ಆಂಧ್ರವದೆ हैं आन्ध्र प्रदेश ANDHRA PRADESH

BA 581259

Decombased By:
ANAN S.S. WENTA
S/O. GUREDH U. MENTA
PWO. SEOBAD

For Whom SELF & OTHERS Serial Not 3,297

Sub Registrar

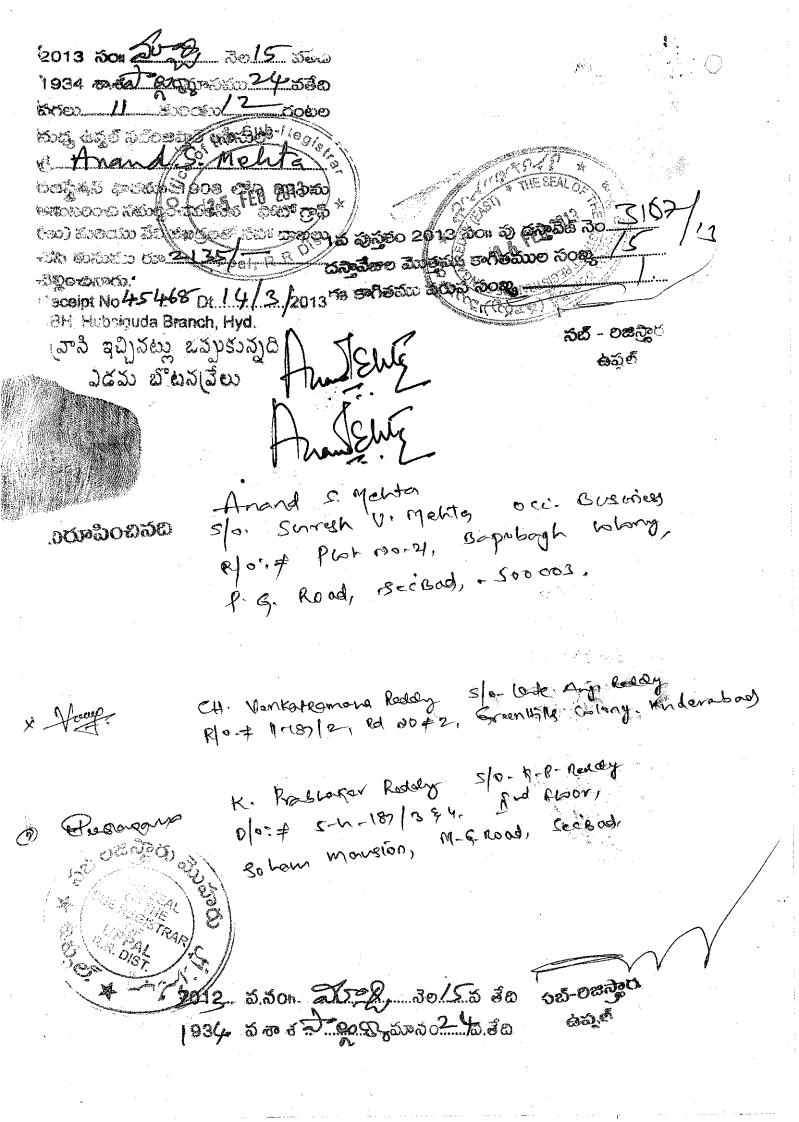
Tx. Office Burns Vender SNO Usesi

SALE DEED

This Sale Deed is made and executed on this the //day of March, 2013 at Hyderabad by:

- 1. Shri. Samala Janga Reddy, Son of Late Samala Chinna Yadaiah, aged about 40 years, Occupation: Business, resident of 2-46/5A, Cherlapally, Kapra Municipality, R. R. District represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 10114/06 dated 11.07.2006, registered at SRO, Uppal.
- 2. Smt. V. Susheela, Wife of V. V. Subba Rao, aged about 40 years, Occupation: House Wife, resident of Cherlapally Village, Ghatkesar Mandal, R.R. District represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing nos. 11450/06, 9040/06, 9039/06, dated 31.07.2006, 20.06.06 respectively registered at SRO, Uppal.
- 3. Sri Anand S. Mehta, son of Shri Suresh U. Mehta, aged about 32 years, resident of Plot No. 21, Bapu Bagh Colony, P. G. Road, Secunderabad- 500 003.

