

Q.11680

11573/09

A001/1896
100Rs.

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
Date : 22-11-2004 Serial No : 10,506 Denomination : 100

03AA 190322

Purchased By :
K.PRABHAKAR REDDY,

For Whom :

M/S.MEHTA & MODI HOMES,

S/O.K.PADMA REDDY,
SECUNDERABAD.

SECUNDERABAD.

~~Sul Registrar~~
Ex.Officio Stamp Vendor
S.R.O. SECUNDERABAD

SALEDEED

This SALE DEED is made and executed on this the 23rd day of November 2004 at Secunderabad by:

1. **Sri P. Sanjeeva Reddy**, S/o. late Sri P. Sai Reddy, aged about 55 years, occupation: Agriculture, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2-23/22/8, D. D. Colony, Bagh Amberpet, Hyderabad – 500 013, represented by 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, Cherlpally, 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**')

U. Shanmugam
U. Shanmugam

50 Rs.



Date : 22-11-2004 Serial No : 10,507 Denomination : 50

Purchased By :
K.PRABHAKAR REDDY,

J.K.PADMA REDDY,
SECUNDERABAD.

For Whom :
M/S.MEHTA & MODI HOMES,
SECUNDERABAD.

~~Sub-Registrar~~
Ex.Officio Stamp Vendor
S.R.O. SECUNDERABAD

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

WHEREAS:

- a) 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 upon death on 27.05.1998 by virtue of Patta No. 20, Title No. 10420 and Pass Book No. 177970.
- b) VENDOR No. 2 has agreed to purchase the entire agricultural land admeasuring acres 6-30 guntas from VENDOR No. 1 and Vendor No. 2 has paid the entire sale 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.
- c) The PURCHASER has approached the VENDORS to sell a portion of the above referred agricultural land admeasuring about Ac. 0-38 Guntas forming a part of Sy.No. 291, Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, Ranga Reddy District, herein after referred to as the Scheduled Property, and more fully described in the schedule give hereunder and marked in red in the plan enclosed.
- d) The VENDORS have agreed to sell the Scheduled Property to the PURCHASER free from all encumbrances for a consideration of Rs. 5,70,000/- (Rupees Five Lakhs Seventy Thousand Only) and the PURCHASER have agreed to purchase the same for the said consideration.

W. Shari Aoud
W. Shari Aoud



Date : 22-11-2004 Serial No : 10,509 Denomination : 50

Purchased By :
K.PRABHAKAR REDDY,
O.K.PADMA REDDY,
SECUNDERABAD.

For Whom :
M/S.MEHTA & MODI HOMES,
SECUNDERABAD.

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

of Purchaser are put to any loss on account of any claims on the scheduled property, the Vendors shall indemnify the Purchaser fully for such losses.

4. The Vendors have this day delivered vacant peaceful possession of the scheduled property to the Purchaser and the Purchaser shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
5. The Vendors hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the scheduled property unto and in favour of the Purchaser in the concerned departments.
6. That the VENDORS hereby covenants that they are peaceful possessors and absolute owners of the Scheduled Property and entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Property and to transfer all the rights. Further, the VENDORS hereby covenants and declares that they have not entered into any agreement or executed any deed prior to this sale agreement with respect to the Scheduled Property. If any claim arises on this count the VENDORS hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.
7. That the VENDORS hereby further declares that the VENDORS, nor their heirs, relatives or any other person or persons have any kind of right, title, interest in and over the Scheduled Property.
8. The Vendors hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc., in respect of the schedule property.

Q. Swarnavel
Q. Swarnavel

50 Rs.



Date : 22-11-2004 Serial No : 10,510 Denomination : 50

Purchased By :

PRABHAKAR REDDY,

S/O.K.PADMA REDDY,
SECUNDERABAD.

For Whom :

M/S.MEHTA & MODI HOMES,

SECUNDERABAD.

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

9. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to the scheduled property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendors to clear the same.
10. The VENDORS have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.
11. The Vendors further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
12. The Vendors further covenants that the scheduled property is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Government Agencies/Undertakings.
13. The Vendors hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the Vendors will be liable for payment of deficit duty.
14. Rs. 40,740/- paid by way of Challan No. 465044, dated 23.11.2004, drawn on SBH, Habsiguda branch towards Stamp Duty.

