



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K. 265596

No. 59120 Date 04/12/2007
 S/o. D. Venkatesh
 S/o. D. G. A. Rao
 For W. M/S. Mehta & Modi Homes

K. Srinivas
 SVL No. 26/98, R. No. 11/2007
 City Civil Court
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 20 day of December 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, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and Sri Suresh U. Mehta, S/o. 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. Durga Das Malve, Son of Mr. Narasimha Narayana Malve, aged about 60 years,
 2. Mr. Shyam Sunder Mattay, Son of Mr. Kameswara Rao Mattay, aged about 55 years,
 Both are residing at 1-8-215/30/C, Park Avenue, P. G. Road, Secunderabad – 500 003,
 hereinafter referred to as the Buyer (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

ENDORSEMENT
 Certified that the following amounts have been paid in respect of this document:

I. Stamp Duty:

1. in the shape of stamp papers.....Rs. 100
 2. in the shape of challan (u/s. 41 of I.S. Act, 1899).....Rs. 98.00
 3. in the shape of cash (u/s. 41 of I.S. Act, 1899).....Rs. —
 4. adjustment of stamp duty u/s. 16 of I.S. Act, 1899, if any.....Rs. —

II. Transfer Duty:

1. in the shape of challan.....Rs. —
 2. in the shape of cash.....Rs. —

III. Registration fee:

1. in the shape of challan.....Rs. 11.00
 2. in the shape of cash.....Rs. —

IV. User Charges:

1. in the shape of challan.....Rs. 100
 2. in the shape of cash.....Rs. —

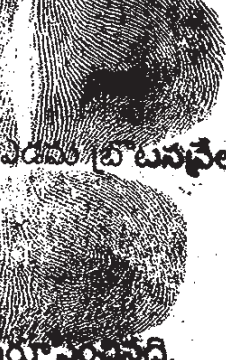
Sub-Registrar.....Total: Rs. 216.00

అంక - వ సం॥ దిని సెలవు పంపింపబడినది... 192...
 192... వ.శ.శా. చట్ట ప్రకారం మా సముదేశం... తేదీ
 పగలు..... ప్రిమరియం... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. S. S. Mohan...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥ 11.00..... చెల్లించినారు.

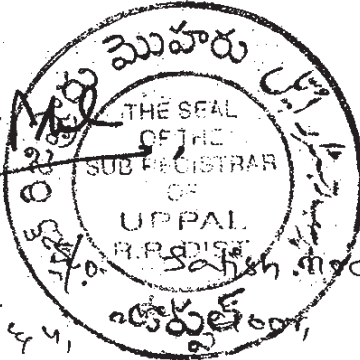
Receipt No. 761209..... Dt. 20/12/2019
 SBH, Habsguda Branch, Sec'bad

నాగి ముప్పాసమ్మ ఒప్పకొన్నది
 ఎదురు ప్రతిపక్షాలు



వివాదం ముగిసినది.

[Signature]
 M. G. Road, Sec'bad



[Signature]
 S/o Late Vithal Mehta occ: Business

20 5-6-187/344, 2nd Floor, Solam mansion
 M. G. Road, Sec'bad

① *[Signature]*

S/o K. P. Reddy occ: Service
 2-3-64/10/24, Amberpet, Hyderabad

② *[Signature]*

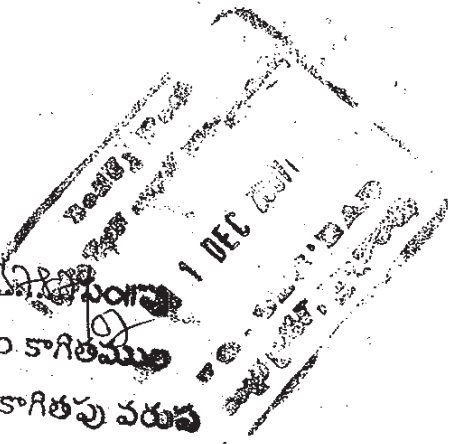
Kiran S/o Ramakrishna Red occ: Business
 40-101, 5th Sai Apts, Nagole, Hyderabad

200. శ్రీ. సం॥ దిని సెలవు పంపింపబడినది
 192... వ.శ.శా. చట్ట ప్రకారం మా సముదేశం... తేదీ

[Signature]
 సబ్-రిజిస్ట్రారు

1 వ పుస్తకము...
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య. 10... ఈ కాగితపు వరుస
 సంఖ్య... 1.....

