



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G. Padma Sree B 794563

S. No. 3965 Date 16/11/2007 Rs. 50/-

G. PADMASREE

Name G. Venkatesh

STAMP VENDOR L. No. 28/2007

S/o. D/o. W/o. G.A. Rao

5-103/2, Balaji Nagar colony,

For Whom Mehta & Modi Homes

Nagarlam (V) Keesara (M) R. R. Dist.
Under S.R.O. Shamirpet.

SALE DEED

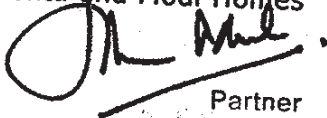
This Sale Deed is made and executed on this the 22nd day of November 2007 at Secunderabad by and between:

MS. 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.)

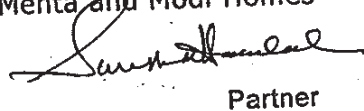
IN FAVOUR OF

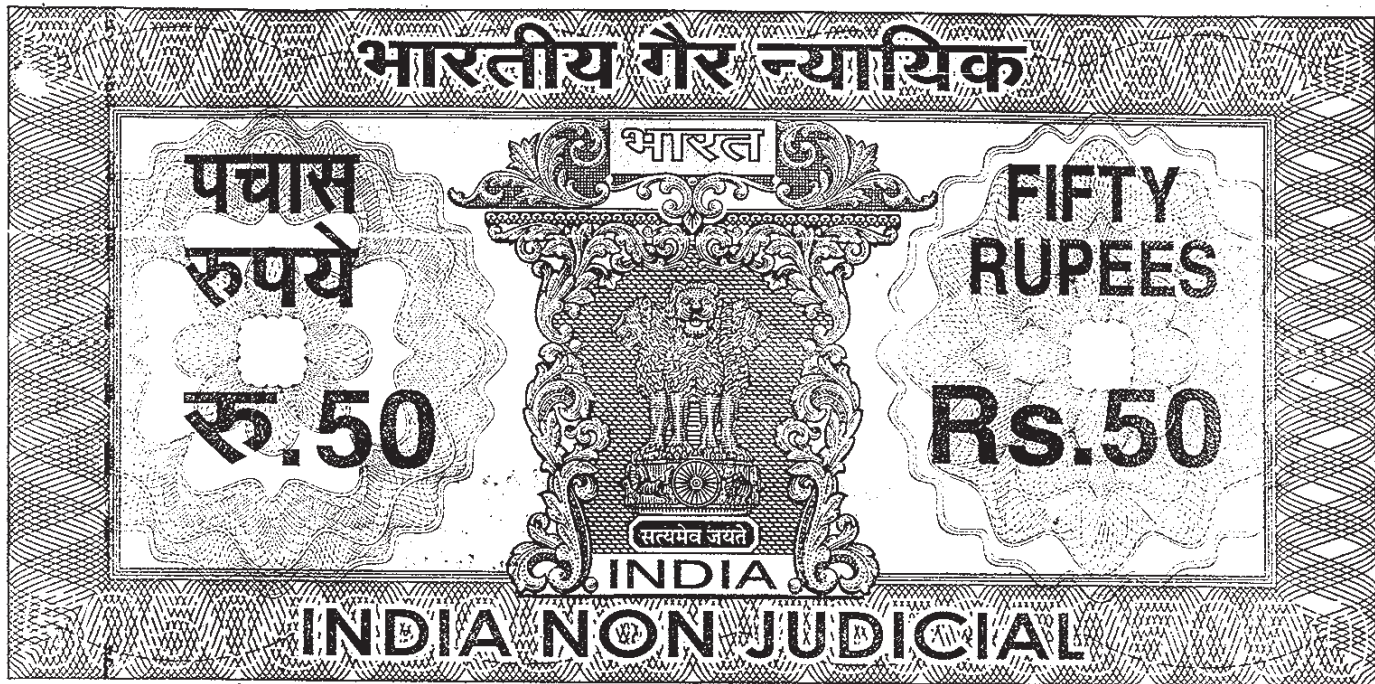
MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO, aged about 65 years, residing at 303, Pinnacle Pride Apartments, Umanagar 1st Street, Begumpet, Hyderabad – 500 016, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors,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

