

C. 3177

3074/06

AK-3242

100Rs.

73

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598455

Date : 22-02-2006 Serial No : 1,660 Denomination : 100

Purchased By : J. VIJAYA KRISHNA PRASAD

For Whom : SELF

S/O K. MADHAVA RAO R/O HYDERABAD



SALE DEED

This Sale Deed is made and executed on this the 22nd day of March 2006 at Secunderabad by and between:

17000
512

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.)

17000
1023
95

IN FAVOUR OF

MR. J. VIJAYA KRISHNA PRASAD, SON OF MR. K. MADHAVA RAO, aged about 36 years, residing at B-416, Mayflower Park, Mallapur, Hyderabad - 500 076, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

17000

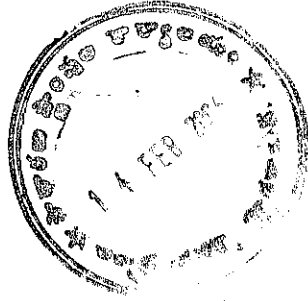
For Mehta and Modi Homes

For Mehta and Modi Homes

[Signature]
Partner

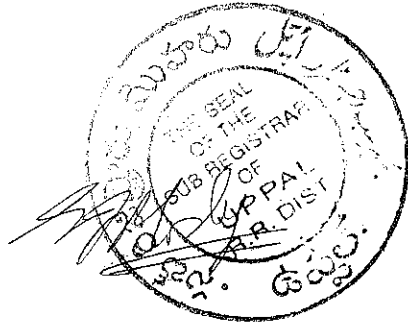
[Signature]
Partner

30/4/07
 ప పుస్తకము
 దస్తావేజుల
 సంఖ్య...
 సంఖ్య...
 సబ్-రిజిస్ట్రారు



200.6 వ సం||...నెల...2...తేది
 1927 వ.శ.శా...మాసము...11...తేది
 పగలు...11...చురుము...12...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Gaurang Mody
 రిజిస్ట్రేషన్ చట్టము ప్రకారం వీరి సెక్షన్ 32 ఎ-ను
 అనుసరించి సహజమున సంపాదించిన పోటోగ్రాఫులు
 మరియు పేరిమెంటులతో సహా దాఖలు చేసే
 రుసుము రూ||...1085/-...విల్పించినారు.
 Receipt No. 167751 Dt. 11/3/07 vide
 SBH, Habsiguda Branch, Sec'bad



జాసి యిచ్చినట్లు ఒప్పుకొన్నది.
 ఎడమ భ్రౌటనదేలు



Gaurang Mody

Gaurang Mody s/o. Jayantilal mody occ: Business
 R/o. 105, Sapphire Apts, Chikoh Gardens,
 Begumpet, Hyderabad, through GPR for
 Presentation of Documents, vide doc. no. 60/285/07
 at Sec, Uppal.

నిరూపించినది.

① Prabhakar Reddy (K. Prabhakar Reddy s/o. K. P. Reddy
 occ: Service) 5-4-187/344, MG Road,
 SEC-BAD.

② Suresh s/o Anant Reddy occ
 Business R/o Nagaraj R.R. Dist.

200.6వ సం||...నెల...2...వ తేది

1927వ.శ.శా...మాసం...11...వ తేది.

సబ్-రిజిస్ట్రారు



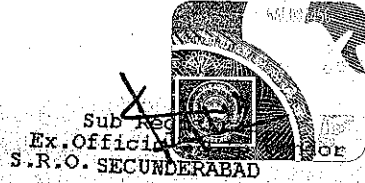
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598456

ate : 22-02-2006 Serial No : 1,661 Denomination : 100

Purchased By : J.VIJAYA KRISHNA PRASAD For Whom : SELF

S/O K.MADHAVA RAO
R/O HYDERABAD



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. No. 35, 36, 37, 38 & 39 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	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac.2-00 Gt.
2.	11955/2003	30/09/2003	36	Gt. 0-50	Ac. 2-00 Gt.
			37	Gt. 18-50	
			38	Gt. 9-00	
			39	Gt. 52-00	

				Gt. 80-00	
3.	13200/2003	01/11/2003	35	Gt. 11-00	Ac. 2-05 Gt.
			36	Gt. 60-50	
			37	Gt. 13-50	

				Gt. 85-00	
Total Extent of Land					Ac. 6-05 Gts.

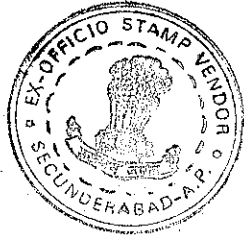
For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

1 వ పుస్తకము, 3074/06
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....



సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1926
 No. 3074 of 2006 Date 2/3/06

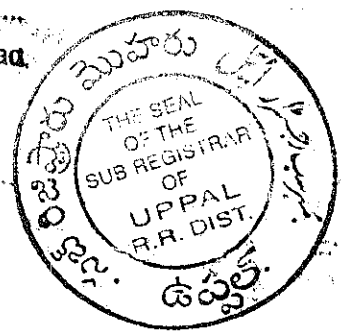
I hereby certify that the proper deficit
 stamp duty of Rs. 19030/- Rupees Nineteen
 thousand two hundred and thirty only
 has been levied in respect of this instrument
 from Sri. Gaurang Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 217000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U/S. 41 & 44
 INDIAN STAMP ACT
 Dated 2/3/06

Registration Endorsement

An amount of Rs. 19030/- towards Stamp Duty
 including Transfer duty and Rs. 1055/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 167751
 Dated 1/3/06 at SBI Habisiguda Branch, Secbad.

H.A. Habisiguda
 A/c No. 01900050780
 of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598457

Date : 22-02-2006 Serial No : 1,662 Denomination : 100

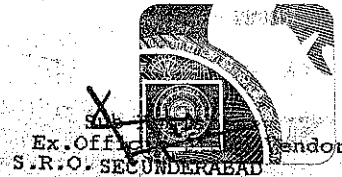
Purchased By :

J.VIJAYA KRISHNA PRASAD

For Whom :

SELF

S/O K.MADHAVA RAO
R/O HYDERABAD



All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- Shri P. Balram Reddy, S/o. Shri P. Sanjeeva Reddy

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. b to d above are the children of Former Owner at serial no. 'a'. All the Former Owners have joined together for the execution of above referred sale deed so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

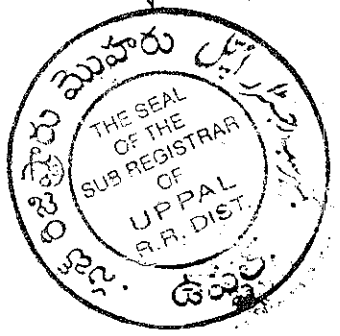
1వ పుస్తకము కింది సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు పరుస
 సంఖ్య... 3



పబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (శా.శ) పు. 307 ప్లోబ
 నెంబరుగా రిజిస్టరు చేయబడి స్వానింగు నిమిత్తం
 గుర్తింపు నెంబరు 3076-1-2006 ఇవ్వడమైన
 2006 సం|| మార్చి నెల... 2... తేది

రిజిస్ట్రారు అధికారి





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598458

Date : 22-02-2006 Serial No : 1,663 Denomination : 100

Purchased By :

J.VIJAYA KRISHNA PRASAD

SELF

For Whom :

S/O K.MADHAVA RAO
R/O HYDERABAD

Sub-Registrar
Ex. Office
S.R.O. SECUNDERABAD

- D) The Vendee is desirous of purchasing a plot of land bearing no. 73 admeasuring 217 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,17,000/- (Rupees Two Lakhs Seventeen 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. 73 admeasuring 217 sq. yds. forming part of Sy. Nos. 35 to 39 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. 2,17,000/- (Rupees Two Lakhs Seventeen 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.

For Mehta and Modi Homes

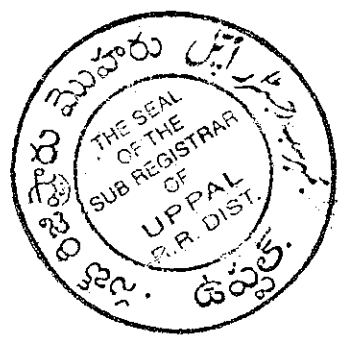
[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

1 వ పుస్తకము 3074/94 నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు పరుస
సంఖ్య... ౯

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598459

Date : 22-02-2006 Serial No : 1,564 Denomination : 100

Purchased By :
J.VIJAYA KRISHNA PRASAD SELF

For Whom :

S/O K.MADHAVA RAO
R/O HYDERABAD



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. 29,210/- is paid by way of Challan No. 167751, dated 01.03.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

[Signature]
Partner

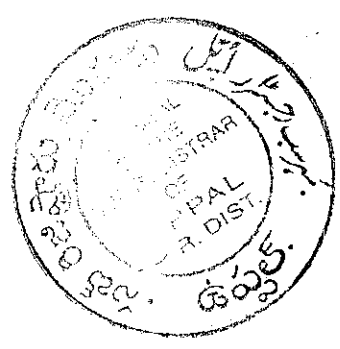
For Mehta and Modi Homes

[Signature]
Partner

1వ పుస్తకము 2014/04 నంబర్
దస్తావేజాల మొత్తం కాగితపు
సంఖ్య... ఈ కాగితపు
సంఖ్య...



సబ్-రిజిస్ట్రారు



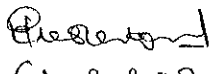
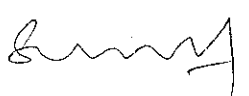
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 73 admeasuring about 217 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

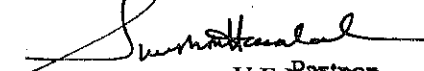
North	:	Plot No. 74
South	:	Plot No. 72
East	:	40' wide road
West	:	Public Road

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:

WITNESSES:

1. 
(K. P. Reddy)
2. 

