

238

No. 9484 DOCT No. 9469/2007 A/c 8742

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

F 674969

3368  
02/05/2007  
Name... Mahendras  
S/o... Mahesh  
For Whom... Mehta & Modi Homes

K. SATISH KUMAR  
S.V.L. No:13/2000. R. No: 20/2000  
S-2-30 PLEMAYATHIPET (VI)  
R. NAG: R.N.M. C.R. DIST

SALE DEED

This Sale Deed is made and executed on this the 3<sup>rd</sup> day of August 2007 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

1. MR. G. JAGANNATH, SON OF G. SUBBARAYUDU aged about 41 years, and
2. MRS. G. PRASUNA, WIFE OF MR. G. JAGANNATH, aged about 36 years, both are residing at 301, 4<sup>th</sup> Block, Shanti Gardens, Nacharam, Hyderabad-500 076, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes  
*[Signature]*  
Partner

For Mehta and Modi Homes  
*[Signature]*  
Partner

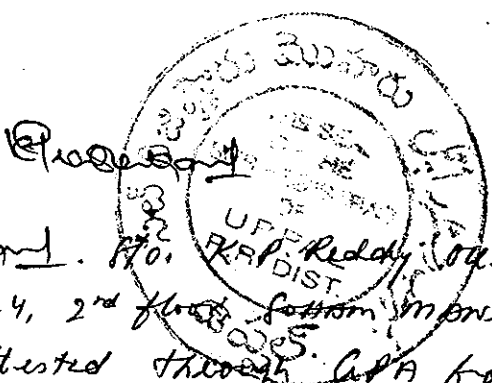
వ పుస్తకము...  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య...

సబ్-రిజిస్ట్రారు

192... వ సం...  
 192... వ.శ.శా... మాసము... తేది  
 పగలు... మరియు... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...  
 రిజిస్ట్రేషన్ డిట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ॥... చెల్లించినారు.

Receipt No. 60/1874 Dt. 3/8/07 Vide  
 GBH, Halseiguda Branch, Sec'bad



వాస యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రాటనవేలు



Proclamation Ho. R.R. Reddy, Sec'bad - Senior  
 (0) 5-4-187/324, 2nd floor, Gopuram, M.G. Road  
 Sec'bad attested through CPA for presentation  
 of Documents vide G.P.A no. 201/BKIV/2006 at SRO  
 Uppal, R.R. Dist.

నిరూపించినది.

1. J. Pradeep Ho. J. Pradeep, Sec'bad - Senior  
 R10. 1-10-263, New Bowringpally, Sec'bad.

2. Krishna, 8/2 Rama Rao, Sec'bad - Senior  
 40. 2-2 Gulim, Amberpet, Hyderabad.

200... వ.సం... తేది  
 192... వ.శ.శా... మాసం... తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

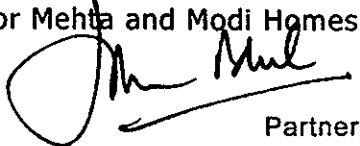
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	202 Sq. Yds.
12.	1655/2005	21/02/2005	Ac. 0-38 Gts.
13.	2247/2005	11/03/2005	Ac. 0-25 Gts.
14.	4973/2005	21/05/2005	Ac. 1-22 Gts.
15.	4974/2005	21/05/2005	Ac. 0-15 ½ Gts.
16.	6495/2005	07/07/2005	Ac. 0-29 1/3 Gts.
			Ac. 1-22 ½ Gts.

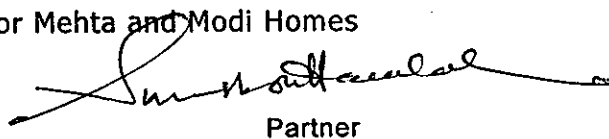
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

1 వ పుస్తకము 468/07  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య 9..... ఈ కాగితపు వరుస  
 సంఖ్య 2.....

పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 187  
 No. 468 of 2007 Date 3/8/07

I hereby certify that the proper deficit  
 stamp duty of Rs. 40850/Rupees  
 has been levied in respect of this instrument  
 from Sri. K. Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 455000/- being  
 higher than the consideration agreed Market  
 Value.

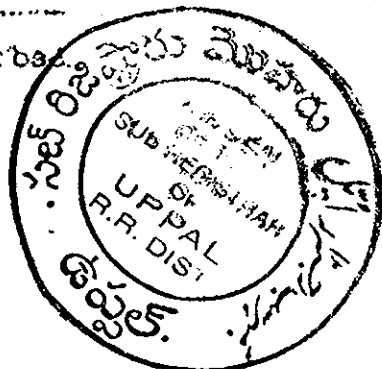
S.R.O. Uppal  
 dated 3/8/07

*[Signature]*  
 Sub Registrar  
 and Collector (S. 41 &)  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 40850/- towards Stamp Duty  
 including Transfer duty and Rs. 2225/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 601884  
 Dated 3/8/07 at SRI Habsiguda Branch Sec'da

**S.B.H. Habsiguda**  
**A/c No. 01000050700**  
**of S.R.O. Uppal.**

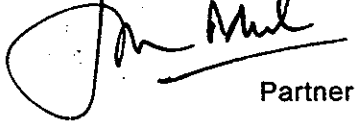


E) The Vendee is desirous of purchasing a plot of land bearing no. 238 admeasuring 325 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 238 admeasuring 325 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 43,220/- is paid by way of challan No. 601 SSY dated 03-08-17, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

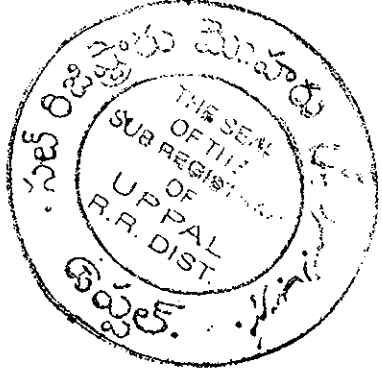
  
Partner

1 వ పుస్తకము 9469/07  
 దస్తావేజుల మొత్తం కాగితములః  
 సంఖ్య...9...ఈ కాగితపు వరుస  
 సంఖ్య...5.....

*[Signature]*  
 సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (శా.శ) పు... 9469/07  
 నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు... 9469...1-2007 ఇవ్వడమైన  
 2007 సం|| గుర్తింపు నెంబరు... 9469...1-2007 ఇవ్వడమైన  
 2007 సం|| గుర్తింపు నెంబరు... 9469...1-2007 ఇవ్వడమైన

*[Signature]*  
 రిజిస్ట్రారు





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 238 admeasuring about 325 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:


North	Plot No.237
South	Amphi Theatre
East	40' wide Road
West	Plot No. 239

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

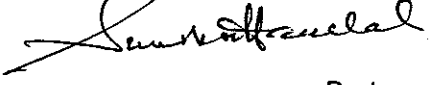
WITNESS:

1. 
2. 


For Mehta and Modi Homes

  
(Soham Modi) Partner  
VENDOR

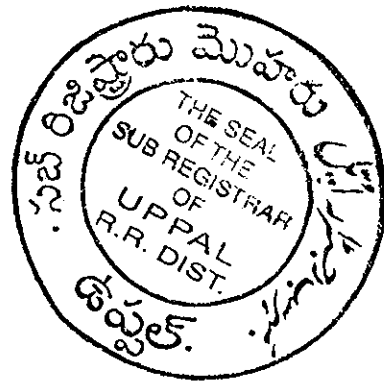
For Mehta and Modi Homes

  
(Suresh U Mehta) Partner  
VENDOR



  
VENDEE

1వ ప్రస్తావనము 9669137  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 91..... ఈ కాగితపు వరుస  
సంఖ్య 6.....  
పబ్-రిజిస్ట్రార





