

Cs.1223

14

1161/08

Aug/24/07



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376217

SI No. 11708 Date 29/12/2007 100/-
 Sold to G. Venkatesh
 S. T. No. G. A. Rao
 For Rs. 100/- M/S. Mehta & Modi Homes

K. SATISH KUMAR
 S.V.L. No:13/2000, R. No: 26/2000
 5-2-30 PREM. PATHIPET (V)
 R NAGAR (M.C. R. DIST.

SALE DEED

This Sale Deed is made and executed on this the 2nd day of February 2008 at Secunderabad by and between:

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 37 years, Occupation: Business and Mr. Suresh U. Mehta, Son of 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.)

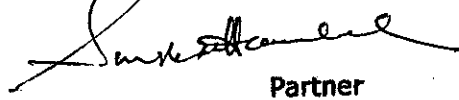
IN FAVOUR OF

1. MR. M. RAVINDRANATH, SON OF MR. M. V. N. APPA RAO aged about 52 years,
2. MRS. SUBHADRA MAGAPU, WIFE OF MR. M. RAVINDRANATH, aged about 49 years residing at 404, Meghdeep Apartments, Mayuri Marg, 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 & MODI HOMES


 Partner

For MEHTA & MODI HOMES


 Partner

RECEIPT
The following amounts have been paid in respect of this document:

Stamp duty:	
1. in the shape of stamp papers.....	Rs. 800/-
2. in the shape of challan (u/s.41 of I.S.Act. 1899).....	Rs. 2220/-
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. —
I. 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. 2220/-
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. —
Total:	Rs. 12220/-

Sub-Registrar

1 వ పుస్తకము... 116/1000

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 10 ఈ కాగితపు వరుస

సంఖ్య... /

సబ్-రిజిస్ట్రారు

1927 వ.శ.సం. 116/1000... 2... వ తది
1927 వ.శ.సం. 116/1000... మాసం. 12... తది
పగలు... 1... మరియు... 2... గంటల మధ్య
ఉన్నట్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ... Jayantibai Mody
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పాట్ గ్రాఫులు
మరియు పేరిడ్యురలతో సహా దాఖలు చేసి
రుసుము రూ... 2220/- చెల్లించారు.

Receipt No. 62289 of 2/2/08. Vide

SBH, Habsguda Branch. Sec'bad

దాసీ యిచ్చినట్లు ఒప్పుకొన్నది

ఎడమ ప్రాంతం



విరూపించినది.

①

P. Raghunatha Rao :- P. Sankarish OCC: Service
H.No-12-1-87, Lakshmi, Sec'bad-17

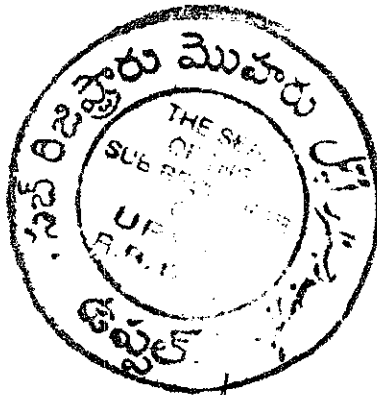
②

Kiran S/o Ramakrishna OCC: Service
2-3-6/10/24, Amberpet, Hyderabad

200. 116/1000... 2... వ తది

1927 వ.శ.సం. 116/1000... మాసం. 12... వ తది.

సబ్-రిజిస్ట్రారు



S. M. Mody

S. M. Mody

S/o. Jayantibai Mody
Occ. Assistant Ho. Flat No 105, Sapphire Apts,
Chikoti Gardens, Begumpet, Hyderabad, through
GPA for Presentation of documents, vide GPA No
64/BK/1/2005 at SRO, Uppal, R.R. Dist.

