

248

C.S.No. 543 DOCT. No. 1003/2006

2006/11/24

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 937238

S.No. 6423 Date 27/10/2006
Name P. Phani Kumar
S/o. D/o. Muthy
For Whom Mehta and Modi Homes

K. SRINIVAS
S.V.L. No. 26/98, R.No. 39/2006
City Civil Court,
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 3rd day of November, 2006 at Secunderabad and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 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. MURALI MOHAN RAO BANDARU, SON OF MR. SATYANARAYANA, aged about 32 years, residing at 10-3-134/1, Mamillagudem Khammam – 507 001, 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

For Mehta and Modi Homes

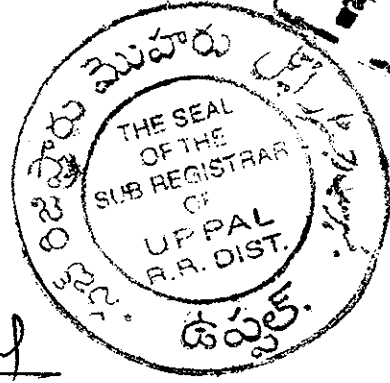
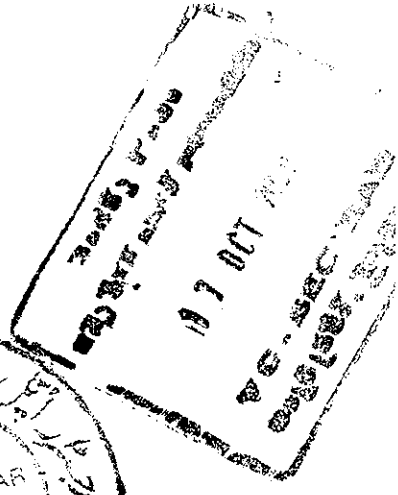
Partner

Partner

...నామము...నంబు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...ఈ కాగితపు వరుస
 సంఖ్య.../.....

200 వ.సం||...నంబు...తది
 192 వ.శ.శా...మాసము...తది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



శ్రీ. K. P. Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో పాదాఖిలు చేసి
 పసుము రూ||...1605...వెలింపినారు.
 Receipt No. 107231 Dt. 2/11/2011 Vide
 BH, Habsiguda Branch, Sec'bad

సీ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బొటనవ్రేలు



రూపించినది.

శ్రీ. K. P. Reddy S/o. K. P. Reddy occ: Servant
 No. 5-4-137/344, 2nd floor, Soham mansion
 M. G. Road, Sec'bad, through attested GPA
 for presentation of documents, vide doc. no.
 201/BK II/06 at SRO, Uppal

...
 Rama Rao S/o. Venkatesh occ: Business
 No. Flat No. 101. Sri Sai Apts. Nagole,
 And.
 K. N. Raju S/o Rajaraj occ: Buyer
 Uppal Hyd. 39

200 వ.సం||...నంబు...తది
 192 వ.శ.శా...మాసము...తది

సబ్-రిజిస్ట్రారు

WHEREAS:

- 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.

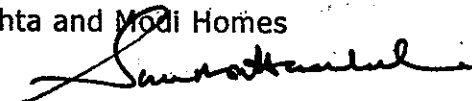
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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.
- 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1. నంబరు 16603/06
 దస్తావేజుల మొత్తం విలువ
 సంఖ్య 7 లా కార్యక్రమ వరుస
 సంఖ్య 2
 సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act 17 of 1897
 No. 16603 of 2006 Date 3/11/06

I hereby certify that the proper deficit
 stamp duty of Rs. 11005 Rupees Eleven thousand one hundred
thousand one hundred
 has been levied in respect of this instrument
 from Sri. K. J. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 289000 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U.S. 4124
 INDIAN STAMP ACT

NOTE: D.S.D. Rs. 14905 & D.R.F.Rs. — Total
 Rs. 14905 has been collected as
 agreed M.V of Rs. 289000 Dt. 3/11/06

