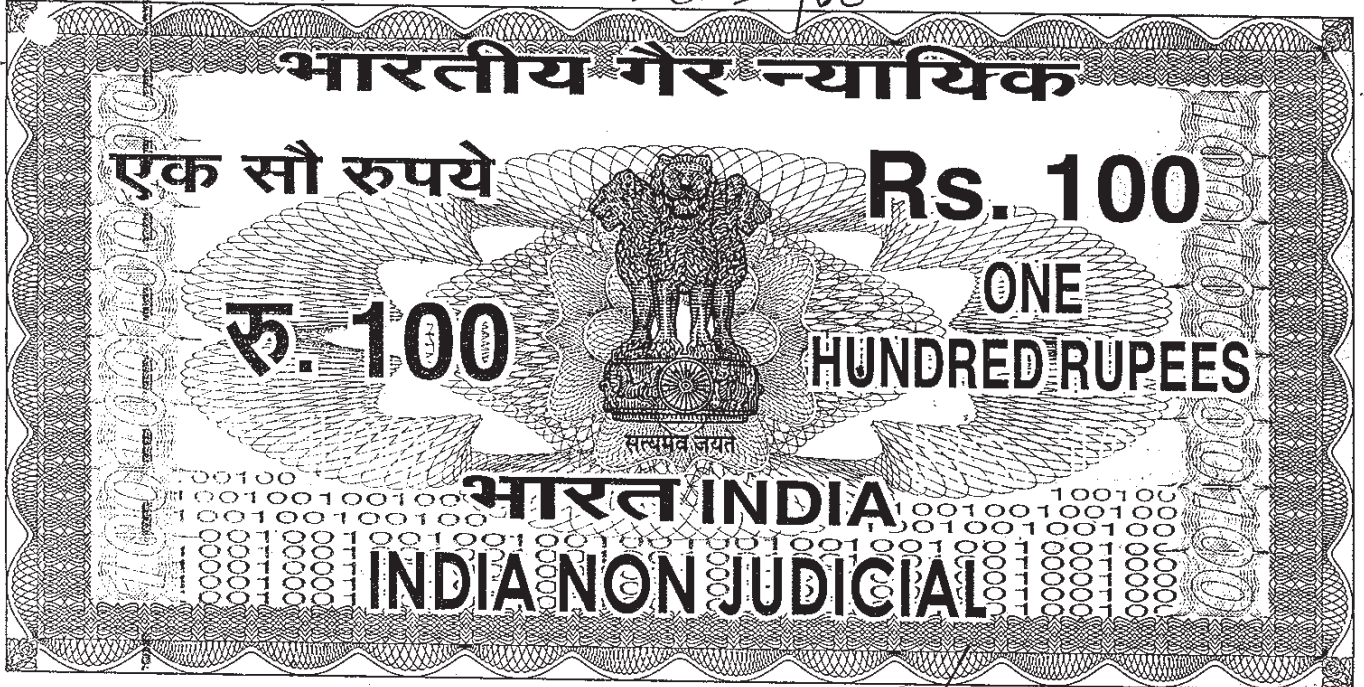


Ce.20295

20258/06

Att no: 20764



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 114994

7156 06/12/2006 100/-
D. Phani Kumar
D. N. Murthy
Mehta & Modi Homes

K. SRINIVAS
S.V.L. No. 26/98, R.No. 39/200-
City Civil Court,
SECUNDERABAD



SALE DEED

This Sale Deed is made and executed on this the 22 day of December 2006 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 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

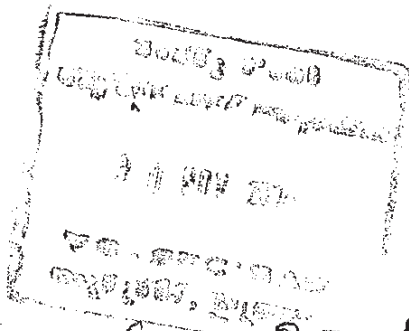
1. MR. JANDHYALA VENKATA DAKSHINA MURTHY, SON OF MR. J. L. KANTA RAO, aged about 53 years, residing at 401, Gayathri Apartments, 1-1-538, Annex to Balaji Towers, Gandhinagar, Hyderabad – 500 080, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



