

268

S No. 7459 DOCT. No. 7444 2007

A/c No. 7654

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 352256

23979 18/06/2007

K. Srinivas

SVL No. 26/98, R.No. 11/2007
City Civil Court
SECUNDERABAD.

Name: pheni Kumar

S/o. D/o. D. N. Murthy

For Whom: M/s. Mehta & Modi Homes

SALE DEED

This Sale Deed is made and executed on this the ¹⁵ day of June 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, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and Sri Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 56 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

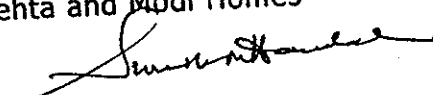
1. MR. S. V. RAGHAVAIAH, SON OF LATE MR. S. RAMAKRISHNAIAH, aged about 75 years,
2. DR. S. RAMAKRISHNA, SON OF MR. S. V. RAGHAVAIAH, aged about 48 years, Both are residing at Plot No. 3, Jaya Enclave, New Bowenpally, Secunderabad - 500 011, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

For Mehta and Modi Homes

Page 1


Partner


Partner

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

16 APR 2007

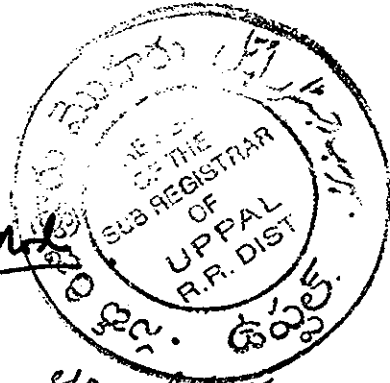
2007 వ సం॥... నెల... తేదీ... అది సబ్-రిజిస్ట్రారు

1927- వ.శ.శా... మాసము... తేదీ
 పగలు... మరియు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... Soham Meds
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి

రుసుము రూ॥..... 1200/..... చెల్లించినారు.

Receipt No... 130208..... Dt 18/6/07... Vide
 SBH, Habsiguda Branch, Sec'bad.



వాస యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రౌటనవేలు



హావించినది.

Jhan Med &o. Jhan med's owner
 R/o. 5-4-187/34, 2nd floor, Soham mansion
 M.G. Road, Sec'bad-03.

Sunitha mehta &o. Utthanol mehta owner
 R/o. 5-4-187/34, 2nd floor, Soham mansion
 M.G. Road, Sec'bad - 03.

1) J. Pradeep

J. Pradeep &o. J. Dhannoj owner
 R/o. 1-10-263, new Boneyally, Sec'bad.

2) Raghuveer

Raghuveer &o. P. Somashekhar owner
 R/o. 12-1-87, 'Lalaji', Sec'bad-03

2007 వ. సం॥... నెల... తేదీ

1927 వ. శా.శా... మాసం... తేదీ.

[Signature]
 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. 268, 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:

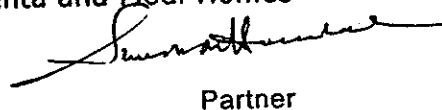
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 268, 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

1వ పుస్తకము. 444. రెండు
 దస్తవేజుల మొత్తం కాగితము
 సంఖ్య... 9... ఈ కాగితపు వరుస
 సంఖ్య... 2

[Signature]
 సబ్-రిజిస్ట్రార్

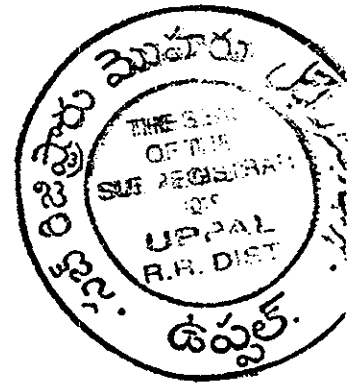
Endorsement Under Section 42 of Act 11 of 187
 No. 744 of 2007. Date. 18/6/07
 I hereby certify that the proper deficit
 stamp duty of Rs 21000 Rupees Twenty one
thousand five hundred only
 has been levied in respect of this instrument
 from M/s. Soham Modi
 on the basis of the agreed Market Value
 consideration of Rs 240000 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
18/6/07
[Signature]
 and Collector U/S. 41 & A
 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 130708
 dated 18/6/07 at SRI Hubsiguda Branch Sec bad

S.B.O. Hubsiguda
 A/c No. 01000050700
 of S.B.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. 22,600/- is paid by way of challan no. 130708, dated 16.06.02, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

