

(233)

G.S No. 13501

DOCT. No.

13479/2007

Secundrabad 13871

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH G. Padma Sree C 033174

G. PADMASREE

STAMP VENDOR L. No. 28/2007

5-103/2, Balaji Nagar Colony,

Nagaram (V) Keesara (M) R. R. Dist.

Under S.R.O. Shamirpet.

S. No. 4343 Date 20/11/2007 Rs. 50/-

Name G. Venkataiah

S/o. T. V. V. S. A. Rao

For Whom Mehta & Modi Homes

SALE DEED

This Sale Deed is made and executed on this the 13 day of December 2007 at Secunderabad by 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, S/o. Sri Satish Modi, aged about 37 years and Mr. Suresh U. Mehta, S/o. 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.)

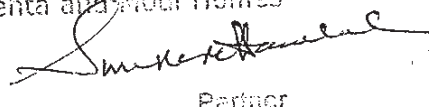
IN FAVOUR OF

1. MRS. TANUJA P. JHAVERI, WIFE OF MR. PRAKASH JHAVERI, aged about 39 years,
2. MR. PRAKASH JHAVERI, SON OF LATE MR. GOVIND DAS, aged about 44 years, residing 4-5-6, R. K. Estates, 4-2-79/80/A, Badichowdi, Hyderabad – 195, 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

ENDORSEMENT

Certificate that the following amounts have been paid in respect of this document:

I. Stamp Duty:

1. in the shape of stamp paper..... Rs. 100

2. in the shape of challan (U.S. Act. 1899)..... Rs. 36620

3. in the shape of cash (U.S. Act. 1899)..... Rs. —

4. adjustment of stamp duty U.S. Act. 1899, if any..... Rs. —

II. Transfer Duty: Hyderabad..... Rs. —

1. in the shape of stamp..... Rs. —

2. in the shape of cash..... Rs. —

III. Registration fee:

1. in the shape of challan..... Rs. 2000

2. in the shape of cash..... Rs. —

IV. User Charges:

1. in the shape of challan..... Rs. 100

2. in the shape of cash..... Rs. —

Sub-Registrar..... Total: Rs. 38860

సుబ్ రిజిస్ట్రార్, హైదరాబాద్..... 22వ తేది
1929 వ.శ.శా.నంబర్..... 22వ తేది
పగలు..... 12. మరియు..... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ..... K. Prabhakar Reddy.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోలోగ్రాఫులు
మరియు వీలిముద్రలతో సహా దాఖలుచేసి
తునుము తూ..... 20/4/06..... చెల్లించినారు.

Receipt No. 760/22..... Dt. 20/4/06
Office, Habisiguda Branch, Sec'bad

సాక్షి అవుతున్నట్లు ఒప్పుకొన్నది
ఎకతం బ్రాహ్మణులు



రూపించినది.

1. పాత...

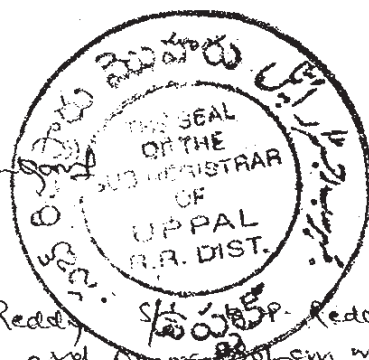
PAWAN S/o KRISHNA occ. Business
No Uppal H H 1111

2. కిరణ...

Kiran S/o. Venkateswara occ. Business
R/A. 101, Sri Sai Apts, Nagole, Hyderabad.

