



5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 005

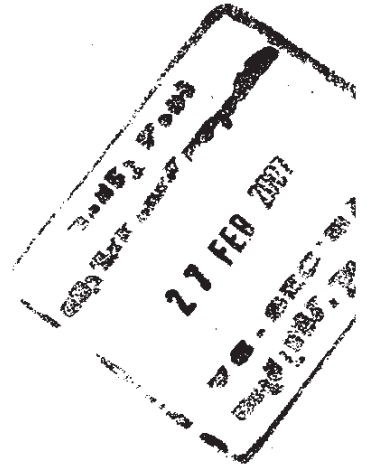
for Mehta and Modi Homes

Sunil Mehta

Partner

Partner

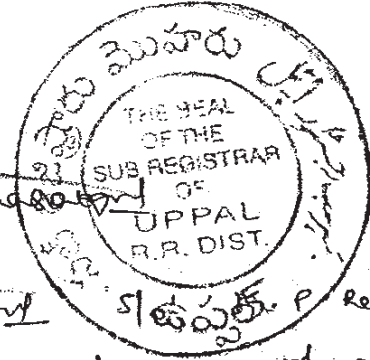
వ పుస్తకము. 4211/67
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య.../.....



అంక- వ సం||...మూర్తి...నెల...వెది...అం
192...వ.శ.శా...మూసము...9...తేది
పగలు...11...మరియు...12...గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

[Signature]
సబ్-రిజిస్ట్రారు

శ్రీ K. Raghavan Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను
అనుసరించి సమర్పించవలసిన పోట్ గ్రాపులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ||...2200...చెల్లించినారు.



Receipt No. 192683 Dt. 28/12/06
SBH, Mahsiguda Branch, Sec'bad.
వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటనప్రేలు

[Signature] శ్రీమద్ P Reddy o/c service
(a) S-4-187/344, 2nd floor, 20th main
M. G. Road, Sec'bad, through attested GPa
for presentation of documents vide GPa
No. 201/283/06 at Sec, Uppal.



నిరూపించినది.

① *[Signature]*

② *[Signature]*

Kiran Reddy a/p. Ramesh Reddy o/c service
2-3-64/14 Amberpet, and
P. Pradeep Kumar Ho. P. Donagout Amberpet
No. 1-10-263, New Bommaray, Sec'bad-11.

2007వ.సం||...మూర్తి...నెల...వెది...తేది
192...వ.శ.శా...మూసం...9...వ.తేది.

[Signature]
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.

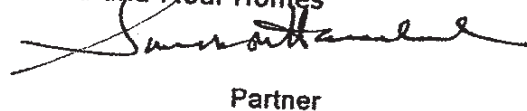
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

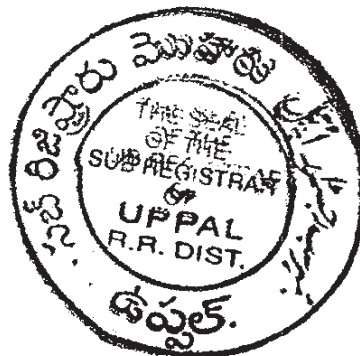
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement 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 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

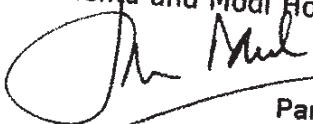


- E) The Vendee is desirous of purchasing a plot of land bearing no. 255 admeasuring 370 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,44,000/- (Rupees Four Lakhs Forty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 255 admeasuring 370 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.4,44,000/- (Rupees Four Lakhs Forty Four 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. 62,075/- is paid by way of challan No. 192682, dated 28-02-07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

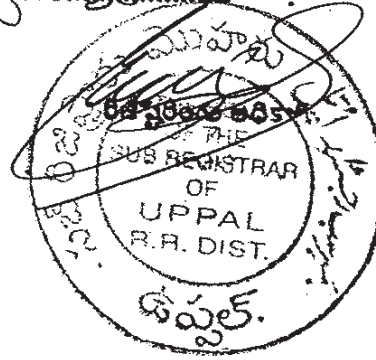
For Mehta and Modi Homes


Partner

1 వ పుస్తకము 4211/07 సం॥ 4211/07
దస్తావేజాల మొత్తం కాగితముల,
సంఖ్య...7....ఈ కాగితపు వరుస
సంఖ్య...3.....

నబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు. 4211/07
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 4211/07.....1-2007 ఇవ్వడమైన
2007 సం॥ జనవరి 1 నెల..తేది.....



SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 255, admeasuring about 370 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

North	40' wide road
South	100' wide road
East	Plot No. 256
West	Plot No. 254

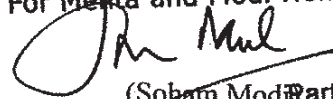
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

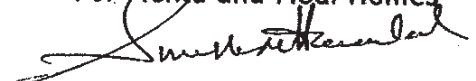
1.

2.

