

CS. 2550

2560/10

Acce 2585

100Rs.



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP23ICC 00AA 661118

Date : 28-02-2004 Serial No : 2,678 Denomination : 100

Purchased By :  
PRABHAKAR REDDY

For Whom :  
M/S.MEHTA & MODI HOMES

S/O.PADMA REDDY  
R/O.HYD

SEC BAD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. UPPAL

**SALEDEED**

This SALE DEED is made and executed on this the 1<sup>st</sup> day of March 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')

W. Swarnavel

W. Swarnavel



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 595190

S. No. 11731 Date 27/2/2004 Rs. 100/-

G. Seetha Kumar

Sold to Prabhakar Reddy, S/o. Padma Reddy, R/o. Hyd.  
For Whom M/s. Mehta & Modi Homes, R/o. Sec'bad.

S.V.L No. 41/95, R.No 3/2004-2008  
NAMALAGUNDU, SECUNDERABAD.

-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

ll. Swarn kumar

ll. Swarn kumar



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 595191

S. No. 11782 Date 27/2/2004 Rs 100/-

Sold to Prabhakar Reddy, S/o. Padma Reddy, R/o. Hmt

For Which M/s. Mehta & Modi Homes, R/o. Secbad.

G. Seethu Kumar  
SVL No. 41/95 R. No 3/2004-2008  
NAMALAGUNDU, SECUNDERABAD.

-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.46 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 plots No. 46 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 each and bearing Plot No.46, forming part of Survey No. 291, situated at Charlapally village, Ghatkesar mandal, Ranga Reddy district.

*(Signature)*

*(Signature)*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 595192

S No. 11783 Date 27/2/2004

Sold to Parabha Rao Reddy St. Padma Reddy R/o. Hyd. MALAGUNDI, CULU, TIRUPATI.  
For Whom M. Mehta & Modi Homes R/o. 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.

*(Signature)*  
*(Signature)*

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 595193

S No. 11784 Date 27/2/2004 Rs. 100

G. Seshu Kumar

Sold to Prabhakar Reddy, S/o. Padma Reddy, R/o. H. J. For Whom M/s. Mehta & Modi Homes, R/o. Sec'bad.

S.V.L. No. 41/95 R. No. 1004-2003 NAMALAGUNDU, GUNCEERABAD.

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- 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. 10,670/- paid by way of Challan No. 50483, dated 01.03.04, drawn on SBH, Habsiguda branch.

G. Seshu Kumar

G. Seshu Kumar





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA, 595194

11785 27/2/2004

Prabhakar Reddy s/o. Padma Reddy

R/o. Hyd

S.V.L No. 41/95 R. No. 30004-2003  
NAMALAGUNDU, SECUNDERABAD.

M/s. Mehta & Modi Homes

R/o. Sec'bad.

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### SCHEDULE OF THE PROPERTY

All that plot admeasuring about 202 sq. yards bearing No. 46 (55 ft. depth x 33 ft. width each) 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.47 belonging to purchaser

SOUTH BY: Plot No. 45 belonging to purchaser

EAST BY: 40' wide existing road from main road to land belonging to purchaser

WEST BY: Plot No. 49 belonging to Vendors

IN WITNESS WHEREOF this Sale Deed is made and executed on this 01<sup>st</sup> day of March 2004 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

*[Signature]*

VENDOR NO. 1

WITNESSES:

*[Signature]*

VENDOR NO. 2

1. *[Signature]*  
(S. Prabhakar Reddy)

2. *[Signature]*  
(S. Mehta)

*[Signature]*

PURCHASER

**REGISTRATION PLAN SHOWING PLOT NO. 46**

**IN SURVEY NOS. 291**

**Situated at**

**CHERLAPALLY(V) GHATRESAR**

**Mandal, R.R. Dist.**

**VENDORS : 1) SRI. P. SANTEEVA REDDY**

**G.P.A: SRI. K. SHANKAR GOUD S/o. RAJAJAH**

**@ SRI. K. SHANKAR GOUD**

**VENDEE: M/S. MEHTA & MODI HOMES, REP BY**

**SRI. SOHAM MODI S/o. SATISH MODI**

REFERENCE :

