

Ack 2586
100Rs.

U. 2551

2559/01



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP23ICC 00AA 661116

Date : 28-02-2004 Serial No : 2,676 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

U. 15
1330

SALE DEED

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')

U. Shour and
U. Shour and

100,000
600
10,070
500
100
10,670



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP231CC 00AA 661127

Date : 28-02-2004 Serial No : 2,707 Denomination : 100

Purchased By :

K.PRABHAKAR REDDY

For Whom :

M/S.MEHTA & MODI HOMES

S/O.PADMA REDDY
HYD

SEC BAD

war
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

- a) 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.
- b) 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.
- c) 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. Shanmuel
W. Shanmuel



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP23ICC 00AA 661135

S. No. 2215... Date. 28/2/04... 100/-

Sold... K. S. D. S. B. K. R. Reddy & Co

For Whom... M. S. Mehta & Modi

Padma Reddy, R/o Hyd
Homes subco

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.44 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. 44 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.44, forming part of Survey No. 291, situated at Charlapally village, Ghatkesar mandal, Ranga Reddy district.

Co: Shankar

Co: Shankar



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP23ICC 00AA 661136

S. No. 276 Date. 28/12/14 Rs. 100

Sold by K. Prabhakar Reddy & Padma Reddy & H/d
For Whom M/s. Menta & Modi Homes Subid

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.

Q. Sumanthoual
Q. Sumanthoual



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP23ICC QAAA 661137

S. No. 2717 Date 28/2/04 Rs. 100

Sold to K. Prabhakar Reddy s/o

padma Reddy s/o Hyderabad

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

For Whom M.L. Mehtane Modi Homes Secured

-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. 50481,
dated 01.03.04, drawn on SBH, Habsiguda branch.

K. Shanmugam

K. Shanmugam



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AP23ICC 00AA 661138

S. No. 2718 Date. 28/3/04 Rs. 100/-

Sold.... K. Prabhakar Reddy & Padma Reddy
For Whom.... M.S. Mehta & Modi Homes Secbad

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

-6-

SCHEDULE OF THE PROPERTY

All that plot admeasuring about 202 sq. yards bearing No. 44 (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.45 belonging to purchaser
SOUTH BY: Plot No. 43 belonging to purchaser
EAST BY: 40' wide existing road from main road to land belonging to purchaser
WEST BY: Plot No. 51 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:

W. Suresh Kumar
VENDOR NO. 1

W. Suresh Kumar
VENDOR NO. 2

WITNESSES:

1. *Prabhakar*
(K. Prabhakar Reddy)
2. *Sidhar*
(SIDDHAR)

Jhan Moh
PURCHASER

REGISTRATION PLAN SHOWING PLOT NO. 44

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. RAJAAH

2) SRI. K. SHANKAR GOUD

VENDEE : M/S. MEHTA & MODI HOMES, R.O.P. By

SRI. SOHAM MODI S/O. SATISH MODI

REFERENCE :

SCALE: 1" =

INCL:

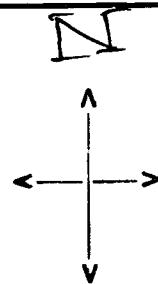
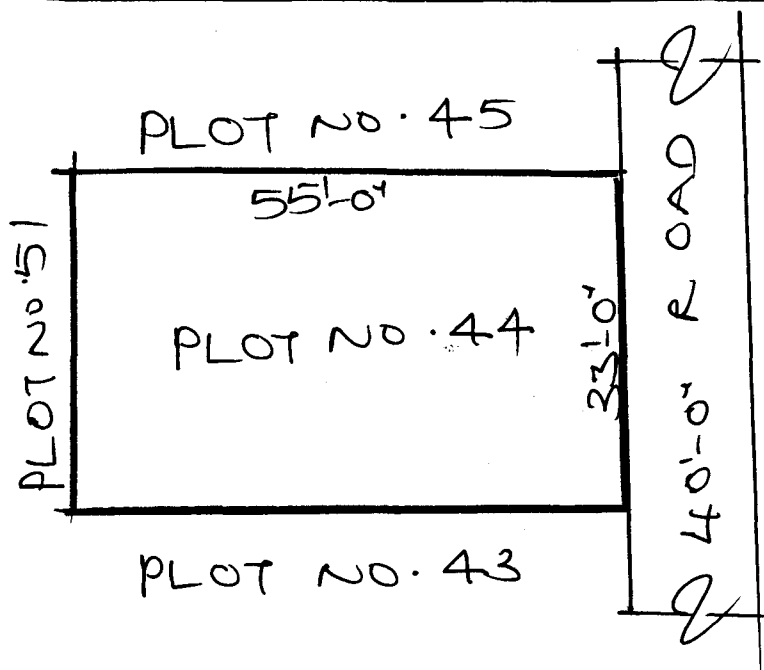
EXCL:

AREA :

