

G. 3481

154: 3481 2007

2007

3565

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

SCANNED

भारत INDIA INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

F 169512

5034 25/01/2007 100/-
Name: D. Phanikumar
S/o: P. S. Murthy
For: Mehta & Modi Homes

K. Srinivas
SVL No. 26/06, R.No. 11/2007
City Civil Court
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 12th day of February 2007 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, S/o. Sri Satish Modi, aged about 36 years Occupation: Business and Sri Bhavesh Mehta, S/o. Late Sri Vasant Mehta, aged about 32 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

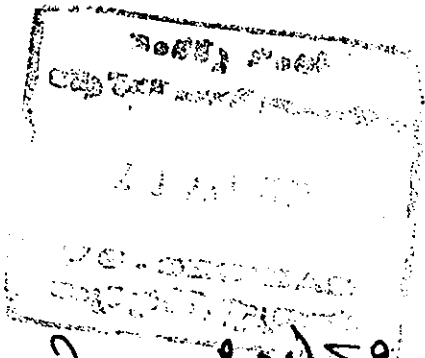
1. MISS. VANDANA SHIRUR, DAUGHTER OF MR. RAMDAS SHIRUR, aged about 41 years,
2. MISS. PREMA MITCHELL, DAUGHTER OF MR. SUBRAMANIAM IYER, aged about 49 years, Both are residing at 7-78/80, 202, Jyothi Apartments, Plot No. 70, Mahesh Nagar, ECIL, Hyderabad – 500 062, hereinafter referred to as the Vendee (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

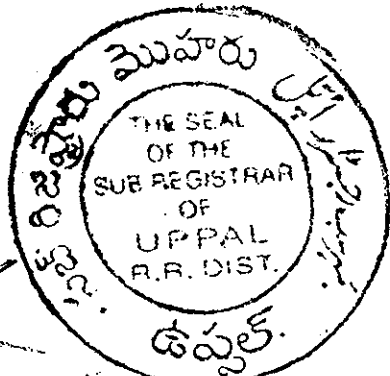


వ పుస్తకము... సర్ది
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

సబ్-రిజిస్ట్రారు

200 గా వ సం||... 12...
192 క వ.శ.శా... మాసము... తేది
పగలు... మరియు... గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... Bhavesh Mehta
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు పేలిముద్రలతో సహా దాఖలు చేసి
రుసుము రూ||... 1800/-... చెల్లించినారు.



Handwritten signature of the Sub-Registrar.

Receipt No. 105 Dt. 12/2017
SBH, Habsiguda Branch, Sec'bad.

S/o. Late vasants mehta
occe: Business
R/o. S-4-187/13&4, 2nd fl.
Soham mansion
m. G. ROAD, Sec-Bad.

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బొటనవ్రేలు



సరూపించినది.

Signature of K.P. Reddy

(K.P. Reddy S/o. K Padma Reddy occe: service
5-4-187/13&4, m. G. ROAD, Sec'bad.

Signature of K. Padma Reddy occe: Business R/o. Uppal R.R. Dist.

200 గా వ సం||... 12...
192 క వ.శ.శా... మాసము... తేది

సబ్-రిజిస్ట్రారు

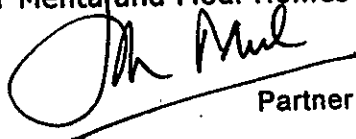
WHEREAS:

- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 200 sq. yds., forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of registered sale deeds bearing document no.11094/2005, dated 18th November 2005, registered with the SRO, Uppal, R. R. District, hereunder and hereinafter referred to as the Schedule Land.
- 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 deed which is 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 an independent bungalow thereon and has obtained a sanction for constructions vide Permit No. BA/G1/71/2006-07 dated 27.09.2006 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- E) The Vendee is desirous of purchasing a plot of land bearing no. 265, admeasuring 200 sq. yds. hereinafter referred to as the Scheduled Land for a consideration of Rs. 2,40,000/- (Rupees Two Lakhs Forty 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. 265, admeasuring 200 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 land 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. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Land is the absolute property belonging to it by virtue of registered sale deed referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Land.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 2481/17
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య.....

