

G. 2548

2557/c



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP23ICC 00AA 661117

Date : 28-02-2004 Serial No : 2,677 Denomination : 100

Purchased By :  
PRABHAKAR REDDY

For Whom :  
M/S.MEHTA & MODI HOMES

S/O.PADMA REDDY  
R/O.HYD

SEC BAD

*hca*  
Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. UPPAL

**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')

*U. Suresh Kumar*  
*U. Suresh Kumar*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP231C00AA 661119

Date : 28-02-2004 Serial No : 2,679 Denomination : 100

Purchased By :  
PRABHAKAR REDDY

For Whom :  
M/S.MEHTA & MODI HOMES

S/O.PADMA REDDY  
R/O.HYD

SEC BAD

*hoo*  
Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. UPPAL

-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. S. S. S. S.*  
*Q. S. S. S. S.*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 595195

సం. 11786 27/2/2004

G. Seetha Kumar

Sold to Prabhakar Reddy to Padma Reddy R/o. H.S. L. No. 41/95 R. No 3/2004-2008  
For Whom M/s. Mehta & Modi Homes R/o. Secunderabad.

NAMALAGUNDU, SECUNDERABAD.

-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.47 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. 47 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.47, forming part of Survey No. 291, situated at Charlapally village, Ghatkesar mandal, Ranga Reddy district.

Q. Suresh Kumar  
Q. Suresh Kumar



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 595196

S. No. 11787 Date 27/2/2004 Rs. 100  
 Sold to Prabhakar Reddy S/o. Padma Reddy  
 For Whom M/s. Mehta & Modi Homes - R/o. - Hnd. -  
 R/o. Sec'bad.

G. Seethu Kumar  
 S.V.L No. 41/95. R. No 3/2004-2008  
 NAMALAGUNDU, SECUNDERABAD.

-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.

*[Handwritten signatures]*  
 Q. Suresh Kumar  
 Q. Suresh Kumar

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 595197

S. No. 11783 Date 27/2/2004 R. 100

Sold to Prabhakar Reddy To Padma Reddy R/o. Hyd.  
For Whom M/s. Mehta & Modi Homes, R/o. Sec 13od.

M. No. 41/95, R. No. 17, 04-2000  
NAMALAGUNDU, SECUNDERABAD.

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- 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. 50484, dated 01.02.04, drawn on SBH, Habsiguda branch.

10. Shrawan Reddy  
10. Shrawan Reddy





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 595198

S No. 11789 Date 27/2/2004 Rs 100

Sold to Prabhakar Reddy Plot. Padma Reddy Plot. No. 47/95 R No. 572004-2003  
For Whom M/s. Mehta & Modi Homes Plot. Seciad.

G. Srinivasulu  
S. Srinivasulu  
NAMALAGUNDU, SECUNDERABAD.

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### SCHEDULE OF THE PROPERTY

All that plot admeasuring about 202 sq. yards bearing No. 47 (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: 30' wide road

SOUTH BY: Plot No. 46 belonging to purchaser

EAST BY: 40' wide existing road from main road to land belonging to purchaser

WEST BY: Plot No. 48 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:

*A. Srinivasulu*

VENDOR NO. 1

*A. Srinivasulu*

VENDOR NO. 2

WITNESSES:

1. *Prabhakar*  
(Prabhakar Reddy)

2. *Srinivasulu*  
(SRINIVASULU)