సబ్-రిజిస్ట్రారు

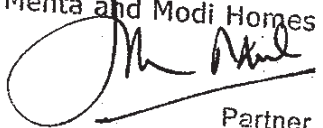


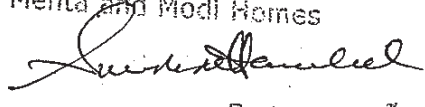
WHEREAS:

- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 200 sq. yds., forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of registered sale deeds bearing document no. 8069/2006, dated 31st May 2006, registered with the-SRO, Uppal, R. R. District, hereunder and hereinafter referred to as the Schedule Land.
- 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
- D) The said Sri P. Sanjeeva Reddy along with his Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud, S/o. Rajaiah have sold the Scheduled Land to Sri Jagan Mohan Reddy, S/o. Late Sri Muthyam Reddy, vide registered sale deed document no. 6506/05 dated 07/07/2005, registered at the Sub-Registrar, Uppal, R. R. District. The Vendor has purchased the Scheduled Land by virtue of sale deed document no. 8069/2006, dated 31.05.2006, registered with the SRO, Uppal, R. R. District, having purchased the same from Sri Jagan Mohan Reddy, S/o. Late Sri Muthyam Reddy.
- E) The Vendor is-desirous of developing the Scheduled Land by constructing an independent bungalow thereon and has obtained a sanction for constructions vide Permit No. BA/G1/68/2006-07 dated 27.09.2006 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- F) The Vendee is desirous of purchasing a plot of land bearing no. 261, admeasuring 200 sq. yds. hereinafter referred to as the Scheduled Land for a consideration of Rs. 2,80,000/- (Rupees Two Lakhs Eighty 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. 261, admeasuring 200 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 land 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. 2,80,000/- (Rupees Two Lakhs Eighty 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. పే. 101 సంగ్రహ
దస్తావేజుల మొత్తం కాగితము
సంఖ్య... 10 ఈ కాగితపు వరుస
సంఖ్య... 2

సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1864
No. 12737 of 2007 Date 20/12/07

I hereby certify that the proper deficit
stamp duty of Rs. 2500 Rupees Twenty five Thousand
and Five Hundred only
has been levied in respect of this instrument
from Sri. Soham Modi
on the basis of the agreed Market Value
consideration of Rs. 250000 being
higher than the consideration agreed Market
Value.

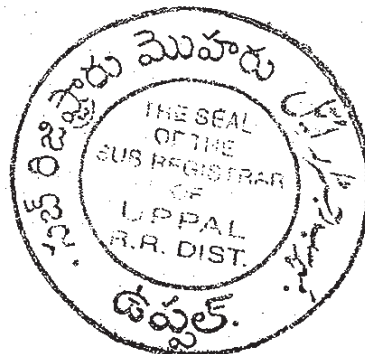
S.R.O. Uppal

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

Registration Endorsement

An amount of Rs. 2500 towards Stamp Duty
Including Transfer duty and Rs. 1400
towards Registration Fee was paid by the party
through Challan Receipt Number 761208
Dated 20/12/07 at SRI Habsiguda Branch, Sec'bad.

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



2. The Vendor hereby covenant that Scheduled Land is the absolute property belonging to it by virtue of registered sale deed referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Land.
3. The Vendor further covenant that the Schedule Land 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 Land 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 Land, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Land 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 Land 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 Land 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. 26,600/- is paid by way of challan no. 761208, dated 20/12/02, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



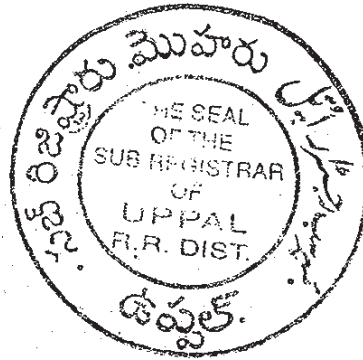
Partner

1 వ పుస్తకము/3.7.87/సం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...3.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.శ) పు.....13783/1977
వీరివారుగా రిజిస్ట్రారు వేయబడి స్వామింగు నిమిత్తం
గుర్తింపు నెంబరు.....1-2007 ఇవ్వడమైన
2007 సం|| డి|| సె|| 2007 సం|| 2007 సం||

రిజిస్ట్రారు అధికారి



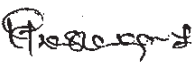
SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 261, admeasuring about 200 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	Compound wall & neighbour's land
South	Plot No. 262
East	Plot No. 243
West	40' wide Existing Road

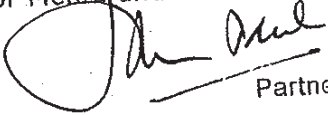
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For Mehta and Modi Homes

