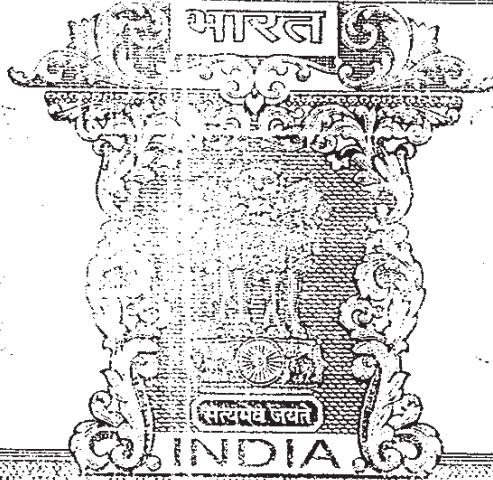


भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 3465 Date 16/11/2007 Rs. 50/-
Name G. Venkatesh
S/o. D/o. W/o. G.A. Rao
For Whom Mehta & Modi Homes

G. Padma Sree B 794563
G. PADMASREE

STAMP VENDOR L. No. 28/2007
5-103/a, Balaji Nagar Colony,
Nagaram (V) Keesara (R) R. R. Dist,
Under S.R.O. Shamapet.

SALE DEED

This Sale Deed is made and executed on this the 22nd day of November 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 37 years, Occupation: Business and Mr. Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

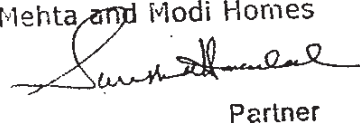
IN FAVOUR OF

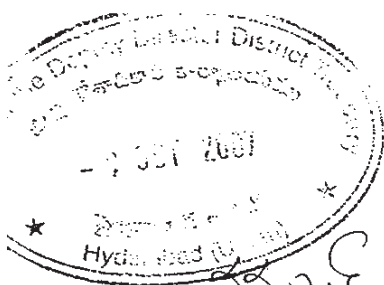
MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO, aged about 65 years, residing at 303, Pinnacle Pride Apartments, Umanagar 1st Street, Begumpet, Hyderabad – 500 016, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

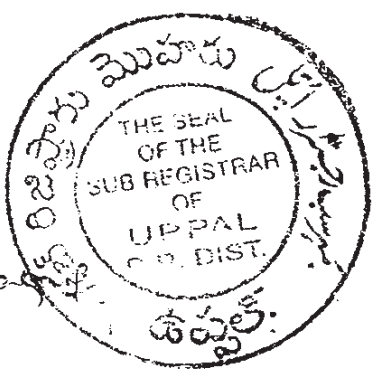


1 వ పుస్తకము/శీర్షిక/ప్రతి
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...10. ఈ కాగితపు పరుపు

22-వ.సం. 192...నెల...తేది
 పుస్తకము/శీర్షిక/ప్రతి...తేది
 మొత్తం...మరియు...గంటల మధ్య
 పుస్తక-రీజిస్ట్రార్ ఆఫీసులో

సబ్-రిజిస్ట్రారు

K. Prabhakar Reddy
 పుస్తకము, 1908లోని సెక్షన్ 32 ఎ-ను
 ప్రకారం సమర్పించవలసిన పాట్ గ్రాఫులు
 సహా దాఖలు చేసి
 5195 | వెల్లించినారు.
 760036 Dt 21/11/06 vide



మిచ్చినట్లు ఒప్పుకున్నది
 ఎదురు ప్రతిపదము



K. Prabhakar Reddy, S/o. Mr. K.P. Reddy, Occupation: Service,
 (U). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G. Road, Secunderabad.
 Attested GPA, through General Power of Attorney, Vide Doc. No. 201/11/2006,
 Registered at SRO, Uppal, Ranga Reddy District.

చేపించినది

1-ము 11

THAKUR PRAKASH P. S/o RANGAMMA
 P/o. Plot No. 71, Silver Oak Bungalows - Phase I
 Sy. No. 35 to 39, Charlapally, Hyderabad

2

Handwritten signature

Kiran S/o. Rama Rao occ. Business
 P/o. 101, Sri Sai App, Nagela 'n' Road
 Hyderabad.

2006 వ. సం. 192...నెల...తేది
 192...న.సా.శ.ముల్కీ...మాసం...నెల...తేది.

