

U. 5029/2005

4974/05

Act 3899  
100Rs.



SPANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 276902

S.No. 20234 Date 20/5/05 Rs. 100/-

Sold to: Soham Modi

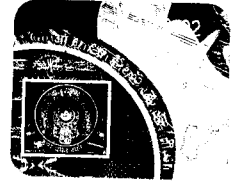
For: Satish Modi R/o Secabad

For whom: Mrs. Mehta & Modi Homes.

R. W.  
R. NARENDER

SVL No. 42/95

R.No. 35/2004-2006  
RAM NAGAR, HYD'ABAD.



**SALE DEED**

This SALE DEED is made and executed on this the 21st day of May 2005 by:

1. Sri P. Sanjeeva Reddy, S/o. late Sri P. Sai Reddy, aged about 55 years, occupation: Agriculture, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2-23/22/8, D. D. Colony, Bagh Amberpet, Hyderabad - 500 013, represented by Agreement of Sale-cum-General Power of Attorney older 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, Cherlpally, Ghatkesar mandal, Ranga Reddy district.

(hereinafter jointly referred to as the VENDORS and severally as Vendor No. 1 & Vendor No. 2)

*S. Shankar Goud*

*S. Shankar Goud*

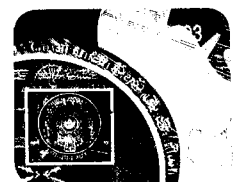
Contd..2.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
20235 20/5/05 Rs. 100/-  
Soham Modi  
✓ 20235 Saksh Modi P/O SEC-DAB  
M/s. MEHTA & MODI HOMES.

06AA 276903

R. UY  
R. HARINDER  
SVL No. 42/95  
R.No. 88/2004-2006  
RAM NAGAR, HYD'ABAD.



:: 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 Partners Shri Soham Modi, Son of Sri Satish Modi, aged 35 years, Occupation: Business and Sri Suresh U Mehta Son of Late Uttamlal Mehta, aged about 55 years, Occupation: Business.

(hereinafter referred to as the 'PURCHASER')

The terms VENDORS and PURCHASER herein used shall wherever the context so admit mean and include their respective heirs, executors, successors, legal representators, administrators and assignees etc. as the parties themselves.

*Sohan Modi*

*R. Harinder*

Contd..3.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 276904

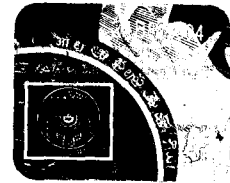
S.No. 20236 Date 20/1/25 Rs. 100/-

Sold to Mr. Sohem modi

S/o. W/O. D. Saksh modi R/o. Sec'ed

For whom Mr. Mehta S. Modi Homes.

R. M. J. NARAYAN  
S.V.L. No. 42/95  
R.No. 08/2004-2008  
RAM NAGAR, HYD'ABAD.



:: 3 ::

**WHEREAS:**

a) The VENDOR No. 1 is the absolute owner and possessor of agricultural lands admeasuring Ac. 6-30 Gts. 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 upon death on 27.05.1998 by virtue of Patta No. 20, Title No. 10420 and Pass Book No. 177970.

b) VENDOR No. 2 has agreed to purchase the entire agricultural land admeasuring Ac. 6-30 Gts. from VENDOR No. 1 and Vendor No. 2 has paid the entire sale 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.

c) The PURCHASER has approached the VENDORS to sell a portion of the above referred agricultural land admeasuring about Ac. 0-29 1/3 Gts. forming a part of Sy.No. 291, Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, Ranga Reddy District, herein after referred to as the Scheduled Property, and more fully described in the schedule give hereunder and marked in red in the plan enclosed.

d) The VENDORS have agreed to sell the Scheduled Property to the PURCHASER free from all encumbrances for a consideration of Rs.4,40,000/- (Rupees Four Lakhs Forty Thousand Only) and the PURCHASER have agreed to purchase the same for the said consideration.