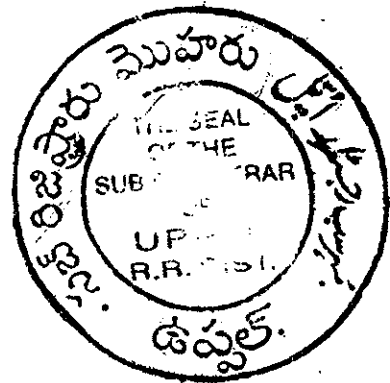
Registration Endorsement

An amount of Rs. 45415 towards Stamp Duty
 Including Transfer duty and Rs. 14905
 towards Registration Fee was paid by the party
 through Challan/Receipt Number 107231
 Dated 3/11/06 at SBH Habsiguda Branch, Sec'bad.

SUB REGISTRAR

S.B.H. Habsiguda
 A/c No. 01000050788
 of S.R.O. Uppal
 NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 1960500 and Stamp duty
 Paid Rs. 19605 Dt. 3/11/06.

SUB REGISTRAR




E) The Vendee is desirous of purchasing a plot of land bearing no. 248, admeasuring 289 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,89,000/- (Rupees Two Lakhs Eighty Nine Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

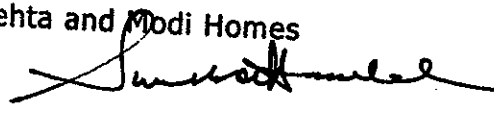
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 248, admeasuring 289 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. 2,89,000/- (Rupees Two Lakhs Eighty Nine Thousand Only). 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. 46,951/- is paid by way of challan no. C-10723, dated 2.11.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

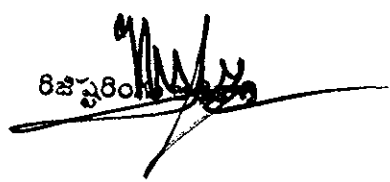

Partner

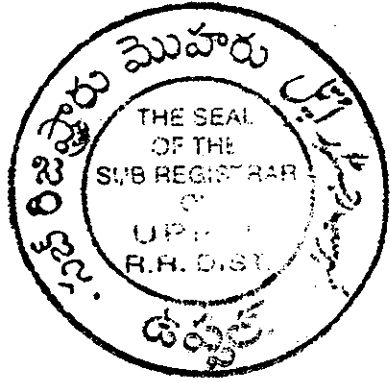
For Mehta and Modi Homes


Partner

1 వ పుస్తకము.....సం|| పు. 16402/164
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....7.....ఈ కాగితపు వరుస
 సంఖ్య.....
 పబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (శా.శ) పు. 16402/164
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు.....1-200 (ఇవ్వడమైన
 2006 సంవత్సరం.....వేల.....3.....శీట

రిజిస్ట్రార్




SCHEDULED PLOT

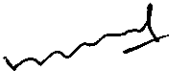
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 248, admeasuring about 289 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 247
South	Plot No. 249
East	40' wide road
West	Plot No. 266

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:

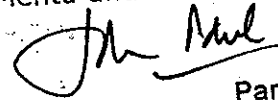
1.



2.



For Mehta and Modi Homes



Partner

(Soham Modi)

VENDOR

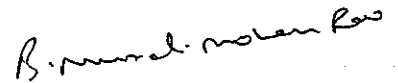
For Mehta and Modi Homes



Partner

(Suresh U Mehta)

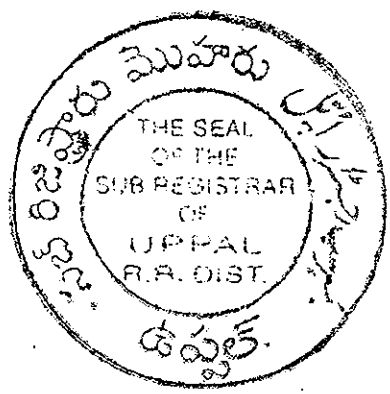
VENDOR



VENDEE

సంఖ్య... 1643...
రిజిస్ట్రేషన్ మొత్తం కార్యముల
సంఖ్య... 7... ఈ కార్యముల విషయం
సంఖ్య... 4

