

### ಆಂದ್ರಹಿದೆ है आन्ध्र प्रदेश ANDHRA PRADESH

366244

Serial No :

Denomination :

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Sub Regis G.S.O., CalG Office, Hyd

MERCALL MODI

### SALE DEED

This Sale Deed is made and executed on this the 3 2008 at Secunderabad and between:

M/s. MEHTA & MODI HOMES, a registered partnership firm flaving 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 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

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### IN FAVOUR OF

MRS. A. SUSEELA, WIFE OF MR. A. SUDHAKAR, aged about 49 years, residing at 304, Mahalaxmi Towers, Shiv Bagh, Ameerpet, Hyderabad – 500 016, 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 & MODI HOMES For MEH a & modi **Partner** Partner

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Receipt No 8 21998 DA 11/6 VV

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కేలిముట్టుంతో సహ **దాఖలువేసి** 

#### 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.		Land
1.	1,756/2004	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 & MODI HOMES

Partner

Partner

Page 2

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agers ment Under Section 42 of Apt II of the No. 9858 of 2008 Date 3/11/03

I hereny certify that the proper deficit Stamp duty of Rs 50 FO | Rupers FIFT, Cloudand Sever hundred and has been levied in respect of this instrument from Sri K. Pralohokan Redding on the basic of the agreed Market Value consideration of Ra 636000 (c. ....bern) higher than the consideration agreed Marke-

R.O. Uppal nea 2/11/08

and Collector U/S. 412 NDIAN TAMP

Hegistration Endorsement

An amount of 10. 2008 Nowards Stamp Dun Including Transport on ty and As. 3186/ towards Registration File were paid by the part, through Chair Receipt Nonder 831998 Dated 111/08... at SBH Habsiguda Branch Sectal

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5.B.H. Habsiguda A/c No. 01000050780 TAR.O. Uppel

E) The Vendee is desirous of purchasing a plot of land bearing no. 228, admeasuring 318 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 6,36,000/- (Rupees Six Lakhs Thirty Six and conditions:

# NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 228, admeasuring 318 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. 6,36,000/- (Rupees Six Lakhs Thirty Six 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. 54,060/- is paid by way of challan no. 831998, dated 61.11.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

FOR MEHTA & MODI HOMES

FOR MEHITA & MODI HOMES

Partner

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Page 3

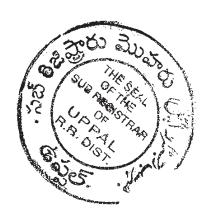
Partner

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### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 228, admeasuring about 318 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.	Plot No. 229
South	40' wide road
East ···	Plot No. 227
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:

**WITNESESS:** 

1.

War to

( Verkaltomana Rady )

2.

FOR MEHTA & MODE HAMES

Partner

(Soham Modi) VENDOR

For MEHTA & MODI HOMES

Partner (Suresh U Mehta)

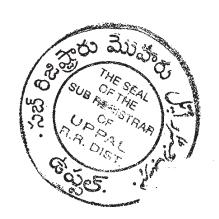
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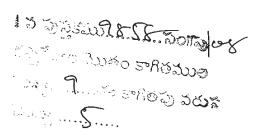
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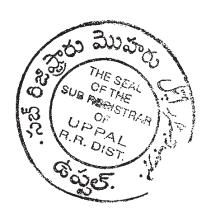


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EGISTRATION PL	AN SHO	DWING	PLOT NO. 228, FORMING A	PART		
N SURVEY NO.	291					Situated at
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/ENDOR:	M/S	. MEHTA 8	MODI HOMES, REPRESENTE	D BY ITS PA	ARTNERS	
	1. N	IR. SOHAN	MODI, SON OF SRI SATISH N	MODI		
	2. N	AR. SURES	SH U. MEHTA, SON OF LATE S	RI UTTAMLA	AL MEHTA	
BUYER:	MR	S. A. SUSI	EELA, WIFE OF MR. A. SUDHA	KAR		
REFERENCE: AREA: 318		CALE: Q. YDS.	INCL: SQ. MTRS.		EXCL:	
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			Plot No.229			
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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

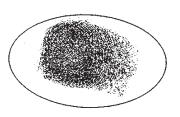




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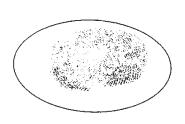
M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS

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





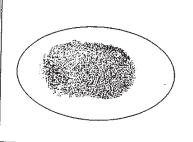
2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003





GPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 201/BK/IV/2006, Dt. 26.08.2006:

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. A. SUSEELA W/O. MR. A. SUDHAKAR R/O. 304, MAHALAXMI TOWERS SHIV BAGH AMEERPET HYDERABAD – 500 016

SIGNATURE OF WITNESSES:

1.

For MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

2.

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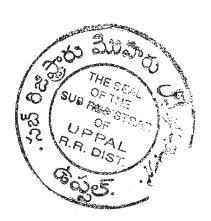
SIGNATURE OF THE EXECUTANTS

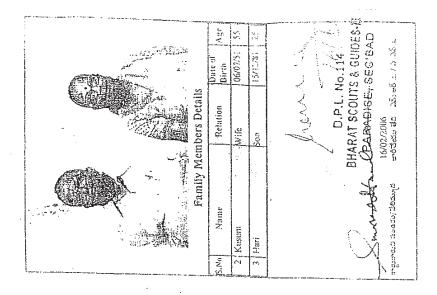
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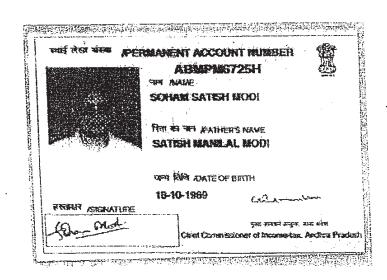
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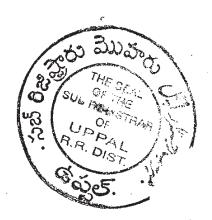


সাথকর বিদাস INCOME TAX DEPARTMENT PRABHAKAR REDDY K PADMA REDDY KANDI. 15/01/1974 Permanent Account Number AWSPP8104E





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winter act feder/Date of Expany

16/02/2009

U M turn /Place of Birth

07/01/1958

STATER /Date of Birth

7/02/2004

SUSEELA nglam Nationality ANNAVARAPU INDIAN

भारत गणराज्य REPUBLIC 0.5

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेशा की जाती है कि वे वाहक को बिना रोक-टोक, आज़ादी से आर्न-बाने दें, और उसे हर तरह की ऐसी सहायता और सुरसा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO 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 LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गुजराज्य के राष्ट्रपति के आदेश से दिया गया BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



W. NARAYANA कासनोर्ट अधिकारी For Passport Officer हैं राबाद/Hydersbed.

िता का काम्युक्तमञ्जूकी अधिकातक (Name of Pather/Legal Guardian

नद्भि कोह /Country Code GNI

AIGNI

GORTI SURAYYA

भारत का भाग /Name of Mother

GORTY ANNAPURNA

पति या परणी का भाग /Name of Spouse

ANNAVARAPU SUDHAKAR

E7570016

wardt w. /Passport Mo.

ura /Address

304 NAHALAKSHNI TOWERS

7-1-212/283 SHIV BAGH

AMEERPET HYDERABAD 500016

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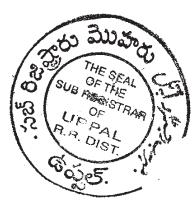
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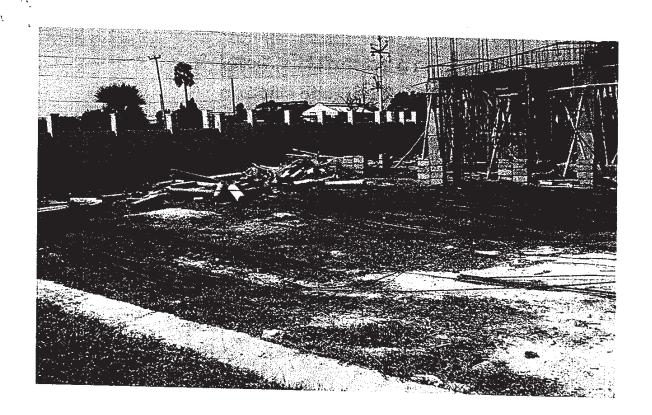
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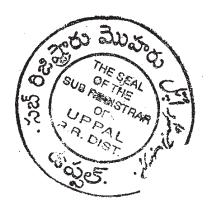
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ัมณ็-**ฮ์ล**ีกุล:หา



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