

C.1755

1757/04

Act 1778
100Rs.



Date : 13/2/2004 ఆంధ్ర ప్రదేశ్ No ANDHRA PRADESH Denomination : 100 00AA 569363

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
SEC' BAD.

C. G. M.
13/2/04
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M/S MEHTA & MODI HOMES, SEC' BAD.

SALE DEED

This SALE DEED is made and executed on this the 13th day of February 2004 at Secunderabad by:

1. **Sri P. Sanjeeva Reddy**, S/o. late Sri P. Sai Reddy, aged about 55 years, occupation: Agriculture, resident of Charlapally village, Ghatkesar mandal, Ranga Reddy district, represented by its Agreement of Sale-cum-General Power of Attorney Holder Sri Kasula Shankar Goud, S/o. Sri K. Rajaiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Charlpally, Ghatkesar mandal, Ranga Reddy district, Vide Regd. Agreement-cum-G.P.A. Doct.No. 535/2004, Regd. at S.R.O., Uppal
2. **Sri Kasula Shankar Goud**, S/o. Sri K. Rajaiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Charlpally, Ghatkesar mandal, Ranga Reddy district.
(herein after jointly referred to as the VENDORS and severally as Vendor No. 1 & Vendor No. 2)

In favour of

M/S. MEHTA & MODI HOMES, a 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 Partner, Mr. Soham Modi, S/o. Sri Satish Modi, aged 34 years, Occupation: Business
(herein after referred to as the 'PURCHASER')

Q. Swamivel
Q. Swamivel



Date: 13/02-2004 Serial No: 4,102 Denomination: 100 00AA 569364

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
SEC 'BAD.

C. G. N.
13/2/04

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

For Whom :
M/S MEHTA & MODI HOMES, SEC 'BAD.

-2-

The terms VENDORS and PURCHASER herein used shall whenever the context so admit mean and include their respective heirs, executors, successors, legal representators, administrators and assignees etc. as the parties themselves.

WHEREAS

- The VENDOR No. 1 is the absolute owner and possessor of agricultural lands admeasuring Acres 6-30 guntas forming part of Survey No. 291, situated at Charlapally village, Ghatkesar Mandal, Kapra municipality, Ranga Reddy district, having received the same by succession from his father, late Sri P. Sai Reddy by virtue of Patta No. 20, Title No. 10420 and Pass Book No. 177970.
- The father of VENDOR No. 1, Sri P. Sai Reddy was the owner of Agricultural land aggregating to about Acres 7-34 guntas forming part of Survey No. 291, Charlapally village. Sri P. Sai Reddy with an intention to sell the same divided the said land into 116 plots admeasuring from 100 sq. yards to 500 sq. yards. Out of these 116 plots Sri P. Sai Reddy had sold 18 Plot bearing Nos. 24 to 41 to several intending PURCHASERS, retaining 98 plots bearing Plot No. 1 to 23 and 42 to 116, aggregating to acres 6-30 guntas. Upon death of Sri P. Sai Reddy VENDOR No. 1 became the owner of the balance land/plots admeasuring acres 6-30 guntas (98 plots) by succession from his father.
- VENDOR No. 2 has agreed to purchase the entire land admeasuring acres 6-30 guntas from VENDOR No. 1 and Vendor No. 2 has paid the entire sale

W. Swarnavel
W. Swarnavel



Date : 13/04/2004 आंध्र प्रदेश ANDHRA PRADESH Denomination : 100 00AA 569365

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
SEC 'BAD.

C. G. M.
Sub Registrar
13/4/04
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M/S MEHTA & MODI HOMES, SEC 'BAD.

-3-

consideration to VENDOR No. 1 and in pursuance of receiving the said sale consideration, VENDOR No. 1 has executed an "Agreement of sale-cum-General Power of Attorney with possession" vide Document dated 20.01.2004, bearing No. 535/04, registered at the Sub-Registrar, Uppal, Ranga Reddy district, in favour of VENDOR No. 2.

- d) The PURCHASER has approached the VENDORS to sell one plot bearing No.21 admeasuring 33 ft. in width and 55 ft. in depth and admeasuring about 202 sq. yards, hereinafter referred to as the Schedule Property and more particularly described in the schedule given hereunder and marked in red in the plan enclosed. The VENDORS have agreed to sell to the PURCHASER the said plot No. 21 admeasuring 202 sq. yards, for a total consideration of Rs. 1,00,000/- (Rupees one lakh only) on the following terms and conditions: -

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

- 1) That in pursuance of said agreement and in consideration of the said sum of Rs. 1,00,000 (Rupees One Lakh only) paid by the PURCHASER in cash and duly acknowledged by the VENDORS, the VENDORS do hereby sell, transfer and convey absolutely to the PURCHASER the Scheduled Property admeasuring 202 sq. yards and bearing Plot No. 21, forming part of Survey No. 291, situated at Charlapally village, Ghatkesar mandal, Ranga Reddy district.