[Handwritten Signature]

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1884
 No. 3481 of 2007 Date 12/12/07

I hereby certify that the proper deficit
 stamp duty of Rs. 21500 Rupees Twenty one thousand
 Five hundred Rupees only
 has been levied in respect of this instrument
 from Sri. Ghanshyam Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 240000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

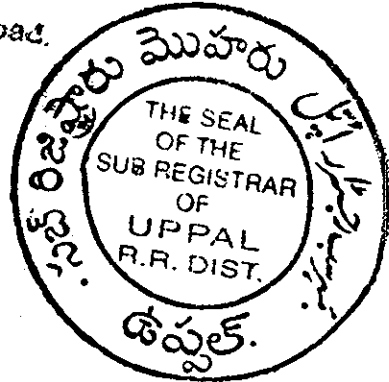
Dated 12/12/07

[Handwritten Signature]
 Sub Registrar
 and Collector U/S. 41&4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 21500 towards Stamp Duty
 including Transfer duty and Rs. 1200
 towards Registration Fee was paid by the party
 through Challan Receipt Number 105700
 Dated 12/12/07 at S.B.H. Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
 A/c No. 0100005078
 S.R.O. Uppal.




3. The Vendor further covenant that the Schedule Land 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 Land 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 Land, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Land 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 Land 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 Land 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. 22,800/- is paid by way of challan no. 105700, dated 12.02.07, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

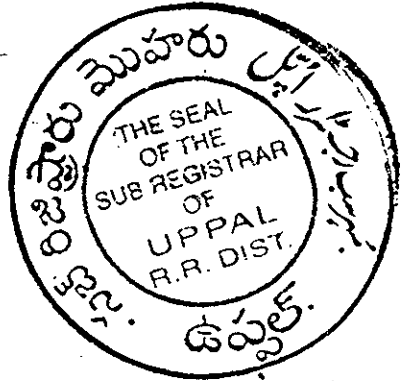
1వ పుస్తకము 3481/67

దస్తావేజుల మొత్తం కాగితము

సంఖ్య... 9... ఈ కాగితపు పయి

సంఖ్య... 3

సబ్-రిజిస్ట్రారు



వ్రాసే యుచ్చినట్లు ఒప్పుకోన్నట్టి
ఎడమ ప్రొటనవేలు

Jh Nil



S/o. Satish mook occ. Business
R/a. Plot no. 280, Road no. 27
Jubilee Hills, Hyderabad, having (0)
S. N - 187 / 13 E4, 2nd floor, Soham mansion
M. G. Road, Sec'nd

నిరూపించినది.

① పుస్తకము

C. K. P. Reddy S/a. Podimo Reddy
occ. Service (0) S - N - 187 / 13 E4
M. G. Road. Sec'nd

② Mr. Niran do families occ. Business do Uppal R.R. Dist

2007... మార్చి... 13-3-07... నెం. 13 వ తేది
192... శా.క. నాల్గవది మాసం 12 వ తేది.

[Signature]
సబ్-రిజిస్ట్రారు

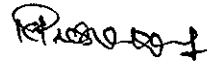

SCHEDULED LAND

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 265, admeasuring about 200 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

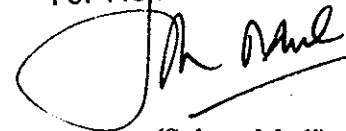
North	Plot No. 264
South	Plot No. 266
East	Plot No. 247
West	Existing Road - 40'

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:


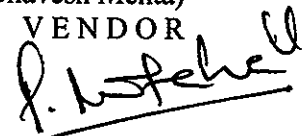
WITNESS:

1. 
2. 

For Mehta and Modi Homes


Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes


Partner
(Bhavesh Mehta)
VENDOR

VENDEE

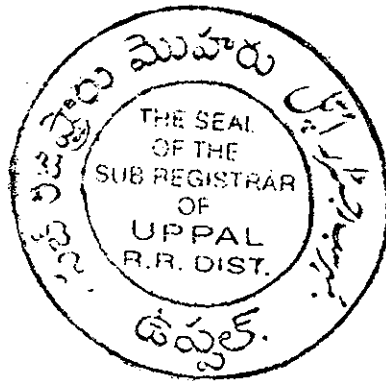


1 వ పుస్తకము సంఖ్య... 3481/07
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

1
సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సంఖ్య (కా.క) పు... 3481/07
వెంటరుగా రిజిస్టరు చేయబడి స్వావింగు నిమిత్తం
గుర్తింపు నెంబరు 3481/1-2007 ఇవ్వడమైన
2007 సంఖ్య... ముద్ర... నెం... 13... తేదీ

[Signature]
రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 265, FORMING A PART