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

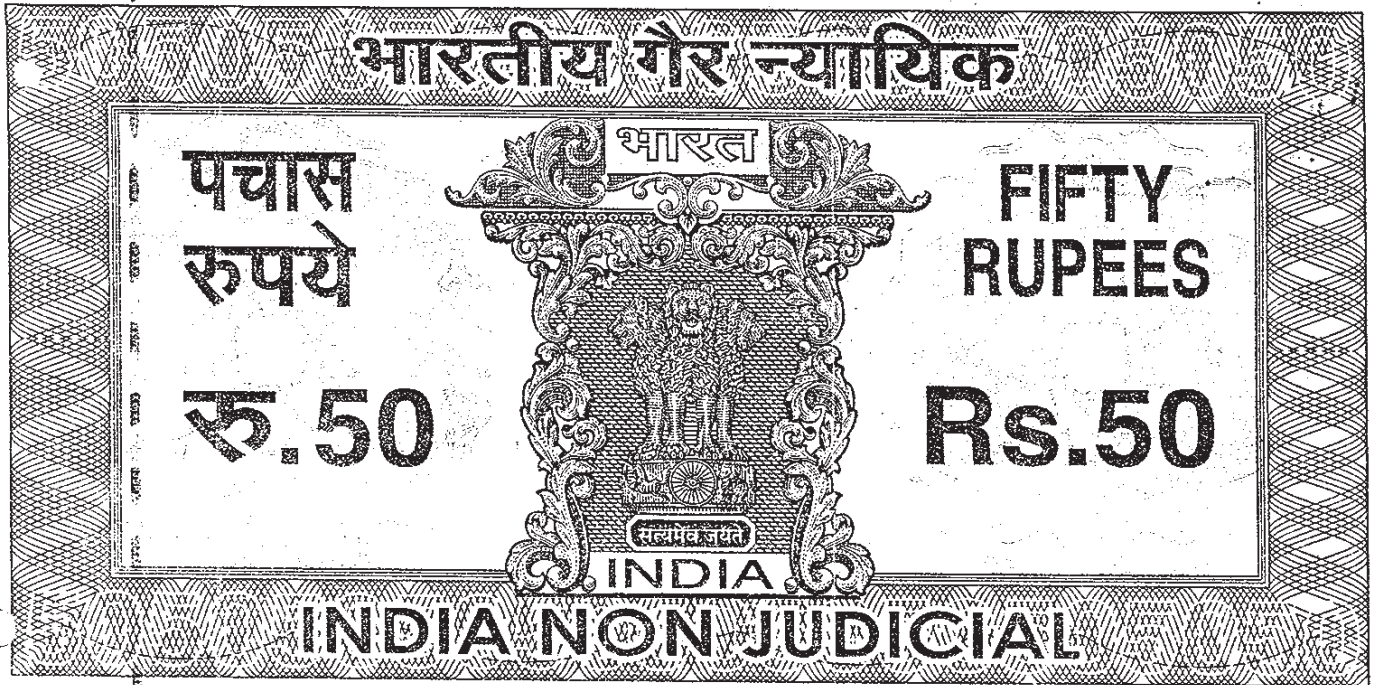
పబ్-రిజిస్ట్రారు



K. Prabhakar Reddy S/o P. Reddy occ. Service
c/o S-L-187/3 & 4, 2nd Floor, Modern mansion, M.G. Road
Sec'bad, through attested GPA for Presentation of document
vide GPA No. 201/25/06 at SRO, Uppal, R. R. Dist

200..7వ.సం||.....డి.సెం.బి.నెల.3వ తేది
192..9వ.శ.శా.నంబర్..... 22వ తేది.

పబ్-రిజిస్ట్రారు



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH G. Padma Sree C 033175
 4344 20/11/2007 501
 Name G. Padma Sree
 S/o. G. A. Rao
 For Whom Mehta & Modi Homes
 G. PADMASREE
 STAMP VENDOR D. No. 28/2007
 9-103/3, 3rd St. Nagar Colony,
 Nagarani (V) Raesera (A) R. N. Dist.
 Under S.R.O. Shamirpet.

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.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



1 వ పుస్తకము గురించి / స్థలాలు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....11...ఈ కాగితపు వరుస
సంఖ్య....2.....

