

9. 2599

2558/c

Dec 2584
100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP28100 00AA 661115

Date : 28-02-2004 Serial No : 2,675 Denomination : 100

Purchased By :
PRABHAKAR REDDY

For Whom :
M/S.MEHTA & MODI HOMES

S/O.PADMA REDDY
R/O.HYD

SEC BAD

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

SALEDEED

This SALE DEED is made and executed on this the 1st 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, 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')

(Handwritten signatures)
 1. Soham Modi
 2. Soham Modi

1,00,000
 600
 10,070
 500
 1000
 10,670

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP23ICC00AA 661129

Date : 28-02-2004 Serial No : 2,709 Denomination : 100

Purchased By :
M. PRABHAKAR REDDY

For Whom :
M/S. MEHTA & MODI HOMES

W/O. PADMA REDDY
RD

SEC BAD

Handwritten signature
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

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP23ICC 00AA 661139

S. No. 2719 Date. 28/2/04 Rs. 1,00,000/-

Sold. R. Prashakar Reddy s/o Padma Reddy R/o Hyc
For Whom. M. K. Nehra Modi Homes Subad

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

-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.45 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. 45 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.45, forming part of Survey No. 291, situated at Charlapally village, Ghatkesar mandal, Ranga Reddy district.

W. Shanmug
W. Shanmug

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 595187

S. No. 11778 Date 27/2/2004 Rd No. 7

Sold to Prabhakar Reddy S/o. Padma Reddy, R/o. Hrd. SVL No. 41/95 R. No 3/2004-2006
For Whom n/s. Mehta & Modi Homes, R/o. Sec'bad. NAMALAGUNDU, SECUNDERABAD.

G. Seetha Kumar

-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. Shraw Kumar

W. Shraw Kumar

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 595188

S. No. 11779 Date 27/2/2004 Rs. 001
Sold to Poabhatkar Reddy S/A: Padma Reddy E/o. Hnd.
For Whom m/s. Mehta & Modi Homes, E/o. Sec'bad.

G. Senthil Kumar
S.V.L No. 41/98 R. No. 27/2004-2006
NAMALAGUNDU, SECUNDERABAD.

-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/- paid by way of Challan No. 50482 dated 01.03.04, drawn on SBH, Habsiguda branch.

W. Suresh Kumar
W. Suresh Kumar



ఆంధ్ర ప్రదేశ్. ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 595189

Q. No. 11780 Date 27/2/2004
 Prabhakar Reddy & Poornima Reddy, Elor. Hqd.
 M/s. Mehta & Modi Homes, Elor. Secbad.

G. Seetha Kumar
 S.V.L No. 41/95 R.No 3/2004-2006
 NAMALAGUNDU, SECUNDERABAD.

-6-

SCHEDULE OF THE PROPERTY

All that plot admeasuring about 202 sq. yards bearing No. 45 (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.46 belonging to purchaser
 SOUTH BY: Plot No. 44 belonging to purchaser
 EAST BY: 40' wide existing road from main road to land belonging to purchaser
 WEST BY: Plot No. 50 belonging to Vendors

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

WITNESSES:

1. Prabhakar Reddy
(K. Prabhakar Reddy)
2. Seetha Kumar
(SEETHA)

G. Seetha Kumar

VENDOR NO. 1

G. Seetha Kumar

VENDOR NO. 2

Mehta & Modi

PURCHASER

REGISTRATION PLAN SHOWING PLOT NO. 45

IN SURVEY NOS. 291

Situated at

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

VENDORS : 1) SRI.P. SANTEEVA REDDY

G.P.A. SRI.K. SHANKAR GOUD S/o. RAJAVAH.