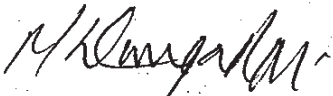

Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes

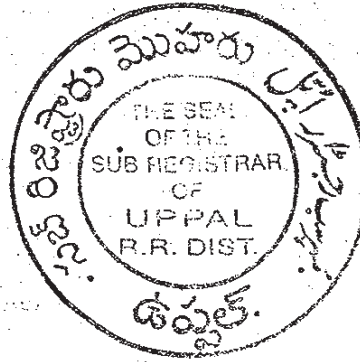

Partner

(Suresh U. Mehta)
VENDOR


VENDEE

1 వ పుస్తకము/పి.సి. స్వామి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..10...ఈ కాగితపు వరుస
సంఖ్య...4.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 261, FORMING A PART

IN S"RVEY 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

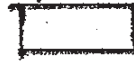
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: 1. MR. DURGA DAS MALVE, SON OF MR. NARASIMHA NARAYANA MALVE

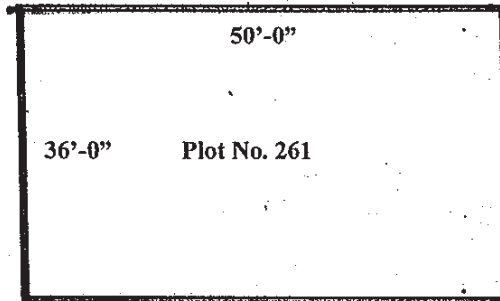
2. MR. SHYAM SUNDER MATTAY, SON OF MR. KAMESWARA RAO MATTAY

REFERENCE:
AREA:

200

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

40' wide Existing Road



Plot No. 243

Plot No. 262

N
↑

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner**WITNESSES:**

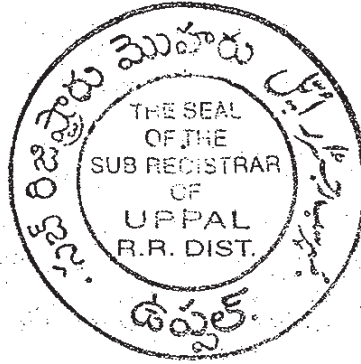
1.

2.

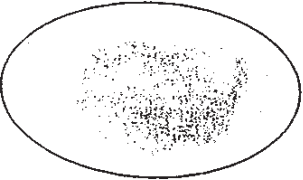
SIG. OF THE VENDOR**SIG. OF THE BUYER**

1 వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...
సంఖ్య...

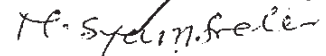
పబ్-రిజిస్ట్రారు



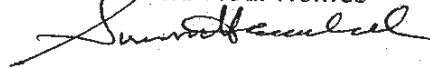
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH 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.
			BUYER CUM REPRESENTATIVE: 1. MR. DURGA DAS MALVE S/O. MR. NARASIMHA NARAYANA MALVE R/O. 1-8-215/30/C PARK AVENUE P. G. ROAD SECUNDERABAD - 500 003.
			2. MR. SHYAM SUNDER MATTAY S/O. MR. KAMESWARA RAO MATTAY R/O. 1-8-215/30/C PARK AVENUE P. G. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF BUYERS:-

1. 
2. 

For Mehta and Modi Homes

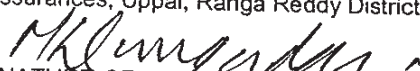


For Mehta and Modi Homes

Partner SIGNATURE OF EXECUTANTS Partner

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

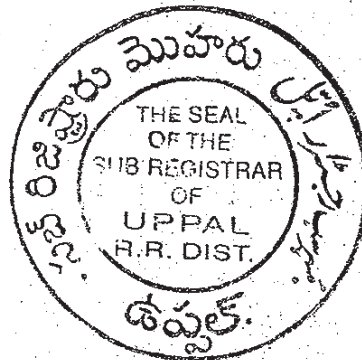
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. Durga Das Malve, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar
of Assurances, Uppal, Ranga Reddy District.

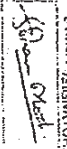

SIGNATURE OF THE REPRESENTATIVE

1. 
SIGNATURE(S) OF WITNESS:-

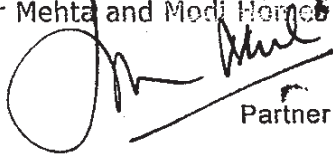
2. 

