

C. 1753

1756/01

A/c 1774
100Rs.

Date: 13-02-2004 Series No: 4000 Denomination: 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
SEC' BAD.

00AA 569345

Ch. G. M. 13/2/04
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, HydFor Whom :
M/S MEHTA & MODI HOMES, SEC' BAD.**SALE DEED**This SALE DEED is made and executed on this the 13th day of February 2004 at Secunderabad by:

1. **Sri P. Sanjeeva Reddy**, S/o. late Sri P. Sai Reddy, aged about 55 years, occupation: Agriculture, resident of Charlapally village, Ghatkesar mandal, Ranga Reddy district, represented by its Agreement of Sale-cum-General Power of Attorney Holder Sri Kasula Shankar Goud, S/o. Sri K. Rajaiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Charlapally, Ghatkesar mandal, Ranga Reddy district, Vide Regd. Agreement-cum-G.P.A. Doct.No. 535/2004, Regd. at S.R.O., Uppal
2. **Sri Kasula Shankar Goud**, S/o. Sri K. Rajaiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Charlapally, Ghatkesar mandal, Ranga Reddy district.
(herein after jointly referred to as the VENDORS and severally as Vendor No. 1 & Vendor No. 2)

In favour of

M/S. MEHTA & MODI HOMES, a 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 Partner, Mr. Soham Modi, S/o. Sri Satish Modi, aged 34 years, Occupation: Business
(herein after referred to as the 'PURCHASER')

Ch. G. M.
Ch. G. M.



Date : 15-02-2004 Serial No : 4,084 Denomination : 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
SEC 'BAD.

00AA 569346

Ch. A. Murthy
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&G Office, Hyd

For Whom :
M/S MEHTA & MODI HOMES, SEC 'BAD.

-2-

The terms VENDORS and PURCHASER herein used shall whenever the context so admit mean and include their respective heirs, executors, successors, legal representators, administrators and assignees etc. as the parties themselves.

WHEREAS

- The VENDOR No. 1 is the absolute owner and possessor of agricultural lands admeasuring Acres 6-30 guntas forming part of Survey No. 291, situated at Charlapally village, Ghatkesar Mandal, Kapra municipality, Ranga Reddy district, having received the same by succession from his father, late Sri P. Sai Reddy by virtue of Patta No. 20, Title No. 10420 and Pass Book No. 177970.
- The father of VENDOR No. 1, Sri P. Sai Reddy was the owner of Agricultural land aggregating to about Acres 7-34 guntas forming part of Survey No. 291, Charlapally village. Sri P. Sai Reddy with an intention to sell the same divided the said land into 116 plots admeasuring from 100 sq. yards to 500 sq. yards. Out of these 116 plots Sri P. Sai Reddy had sold 18 Plot bearing Nos. 24 to 41 to several intending PURCHASERS, retaining 98 plots bearing Plot No. 1 to 23 and 42 to 116, aggregating to acres 6-30 guntas. Upon death of Sri P. Sai Reddy VENDOR No. 1 became the owner of the balance land/plots admeasuring acres 6-30 guntas (98 plots) by succession from his father.
- VENDOR No. 2 has agreed to purchase the entire land admeasuring acres 6-30 guntas from VENDOR No. 1 and Vendor No. 2 has paid the entire sale

Q. Swarn Reddy
Q. Swarn Reddy



Date : 02-2004 Serial No. 1,086 Denomination : 100

ಆಂధ్ర ప్రదేశ్
 Purchased By : ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 K. PRABHAKAR REDDY,
 S/O K. PADMA REDDY,
 SEC' BAD.

00AA 569347

C. A. Th...
 13/2/04
 Sub Registrar

Ex. Officio Stamp Vendor
 G.S.O., C&IG Office, Hyd

For Whom :
 M/S MEHTA & MODI HOMES, SEC' BAD.