Q. Shankar Reddy
Q. Shankar Reddy

10 Rs.



S. No. 6096 Date 22-11-04 Pa. 10Rs.
Sold to MEIHA & Modi Howe.
For Whom Self sealed

L-G-Cleeris
LEELA G. CHIDREGI
STAMP VENDOR
L. No: 13/97, R. No: 1/2003
6-4-76/A Cellar, Ranigunj
SECUNDERABAD - 500 003

SCHEDULE OF THE PROPERTY

All that Property being the agricultural land admeasuring Ac 0-38 Guntas forming part of Sy. No. 291 of Cherlapally village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH BY: Land belongs to Pratap Reddy in Sy.No.36 (P), 37(P), 38(P), and 39(P) & 291(P)

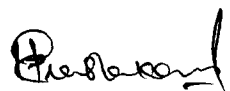

SOUTH BY: Existing Road from Cherlapally IDA to Cherlapally Railway Station


EAST BY: Land belongs to Vendors & Purchasers

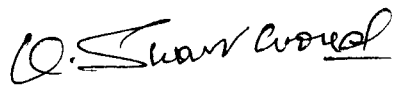
WEST BY: Land belongs to Vendors

IN WITNESS WHEREOF this Sale Deed is made and executed on this 23rd day of November 2004 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
(K. Pradip Reddy)
2. 
(Gay (Bopal))


VENDOR NO. 1


VENDOR NO. 2


PURCHASER.

REGISTRATION PLAN SHOWING AGRICULTURE LAND

IN SURVEY NOS. 291 PART

Situated at

CHERLAPALLY VILLAGE, GHATKESAR Mandal, R.R. Dist.

VENDORS : SRI. P. SANJEEVA REDDY, S/o. LATE P. SAI REDDY

Rep. by Agreement of Sale-cum. GPA HOLDER Mr. K. SHANKAR GOUD

S/o. K. RAJIAH

VENDEE: M/s. MEHTA & MODI HOMES, Rep. by its Managing

Partner Mr. SOHAM MODI, S/o. SRI. SATISH MODI

REFERENCE :

SCALE: 1" =

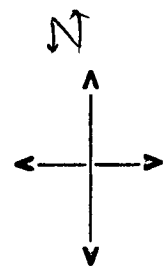
INCL:

EXCL:

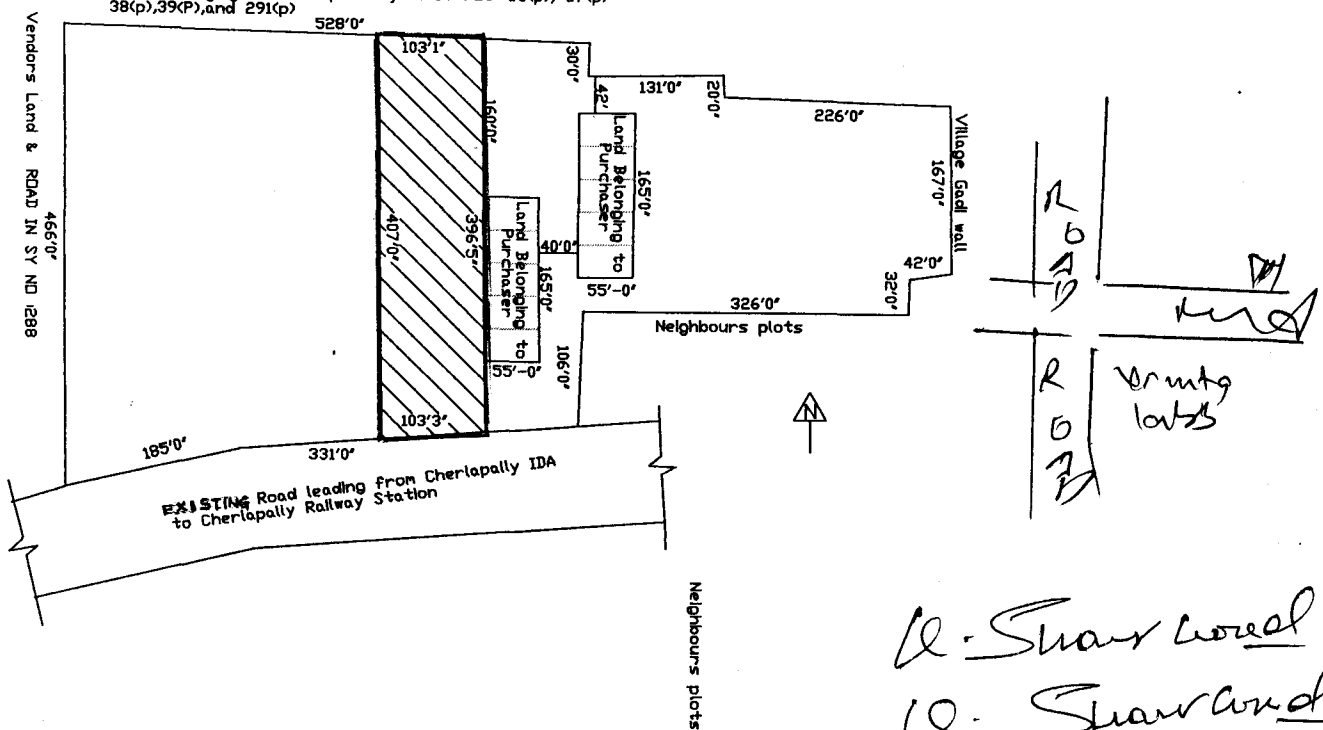
AREA: AC. 0-38 Guntas OR

SQ. YDS. OR

SQ. MTRS.



Land Belonging to Pratap Reddy in SY NOS 36(p), 37(p)
38(p), 39(p), and 291(p)



WITNESSES :

- 1. Prasanna
- 2. Gaj

SIG. OF THE VENDOR

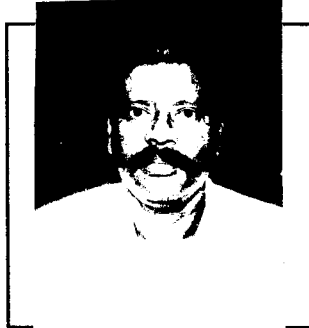
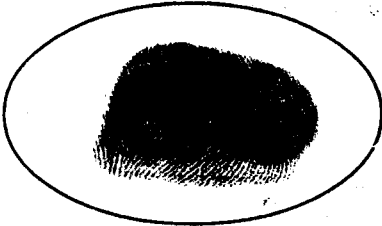
[Handwritten Signature]

PHOTOGRAPHS AND FINGER PRINTS 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

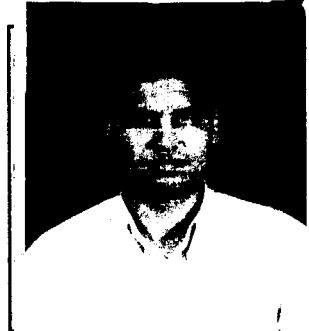
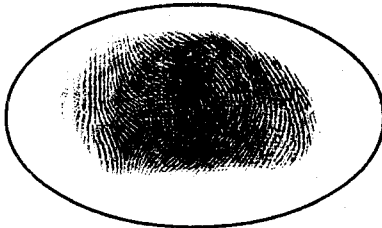


GPA, VENDOR NO.1 & VENDOR NO.2
MR. KASULA SHANKAR GOUD

R/o. 2-1-15/2, CHERLAPALLY

GHATKESAR MANDAL,

RANGA REDDY DISTRICT.



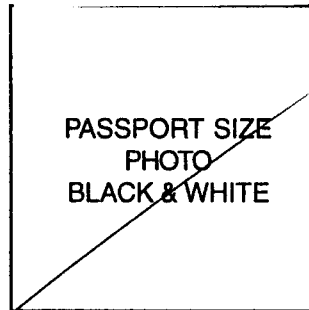
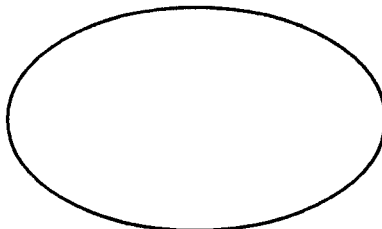
PURCHASER:

MR. MEHTA & MODI HOMES

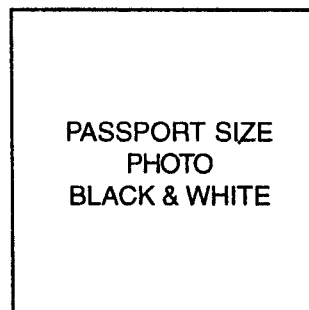
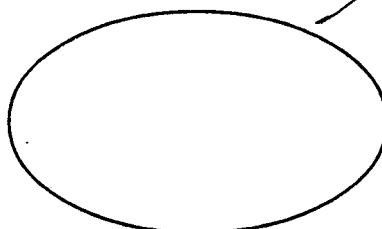
having its (O) S-4-187/3 & 4

M.G. Road, Sec'bad, Rep by its

Partner MR. SOHAM MODI.