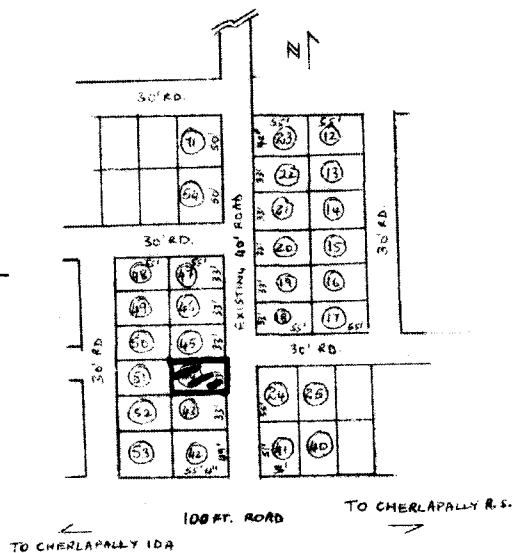
2021

SQ. YDS. OR 168.87

SQ. MTRS.



LOCATION PLAN



K. Srinivas

K. Srinivas

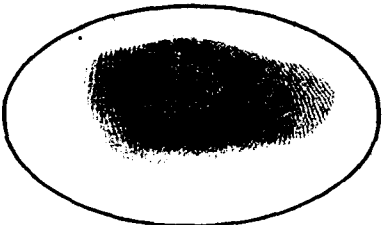
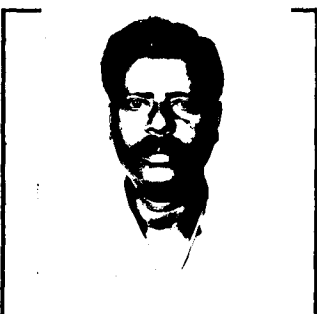
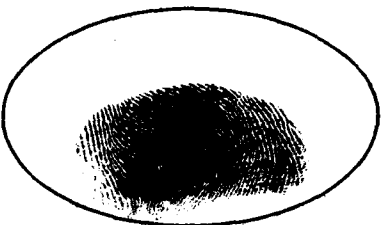

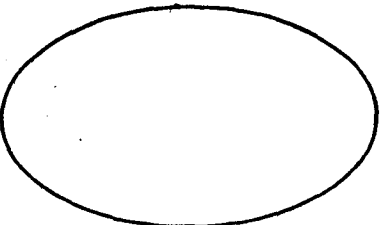
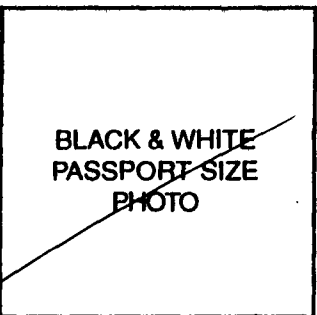
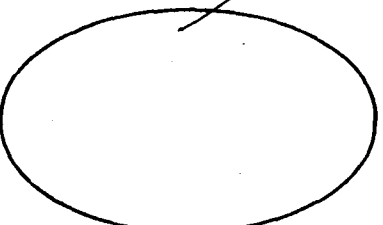

WITNESSES :

1. *Raswan*

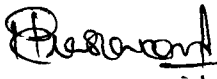
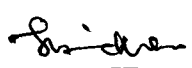
2. *Srinivas*

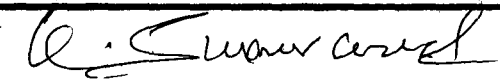
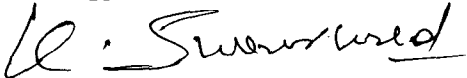
SIG. OF THE VENDOR

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

Sl.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 SHANIKAR GOUD
			R/O. 2-1-15/2, CHERLAPALLY GHATILSAR MANDAL RANGA REDDY DISTRICT
		 BLACK & WHITE PASSPORT SIZE PHOTO	PURCHASER: M/s. MEHTA & MODI HOMES
		 BLACK & WHITE PASSPORT SIZE PHOTO	REGISTERED OFFICE AT 5-6-187/304 M.G. ROAD, SECUNDERABAD-500 003 REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI

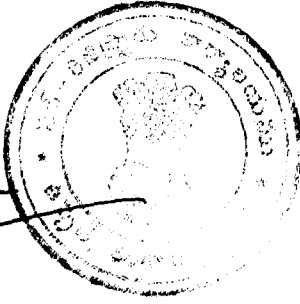
SIGNATURE OF WITNESSES

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. 330/- has been paid there for



SUB-REGISTRAR

2004 వ సం॥ మార్చి నెల..... తేదీ
 192 వ.శ.కా. చెల్లూరి మాసము..... తేదీ
 పగలు... 2 మరయు... 3 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
శ్రీ. గో. నాగేశ్వర రెడ్డి
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన షాబ్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 దుసుము రూ॥ 5000/- చెల్లించారు.

Receipt No. 05248/1 Dt. 1/3/04 Vide
 SBH, Habsiguda Branch, Sec'bad.

1 వ పుస్తకము 2559/07
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 1 ఈ కాగితపు వరుణి
 సంఖ్య 1

సబ్-రిజిస్ట్రారు

వ్రాసే యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు

K. Shankar Ghatkesar
K. Shankar Ghatkesar
 K. Shankar Ghatkesar, occ:-
 Business - R/o. Habsiguda
 Ghatkesar Mandal, Sec'bad.

