

CS. 13253

13200/07

APR 12/15

100Rs.



7745 01-11-2003 100/- 60411 AP231 DD
 K. PRABHAKAR REDDY, S/O. K. PADMA REDDY, R/O. HYDERABAD
 M/S. MEHTA & MODI HOMES, R/O. SEC-BAD.

R W
 R. NAGENDER
 CIVL NO. 42 95
 1/2001-2003
 BAW NAGAR, HYD'AD

SALE DEED

This deed of sale is made and executed on this the 01st day of November, 2003 by:

1. Shri P. Sanjeeva Reddy, son of late Shri P. Sai Reddy, aged 51 years, occupation Agriculture, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2-23/22/8, D. D. Colony, Bagh Amberpet, Hyderabad - 500 013.
2. Shri P. Radha Krishna Reddy, son of Shri P. Sanjeeva Reddy, aged 23 years, occupation student, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2-23/22/8, D. D. Colony, Bagh Amberpet, Hyderabad - 500 013.
3. Ms. P. Gayatri, daughter of Shri P. Sanjeeva Reddy, aged 22 years, occupation student, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2-23/22/8, D. D. Colony, Bagh Amberpet, Hyderabad - 500 013.
4. Shri P. Balram Reddy, son of Shri P. Sanjeeva Reddy, aged 21 years, occupation student, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2-23/22/8, D. D. Colony, Bagh Amberpet, Hyderabad - 500 013.

(herein referred to as the VENDORS which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.)

○ P. San Vg Reddy
 P. San Gayatri Reddy

③ P. Gayatri

② P. Radhakrishna Reddy

④ P. Balram Reddy



17746

01-11-2003

100/-

60412

AP 221.00

R uy

K. PRABHAKAR REDDY, S/O. K. PADMA REDDY, R/O. HYDERABAD

M/S. MEHTA & MODI HOMES, R/O. SEC-BAD.

M/S. MEHTA & MODI HOMES,
R/O. SEC-BAD.

-2-

In favour of

M/s. Mehta & Modi Homes, a registered partnership firm having its registered office at 5-4-187/3 & 4, third floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, rep. by its Managing Partner, Mr. Soham Modi, son of Sri Satish Modi, aged 34 years, occupation, Business.

(herein referred to as the PURCHASER which terms shall mean and include all their heirs, successors-in-interest, assigns etc.)

WHEREAS the agricultural land in Sy. No. 35, 36 & 37 of Cherlapally village, Ghatkesar Mandal, R.R. District, stood as patta in the name of P. Sai Reddy, father of the Vendor No. 1.

AND WHEREAS P. Sai Reddy died on 27-05-1998 and thereafter the Patta (Patta No. 20, Pass Book No. 177970, Title Deed No. 10420) was granted by effecting mutation in the revenue record in the name of the Vendor No. 1 herein above mentioned.

AND WHEREAS Vendor Nos. 2, 3 & 4 are the children of the Vendor No. 1.

AND WHEREAS the Purchasers have purchased Acres 2-00 guntas of land from the Vendors vide Sale Deed bearing document No. 9733/2003, dated 19th August 2003, registered at the Sub-Registrar's Office, Uppal, forming a part of Survey No. 39 of Cherlapally village, Ghatkesar Mandal, R.R. District. The Purchasers have also purchased

① P. Sanjay Reddy ③ P. Gayatri

② P. Radhakrishna Reddy

④ P. Balkam Reddy



17747 01-11-2003 100/-

AP231.DD

K. PRABHAKAR REDDY, S/O. K. PADMA REDDY, R/O. HYDERABAD
 M/S. MEHTA & MODI HOMES, R/O. SEC-BAD.

R. NARENDER
 SVL NO. 42 95
 R. No. 1/2001 2003
 BAN NAGAR, HYD'BAD

-3-

another Acre 2-00 guntas from the Vendors vide sale deed bearing No. 11955/2003, dated 30th September 2003, registered at the Sub-Registrar's Office, Uppal, forming a part of Survey No. 36 (½ gunta), Survey No. 37 (18 ½ guntas), Survey No. 38 (9 guntas) and Survey No. 39 (52 guntas) of Cherlapally village, Ghatkesar Mandal, R.R. District. WHEREAS the Vendors have agreed to sell the balance portion of their land admeasuring Acres 2-05 guntas forming a part of Survey No. 35 (11 guntas), Survey No. 36 (60 ½ guntas), and Survey No. 37 (13 ½ guntas) of Cherlapally village, Ghatkesar Mandal, R.R. District to the Purchasers.