-3-

consideration to VENDOR No. 1 and in pursuance of receiving the said sale consideration, VENDOR No. 1 has executed an "Agreement of sale-cum-General Power of Attorney with possession" vide Document dated 20.01.2004, bearing No. 535/04, registered at the Sub-Registrar, Uppal, Ranga Reddy district, in favour of VENDOR No. 2.

- d) The PURCHASER has approached the VENDORS to sell one plot bearing No.18 admeasuring 33 ft. in width and 55 ft. in depth and admeasuring about 202 sq. yards, hereinafter referred to as the Schedule Property and more particularly described in the schedule given hereunder and marked in red in the plan enclosed. The VENDORS have agreed to sell to the PURCHASER the said plot No. 18 admeasuring 202 sq. yards, for a total consideration of Rs. 1,00,000/- (Rupees one lakh only) on the following terms and conditions: -

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

- 1) That in pursuance of said agreement and in consideration of the said sum of Rs. 1,00,000 (Rupees One Lakh only) paid by the PURCHASER in cash and duly acknowledged by the VENDORS, the VENDORS do hereby sell, transfer and convey absolutely to the PURCHASER the Scheduled Property admeasuring 202 sq. yards and bearing Plot No. 18, forming part of Survey No. 291, situated at Charlapally village, Ghatkesar mandal, Ranga Reddy district.

Q. Swamurud
Q. Swamurud

100Rs.



Date : 13/02/2014 Series No : 4, 086 Denomination : 100
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 00AA 569348

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
SEC 'BAD.

Ch. A. M.
13/2/14
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hya

For Whom :
M/S MEHTA & MODI HOMES, SEC 'BAD.

-4-

- 2) Henceforth the VENDORS shall not have any right, title or interest in the Scheduled Property which shall be enjoyed absolutely by the PURCHASER without any let or hindrance from the VENDORS or any one claiming through them.
- 3) The VENDORS hereby agree to indemnify and keep indemnified the PURCHASER at all times in respect of all losses, expenses and costs including, Court costs to which the PURCHASER may be put to on account of the breach of all or any of the covenants contained herein or on account of any of all the recitals contained herein being false or incorrect, or on account of anyone else claiming any right, title or interest in the said property, or on account of any let or hindrance to the PURCHASER in the enjoyment of the said property by the VENDORS or any one claiming through them.
- 4) The VENDORS hereby further agree to sign all documents and do all acts as may be necessary to complete or defend the title of the PURCHASER to the Scheduled Property.
- 5) The VENDORS have this day delivered vacant and peaceful possession of the Scheduled Property to the PURCHASER.
- 6) The VENDORS have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.

Ch. A. M.
Ch. A. M.

100Rs.



Date 13-02-2004 Serial No. 4087 Denomination : 100

00AA 569349

C. G. Mehta
13/2/04

Sub Registrar

Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
SEC' BAD.

For Whom :
M/S MEHTA & MODI HOMES, SEC' BAD.

-5-

- 7) The Scheduled Property is not an assigned land within the meaning of A. P. Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Government Agencies/Undertakings.
- 8) Stamp duty and registration charges of the sale deed or deeds shall be borne by the PURCHASER in full.
- 9) The market value of the property is Rs. 495/- per Sq. Yd. total value of Rs.1,00,000/- for 202 sq. yards, stamp duty paid on the market value.

Rs. 7140 paid by way of Challan No. 065896
dated 13/2/04 drawn on SBH, Habsiguda branch.

A. Swarnareel

A. Swarnareel



Date: 13-02-2004 Serial No: 4,688 Denomination: 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Purchased By :

K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
SEC' BAD.

00AA 569350

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

M/S MEHTA & MODI HOMES, SEC' BAD.

