

67.2547

2556/ep

Acc 2582  
100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP23ICC 00AA 661128

Date : 28-02-2004 Serial No : 2,708 Denomination : 100

Purchased By :

K.PRABHAKAR REDDY

For Whom :

M/S.MEHTA & MODI HOMES

Sub Registrar

Ex.Officio Stamp Vendor  
S.R.O. UPPAL

S/O.PADMA REDDY  
HYD

SEC BAD

45.16  
1230

**SALEDEED**

This SALE DEED is made and executed on this the 1<sup>st</sup> day of March 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')

ll. Shamun wuel  
ll. Shamun wuel



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP23ICC 00AA 661130

S. No. 2710 Date 28/02/04 Rs. 100/-  
 Sold. Prabhakar Reddy, No. Padma Reddy, Ho. Hyd.  
 For Whom. M/s. Mehta & Sons, Home, Ho. Sec 109

SUB-REGISTER  
 Ex-Office Stamp Vendor  
 UPPAL, R.R. DIST.

-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

cc. Shrawan Reddy  
 cc. Shrawan Reddy



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP23IC00AA 661131

S. No. 2211... Date. 28/07/04 Rs. 100/-

Sold... Prabhakar Reddy... No. Padma Reddy R/o. Hyd  
For Whom... M. Mehta... S. Modi Homes etc. Sec. Sec.SUB-REGISTER  
Ex-Office Stamp Vendor  
UPPAL, R.R. DIST.

-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.43 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 plots No. 43 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 each and bearing Plot No.43, forming part of Survey No. 291, situated at Charlapally village, Ghatkesar mandal, Ranga Reddy district.

W. Shanmugam

W. Shanmugam



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP23ICC 00AA 661132

S. No. 2717 Date 28/01/2017

Told Prabhakar Reddy to Padma Reddy H. H. H. H.  
For Whom Ms. Meeta S. Modi Homes - Rto. Secbad.

SUB-REGISTER  
Ex-Office Stamp Vendor  
UPPAL, R.R. DIST.

-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. Shankar

W. Shankar

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP23ICC 00AA 661133

S. No. 2713 Date 28/02/04 Rs. 100/-

Sold. Prabhakar Reddy R/o. Padma Reddy R/o. And  
for Whom. M/s. Mehta & Modi Homes, R/o. Sec'ad.

*h*  
SUB-REGISTER  
Ex-Office Stamp Vendor  
UPPAL. R.R. DIST.

-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. 10,670 = 00 paid by way of Challan No. 50480,  
dated 01.03.04, drawn on SBH, Habsiguda branch.

*C. Swarnalaxmi*  
*C. Swarnalaxmi*





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP231CC 00AA 661134

S. No. 274 Date 28/03/04 RS. 100/-

Sold by Prabhakar Reddy S/o. Padma Reddy R/o. Hyd.

For Whom M/s. Mehta & Modi Homes, R/o. Sec'd. Ex-Office Stamp Vende. UPPAL, R.R. DIST.

SUB-REGISTER

UPPAL, R.R. DIST.

-6-

### SCHEDULE OF THE PROPERTY

All that plot admeasuring about 202 sq. yards bearing No. 43 (55 ft. depth x 33 ft. width each) 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.44 belonging to purchaser  
 SOUTH BY: Plot No. 42 belonging to Vendors  
 EAST BY: 40' wide existing road from main road to land belonging to purchaser  
 WEST BY: Plot No. 52 belonging to Vendors

IN WITNESS WHEREOF this Sale Deed is made and executed on this 01<sup>st</sup> day of March 2004 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

*L. Suman Kumar*

VENDOR NO. 1

*L. Suman Kumar*

VENDOR NO. 2

WITNESSES:

1. Prabhakar Reddy  
(K. Prabhakar Reddy)
2. Srihar  
(SRIHAR)

*Shan Moh*

PURCHASER

**REGISTRATION PLAN SHOWING PLOT NO. 43**

**IN SURVEY NOS. 291**

**Situated at**

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

**VENDORS : D/SRI.P. SANTEEVA REDDY**

**G.P.A: SRI.K.SHANKAR GOUD SW. RAJAAH.**

**@ SRI.K.SHANKAR GOUD**

**VENDEE : M/S. MEHTA & MODI HOMES, REP. BY  
SRI.SOHAM MODI SW. SATISH MODI**

REFERENCE :

