

C. 1758

1760

Ac. 1776  
100 Rs.

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 074503

Date : 13-02-2004 Serial No : 2,069 Denomination : 100

Purchased By :

K. PRABHAKAR REDDY

For Whom :

M/S MEHTA &amp; MODI HOMES

S/O. K. PADMA REDDY  
SEC-BAD

SEC-BAD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. CHIKKADPALLY**SALE DEED**

This SALE DEED is made and executed on this the 13<sup>th</sup> 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, Charlpally, 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, Charlpally, 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')

K. Swarnavel

K. Swarnavel



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 074504

Date : 13-02-2004 Serial No : 2,070 Denomination : 100

Purchased By :

K. PRABHAKAR REDDY

For Whom :

M/S MEHTA & MODI HOMES

S/O. K. PADMA REDDY

SEC-BAD

SEC-BAD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. CHIKKADPALLY

-2-

The terms VENDORS and PURCHASER herein used shall whenever the context so admit mean and include their respective heirs, executors, successors, legal representatives, 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

*W. Shanmugam*  
*W. Shanmugam*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 074505

Date : 13-02-2004 Serial No : 2,071 Denomination : 100

Purchased By :

K. PRABHAKAR REDDY

For Whom :

M/S MEHTA & MODI HOMES

S/O. K. PADMA REDDY  
SEC-BAD

SEC-BAD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. CHIKKADPALLY

-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.22 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. 22 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. 22, forming part of Survey No. 291, situated at Charlapally village, Ghatkesar mandal, Ranga Reddy district.

*Q. Shrawa*  
*Q. Shrawa*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 13-02-2004

Serial No : 2,072

Denomination : 100

00AA 074506

Purchased By :

K. PRABHAKAR REDDY

For Whom :

M/S MEHTA & MODI HOMES

S/O. K. PADMA REDDY

SEC-BAD

SEC-BAD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. CHIKKADPALLY

-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.

*W. Suman Kumar*  
*W. Suman Kumar*

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 074507

Date : 13-02-2004 Serial No : 2,073 Denomination : 100

Purchased By :

For Whom :

K. PRABHAKAR REDDY

M/S MEHTA & MODI HOMES

S/O. K. PADMA REDDY  
SEC-BAD

SEC-BAD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. CHIKKADPALLY

-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. 06589,5  
dated 13/2/04 drawn on SBH, Habsiguda branch.

*K. Swarnam*  
*K. Swarnam*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 074508

Date : 13-02-2004 Serial No : 2,074 Denomination : 100

Purchased By :

For Whom :

K. PRABHAKAR REDDY

M/S MEHTA & MODI HOMES

S/O. K. PADMA REDDY  
SEC-BAD

SEC-BAD

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. CHIKKADPALLY

-6-

### SCHEDULE OF THE PROPERTY

All that plot admeasuring about 202 sq. yards bearing No. 22 (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.23 belonging to vendors  
SOUTH BY: Plot No. 21 belonging to purchaser  
EAST BY: Plot No. 13 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 13<sup>th</sup> day of February 2004 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

*W. Swamuralu*

VENDOR NO. 1

*W. Swamuralu*

VENDOR NO. 2

*Man Mohan*

PURCHASER

WITNESSES:

1. *Prabakar*  
(K. Prabhakar Reddy)
2. *Solomon*  
(P. Solomon)

