

(245) Cs. 19264

C.S.No. 185/06/19230/06. DOCT No.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

68618
Date 23/11/06 No. 100
In the presence of D. Phani Kumar
D/o. W/o. D. N. Murthy
For Whom M/S. Mehta & Modi Homes

K. SEANIVAS

C 959680

V.L. No. 26/98, R.No. 39/2004
City Civil Court,
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 23rd day of November 2006 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 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 56 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. A. AVINASH, SON OF MR. A. V. RAO, aged about 29 years, Residing at D-4, R. K. Residency, Mahatma Nagar, Hasmatpet Road, Bowenpally, Secuderabad, 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 and Modi Homes

Partner

For Mehta and Modi Homes

Partner

1వ పుస్తకము... 1.9.2వేదము...
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య... 1

సబ్-రిజిస్ట్రారు

14 NOV 1925
 THE REGISTRAR
 U.P.P.A.L.

2006 వ సం||... నెల... తది
 1925 వ.శ.శా... మాసము... తది
 పగలు... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

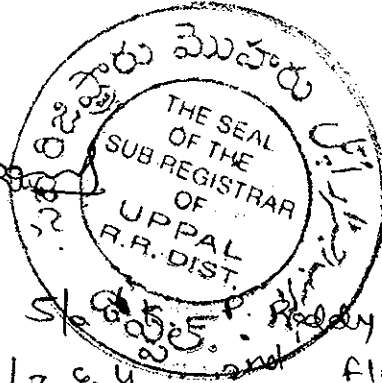
శ్రీ... రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ|| 1425/- చెల్లించినారు.

Receipt No. 105762... Dated 11/10/25
 33H, Habsiguda Branch, Sec'bad.

కాని యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవేలు



యూపించినది.



1) S-4-187/3 & 4, 1st Floor, Soham
 Mansions, 71- G. Road, Sec'bad, through
 attested GPA for Presentation of Documents
 vide Doc. No. 201/25/10/25 at SRO, U.P.P.A.L.

K. SATYA BHARTYAN s/o K. N. ACHARYA H No 1-8-185,
 First Floor, Chakrapally, Hyd-20.

Raman Kumar s/o Ramen Rao occ: Business
 R/o. 2-3-6/10/24 Amberpet, Hyd.

2006 వ. సం||... నెల... తది
 1925 వ. శా.శా... మాసం... తది

సబ్-రిజిస్ట్రారు

HEREAS:

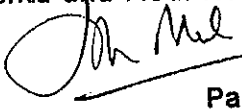
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule 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.

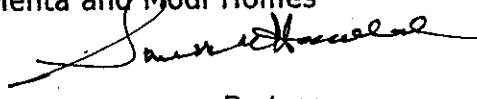
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము. 19.230/01
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 9... ఈ కాగితపు వరుస
 సంఖ్య... 2.....

[Signature]
 పబ్లిక్ రిజిస్ట్రార్

Under Section 42 of Act II of 187
 No. 19230 of 2006 Date 6/12/06

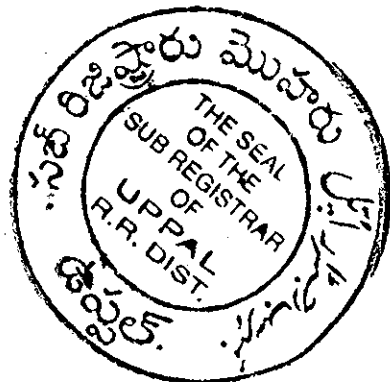
I hereby certify that the proper deficit
 stamp duty of Rs 25550 Rupees Twenty five thousand
 Five hundred and fifty only
 has been levied in respect of this instrument
 from Sri. K. Perabhavan Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 28500/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 6/12/06
 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs 25550/- towards Stamp Duty
 including Transfer duty and Rs 1425/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number [0576]
 Dated 28/11/06 at Sri Hanayaguda Branch S&S&S

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

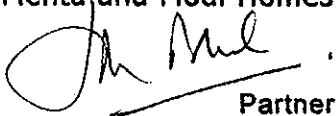


- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.
- E) The Vendee is desirous of purchasing a plot of land bearing no. 245 admeasuring 285 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,85,000/- (Rupees Two Lakhs Eighty Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

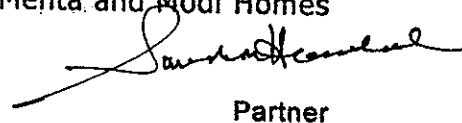
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 245 admeasuring 285 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. 2,85,000/- (Rupees Two Lakhs Eighty Five Thousand Only).
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. 27,070/- is paid by way of challan No. C-105762, dated 28.11.2006, drawn on SBH, Habsiguda, Hyderabad.


