

251

C.S No. 2670

DOCT. No.

2685/07

1200

(5)

A42734



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 646543

LEELA G. CHIMALG!

STAMP VENDOR

No. 02/2007

5-4-76/A, Cellar, Ranigum

SECUNDERABAD-500 003

No. 2023 Date 22/2/07 Rs. 100/-

for Whom D. Phani Kumar

for Whom D. N. Murthy

for Whom Mehta & Modi Homes

SALE DEED

This Sale Deed is made and executed on this the 24 day of February 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, II 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

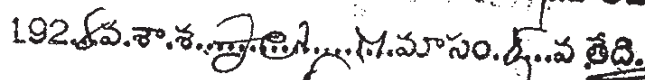
1. MR. PRAVEEN KUMAR KROVVIDI, SON OF MR. RADHAKRISHNA, Aged about 33 years,
2. MRS. SUMA WIFE OF MR. PRAVEEN KUMAR KROVVIDI, aged about 33 years, Both are residing at 6-5-305/2, Plot No. 11, Phase V, MIG II, Self Finance Colony, Vanasthalipuram, Hyderabad - 500 070, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

Partner



WHEREAS:

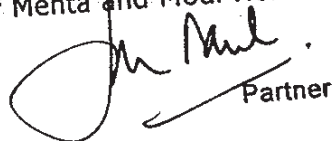
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

1 వ పుస్తకము 2655/107

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 9... ఈ కాగితపు వరుస

సంఖ్య 2.....

పల్-రిజిస్ట్రార్

Instrument Under Section 42 of Act of 1908
No. 2655 of 2007 Date 24/2/07

I hereby certify that the proper deficit
stamp duty of Rs. 46520/- Rupees
five hundred and 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. 515000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

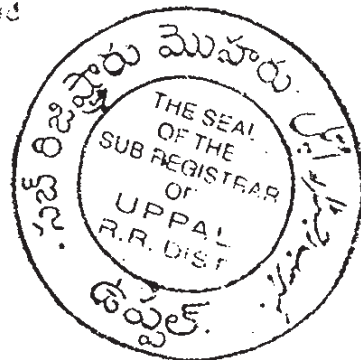
Dated 24/2/07

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

Registration Endorsement

An amount of Rs. 46520/- Towards Stamp Duty
including Transfer duty and Rs. 2530/-
towards Registration Fee was paid by the party
through Challan Receipt Number 191971
Dated 24/2/07 at S.R.O. Habsiguda Branch Secbad

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



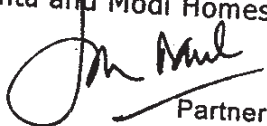
E) The Vendee is desirous of purchasing a plot of land bearing no. 251 admeasuring about 431 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 5,18,000/- (Rupees Five Lakhs Eighteen Thousand Only) and the Vendor is desirous of selling 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. 251 admeasuring 431 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is hereinafter 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. 5,18,000/- (Rupees Five Lakhs Eighteen 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.

Stamp duty and Registration amount of Rs. 49305/- is paid by way of challan no. 3191971, dated 24.02.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము సం॥ (కా.శ) పు. 2665/27

ఉస్మావేజుల మొత్తం కాగితముల

సంఖ్య 91 ఈ కాగితపు వరుస

సంఖ్య 2

పద్-రిజిస్ట్రారు

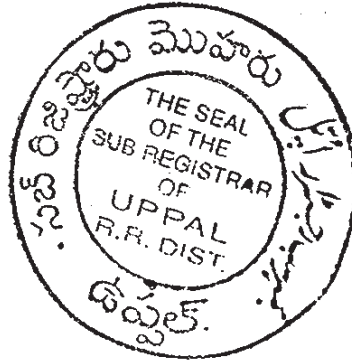
1 వ పుస్తకము సం॥ (కా.శ) పు. 2665/27

నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 2665/27-I-2007 ఇవ్వడమైన

2007 సం॥ మొదటి వారి 24 తేది

రిజిస్ట్రారు ఆధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 251, admeasuring about 431 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	40' wide road
South	100' wide road
East	Plot No. 252
West	Open land

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. *R. Rambhadr*

2. *K. Sridhar*

For Mehta and Modi Homes

John Paul
Partner

VENDOR

For Mehta and Modi Homes

Suresh Kumar
VENDOR Partner

K. R. K.
Sumit

VENDEE

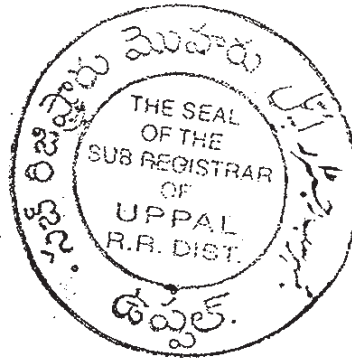
1 వ పుస్తకము 264-5-107

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య...9.....ఈ కాగితపు నమూనా

సంఖ్య...0.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 251, FORMING A PART

IN SURVEY NOS.