2) SRI.K. SHANKAR GOUD

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

SRI. SOHAM MODI S/o. SATISH MODI

REFERENCE :

SCALE: 1" =

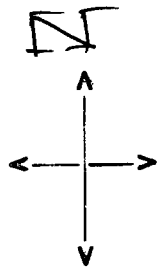
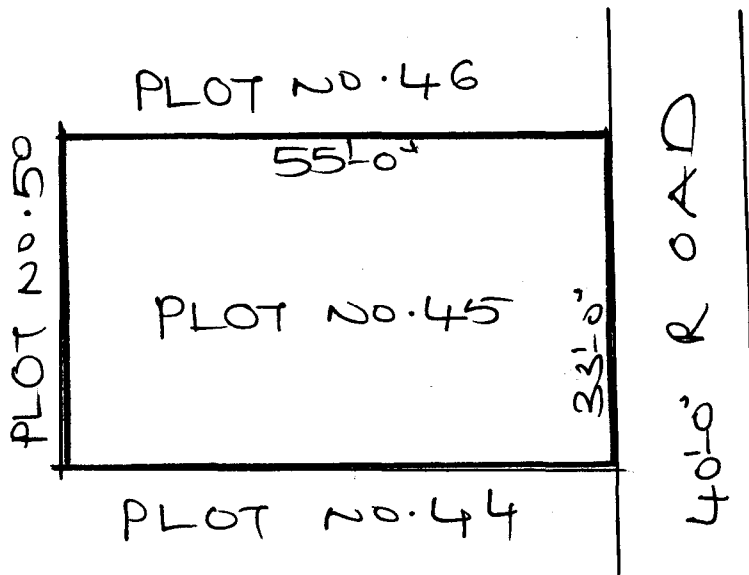
INCL.

EXCL.

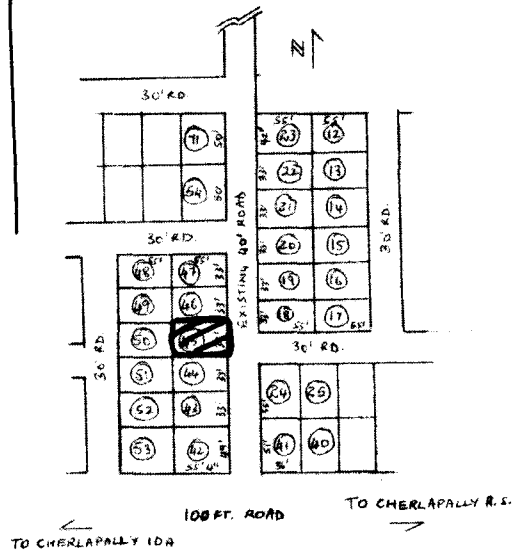
AREA :

202

SQ. YDS. OR 168.87 SQ. MTRS.



LOCATION PLAN



W. Shanmug

W. Shanmug

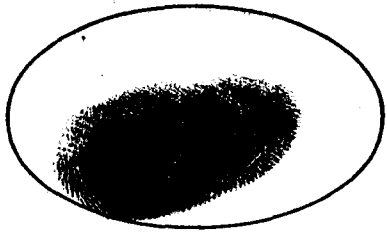
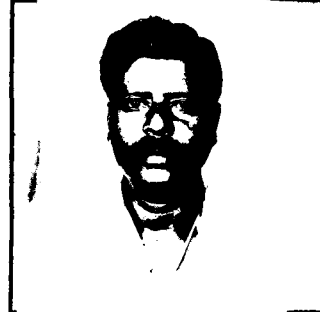
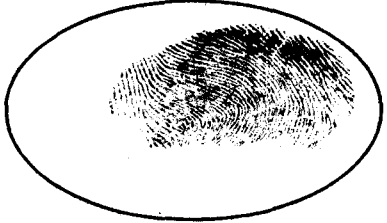

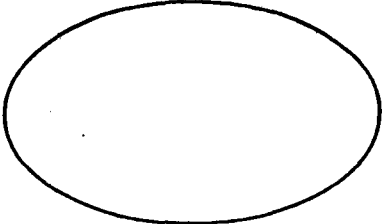
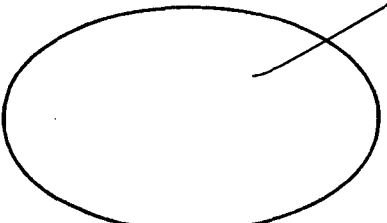
WITNESSES :

1. [Signature]