AND WHEREAS as such the Vendors are the absolute owners of the said land forming a part of Sy. No. 35, 36 & 37 of Cherlapally village, Ghatkesar Mandal, R. R. district totally admeasuring acres 2-05 guntas.

AND WHEREAS the Vendors have agreed to sell the said land forming a part of Sy. No. 35, 36 & 37, Cherlapally village, Ghatkesar mandal, R. R. district, admeasuring 2-05 guntas acres (0.858 Htrs.) to the Purchaser herein above mentioned.

AND WHEREAS in pursuance of the said understanding arrived at, this Deed of Sale is being executed in respect of Acres 2-05 guntas of land forming a part of Sy. No. 35, 36 & 37 on the following terms and conditions:

① P. Som Praveen Reddy

② P. Gayatri

③ P. Radhakrishna Reddy

④ P. Balaram Reddy



17748

01-11-2003

100/-

60474

AP23100

K. PRABHAKAR REDDY, S/O. K. PADMA REDDY, R/O. HYDERABAD

M/S. MEHTA & MODI HOMES, R/O. SEC-BAD.

R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD

-4-

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. The Vendors do hereby convey, transfer and sell 'The Property' being agricultural land admeasuring Acres 2-05 guntas (0.858 Htrs.) forming a part of Sy. No. 35, 36 & 37 of Cherlapally village, Ghatkesar Mandal, R. R. district, which is herein after referred to as the "The Property" and more particularly described in the schedule and the plan annexed to this deed of sale, in favour of the Purchaser for a total sale consideration of **Rs.11,00,000/-** (Rupees Eleven Lakhs only). The Vendors hereby acknowledge receipt of the said consideration having received the same in the following manner:-
 - a. The sum of Rs.11,00,000/- (Rupees Eleven Lakhs only) by way of advance received by Cheque No. 436751, dated 09.09.2002, drawn on HDFC Bank, S.D. Road, Secunderabad-500 003.
2. The Vendors hereby covenant that 'The Property' was the absolute property belonging to P. Sai Reddy, father of the Vendor No. 1 herein and after his death the Vendors herein alone are the absolute owners of the same and no other person other than the Vendors has any right, title or interest in respect of 'The Property' or any portion thereof. There are no protected tenants in respect of 'The Property' and as such there is no encumbrance or any impediment on the ownership and enjoyment of 'The Property' by the Vendors herein above mentioned.

① P. Sai Reddy

③ P. Gayatri

② P. Prabhakar Reddy

④ P. Balaram Reddy



17749

01-11-2003

100/-

60415

AP291.DD

K. PRABHAKAR REDDY, S/O: ~~K.~~ PADMA REDDY, R/O. HYDERABAD

M/S. MEHTA & MODI HOMES, R/O. SEC-BAD.

R. NAGENDER
 SVL No. 42 95
 R. No. 1/2001-2003
 RAM NAGAR, HYD'BAD

-5-

3. The Vendors further covenant that 'The Property' is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby give warranty of title. If any claim is made by and person either claiming through the Vendors or otherwise in respect of 'The Property' it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Purchaser are put to any loss on account of any claims on 'The Property', the Vendors shall indemnify the Purchaser fully for such losses.
4. The Vendors have this day delivered vacant peaceful possession of 'The Property' 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 Property' unto and in favour of the Purchaser in the concerned departments.
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 'The Property'.
7. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to 'The Property' 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.

① P. Som Suvva Reddy

② P. Gayatri

③ P. Radhakrishna Reddy

④ P. Balram Reddy



01-11-2003 100/-

K. PRABHAKAR REDDY, S/O. K. PADMA REDDY, R/O. HYDERABAD

M/S. MEHTA & MODI HOMES, R/O. SEC-BAD.

R. NAGENDER
SVL No. 42/95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD

-6-

8. The Vendors further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
9. The Vendors further covenants that 'The Property' is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
10. The Vendors hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the Vendors will be liable for payment of deficit duty.
11. Registration Amount of Rs. 1,36,900/- paid by way of challan No. 8306, dated 31.10.2003, drawn on State Bank of Hyderabad, Habsiguda branch, Habsiguda, Hyderabad.