291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.**VENDOR:**

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

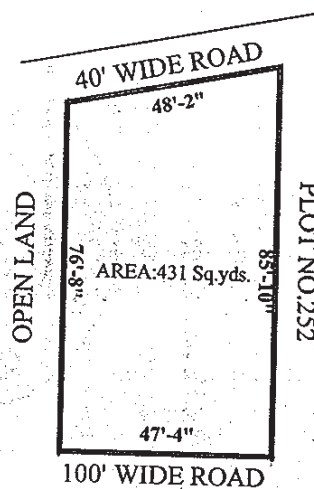
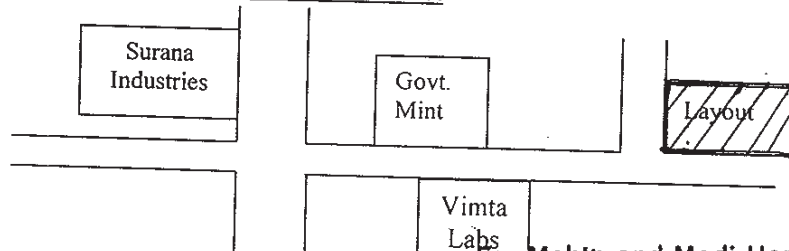
VENDEE:

1. SRI PRAVEEN KUMAR KROVVIDI, SON OF SRI RADHAKRISHNA

2. SMT. SUMA, WIFE OF SRI PRAVEEN KUMAR KROVVIDI

**REFERENCE:
AREA:**

431

**SCALE:
SQ. YDS.****INCL:
SQ. MTRS.****EXCL:****LOCATION PLAN****WITNESSES:**1. *R. R. Ramesh*2. *J. Sridhar***For Mehta and Modi Homes***Oh. Mehta*

Partner

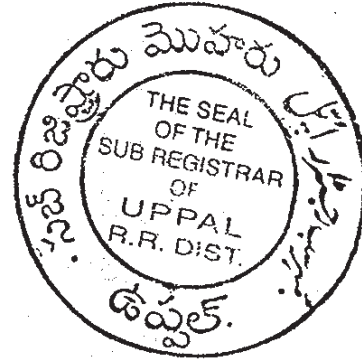
For Mehta and Modi Homes*Suma*

Partner

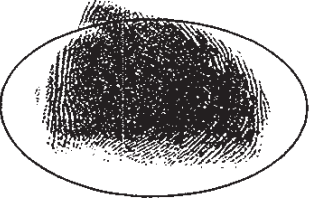
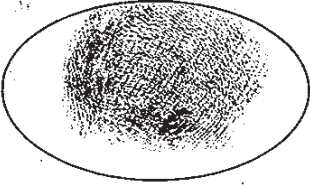
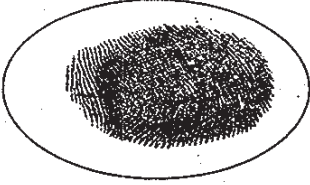
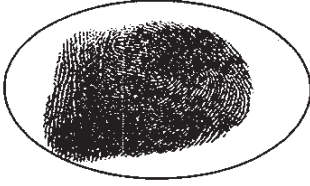
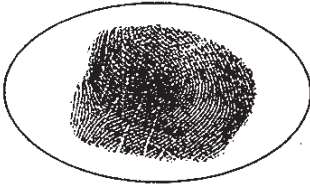
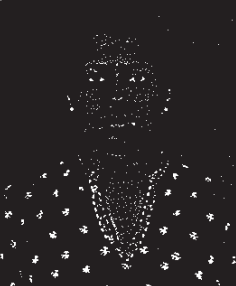
SIG. OF THE VENDOR*K. R. K.***SIG. OF THE VENDEE***Suma*

1 వ పుస్తకము 264 క... సెరి...
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 5.....


పబ్లిక్ రిజిస్ట్రార్



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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.
			BUYER: 1. MR. PRAVEEN KUMAR KROWVIDI S/O. MR. RADHAKRISHNA R/O. 6-5-305/2, PLOT NO. 11, PHASE V MIG II, SELF FINANCE COLONY VANASTHALIPURAM HYDERABAD - 500 070.
			2. MRS. SUMA W/O. MR. PRAVEEN KUMAR KROWVIDI R/O. 6-5-305/2, PLOT NO. 11, PHASE V MIG II, SELF FINANCE COLONY VANASTHALIPURAM HYDERABAD - 500 070.