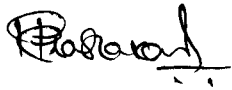

2. [Signature]

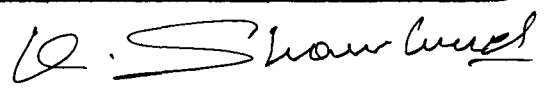
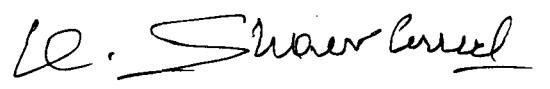
SIG. OF THE VENDOR

**PHOTOGRAPHS AND FINGERPRINTS 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>
			<u>G.P.A TO VENDOR No. 1 & No. 2</u> <u>MR. KASULA SHANKAR GOUD</u> <u>R/O. 2-1-15/2, CHERLAPALLY,</u> <u>GHATKESAR MANDAL</u> <u>RANGA REDDY DISTRICT</u> <u>PURCHASER:</u> <u>M/S. MEHTA & MODI HOMES</u> <u>REGISTERED OFFICE AT 5-4-187/3, 4,</u> <u>M. G. ROAD, SECUNDERABAD-500 003</u> <u>REPRESENTED BY ITS MANAGING</u> <u>PARTNER MR. SOHAM MODI</u>
			
		<p align="center">BLACK & WHITE PASSPORT SIZE PHOTO</p>	
		<p align="center">BLACK & WHITE PASSPORT SIZE PHOTO</p>	

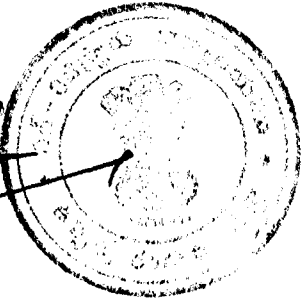
SIGNATURE OF WITNESSES

- 
- 

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. 1330/- has been paid there for



SUB-REGISTRAR



200 4 వ సం॥...నెల...తేదీ
 192 5 వ.శ.శా...మాసము...తేదీ
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 శ్రీ...క...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన తాటి గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥...500/- నిర్దించినారు.

1 వ పుస్తకము...
 ఉన్నవేదాల మొత్తం కాగితముల
 సరిబట్టు...
 సరిబట్టు...
 సబ్-రిజిస్ట్రారు

Receipt No. 25045 Di. 1/3/04
 SBH, Habsiguda Branch, Sec'bad.

ప్రాసీ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు

నిరూపించినది.

K. Shankar Gowd... Rajaraj, occi-
 Business - Rto. H.no: 2-1-15/2, Charlapally,
 Ghatkesar mandal, R.R. Dist.

Shankar

Mr. Soham modi Rto. Sri Satish modi, occi-
 Business - Rto. Plot no. 280, Road no. 25,
 Jubilee Hills, Hyderabad.

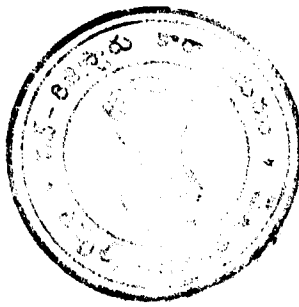
(K. Prallabhar Reddy for Padma Reddy
 occi: Service (a) S-u-187/3 & 4, Sec'bad.

Sudhar Rto. Ramachandrab, occi: Service
 (a) S-u-187 (3, 4, Sec'bad

2004వ.సం॥...నెల...వ తేదీ
 192.వ.శ.శా...మాసం...వ తేదీ

130

సబ్-రిజిస్ట్రారు



శ్రీ సుబ్బకమలమ్మ కుమార్తె
 దత్తవజ్రాల మొగ్గుల కాగితముకు
 నంబర్ 2

[Signature]
 సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1894
 No. 2558 of 2004 Date 1/3/04

I hereby certify that the proper deficit
 stamp duty of Rs. 10000/- Rupees Ten -

thousand and seventy only,

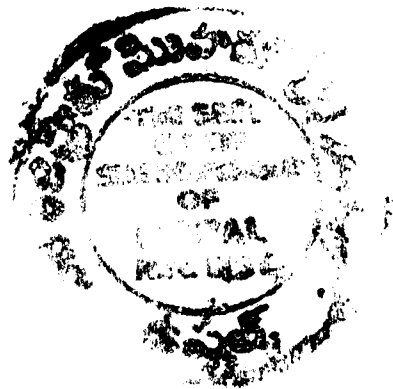
has been levied in respect of this instrument
 from Sri. *K. Shankaragoud*
 on the basis of the agreed Market Value
 consideration of Rs. 100000/- being
 higher than the consideration agreed Market
 Value.