For Mehta and Modi Homes


Partner

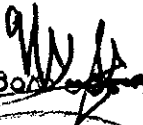
For Mehta and Modi Homes

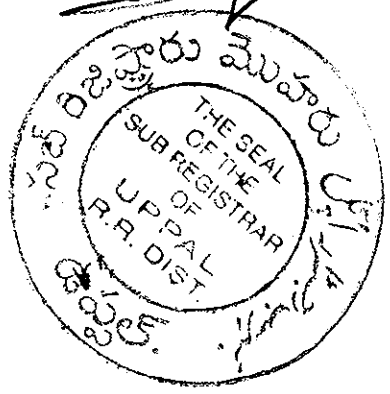

Partner

1 వ పుస్తకము...I.R.వి.శ్రీనివాస
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య.....శ్రీ. ఈ కాగితపు వరుస
సంఖ్య.....శ్రీ


పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.శ) పు...19220/06
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...9230...1, 2006 ఇవ్వడమైన
2006 సం|| కే.ఎ.సి.నెల...శ్రీ


రిజిస్ట్రారు



SCHEDULED PLOT

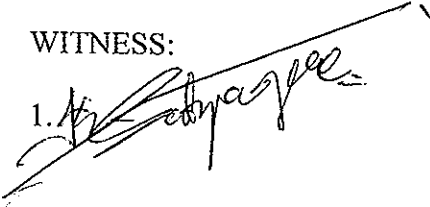
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 245 admeasuring about 285 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 244
South	Plot No. 246
East	40' wide road
West	Plot No. 263

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.

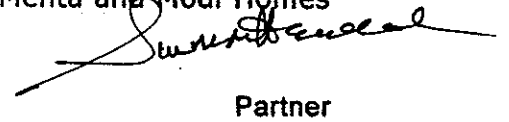


For Mehta and Modi Homes


Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes


Partner

(Suresh U Mehta)
VENDOR



VENDEE

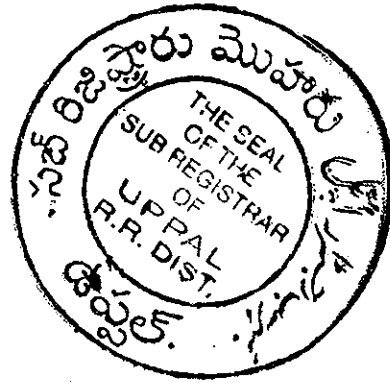
1వ పుస్తకము. 1920/86

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... ఈ కాగితపు వరుస

సంఖ్య...

పద్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 245, FORMING A PART

IN SUBJ. NO. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: 1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. A. AVINASH, SON OF MR. A. V. RAO

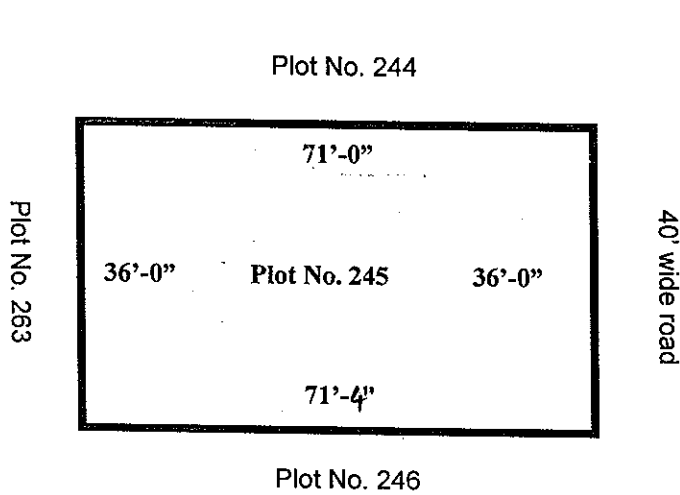
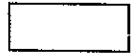
REFERENCE:
AREA: 285

SCALE:
SQ. YDS.

INCL.:
SQ. MTRS.



EXCL:



WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes



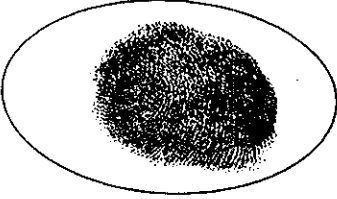

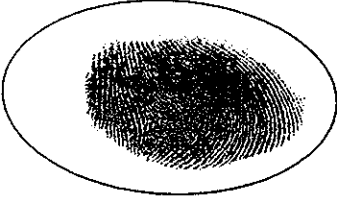

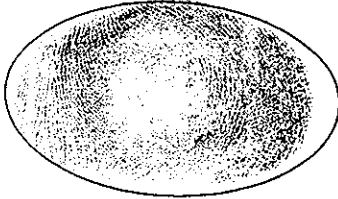
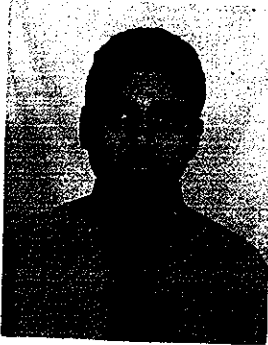
Partner

SIG. OF THE VENDOR


SIG. OF THE BUYER



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

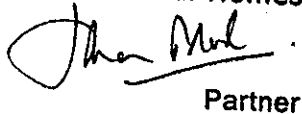
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS. 1. MR. SOHAM MODI S/O. MR. SATISH MODI 2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003. GPA FOR PRESENTING DOCUMENTS: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. BUYER: MR. A. AVINASH S/O. MR. A. V. RAO R/O. D-4, R.K. RESIDENCY MAHATMA NAGAR HASMATPET ROAD BOWENPALLY SECUDERABAD.
			