*Johan Moh*

PURCHASER

**REGISTRATION PLAN SHOWING PLOT NO. 47**

**IN SURVEY NOS. 291**

**Situated at**

**CHERLAPALLY(V) GHATKESAR**

**Mandal, R.R. Dist.**

**VENDORS : 1) SRI. P. SANJEEVA REDDY,**

**G.P.A. : SRI.K. SHANKAR GOUD S/o. K. RATAIAH**

**(2) SRI.K. SHANKAR GOUD**

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

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

**REFERENCE :**

**SCALE: 1" =**

**INCL:**

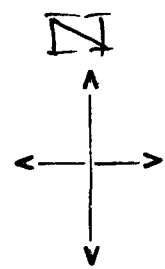
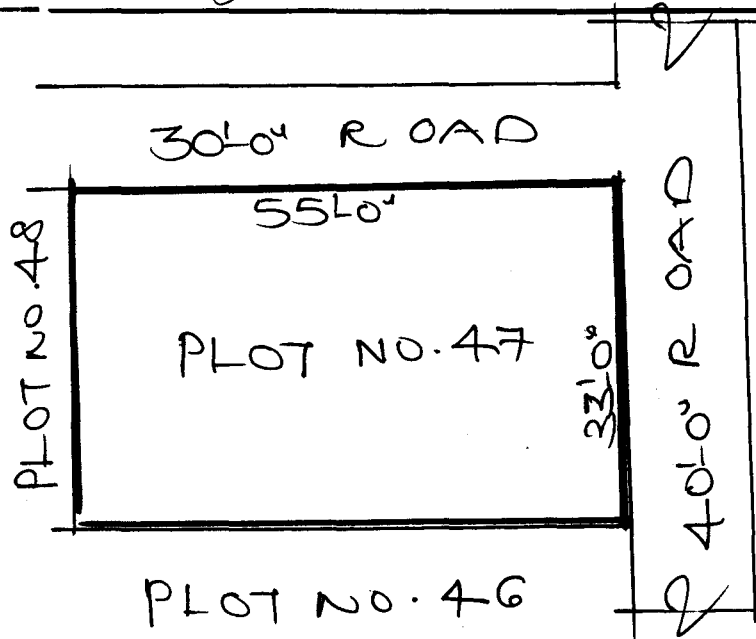
**EXCL:**

**AREA :**

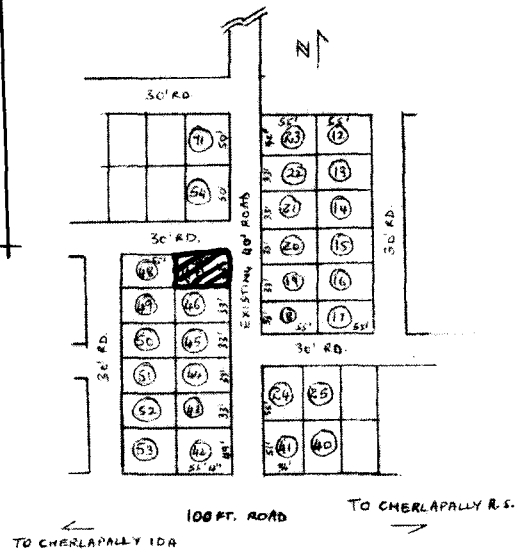
**202**

**SQ. YDS. OR 168.87**

**SQ. MTRS.**



**LOCATION PLAN**



**WITNESSES :**

1. *[Signature]*

2. *[Signature]*

*[Signature]*  
*[Signature]*

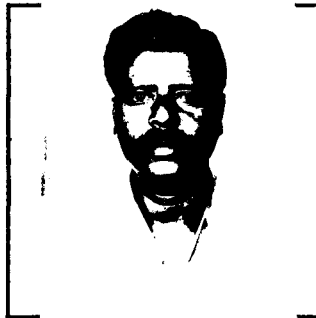
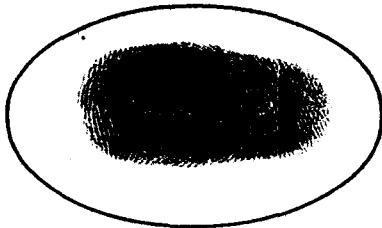
**SIG. OF THE VENDOR**

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

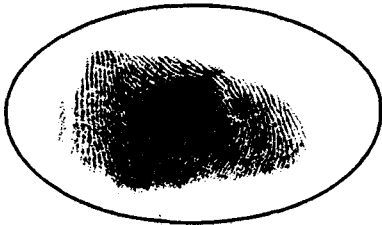
SI.No. FINGER PRINT  
IN BLACK INK (LEFT  
THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

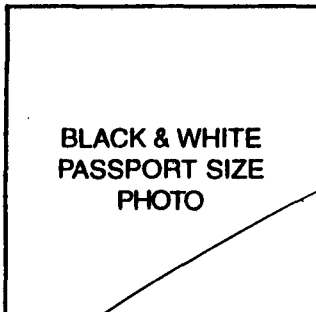
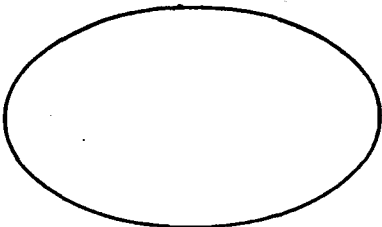
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER



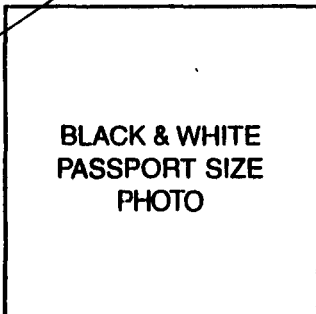
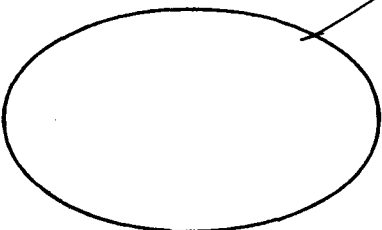
GPA TO VENDOR No. 1 & 2  
MR. KASULA SHANKAR GOUD  
R/o. 2-1-15/2, CHERLA PALLY,  
GHATIKESAR MANDAL  
RANGA REDDY DISTRICT



PURCHASER:  
M/S. MEHTA & MODI HOMES  
REGISTERED OFFICE AT 5-6-18/204  
M.G. ROAD, SECUNDERABAD-500 003  
REPRESENTED BY ITS MANAGING  
PARTNER MR. SOHAM MODI



BLACK & WHITE  
PASSPORT SIZE  
PHOTO



BLACK & WHITE  
PASSPORT SIZE  
PHOTO

**SIGNATURE OF WITNESSES**

- 1.
- 2.

**SIGNATURE OF THE EXECUTANT'S**





200 ఖ వ సం॥ మార్చి...నెల...1...తది  
 1925- వ.శ.శా.వి.వి.మాసము...1...తది  
 పగలు...మరియు...గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ..K. Shankar Goud.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాట్ గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ॥.....500/-.....చెల్పించినారు.

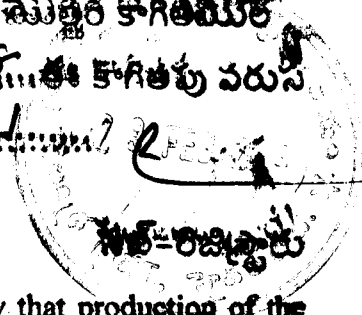
Receipt No. 050484.....Dt. 1/3/04. Vide  
 SBH, Habsiguda Branch, Sec'bad.

ఈ సెయిన్సునట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.

1 వ పుస్తకము...  
 ఉన్నతేజుల మొత్తం కాగితముల  
 సెయిన్సు...కో...కోగితపు వరుస  
 సెయిన్సు...కో...



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

400

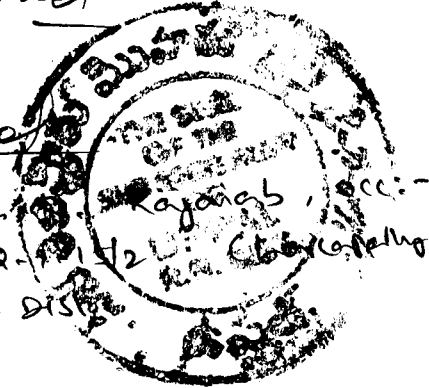
SUB-REGISTRAR

*K. Shankar Goud*

*K. Shankar Goud*

K. Shankar Goud . St. 810.  
 Business - R/o. H. No. 2-1/2  
 Ghatkesar mandal, e. e. dist.

*Jhan Mee*



Soham modi R/o. Sri Saksh modi, occi Business  
 R/o. Plot No. 280, Road no. 25, Jubilee Hills,  
 Hyderabad.

*Prabhakar*

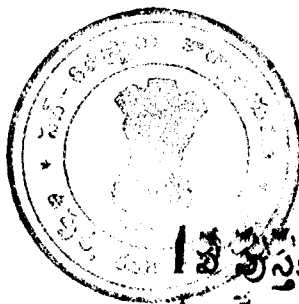
(K. Prabhakar Reddy St. Padma Reddy  
 occi Service no S-U-187/34, Sec'bad.