సబ్-రజిస్ట్రారు

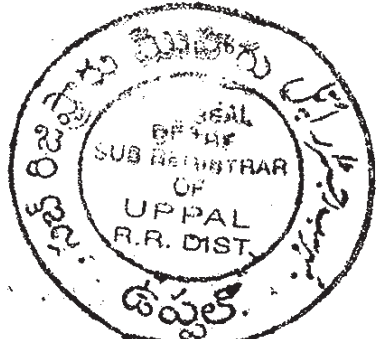
Endorsement Under Section 42 of Act II of 1864
No. 13429 of 2007 Date 13/12/07
I hereby certify that the proper deficit
stamp duty of Rs. 36.620 Rupees Thirty six Rupees
Six paise Twenty paise has been levied in respect of this instrument
from Sri. K. R. H. H. Reddy
on the basis of the agreed Market Value
consideration of Rs. 408000 being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
dated 13/12/07
[Signature]
Sub Registrar
and Collector U/S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 36.620 towards Stamp Duty
Including Transfer duty and Rs. 2040
towards Registration Fee was paid by the party
through Challan Receipt Number 760522
dated 13/12/07 at SBH Habsiguda Branch, Sec'bad.

G.B.H. Habsiguda
A/c No. 0100005078
S.R.O. Uppal



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.

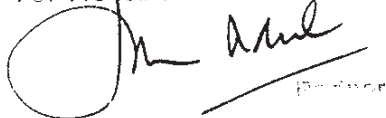
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.
- E) The Vendee is desirous of purchasing a plot of land bearing no. 233 admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,08,000/- (Rupees Four Lakhs Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

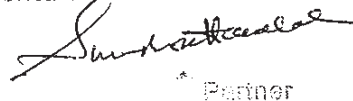
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 233 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. 4,08,000/- (Rupees Four Lakhs Eight 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

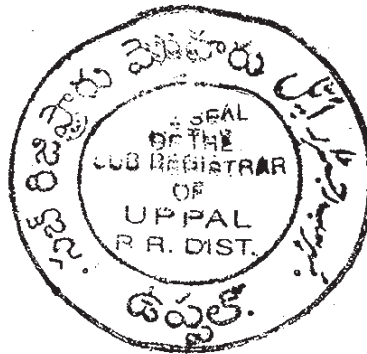

Partner

1 వ పుస్తకము 12499/సంగమ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...!!...ఈ కాగితపు వరుస
సంఖ్య...3.....

✓
సబ్-రిజిస్ట్రారు

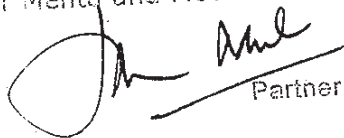
1 వ పుస్తకము సం॥ (కా.శ) పు... 12499/07
ఎంబరుగా రిజిస్టరు చేయబడి నెంబరు నిమిత్తం
గుర్తింపు నెంబరు 12499...1-2007 జవ్వడమైస
2007 సం॥ డిసెంబరు 13.....తేది

✓
రిజిస్ట్రారు అధికారి

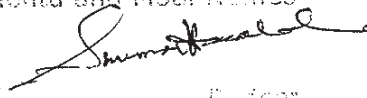


3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled 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. 38,760/- is paid by way of challan No. 760822, dated 13.12.07, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

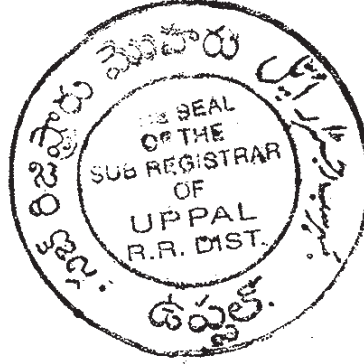

Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము/.....సర్గాలు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 233 admeasuring about 272 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. 234
South	Plot No. 232
East	Plot No. 222
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:

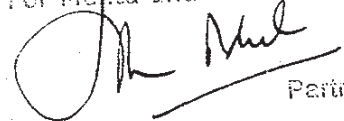
1.


Kiran

2.


