

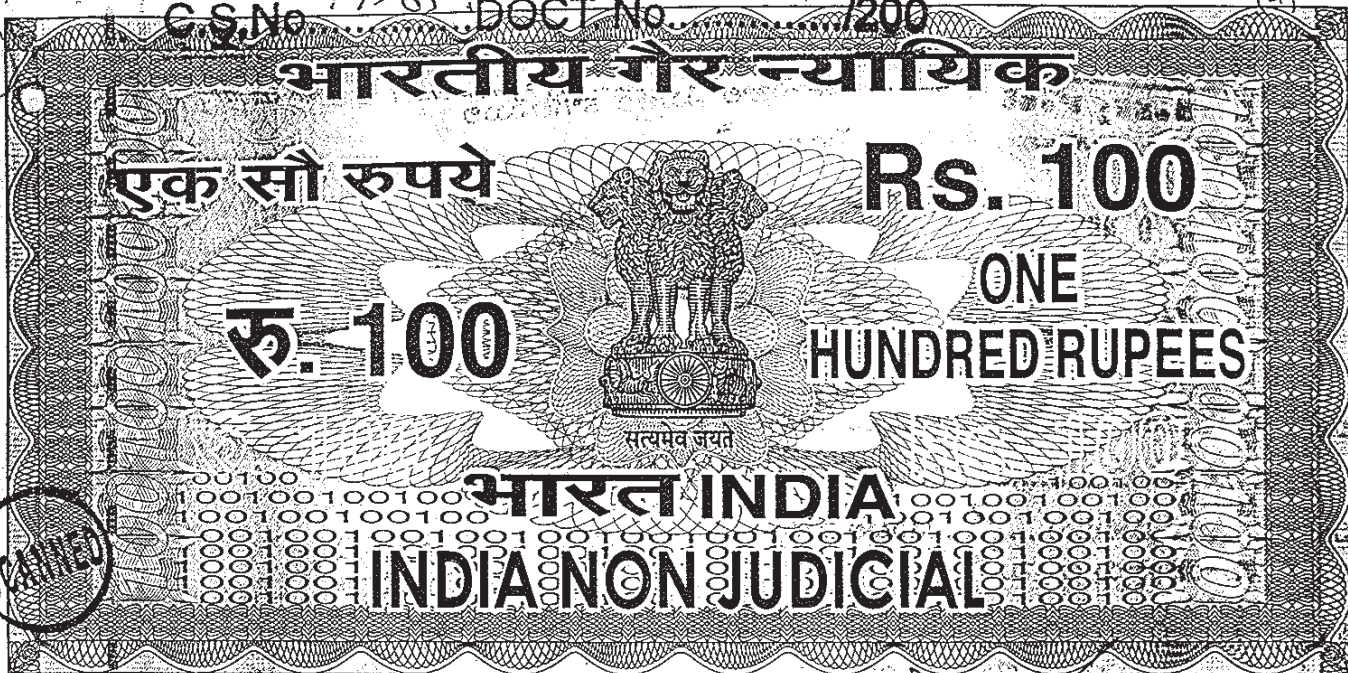
249

19231/01

1978

C.S.No 19265 DOCT No 1200

249



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

D 418860

Sl. No. 98323

Date 23/11/2006

Rs. 100/-

Name

D. Phani Kumar

S/o

D. S. Murthy

For whom

Mehta & Modi Homes

A. RAGHUNATH

STAMP VENDOR

S.V.L.No. 15/00, R.No. 36/2005

Shed No. 2-12-85,

Marredpally, Secunderabad

SALE DEED

This Sale Deed is made and executed on this the 30th day of November 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

