

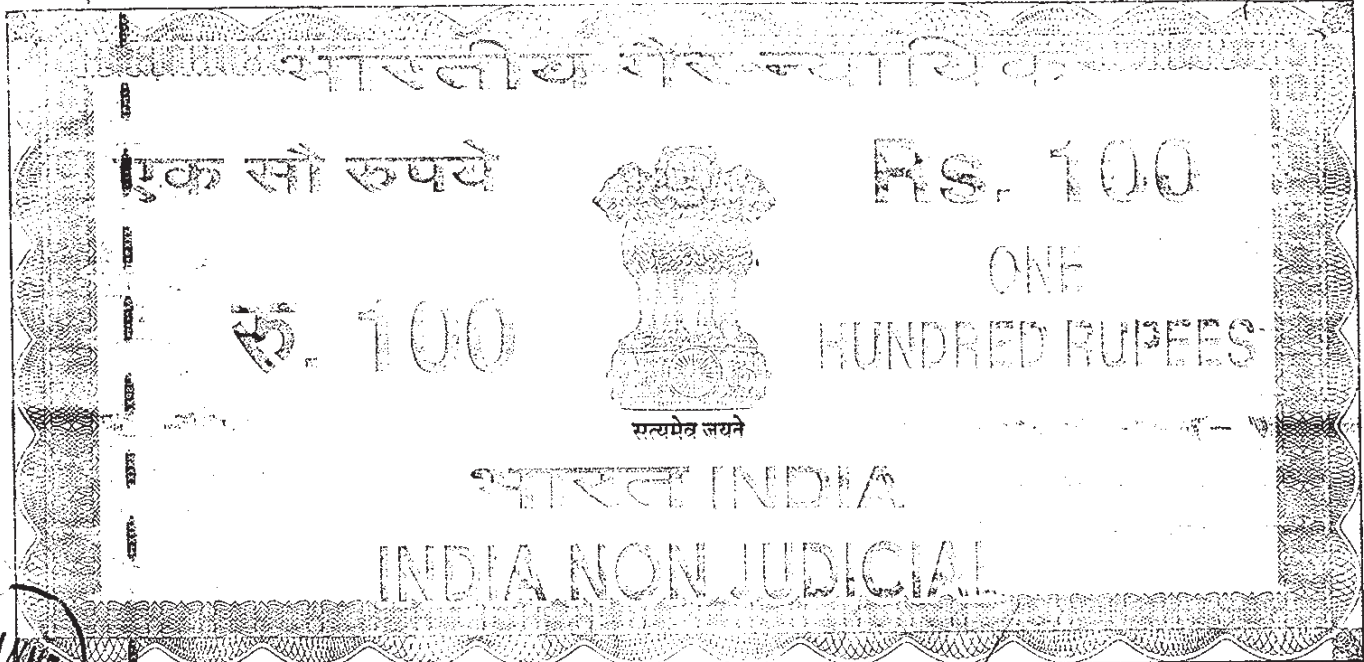
244

S No. 7073

No. 7066 2007

7240

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 352995

25592 26/06/2007
 M/S. MEHTA & MODI HOMES
 Managing Partners
 Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 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.)

K. Srinivas
 SVL No. 25/08. R.No. 11/2007
 City Civil Court
 SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 06th day of June 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, Son of Sri Satish Modi, aged about 37 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

1. MRS. M. RENUKA, W/O MR. M. V. RAMANA RAO, aged about 41 years,
2. MR. M. V. RAMANA RAO, SON OF MR. M. G. S. NARAYANA, aged about 45 years, Both are residing at 104, Annapurna Apartments, Lalithanagar, Hyderabad, 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

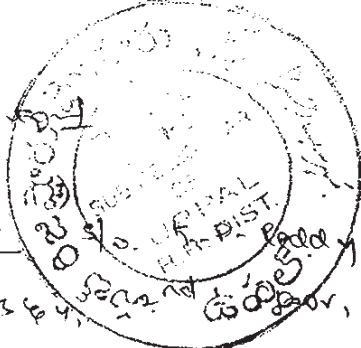
...వ పుస్తకము...
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు పరుస
 సంఖ్య...

16 APR 2007

సబ్-రిజిస్ట్రారు

1927 వ.శ.శా...
 1927 వ.శ.శా...
 పగలు...
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసిన
 రుసుము రూ॥ 17.00 / ... చెల్లించినారు.