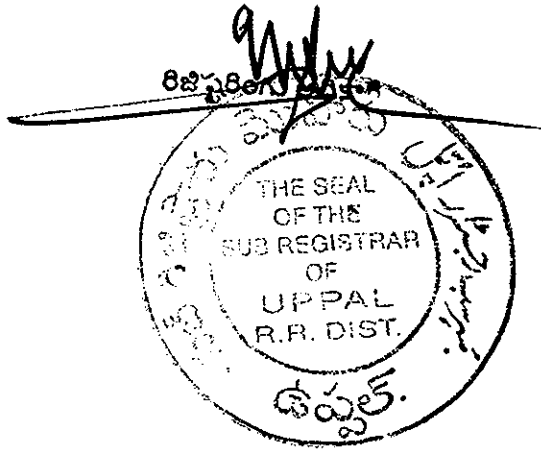
For Mehta and Modi Homes


Partner

1 వ పుస్తకము సం॥ (శా.శ) పు...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు...
నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు... 1-2007 ఇవ్వడమైన
2007 సం॥... నెల... రోజు... తేదీ



SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 268 admeasuring about 200 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on: Block no. 2, Old Village.

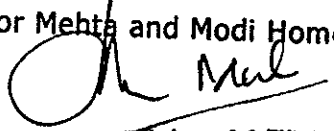
North	Plot No. 267
South	Water tank
East	Plot No. 250
West	Existing road - 40'

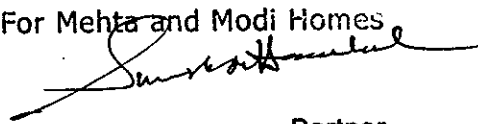
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:


WITNESS:

1. 

2. 

For Mehta and Modi Homes

(Soham Modi) Partner
VENDOR

For Mehta and Modi Homes

Partner

(Suresh H. Mehta)
VENDOR

VENDEE
S. Namakrishna

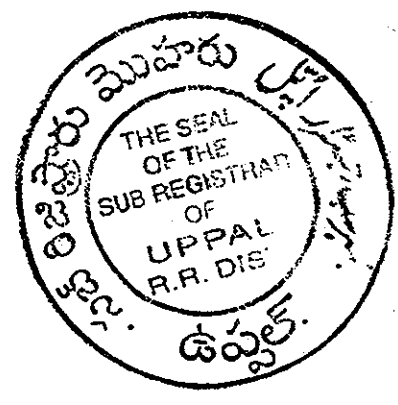
2024/2025

సబ్ రిజిస్ట్రార్ కార్యాలయము

ఉప్పల రైల్వే కార్యాలయము

ఉప్పల

[Handwritten Signature]



REGISTRATION PLAN SHOWING

PLOT NO. 268, 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

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

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

BUYER: 1. MR. S. V. RAGHAVAIAH, SON OF LATE MR. S. RAMAKRISHNAIAH

2. DR. S. RAMAKRISHNA, SON OF MR. S. V. RAGHAVAIAH

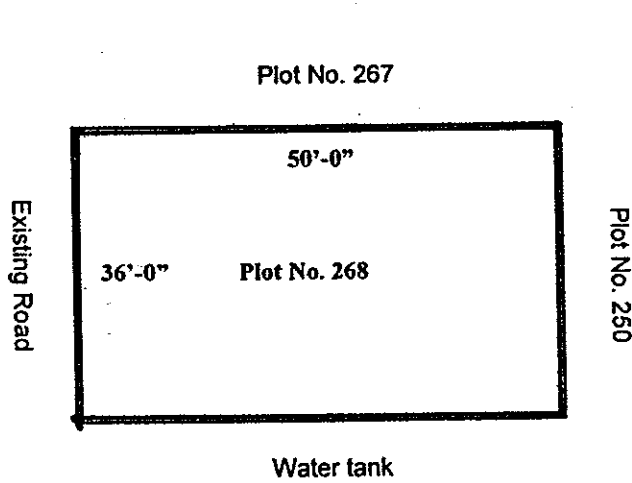
REFERENCE:
AREA: 200

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

WITNESSES:

1. *[Signature]*

2. *[Signature]*

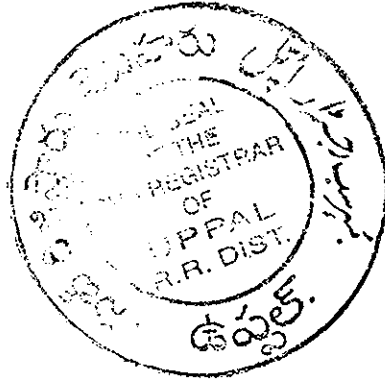
SIG. OF THE VENDOR

[Signature]
SIG. OF THE BUYER

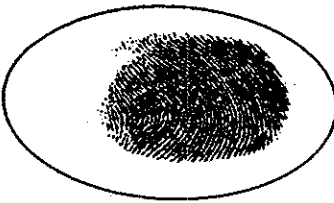

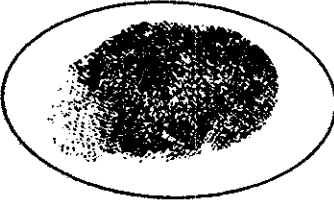



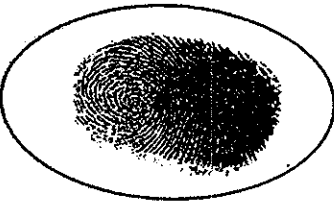
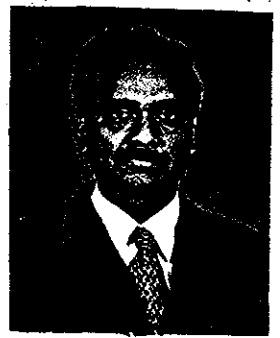
S. Ramakrishna

1వ పుస్తకము 1999వ సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9.....ఈ కాగితపు వరుస
సంఖ్య.....


పబ్-రెజిస్ట్రార్



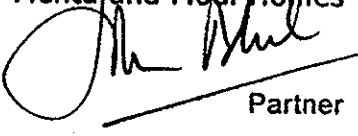
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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
			BUYER: 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.
			BUYER CUM REPRESENTATIVE: 1. MR. S. V. RAGHAVAIAH S/O. LATE MR. S. RAMAKRISHNAIAH R/O. PLOT NO. 3, JAYA ENCLAVE NEW BOWENPALLY SECUNDERABAD - 500 011. 2. DR. S. RAMAKRISHNA S/O. MR. S. V. RAGHAVAIAH R/O. PLOT NO. 3, JAYA ENCLAVE NEW BOWENPALLY SECUNDERABAD - 500 011.

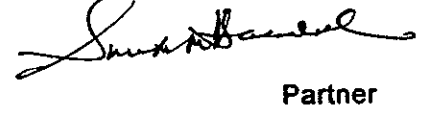
SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes


Partner

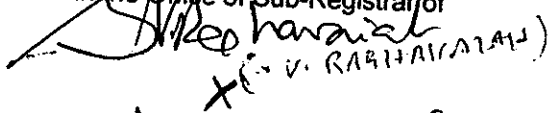
For Mehta and Modi Homes


Partner

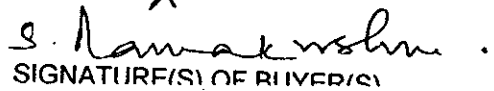
SIGNATURE OF EXECUTANTS

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, Dr. S. Ramakrishna, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


S. V. RAGHAVAIAH

SIGNATURE OF THE REPRESENTATIVE

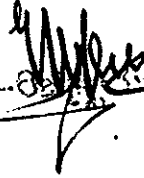

S. Ramakrishna
SIGNATURE(S) OF BUYER(S)

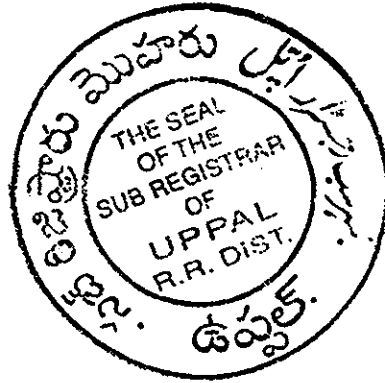
1 గ పుస్తకము 7444/01

గొల్లపేజల మొత్తం కాగితముల

సంఖ్య...9...ఈ కాగితపు వరుస

సంఖ్య...6.....

చేసే...