Phulsur



- 4. Smt. Chamarty Naga Bala Tripura Sundari W/o. Shri Ch. Ganapathi Prasad, aged about 48 years, Occupation: Housewife, resident of H.No. 2-1-290/1, Flat No. 203, Sri Ganga Residence, Nallakunta, Hyderabad represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 9037/06, dated 20.06.06, registered at SRO, Uppal.
- 5. Shri. G. Rama Krishna Reddy, son of Shri. G. R. Reddy, aged about 25 years, Occupation: Student, resident of H. No. 1-7-2/A, Kamala Nagar, ECIL Post, Hyderabad 500 062 represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 15373/06, dated 04.10.06, registered at SRO, Uppal.
- 6. Shri M. Vijayaram Mohan Rao, son of Shri M. Venkateswar Rao, aged about 54 years, Occupation: Business, resident of F-11, B-23, MIG II, Baghlingampally, A.P.H.B. Colony, Hyderabad represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 9038/06, dated 20.06.06, registered at SRO, Uppal.
- 7. Shri Sajja Venkateswara Rao, son of Shri Subba Rao, aged about 40 years, Occupation: Agriculture, resident of Jandrapet Post, Chirala Tq., Prakasam District represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing nos. 9111, 9112 and 9113 dated 21.06.06 respectively registered at SRO, Uppal.
- 8. Shri Boddu Srinivasa Rao, son of Shri B. Amaralingam, aged about 42 years, occupation: Agriculture, residing at LIG-B 317, Dr. A. S. Rao Nagar, Hyderabad represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 9736, dated 01.07.06, registered at SRO Uppal.
- 9. Shri Sekharam Seri, son of Late Shri. Venkakaih, aged about 57 years, occupation: Business, residing at H.No. 2-2-647/A/15, Sai Baba Nagar, Bagh Amberpet, Hyderabad represented by his Agreement of Sale cum GPA holder Shri. Anand S. Mehta vide registered document bearing no. 11030, dated 27.07.06, registered at SRO Uppal.

Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1, VENDOR NO. 2, VENDOR NO. 3, VENDOR NO. 4, VENDOR NO. 5, VENDOR NO. 6, VENDOR NO. 7, VENDOR NO. 8 and VENDOR NO. 9 respectively, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

Ms. Nidhi Modi, Daughter of Shri Soham Modi, aged about 17 years, Occupation: Student, resident of Plot No. 280, Road No. 25 Jubilee Hills, Hyderabad, represented by guardian and mother Smt. Tejal Modi, W/o. Shri Soham Modi, resident of Plot No. 280, Road No. 25 Jubilee Hills, Hyderabad.

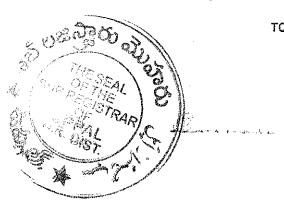
Hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assignees etc.

- Annus sute

1**ත තුරුජ**ං 2013 **ර**ා කු පැදැබිඩ් බි*ං <u>ම</u>ිරිල් ව* **దస్త్రివేజుల మొత్తము కాగి**తముల స*ా*ఖ్య...... ్లు కాగితము వరుస సంఖ్య **నబ్ - లిజిస్త్రి**గ్ **ఉ**ష్టల్

ENDORSEMENT

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ertified that the following amount een paid in respect of the dodume haltan house.	113
1. In the Shape of Stamp Paper	Be 100/
2 in the Shape of Challan	NS. as une un supersularia
(U/s. 41 of I.S. Act. 1899)	Rs 2/250
in the Shape of Cook	Rs
3 in the Shape of Cash	-
s. 41 of I.S Act. 1899)	Rs
4 Adjustment of Stamp Duty	
U/s. 16 of I.S. Act. 1899) if any	Rs
Il Transfer (July:	ethai -
I in the Snape of Challan	Rs. 8- 40/
2. In the Shape of Cash	Rs
Ill Registration Fees:	2:2-1
i In the Shape of Challan	Rs 2135/-
2. In the Shape of Cash	Rs.
IV User Charges:	
1. in the Shape of Challan	Rs. 100/
2. In the Shape of Cash	Rs
· · · · · · · · · · · · · · · · · · ·	F3 3
s.	
TOTAL RS	32145/



Sup Registre Upp

WHEREAS:

- A) Shri. Samala China Yadaiah alias S. Yadi Reddy, S/o. S. Ramaswami was the original pattedar of agricultural land in Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Shri Samala China Yadaiah during his life time sold a portion of the said land to Smt. V. Susheela, Vendor No. 2 herein.
- B) After the death of the original pattedar, VENDOR No. 1 herein i.e., Samala Janga Reddy being the only legal heir of the original pattedar became the joint owner along with Vendor No. 2 herein of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- C) Whereas the VENDOR No. 2 herein has subdivided the land purchased by her into several plots and had sold 12 plots from the proposed layout to several intending purchasers.
- D) VENDOR No. 2 herein was unable to undertake any development activity like laying of roads, drainage, water & electricity connections, etc., and could not provide these amenities to the purchasers of these plots.
- E) Shri Anand Mehta, VENDOR No. 3 herein, approached VENDOR No. 1 and VENDOR No. 2 to sell the entire land in Sy. Nos. 74 & 75 including the plots therein and VENDOR No. 1 & VENDOR NO. 2 agreed to help VENDOR No. 3 to repurchase the 12 plots from its owners and sell their share of the balance land to VENDOR No. 3 herein. Accordingly VENDOR No. 1 and VENDOR No. 2 have sold the balance land to VENDOR No. 3 herein vide agreement of sale cum GPA, details of which are given below. Further the individual owners of each of the twelve plots referred above have sold their respective plots to VENDOR No. 3 herein vide sale deeds / Agreement of sale cum GPA as per the details given below.

SI.	Plot No.	Sale Deed / GPA	Purchased from	Doc. No.	Doc.
No			/ ` ·		Date
1	Sy. No. 74	Agr. of Sale cum GPA	V. Susheela	11450/06	31.07.06
2	Sy. No. 74 & 75	Agr. of Sale cum GPA	S. Janga Reddy	10114/06	11.07.06
3	Plot No. 4	Agr. of Sale cum GPA	V. Susheela	9040/06	20.06.06
4	Plot No. 6	Agr. of Sale cum GPA	C.N.B.T. Sundari	9037/06	20.06.06
5	Plot No.7	Agr. of Sale cum GPA	Rama Krishna Reddy	15373/06	04.10.06
6	Plot No. 8	Agr. of Sale cum GPA	V. Susheela	9039/06	20.06.06
.7	Plot No. 9	Agr. of Sale cum GPA	Vijayram Mohan Rao	9038/06	20.06.06
8	Plot No. 15	Sale Deed	B. Sumathi, Bala	20086/06	19.12.06
			Krishna, Amarnath		
9	Plot No. 16	Agr. of Sale cum GPA	S. Venkatewara Rao	9113/06	21.06.06
10	Plot No. 18	Sale Deed	B. Sumathi, Bala	20086/06	19.12.06
		\ .	Krishna, Amarnath		
11	Plot No. 19	Agr. of Sale cum GPA	S. Venkateswara Rao	9112/06	21.06.06
12	Plot No. 20	Agr. of Sale cum GPA	S. Venkateswara Rao	9111/06	21.06.06



1వ పుస్తకం 2013 సంగ్రి పు దస్తావేజ్ నెం 3/67/ దస్తావేజుల మొత్తము కాగితముల సంఖ్య కారితముల సంఖ్య	
కాంగితము వరుస సంభ్య	
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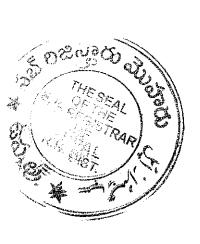
I hereby carrier that the proper/deficit Some duty of Rispecs Twenty multiples Twenty multiples Twenty multiples Twenty multiples Trom Sevient in respect of this instrument document from Sevient Angles Sevient Market Value Sevient of Rs. 12.3000 being higher that consideration / Agreed Market Value

S.R.O Uppal 1913

Sub-Regietrar and Collector U/S-41&42 as on INDIAN STAND As

BEGISTRATION ENDORSEMENT

An amonut of Rs. 29.29 towards Stamp Duty Including Transfer Duty and Rs. 21.357—towards Registration Fee was paid by the party through Challan Receipt Number. 454-68—Dated 431AI SBH Habsiguda Branch Sec'lead SBH Habsiguda A/c. 52191012432 of SRO Uppal



1 10 101 31 64					
13 Plot No. 24	Agr. of Sale cum GPA	B. Srinivasa Rao	9736/06	01.07.06	
14 Plot No. 30	Agr. of Sale cum GPA	Sekharam Seri	11030/06		