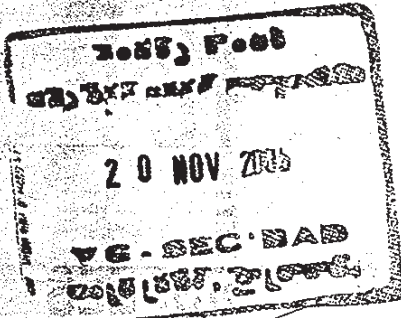
1. MR. A. K. MOHAN, SON OF MR. A. R. K. RAO, aged about 47 years,
2. MRS. A. USHA, WIFE OF MR. A. K. MOHAN, aged about 43 years, Both are residing at Plot No. 81, Amar Jyothi Bhavan Enclave, Secunderabad – 500 011, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



వ పుస్తకము... 1.1.1.1. సం॥ పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

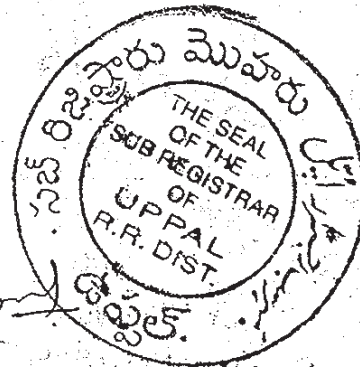
సం॥ వ సం॥... నెల... తేది
192... వ.శా.శా... మాసము... తేది
పగలు..... మరియు..... గంటల మధ్య
కప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...
3జిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥ 1450/- చెల్లించినారు.

Receipt No. 104/138... Dtd. 12/10/10 Vide
SBH, Habsiguda Branch, Sec'bad
వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బొటనపైలు



రూపించినది.



శ్రీ... S/o. K.P. Reddy occ. Seneie
2nd floor, Soham Mansions
M. G. Road, Sec'bad, through attested GPR
for Presentation of Documents. vide Doc. no.
201/BR/106 of 120, Uppal.

①

Ravinder S/o. Krishnam Raju occ. Business
R/o. 2-3-64/10/24, Amberpet, Hyd.

②

40 Rama Krishna occ. Business
R/o. 11-40 3-4/3/3/2 Uppal R.R. Dist.

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

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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము..1923..స్థానం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు చరుస
సంఖ్య.....2

సబ్ రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1864
No. 1923/.....of 2006. Date. 19/2/12/08

I hereby certify that the proper deficit
stamp duty of Rs. 2600/- Rupees. Twenty
Six thousand only
has been levied in respect of this instrument
from Sri. P. Perabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 29000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

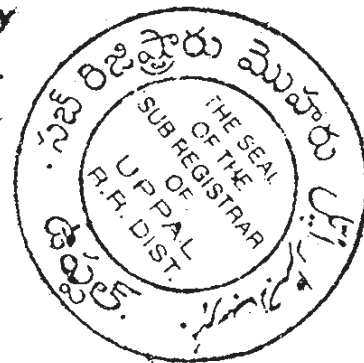
Dated 6/12/06

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

Registration Endorsement

An amount of Rs. 2600/- towards Stamp Duty
Including Transfer duty and Rs. 1450/-
towards Registration Fee was paid by the party
through Challan Receipt Number 104-138
Dated 6/12/06 at SBI Habsiguda Branch Sec 43

B.B.H. Habsiguda
A/c No. 01000050783
S.R.O. Uppal



- 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.249 admeasuring 290 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,90,000/- (Rupees Two Lakhs Ninety Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

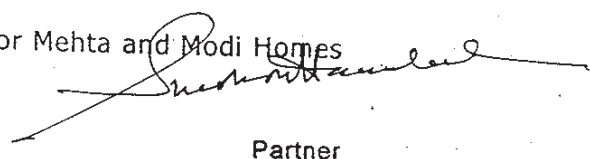
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 249 admeasuring 290 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.2,90,000/- (Rupees Two Lakhs Ninety 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. 27,550 /- is paid by way of challan No. C-104138 dated 06.12.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

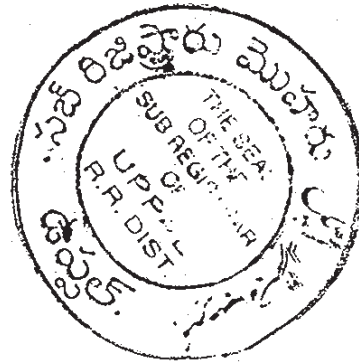

Partner

1 వ పుస్తకము./9.23.1/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....1...ఈ కాగితపు వరుస
సంఖ్య.....3

