

4.3591 252

3601/08

Ac43702

952

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

संघमव जयते

भारत INDIA

INDIA NON JUDICIAL



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3779 12/4/08 100-
New Katesh
A. Rao
Mehta & Modi Homes

LEELA G CHIMALGI
STAMP VENDOR
5-4-76, A. Nagar, Padiguntla
SECUNDERABAD-500 001

SALE DEED

This Sale Deed is made and executed on this the 18th day of April 2008 at Secunderabad 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 38 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

MR. PAVAN KUMAR MUTNURI, SON OF MR. RAMA CHANDRA RAO MUTNURI, aged about 28 years, residing at Flat No.103, H. No: 12-13-263, Saimitra Enclave, Street No. 2, Lane No. 9, Tarnaka, Secunderabad – 500 017., 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 & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

WHEREAS:

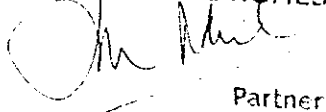
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule 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	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 1/2 Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 1/2 Gts.

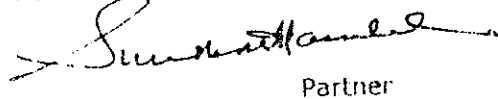
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

3601/08
 1 వ పుస్తకము.....సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...10...ఈ కాగితపు వరుస
 సంఖ్య...2.....

పబ్-రిజిస్ట్రారు

No. 3601 of 2008 Date 18/12/08

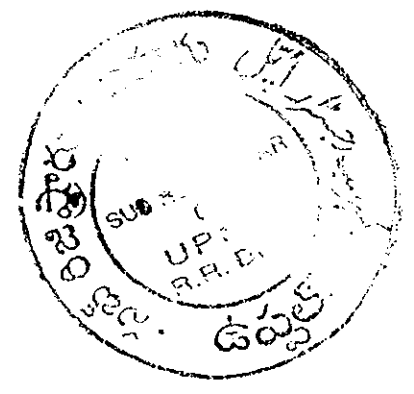
I hereby certify that the proper deficit stamp duty of Rs. 68840/- Rupees Sixty eight thousand Eight hundred and forty only has been levied in respect of this instrument from Sri. C. Prabhakar Reddy on the basis of the agreed Market Value consideration of Rs. 760000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal Sub Registrar and Collector U/S 41 & 4 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 68840/- Towards Stamp Duty including Transfer duty and Rs. 3830/- towards Registration Fee was paid by the party through Challan Receipt Number 762292 & 264879 Dated 21/12/08 at SBI Habisiguda Branch, Sec'bad.

S. S. H Habisiguda
 A/c no. 01000050700
 of S.R.O. Uppal.

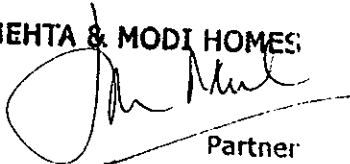


- E) The Vendee is desirous of purchasing a plot of land bearing no. 252, admeasuring 383 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 7.66.000/- (Rupees Seven Lakhs Sixty Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

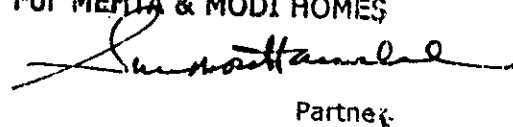
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 252, admeasuring 383 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. 7.66,000/- (Rupees Seven Lakhs Sixty Six Thousand Only) and 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 effect, vely 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. 72,770/- is paid by way of challan no. 764879, dated 18.04.2008, drawn on SBH, Habsiguda, Hyderabad.
762292 dated 02.02.08

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

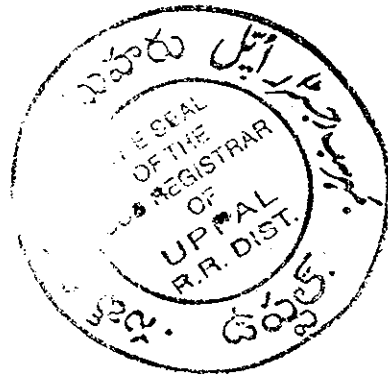

Partner

1 వ పుస్తకము 3601/08 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...3.....

