



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369639

Date : 28-11-2009

Serial No : 42,864

Denomination : 100

Purchased By :

G. VENKATESH

S/O. G. A. RAO

SECBAD

For Whom :

MEHTA & MODI HOMES

SECBAD

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

SALE DEED

This Sale Deed is made and executed on this the 12th day of March, 2009 at S.R.O. Uppal, Rangareddy District by:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 59 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

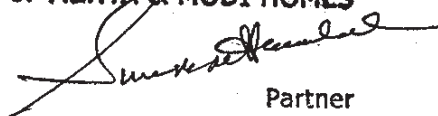
IN FAVOUR OF

MR. PRAKASH KANAKIA, SON OF SRI. LOVJI aged about 66 years, Occupation: Business, residing at 110, Bradwell court, San Jose, CA 95138, U.S.A., 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 & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

Stamp Duty:		
1. in the shape of stamp papers.....	Rs.	100/-
2. in the shape of challan (wa. 41 of I.S. Act, 1899).....	Rs.	
3. in the shape of cash (wa. 41 of I.S. Act, 1899).....	Rs.	5534/-
4. adjustment of stamp duty wa. 16 of I.S. Act, 1899, if any	Rs.	=
II. Transfer Duty:		
1. in the shape of challan.....	Rs.	2
2. in the shape of cash.....	Rs.	
III. Registration fee:		
1. in the shape of challan.....	Rs.	3080/-
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-Registerd	Total Rs.	5862/-

1920 వ.శ.శా.లో లెక్కలపై సము...
 పగలు... మరియు... గంటల మధ్య
 ఉప్పు సబ్-రిజిస్ట్రారు ఆఫీసులో
 K. R. Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబాగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 సముము రూ॥ 3080/-
 Receipt No. 897869 Date 12/3/21
 Mahabubnagar Branch, Secbad

దాని యొక్కనట్లు ఒప్పుకొన్నద
ఎవరు బోధనదేలు

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O): 5-4-18713 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Secunderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA/SPA No. 201/BCB/12
dated 26.3.2012 register at SRO, WDP-1
Ranga Reddy District.

కూపించినది

Verkaat remove Baddy s/a. Anji Baddy
our. Service R/a. 11-18/2, Greenfield Colony,
Hyderabad.

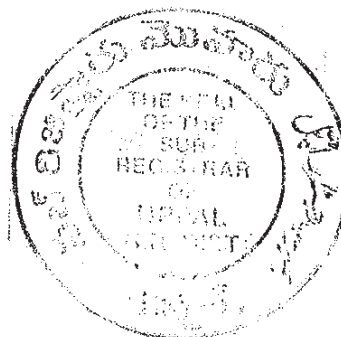
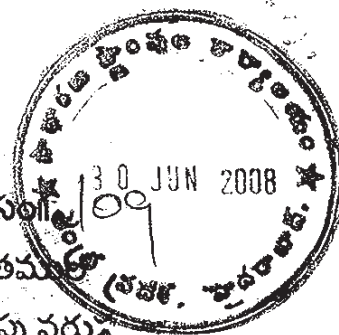
~~8. 20~~

B. RAJENDRA K.P. MURUNDI
O.C. SENEK K.P. ALVALI 10-10-20

009వ పం||...వెల. 12వ తది

92...వ.శా.శ. గోల్కొండపట్టణం!...వ.శ్రద్ధ.

సబ్-రిజిస్ట్రార్



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.

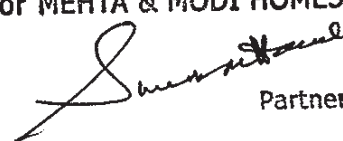
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

Page 2

1 వ పుస్తకము కె.వి.ఎ.సంగు
 దస్తవీరి మొత్తం కాగితముల
 సంఖ్య...10...ఈ కాగితపు వయస్సు
 సంఖ్య...2...

