

U. 1756

1758/04

Ar. 1777
100Rs.



Date: 13/02/2004 Serial No: 00AA 569357 Denomination: 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 569357

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

C. G. N.
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.

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')

Q. Shanmukh
Q. Shanmukh



Date : 13-02-2004 Serial No : 4,096 Denomination : 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

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

00AA 569358
Ch. G. Ramani
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.

-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

Ch. G. Ramani
Ch. G. Ramani



Date : 13/12/2004 आंध्र प्रदेश ANDHRA PRADESH Registration : 100 00AA 569359

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

C. C. M.
13/12/04
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.20 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. 20 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. 20, forming part of Survey No. 291, situated at Charlapally village, Ghatkesar mandal, Ranga Reddy district.

Q. Shanmugam

Q. Shanmugam



Date: 13-02-2004 Serial No: 4,098 Denomination: 100

ఆంధ్ర ప్రదేశ్ ఆధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 569360

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

Cer. G. M. 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.

-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.

Q. Shan Kumar
Q. Shan Kumar

100Rs.



Date 06/02/2014 आंध्र प्रदेश No. 1099 Denomination : 100 00AA 569361

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

C. G. Muni
13/2/14
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

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. 7,140/- paid by way of Challan No. 065898,
dated 13.02.2014, drawn on SBH, Habsiguda branch.

Q. Swamy Lal
Q. Shan Lal



Date 13-02-2004 Sec. Deed No. 100 ANDHRA PRADESH Registration : 100 00AA 569362

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

C. a. m.
13/2/04
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyderabad

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

-6-

SCHEDULE OF THE PROPERTY

All that plot admeasuring about 202 sq. yards bearing No. 20 (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.21 belonging to purchaser
SOUTH BY: Plot No. 19 belonging to purchaser
EAST BY: Plot No. 15 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:

C. a. m.

VENDOR NO. 1

WITNESSES:

C. a. m.

VENDOR NO. 2

1. *(Prabhakar Reddy. S)*

2. *(P. Solomon)*

(P. Mohi)

PURCHASER

REGISTRATION PLAN SHOWING PLOT NO. 20

IN SURVEY NOS. 291

Situated at

CHERLAPALLY(V) GHATKESAR

Mandal, R.R. Dist.

VENDORS : 1) SRI. P. SANTEE XAREDDY, REP. BY

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

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

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

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

REFERENCE :

SCALE: 1" =

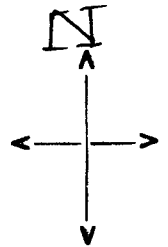
INCL:

EXCL:

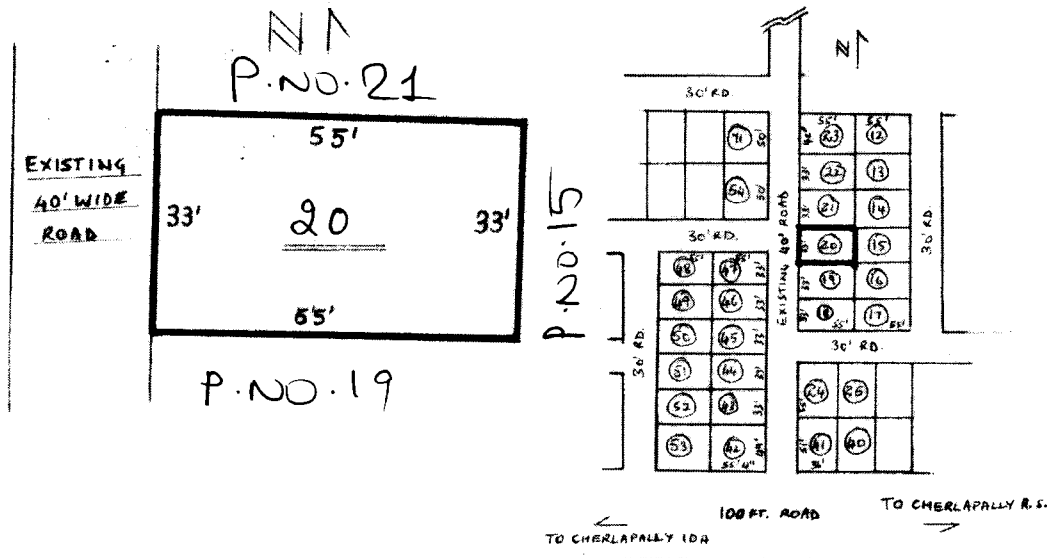
AREA :

202

SQ. YDS. OR 168.87 SQ. MTRS.