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (కా.క) పు...3601/08
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...3601...1-200 ప్రావ్యుడమైన
200 సంఖ్య ద్వారా వెల...1.00...తేది

రిజిస్ట్రారు కార్యాలయం



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 252, admeasuring about 383 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	40' wide road
South	100' wide road
East	Plot No. 253
West	Plot No. 251

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. *K. Lathya Vari*

2. *[Signature]*

For MEHTA & MODI HOMES

[Signature]

Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES

[Signature]

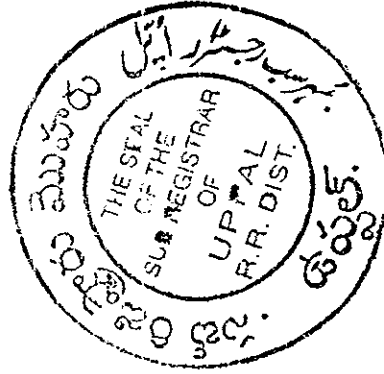
Partner

(Suresh U Mehta)
VENDOR

M. Pavan Kumar
VENDEE

1వ పుస్తకము 3601/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10 ఈ కాగితపు వరుస
సంఖ్య.....4.....

సబ్-రజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 252, 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

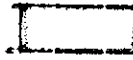
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. PAVAN KUMAR MUTNURI, SON OF MR. RAMA CHANDRA RAO MUTNURI

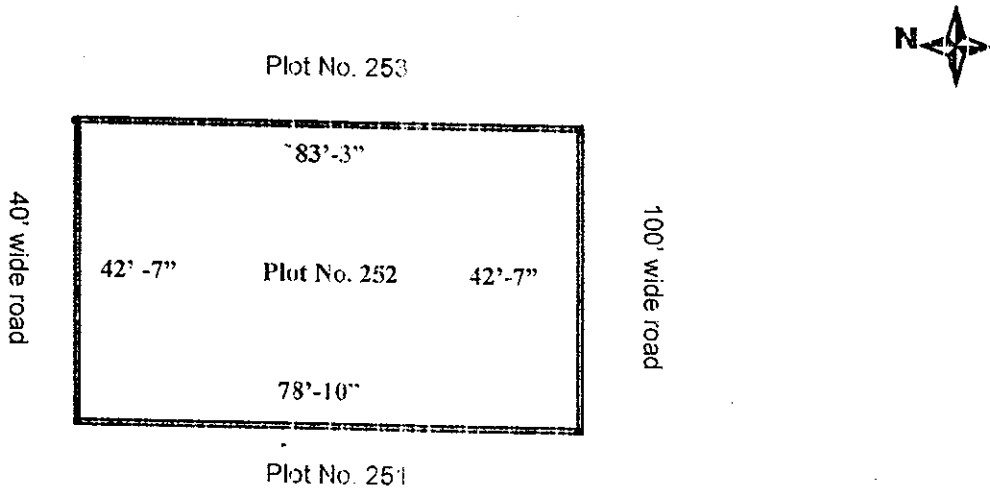
REFERENCE:
AREA: 383

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

WITNESSES:

[Signature]
Partner

[Signature]
Partner

SIG. OF THE VENDOR

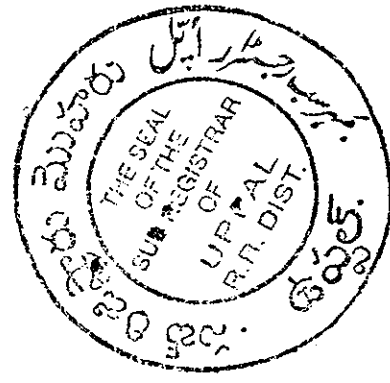
1. K. Sathya Vani

2. *[Signature]*

[Signature]
SIG. OF THE BUYER

శ్రీ సైకము 3601/08 నంబా
అన్తవేజుల మొత్తం కాగితముల
సంఖ్య... 10 ఈ కాగితపు వరుస
సంఖ్య... 5

పబ్-రిజిస్ట్రారు



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

SL. NO

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

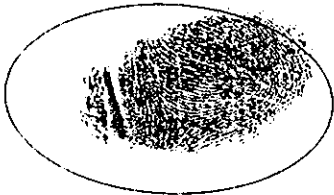
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.

1. MR. SOHAM MODI
S/O. MR. SATISH MODI



2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.

GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3&4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



BUYER:

MR. PAVAN KUMAR MUTNURI
S/O. MR. RAMA CHANDRA RAO MUTNURI
R/O. FLAT NO.103
H. NO: 12-13-263, SAIMITRA ENCLAVE
STREET NO. 2, LANE NO. 9
TARNAKA
SECUNDERABAD - 500 017.