SCALE: 1" =

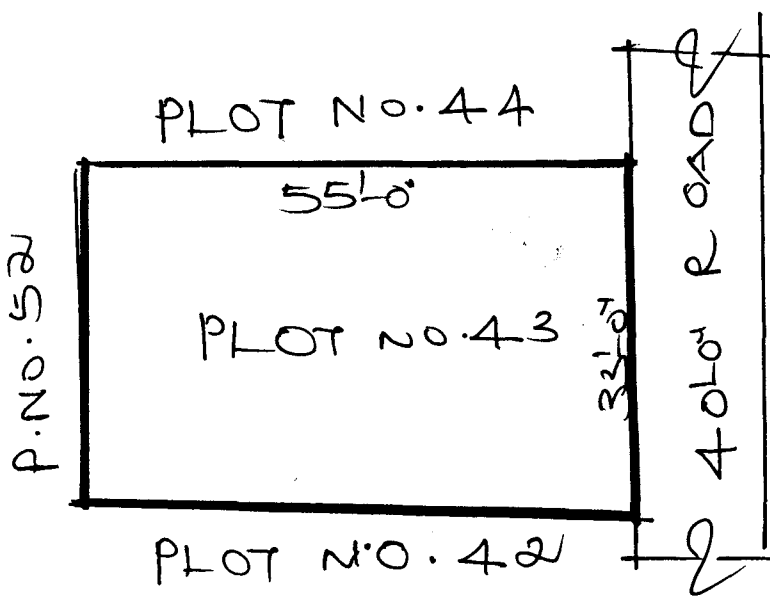
INCL:

EXCL:

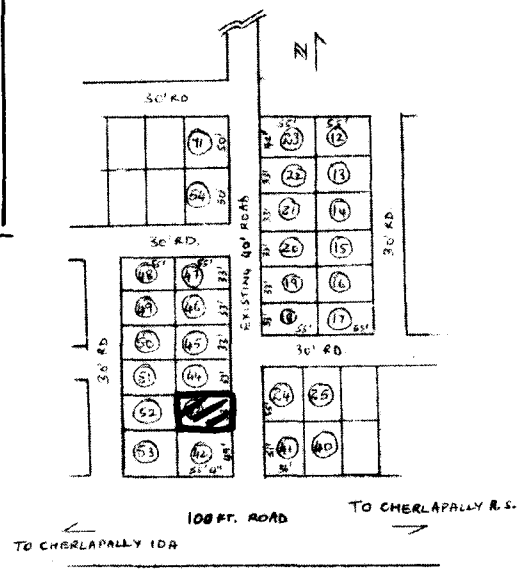
AREA :

202

SQ. YDS. OR 168 87 . SQ. MTRS.



**LOCATION PLAN**



**WITNESSES :**

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

*[Signature]*

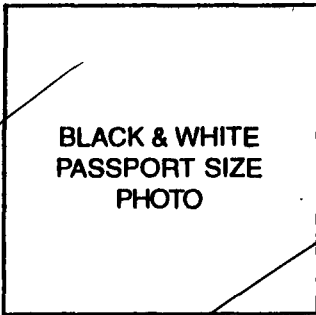
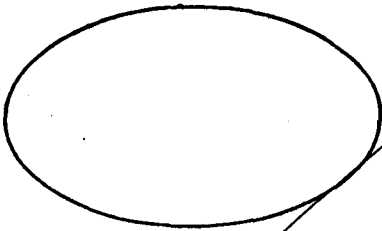
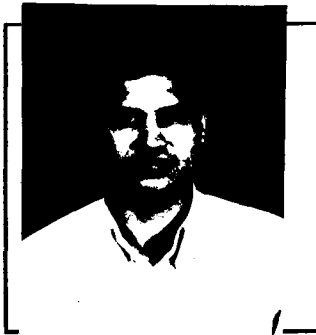
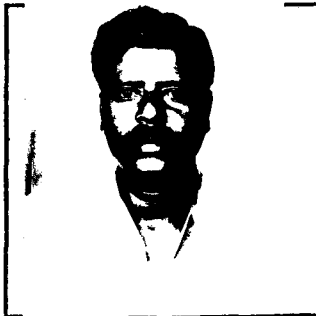
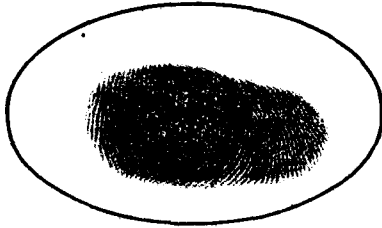
*[Signature]*