వే పుస్తకము 2006 వ.సం॥
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రెజిస్ట్రారు

2006 వ.సం॥ 21/12/06 వ.తేది

192 వ.సం॥ శా.శా.త్రా.మాసము! వ.తేది

పగలు.....మరియు.....గంటల మధ్య

ఉప్పల్ సబ్-రెజిస్ట్రారు అఫీసులో

శ్రీ K. P. Raghavakrishna Reddy

రెజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను

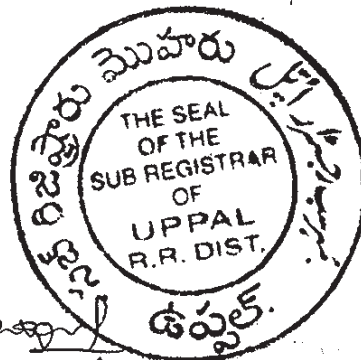
అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు

మరియు పేరిముద్రలతో సహా దాఖలుచేసి

రుసుము రూ॥ 1440/- చేల్లింపినారు.

Receipt No. 148016 Dt. 21/12/06 -

SBH, Habsiguda Branch, Sec'bad



నాకు లుచ్చినట్లు ఒప్పుకొన్నాడు
ఎడమ త్రావనపైలు

శ్రీ K. P. Reddy o/c: Sec'bad
C/O S.H. 187/3 & 4, 2nd floor, Soham mansion
M. G. Road, Sec'bad, through attested GPR
for Presentation of Documents, vide o/c.
No. 201/3K/06 at Sec, Uppal.



సహాయక రిజిస్ట్రారు

1) J. L. Anupurna w/o J. V. Deekshina Murthy, 1-1-538, Gayathri
Apartments, flat #401, Gandhinagar, Hyd.

2) P. Mahalakshmi Devi w/o. P. Gopala Krishna, R/o. H.No. 3330,
ordinance factory, Yeddu mailana Medak Dist.

2006 వ.సం॥ 21/12/06 వ.తేది
192 వ.సం॥ శా.శా.త్రా.మాసము! వ.తేది.

సబ్-రెజిస్ట్రారు

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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

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

పబ్-రిజిస్ట్రారు

Endorsment Under Section 42 of Act II of 1864
No. 20258 of 2006 Date 22/12/06

I hereby certify that the proper deficit
stamp duty of Rs. 25820 Rupees Twenty five thousand -
eight hundred twenty 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. 25000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Sub Registrar
and Collector U.S. 41&4
INDIAN STAMP ACT

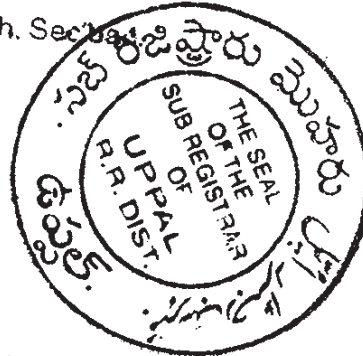
Registration Endorsement

An amount of Rs. 59460/- towards Stamp Duty
including Transfer duty and Rs. 1440/-
towards Registration Fee was paid by the party
through Challan Receipt Number 106015
Dated 21/12/06 at SBI Habsiguda Branch, Sec...

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

NOTE: Construction Agreement filed
along with this sale deed for
Rs. 185500/- and Stamp duty
Paid Rs. 18550/- Dt. 22/12/06.