-6-

SCHEDULE OF THE PROPERTY

All that plot admeasuring about 202 sq. yards bearing No. 18 (55 ft. depth x 33 ft. width) forming a part of Survey No. 291, Charlapally village, Ghatkesar mandal, Ranga Reddy district, marked red in the plan annexed hereto, bounded on:

NORTH BY: Plot No.19 belonging to purchaser
SOUTH BY: 30' wide existing road
EAST BY: Plot No. 17 belonging to Vendors
WEST BY: 40' wide existing road from main road to land belonging to purchaser

IN WITNESS WHEREOF this Sale Deed is made and executed on this 13th day of February 2004 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

Q. Shanmugam

VENDOR NO. 1

WITNESSES:

Q. Shanmugam

VENDOR NO. 2

1. *(Prabakaran)*
(Prabakaran Reddy. K)

Johan Mohan

2.

PURCHASER

REGISTRATION PLAN SHOWING PLOT NO. 18

IN SURVEY NOS. 291

Situated at

CHERLAPALLY(V) GHATKEJAR

Mandal, R.R. Dist.

VENDORS : 1) SRI. P. SANJEEVA REDDY, REP. BY

G.P.A. SRI. K. SHANKAR GOUD

2) SRI. K. SHANKAR GOUD S/o. K. RAJAAH.

VENDEE : M/S. MEHTA & MODI HOMES REP. BY

MR. SOHAM MODI S/o. SRI. SATISH MODI

REFERENCE :

SCALE: 1" =

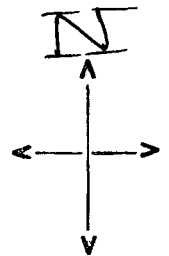
INCL:

EXCL:

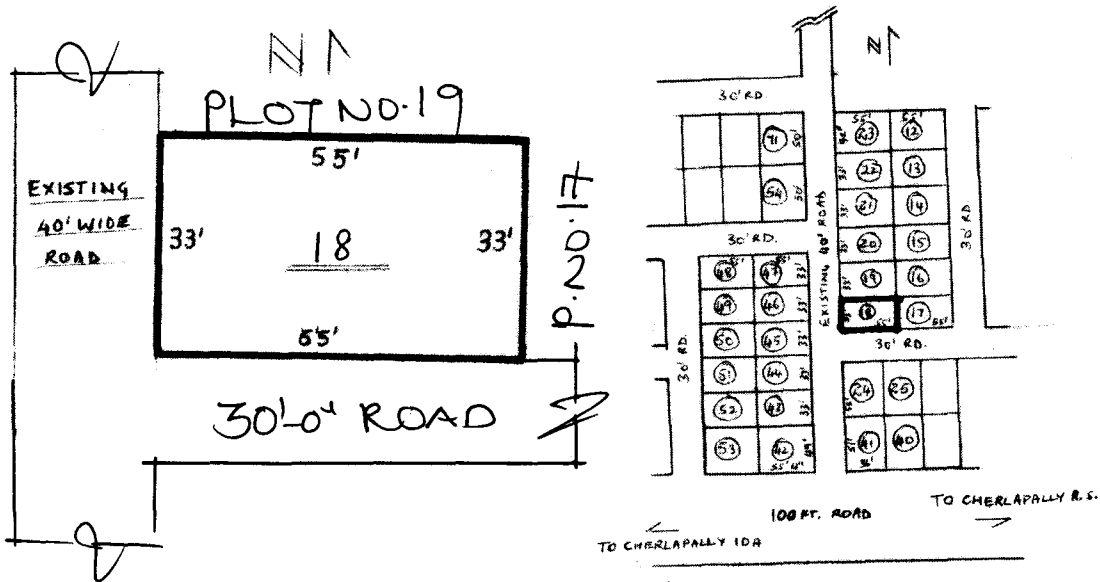
AREA :

2021

SQ. YDS. OR 168.87 SQ. MTRS.