Q. Snow bond
Q. Snow bond



Date : 13/04/2014 3884 No ANDHRA PRADESH Registration : 100 00AA 569366

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
SEC 'BAD.

C. G. Prasad
13/4/04
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M/S MEHTA & MODI HOMES, SEC 'BAD.

-4-

- 2) Henceforth the VENDORS shall not have any right, title or interest in the Scheduled Property which shall be enjoyed absolutely by the PURCHASER without any let or hindrance from the VENDORS or any one claiming through them.
- 3) The VENDORS hereby agree to indemnify and keep indemnified the PURCHASER at all times in respect of all losses, expenses and costs including, Court costs to which the PURCHASER may be put to on account of the breach of all or any of the covenants contained herein or on account of any of all the recitals contained herein being false or incorrect, or on account of anyone else claiming any right, title or interest in the said property, or on account of any let or hindrance to the PURCHASER in the enjoyment of the said property by the VENDORS or any one claiming through them.
- 4) The VENDORS hereby further agree to sign all documents and do all acts as may be necessary to complete or defend the title of the PURCHASER to the Scheduled Property.
- 5) The VENDORS have this day delivered vacant and peaceful possession of the Scheduled Property to the PURCHASER.
- 6) The VENDORS have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.

C. Prasad
C. Prasad



Date

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
SEC 'BAD.

00AA 569367

Ch. G. Rao 13/2/04
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M/S MEHTA & MODI HOMES, SEC 'BAD.

-5-

- 7) The Scheduled Property is not an assigned land within the meaning of A. P. Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Government Agencies/Undertakings.
- 8) Stamp duty and registration charges of the sale deed or deeds shall be borne by the PURCHASER in full.
- 9) The market value of the property is Rs. 495/- per Sq. Yd. total value of Rs.1,00,000/- for 202 sq. yards, stamp duty paid on the market value.

Rs. 7,140/- paid by way of Challan No. 065897,
dated 13.02.2004, drawn on SBH, Habsiguda branch.

Ch. Shankar
Ch. Shankar



Date 13-02-2004 Serial No. 4,106 Denomination 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
SEC' BAD.

00AA 569368
Ch. U. M. 13/2/04
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M/S MEHTA & MODI HOMES, SEC' BAD.

-6-

SCHEDULE OF THE PROPERTY

All that plot admeasuring about 202 sq. yards bearing No. 21 (55 ft. depth x 33 ft. width) forming a part of Survey No. 291, Charlapally village, Ghatkesar mandal, Ranga Reddy district, marked red in the plan annexed hereto, bounded on:

NORTH BY: Plot No.22 belonging to purchaser
SOUTH BY: Plot No. 20 belonging to purchaser
EAST BY: Plot No. 14 belonging to Vendors
WEST BY: 40' wide existing road from main road to land belonging to purchaser


IN WITNESS WHEREOF this Sale Deed is made and executed on this 13th day of February 2004 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.  (P. Solomon)

2. 


VENDOR NO. 1


VENDOR NO. 2


PURCHASER

REGISTRATION PLAN SHOWING PLOT No. 21

IN SURVEY NOS. 291

Situated at

CHERLAPALLY(V) GHATKESAR

Mandal, R.R. Dist.

VENDORS : 1) SRI. P. SANTEEVA REDDY, Rep. By

G.P.A.: SRI. K. SHANKAR GOUD

2) SRI. K. SHANKAR GOUD S/o. K. RATAJAH

VENDEE : M/S. MEHTA & MODI HOMES, Rep. By

MR. SOHAM MODI S/o. SRI. SATI SH MOOD

REFERENCE :

SCALE: 1" =

INCL:

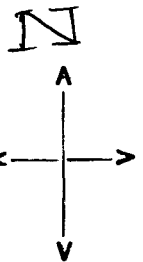
EXCL:

AREA :