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH G. Padma Sree B 794564

S. No. 3966 Date 16/11/2007 Rs. 50/-

Name G. Venkatesh

S/o. D/o. G. A. Rao

For Whom Mehta & Modi Homes

G. PADMASREE

STAMP VENDOR L. No. 28/2007

5-103/a, Balaji Nagar colony,

Nagaram (V) Keesara (M) R. R. Dist.

Under S.R.O. Shamirpet.

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.

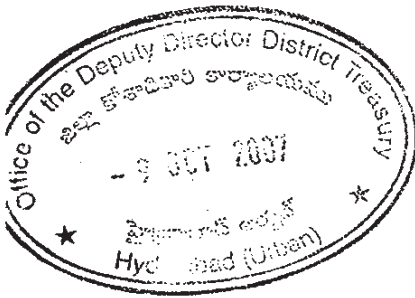
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2557/2004	01/03/2004	202 Sq. Yds.
11.	2560/2004	01/03/2004	202 Sq. Yds.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner



1 వ పుస్తకము 12.66/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 10... ఈ కాగితపు వరుస
పుంఖ్య 2.....

సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act No. 18 of 1897
No. 12.66 of 2007 Date 22/11/07

I hereby certify that the proper deficit
stamp duty of Rs. 934.10 Rupees ninety three thousand
Pound and 10 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

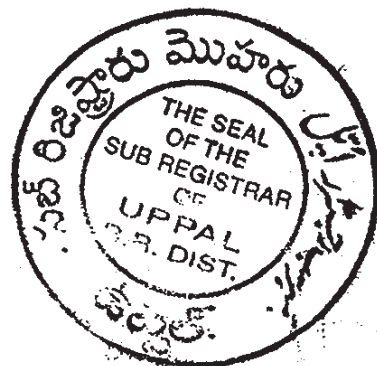
and 22/11/07

Sub Registrar
and Collector U.S. 4134
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 934.10 towards Stamp Duty
Including Transfer duty and Rs. 519.5
towards Registration Fee was paid by the party
through Challan Receipt Number 760036
dated 22/11/07 at SBI Habisiguda Branch. Sec 42.

S.R.O. Habisiguda
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:

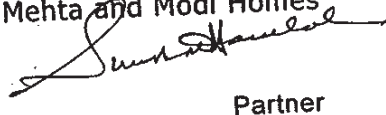
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

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

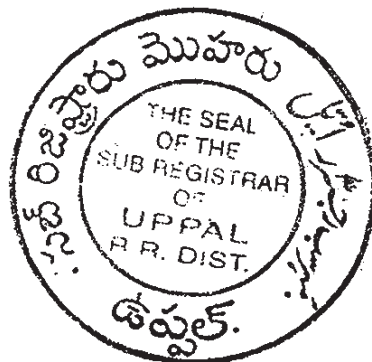

Partner

1 వ పుస్తకము దిక్కిరికి. స్థానం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10.. ఈ కాగితపు వరుస
సంఖ్య... 3.....


సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (శా.శ) పు... 12868/07
వెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు... 12868-2007 వ్యవధిమైన
2007 సంవత్సరమున... 22 తేదీ

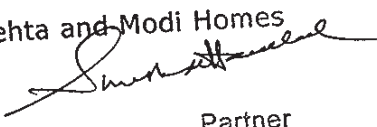

రిజిస్ట్రారు



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. 16003, dated 24.11.07, drawn on SBH, Habsiguda, Hyderabad.

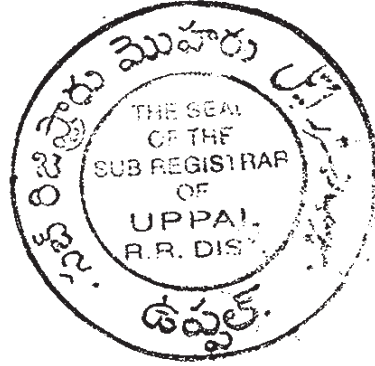
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము 236.5. స్వంఘ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
పంఖ్య... 4.....