SIGNATURE OF WITNESSES:

1. *K. Sathya Vani*
2. *[Signature]*

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

SIGNATURE OF EXECUTANTS

M. Pavan Kumar

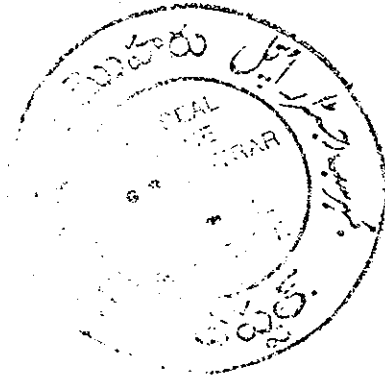
1 వ పుస్తకము: 3601/08 సంగ్రహ

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య: 10 ఈ కార్యపు వరుస

సంఖ్య: 6

పబ్-రిజిస్ట్రారు

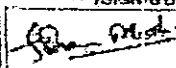


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIIMPAG725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

दिनांक / DATE OF BIRTH
19/10/1989

हस्ताक्षर / SIGNATURE


प्रमुख आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

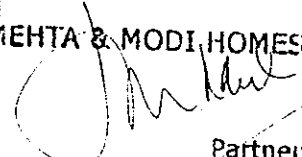
INDIAN DRIVING LICENCE
ANDHRA PRADESH

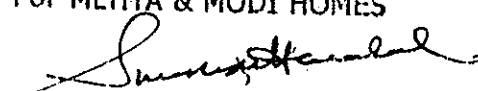
DRIVING LICENCE
DLBAP011193022002

प्रमाणित किया गया / K
K PRAMANIT KARYA
2-3-54/1925
जाति का वर्ग / जाति /
HYDERABAD

30/07/2002 **DUPLICATE**

Licensing Authority
RTA-HYDERABAD-02

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

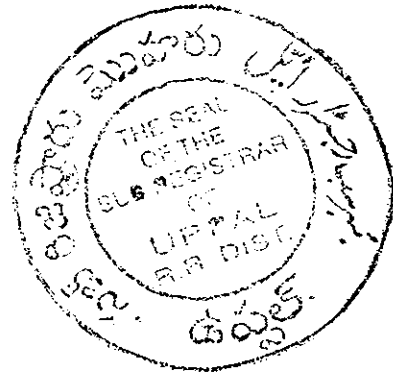
పాపపుస్తకము 3601/08 నంబరు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 7

పేజీ-8



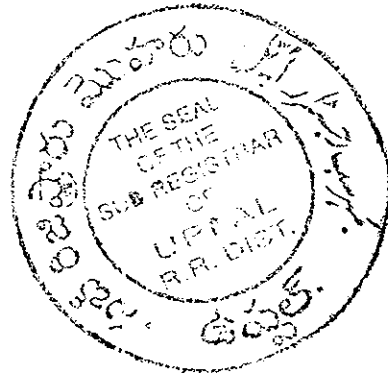
1 వ పుస్తకము 2601/08 నెంబర్

దస్తావేజులు సెలక్షన్ జాగితముల

సంఖ్య... 10 ... వా జాగితపు వరుస

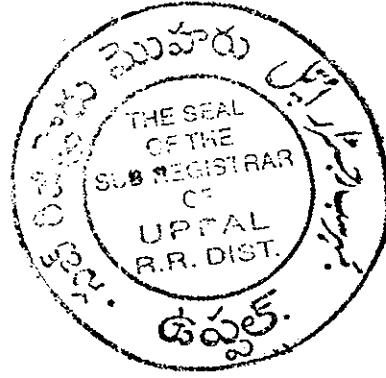
సంఖ్య... 8

పబ్-8 జి.నా.రూ



3601/08
1వ పుస్తకము.....సంఖ్య
దస్తానేజాల మొత్తం కాగితముల
సంఖ్య.....10...ఈ కాగితపు వరుస
సంఖ్య.....9.....

పబ్-రిజిస్ట్రారు ✓





18/03/2008 11:42

1 వ పుస్తకము 3601/08 సంగ్రహ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 10... ఈ కాగితపు వరుస

సంఖ్య... 10.....

సబ్-రిజిస్ట్రారు