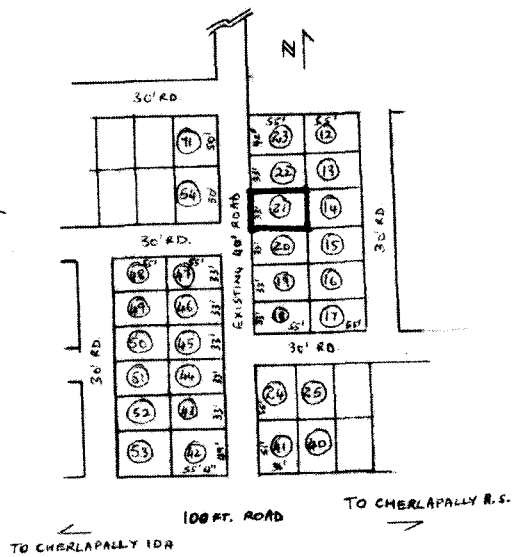
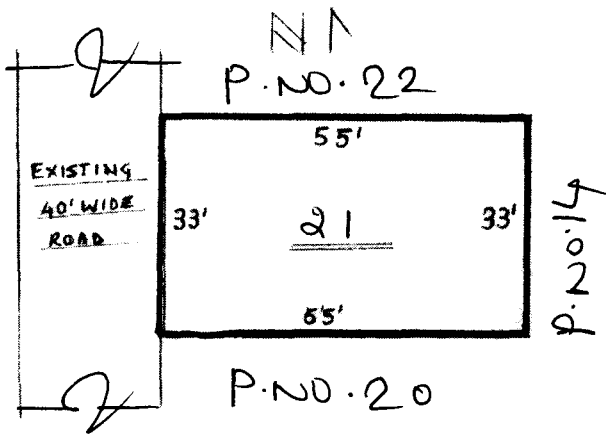
202

SQ. YDS. OR 168.87

SQ. MTRS.



LOCATION PLAN



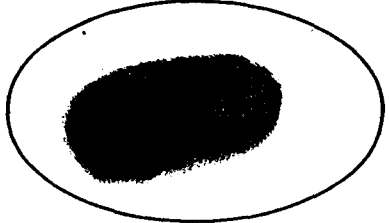

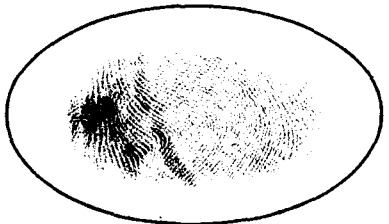

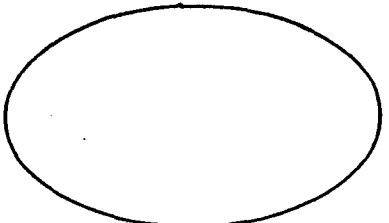
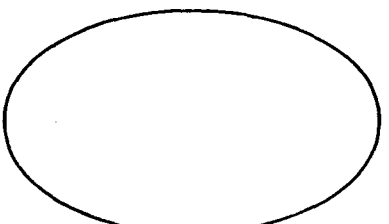
WITNESSES :

1. (P. Solomon)


2.


**SIG. OF THE VENDOR
SELF & G.P.A**


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

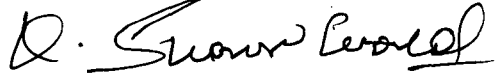
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			GPA Holder to Vendor No.1 & No.2 <u>MR. KASULA SHANKAR GOUD</u> <u>R/o. 2-1-15/2, Cherlapally,</u> <u>Ghatkesar Mandal,</u> <u>R. R. Dist.</u>
			PURCHASER:- <u>MR. MEHTA & MODI Homes,</u> <u>having its (O) S-U-187/3 & V,</u> <u>M.G. Road, Sec 3ad, Rep by</u> <u>its Managing Partner</u> <u>MR. SOHAM MODI</u>
		<p align="center">BLACK & WHITE PASSPORT SIZE PHOTO</p>	
		<p align="center">BLACK & WHITE PASSPORT SIZE PHOTO</p>	

SIGNATURE OF WITNESSES

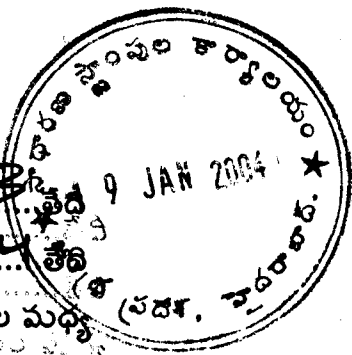
1.  (P. Solomon)

2. 





SIGNATURE OF THE EXECUTANT'S



200-4 వ.సం||...నెల...తేదీ
 192-5 వ.శ.శా...మాసము...తేదీ
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

1వ పుస్తకము...సం||
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...ఈ కాగితపు వరుస
 సంఖ్య...
 సబ్-రిజిస్ట్రారు

శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి

I hereby certify that production of the
 original instrument I have satisfied my
 self that the stamp duty of Rs.../...
 has been paid there for

రుసుము రూ||...చెల్పించినారు.
 Receipt No... Dt... Vide
 SBH, Habsiguda Branch, Sec'bad.