*U. Shankar Reddy*

*U. Shankar Reddy*

Contd..4.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 276905

S.No. 202-32 Date 20/5/05 Rs. 100/-

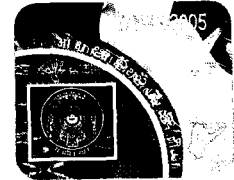
Sold to Mr. Soham modi

S/o. W/o. D/d. Satish modi P/O. Seered

For whom M/s. Menta & modi Homes

:: 4 ::

R. NARENDER  
SVL No. 42/95  
R.No. 39/2004-2008  
RAM NAGAR, HYD'ABAD.



**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

1. The VENDORS do hereby convey, transfer and sell the Schedule Property being agricultural land admeasuring Ac. 0-29 1/3 Gts. forming a part of Sy. No. 291 of Charlapally Village, Ghatkesar Mandal, R. R. district, which is herein after referred to as the Schedule Property and more particularly described in the schedule and the plan annexed to this Deed of Sale, in favour of the Purchaser for a total sale consideration of Rs. 4,40,000/- (Rupees Four Lakhs Forty Two Thousand Five Hundred Only). The VENDORS hereby acknowledge receipt of the said consideration.

2. The Vendors hereby covenant that the scheduled property was the absolute property belonging to P. Sai Reddy, father of the Vendor No. 1 herein and after his death the Vendors herein alone are the absolute owners of the same and no other person other than the Vendors has any right, title or interest in respect of the scheduled property or any portion thereof. There are no protected tenants in respect of the scheduled property and as such there is no encumbrance or any impediment on the ownership and enjoyment of the scheduled property by the Vendors herein above mentioned.

3. The Vendors further covenant that the scheduled property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby give warranty of title. If any claim is made by and person either claiming through the Vendors or otherwise in respect of the scheduled property it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Purchaser are put to any loss on account of any claims on the scheduled property, the Vendors shall indemnify the Purchaser fully for such losses.

*(Signature)*

*(Signature)* Contd..5.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 276906

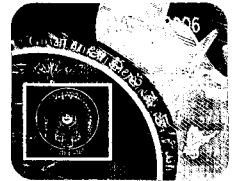
S.No. 20238 Date 20/5/15 Rs. 100/-

Sold to: Soham modi

S/o. W/o. D/s. Satish modi R/o. Seciad

M/s. Mehta & modi Homes.

R. NARENDER  
SVL No. 42/95  
R.No. 39/2004-2006  
RAM NAGAR, HYD'ABAD



:: 5 ::

4. The Vendors have this day delivered vacant peaceful possession of the scheduled property to the Purchaser and the Purchaser shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.

5. The Vendors hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the scheduled property unto and in favour of the Purchaser in the concerned departments.

6. That the VENDORS hereby covenants that they are peaceful possessors and absolute owners of the Scheduled Property and entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Property and to transfer all the rights. Further, the VENDORS hereby covenants and declares that they have not entered into any agreement or executed any deed prior to this sale agreement with respect to the Scheduled Property. If any claim arises on this count the VENDORS hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.

7. That the VENDORS hereby further declares that the VENDORS, nor their heirs, relatives or any other person or persons have any kind of right, title, interest in and over the Scheduled Property.

*R. Shankar*

*R. Shankar*

Contd..6.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 276907

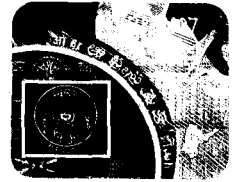
S.No. 20239 n. 20/5/05 = 100/-

Solara. Sohem modi

S. No. 185168 Sahish modi R/o. Seisca

Forw. M/s. Mehta & Modi Homes.

R. NARENDER  
SVL No. 42/95  
R.No. 38/2004-2008  
RAM NAGAR, HYD'BAD.



:: 6 ::

8. The Vendors hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc., in respect of the schedule property.

9. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to the scheduled property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendors to clear the same.