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. No. 35, 36, 37, 38 & 39 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	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac. 2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- Shri P. Balram Reddy, S/o. Shri P. Sanjeeva Reddy

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. b to d above are the children of Former Owner at serial no. 'a'. All the Former Owners have joined together for the execution of above referred sale deed so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకము... 1161/2008

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..... 10 కాగితపు వరుస

సంఖ్య..... 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1864
No. 1161 of 2008 Date 2/2/08

I hereby certify that the proper deficit
stamp duty of Rs. 39860/- Rupees *thirty nine thousand*
Eight hundred and sixty only
has been levied in respect of this instrument
from Sri *Gaurang Reddy*
on the basis of the agreed Market Value
consideration of Rs. *444000/-* being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

[Signature]
Sub Registrar

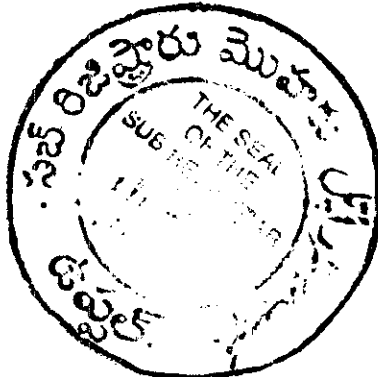
Dated 2/2/08

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

Registration Endorsement

An amount of Rs. *39860/-* towards Stamp Duty
Including Transfer duty and Rs. *2220/-*
towards Registration Fee was paid by the party
through Challan Receipt Number *762287*
Dated *2/2/08* at SBI Habalguda Branch, Sec'bad.

S.B.H. Habalguda
A/c No. 01000050700
of S.R.O. Uppal.

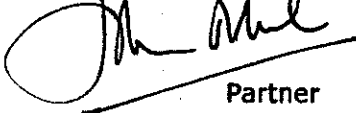


- D) The Vendee is desirous of purchasing a plot of land bearing no. 14 admeasuring 222 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled and for a consideration of Rs. 4,44,000/- (Rupees Four Lakhs Forty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 14 admeasuring 222 sq. yds. forming part of Sy. Nos. 35 to 39 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) and 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. 42,180/- is paid by way of Challan No. 762289, dated 02.02.2008 drawn on SBH, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



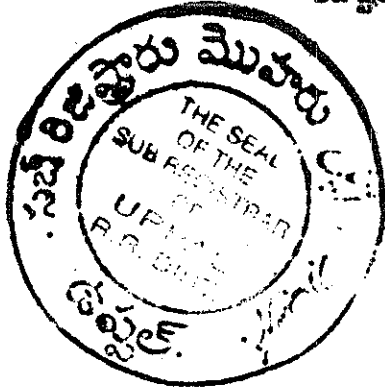
Partner

1 వ పుస్తకము...116/108
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...2

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శె) పు...116/108
వెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...116/1...1-200 క్రిందవచ్చిన
2009 సం॥ డిసెంబరు 12...తది

రిజిస్ట్రారింగు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 14 admeasuring about 222 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	20' Passage & Land Scaped Garden & 40' wide road
South	Plot No. 10
East	Plot no. 14 (part)
West	Plot No. 12 & 13.

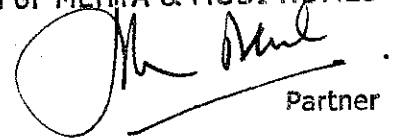
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

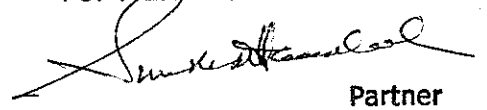
2.

For MEHTA & MODI HOMES


Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES


Partner

(Suresh U. Mehta)
VENDOR


VENDEE

Subhadra.