Handwritten signature
 సబ్-రిజిస్ట్రారు



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 3366 Date 16/11/2007

Name G. Venkatesh

S/o. D. A. Rao

For Whom Mehta & Modi Homes

G. Padma Sree B 7-1564

G. PADMASREE

STAMP VENDOR L.N. 28/2007

5-103/2 B. J. Nagar City.

Nagaram (V) K. S. (M) R. R. Dist.

Under S.R.O. Shamirpet.

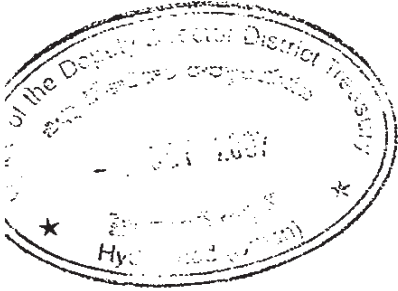
WHEREAS:

At 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.	2557/2004	01/03/2004	202 Sq. Yds.
11.	2560/2004	01/03/2004	202 Sq. Yds.

For Mehta and Modi Homes

For Mehta and Modi Homes



1 వ పుస్తకము 12.5.68/సంఖ్య 7
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 10 ఈ కాగితపు వరుస
 సంఖ్య 2

[Signature]
 సబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1864
 No. 12.5.68 of 2007 Date 22/11/07

I hereby certify that the proper deficit
 stamp duty of Rs. 934.10 Rupees ninety three thousand
 Pancham and Ten Rupees only
 has been levied in respect of this instrument
 from Sri. K. Prebhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1,03,500/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

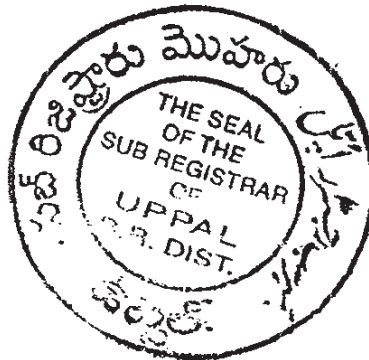
[Signature]

[Signature]
 Sub Registrar
 and Collector U.S. 4126
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 9,34.10 towards Stamp Duty
 including Transfer duty and Rs. 5.19.5
 towards Registration Fee was paid by the party
 through Challan Receipt Number 760036
 dated 22/11/07 at SBH Habsiguda Branch, Secbad

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



12.	11573/2004	23/11/2004	Ac. 0-38 Gts.
13.	1655/2005	21/02/2005	Ac. 0-25 Gts.
14.	2247/2005	11/03/2005	Ac. 1-22 Gts.
15.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
16.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
17.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

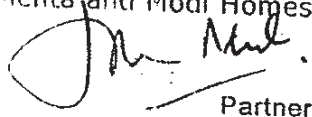
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.
- E) The Vendee is desirous of purchasing a plot of land bearing nos. 258 & 259 admeasuring about 372 and 370 Sq. Yds., respectively (total admeasuring about 742 Sq. yds.), hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 10,39,000/- (Rupees Ten Lakhs Thirty Nine Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

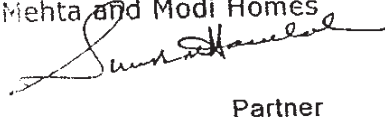
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot Nos. 258 & 259 admeasuring about 372 and 370 Sq. Yds., respectively (total admeasuring about 742 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. 10,39,000/- (Rupees Ten Lakhs Thirty Nine Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes


Partner

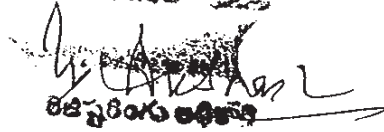
For Mehta and Modi Homes

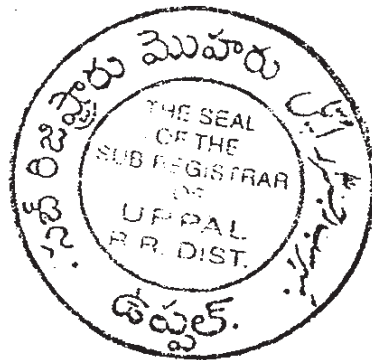

Partner

1 వ పుస్తకము 2868/స్రం
మొదల మొత్తం కాగితముల
...10... ఈ కాగితపు వరుస
... 3 ...

7
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము 2868/02
నెంబరుగా రిజిస్ట్రేషన్ చేయబడి స్థానిక నిమిత్తం
గుర్తింపు నెంబరు... 12868 - 2007 వ్యవహారము
2007 సంవత్సరమున... 22 ...