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.4) పు.9.23.1/06
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు..9.23.1-1-2006 ఇవ్వడమైన
200 సం॥ డి.ఎం.ఎస్.ల...6.....శీర్షిక

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 249 admeasuring about 290 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.248
South	Plot No.250
East	40' wide road
West	Plot No.267

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: For Mehta and Modi Homes

WITNESS:

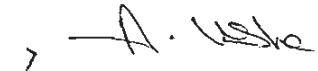
1. 
2. 


Partner
(Soham Modi)

VENDOR
For Mehta and Modi Homes

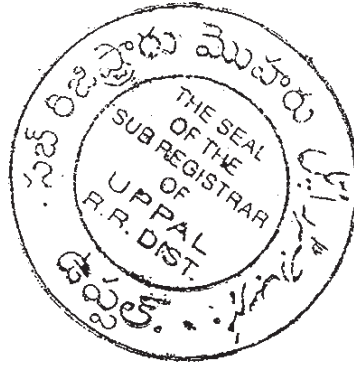

Partner
(Suresh U Mehta)
VENDOR


VENDEE


A. V. S. R.

1 వ పుస్తకము 19.251/సంగమ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య.....4.....

పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 249, FORMING A PART

IN SURVEY NO. 291**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.**VENDOR:** 1. MR. SOHAM MODI, SON OF SRI SATISH MODI

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

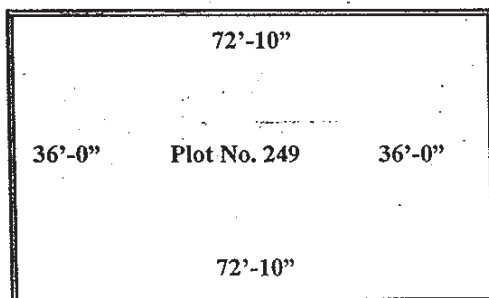
BUYER: 1. MR. A. K. MOHAN, SON OF MR. A. R. K. RAO

2. MRS. A. USHA, WIFE OF MR. A. K. MOHAN

REFERENCE:
AREA: 290**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Plot No. 267

Plot No. 248



40' wide road

Plot No. 250

N
↑

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner**WITNESSES:**

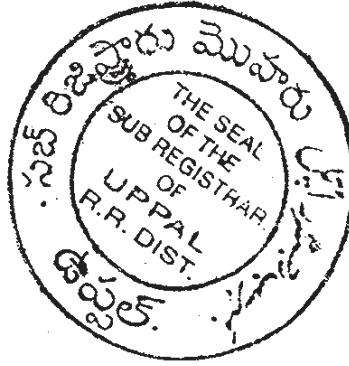
1.

2.

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

1 వ పుస్తకము. 1922/సం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....


~~సబ్ రిజిస్ట్రారు~~



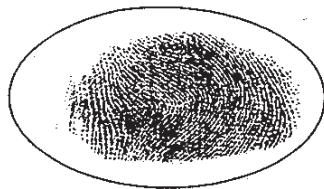
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

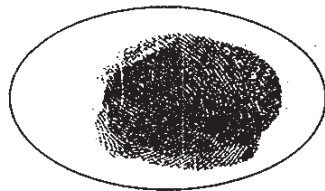
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



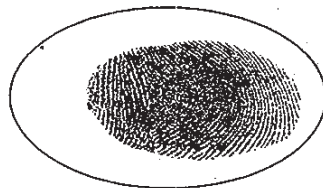
VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III 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, 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.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

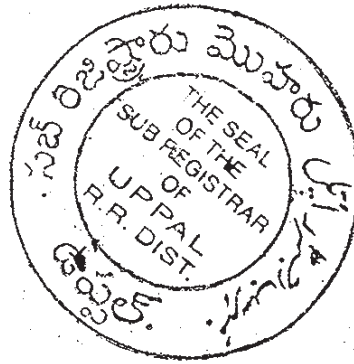
Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS

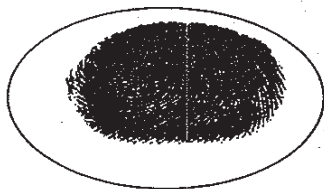
1. వ పుస్తకము. 19.3.31/సం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 6...