SUB REGISTRAR



- 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 15.02.06.
- E) The Vendee is desirous of purchasing a plot of land bearing no.247 admeasuring 288 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,88,000/- (Rupees Two Lakhs Eighty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

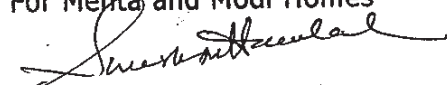
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 247 admeasuring 288 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.2,88,000/- (Rupees Two Lakhs Eighty Eight Thousand Only)
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. 61,000/- is paid by way of challan No. C-108018 dated 21.12.06 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

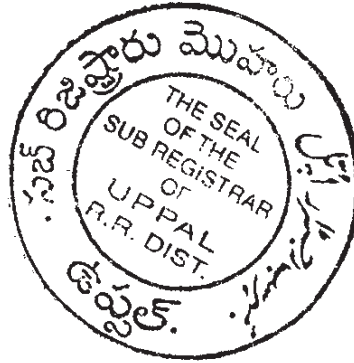

Partner

1 వ పుస్తకము 2017-18 ఫిబ్రవరి,
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....7....ఈ కాగితపు వరుస
సంఖ్య....3.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు 2017-18/01
నింబరుగా రిజిస్టరు చేయబడి స్థానికు నిమిత్తం
గుర్తింపు నింబరు.....1-200 (ఇవ్వడమైన
200 సం॥ గె.డి.నెల.....22 తేది

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 247 admeasuring about 288 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. 246
South Plot No. 248
East 40' wide road
West Plot No. 265

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. J-L. Amapurna

2. P. Mahalaxmi Devi

For Mehta and Modi Homes

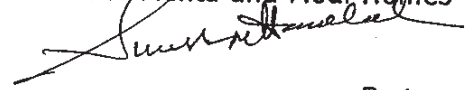


(Soham Modi)

Partner

VENDOR

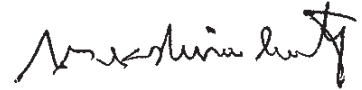
For Mehta and Modi Homes



(Suresh U Mehta)

Partner

VENDOR



VENDEE

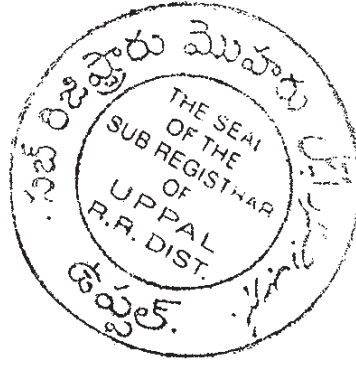
1 వ సుస్థకము 2025/2026

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 7... ఈ కాగితపు పరుస

పంఖ్య... 4...

పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 247, 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. JANDHYALA VENKATA DAKSHINA MURTY, SON OF MR. J. L. KANTA RAO**REFERENCE:**
AREA:

288

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

Plot No. 265

Plot No. 246

72'-1"

36'-0"