**REGISTRATION PLAN SHOWING**

PLOT NO. 238, FORMING A PART

**IN SURVEY NO.** 291

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

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

**VENDOR:** M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

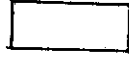
**BUYER:** 1. MR. G. JAGANNATH, SON OF G. SUBBARAYUDU

2. MRS. G. PRASUNA, WIFE OF MR. G. JAGANNATH

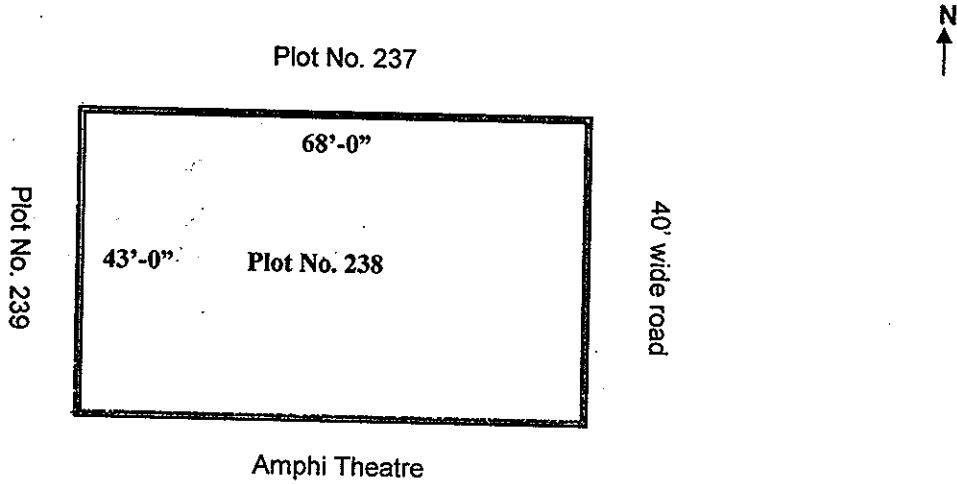
**REFERENCE:**  
**AREA:** 325

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



**WITNESSES:**

For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

1. *[Signature]*

2. *[Signature]*


**SIG. OF THE VENDOR**

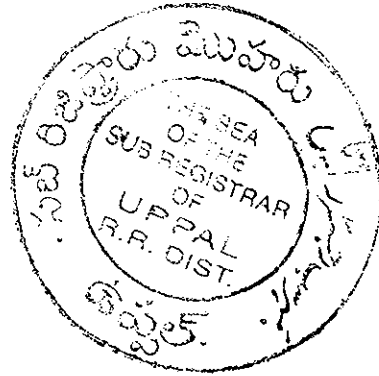
*G. Prasuna*

*[Signature]*

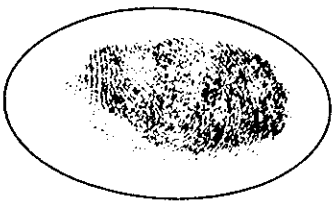

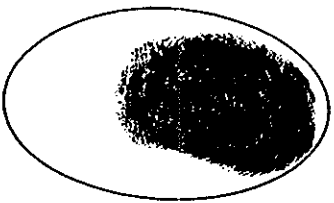




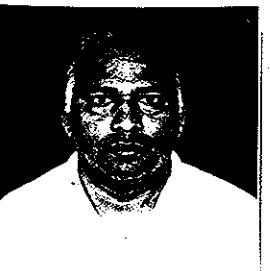
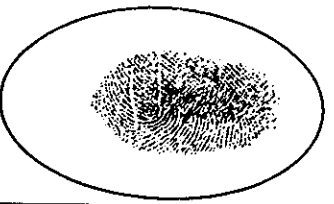

**SIG. OF THE BUYER**

1వ పుస్తకము: 469/2011  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య: 91.... ఈ కాగితపు వరుస  
సంఖ్య: 1.....