పర్-రిజిస్ట్రేషన్



REGISTRATION PLAN SHOWING

PLOT NO. 248. FORMING A PART

IN SURVEY NOS. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

VENDEE: SRI MURALI MOHAN RAO BANDARU, SON OF SRI SATYANARAYANA

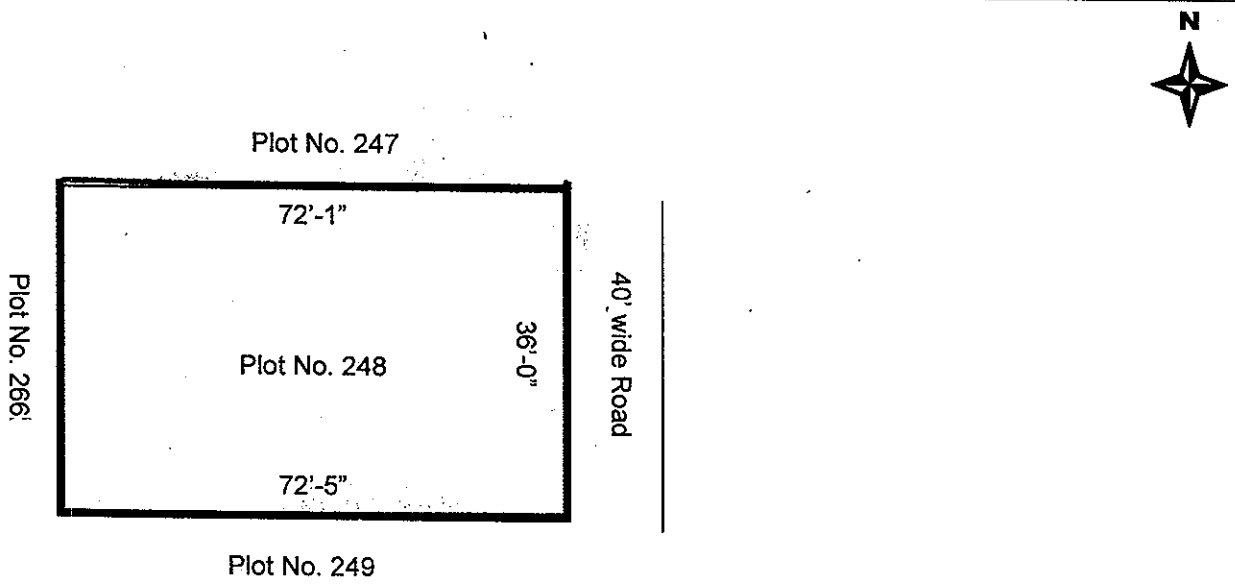
REFERENCE:
AREA: 289

SCALE:
SQ. YDS.

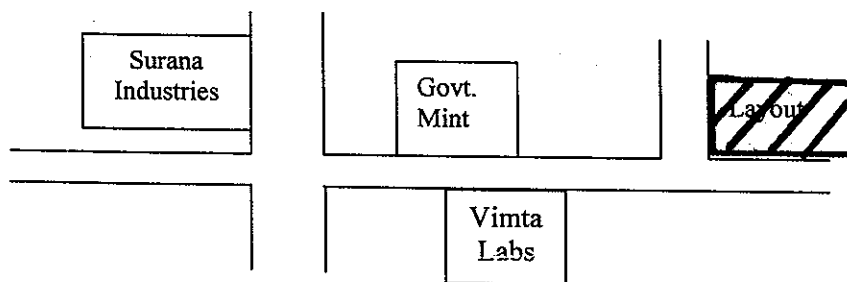
INCL:
SQ. MTRS.