LOCATION PLAN



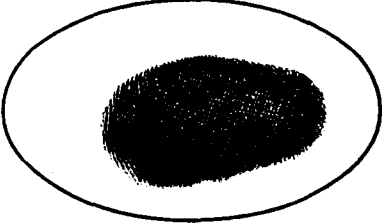
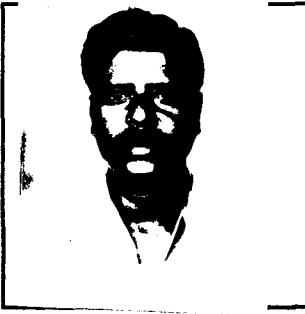


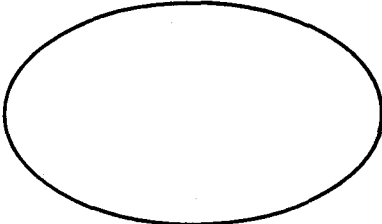
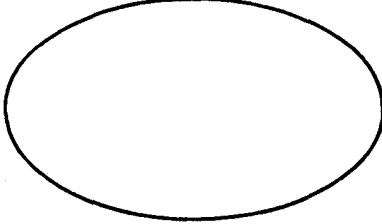
WITNESSES :

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

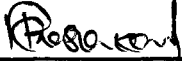
[Signature]
[Signature]

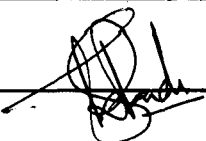
**SIG. OF THE VENDOR
SELF & G.P.A**



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

Sl.No.	<u>FINGER PRINT IN BLACK INK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER</u>
			G.P.A Holder to Vendor No.1 & No.2 <u>Mr. KASULA SHANKAR GOUD</u> <u>R/o. 2-1-15/2, Cherlapally,</u> <u>Ghatkesar Mandal, 1</u> <u>R. R. Dist.</u>
			<u>PURCHASER:-</u> <u>M/s. MEHTA & MODI HOMES</u> <u>having its (O) S-6-187/3 & 4,</u> <u>M.G. Road, Sec Bad, Rep by</u> <u>its Managing Partner</u> <u>Mr. SOHAM MODI</u>
		PASSPORT SIZE PHOTO BLACK & WHITE	
		PASSPORT SIZE PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES :

1. 

2.  (P. Solomon)



SIGNATURE OF THE EXECUTANT'S



200 వ సం॥ డి.ఎ.ఎ.సి నెల 13 తేది

192 వ.శ.శా నిర్మాణ మాసము 24 తేది

పగలు 3 మరియు 4 గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ క.వ.శంకర్ రెడ్డి

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను

అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలుచేసి

రుసుము రూ॥ 335 చెల్లించినారు.

Receipt No. 065896 Dt. 13/2/04 Vide

SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.

విడమ బ్రౌటనవ్రేలు



విరూపించినది.

K. Shankar Reddy

K. Shankar Reddy

Kasula Shankar Gowd

occ: Business - R/o. 2-1-15/2

Ghatkesar Mandal, L.L. Dist

Soham Modi slo. Satish modi, occ: Business

R/o. Plot no. 280, Road no. 25, Jubilee Hills,

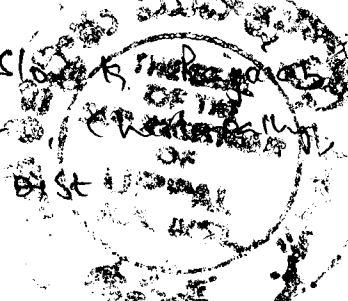
Hyderabad.

① Prabha Reddy C.R. Prabhakar Reddy slo. Padma Reddy, occ: Business, R/o. 5-4-187 (344, Sec'bad.

② Reddy P. Solomon slo. P. Kuparatnam, occ: Service R/o. 5-4-187/2 24, m.G.Rd. Sec'bad.