① P. Sanjaya Reddy

③ P. Gayatri

② P. Radhakrishna Reddy

④ P. Babram Reddy.



a. 1775/ 01-11-2003 100/- 60415 AP23LDD
 K. PRABHAKAR REDDY, S/O. K. PADMA REDDY, R/O. HYDERABAD
 M/S. MEHTA & MODI HOMES, R/O. SEC-BAD.

R. NABENDER
 SVL NO. 42 95
 R. No. 1/2001-2003
 RAM NAGAR, HYD' BAD

-7-

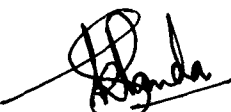
SCHEDULE OF PROPERTY


All that property being agricultural land admeasuring Acres 2-05 guntas (0.858 Htrs.) forming a Part of Sy. No. 35, 36 & 37, situated at Cherlapally village, Ghatkesar mandal, Ranga Reddy District and bounded on the

NORTH : Survey No. 30, Government Land
 SOUTH : Part of Sy. No. 36, 37 & 38 belonging to Mr. Pratap Reddy
 EAST : Neighbours Land in Sy. No. 34 and Survey No. 35
 WEST : Land in Sy No. 37 & 39 belonging to the Purchaser.

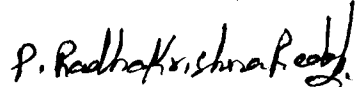
IN WITNESS WHEREOF the Vendors have affixed their signatures on this deed of sale in presence of the following witnesses.

WITNESSES:

1. 
 P. Solomon

2. 
 (P. VENKAT RAO)


 VENDOR No. 1


 VENDOR No. 2


 VENDOR No. 3


 VENDOR No. 4


 PURCHASER

REGISTRATION PLAN SHOWING AGRICULTURAL LAND
IN SURVEY NOS. 35, 36 & 37 Situated at

CHERLAPALLY (V) GHATKESAR Mandal, R.R. Dist.