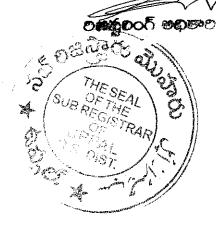
- F) The above stated sale deeds and agreement of sale cum General Power of Attorneys are registered at the office of the Sub Registrar Uppal, R.R. District.
- G) VENDOR No. 1, VENDOR No. 2 and VENDOR No. 4 to VENDOR No. 9 are represented by their agreement of sale cum General Power of Attorney Holder as per the details given above.
- H) By virtue of the above referred documents, recitals and records, the VENDORS NO.1 to Vendor No. 9 are the absolute owners and possessors of land in Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- The PURCHASER approached the VENDOR to sell Plot No. 45E forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, admeasuring about 106.7 sq. yds., for a total consideration of Rs. 1,00,000/- (Rupees One Lakh Only) and Vendor agreed to sell the same to the PURCHASER on the terms and conditions given hereunder. The PURCHASER has paid the entire consideration to the VENDOR in the year 2007.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

- 1. The PURCHASER has paid the aforesaid total consideration of Rs.1,00,000/- (Rupees One Lakh Only) in the year 2007 and the receipt of which is hereby admitted and acknowledged by the VENDORS.
- 2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring 106.7 sq. yds., bearing Plot No. 45E forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Plot and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
- 3. The PURCHASER has verified the extent and title of the said plot and is fully satisfied with the same. The PURCHASER shall hereafter not raise any objections with respect to the title of the VENDORS and/or the extent of land.
- 4. The VENDORS have on this day delivered vacant peaceful possession of the Scheduled Plot to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
- 5. The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Plot unto and in favour of the PURCHASER in the concerned departments.

1వ పుస్తకం 2013 సంగ పు దస్యావేడ్ నెం 3/69/13 దస్తివేజుల మొత్తము కాగీతముల సంఖ్య / 5 ఈ కాగీతము వరుస సంఖ్య / సబ్ - లజిస్మేర్ ఉప్పల్

1ສ ສຸກຸຣ໌ດ ກົດທ(ສະຄົ) ສົ<u>ວໄດ້</u> <u>ໄດ້ປ່າ 20</u>/ ວ່າ ກັດພຽກຕະ ຄາສຸລຸດ ສ**ັດພະພະດ ກະຄວດ໌ ຄຣນຮູ**ດ ກາອວລະ ກັດພຽກ <u>ຂຶ້ນ ປີ 1 20 ໄດ້ ຄຸ້</u> ເຄັ້ມຄົວ 2013 ກົດທ <u>ຂຶ້ນ ປີ ກ້ອນ ໄດ້</u> ເຄັ້ມຄົວ



- 6. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Plot.
- 7. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Plot payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.
- 8. Stamp duty and Registration amount of Rs. 32,025/-paid by way of challan no.45468 dated 14.03.2013 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULE OF PROPERTY

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45E forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North

: Road

South

: Neighbors Land

East

: Plot No. 45F

West

: Plot No. 45D

IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. Van

Shri. Samala Janga Reddy Represented by GPA holder Shri Anand Mehta

SOUNT PROFILE

Vendor no. 1

2. Pullengy

Smt. V. Susheela

Represented by GPA holder Shri Anand S Mehta

Vendor no. 2

Sri Anand S. Mehta

Vendor no. 3



× Aunsenia

Smt. Chamarty Naga Bala Tripura Sundari Represented by GPA holder Shri Anand S Mehta Vendor no. 4

- Premsente

Shri. G. Rama Krishna Reddy Represented by GPA holder Shri Anand S Mehta Vendor no. 5

x Analyshiz

Shri M. Vijayaram Mohan Rao Represented by GPA holder Shri Anand S Mehta Vendor no. 6

Shri Sajja Venkateswara Rao

Shri Sajja Venkateswara Rao Represented by GPA holder Shri Anand S Mehta Vendor no. 7

- Audenie

Shri Boddu Srinivasa Rao Represented by GPA holder Shri Anand S Mehta Vendor no. 8

Shri Sekharam Seri

Represented by GPA holder Shri Anand S Mehta Vendor no. 9 1 రు పుస్తతం 2013 సంగ పు దస్తావేజ్ నెం. క్రింగ్ స్ట్రి దస్తావేజుల మొత్తము కాగితముల సంఖ్య కాగితముల సంఖ్య కాగితముల సంఖ్య కాగితముల సంఖ్య కాగితముల సంఖ్య కాగితముల సంఖ్య కాగితము వరుస సంఖ్య కాగితముల సంఖ్య కాగితము వరుసింది కాగితము కాగితముల సంఖ్య కాగితము వరుసింది కాగితము వరుసింది కాగితముల సంఖ్య కాగితము కాగితముల సంఖ్య కాగితముల సంఖ్య కాగితము కాగితముల సంఖ్య కాగితముల కాగితముల సంఖ్య కాగితముల సంఖ్య కాగితముల సంఖ్య కాగిత కాగితముల సంఖ్య కాగితముల సంఖ్య కాగితముల సంఖ్య కాగితముల సంఖ్య కాగితముల సంఖ్య కాగితముల సంఖ్య కాగిత్వ కాగిత కాగితముల సంఖ్య కాగిత్వ కాగితులు కాగిత్వ కాగిత