10. The VENDORS have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.

11. The Vendors further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1of 1973.

12. The Vendors further covenants that the scheduled property is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Government Agencies/Undertakings.

13. The Vendors hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the Vendors will be liable for payment of deficit duty.

14. Stamp Duty and Registration Charges of Rs. 20,980 = 00 paid by way of Challan No. 185168, dated 21.05.2005, drawn on SBH, Habsiguda branch, Hyderabad.

10. *[Signature]*

*[Signature]*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 276908

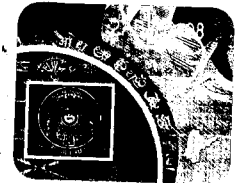
No. 20240 Date 20/5/05 Rs. 100/-

old to Soham mod.

to W/o. /a. Sakish modi R/o. Sec'bad.

or whom M/s. Menta & mod. Homes.

R. NARENDER  
SVL No. 42/95  
R.No. 38/2004-2008  
RAM NAGAR, HYD'ABAD.



:: 7 ::

**SCHEDULE OF THE PROPERTY**

(29.33 Gts) All that Property being the agricultural land admeasuring Ac. 0-29 1/3 Gts. forming part of Sy. No. 291 of Cherlapally vil- lage, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

- NORTH BY : Land belongs to Pratap Reddy in Sy.No.36 (P), 37(P), 38(P), 39(P) & 291(P)
- SOUTH BY : Existing Road
- EAST BY : Land belongs to Purchasers & Vendors in Sy. No. 291
- WEST BY : Land belongs to Purchasers in Sy. No. 291

IN WITNESS WHEREOF this Sale Deed is made and executed on this 21st day of May 2005 by the parties hereto in presence of the witnesses mentioned below:

**WITNESSES:**

1. Pratap Reddy  
(K. P. Reddy)
2. Sri. S. H. A. R.  
(S. H. A. R.)

Q. S. H. A. R.

VENDOR NO. 1

Q. S. H. A. R.

VENDOR NO. 2

J. H. A. R.

PURCHASER NO. 1

S. H. A. R.

PURCHASER NO. 2

**REGISTRATION PLAN SHOWING AGRICULTURAL LAND**

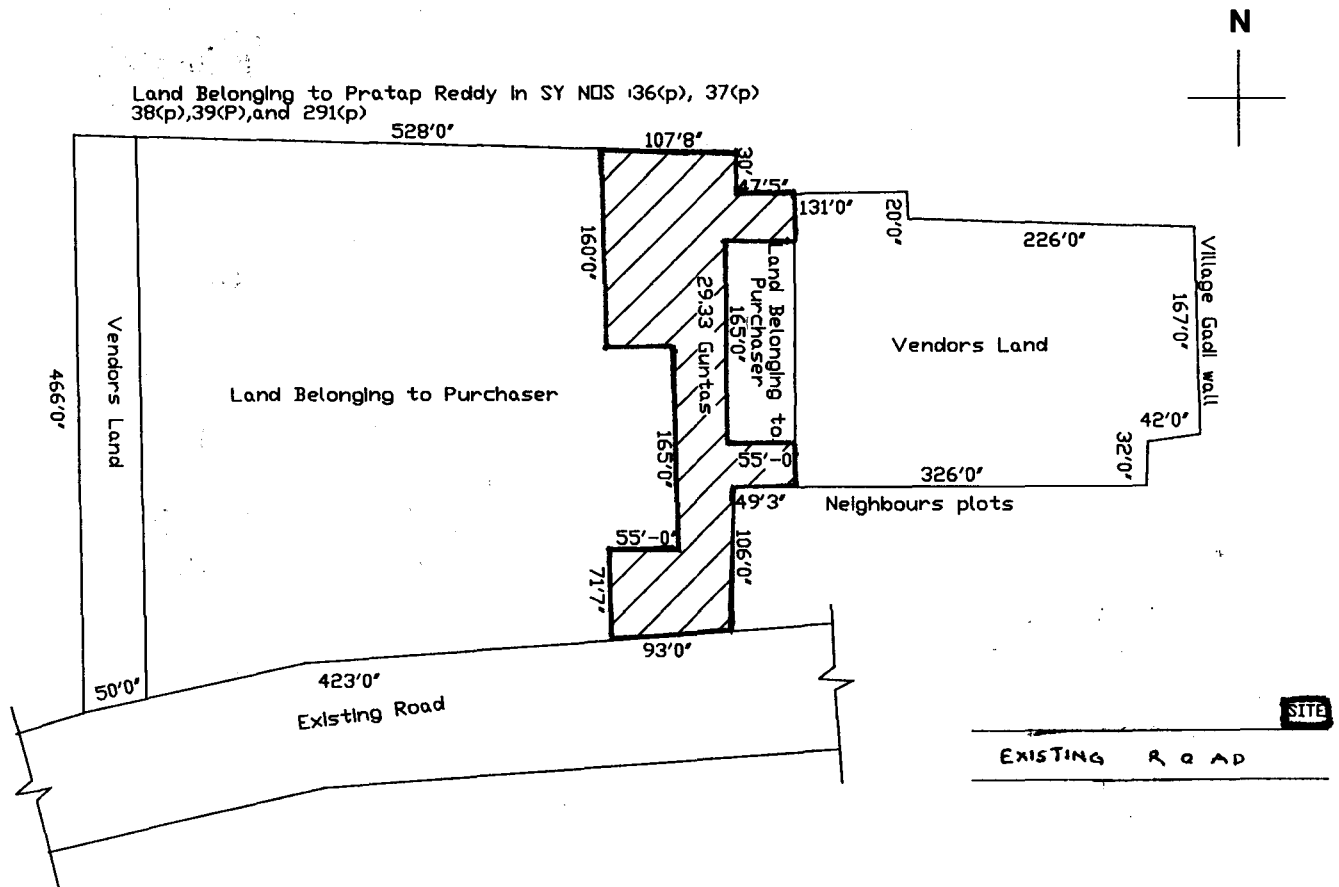
**IN SURV. NOS.** 291 (PART) **Situated at**

CHERLAPALLY VILLAGE, GHATKESAR **Mandal, R.R. Dist.**

**VENDORS:** SRI P. SANJEEVA REDDY, S/O. LATE P. SAI REDDY, REPRESENTED BY  
 AGREEMENT OF SALE-CUM-GPA HOLDER SRI KASULA SHANKAR GOUD,  
 S/O. K. RAJIAH

**VENDEE:** M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNER  
 1. SRI SOHAM MODI, S/O. SRI SATISH MODI  
 2. SRI SURESH U MEHTA, S/O. LATE SRI UTTAMLAL MEHTA

**REFERENCE:** **SCALE:** **INCL:**  **EXCL:**   
**AREA:** AC. 0-29<sup>1</sup>/<sub>3</sub> GTS. **SQ. YDS. OR** **SQ. MTRS.**

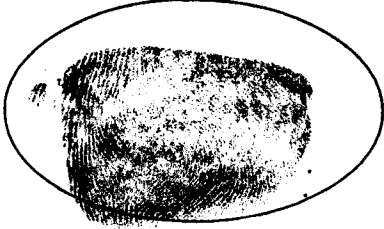
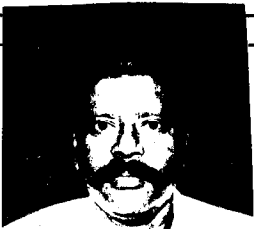
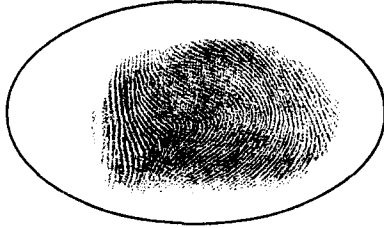
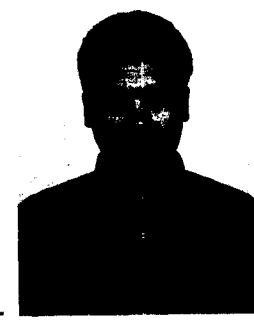
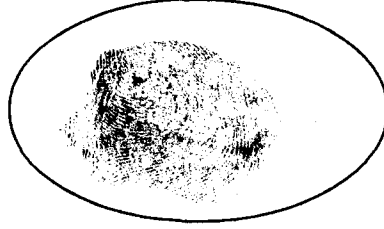