SCALE: 1" =

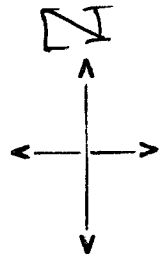
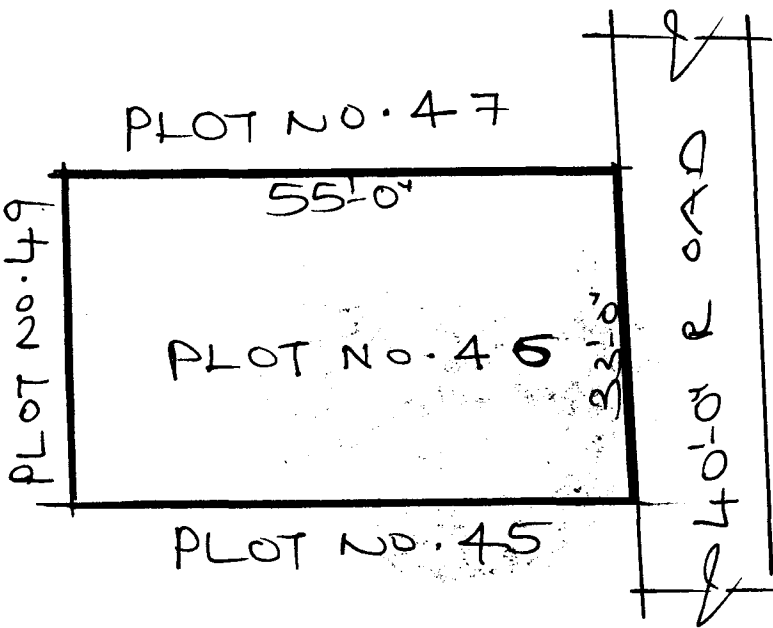
INCL:

EXCL:

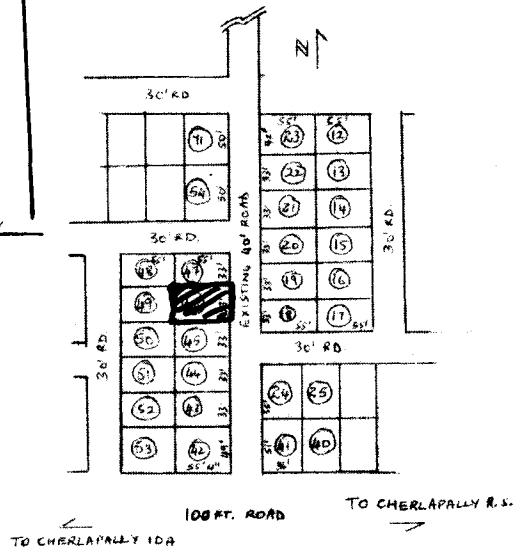
AREA :

202

SQ. YDS. OR 168.87 SQ. MTRS.



**LOCATION PLAN**



*Q. Shallowland*

*Q. Shallowland*

**SIG. OF THE VENDOR**

**WITNESSES :**

1. *Prasanna*

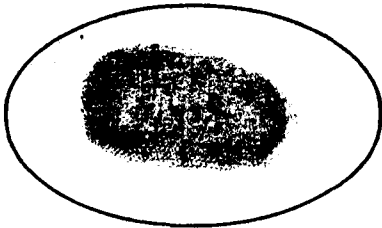
2. *Siddhar*

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

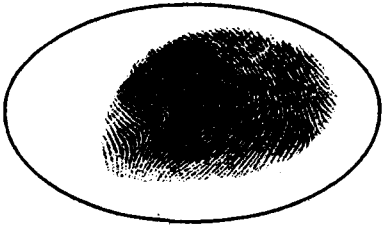
SI.No. FINGER PRINT  
IN BLACK INK (LEFT  
THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

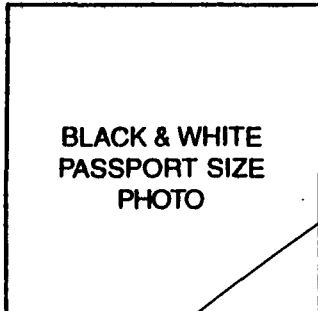
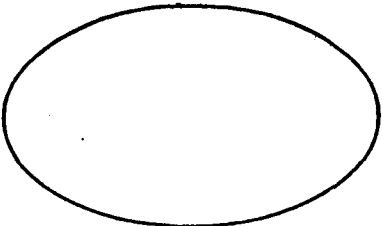
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER



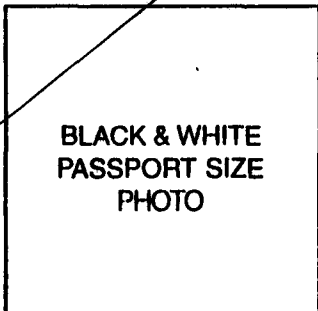
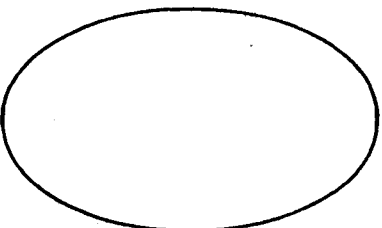
G.P.A TO VENDOR No. 1 & 2  
MR. KASULA SHANILAR GOUD  
R/o. 2-1-15/2, CHERLAPALLY,  
GHATILSAR MANDAL  
RANGA REDDY DISTRICT  
PURCHASER:



M/S. MEHTA & MODI HOMES  
REGISTERED OFFICE AT 5-4-18/304  
M.G.ROAD, SECUNDERABAD-500003  
REPRESENTED BY ITS MANAGING  
PARTNER MR. SOHAM MODI



BLACK & WHITE  
PASSPORT SIZE  
PHOTO



BLACK & WHITE  
PASSPORT SIZE  
PHOTO

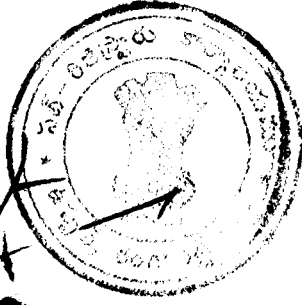
**SIGNATURE OF WITNESSES**

- 1.
- 2.

**SIGNATURE OF THE EXECUTANT'S**



I here by certify that production of the original instrument I have satisfied myself that the stamp duty of Rs. 330 has been paid there for



SUB-REGISTRAR

200 4 వ సం|| విజయనగరం నెల..... తేదీ  
 192 5 వ.శ.శా. విజయనగరం మాసము..... తేదీ  
 పగలు..... 2 ..... మరియు..... 3 ..... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో  
 శ్రీ..... క. శంకర్ శంకర్ .....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాబ్లికేషన్లు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ||..... 500 / ..... చెల్లించినారు

Receipt No. 500/13/1914 Dt. 1/3/1914  
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసిన యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు

నిరూపించినది.

W. Suresh  
W. Suresh  
 THE SEAL OF THE REGISTRAR OF UPPAL REG. DIST.

Mr. K. Shankar (son of) Charlapally, Sec'bad.  
 Business - R/o. H.N. Ghatkesar mandal, Dist.

The Seal

Mr. Saham Modi (son of) Srin Satish Modi, Sec'bad.  
 Business - R/o. Plot no. 280, Road no. 25, Jubilee Hills, Hyderabad.

Prakash

(K. Prallakar Reddy (son of) Pradug Reddy  
 ovi service (a) S-U-187/3/14, Sec'bad.

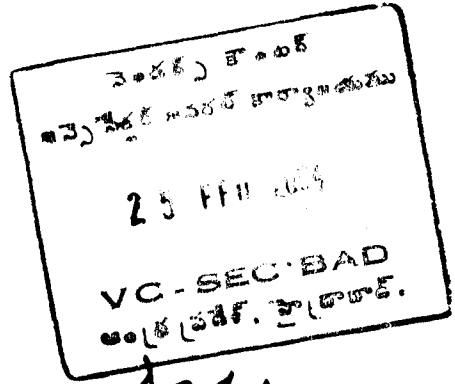
Prakash

Srinivas (son of) Ramachandrababu, ovi service  
 (a) S-U-187/3/14, Sec'bad.

200. 4 వ సం|| విజయనగరం నెల..... తేదీ  
 192. 5 వ.శ.శా. విజయనగరం మాసం..... తేదీ. సబ్-రిజిస్ట్రారు

1 వ పుస్తకమునకు...  
 దస్తావేజుల మొత్తం కోటి...  
 సంఖ్య... ఈ కారితప్పే పేరు...  
 సంఖ్య...