పద-రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1864
 No. 1557 of 200 Date 12/3/09

I hereby certify that the proper deficit
 stamp duty of Rs. 55360/- Rupees Fifty five thousand
 three hundred and sixty only
 has been levied in respect of this instrument
 from Sri. K. Prabhakaran Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 616000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

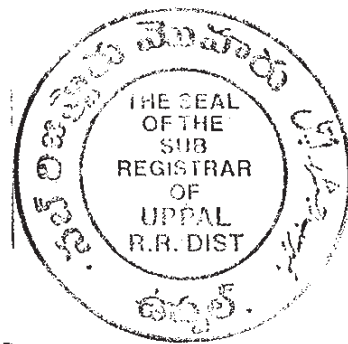
Dated 12/3/09

Sub Registrar
 and Collector U/S 41A
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 55360/- towards Stamp Duty
 including Transfer duty and Rs. 3082/-
 towards Registration Fee was paid by the party
 through Chajjan Receipt Number 897867
 dated 12/3/09 at SBH Habalguda Branch, Sec 2

S. M. R. Habalguda
 A/c No. 01600059700
 of S.R.O. Uppal



- E) The Vendee is desirous of purchasing a plot of land bearing no. 243, admeasuring 308 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 6,16,000/- (Rupees Six Lakhs Sixteen 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. 243, admeasuring 308 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. 6,16,000/- (Rupees Six Lakhs Sixteen Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
1. 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.
2. 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.
3. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
4. 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.
5. 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.
6. Stamp duty and Registration amount of Rs. 58,520/- is paid by way of challan no. 897867 dated 12.3.07, drawn on State Bank of Hyderabad, Habsiguda, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

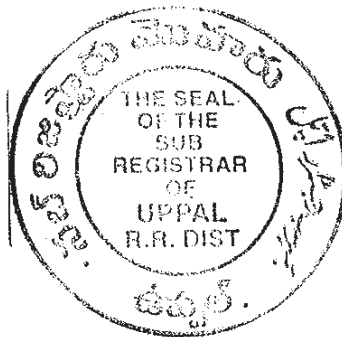

Partner

1 వ పుస్తకము పుస్తకము...సంఖ్య...
దస్తవేజాల మొత్తం కాగితముల
పరిమితి...10...ఈ కాగితపు వరుస
పరిమితి...2.....

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సంఖ్య (పా.శ) పుస్తకము...10...
కొంతగా రిజిస్ట్రార్ చేయబడి స్థానికు నిమిత్తం
గుర్తింపు నెంబరు...1-2007 ఇవ్వడమైన
2007 సంఖ్య...నెల...12...తేది

రిజిస్ట్రార్ జరికా



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 243, admeasuring about 308 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	Compound Wall & Neighbours land
South	Plot No. 244
East	40' wide road
West	Plot No. 261

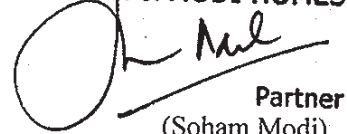
IN WITNESSES WHEREOF this sale deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSESS:

1.



For MEHTA & MODI HOMES


Partner
(Soham Modi)
VENDOR

2.



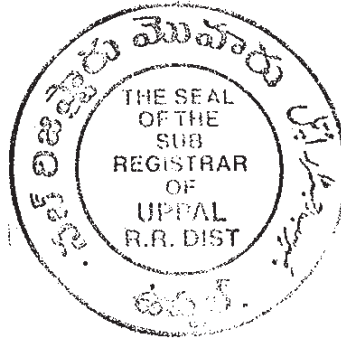
For MEHTA & MODI HOMES


Partner
(Suresh U Mehta)
VENDOR


VENDEE

1 వ పుస్తకము! క.క. సంగ్రహము
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య..10....ఈ కాగితపు వరుస
సంఖ్య.....4.....

పబ్-రిజిస్ట్రార్.