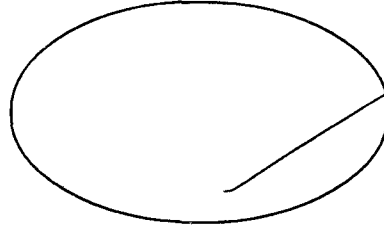



**WITNESSES:**  
 1. *(Signature)*  
 (K. P. Reddy)  
 2. *(Signature)*

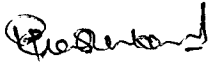
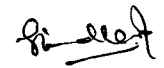
1. *(Signature)*  
 2. *(Signature)*  
**SIGN. OF THE VENDOR**  
*(Signature)*  
**SIGN. OF THE VENDEE**  
 2. *(Signature)*

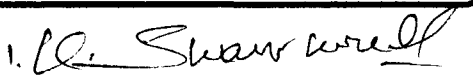
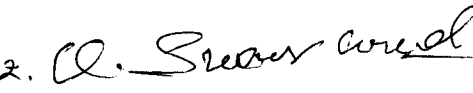


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908:**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			G.P.A. HOLDER:- <u>MR. KASULA SHANKAR GOUD</u> <u>R/o. 2-1-15/2, CHERLAPALLY</u> <u>VILLAGE, GHATKESAR MANDAL</u> <u>R-R-DIST.</u>
			PURCHASER:- <u>M/s. MEHTA &amp; MODI HOMES,</u> <u>having ite (C) 5-4-187/3 &amp; 4</u> <u>M.G. ROAD, Sec Bad, Rep by ite</u> <u>Partners Mr. SOHAM MODI</u>
			<u>2, SURESH U. MEHTA</u> <u>(C) 5-4-187 (3 &amp; 4, III Floor</u> <u>SOHAM MANSION), M.G. ROAD,</u> <u>SEC-BAD - 003.</u>
			

**SIGNATURE OF WITNESSES**

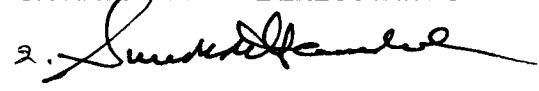
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**SIG. OF THE PURCHASER:**



**SIGNATURE OF THE EXECUTANT'S**



200 5 వ సం||...మై...నెల...25 తేది  
 192 7 వ.శ.శా...మాసము...4...తేది  
 పగలు...మరియు...గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Shankar Goud  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు  
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ||...2200/- చెల్లించినారు.

Receipt No. 185366 Dt. 21/5/20... Vide  
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రాబనవ్రేలు



నిరూపించినది.

*W. Suman Reddy*

*W. Suman Reddy*

K. Shankar Goud Slo. K. Rajaraj, occ:  
 Business R/o. 2-1-15/2, Cherlapally Village  
 Ghatkesar Mandal, P.R. Dist.

(K. Prabhakar Reddy Slo. K. Padma Reddy  
 occ: Sec'bad. 5-4-187/3 & 4, m. G. Road  
 Sec'bad.

Sridhar Slo. Ramakrishna occ: Business  
 2-3-6/10/24, Amberpet, Hyderabad.