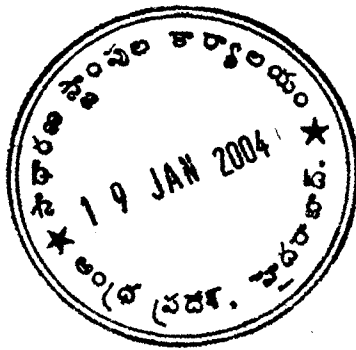
I here by certify that production of the original instrument I have satisfied myself that the stamp duty of Rs. 1320/- has been paid there for

[Signature]
SUB-REGISTRAR



200 వ సం॥ డి.ఎ.ఎ.సి నెల 13 వ తేది
192 వ.శ.శా నిర్మాణ మాసము 24 తేది

[Signature]
సబ్-రిజిస్ట్రారు



1వ పుస్తకము 1758/04
 దస్తావేజుల వెంటనే రిజిస్ట్రేషన్ చేయాలి
 సంఖ్య... 8... ఈ కార్యక్రమం పరమ
 సంఖ్య... 2

సబ్-రిజిస్ట్రేటర్

Endorsement Under Section 42 of Act 1 of 1894

No. 1758 of 2004 Date 13/1/04

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

Seven hundred ten only,

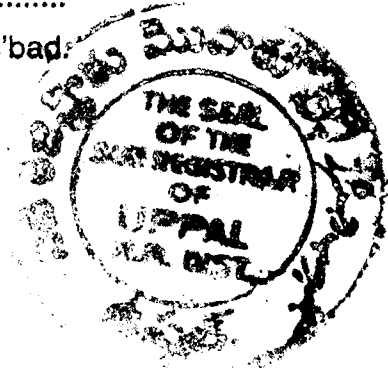
has been levied in respect of this instrument from Sri. K. Shankar goud on the basis of the agreed Market Value consideration of Rs. 67000/- being higher than the consideration agreed Market Value.

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 Challan Receipt Number 065898 Dated 13/2/04 at SBH Habsiguda Branch, Sec'bad.

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



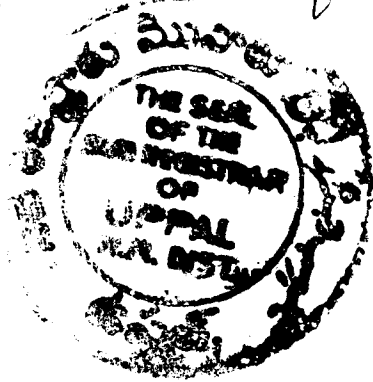


1వ పుస్తకము 1758/04
 దస్తావేజాల మొత్తం జాగితముల
 సంఖ్య. 1000 ఈ కాగితపు వరుస
 సంఖ్య. 1000

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.న) పు. 1758/04
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 1758-1-200 కి వ్యతిరేకంగా
 200 కి సంఖ్య వేరి 13 తది

Note: DSD No 3360/- & DR No 165/- dated 3525/- has been
 collected on agreed MV of Rs 10000/-

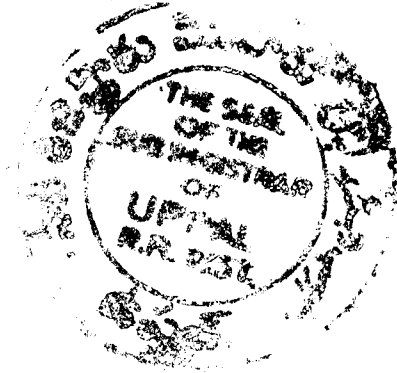


Sub Registrar



1 వ పుస్తకము 1758/04
దస్తావేజుల మొత్తం బాగితముల
సంఖ్య. 4..... ఈ లాగితపు వరుస
సంఖ్య. 4.....

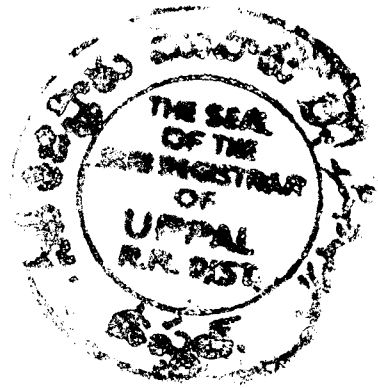
సబ్-రిజిస్ట్రారు





1 వ పుస్తకము.....1758/94
దస్తావేజం మొత్తం కాగితముల
సంఖ్య. 19.....ఈ కాగితపు వరుస
సంఖ్య. 19.....

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము. 1258/04

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 21... ఈ కాగితపు వరుస

సంఖ్య. 6.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము 1758/04

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. 1.....ఈ కాగితపు వరుస

సంఖ్య. 2.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము! ? సాక్షి
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ౬... ఈ కాగితపు వరుస
సంఖ్య... ౬.....

సబ్-రిజిస్ట్రారు