**SIG. OF THE VENDOR**

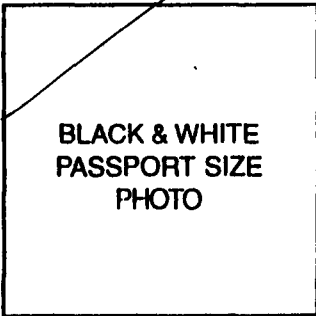
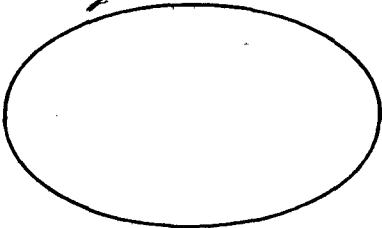
SI.No. FINGER PRINT  
IN BLACK INK (LEFT  
THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER



BLACK & WHITE  
PASSPORT SIZE  
PHOTO



BLACK & WHITE  
PASSPORT SIZE  
PHOTO

GPA TO VENDOR No. 1 & 2  
MR. KASULA SHANKAR GOUD

R/D. 2-1-15/2, CHELLAPALLY

G HATULESAR MANDAL

RANGA REDDY DISTRICT

PURCHASER:

M/S. MEHTA & MODI HOMES

REGISTERED OFFICE AT 5-4-18/394

M G ROAD, SECUNDERABAD - 500 003

REPRESENTED BY ITS MANAGING

PARTNER MR. SOHAM MODI

SIGNATURE OF WITNESSES

1.

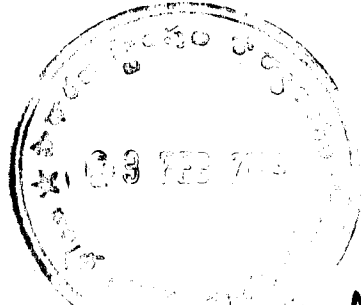
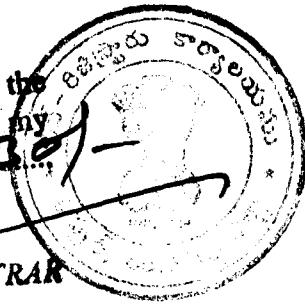
2.

SIGNATURE OF THE EXECUTANT'S



I here by certify that production of the original instrument I have satisfied myself that the stamp duty of Rs. 133/- has been paid there for

SUB-REGISTRAR



200 గ్రా. సం||...నెల...తేదీ  
 192 గ్రా. సం||...నెల...తేదీ  
 పగలు...మరియు...గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో  
 శ్రీ...గో...శంకర్...  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు  
 కుతీయు వేలిముద్రలతో గుహ దాఖలు చేసి  
 రుసుము రూ||...ఫర్లిచ్చినారు.

పపుస్తము...  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...ఈ కాగితపు వతునీ  
 సంఖ్య...  
 శం-రిజిస్ట్రారు

Receipt No. 55490 Dt. 1/3/24  
 SBH. Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవ్రేలు

*(Signature)*  
*(Signature)*

*(Fingerprint)*  
 ఎడమ బ్రౌటనవ్రేలు  
*(Fingerprint)*  
 నిరూపించినది.

M. K. Shankar Gond, S/o. K. Rajuiah, occ:  
 Business - R/o. H.No. 2-1-1512, Charlapally  
 Ghatkesar Mandal, R.R. Dist

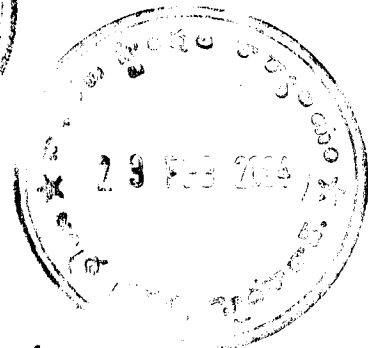
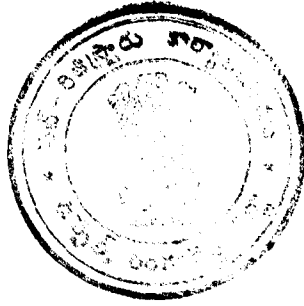
*(Signature)*  
 Mr. Sohem modi S/o. Sh. Satish modi, occ:  
 Business. R/o. Plot No. 280, Road No. 25,  
 Jubilee Hills, Hyderabad.

(S. Prashant Reddy S/o. Padma Reddy  
 occ: Saver (A) S-U-18/3 & 4, Sec'bad.