IN SURVEY NO. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

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

MR. SOHAM MODI, SON OF MR. SATISH MODI

MR. BHAVESH MEHTA, S/O. LATE MR. VASANT MEHTA

BUYER: 1. MISS.VANDANA SHIRUR, DAUGHTER OF MR. RAMDAS SHIRUR

2. MISS.PREMA MITCHELL, DAUGHTER OF MR. SUBRAMANIAM IYER

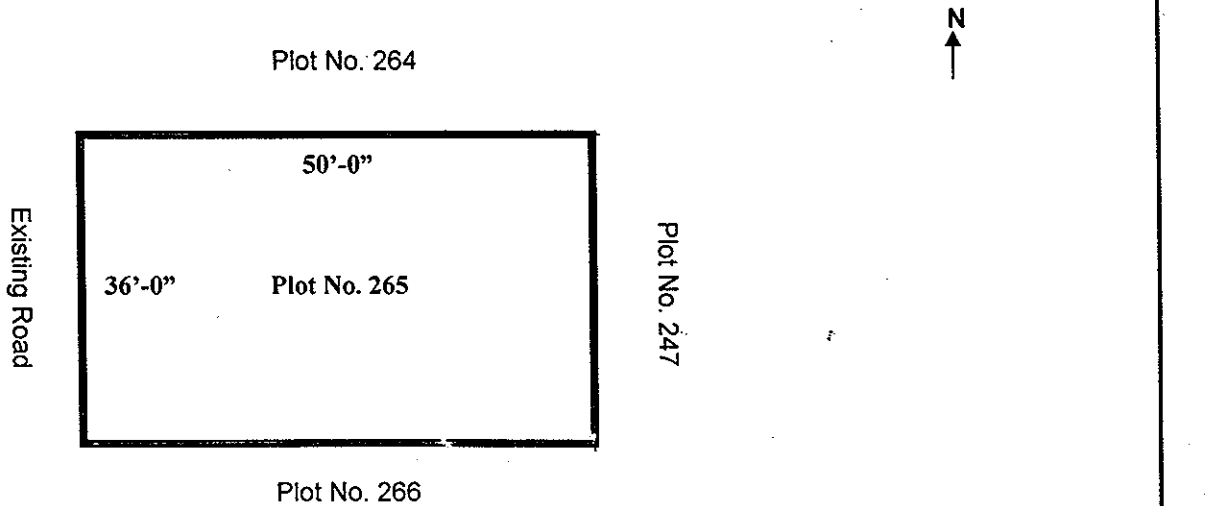
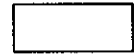
REFERENCE:
AREA: 200

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

For Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner

1. *[Signature]*

SIG. OF THE VENDOR

2. *[Signature]*

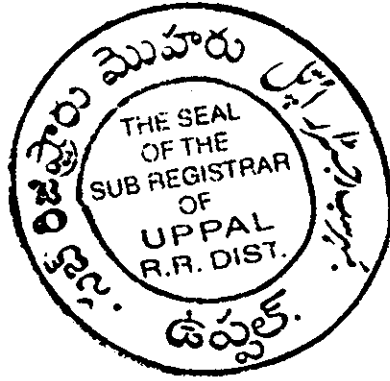
[Signature]

SIG. OF THE BUYER

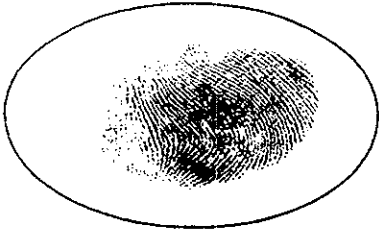

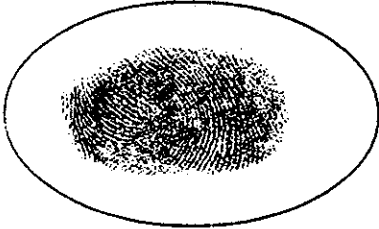
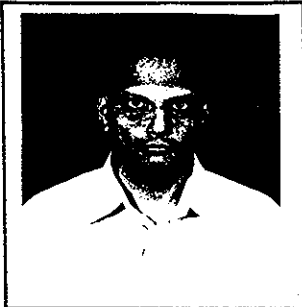
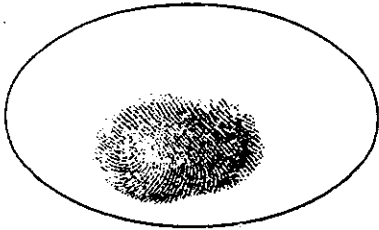
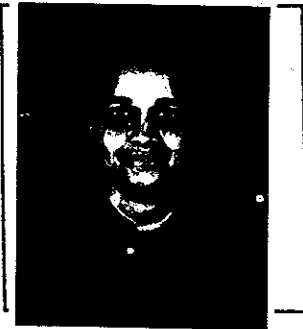
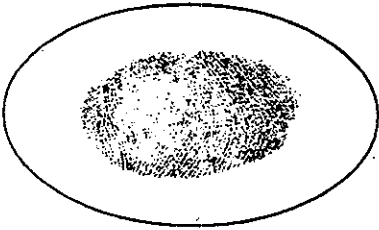