			
			

SIGNATURE OF WITNESSES:

1. 

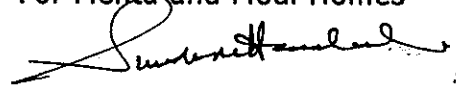
2. 

For Mehta and Modi Homes



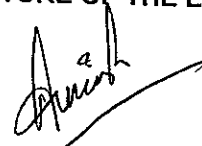
Partner

For Mehta and Modi Homes



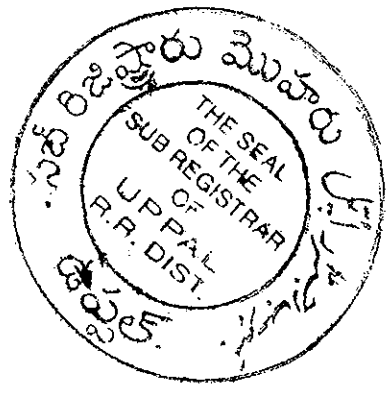
Partner

SIGNATURE OF THE EXECUTANTS



1 వ పుస్తకము. 1.9.2.50/నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ౧౬... ఈ కాగితపు వరుస
సంఖ్య... ౧౬...

1
సబ్-రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
DLDAPG11193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-11/7/1972
JAISMAL GARDEN
AMBERPET
HYDERABAD



30/07/2002 DUPLICATE

Licencing Authority
RTA-HYDERABAD-EZ

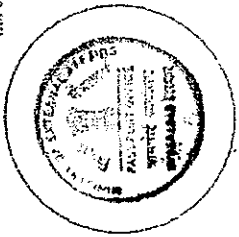


यदि कदा, भारत गणराज्य के अधिनियम के अन्तर्गत के कानून पर, उन कानून के अन्तर्गत
या कानून के अन्तर्गत से यह प्रमाणित करने के लिये कि वे स्वयं को किसी भी प्रकार के
अपराधों से अलग-थलग हैं, जो कि उन पर कानून की शक्ति का प्रयोग और सुविधा प्राप्त कर
प्राप्ति से सम्बन्धित हैं।

THESE ARE TO REQUEST AND DESIRE IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY
CONCERN TO ALLOW THE BEARER TO TRAVEL WITHOUT LET OR
HINDERANCE AND TO APPOINT HIM OR HER, EVERY ASSISTANCE AND
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

साथ प्रमाण के प्रेषण के अर्थ में इस पर
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA

H. L. K. R. A.
पु. आ. आ. आ.
अधीनस्थ/सुपरिन्टेंडेंट
पासपोर्ट कार्यालय, हैदराबाद.
Passport Office, Hyderabad.



PERMANENT ACCOUNT NUMBER

ABMPM6725H

SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

CHIEF COMMISSIONER OF INCOME-TAX, ANDHRA PRADESH

भारत गणराज्य REPUBLIC OF INDIA

Country Code: IND

Passport No: B2791005

Name (Surname): MODI

Name (Given Name): SOHAM SATISH MODI

Sex: MALE

Date of Birth: 18/10/1969

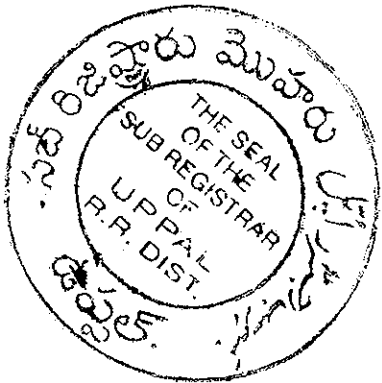
Place of Birth: HYDERABAD

Date of Issue: 9-10-2000

Date of Expiry: 8-10-2010

1 వ పుస్తకము. 1.9.23నా సంగతి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ౧౧. ఈ కాగితపు వరుస
సంఖ్య... ౧౧

1
సబ్-రిజిస్ట్రార్





LICENSING AUTHORITY
 ANDHRA PRADESH
 (A.P.)
 24/4/01

INDIAN UNION ANDHRA PRADESH
MOTOR DRIVING LICENCE

D.L. NO.	1459/MVI/ADN/99
VALIDITY	FROM 15-11-99 TO 15-11-2009
NAME	A. AVINASH
DATE OF BIRTH	31-05-1977
BLOOD GROUP	A. V. RAO,
ADDRESS	1/143, Police Quarter Zemmi, G.INDR-518 759.
ISSUED BY	1/14/01 LICENSING AUTHORITY, A.P.

LICENSING AUTHORITY
 ANDHRA PRADESH
 (A.P.)

1వ పుస్తకము...1922నాడు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రారు