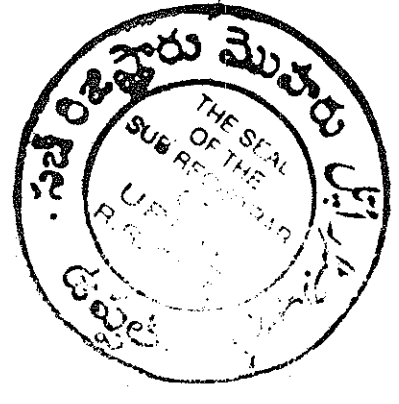
1 వ పుస్తకము... 4161/10

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 10 ఈ కాగితపు వరుస

సంఖ్య... 4

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING		PLOT NO. 14, FORMING A PART	
IN SURVEY NO. 35, 36, 37, 38 & 39		Situating 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. M. RAVINDRANATH, SON OF MR. M. V. N. APPA RAO			
2. MRS. SUBHADRA MAGAPU, WIFE OF MR. M. RAVINDRANATH			
REFERENCE: AREA: 222	SCALE: SQ. YDS.	INCL: SQ. MTRS.	EXCL:

20' Passage & Land Scaped Garden & 40' wide road

Plot No. 12 & 13

Plot No. 14

Plot No. 14 (Part)

Plot No. 10

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

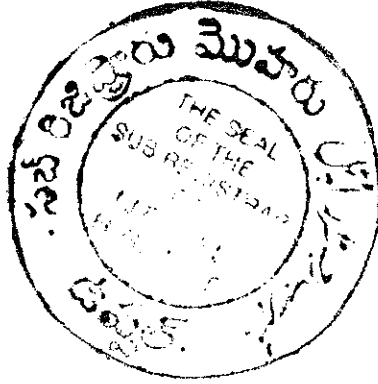
WITNESSES:

1.

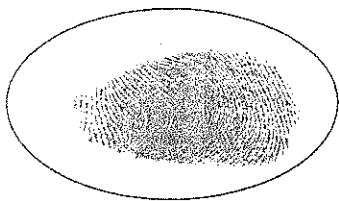
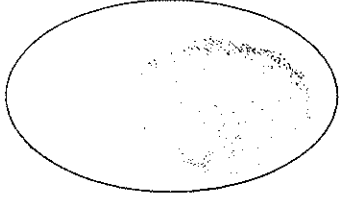
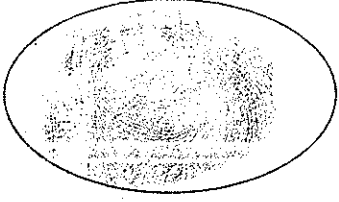
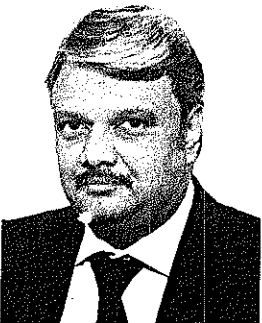
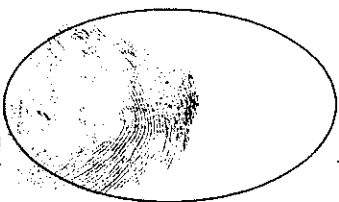
2.

1 వ పుస్తకము.....1161/సీరాఫ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10 ఈ కాగితపు వరుస
సంఖ్య.....5

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	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. 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 PRESENTATION OF DOCUMENTS:</u> MR. GAURANG MODY S/O. MR. JAYATILAL MODY R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET HYDERABAD
			<u>BUYER:</u> 1. MR. M. RAVINDRANATH S/O. MR. M. V. N. APPA RAO R/O. 404 MEGHDEEP APARTMENTS MAYURI MARG, BEGUMPET HYDERABAD - 500 016.
			2. MRS. SUBHADRA MAGAPU W/O. MR. M. RAVINDRANATH R/O. 404 MEGHDEEP APARTMENTS MAYURI MARG, BEGUMPET HYDERABAD - 500 016.