రిజిస్ట్రారు

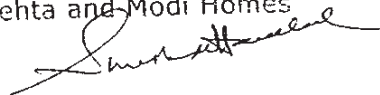


2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule 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. 98,700/- is paid by way of challan No. 76266, dated 21.11.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

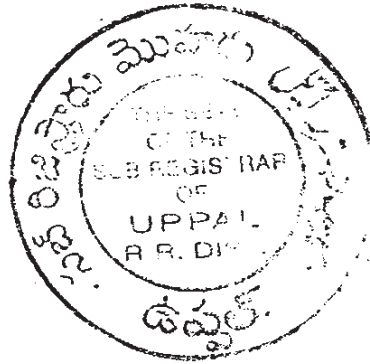

Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 236.8/స్వం||
దస్తావేజు మొత్తం వాగితముల
సంఖ్య 10... ఈ కాగితపు వరుస
క... 4.....


సబ్-రిజిస్ట్రారు



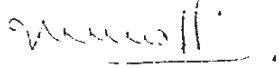
SCHEDULED PLOT

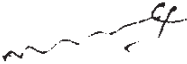
ALL THAT PIECE AND PARCEL OF LAND bearing Plot Nos. 258 & 259 admeasuring about 372 and 370 sq. yds., respectively (total admeasuring about 742 Sq. yds.) forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	40' wide road
South	Compound wall & 100' wide road
East	Plot No. 260
West	Plot No. 257

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

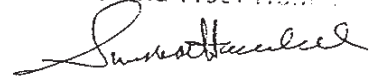


Partner

(Soham Modi)

VENDOR

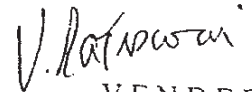
For Mehta and Modi Home



Partner

(Suresh U. Mehta)

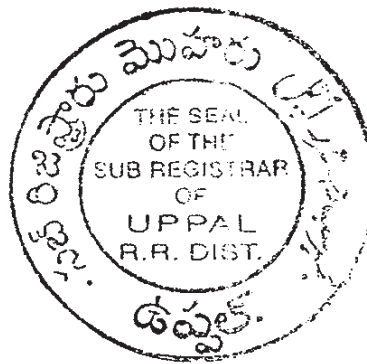
VENDOR



VENDEE

1286/స్వాతి
10. అ. ర. తప వరుష
5

రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NOS. 258 & 259, FORMING A PART

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:

MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO

REFERENCE:

AREA:

742

SCALE:

SQ. YDS.

INCL:

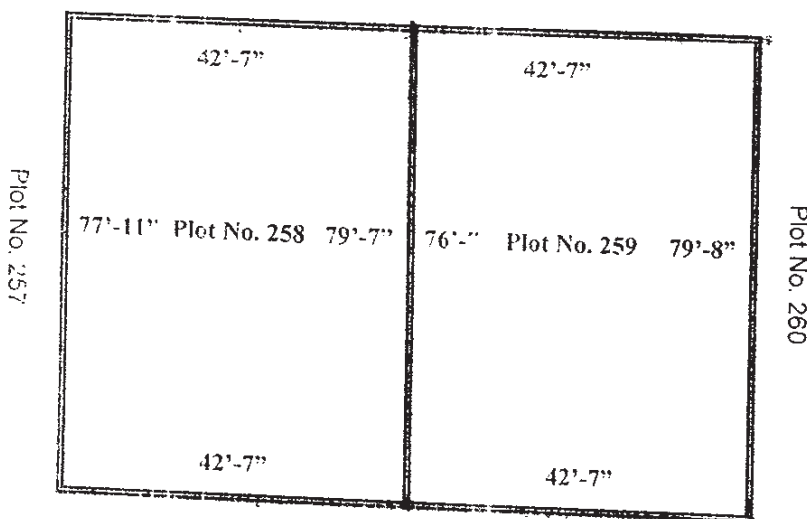
SQ. MTRS.

EXCL:

AREA: PLOT NO. 258 -- 372 SQ.YDS
PLOT NO. 259 -- 370 SQ.YDS
742 SQ. YDS



40' Wide Road



Compound Wall & 100' wide road

WITNESSES:

For Mehta and Modi Homes

For Mehta and Modi Homes

1.