REGISTRATION	I PLAN	SHOWING	PLOT NO. 45(E), FORMING A F	PART
N SURVEY NO.		4 & 75		Situated at
	CH	IERLAPALLY VI	LLAGE, GHATKESAR	Mandal, R.R. Dist.
ENDOR:			TA,SON OF SURESH U MEHTA &	
BUYER:			/O. SHRI SOHAM MODI,	
REFERENCE: AREA:	106.7	SCALE: SQ. YDS.	INCL: SQ. MTRS.	EXCL:
		P No. 450	32' P.No.45E	30' P.No. 45F
ITNESSES:	•		Neighbour's Land	SIGN. OF THE VENDOR
Plesons	gyp		d_	SIGN. OF THE BUY

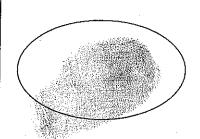


HOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



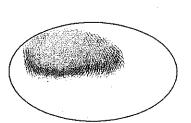


VENDORS:

- 1. MR. SAMALA JANGA REDDY,
- 2. MRS V. SUSHEELA, MRS C. N. BALA TRIPURA SUNDARI, 4. MR. G. RAMA KRISHNA REDDY, 5. MR. M. VIJAYRAM MOHAN REDDY,
- 6. MR. SAJJA VENKATESWARA RAO,
- 7. MR. BODDU SRINIVASA RAO,
- 8. MR. SEKHARAM SERI,
- REPRESENTED BY THEIR GPA HOLDER:
- MR. ANAND S. MEHTA, S/O. SHRI SURESH U. MEHTA

PLOT NO. 21,

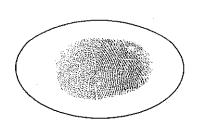
BAPU BAGH COLONY P.G. ROAD, SECUNDERABAD - 500 003.





PURCHASER:

MS NIDHI MODI, D/O. SHRI SOHAM MODI, R/O.PLOT NO. 280, ROAD NO. 25 JUBILEE HILLES, HYDERABAD,





GUARDIAN

SMT. TEJAL MODI, W/O. SHRI. SOHAM MODI, R/O. PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDERABAD.

SIGNATURE OF WITNESSES:

1. - Voces

2. Pullerson

SIGNATURE OF EXECUTANTS

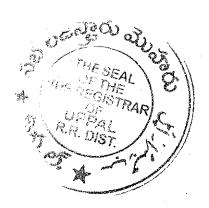
I stand here with our photograph(s) and finger prints in the form prescribed, through our representative, Mr. Anand S Mehta as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

Luck

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SIGNATURE OF BUYER



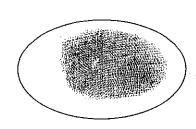
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

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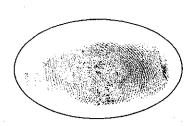
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





WITNESSESS:

1. MR: CH. VENKATA RAMANA REDDY S/O. LATE ANJI REDDY R/O. H. NO: - 11-187/2 ROAD NO. 2, GREENHILLS COLONY SAROORNAGAR. HYDERABAD.





2. MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

Hours.

SIGNATURE OF THE EXECUTANT

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REPUBLIC OF INDIA ANCE TORGET

इसके दुवारा, शरूर राजराज्य के राष्ट्रपरि क्षेत्राय पर, उन सन्धी से जिनका इसमे संबंध हो, अनुरोध एवं अधैका की वार्ता रे कि वे वारक की किया किसी रोक-तोक के स्वतंत्र हुए हो आर्न-जाने है, और उसे हर तरह की ऐसी सहायमा और सुरका प्रदान करें विसंकी उसे अस्यस्थकता हो १

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DE ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



ए. कोमारखा A KOMARAIAH अधीक्षक/Superintendent पासपोर्ट कार्यालय, हैदराबाद Pessport Office, Hyderabad

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Passport Office, Hyderaba



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In case this card is lost/found, kindly inform/return to the issuing authority : Chief Commissioner of Income-tax,

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आयकर विषाम INCOMETAX DEPARTMENT

भारत संस्कार

V RAMANA REDDY CHEERUKA ANJI REDDY CHEERUKA 05/03/1972

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आयकर विभाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanant Account Number AWSPP8104E

भारत सरकार GOVT OF INDIA



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