Receipt No. 130299... DI... Vide
 SBH, Habsiguda Branch, Sec'bad.

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌవనవ్రేలు

శ్రీ...
 (1) S-4-187 / 344...
 M-G. Road, Sec'bad, through attested GPR
 for Presentation of documents, vide GPR
 No. 201/BK/06 of SRO, Uppal, R.R.D.



రూపొందినది.

1) Kinam. An Rammulu occ. Business R. Vittal
 Hyderabad

2) Krishna Murthy & Venkateshwar occ. Business
 2-3-64 / 10/24, Amberpet, Hyderabad

2007 వ.శ.శా...
 1927 వ.శ.శా...
 సబ్-రిజిస్ట్రారు

సబ్-రిజిస్ట్రారు

WHEREAS:

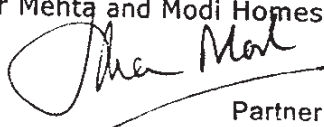
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule 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.

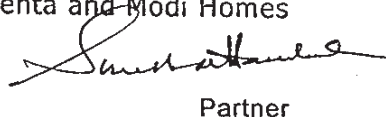
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 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

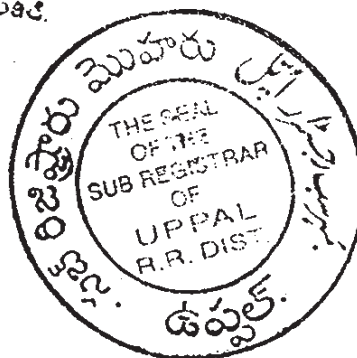

Partner

25/12/2021

Sub Registrar
and Collector U/S. 41 & 42
INDIAN STAMP ACT

An amount of Rs. 30500/- towards Stamp Duty
Including Transfer duty and Rs. 1700/- towards Registration Fee was paid by the party
through Challan Receipt No. 130289
dated 7/6/12 at SBI Main Branch, Secbad.

S.B.H. Mahalingada
A/c No. 01100650780
of S.R.O. Uppal



- E) The Vendee is desirous of purchasing a plot of land bearing no. 244 admeasuring 283 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 3,40,000/- (Rupees Three Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

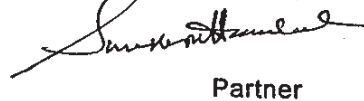
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 244 admeasuring 283 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. 3,40,000/- (Rupees Three Lakhs Forty 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. 32,295/- is paid by way of challan No. 130289, dated 11-06-07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

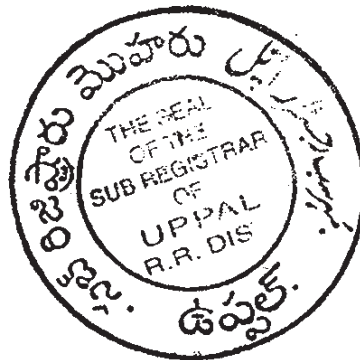

Partner

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

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు.....
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు.....1-2007 ఇవ్వడమైన
 2007 సం॥.....నెం॥.....

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 244, admeasuring about 283 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:

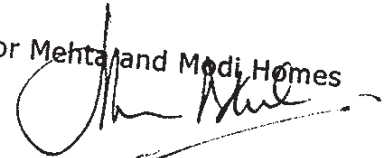
North	Plot No. 243
South	Plot No. 245
East	40' wide road
West	Plot No. 262

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:

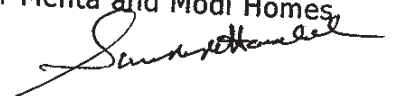
1. 
2. 
(Kishna muthu)

For Mehta and Modi Homes



(Soham Modi) Partner
VENDOR

For Mehta and Modi Homes



Partner
(Suresh U Mehta)
VENDOR

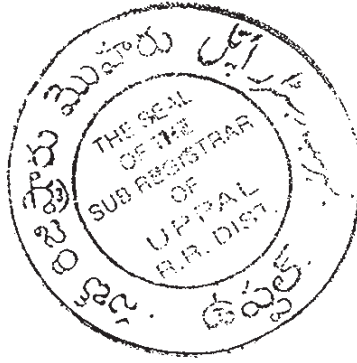




VENDEE

1 వ పుస్తకము 2.4.6.6/01
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య.....4.....