REGISTRATION PLAN SHOWING

PLOT NO. 243, FORMING A PART

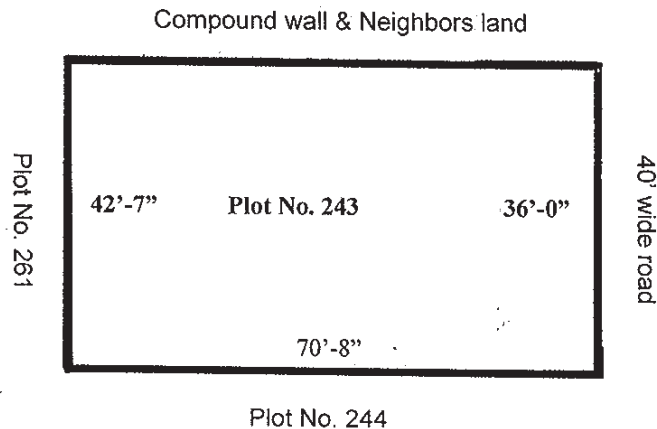
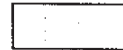
IN SURVEY NO. 291**Situated at**

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: MR. PRAKASH KANAKIA SON OF SRI. LOVJI**REFERENCE:**
AREA: 308**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner**WITNESSES:**

1.

2.

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

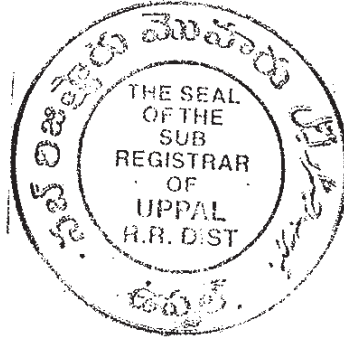
1 వ పుస్తకము ప్ర. ప్ర. సం. 1999

దస్తావేజాల మొత్తం కాగితముల

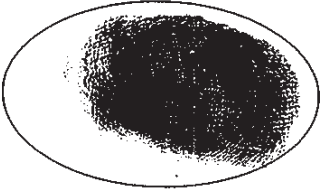
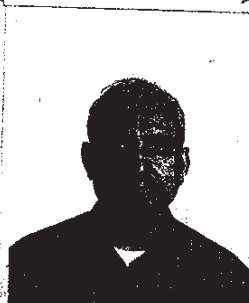
సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...5...

పద-రిజిస్ట్రార్



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

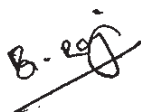
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS. 1. MR. SOHAM 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.
			<u>GPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 201/ BK IV /2006. DT.26.08.2006</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3&4, II FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.
			<u>BUYER:</u> MR. PRAKASH KANAKIA S/O. SRI. LOVJI R/O. 110 BRADWELL COURT SAN JOSE CA 95138, U.S.A..

SIGNATURE OF WITNESSES:

1.



2.

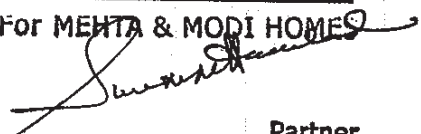


For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner

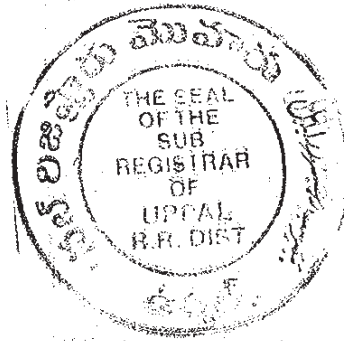
SIGNATURE OF EXECUTANTS



SIGNATURE OF BUYER

1 వ పుస్తకము. క్ర.మ. సం. 1004/09
దస్తావేజాల నమోదు కాగితముల
సంఖ్య. 10..... ఈ కాగితపు వరుస
సంఖ్య..... 6.....

సబ్-రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

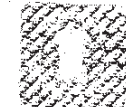
Permanent Account Number

AWSP8104E

Signature



भारत सरकार
GOVT. OF INDIA



10862009

HOUSEHOLD CARD

Card No. : PAP167881500R16

FF Stamp No. : 1514

Sex : Male

Age : 20

Name of Head of Household : N. S. S. S. S.

Address : 1514

Family Head Name : N. S. S. S. S.