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

పబ్-రిజిస్ట్రారు



200 5 వ సం||...మై...నెల...25 వ తేది  
 192 7 వ.శ.శా...మాసం...4 వ తేది

*W. Suman Reddy*  
 పబ్-రిజిస్ట్రారు

1 వ పుస్తకము 4974/85  
 దస్తవేజాల మొత్తం కారితముల  
 సంఖ్య: 9 ఈ కారితపు వరుస  
 సంఖ్య: 2

*[Signature]*  
 పబ్లికేషన్

Endorsement Under Section 42 of Act 7 of 1897  
 No. 4974 of 2005 Date 25/5/05

I hereby certify that the proper deficit  
 stamp duty of Rs. 18680/- Rupees Eighteen thousand-  
 59 hundred eighty only  
 has been levied in respect of this instrument  
 from Sri. Kishankar goud  
 on the basis of the Market Value  
 consideration of Rs. 44000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal *[Signature]*  
 Sub Registrar and Collector O/S. 41&A  
 Dated: 25/5/05 INDIAN STAMP ACT

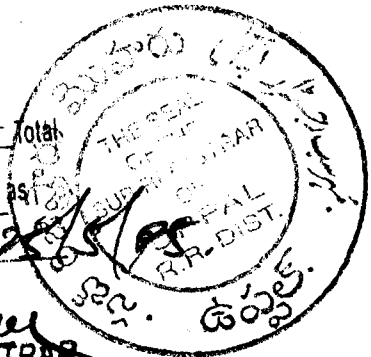
Registration Endorsement

An amount of Rs. 18680/- towards Stamp Duty  
 including Transfer duty and Rs. 2200/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 185368  
 Dated 21/5/05 at S.R.O. Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda  
 A/c No. 0100905078  
 S.R.O. Uppal.

NOTE: D.S.D. Rs. 10000/- Total  
 & D.R.F. Rs. -  
 Rs. 10000/- has been collected as  
 agreed M.V of Rs. 44000/-

*[Signature]*  
 SUB-REGISTRAR

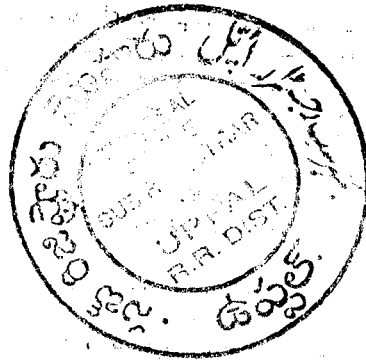


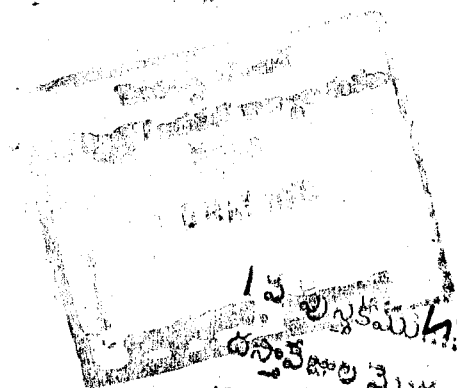
4974/95  
 దస్తావేజుల నిబంధనలు  
 సంఖ్య... 9  
 పంఖ్య... 3

2  
 సబ్-డివిజన్లు

4974/95  
 నిబంధనగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు 4974-1-200  
 2005 సం॥ వై. నెల 25 తేది