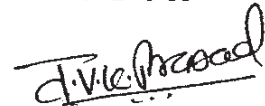
For Mehta and Modi Homes


(Soham Modi) Partner
VENDOR

For Mehta and Modi Homes


Partner

(Suresh U Mehta)
VENDOR


VENDEE

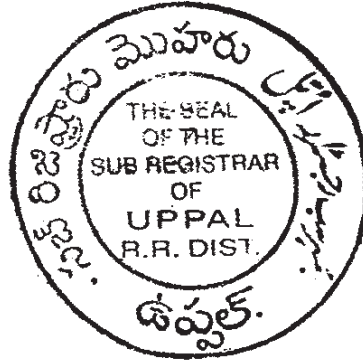
1 వ పుస్తకము. 421/107

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 7... ఈ కాగితపు వరుస

సంఖ్య... 4...

సహ-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 255, 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. MR. J. VIJAYAKRISHNA PRASAD, SON OF MR. J. MADHAVA RAO

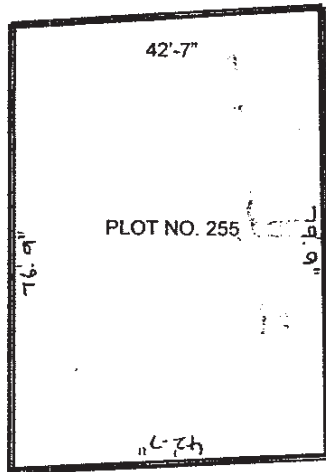
REFERENCE:**AREA:**

370

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

40' WIDE ROAD

PLOT NO. 254



PLOT NO. 256

100' WIDE ROAD

LOCATION PLANSurana
IndustriesGovt.
Mint

Layout

Vimta
Labs**WITNESSES:**

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

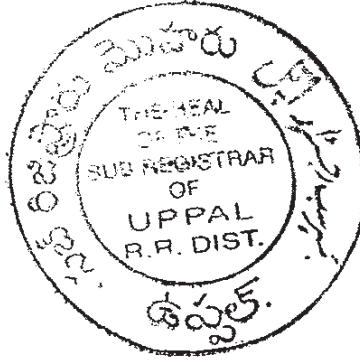
Partner

SIG. OF THE VENDOR

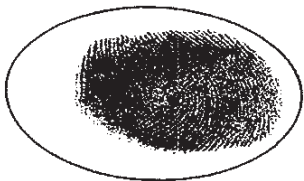
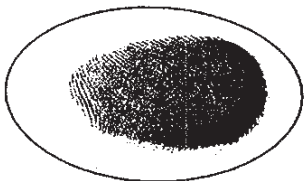
SIG. OF THE VENDEE

1 వ పుస్తకము (22/1/07) నంబా
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య....7....ఈ కాగితపు వరుస
సంఖ్య....5.....

పబ్-రిజిస్ట్రారు



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
			<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 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.
			<u>BUYER:</u> MR. J. VIJAYAKRISHNA PRASAD S/O. MR. J. MADHAVA RAO R/O. B-415/416, MAYFLOWER PARK MALLAPUR HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

1. 

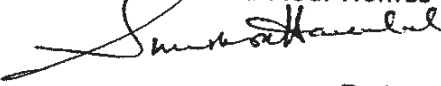
2. 

For Mehta and Modi Homes

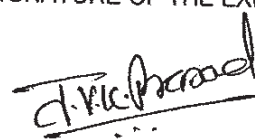

Partner

For Mehta and Modi Homes

Partner


Partner

SIGNATURE OF THE EXECUTANTS



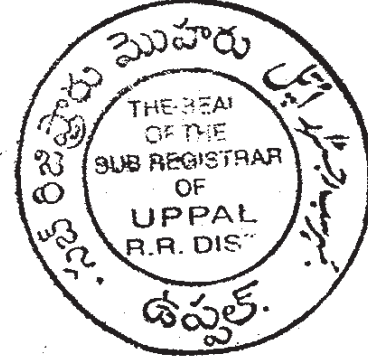
1వ పుస్తకము 421167

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...7....ఈ కాగితపు వరుస

సంఖ్య...6.....

ఎచ్-రిజిస్ట్రార్



कार्ड वित्त संख्या /PERMANENT ACCOUNT NUMBER

ADFPJ8396L



नाम /NAME

VIJAY KRISHNA PRASAD
JANAPAREDDY

पिता का नाम /FATHER'S NAME

MADHAVA RAO JANAPAREDDY

जन्म तिथि /DATE OF BIRTH

24-08-1970

हस्ताक्षर /SIGNATURE

Vijay Krishna Prasad

[Signature]
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के लो / मिल जाने पर कृपया जारी करने

वाले प्राधिकारी को सूचित / वापस कर दें

मुख्य आयकर आयुक्त,

आयकर भवन,

हरीर नगर,

हयदराबाद - 500 004.

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

Chief Commissioner of Income-tax,

Ayazkar Bhavan,

Harir Nagar,

Hyderabad - 500 004.

[Signature]

1వ పుస్తకము. 21/1/07
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య...7.....

సబ్-రిజిస్ట్రారు