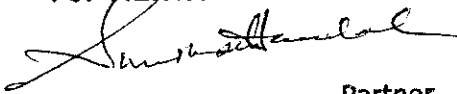
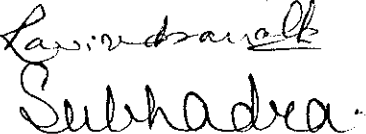
SIGNATURE OF WITNESSES:

1. 
2. 

For MEHTA & MODI HOMES

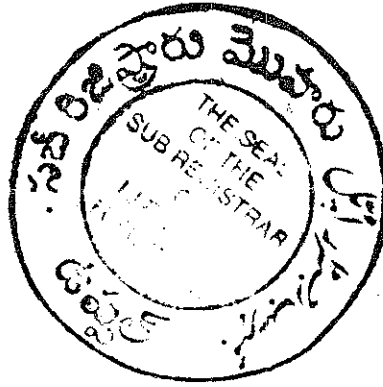

Partner

For MEHTA & MODI HOMES


Partner
SIGNATURE OF THE EXECUTANT'S

Subhadra

1వ పుస్తకము... 11/6/1961
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10. ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE
Soham Modi

Chief Commissioner of Income-tax, Andhra Pradesh

GREEN PASSPORT REFORMULA OF INDIA

Passport No. B 2791005

SOHAM SATISH MODI

INDIAN

DATE OF BIRTH 18-10-1969

PLACE OF BIRTH HYDERABAD

DATE OF ISSUE 10-10-2000

DATE OF EXPIRY 08-10-2010

For MEHTA & MODI HOMES

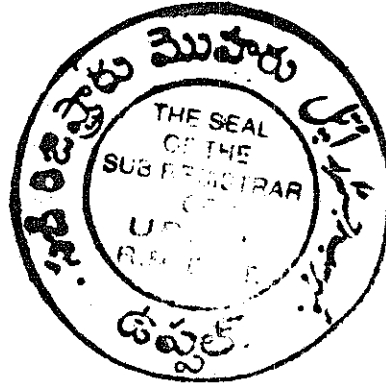
[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

1 వ పుస్తకము.....1161/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10 ఈ కాగితపు వరుస
సంఖ్య.....7.....

పబ్-రిజిస్ట్రారు

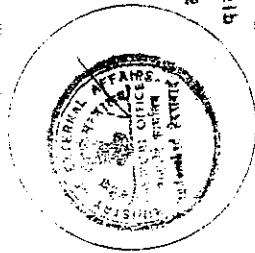




इसके शीर्ष, भारत सरकार के अधिनियम के तहत 'A' और 'B' से निर्धारित
 रूप में प्रमाणित है, कि इसमें उल्लिखित व्यक्ति को बिना शर्त शरण
 प्रदान करने के लिए और उसे एक देश में एक आश्रय और सुरक्षा प्रदान करने
 के लिए आवश्यक है।

THESE APPLICANTS REQUEST AND REQUEST IN THE NAME OF THE
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY
 CONSIDER TO ALLOW THE APPLICANTS TO PASS FREELY WITHOUT LET OR
 OBSTACLE TO AFFORD PROTECTION, EVERY ASSISTANCE AND
 PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत सरकार के अधिनियम के अधिनियम से निर्धारित
 रूप में प्रमाणित है, कि इसमें उल्लिखित व्यक्ति को बिना शर्त शरण
 प्रदान करने के लिए और उसे एक देश में एक आश्रय और सुरक्षा प्रदान करने
 के लिए आवश्यक है।



श्री. पी. सी. सार्कर
 P. C. SARKER

अधीक्षक/Supintendent
 वाणिज्य विभाग, हैदराबाद
 Pasanti Office, Hyderabad.