P. S. Srinivas

For Mehta and Modi Homes

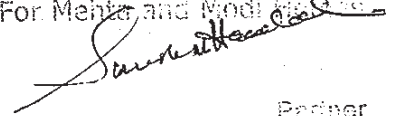


Partner

(Soham Modi)

VENDOR

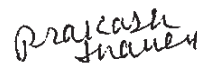
For Mehta and Modi Homes

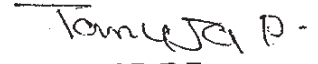


Partner

(Suresh U. Mehta)

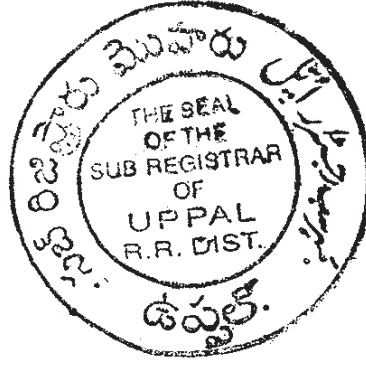
VENDOR


Praveesh Srinivas


T. S. Srinivas
VENDEE

1 వ పుస్తకము ద్వారా సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....!!...ఈ కాగితపు వరుస
సంఖ్య.....వ.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 233, 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: 1. MRS. TANUJA P. JHAVERI, WIFE OF MR. PRAKASH JHAVERI

2. MR. PRAKASH JHAVERI, SON OF LATE MR. GOVIND DAS

REFERENCE:**AREA:**

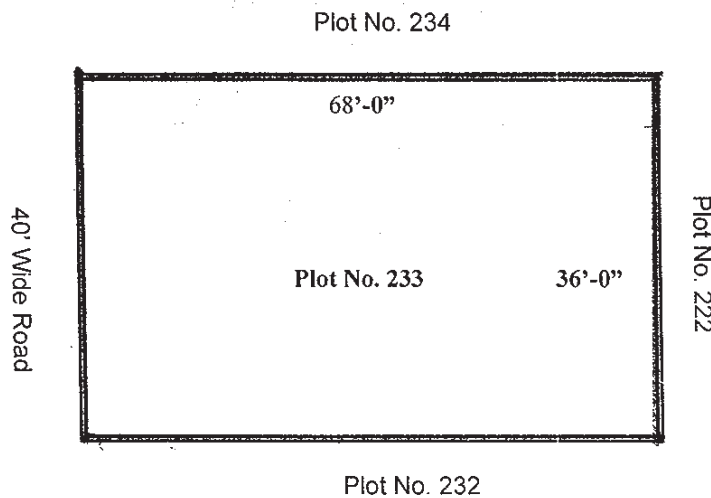
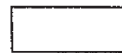
272

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

**EXCL:****WITNESSES:**

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

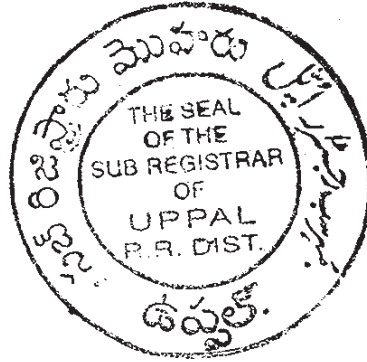
Prakash Jhaвери

Tanuja P.

SIG. OF THE BUYER

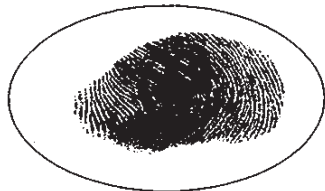
1 వ పుస్తకము. 1347 సి. సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...!!...ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు



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

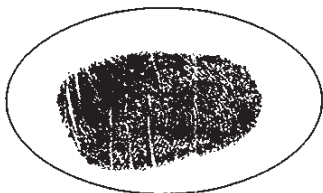


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



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:

1. MRS. TANUJA P. JHAVERI
W/O. MR. PRAKASH JHAVERI
R/O. 4-5-6, R. K. ESTATES
4-2-79/80/A, BADICHOWDI
HYDERABAD - 195.



2. MR. PRAKASH JHAVERI
S/O. LATE MR. GOVIND DAS
R/O. 4-5-6, R. K. ESTATES
4-2-79/80/A, BADICHOWDI
HYDERABAD - 195.

SIGNATURE OF WITNESSES:

1.
2.