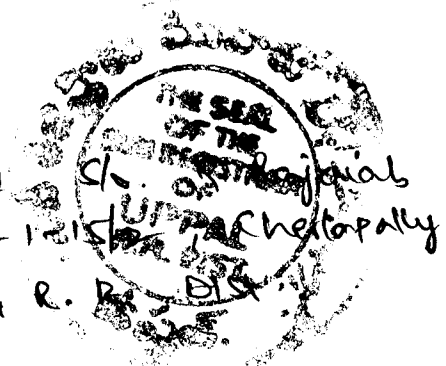
SUB-REGISTRAR

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవేలు

(Signature)

(Signature)

Kasula Shankar Gold S/o. ...
 occ: Business R/o. 2-1-1...
 John Moh. Ghotkegar Mandal, R. R. ...



Soham modi S/o. Sri Satish modi occ: Business
 R/o. Plot no. 280, Road No. 25, Jubilee Hills,
 Hyderabad.



విరూపించినది.

(Signature)

(A. Prabhakar Reddy S/o. Padma Reddy
 occ: Service (A) S-u-18/1364. Secbad.

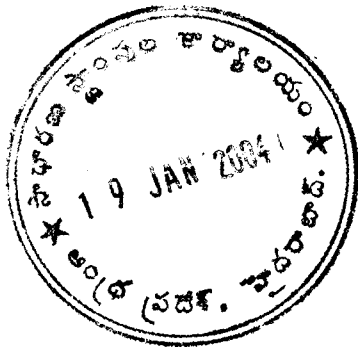
(Signature)
 (P. Solomon)

P. Solomon S/o. P. Kuparatnam, occ: Business,
 No. 54-1277 B, M.G. Road, Secbad

(Signature)

200-4 వ.సం||...నెల...తేదీ
 192-5 వ.శ.శా...మాసము...తేదీ

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము 1757/04 సంగ్రహ
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 6 ఈ కాగితపు వరుస
 సంఖ్య 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 1 of 1894
 No. 1757 of 2004 Date 13/2/04

I hereby certify that the proper deficit
 stamp duty of Rs. 6710/- Rupees.

Seven thousand seven hundred ten only

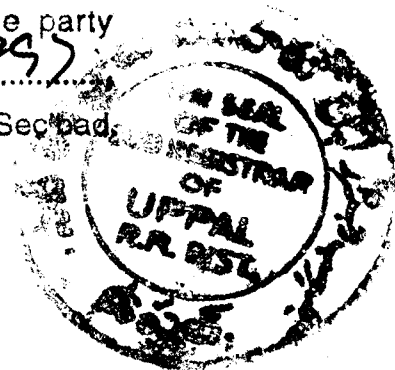
has been levied in respect of this instrument
 from Sri. K. Shankar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 67000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal Sub Registrar
 and Collector U/S. 41&47
 Dated: 13/2/04 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 6710/- towards Stamp Duty
 Including Transfer duty and Rs. 3357/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 065897
 Dated 13/2/04 at SBH Habsiguda Branch, Secbad.

S.B.H. Habsiguda
 A/c No. 01000050788
 of S.R.O. Uppal.





1వ పుస్తకము 1757/2004 సెంజి
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 3 ఈ కాగితపు పుస్తకం
 సంఖ్య 3

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సెంజి (కా.క) పు 1757/2004
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 1757-1-2004 వ్యవహారమున
 200 (సెంజి) 50 నెంబరు 13

Note:- DSD N 3360 /- & DR 12 N 165 /- Potent 3528 /- has
 been collected on agreed MV of Rs 100000/-



Sub Registrar



1వ పుస్తకము.....నం|| 1752/2004
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య..... 4

సబ్-రిజిస్ట్రారు





1వ పుస్తకము.....1757/2004
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 1....ఈ కాగితపు వరుస
సంఖ్య. 1.....

సబ్-రిజిస్ట్రారు





1 ವಸ್ತು ಸಂಖ್ಯೆ 1757/2004 ನಂ. 1
ದಸ್ತಾವೇಜು ಮುತ್ತುಂ ಕಾಗರಿತಮುಲ
ಸಂಖ್ಯೆ 8.....ಈ ಕಾಗರಿತಮುಲ ವರುಸ
ಸಂಖ್ಯೆ 6.....

ಸಬ್-ರಿಜಿಸ್ಟ್ರಾರು



1వ పుస్తకము 1752/1954

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము 1757/100

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.. ౬.... ఈ కాగితపు వరుస

సంఖ్య.. ౬.....



సబ్-రిజిస్ట్రారు