PASSPORT SIZE
PHOTO
BLACK & WHITE



PASSPORT SIZE
PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES :

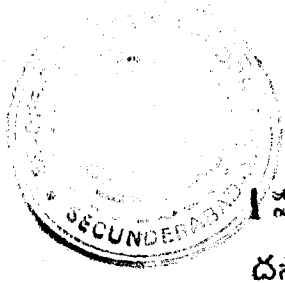
1. *[Signature]*

2. *[Signature]*

[Signature]
[Signature]

SIGNATURE OF THE EXECUTANT'S

[Signature]



1వ వుస్కము 11572/04
 దస్తావేజుల వెబ్సైట్లో తాగింపు
 సంఖ్య 8.....
 మంబ్య./.....

2004 వ సం||...నెల...23...తేది
 1926 వ.శ.శ...నెల...2...తేది
 పగలు...2...మరియు...3...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

[Signature]
 సబ్-రిజిస్ట్రారు

శ్రీ...*K. Shankar Goud*...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు పేలిముద్రలతో శుభ దాఖలు చేసి
 రుసుము రూ||...*2850/-*...చెల్పించారు

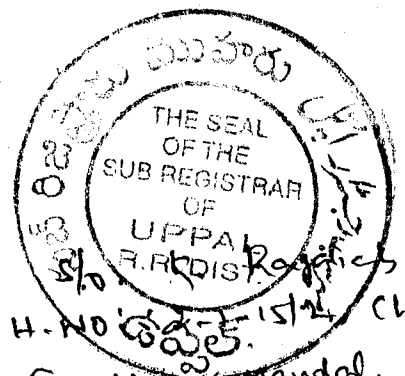
I here by certify that production of the
 original instrument I have satisfied my
 self that the stamp duty of Rs. *30300/-*
 has been paid there for

[Signature]
 SUB-REGISTRAR

Receipt No. *4650/11* Dt. *23/11/04*
 SBH, Habsiguda Branch, Sec'bad.

ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు

[Signature]
 K. Shankar Goud



[Signature]
 K. Shankar Goud
 occ: Business, P.O. H. No. *1514* Cherlapu



ఎడమ బ్రౌటనవ్రేలు
 నిరూపించినది.

[Signature] . Village, Ghatkeer Mandal,
 R.E. Dist.

Soham modi, S/o. Satish modi, occ: Business
 P.O. S-4-187/3 & 4, M.G. Road, Sec'bad

" *[Signature]*

(S. Prabhakar Reddy S/o. Padma Reddy
 occ: service (o) S-4-187/3 & 4, M.G. Road, Sec'bad

[Signature]: Gopal Reddy & Narsimha Reddy, occ. P.O. B.
 R/o. 2-34/1, Uppala. R.R. Dist

2004 వ సం||...నెల...23...తేది
 1926 వ.శ.శ...నెల...2...తేది

[Signature]
 సబ్-రిజిస్ట్రారు



1వ పుస్తకము 11573/1
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 1.....ఈ కాగితపు పటం
 సంఖ్య 2.....

[Signature]
 సబ్-రెజిస్ట్రార్

Endorsement Under Section 42 of Act XI of 189
 No. 11573 of 2004 Date 23/11/04

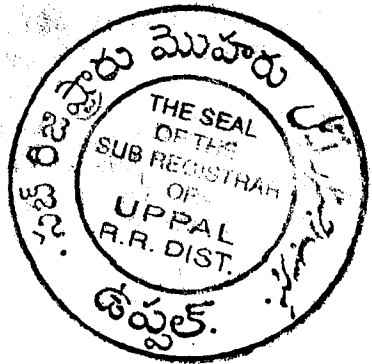
I hereby certify that the proper deficit
 stamp duty of Rs. 37790/- Rupees *Thirty seven thousand*
Seven hundred Ninety only.
 has been levied in respect of this instrument
 from Sri. *K. Shankar goud*
 on the basis of the agreed Market Value
 consideration of Rs. *570000/-* being
 higher than the consideration agreed Market
 Value.

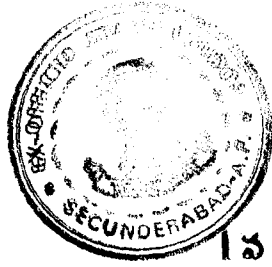
S.R.O. Uppal *[Signature]*
 Sub Registrar
 Dated: 23/11/04 and Collector U/S. 41&4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. *37790/-* towards Stamp Duty
 Including Transfer duty and Rs. *2850/-*
 towards Registration Fee was paid by the party
 through Challan Receipt Number *465044*
 Dated *23/11/04* at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
 A/c No. 01000050780
 of S.R.O. Uppal.