VENDORS: SRI. P. SANJEEVA REDDY

S/O. LATE P. SAI REDDY & OTHERS

VENDEE: M/S. MEHTA MODI HOMES, REP. BY ITS MANAGING

PARTNER: MR. SOHAM MODI S/O. SRI. SATISH MODI

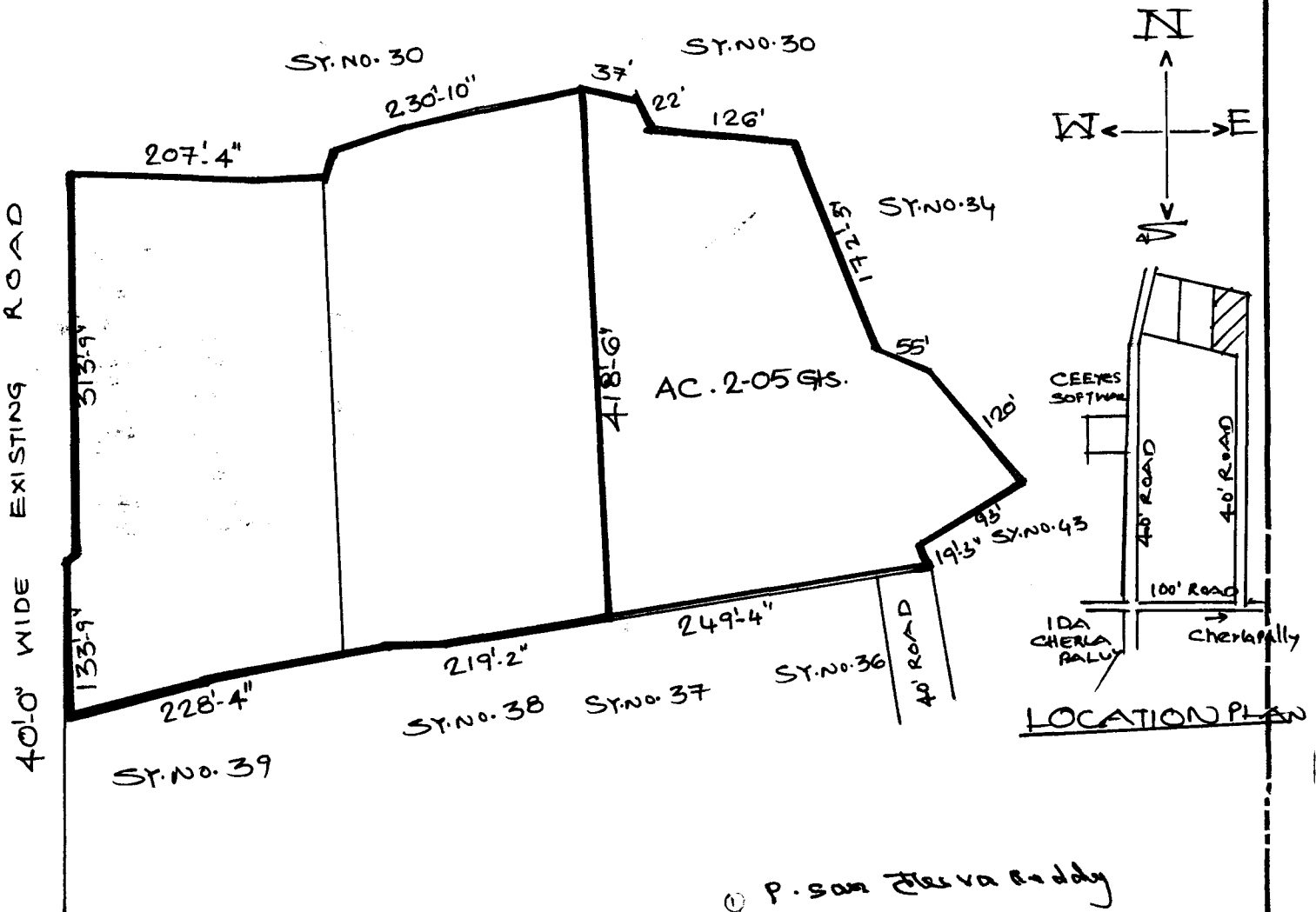
REFERENCE: _____

SCALE: 1" = _____

INCL:

EXCL:

AREA: AC. 2-05 GTS ~~30 YRS.~~ OR 0.858 HEC ~~30 METRS.~~



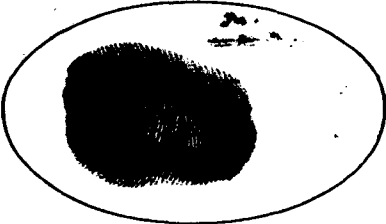
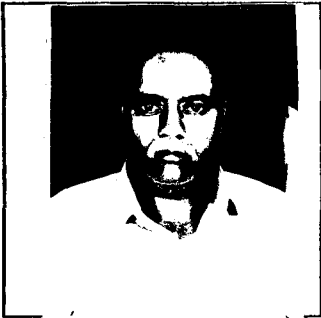
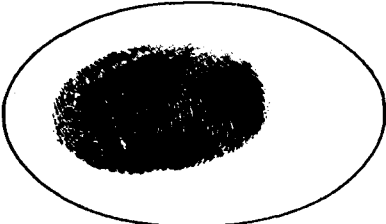

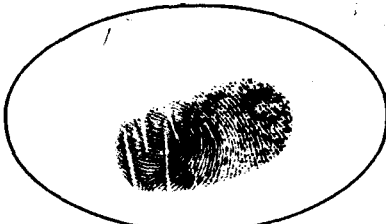
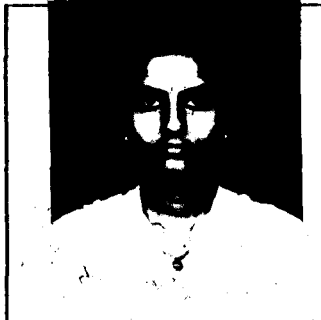
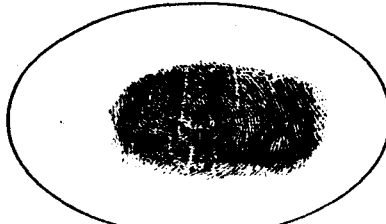

WITNESSES:

1. [Signature] (P. Solomon)
2. [Signature] (P. Venkatesh Rao)

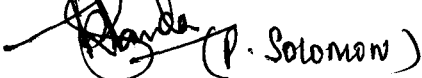
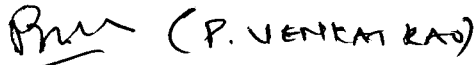
- ① P. Sanjeeva Reddy
- ② P. Radhakrishna Reddy
- ③ P. Gayatri
- ④ P. BalVam Reddy