Partner

Partner

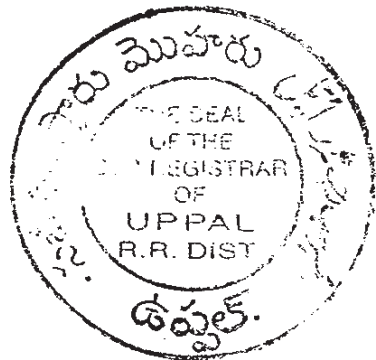
SIG. OF THE VENDOR

2.

SIG. OF THE BUYER

1 వ పుస్తకము 2867 స్వర్ణం
దస్త్రీయం మొత్తం కాగితముల
నం. 10 ఈ కాగితపు వరుస
నం. 6


చిట్-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

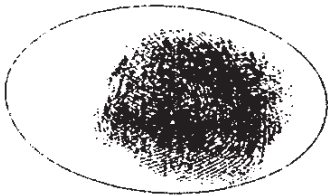
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



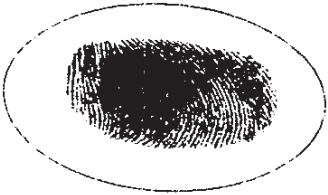
VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. 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
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



BUYER:

MRS. V. RAJESWARI
W/O. MR. V. NAGESWARA RAO
R/O. 303
PINNACLE PRIDE APARTMENTS
UMANAGAR 1ST STREET
BEGUMPET
HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

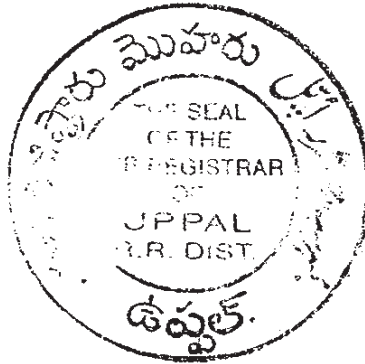
For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

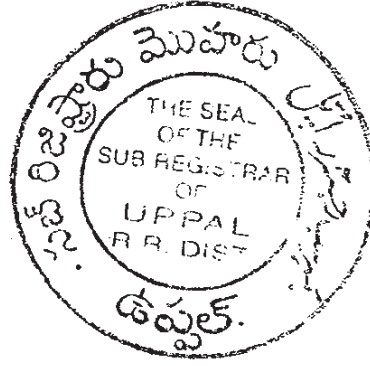
1 వ పుస్తకము ది. 10/11/1904
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు పరుస
సంఖ్య 7


పబ్-రిజిస్ట్రారు



1 వ పుస్తకము: 22.10.81/స్వం: 4
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....10....ఈ కాగితపు వరుస
సంఖ్య.....8.....

పబ్-రిజిస్ట్రారు



Family Members Details

No	Name	Relation	Date of Birth	Age
2	Kajeswari	Wife	07/08/42	64

V. V. A. C. S. R. A. R. A. O.
04.01/2000 DPL Incharge
హాజరు చేసిన తేదీ: 25/12/2015

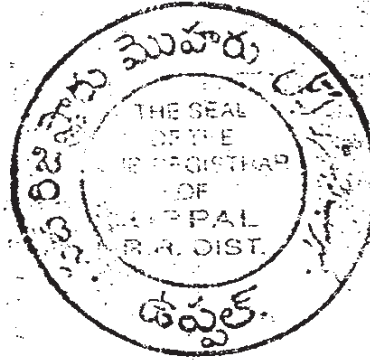
HOUSEHOLD CARD

Card No : PAP16772200067
 F.P Shop No : 722
 పేరు : వల్లూర నాగేశ్వర రావు
 Name of Head of Household : Vallura, Nageswara Rao
 తండ్రి/భర్త పేరు : లేట్ వెంకట
 Father/ Husband name : Late Venkatah
 పుట్టినతేదీ/Date of Birth : 17/07/1936
 వయస్సు/Age : 70
 వృత్తి /Occupation : Retired Employee
 ఇంటి.నెం./House No. : 6-3-1219/1/6/1/303
 వీధి /Street : UMA NAGAR ROADNO 1
 Colony : BEGUMPET
 Ward : వార్డ్ 6
 Circle : వార్డ్-6
 జిల్లా /District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 110,000
 LPG Consumer No. (1) : 7824(Double)
 LPG Dealer Name (1) : Sama Enterprises,BPC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) : /

V. Rameswara

1 వ పుస్తకము ది. 10.10.1954 నా
దస్తావేజుల మొత్తం కాగితము
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 9...

పబ్-రిజిస్ట్రారు





1 వ పుస్తకము...సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...10.....

సబ్-రిజిస్ట్రారు