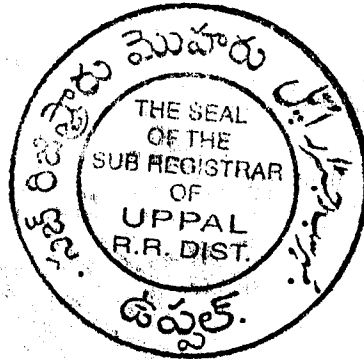


1వ పుస్తకము సం॥ (శా.శ) పు. 11573/04
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య. 6..... ఈ కాగితపు తుటాక
 సంఖ్య. 3.....

సన్-1957

1వ పుస్తకము సం॥ (శా.శ) పు. 11573/04
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 11573-1-200 ప్రవృత్తమైన
 200 ప్రా. నంబర్ 22 తది

[Handwritten Signature]
 రిజిస్ట్రార్





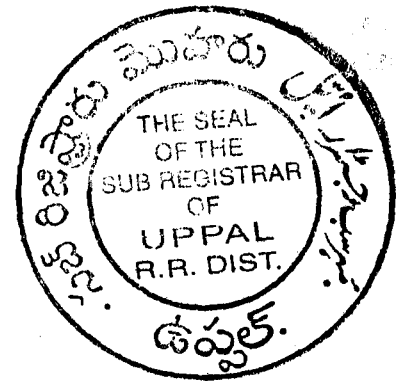
15 NOV 11 573/04

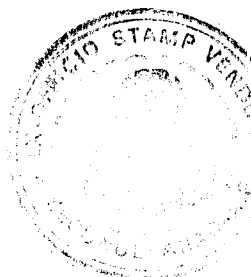
దస్తావేజాల మొత్తం కాగితములు

సంఖ్యక.....ఈ కాగితపు వరుగు

సంఖ్య.....

సబ్-రజిస్ట్రారు

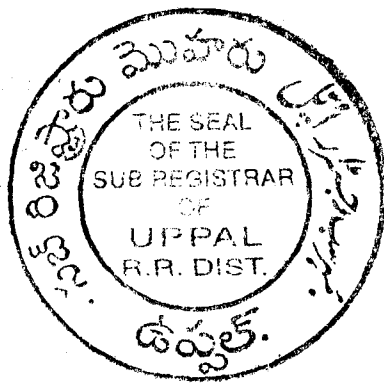




1 వ పుస్తకము 1573/194

దస్తవేజాల మొదల కాగితముల
సంఖ్య.....ఈ కాగితపు కుట్ర
సంఖ్య.....


సబ్-రిజిస్ట్రారు



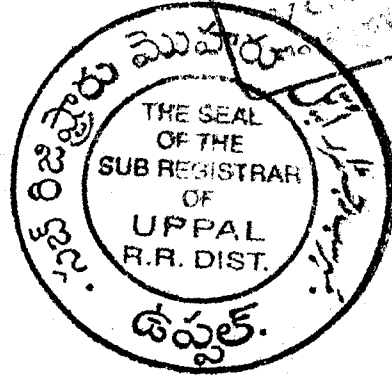
1వ పుస్తకము 11573/194

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. 6.....ఈ కాగితపు వరుస

సంఖ్య. 6.....

సబ్-రిజిస్ట్రార్
18 JUN 2004
U.P.P.A.L. R.R. DIST.



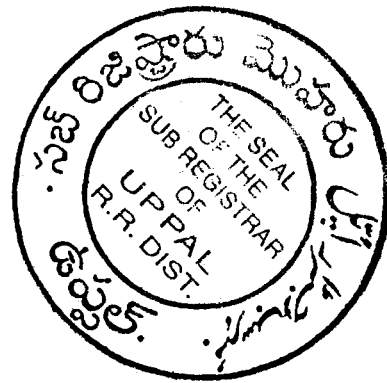
1వ పుస్తకము!! 573 నంబరు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 10000 ఈ కాగితపు పదన

సంఖ్య. 10000

[Handwritten signature]
సహాయక రిజిస్ట్రార్



1వ పుస్తకము. 11.5.23/04
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 8... ఈ కాగితపు వరకు
సంఖ్య 8.....

[Handwritten signature]