LOCATION PLAN



Q. Shankar Goud
Q. Shankar Goud

WITNESSES :

1. *[Signature]*
2. *[Signature]*

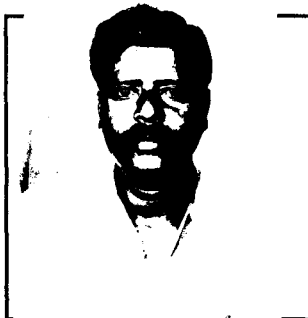
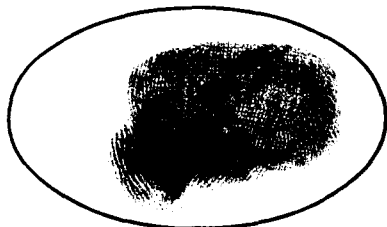
**SIG. OF THE VENDOR
SELF & G.P.A**

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

SI.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



GPA holder to Vendor No. 1 & No. 2
Mr. KASULA SHANKAR GOUD

No. 2-1-1512, Cheralapally

Ghatkesar Mandal,

R. R. DIST



PURCHASER:

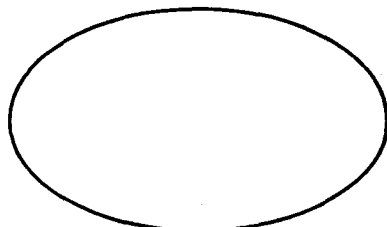
M/s. MEHTA & MODI Homes

having its (C) S-U-187/3 & 4,

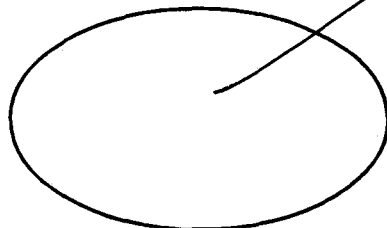
M.G. Road, Seciad, Rep by

Managing Partner

Mr. SOHAM MODI



PASSPORT SIZE
PHOTO
BLACK & WHITE



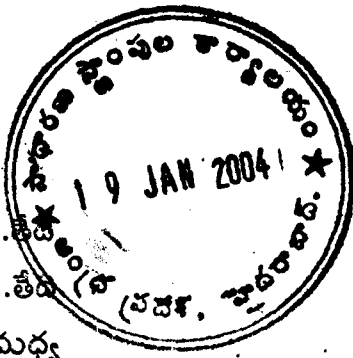
PASSPORT SIZE
PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES :

1.

2.

SIGNATURE OF THE EXECUTANT'S



200 (4 వ సారి) కె.బి.ఎస్.ఎం. 13 నెల. 13 వ తేది
192 వ.శ.శా.వి.వి.మా.సం. 24 వ తేది
పగలు 3 మరియు 4 గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

1 వ పుస్తకము 1758/04 సంగీత
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 2 ఈ కాగితపు వరుస
సంఖ్య 1

శ్రీ. క. శంకర్ శర్మ
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
ఈ సుము రూ॥ 335/- చెల్లించినారు.
Receipt No. 065896 Dt. 13/2/04
SBH, Habsiguda Branch, Sec'bad.

సబ్-రిజిస్ట్రారు

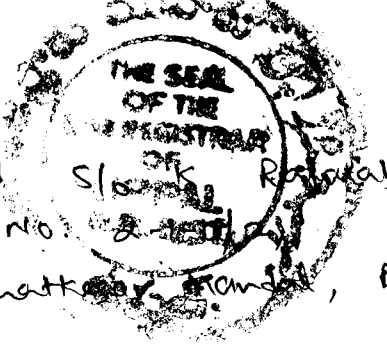
I here by certify that production of the
original instrument I have satisfied my
self that the stamp duty of Rs. 1330/-
has been paid there for

K. Shankar

SUB-REGISTRAR

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌటనవ్రేలు

K. Shankar



Kasula Shankar Goud
occ: Business - etc H.No. 2-1-111
Chertalapally, Ghattapally, Sec'bad, P.R. Dist



Shankar

Soham modi & Co. S/o. Sri Satish modi, occ: Business
R/o. Plot No. 280, Road No. 25, Jubilee Hills,
Hyderabad.