[Handwritten signatures of witnesses]

For Mehta and Modi Homes

[Handwritten signature for Mehta and Modi Homes]

For Mehta and Modi Homes

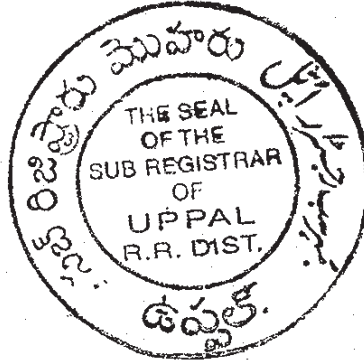
[Handwritten signature for Mehta and Modi Homes]

SIGNATURE OF THE EXECUTANTS

Tanuja P. Prakash Jhaveri

1 వ పుస్తకము. 1349. 1/1000
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.....!!..ఈ కాగితపు వరుస
సంఖ్య.....7.....

సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
DLDAPO11193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/18/24
JAISHAL GARDEN
AMBERPET
HYDERABAD

01/07/2002 DUPLICATE

Licensing Authority
RTO-HYDERABAD-EC

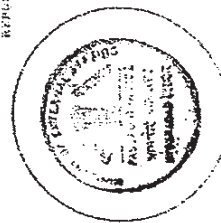


यह लाइसेंस भारत गणराज्य के प्रजासत्ताक के नाम पर एक एक ही प्रकार का है। यह लाइसेंस केवल भारत के नागरिकों के लिए ही जारी किया जा सकता है। और इसे एक एक ही तरीके से ही प्रयोग करना है।

THESE ARE THE QUALITIES AND CHARACTER OF THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHICH IT MAY CONCERN TO ALLOW THE CANDIDATE TO EXERCISE THE RIGHT OF CITIZENSHIP AND TO AFFORD HIM HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यह लाइसेंस केवल भारत के नागरिकों के लिए ही जारी किया जा सकता है। और इसे एक एक ही तरीके से ही प्रयोग करना है।

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



अधीक्षक/लैसिंग अधिकारी
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad

PERMANENT ACCOUNT NUMBER
ABMPM6725H
FATHER'S NAME
SOHAM SATISH MODI
FATHER'S NAME
SATISH MANILAL MODI
DATE OF BIRTH
18-10-1969

भारत गणराज्य REPUBLIC OF INDIA



IND B2791005
MODI
SOHAM SATISH MODI
INDIAN male 18-10-1969
MUMBAI
HYDERABAD
9-10-2000 8-10-2010

For Mehta and Modi

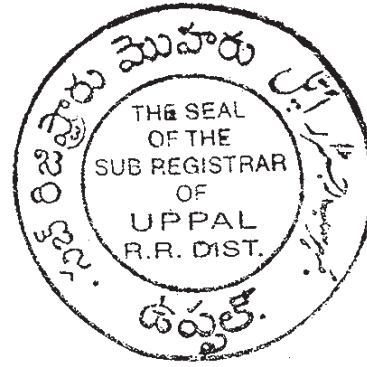
Partner

For Mehta and Modi

Partner

1 వ పుస్తకమున కెన్ని/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....!.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADUPJ1122F	
नाम /NAME	TANUJA PRAKASH JHAVERI	
पिता का नाम /FATHER'S NAME	RAM NARAYAN KHADAYTA	
जन्म तिथि /DATE OF BIRTH	10-12-1968	
हस्ताक्षर /SIGNATURE		
		मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

Tanuja P.

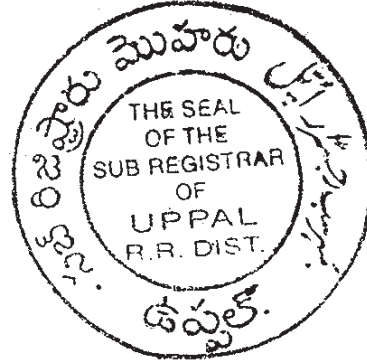
इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :

Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

1 వ పుస్తకము/3479/సంఖ్య,
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...!!!...ఈ కాగితపు వలె
సంఖ్య.....

పబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAKASH JHAVERI

GOVINDDAS

14/08/1964

Permanent Account Number

AINPJ0983G

Prakash Javeri
Signature



Prakash Javeri

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं: ३, सेक्टर ११, सीबीडी बेलपुर,
नवी मुंबई-४०० ६१४.

1 వ పుస్తకము/3429/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...1)...ఈ కాగితపు వరుణ
సంఖ్య...10.....

సబ్-రిజిస్ట్రారు