[Signature]

1 వ పుస్తకము కే. 48/107
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 9..... ఈ కాగితపు వరుస
సంఖ్య... 5.....

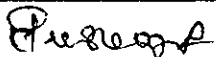

సబ్ రిజిస్ట్రార్




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

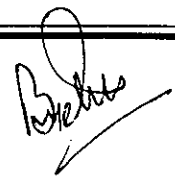
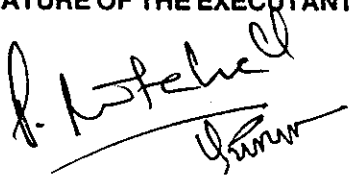
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<p>VENDOR:</p> <p>1. <u>M/s. MEHTA & MOD HOMES</u> <u>HAVING ITS (C) S-4-187/3 & 4</u> <u>III FLOOR, SOHAM MANSION</u> <u>M.G. ROAD, SEC BAD, REP BY</u> <u>MR. SOHAM MODI</u> <u>S/o. SATISH MODI</u></p>
			<p>2. <u>MR. BHAVESH U. MEHTA</u> <u>S/o. LATE VASANT MEHTA</u> <u>(C) S-4-187/3 & 4, M.G. ROAD</u> <u>SEC - BAD.</u></p>
			<p>PURCHASER:</p> <p>1. <u>MISS. VANDANA SHIRUR</u> <u>D/o. MR. RAMDAS SHIRUR</u> <u>R/o. 7-78/80, 202, JYOTHI APTS,</u> <u>PLOT NO. 70, MAHESH NAGAR, ECIL</u> <u>HYD.</u></p>
			<p>2. <u>MISS. PREMA MITCHELL</u> <u>D/o. MR. SUBRAMANIAM IYER</u> <u>R/o. 7-78/80 202, JYOTHI APTS</u> <u>PLOT NO. 70, MAHESH NAGAR</u> <u>ECIL, HYDERABAD.</u></p>

SIGNATURE OF WITNESSES :

1. 

2. 

SIGNATURE OF THE EXECUTANT'S

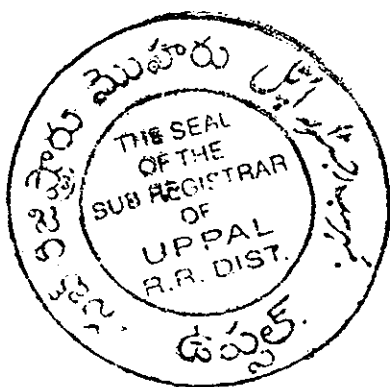
1వ పుస్తకము 3081/67

దస్తవీజుల మూలం కాగితము

సంఖ్య 7.....ఈ కాగితపు వరుస

సంఖ్య 6.....

~~సబ్-రెజిస్ట్రార్~~

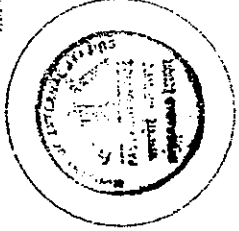


एक राष्ट्र एक शासन का अर्थ है कि एक ही राष्ट्र में एक ही शासन होना चाहिए। यह शासन ही राष्ट्र की नींव है।

THESE ARE THE OBJECTS AND PURPOSES OF THE PRESIDENT OF THE REPUBLIC OF INDIA. ALL THOSE WHOSE NAMES ARE MENTIONED IN THE LIST OF MEMBERS OF THE PRESIDENT OF INDIA SHALL BE HELD RESPONSIBLE FOR THE PERFORMANCE OF HIS FUNCTIONS IN WHICH HE OR SHE MAY STAND IN RELATION TO THE PRESIDENT OF INDIA.