సబ్-రిజిస్ట్రారు



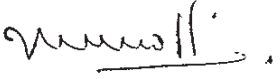
SCHEDULED PLOT

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 Homes



Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes



Partner

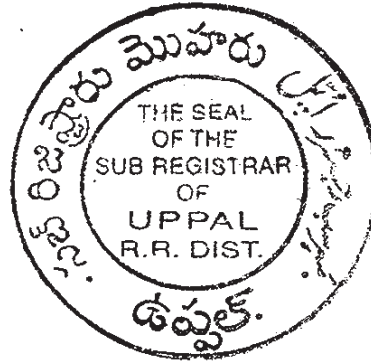
(Suresh U. Mehta)
VENDOR



VENDEE

1 వ పుస్తకము 1286. వస్త్రాంత
అంత్యముల మొత్తం కాగితముల
సంఖ్య..... 10. ఈ కాగితపు వరుస
సంఖ్య..... 5

పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NOS. 258 & 259, 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:

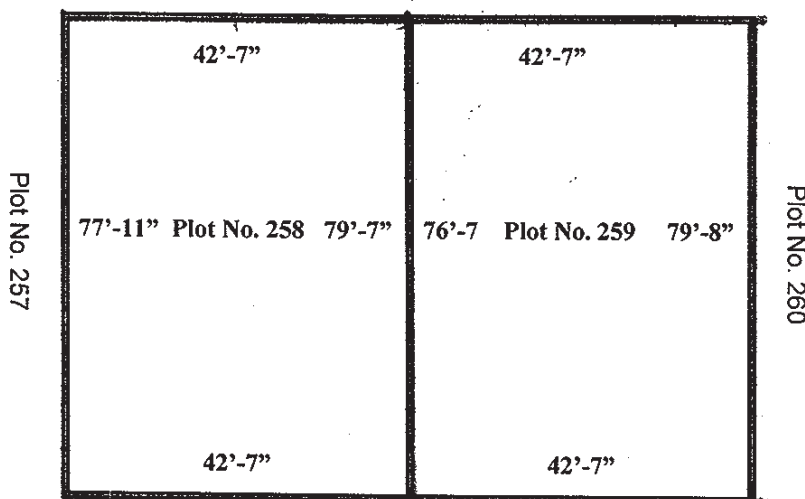
MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO

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

Partner

For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

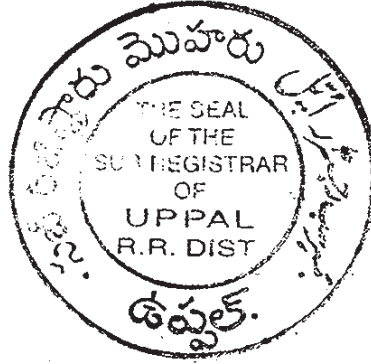
1.

2.

SIG. OF THE BUYER

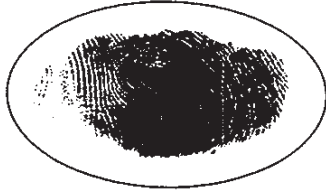
1 వ పుస్తకము 286 కి స్థానము
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 6.....


సబ్-రిజిస్ట్రారు



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

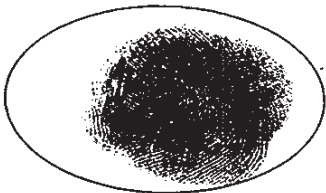
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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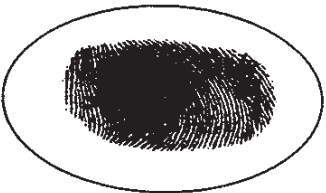
VENDOR:

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

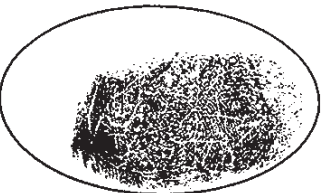


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



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.