పబ్-రెజిస్ట్రారు



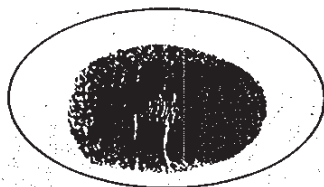
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



PURCHASER:

1. MR. A. K. MOHAN
S/O. MR. A. R. K. RAO
R/O. PLOT NO. 81
AMAR JYOTHI BHAVAN ENCLAVE
SECUNDERABAD - 500 011.



2. MRS. A. USHA
W/O. MR. A. K. MOHAN
R/O. PLOT NO. 81
AMAR JYOTHI BHAVAN ENCLAVE
SECUNDERABAD - 500 011.



REPRESENTATIVE:

K. SATYANARYANA
S/O. K. NARASIMHA CHARI
R/O. 1-8-185, 1ST FLOOR
CHIKADPALLY
HYDERABAD - 500 020.

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.

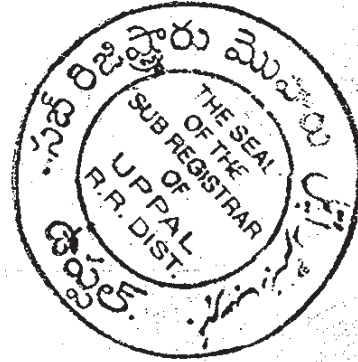
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Satyanaryana, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

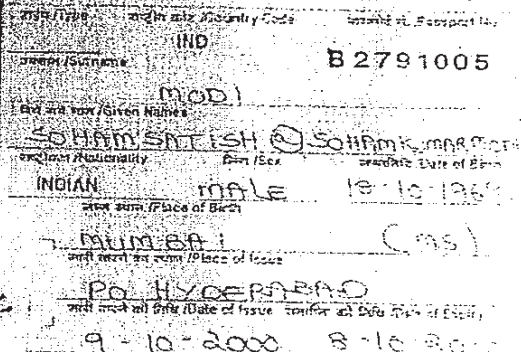
Signature of the Representative

Signature(s) of BUYER(s)

1 వ పుస్తకము/9.2.31..స్థానం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఇ.....ఈ కాగితపు వరుస
సంఖ్య.....

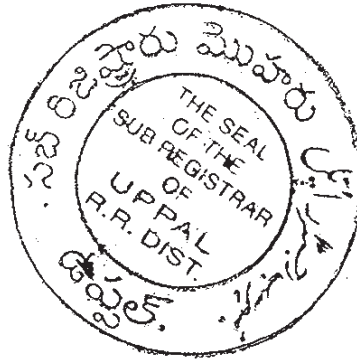
సబ్-రిజిస్ట్రార్.





1 వ పుస్తకము/91.91.1.సంగం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....91...ఈ కాగితపు వరుస
సంఖ్య.....8

పత్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDP01612692003

K SAKHARAYANA
K KANDAM CHARI
23-24-25, KANDAMRAJU S
MUTYALAKSHI

VIJAYAWADA

10/01/2003

DUPLICATE

RTA VIJAYAWADA

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	MC	01/12/2015
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	78311995	
<u>Original LA.</u>	RTA VIJAYAWADA	
<u>DOB</u>	30/01/1972	
<u>Blood Gr.</u>	X	
<u>Date of 1st Issue</u>	02/12/1995	

1వ పుస్తకము. గి. రి. డి. / సంగం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఇ... ఈ కాగితపు వరుస
సంఖ్య..... ఇ.....

పబ్-రిజిస్ట్రారు