SIGNATURE OF WITNESSES:

1. *R. Ranthan*
2. *K. Sridhar*

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIGNATURE OF THE EXECUTANTS

[Signature]
[Signature]

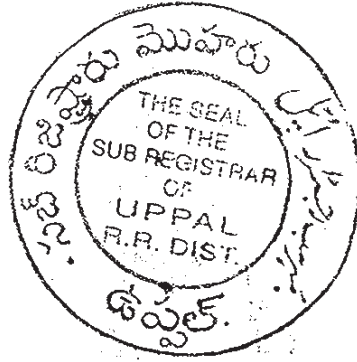
1 వ పుస్తకము 268567

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 6


పబ్లికేషన్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
OLDAP014193822002

PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10624
JAISWAL GARDEN
AMBERPET
HYDERABAD

30/07/2002 DUPLICATE

Licensing Authority
RTA, HYDERABAD, E



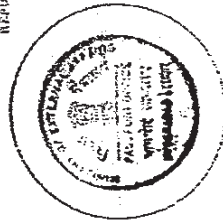
इसके द्वारा, जहाँ प्रत्यक्ष क. पादुकी के गुण पर, उन सब से निकल
बस बात से सीखा है, वह जानता है अंगों की जाती है कि वे वास्तव में बिना रोमा-दिक,
आँखों से आने-जाने हैं, और उन्हें ही तब की सभी भाषणा और धुआँ प्रदान करे
थिए। यह आश्चर्य है !

THOSE WHO REQUEST AND RESIDE IN THE NAME OF THE PRESIDENT OF THE UNITED STATES OF AMERICA, THOSE WHO IN MAY CONSENT TO ALLOW THE DEARER 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.

STONY BROOK, N.Y.

RECEIVED BY THE DIRECTOR

[Signature]
पुष्प. शर्मा
अधीक्षक/Asst. Commissioner
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad



भारत गणराज्य REPUBLIC OF INDIA

INQ

B 2791005

MOB

SOHAM STEEL & SOHAM CORPORATION

INDIAN FILE 18-10-1947

13-00000

Place of Issue

$$P_{\alpha} H / O = P_{\alpha} B A \Omega$$

पत्रिका प्रकाशना की तिथि / Date of Issue: अक्टूबर १९७३, पृष्ठ संख्या: १२३

9-10-2000 8-10-2000

SIGNATURE

16-10-1969

उत्पन्न स्थिति RATE OF BIRTH

FEATHERS NAME
SATISH MANILAL MODI

SOHAM SATISH MODI

NAME: ABMPM6725H

PERMANENT ACCOUNT NUMBER

Cheryl C. Commissioner of Income Tax, Andhra Pradesh

1. *Chrysomelids* (Coleoptera: Chrysomelidae) 10

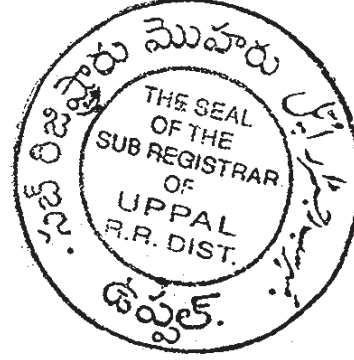
1 వ పుస్తకము 264/97

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 9.....ఈ కాగితపు వరుస

సంఖ్య 7.....

సబ్-రిజిస్ట్రార్





सत्यमेव जयते

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

एम्.के. साठम
M. K. SATAM
अधीक्षक Superintendent
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad

K. p. 4

	
भारत सरकार	भारत सरकार
GOVERNMENT OF INDIA	GOVERNMENT OF INDIA
भारत गणराज्य REPUBLIC OF INDIA	
टाइप / Type भारतीय नागरिक / Indian Citizen	भारतीय नागरिक / Indian Citizen
जन्मदिन / Date of Birth 01.01.1991	जन्मदिन / Date of Birth 01.01.1991
जन्म स्थान / Place of Birth कोलकाता / Kolkata	जन्म स्थान / Place of Birth कोलकाता / Kolkata
राष्ट्रीयता / Nationality भारतीय / Indian	राष्ट्रीयता / Nationality भारतीय / Indian
पते का नाम / Given Names अरुण कुमार / Arun Kumar	पते का नाम / Given Names अरुण कुमार / Arun Kumar
उपनाम / Surname कोलकाता / Kolkata	उपनाम / Surname कोलकाता / Kolkata
भारतीय नागरिक / Indian Citizen	भारतीय नागरिक / Indian Citizen
भारतीय नागरिक / Indian Citizen	भारतीय नागरिक / Indian Citizen

1 వ పుస్తకము 26/5/107

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 8

సబ్-రిజిస్ట్రార్