*Sridhar*

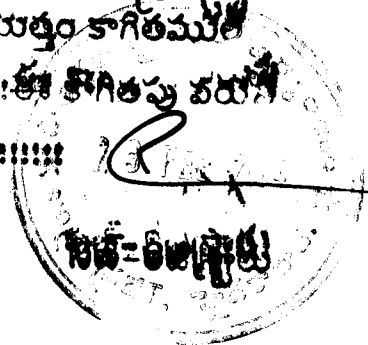
Sridhar St. Ramachandrabab, occi service  
 no S-U-187/34, Sec'bad.

400

200 ఖ వ సం॥ మార్చి...నెల...1...తది  
 1925 వ.శ.శా.వి.వి.మాసము...1...తది. సబ్-రిజిస్ట్రారు



1 వ ప్రకారము 2 వ ప్రకారము  
 పన్నుదాతల మొత్తం కాగితముల  
 సంఖ్య: 2  
 సంఖ్య: 2



Endorsement Under Section 42 of Act II of 1894  
 No. 2557 of 2004 Date 1/3/04

I hereby certify that the proper deficit  
 stamp duty of Rs. 10000/- Rupees. Ten thousand  
 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. 1,00,000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 Dated: 1/3/04

Sub Registrar  
 and Collector U/S. 41&42  
 INDIAN STAMP ACT

**Registration Endorsement**

An amount of Rs. 10000/- towards Stamp Duty  
 Including Transfer duty of Rs. 500/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt No. 050484  
 Dated 1/3/04 at SBH Habsiguda Branch, Secbad.

S.B.H. Habsiguda  
 A/c No. 01000080788  
 of S.R O. Uppal.

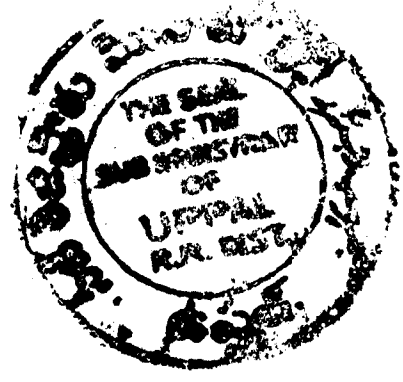


1 వ ప్రకటనము 2557/04  
కుస్తాబేజాతి మోక్షం కాగితముల  
సేరెఫర్... 2... ఈ కాగితపు వరుస  
సేరెఫర్... 3...

వెంకటేశ్వరం  
సంఖ్య: 2557/04  
25 FEB 2004  
VC-SEC-BAB  
అంశ ప్రత్యేక. ప్రా. ప్రా. ప్రా.

1 వ ప్రకటనము సంఖ్య (కా.క) పు... 2557/04  
నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నింబరు... 2... 1-2006 ప్రా. ప్రా. ప్రా.  
2004 సంఖ్య... నిం... 3... తది

రిజిస్ట్రేషన్ అధికారి



1 వ పుస్తకము 2000/01/02  
దస్తవేజాల మొత్తం కాగితములు  
సంఖ్య...  
సంఖ్య...

వెంటిల్  
25 FEB 2004  
VC-SEC-BAD  
అం. ప్ర. ప్ర. ప్ర. ప్ర. ప్ర.



1 వ పుస్తకము...  
దస్తవేజుల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు పేరును  
పంఖ్య...  
సంఖ్య...  
సంఖ్య...

వెంకటేశ్వర స్వామి  
శ్రీ వేదము  
సంఖ్య...  
25 FEB 2004  
VC-SEC-BAD  
అం. ప్ర. ప్ర. కే. పా. బా. కే.



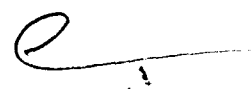
1 వ పుస్తకముగెవనగెనెసంకా  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...నీ...ఈ కాగితపు పేరు  
సంఖ్య...దీ.....

సెక్-టియరీ  
వె.దేశ్  
ఇన్స్టిట్యూట్ ఆఫ్ కాలాజియము  
25 FEB 2004  
VC-SEC'BAD  
అం.ప్రతి. వై.కా.కా.కా.





1వ పుస్తకము 2వ క. 7/89  
దస్తావేజాల మొత్తం కాగితములు  
సంఖ్య.... 8... ఈ కాగితపు వరుస  
సంఖ్య.... 2.....



పబ్-రిజిస్ట్రారు



PHOTOGRAPHY SECTION  
MADRAS UNIVERSITY

1వ పుస్తకము...  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...  
సంఖ్య...చీ.....



సచి-రిజిస్ట్రారు