**REGISTRATION PLAN SHOWING**

PLOT NO. 22

**IN SURVEY NOS.** 291

**Situated at**

**CHERLA PALLY(V) GHATKESAR, 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. RATAIAH

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

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

**REFERENCE :**

**SCALE:** 1" =

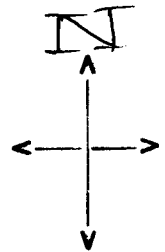
**INCL:**

**EXCL:**

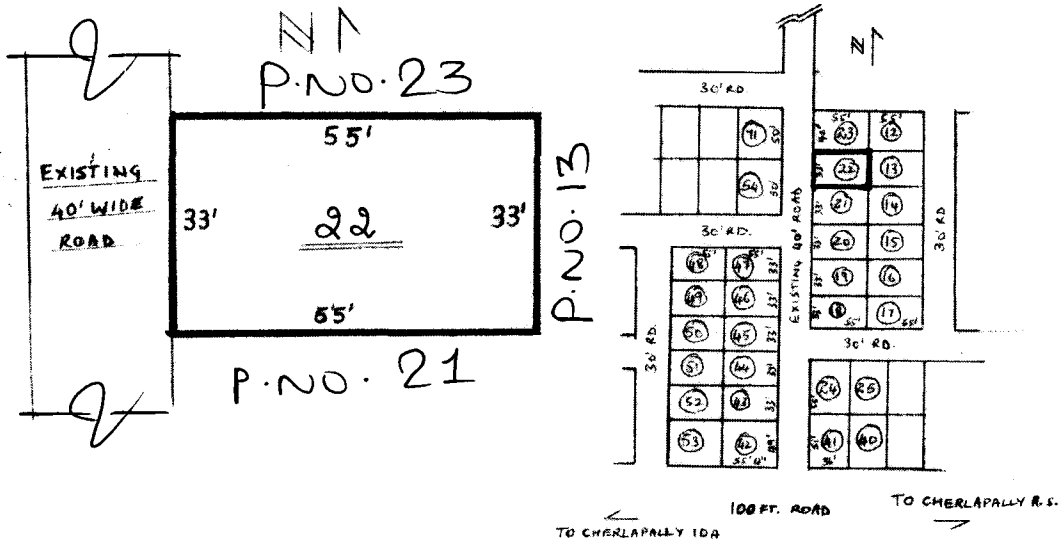
**AREA :**

202

**SQ. YDS. OR 168.87 SQ. MTRS.**



**LOCATION PLAN**



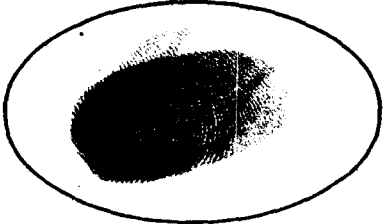
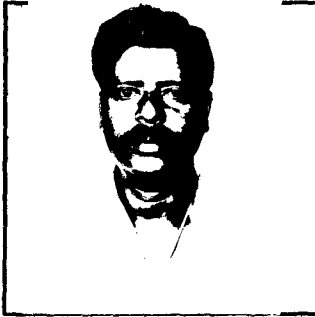


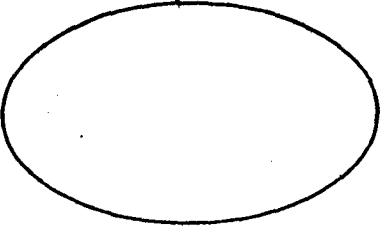
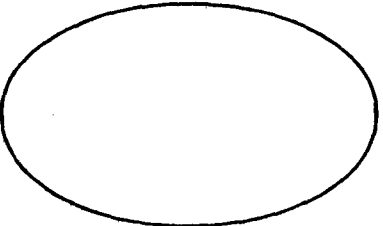
*Q. Swarn kumal*  
*Q. Swarn kumal*

**WITNESSES :**

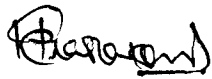

- 1. *[Signature]*
- 2. *[Signature]*



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

**PHOTOGRAPHS AND FINGERPRINTS ACT, 1908.  
REGISTRATION ACT, 1908.**

Sl. No.	<u>FINGER PRINT IN BLACK INK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER</u>
			<u>G.P.A to Vendor No.1 &amp; No.2</u> <u>MR. KASULA SHANKAR GOUD</u> <u>R/O. 2-1-15/2, Cheralpally,</u> <u>Ghatkesar Mandal,</u> <u>R. R. Dist.</u>
			<u><u>PURCHASER:</u></u> <u>MR. MEHTA &amp; MODI HOMES</u> <u>HAVING ITS (O) S-W-187/3 &amp; 4,</u> <u>M.G. Road Sec'nd, Rep by</u> <u>Managing Partner</u> <u>MR. SOHAM MODI</u>
		<p>BLACK &amp; WHITE PASSPORT SIZE PHOTO</p>	_____
		<p>BLACK &amp; WHITE PASSPORT SIZE PHOTO</p>	_____

**SIGNATURE OF WITNESSES**

1. 
2. 

**SIGNATURE OF THE EXECUTANT'S**



200 ప్ర.సం||కొబ్బివారి...నెల...13...తేదీ  
 192 ప్ర.శ.శా.విజయవాడ...మాసము...24...తేదీ  
 పగలు...2...మరియు...4...గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ...క. శంకర్ గౌడ్.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ||...335/-...చెల్పించినారు,

Receipt No...6595.....Dt...13/2/2014.....  
 SBH, Habsiguda Branch, Sec'bad.