EXCL:



LOCATION PLAN



WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner


SIG. OF THE VENDOR

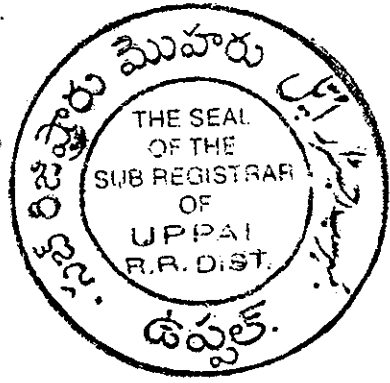
For Mehta and Modi Homes

SIG. OF THE VENDOR
Partner

SIG. OF THE VENDEE

1 వ పుస్తకము...నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య...5.....


సబ్-రిజిస్ట్రార్



**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
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VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, 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



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.

SIGNATURE OF WITNESSES:

1. _____

2. K. A. R.

For Mehta and Modi Homes

Suresh U. Mehta
Partner

For Mehta and Modi Homes

John Paul
Partner


SIGNATURE OF THE EXECUTANTS

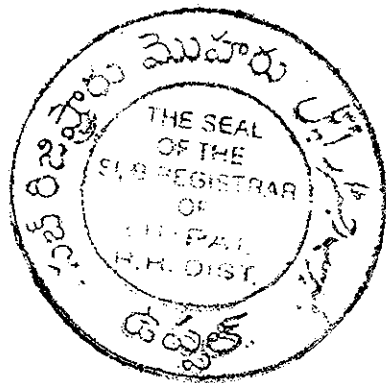
1 వ పుస్తకము 6 403 క్ష

దస్తావేజుల మొత్తం కాగితము

సంఖ్య...7... ఈ కాగితపు వయస్

సంఖ్య. 6.....

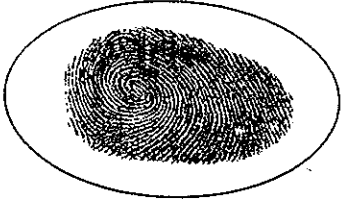
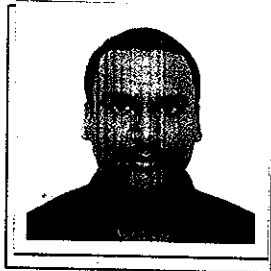
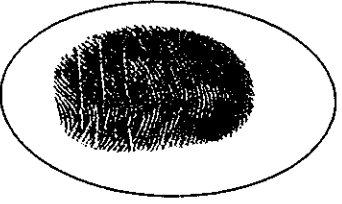

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...

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

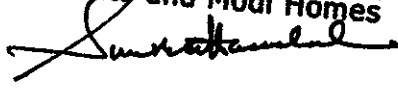
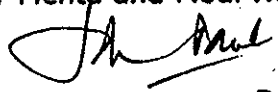
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUYER:</u> MR. MURALI MOHAN RAO BANDARU S/O. MR. SATYANARAYANA R/O. 10-3-134/1 MAMILLAGUDEM KHAMMAM - 507 001.
			<u>REPRESENTATIVE:</u> MRS. BANDARU ANITHA W/O. MR. MURALI MOHAN RAO BANDARU R/O. 10-3-134/1 MAMILLAGUDEM KHAMMAM - 507 001.

SIGNATURE OF WITNESSES:

1. 

2. 

For Mehta and Modi Homes For Mehta and Modi Homes

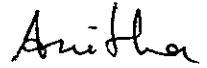
 

Partner Partner

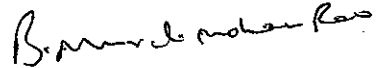
SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Bandaru Anitha, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.



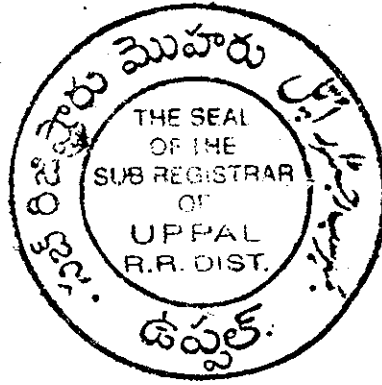
SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)

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

సబ్-రెజిస్ట్రార్



భారత ప్రభుత్వం

భారత ప్రభుత్వం