Ravindranath

भारत संयुक्त रिपोर्ट OF INDIA



संख्या/No. B2583913

उपनाम/Surname

दिए गए नाम/Given Names

RAVINDRANATH

राष्ट्रियता/Nationality

INDIAN

लिंग/Sex

MALE

जन्म तिथि/Date of Birth

15.9.1956

जन्म स्थान/Place of Birth

HYDERABAD (AP)

जारी करने का स्थान/Place of Issue

PO-HYDERABAD

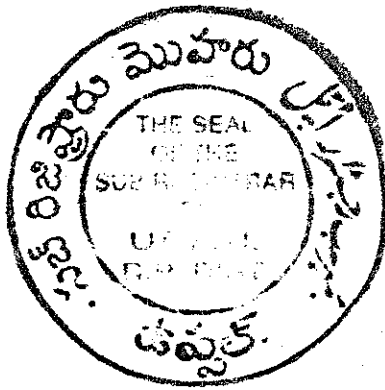
जारी करने का तिथि/Date of Issue जारी करने का तिथि/Date of Expiry

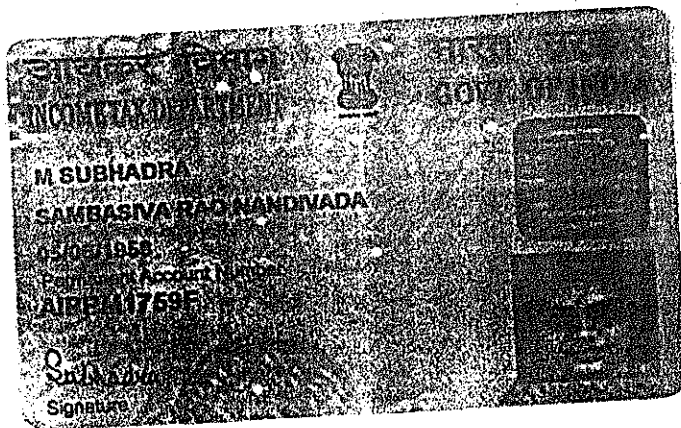
28.8.2000 27.8.2010

Ravindranath

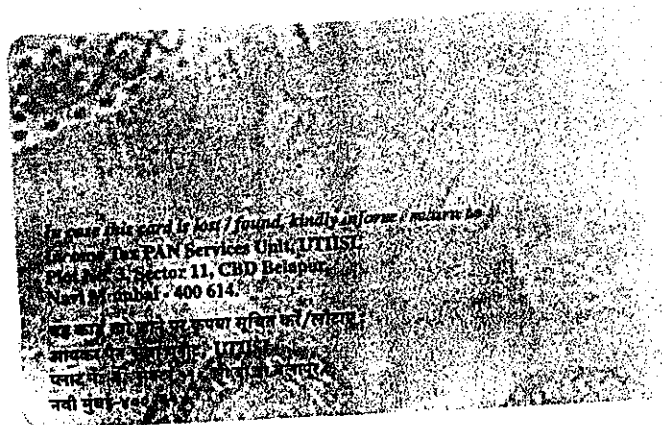
1161/08
ఇచ్చి పుస్తకము.....సింగం
దస్తావేజు 10 మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
పంఖ్య.....8

సబ్-రిజిస్ట్రారు

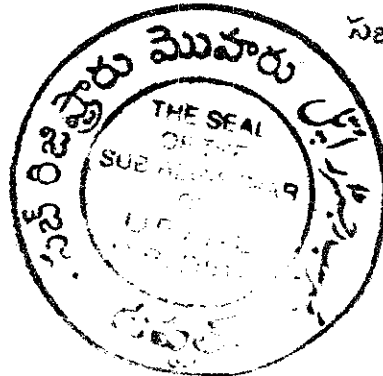




Subhadra



1వ పుస్తకము. 116/1/1000
దస్తవేజుల మొత్తం కాగితము
సంఖ్య. 10 ఈ కాగితపు వరుస
సంఖ్య. 9



సబ్-రజిస్ట్రారు



29/01/2008 12:05

1 వ పుస్తకము.....1161/నల్గొండ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....100. ఈ కాగితపు వరుస
సంఖ్య.....100.

సబ్-రిజిస్ట్రార్

