AUTHORITY FOR THE PURPOSE OF RESUMING THE LICENCE. THE PERSON WHOSE LICENCE IS SUSPENDED SHALL BE REQUIRED TO PAY A FINE OF RS. 1000 FOR EACH DAY OF SUSPENSION.



Signature of the Licensing Authority
RTA, Hyderabad, EZ

PERMANENT ACCOUNT NUMBER
ABMPM6725H

NAME
SOHAM SATISH MODI

DATE OF BIRTH
18-10-1969

DATE OF ISSUE
18-10-1969

FOR MEHTA AND MODI HOMES

भारत गणराज्य REPUBLIC OF INDIA

IND

B2791005

Modi

Soham Satish Modi

INDIAN

MALE

18-10-1969

9-10-2000 8-10-2012

For Mehta and Modi Homes
Partner

For Mehta and Modi Homes

TRUE COPY
SUB-REGISTRAR

20/3/2017
Continued stamp duty by this document is denoted u/s 16 of I.S. Act on the subsequent sale deed registered at Sub Registrar's Office, Uppal at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

Sub Registrar
Uppal