1వ పుస్తకము...విజయవాడ  
 దస్తావేజుల మొత్తం కార్యముల  
 సంఖ్య...2...ఈ కార్యపు పరుస  
 సంఖ్య...1.....

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బొటనవ్రేలు

R. Sivaraj



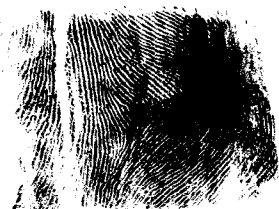
R. Sivaraj

Kasab Shankar Gold Sto. K. Rajaraj  
 0000 Business Plot. 2-1-155, Habsiguda,  
 Sec'bad.

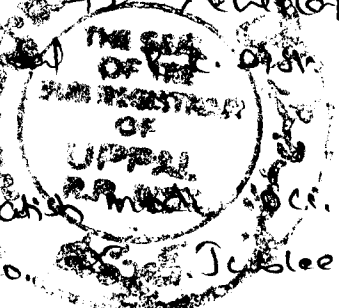
సబ్-రిజిస్ట్రారు

ఎడమ బొటనవ్రేలు

John Modi



Soham modi Sto. St. Soldier's Club  
 Plot No. 280, Road No. 1, Jubilee Hills,  
 Hyderabad.



నిరూపించినది.

4 ① P. Prashakar Reddy

C. Prashakar Reddy Sto. Padma Reddy  
 0000 Service (0) 5-4-187 13 & 4, M.G. Road  
 Sec'bad.

9 ② P. Solomon  
 (P. Solomon)

P. Solomon Sto. P. Kuparatnam, 0000 Service,  
 Plot 5-4-187 & 4, M.G. Road, Sec'bad.

200 ప్ర.సం||కొబ్బివారి...నెల...13...తేదీ  
 192 ప్ర.శ.శా.విజయవాడ...మాసం...24...తేదీ.

60  
 సబ్-రిజిస్ట్రారు



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

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 1894  
No. 1760 of 2004 Date 13/2/04

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. Shankaragouda  
on the basis of the agreed Market Value  
consideration of Rs. 61000/- being  
higher than the consideration agreed Market  
Value.

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

Registration Endorsement

An amount of Rs. 6710/- towards Stamp Duty  
Including Transfer duty and Rs. 3357/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number 065895  
Dated 13/2/04 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda  
A/c No. 01000050788  
of S.R.O, Uppal.





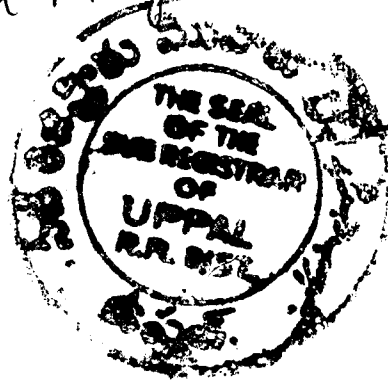
1వ పుస్తకము 1760/04  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 1 ఈ కాగితపు వరుస  
 సంఖ్య 2

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (కా.శ) పు. 1760/04  
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు 1760-1-2004 ఇవ్వడమైన  
 200 ప్రతినిల 13 తది

రిజిస్టరింగు అధికారి

Note: DSD Rs 3360/- DRF Rs 165/- Total Rs 3525/- has been collected as agreed M.V.G. Rs 100000/-

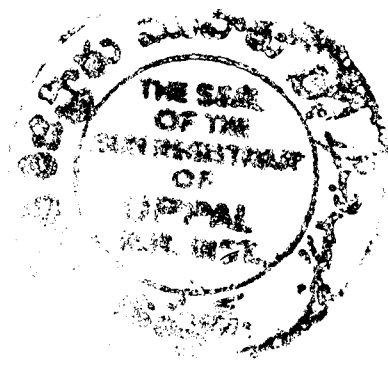


Sub Registrar



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

సబ్-రిజిస్ట్రారు



...



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

సబ్-రిజిస్ట్రారు





1వ పుస్తకము!.....

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య...6.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము! ? *6/1/2014* నామ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... *1*... ఈ కాగితపు వరుస  
సంఖ్య.....

*0*  
సబ్-రిజిస్ట్రారు



1 వ పుస్తకము...!760/జ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రారు