BY ORDER OF THE PRESIDENT OF INDIA
NEW DELHI

[Signature]
 उपाध्यक्ष/सचिव
 भारतीय पासपोर्ट सेवा विभाग
 पासपोर्ट कार्यालय, हैदराबाद
 Passport Office, Hyderabad.



भारत गणराज्य REPUBLIC OF INDIA



Country Code: IND
 Passport No.: B2791005
 Name: MODI
 SOHAM SATISH MODI
 Nationality: INDIAN
 Sex: male
 Date of Birth: 18-10-1969
 Place of Birth: HYDERABAD
 Date of Issue: 9-10-2000
 Date of Expiry: 8-10-2010

PERMANENT ACCOUNT NUMBER
 ABMPM6725H
 SOHAM SATISH MODI
 FATHER'S NAME
 SATISH MANILAL MODI
 DATE OF BIRTH
 18-10-1969
 CIVIL COMMISSIONER OF INCOME-TAX, ANDHRA PRADESH

For Mehta and Modi Homes
[Signature]
 Partner

For Mehta and Modi Homes
[Signature]
 Partner

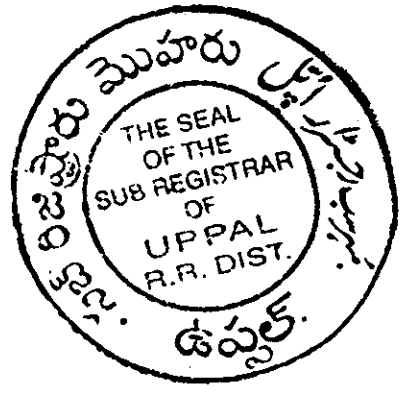
1 వ పుస్తకము 3681/1 నెంబ

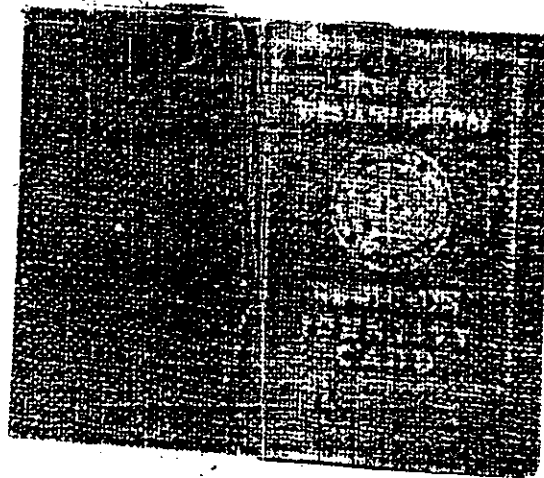
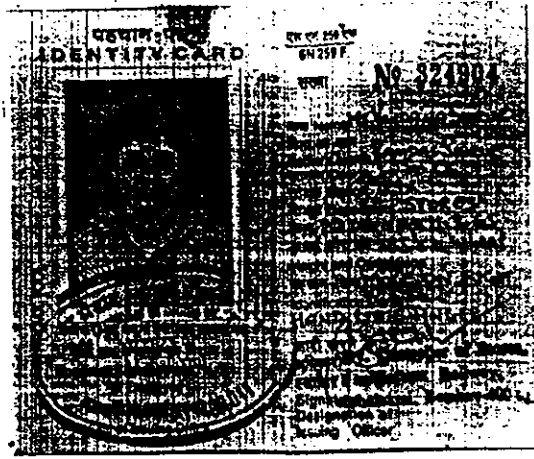
దస్తవేజుల మొత్తం కాగితముల

సంఖ్య 97 ఈ కాగితపు వరుస

సంఖ్య 7

సబ్-రిజిస్ట్రారు





P. Mitchell

Yours

1వ పుస్తకము 366/107

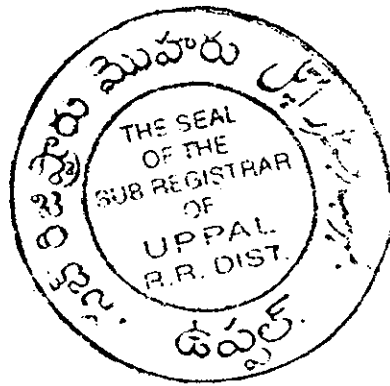
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...? ఈ కాగితపు వరుస

సంఖ్య.....



సబ్-రిజిస్ట్రారు



1 వ పుస్తకము 3461/1907

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 9.....ఈ కాగితపు వరుస

సంఖ్య 9.....

సబ్-రిజిస్ట్రార్