Plot No. 247

40' wide road

Plot No. 248

N
↑**WITNESSES:**

1. J. L. Anapurna

2. P. Mahabesni Devi

For Mehta and Modi Homes

Partner

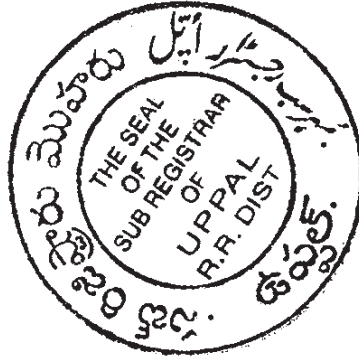
For Mehta and Modi Homes

Partner

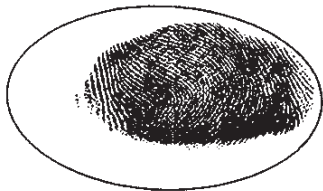
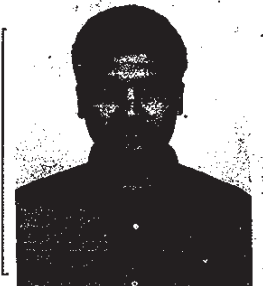
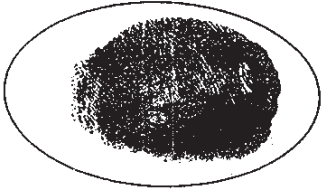
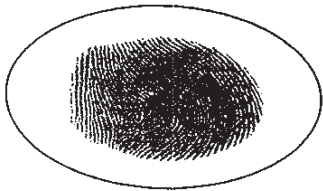
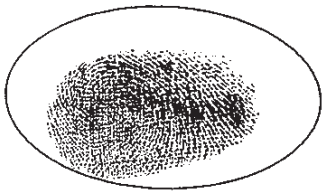
SIG. OF THE VENDOR**SIG. OF THE BUYER**

1 వ పుస్తకము. 2000. 2001. 2002.
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....


పబ్-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
			<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, 3RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 003.
			<u>BUYER:</u> MR. JANDHYALA VENKATA DAKSHINA MURTHY S/O. MR. J. L. KANTA RAO R/O. 401, GAYATHRI APARTMENTS 1-1-538, ANNEX TO BALAJI TOWERS GANDHINAGAR HYDERABAD - 500 080.

SIGNATURE OF WITNESSES:

1. J. L. Anupurna
2. P. Mahalaxmi Devi

For Mehta and Modi Homes

[Signature]
Partner

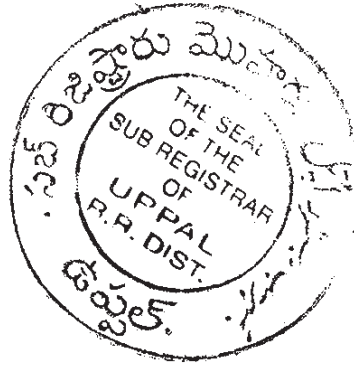
For Mehta and Modi Homes

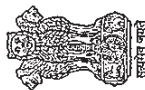
[Signature]
Partner
SIGNATURE OF EXECUTANTS

[Signature]

1 వ పుస్తకము 2 వ పుస్తకము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....6

పబ్లికేషన్

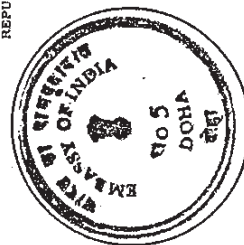




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से विनम्र
इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वास्तव में बिना रोक-टोक,
आवांती से आने-जाने हे, और उसे हर तरह की ऐसी सहायता और सुलझा प्रदान करें
जिसकी उसे आवश्यकता हो।

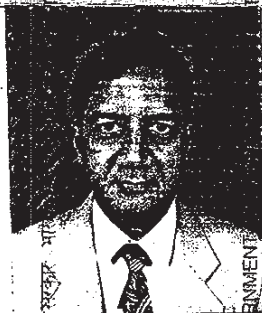
THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY
CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LETTING
HINDERANCE AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

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



(Signature)
(H. CHANDRA)
Attaché (Cons & Lab)
Embassy of India
Doha (Qatar)

भारत गणराज्य REPUBLIC OF INDIA



टाइप /Type	राष्ट्रीय कोड /Country Code	पासपोर्ट नं. /Passport No.
	IND	Z 1405298
उपनाम /Surname	JANDHYALA VENKATA	
दिये गये नाम /Given Names	DAKSHINA MURTY	
राष्ट्रियता /Nationality	लिंग /Sex	जन्मतिथि /Date of Birth
INDIAN	M	20 DEC 1952
जन्म स्थान /Place of Birth	VIJAYAWADA, A.P	
जारी करने का स्थान /Place of Issue	DOHA	
जारी करने की तिथि /Date of Issue	समाप्ति की तिथि /Date of Expiry	
20.02.2003	02.08.2010	

(Signature)

(F)

1 వ పుస్తకమునికొకచోదము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...గి...ఈ కాగితపు వరుస
సంఖ్య.....

పబ్లి-రిజిస్ట్రార్