SIG. OF THE VENDOR

**PHOTOGRAPHS AND FINGERPRINTS 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>VENDORS:-</p> <p>1. <u>P. SANJEEVA REDDY</u> <u>R/O. 2-2-23/22/8th</u> <u>D.D. COLONY, BAGH AMBERPET,</u> <u>HYDERABAD - 500 013</u></p>
			<p>2. <u>P. RADHA KRISHNA REDDY</u> <u>R/O. 2-2-23/22/8</u> <u>D.D. COLONY, BAGH AMBERPET,</u> <u>HYDERABAD - 500 013</u></p>
			<p>3. <u>MS. P. GAYATRI</u> <u>R/O. 2-2-23/22/8</u> <u>D.D. COLONY, BAGH AMBERPET</u> <u>HYDERABAD - 500 013</u></p>
			<p>4. <u>P. BALRAM REDDY</u> <u>R/O. 2-2-23/22/8</u> <u>D.D. COLONY, BAGH AMBERPET</u> <u>HYDERABAD - 500 013</u></p>

SIGNATURE OF WITNESSES

1.  (P. Solomon)
2.  (P. VENKAT RAO)

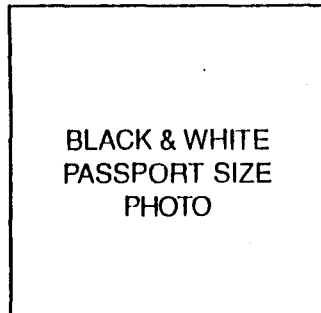
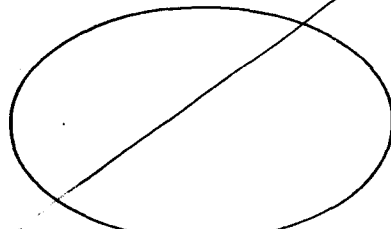
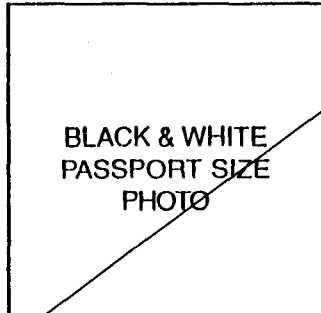
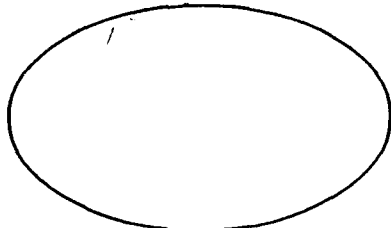
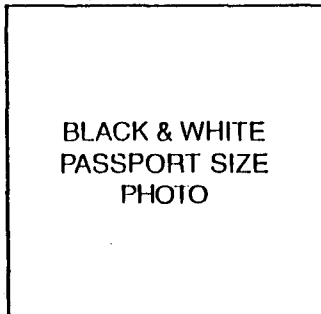
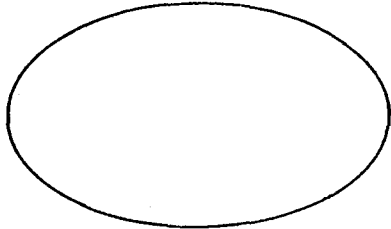
- ① P. Sanjeeva Reddy
 - ② P. Radha Krishna Reddy
 - ③ P. Gayatri
- SIGNATURE OF THE EXECUTANT'S
- ④ P. Balram Reddy

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

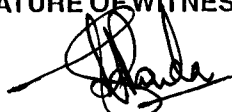

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
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PURCHASER
M/S. MEHTA & MODI HOMES
 A Registered Partnership firm
 having its office at 5-4-187/3 & 4,
 M.G. Road, Secunderabad, Rep by its
 Managing Partner Mr. Soham Modi



SIGNATURE OF WITNESSES

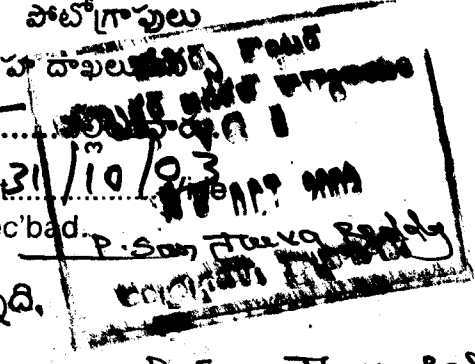
1.  (P. Solomon)
2.  (P. VENKAT RAO)

- ① P. San Eswara Reddy
 - ② P. Radhakrishna Reddy.
 - ③ P. Gayatri
- SIGNATURE OF THE EXECUTANT'S
- ④ P. Balram Reddy.