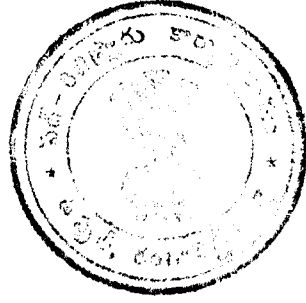
S.R.O. Uppal Sub Registrar
 Dated: 1/3/04 and Collector U/S. 41&47
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 10000/- towards Stamp Duty
 Including Transfer duty and fee 500/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 050462
 Dated 1/2/04 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
 A/c No. 0100000700
 of S.R.O. Uppal.





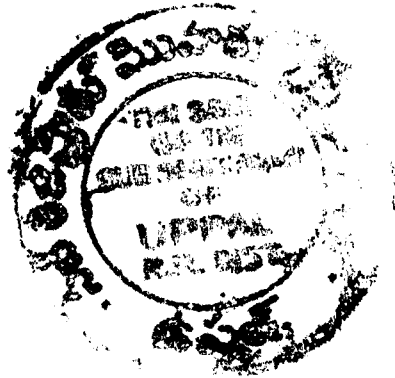
1 వ పుస్తకము సం॥ (కా.శ) పు... 2558/04
 నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు సంఖ్య... 1-2004
 200 సం॥

సచి-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు... 2558/04
 నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు సంఖ్య... 1-2004
 200 సం॥

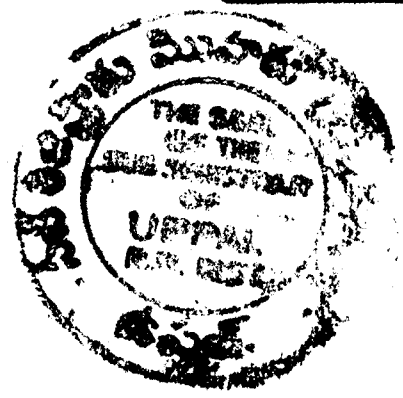
[Handwritten signature]

రిజిస్ట్రారు అధికారి



1 వ పుస్తకము 2558/104
దస్తవేజుల మొత్తం కాగితము
సంఖ్య 100... ఈ కాగితపు వరుస
నంబరు.....

VC - SEC BAD
25 FEB 2004
VC - SEC BAD
అం.ప్ర.ప్ర.వి. కాలనూరు.



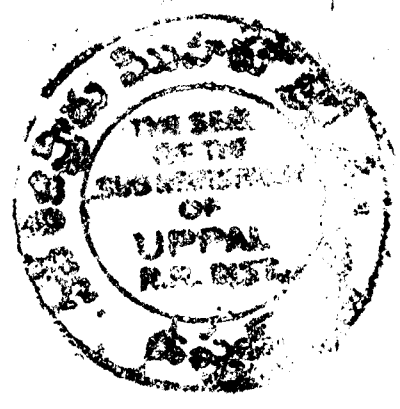
1వ పుస్తకము...
తర్వాత మొత్తం కాగితము
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

25 FEB 1956
VC-SEC-BAD
అంతర్వేదిక, హైదరాబాద్.



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

సెక్యూరిటీ
25 FEB 2004
VC-SEC BAD
అం. ప్ర. ప్ర. కే. హై. కాలా. కే.



1 వ పుస్తకము *25/10/19*
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... *10* ... ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము: వా.డి.నంగా
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య: ౬..... ఈ కాగితపు వరుస
సంఖ్య: ౬.....

సబ్-రిజిస్ట్రారు