  
~~సబ్ రిజిస్ట్రార్~~




# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA &amp; MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 &amp; 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p>
			<p><u>BUYER:</u></p> <p>1. MR. G. JAGANNATH S/O. G. SUBBARAYUDU R/O. 301, 4<sup>TH</sup> BLOCK, SHANTI GARDENS NACHARAM HYDERABAD-500 076.</p>
			<p>2. MRS. G. PRASUNA W/O. MR. G. JAGANNATH R/O. 301, 4<sup>TH</sup> BLOCK, SHANTI GARDENS NACHARAM HYDERABAD-500 076.</p>

**SIGNATURE OF WITNESSES:**

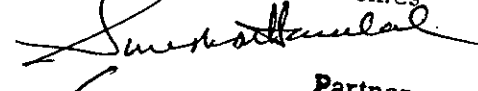
1. 

2. 

**For Mehta and Modi Homes**

  
Partner

**For Mehta and Modi Homes**

  
Partner

G. Prasuna



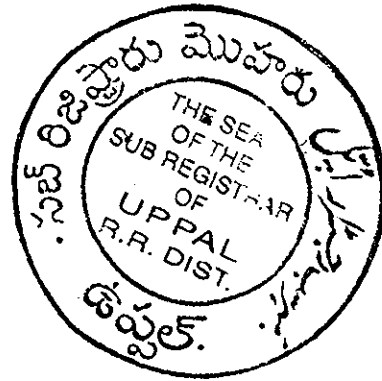
1 న పుస్తకము 9469 తో

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9..... ఈ కాగితపు వరుస

సంఖ్య 6.....

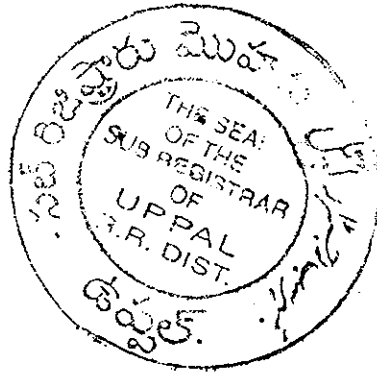
  
సబ్ రిజిస్ట్రార్








1 వ పుస్తకము 9669 క్రింది  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9..... ఈ కాగితపు వరుస  
సంఖ్య 1.....

  
పబ్-రిజిస్ట్రారు



  
 Election Commission Of India  
 భారత ఎన్నికల సంఘము  
 IDENTITY CARD  
 గుర్తింపుకార్డు

FZZ6363642

Elector's Name : JAGANNATH

ఓటరు పేరు : జగన్నాథ్

Father's Name : SUBBA RAYUDU

కంటి పేరు: సుబ్బ రాయుడు

Sex : M      Age as on 1-1-2003      37  
 లింగము : పు      1-1-2003 వాటికి వయస్సు

**Address:**

8-3-167/K/26,27/203	చిరునామా
KALYAN NAGAR 3	8-3-167/K/26,27/203
KALYAN NAGAR 3	కళ్యాణ్ నగర్ 3
KALYAN NAGAR 3	కళ్యాణ్ నగర్ 3
HYDERABAD	హైదరాబాద్

D. *Paal...*  
 Electoral Registration Officer  
 ఓటరు రిజిస్ట్రేషన్ అధికారి  
 KHAIRATABAD Assembly Constituency  
 ఖైరతాబాదు ఎన్నికల నియోజకవర్గము  
 Place: HYDERABAD  
 స్థలము: హైదరాబాద్  
 Date / తేదీ : 29-05-2003  
 This card may be used as an identity card  
 under different Government schemes  
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో  
 గుర్తింపు కార్డుగా ఉపయోగించవచ్చును  
 149 / 516

*Jagannath*

1 వ పుస్తకము 966/1  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9..... ఈ కాగితపు వరుస  
సంఖ్య 9.....

2  
పబ్-రిజిస్ట్రార్