[Signature]

2.

[Signature]

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

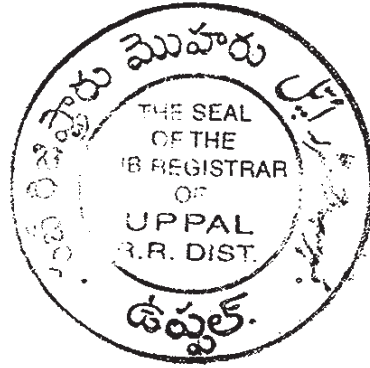
[Signature]
Partner

SIGNATURE OF THE EXECUTANTS

[Signature]

1 వ పుస్తకము ది. 10.12.1961 న
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 7


పబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
DL DAPG11193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/18/24
JAISHAL GARDEN
AMBERPET
HYDERABAD

10/07/2002 DUPLICATE

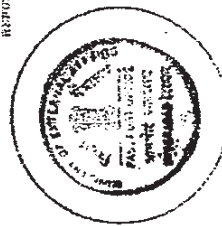
Licensing Authority
RTA-HYDERABAD-EC



एक बात में सावधान हो। यह प्रमाण पत्र अंतर्राष्ट्रीय की शर्तों के तहत ही जारी किया गया है। यदि इसे किसी भी प्रकार से दुरुपयोग किया जाये तो इसे रद्द कर दिया जायेगा।

THESE ARE THE REQUEST AND REQUEST IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE IT MAY CONCERN TO ALLOW THE BEHOLDERS TO PASS FREELY WITHOUT LET OR HINDERANCE, AND TO APPROVE HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यह प्रमाण पत्र अंतर्राष्ट्रीय की शर्तों के तहत ही जारी किया गया है। यदि इसे किसी भी प्रकार से दुरुपयोग किया जाये तो इसे रद्द कर दिया जायेगा।



अतिरिक्त/सुपरानुदेशी
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad.

भारत गणराज्य REPUBLIC OF INDIA



IND B2791005

MODI

SOHAM SATISH MODI

INDIAN male 18-10-1969

HYDERABAD

9-10-2000 8-10-2010

EMITTER SIGNATURE

18-10-1969

DATE OF BIRTH

FATHER'S NAME

SOHAM SATISH MODI

NAME

ABMPM6725H

PERMANENT ACCOUNT NUMBER



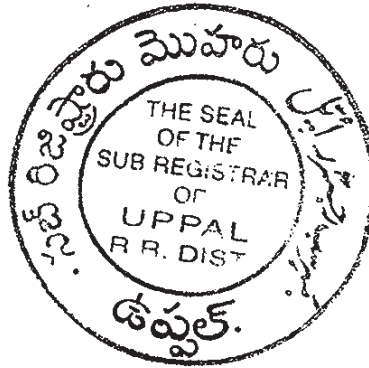
Chief Commissioner of Income-tax, Andhra Pradesh

For Mehta and Modi Home

Partner

Partner

పబ్-రిజిస్ట్రారు





04/02/2008

DPL Incharge

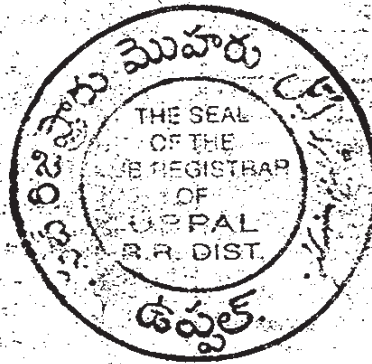
ಚಾರ್ವಕರು ತಂದಿರುವುದು ೧೯೫೭/೫೮

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V. Ratushina

1 వ పుస్తకము ది. 10/10/1954 నా
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
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పబ్-రిజిస్ట్రారు





1 వ పుస్తకము...సంఖ్య...సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...10.....

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