Religion : Hindu

Marital Status : Single

Occupation : Business

Annual Income (Rs.) : 1514

LPG Consumer No. (1) : 1514

LPG Consumer No. (2) : 1514

LPG Dealer Name (1) : 1514

LPG Dealer Name (2) : 1514

Annual Income (Rs.) : 1514

LPG Consumer No. (1) : 1514

LPG Consumer No. (2) : 1514

LPG Dealer Name (1) : 1514

LPG Dealer Name (2) : 1514

Annual Income (Rs.) : 1514

LPG Consumer No. (1) : 1514

LPG Consumer No. (2) : 1514

LPG Dealer Name (1) : 1514

LPG Dealer Name (2) : 1514

Annual Income (Rs.) : 1514

LPG Consumer No. (1) : 1514

LPG Consumer No. (2) : 1514

LPG Dealer Name (1) : 1514

LPG Dealer Name (2) : 1514

Annual Income (Rs.) : 1514

LPG Consumer No. (1) : 1514

LPG Consumer No. (2) : 1514

LPG Dealer Name (1) : 1514

LPG Dealer Name (2) : 1514

Annual Income (Rs.) : 1514

LPG Consumer No. (1) : 1514

LPG Consumer No. (2) : 1514

LPG Dealer Name (1) : 1514

LPG Dealer Name (2) : 1514

PERMANENT ACCOUNT NUMBER
ABMP16725H
NAME
SOHAN SATISH MODI
FATHER'S NAME
SATISH MANILAL MODI
DATE OF BIRTH
18-10-1989
SIGNATURE
Chief Commissioner of Income-tax, Andhra Pradesh

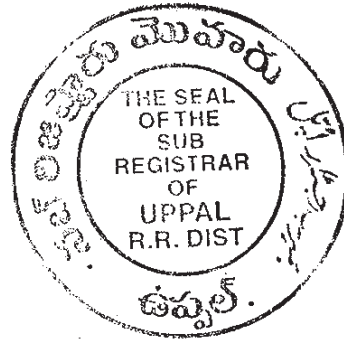
Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	25

D.P.L. No. 114
BHARAT SCOUTS & GUIDES
16/02/2006
16/02/2006
16/02/2006

1 వ పుస్తకము 10...సంఖ్య (10)
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...7.....

పబ్-రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

PRAKASH KANAKIA

LOVJI DAMJI KANAKIA

21/10/2019

Particulars of Income Tax

BGV

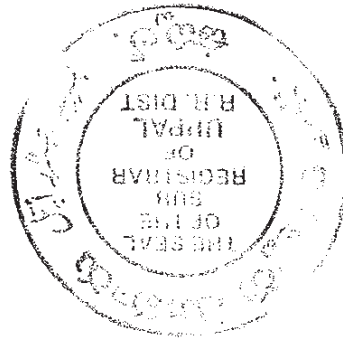
Signature



Prakash

1 వ పుస్తకము..1.5.మ..సం॥409
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య.....శ్రీ.....

పబ్-రిజిస్ట్రార్



Photographs and FingerPrints As per Section 32A of Registration Act 1908

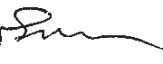
C.S.No./Year: 001540/2009 of SRO: 1507(UPPAL)

Presentant Name(Capacity): **K PRABHAKAR
REDDY(GP)**

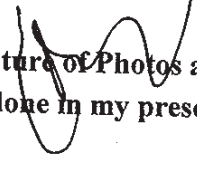
Report Date: 12/03/2009 14:54:33

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) PRAKASH KANAKAI # 110, BRADWELL COURT, SAN JOSECA 95138, U.S.A.	