(K. Prabhakar Reddy & Co. Padma Reddy
occ: - Service (C) S-4-187/3 & 4, Sec'bad.

P. Solomon & Co. P. Krupaiah
Occ: Service (C) S-4-187/3 & 4, M & Rd. Sec'bad

200 (4 వ సారి) కె.బి.ఎస్.ఎం. 13 నెల. 13 వ తేది
192 వ.శ.శా.వి.వి.మా.సం. 24 వ తేది

[Signature]
సబ్-రిజిస్ట్రారు



1 వ పుస్తకము 1756/04 సంగీత
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్యకి ఈ కాగితపు వరుస
 సంఖ్య 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1894
 No. 1756 of 2004 Date 13/2/04

I hereby certify that the proper deficit
 stamp duty of Rs. 6710/- Rupees

Seven hundred and seventy one rupees

has been levied in respect of this instrument
 from Sri. K. Shanker goud
 on the basis of the agreed Market Value
 consideration of Rs. 67000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal Sub Registrar
 and Collector U/S. 41&47
 Dated: 13/2/04 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 6710/- towards Stamp Duty
 Including Transfer duty and Rs. 335/-
 towards Registration Fee was paid by the party
 through Chellan Receipt Number 065896
 Dated 13/2/04 at S.B.H Habsiguda Branch, Sec'bad.

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





1వ పుస్తకము! 1756/04
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 3

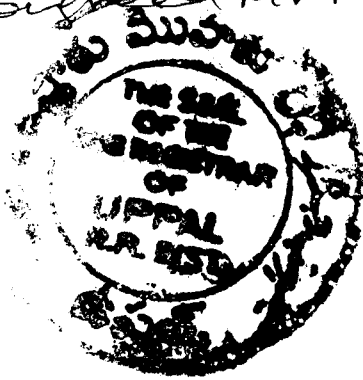
సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (శా.శ) పు... 1756/04
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు... 1756... 1-200 కివ్వడమైన
2004 స... 13... తది

40

రిజిస్టరింగు అధికారి


Note: 9 SD N83360/- & DR R N 165/- & other N83525/-
been collected on account of MV N 10000/-



Sub Registrar



1వ పుస్తకము 1756/04
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 2..... ఈ కాగితపు వరుస
సంఖ్య 4.....

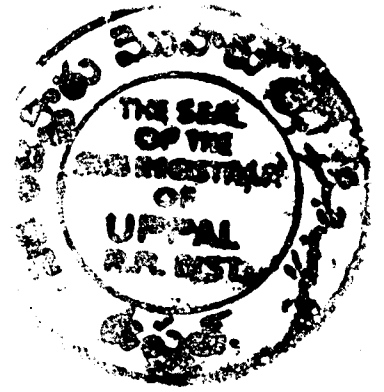

సచి-డివిషన్





1వ పుస్తకము 1256/104
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 4.....ఈ కాగితపు వరుస
సంఖ్య. 5.....

సచి-రిజిస్ట్రారు





1వ పుస్తకము.....1756/2004
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....6

సబ్-రిజిస్ట్రారు



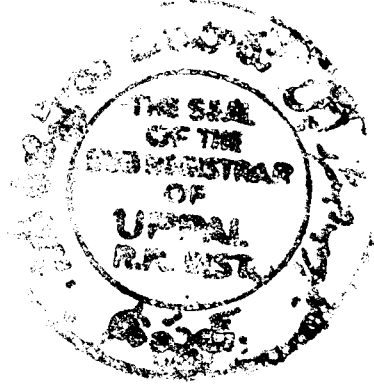
1 వ పుస్తకము 1756/1944

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. 1756/1944 ఈ కాగితపు వరుస

సంఖ్య. 1756/1944

సబ్-రిజిస్ట్రారు



1వ పుస్తకము! 1756/1000
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 8.....ఈ కాగితపు వరుస
సంఖ్య..... 2

సబ్-రిజిస్ట్రారు