For Mehta and Modi Homes


VENDEE

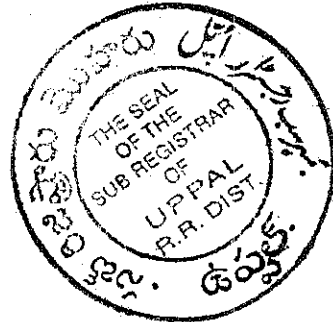
For Mehta and Modi Homes


VENDEE


VENDEE

1వ పుస్తకము.....3074/106
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 73, FORMING A PART

IN SURVEY NOS. 35, 36, 37, 38 & 39

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.

VENDORS: 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 UTTAMLAL MEHTA

VENDEE: MR. J. VIJAYA KRISHNA PRASAD, SON OF MR. K. MADHAVA RAO

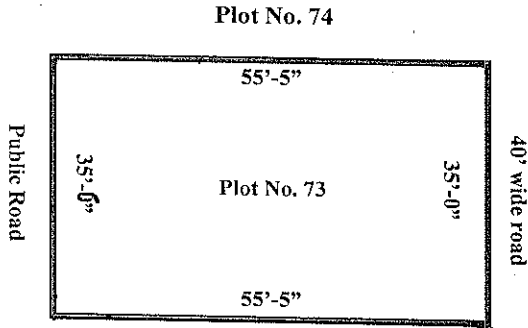
REFERENCE:
AREA: 217

SCALE:
SQ. YDS.

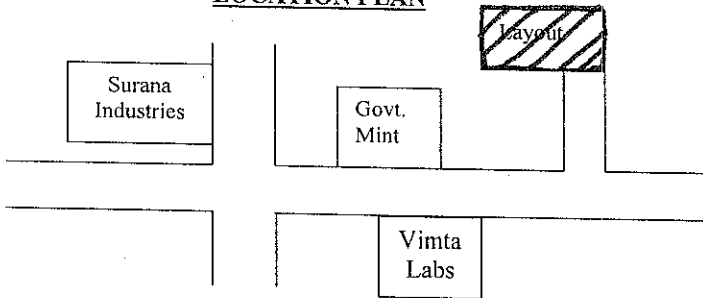
INCL: 
SQ. MTRS.

EXCL: 

N



LOCATION PLAN



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

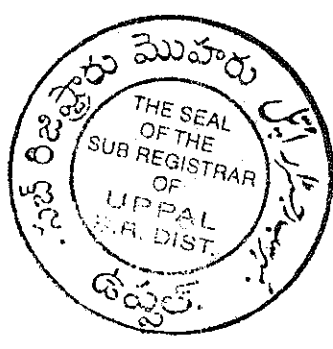
[Signature]
Partner
SIG. OF THE VENDOR

WITNESSES:

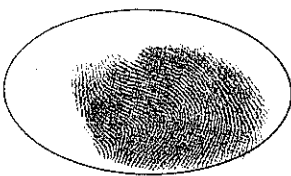
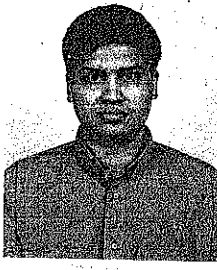
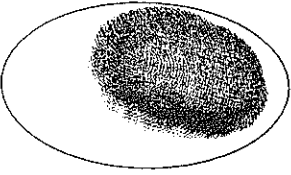

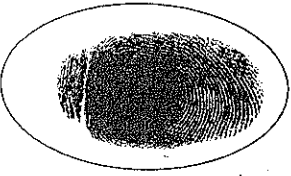



- 1.
- 2.

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

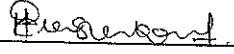
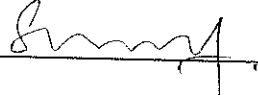
పబ్-రిజిస్ట్రారు




**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 MANSION, M. G. ROAD SECUNDERABAD - 500 003.
			GPA FOR PRESENTATION OF DOCUMENTS: MR. GAURANG MODY S/O. MR. JAYATILAL MEHTA R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET, HYDERABAD
			VENDEE: MR. J. VIJAYA KRISHNA PRASAD SON OF MR. K. MADHAVA RAO R/O. B-416, MAYFLOWER PARK MALLAPUR HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

- 
- 

For Mehta and Modi Homes



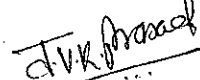
Partner

For Mehta and Modi Homes



Partner

SIGNATURE OF THE EXECUTANT'S



SIGNATURE OF THE VENDEE

1 వ పుస్తకము. 3.11.4.106
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

8/73

సబ్-రిజిస్ట్రారు