ఎడమ బ్రౌటనవ్రేలు

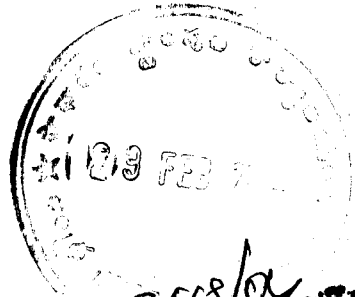
నిరూపించినది.

Soham modi Shri Sri Sahish modi, occ:-
 Business - R/o. Plot no. 280, Road no. 25,
 Jubleehills, Hyderabad.

1 Prabhakar Reddy (K. Prabhakar Reddy Shri Padma Reddy
 occ: Service no) S-U-187 (3 & 4, Sec'bad

2 Siddhar Siddhar Shri. Ramachandralal occ: Service
 no) S-U-187 (3/5, Sec'bad.

2004 వ. సం॥ మార్చి నెల..... తేదీ
 192 వ.శ.కా. చెల్లూరి మాసము..... తేదీ
 సబ్-రిజిస్ట్రారు



2559/01 నామినే
 1వ పుస్తకము.....
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు తరఫున
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1894

No. 2559 of 200. Date 1/3/24

I hereby certify that the proper deficit stamp duty of Rs. 10010/- 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. 100000/- being higher than the consideration agreed Market Value.

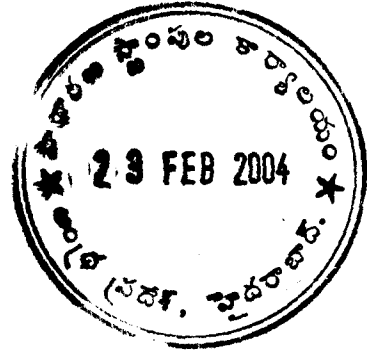
S.R.O. Uppal 1/3/24 Sub-Registrar and Collector U/S. 41&42 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 10010/- towards Stamp Duty Including Transfer duty and Rs. 500/- towards Registration Fee was paid by the party through Chalan/Receipt Number 050451 Dated 1/3/24 at SBH Habsiguda Branch, Sec'bad.

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





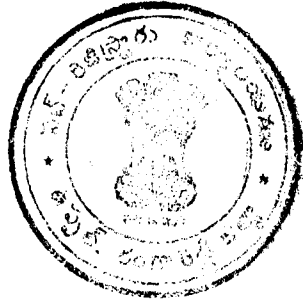
1వ పుస్తకము.....2559/04
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కార్యపు పత్రానికి
 పంఖ్య.....

సచి-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.శి) పు.....2559/04
 నెంబరుగా రిజిస్ట్రారు పేరుతో స్థానికు నిమిత్తం
 గుర్తింపు నెంబరు.....2559/1-200/శాస్త్రాధిపతి
 2004 సం|| విజ్ఞాపనల.....1.....కి

 రిజిస్ట్రారు అధికారి

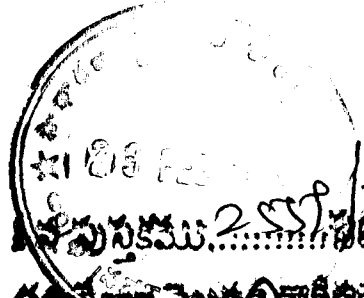




1 వ పుస్తకము...../.....
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు తరుస
 సంఖ్య.....

సచి-రిజిస్ట్రారు





ಶ್ರೀ ಬಿ. ಕೆ. ಜಯರಾಜ್
ವಿಳಾಸ ಸಂಖ್ಯೆ: 2, 55, 1/1, 1/2
ದೂರವಿಜ್ಞಾನ ಮೊತ್ತದ ಕಾಗితಪು ಸಂಖ್ಯೆ
ಸಂಖ್ಯೆ: 100/2023/1000
ಪಂಚಾಯತ್

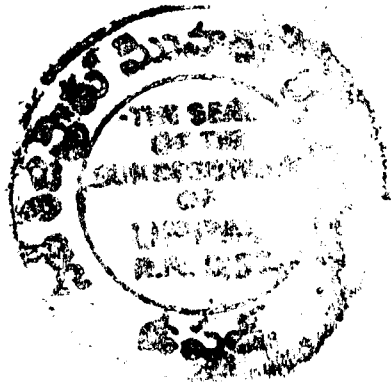
ಪದ-ರಿಜಿಸ್ಟ್ರಾರು





1వ ప్రస్తావనము 2019/నది
 దస్తావేజుల మొత్తం కాగితములు
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము. కె.కె.సి. / రిజిస్ట్రార్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు పత్రున
సంఖ్య.....

సబ్-రిజిస్ట్రారు



PHOTOGRAPHS AND RECORDS OF THE
MADRAS GOVERNMENT

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

సబ్-రిజిస్ట్రారు