పవన్ రెడ్డి



REGISTRATION PLAN SHOWING

PLOT NO. 244, 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. M. RENUKA, W/O MR. M. V. RAMANA RAO

2. MR. M. V. RAMANA RAO, SON OF MR. M. G. S. NARAYANA

REFERENCE:**AREA:**

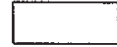
283

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

**EXCL:**

Plot No. 262

Plot No. 243

10'-8"

36'-0"

Plot No. 244

11'-0"

Plot No. 245

40' wide road



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner**WITNESSES:**

1.

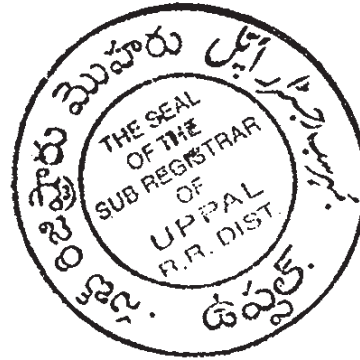
2.

SIG. OF THE VENDOR

SIG. OF THE BUYER

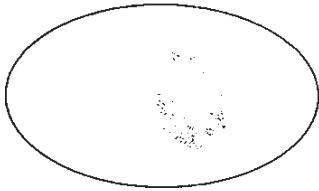
1 వ పుస్తకము 7.9.6 నా
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 7 ఈ కాగితపు వరుస
 సంఖ్య 5

పబ్-రిజిస్ట్రార్



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

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

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

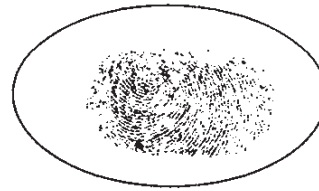


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3&4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



BUYER:

1. MRS. M. RENUKA
W/O MR. M. V. RAMANA RAO
R/O. 104, ANNAPURNA APARTMENTS
LALITHANAGAR
HYDERABAD.



2. M. V. RAMANA RAO
S/O. MR. M. G. S. NARAYANA
R/O. 104, ANNAPURNA APARTMENTS
LALITHANAGAR
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

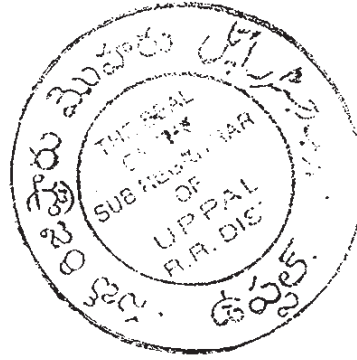
For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 20661
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు పరుస
సంఖ్య 6

మన-రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
No. 64/10/24

K. PADMA REDDY
JATISMAL GARDEN
AMBERPET
HYDRABAD

DRIVER'S LICENCE
No. 64/10/24
K. PADMA REDDY
JATISMAL GARDEN
AMBERPET
HYDRABAD



PERMANENT ACCOUNT NUMBER
ABMPM672SH
SOHAM SATISH MODI
PO HYDERABAD
CA. 11 MANILAL MODI

भारत गणराज्य REPUBLIC OF INDIA



IND B2791005
MODI
SOHAM SATISH MODI
INDIAN male
MUMBAI
PO HYDERABAD
9-10-2000

For Mehta and Modi Homes

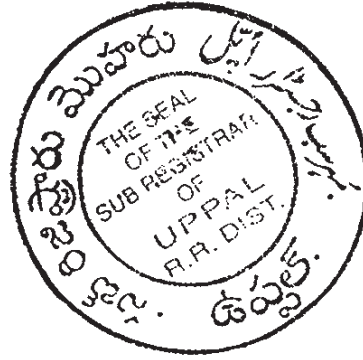
Mehta Modi
Partner

For Mehta and Modi Homes

Sumant Modi
Partner

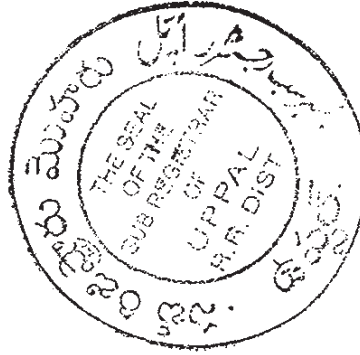
1 వ పుస్తకము.....
దస్తావేజుల మొత్తం కాగితము
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్లికేషన్



1 న పుస్తకము 2066/10
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... 9 ఈ కాగితపు పరుస
సంఖ్య..... 8

పబ్-రిజిస్ట్రార్



1 వ పుస్తకము... 6 కుంభా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 9.....

పబ్లికేషన్