200 3 వ సం॥...నెల...!...తేదీ
 192 కృ.శ.శా...మాసము...!...తేదీ
 పగలు...2...మరియు...3...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ P. సంజీవ రెడ్డి
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేయుటకు

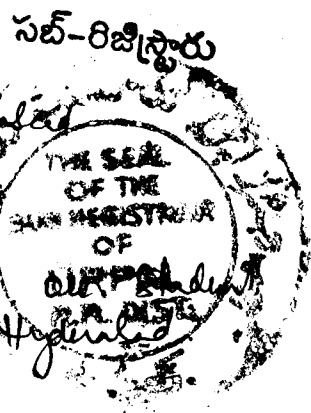
రుసుము రూ॥...
 Receipt No. 8306 Date 21/10/23
 SBH, Habsiguda Branch, Sec'bad.



వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాహ్మణవ్రేలు

P. Sanjeeva Reddy
 Shri. Sri Sri P. Sai Reddy
 Oee: Agriculture, R/o. 2-2-23/23/8,
 D.D. Colony, Bagh Amberpet, Hyderabad.

1వ పుస్తకము 13200/2023
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...!...ఈ కాగితపు పరుసె
 సంఖ్య...!...



P. Sanjeeva Reddy
 P. Badrathakshasa Reddy Shri. P. Sanjeeva Reddy
 R/o. 2-2-23/23/8, D.D. Colony, Bagh Amberpet, Hyderabad.

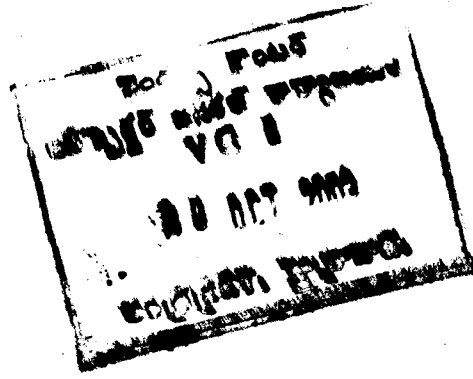
P. Gayatri daughter of P. Sanjeeva Reddy, Oee: Student,
 R/o. 2-2-23/23/8, D.D. Colony, Bagh Amberpet, Hyderabad.

P. Balram Reddy Shri. P. Sanjeeva Reddy, Oee: Student
 R/o. 2-2-23/23/8, D.D. Colony, Bagh Amberpet, Hyderabad.

Shri. Shri Satish Modi, Oee: Business,
 R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.

P. Solomon Shri. P. Kuppa Ratnam Oee: Saver R/o. 5-4-187/3 24, MB, 1st, Sec'd
 P. Venkat rao Shri. Jogarao, R/o. 29-236, New Vidya Nagar Colony,
 Merandmet, Hyderabad.

200 3వ సం॥...నెల...!...తేదీ
 192 కృ.శ.శా...మాసము...!...తేదీ
 పబ్-రిజిస్ట్రారు



1వ పుస్తకము 13200/03
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1898
No. 13200 of 2003 Date 1/11/03

I hereby certify that the proper deficit stamp duty of Rs. 131300/- Rupees *one lakh three thousand and three hundred only*

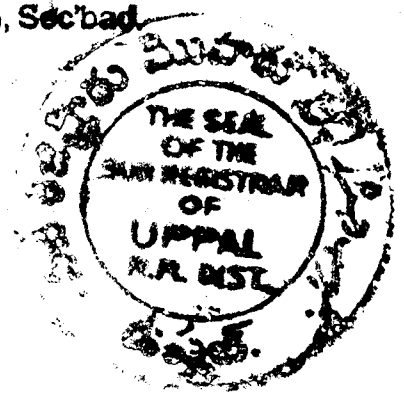
has been levied in respect of this instrument from Sri. *P. Sanjeeva Reddy* on the basis of the agreed Market Value consideration of Rs. *11,00,000/-* being higher than the consideration agreed Market Value.