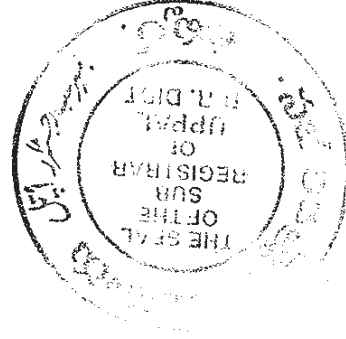
Identified by
Witness 1 
Witness 2 

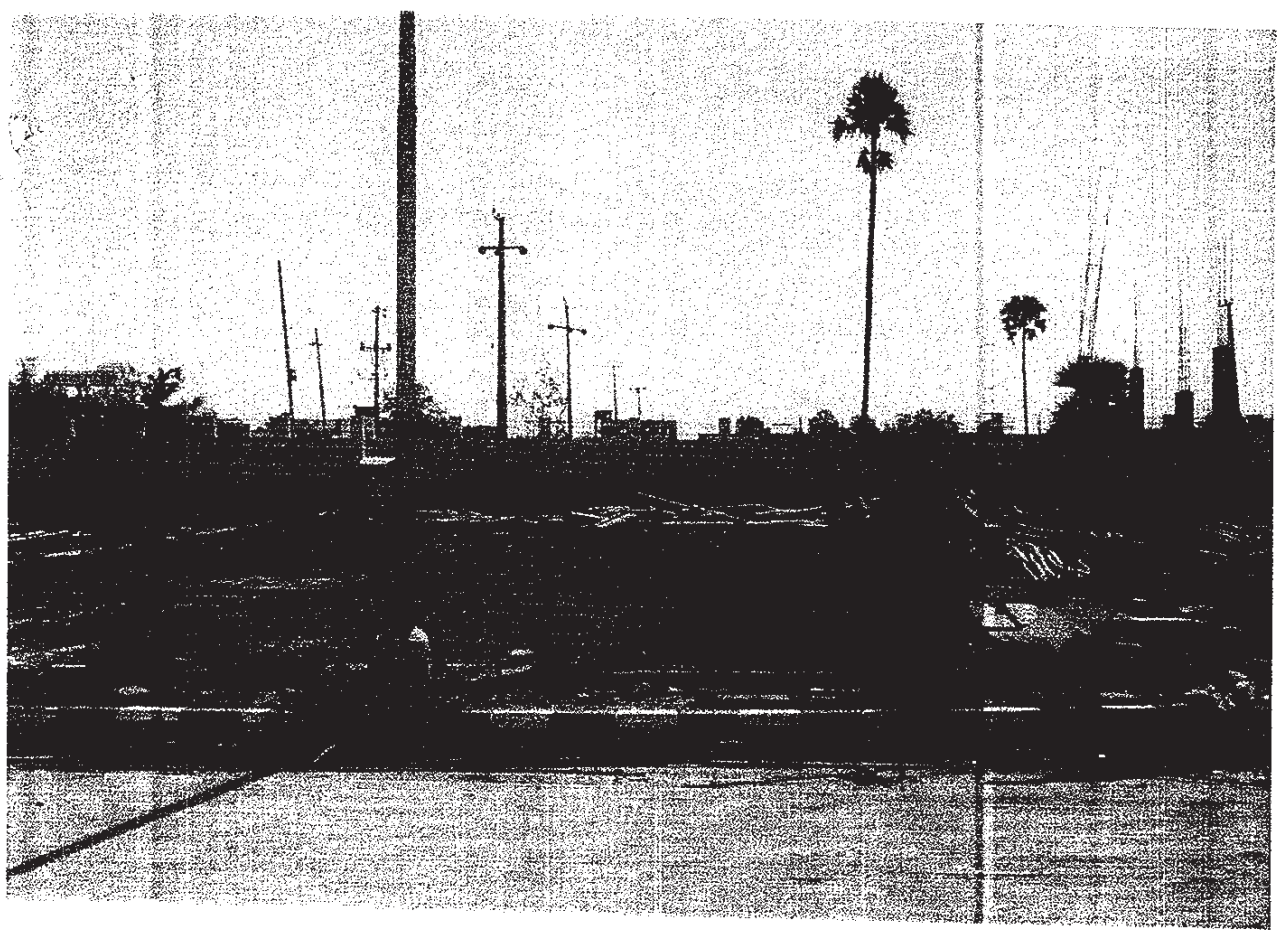
Photos and TIs
captured by me 

Capture of Photos and TIs
done in my presence 

1 వ పుస్తకము..1.వ.వ.నంబు 19
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..10.....ఈ కాగితపు వరుస
సంఖ్య.....9.....

పబ్-రిజిస్ట్రార్





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

పబ్లికేషన్