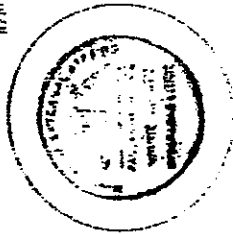




भारत गणराज्य के अधीन में प्रवेश करने के लिए यह पत्रिका केवल तभी जारी की जा सकती है जब कि यह पत्रिका के जारी करने के लिए आवश्यक सभी दस्तावेजों का प्रस्तुत होना सुनिश्चित हो सके।

भारत गणराज्य के अधीन में प्रवेश करने के लिए यह पत्रिका केवल तभी जारी की जा सकती है जब कि यह पत्रिका के जारी करने के लिए आवश्यक सभी दस्तावेजों का प्रस्तुत होना सुनिश्चित हो सके।

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भारत गणराज्य REPUBLIC OF INDIA



INDIAN PASSPORT

INDIAN

NO. B2791005

NAME: MODI

SATISH MANILAL MODI

INDIAN

SEX: male

DATE OF BIRTH: 18-10-1969

NUMBER: (105)

PO: HYDERABAD

9-10-2000 8-10-2000



PERMANENT ACCOUNT NUMBER
ABIMP6725H

NAME
SHAM SATISH MODI

DATE OF BIRTH
SATISH MANILAL MODI

18-10-1969

For Mehta and Modi Homes

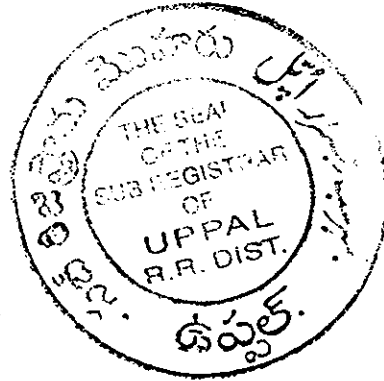
Signature
Partner


For Mehta and Modi Homes

Signature
Partner



1. వస్తుకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు పరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్




Election Commission
 ప్రతిపక్ష సంఘం
IDENTITY CARD
 గుర్తింపు కార్డు

JP12367050

Elector's Name : Veeruruphavanth Suggala
 అంతు పేరు : వీర-పువ్వుల సుగూ

Father's Name : Ramakrishnaiah
 తండ్రి పేరు : రామకృష్ణయ్య

Sex : M **Age as on 1-1-2003**
పండు : ♂ **1-1-2003 వరకు పండు**

70

MuthyansettyPalem, andhra pradesh, & Tenali

Electoral Registration Officer
 అంతుల పేరు
TENALI Assembly Constituency
 అంతుల పేరు గుర్తింపు కార్డు

Place :
 పండు :

Date / తేదీ : 19-05-2003

This card may be used as an identity card under different Government schemes
 ఈ కార్డు ప్రభుత్వ పథకాలకు అనుగుణ్యంగా ఉపయోగించబడుతుంది

JP12367050 12 / 28

S. Ramakrishna

1వ పుస్తకము. 9.4.4.1.నంబు

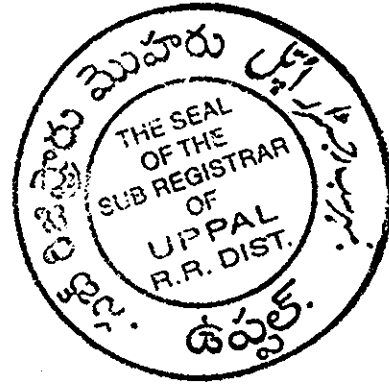
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

1

సబ్-రిజిస్ట్రారు





Members Details

Name	Relation	Date of Birth	Age
Suggula	Wife	29/09/60	46
Vaiva Kumar	Son	13/11/89	17
4 Raghavaiah	Father	07/02/30	76
5 Laxmi Saraswati	Mother		68

Y.K. JOSEPHINE

Supervisor, Adult Education
Hyd, DPL No.117 I/C

03/2006

సంఖ్య 25 ఏ.ఎ.ఎ. / 2.25.2

HOUSEHOLD CARD

Card No : PAPI67886401189
F.P Shop No : 864

పేరు : సుగూల. రామ కృష్ణ
Name of Head of Household : Suggula. Rama Krishna
తండ్రి/భర్త పేరు : ఎస్. వి. రాఘవాiah

Father/ Husband name : S. V. Raghavaiah
పుట్టిన తేదీ/Date of Birth : 01/08/1958
వయస్సు/Age : 48
వృత్తి/Occupation : Employee-Govt.

నం.పె.సె./House No. : Plot No. 3
పథ్ /Street : Jaya Enclave
Colony : Bowen Pally
Ward : వార్డు 1
Circle : సర్కిల్ 8
Circle VIII
జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 250,000
LPG Consumer No. (1) : 043497/(Single)
LPG Dealer Name (1) : Navratna Enterprises,IOC
LPG Consumer No. (2) : /
LPG Dealer Name (2) : /



S. Raghavaiah

1 వ పుస్తకము 7444 నంబరు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...కి...ఈ కాగితపు వరుస

సంఖ్య...కి.....

సబ్-రెజిస్ట్రారు