సబ్-రిజిస్ట్రార్



Endorsement Under Section 42 of Act II of 1974  
 No. 2560 of 2004 Date 1/3/04

I hereby certify that the proper deficit  
 stamp duty of Rs. 1000/- Rupees... Ten -

thousand seventy only.

has been levied in respect of this instrument  
 from Sri. K. Shankar goud

on the basis of the agreed Market Value  
 consideration of Rs. 10000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal Sub Registrar  
 and Collector U/S. 41&47  
 Dated: 1/3/04 INDIAN STAMP ACT

**Registration Endorsement**

An amount of Rs. 1000/- towards Stamp Duty  
 Including Transfer duty of 500/-  
 towards Registration has been paid by the party  
 through Challan/Receipt Number 050483  
 Dated 1/3/04 at SBH Habsiguda Branch, Sec'bad.

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

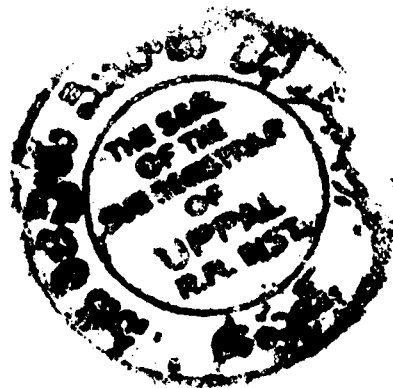


1 వ పుస్తకము: 2560/2004  
 దస్తావేజుల మొత్తం కాగితముల  
 సరిఖ్య: గి... ఈ కాగితపు వరుస  
 సరిఖ్య: 3

సెక్యూరిటీ కౌంటర్  
 ఆంధ్రప్రదేశ్ ప్రభుత్వ కార్యాలయము  
 25 FEB 2004  
 VC-SEC-BAD  
 ఆంధ్రప్రదేశ్, హైదరాబాద్.

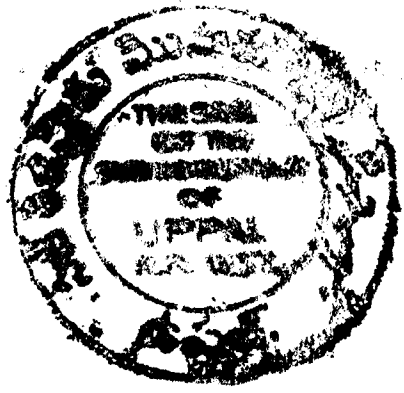
1 వ పుస్తకము సం|| (శా.శ) పు... 2560/2004  
 నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు: 2560-1-2004 వ్యవస్థిత  
 2004 సంవత్సరం నెంబరు: 1

రిజిస్ట్రేషన్ అధికారి



1వ పుస్తకము? కలెండరు  
దస్తవేజుల మొత్తం కౌగిటిముత  
సంఖ్య: 4  
సంఖ్య: 4

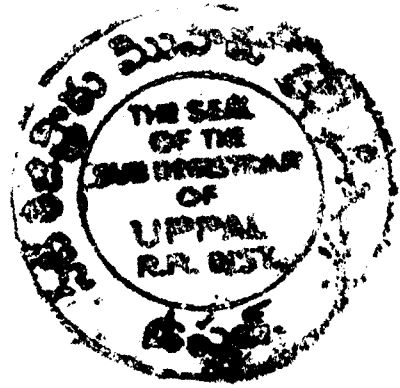
సి.వి. రెవెన్యూ  
వెంకటేశ్వరం  
వెంకటేశ్వరం వరల్డ్ కార్యాలయము  
25 FEB 2004  
VC-SEC-BAD  
అంతర్జాతీయ, హైదరాబాద్.



.....  
.....  
.....

1 వ పుస్తకము 2560/2004  
దస్తావేజుల మొత్తం జాగ్రహణం  
సంఖ్య... ఈ జాగ్రహణ పత్రం  
సంఖ్య...

సీల్-బ్రేక్  
2004  
వెంకటేశ్వర భార్య బాలాకృష్ణమణి  
25 FEB 2004  
VC-SEC'BAD  
అంశ్ర ప్రజే, హైదరాబాద్.







1 వ పుస్తకము 2560/1974

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. 4.....ఈ కాగితపు వరుస

పంఖ్య.....

సబ్-రిజిస్ట్రారు



PHOTOGRAPHY  
... ..

1 వ పుస్తకము...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య...  
సబ్-రిజిస్ట్రారు