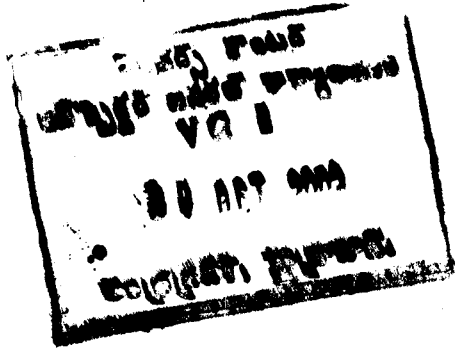
S.R.O. Uppal
Dated: 1/11/03
Sub Registrar and Collector U/S. 41&42 INDIAN STAMP ACT

Registration Endorsement


An amount of Rs. *131300/-* towards Stamp Duty Including Transfer duty and Rs. *5500/-* towards Registration Fee was paid by the party through Challan Receipt Number *8306* Dated *31/10/03* at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
A/o No. 01000050786
of S.R.O. Uppal.






1వ పుస్తకము.....^{13200/03} సంఖ్య
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య...¹⁰ ఈ కాగితపు వరుస
సంఖ్య...³.....


సబ్-రిజిస్ట్రారు

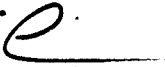
1వ పుస్తకము సం|| (శా.శ) పు...^{13200/03}.....
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...¹³²⁰⁰.....:1-2003 ఇవ్వకమైన
2003 సం...^{నవంబరు}...నెంబరు...¹.....తీసి


రిజిస్టరింగు అధికారి



Bank Pass
చిట్టె నామ సంఖ్య
VQ I
20 APR 1992
కాంప్యూటర్ కంట్రోలు


1వ పుస్తకము 13200/2403
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 4


పబ్-రిజిస్ట్రారు



శాసన మండలి
సంఖ్య 1320/2013
2013 మే 13
ఆంధ్రప్రదేశ్ శాసనసభ


1వ పుస్తకము 1320/2013
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..10..ఈ కాగితపు వరుస
సంఖ్య..5.....

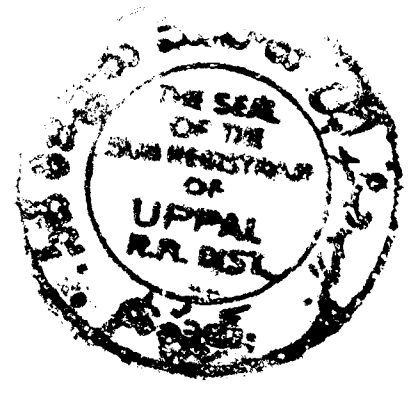

సబ్-రిజిస్ట్రారు



Post Office
Uppal
V.O. I
300 111-1111
Uppal, Hyderabad

1వ పుస్తకము 13200/1111
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 1... ఈ కాగితపు పరుస
సంఖ్య... 6

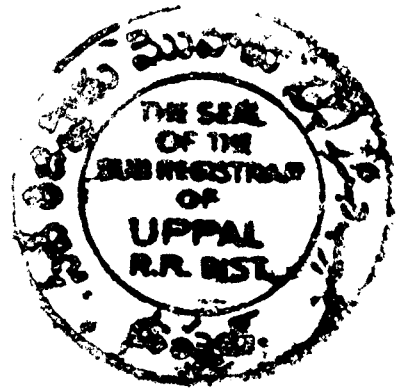

సబ్-రిజిస్ట్రారు



Bank Post
చార్జ్ మోడర్ క్యూబులు
VQ I
08 APR 1988
కామ్రాన్ వెస్ట్ బెంగాల్

1వ పుస్తకము 13200/1000
దస్తావేజాల మొత్తం కాగితములు.
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 7

సబ్-రిజిస్ట్రారు



1వ పుస్తకము. 320 పుస్తకము

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 10... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

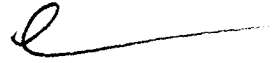


1వ పుస్తకము/3200/1903

దస్తవేజాల మొత్తం కాగితములు

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య.....



సబ్-రిజిస్ట్రారు



1వ పుస్తకము! 3200/1000

దస్తావేజాల మొత్తం కాగితములు

సంఖ్య...! 0... ఈ కాగితపు పరుసె

సంఖ్య...! 0.....

సబ్-రిజిస్ట్రారు