Sindhar S/o. Ramachandrabab, occ: Saver  
 (A) S-U-18/3.4, M.G. Road, Sec'bad

*(Signature)*  
*(Signature)*

200 గ్రా. సం||...నెల...తేదీ  
 192 గ్రా. సం||...నెల...తేదీ  
 పపుస్తము...  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...ఈ కాగితపు వతునీ  
 సంఖ్య...  
 శం-రిజిస్ట్రారు



1 వ పుస్తకము 2556/24  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య: 8 ఈ కాగితపు పనుల  
 సంఖ్య: 2

Endorsement Under Section 42 of Act II of 1894  
 No. 2556 of 2004 Date 1/3/24

I hereby certify that the proper deficit  
 stamp duty of Rs. 10079/- Rupees Ten

thousand and seventy 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. 100000/- being  
 higher than the consideration agreed Market  
 Value. 600

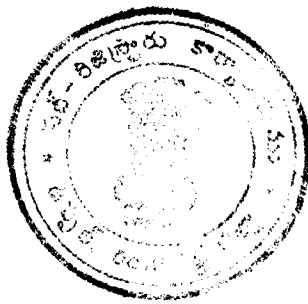
S.R.O. Uppal Sub Registrar  
 Dated: 1/3/24 and Collector U/S. 41&42  
 INDIAN STAMP ACT

**Registration Endorsement**

An amount of Rs. 10079/- towards Stamp Duty  
 including Transfer duty and Rs. 500/-  
 towards Registration Fee was paid by the party  
 through Challan/ Receipt Number 050480.  
 Dated 1/3/24 at S.H Habsiguda Branch, Sec'bad.

S.B.M. Habsiguda  
 A/c No. 01000060788  
 of S.R.O. Uppal.



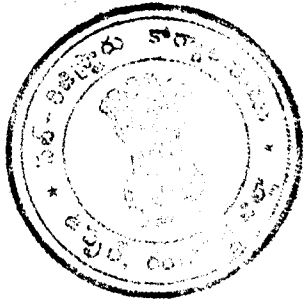


1 వ పుస్తకము సం॥ (చా.స) పు... 2556/04  
 నెంబరుగా రిజిస్టరు చేయబడి స్వామింగు నిమిత్తం  
 గుర్తింపు నెంబరు... 2556...-2004 ఇవ్వడమైన  
 2004 సం॥ వాల్చి... తేదీ  
 సచి-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (చా.స) పు... 2556/04  
 నెంబరుగా రిజిస్టరు చేయబడి స్వామింగు నిమిత్తం  
 గుర్తింపు నెంబరు... 2556...-2004 ఇవ్వడమైన  
 2004 సం॥ వాల్చి... తేదీ

రిజిస్ట్రార్ గారి అధికారి

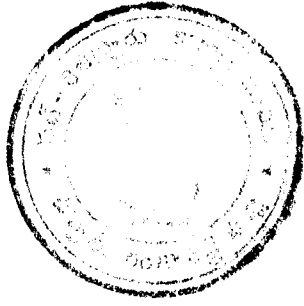




1 ನೇ ಪುಸ್ತಕ ಸಂಖ್ಯೆ: 252/2008  
ದಸ್ತಾವೇಜಿ ಸೇವಾ ಕಾರ್ಯದ ಕಾನೂನು  
ಸಂಖ್ಯೆ: 8..... ಈ ಕಾನೂನು ಬರಹ  
ಸಂಖ್ಯೆ: 4.....

*[Signature]*  
ಸಹ-ರಾಜ್ಯಪತಿ

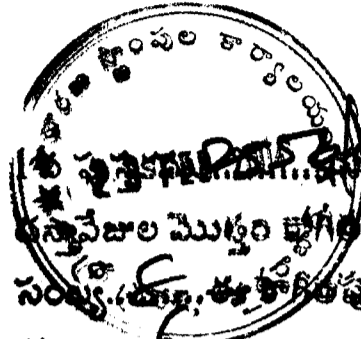




1వ పుస్తకము *R. S. Kalyan*  
 దస్తావేజాల నమొత్తం కాగితములు  
 సంఖ్య *5* ఈ కాగితపు పత్రులు  
 సంఖ్య *5*

సబ్-రిజిస్ట్రారు





సంస్కార-రెజిస్ట్రారు  
సంస్కార-రెజిస్ట్రారు  
సంస్కార-రెజిస్ట్రారు  
సంస్కార-రెజిస్ట్రారు

సంస్కార-రెజిస్ట్రారు






1వ పుస్తకము 257/10  
 దస్తావేజుల మొత్తం కాగితములు  
 సంఖ్య... 8 ... ఈ కాగితపు పత్రుల  
 సంఖ్య? .....

సాక్షి-తిమ్మిస్తారు



PHOTOGRAPHS AND RECORDS OF THE SHARADOTHA

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

  
సచి-రిజిస్ట్రారు