*[Handwritten Signature]*  
 రిజిస్ట్రారు

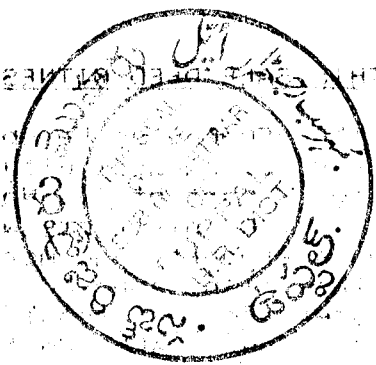




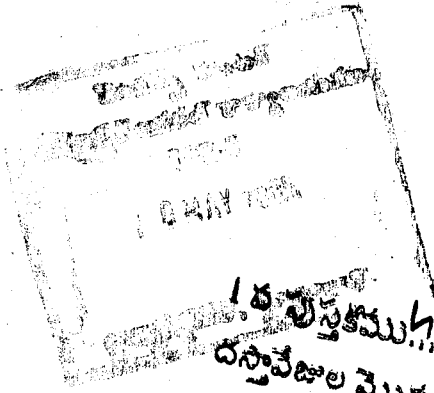
1 వ అడ్వైజరీ 4974/05  
 దస్తవేజుల మొత్తం కాగితముల  
 సంఖ్య... 9  
 సంఖ్య... 4

సచి-రిజిస్ట్రారు

THE FOLLOWING IS THE LIST OF THE...



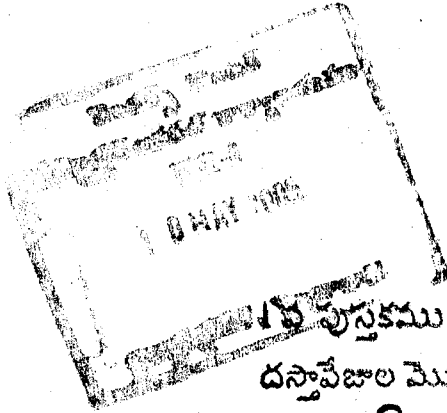
[Faint, mostly illegible text, likely a list or schedule of items, possibly related to stationery or administrative supplies.]



1. కల్వెంపేటిముఖములు 4974605 సొంతి  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు పత్రును  
సంఖ్య... 5.....

2  
పబ్-రిజిస్ట్రారు





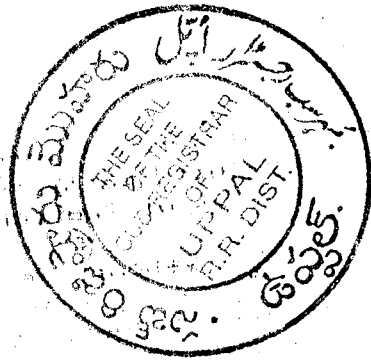
పల్లెటూరు మున్సిపాలిటీ

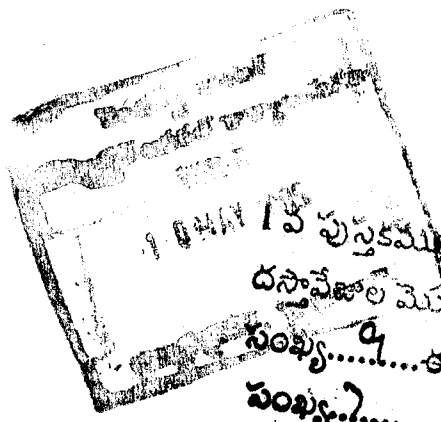
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

  
సబ్-రిజిస్ట్రారు

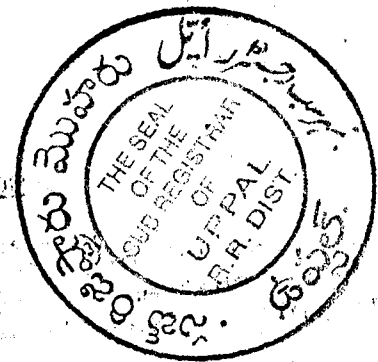




13/11/2013 పుస్తకము...  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
పంఖ్య...

*[Signature]*  
పబ్-రిజిస్ట్రారు

REGISTER OF THE



1000  
1000  
1000  
1000



1వ పుస్తకము... 6974/95  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య... 8

*[Handwritten Signature]*  
సహకార కార్యదర్శి



1. 10 మైన్స్ కమిషన్ నంబర్ 4974/1955

జిన్నావేజాల మొత్తం కాగితములు

సంఖ్య.....9.....ఈ కాగితపు కేసున

పరిష్కారము.....

*[Handwritten Signature]*  
మంజూరు