సబ్-రిజిస్ట్రారు

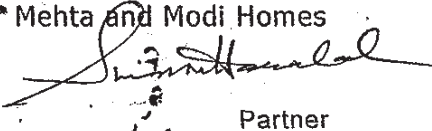



 FATHER / SIGNATURE
 18-10-1969
 Date of Birth
 Chief Commissioner of Income-tax, Andhra Pradesh
 SOHAM SATISH MODI
 ABMPM6725H
 PERMANENT ACCOUNT NUMBER
 SOHAM SATISH MODI
 FATHER'S NAME
 SATISH MANILAL MODI

For Mehta and Modi Homes


 Partner

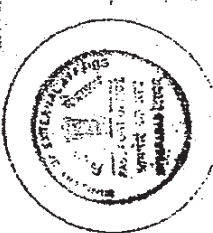
For Mehta and Modi Homes


 Partner


 भारत गणराज्य REPUBLIC OF INDIA
 IND
 B2791005
 MODI
 SOHAM SATISH MODI
 INDIAN
 MALE
 18-10-1969
 Mumbai
 9-10-2000 8-10-2010

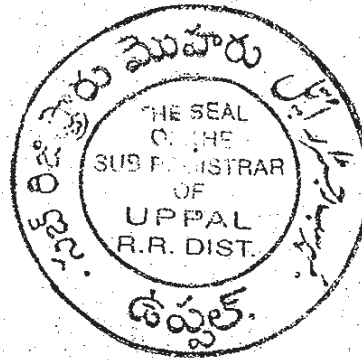
THESE ARE TRAVELLERS AND HUNTERS IN THE NAME OF THE
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE IT MAY
 CONCERN TO ALLOW THE TRAVELLER TO PASS FREELY WITHOUT LET OR
 HINDERANCE AND TO AFFORD HIM HER EVERY ASSISTANCE AND
 PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.
 THESE ARE TRAVELLERS AND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

भारत गणराज्य के राष्ट्रपति के अखिर में दिया गया
 BY ORDER OF THE PRESIDENT OF THE
 REPUBLIC OF INDIA
 18-10-2000
 ए. क. मेहता
 अधिकारी/असिस्टेंट
 पासपोर्ट कार्यालय, हैदराबाद
 Passport Office, Hyderabad.



1 వ పుస్తకము 11.7.87 నాంబూ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...7.....

పబ్-రిజిస్ట్రారు



TEXAS
DEPARTMENT OF PUBLIC SAFETY
DRIVER LICENSE

CLASS: CM DL: 07717712
DOB: 07-20-56 HT: 5-07
EXPIRES: 07-20-09 EYES: BLK
REST: SEX: M
END:

MATTAY, SYAM SUNDER
4516 AUTUMN LEAF HOLLOW
AUSTIN TX 78731

03174066987

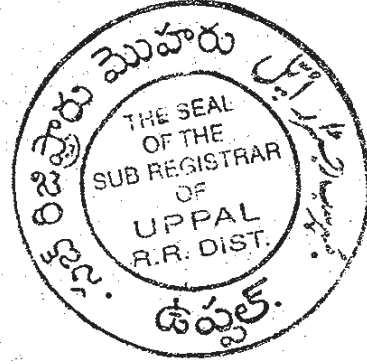
H. P. ...

Shannon R. Davis Jr. DIRECTOR



సంఖ్య...10...ఈ కాగితం
సంఖ్య...8...

సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLRAP010465022003



M DURGA
M NARAYAN
1-8-218/3870
L B NAGAR
P G ROAD
SECUNDERABAD



M. Durga

Signature
Issued on: 17/12/2003

G. Nagar
Addl. Licencing Authority
RTA-SECUNDERABAD

Class Of Vehicle	Validity
Non-Transport	LMV, MCWG
Transport	23/11/2008
<u>Hazardous Vehicle</u>	
<u>Badge No.</u>	
<u>Original No.</u>	351201883
<u>Original L.A.</u>	RTA SECUNDERABAD
<u>DOE</u>	27/12/1947
<u>Block Gr.</u>	
<u>Date of 1st Issue</u>	24/11/1998

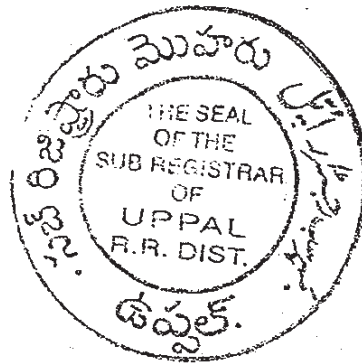


606040/03

M. Durga

1 వ పుస్తకము 37. కి. గ్రామము
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 10. ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు





1 వ పుస్తకము 32 వ. పం. 1
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...10.....

పబ్-రజిస్ట్రారు

