

264

S No. 7461

DOCT. No. 2442 2007 Acw 7656

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

MIXED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 353001

K. Srinivas

Svl. No.26/98, R.No.11/2007 City Civil Court SECUNDERABAD.

26/06/2007  
mehta & modi  
mehta & modi Homes

SALE DEED

This Sale Deed is made and executed on this the 18<sup>th</sup> day of June 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, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and Sri Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MRS. LALITHA SETTY, WIFE OF MR. NAGA SHIVA RAO, aged about 39 years, residing at 22-147 (Old), Radhakrishna Nagar, Safilguda, Hyderabad - 500 047, Presently Residing at 80, Chadwick Circle, Norristown, P.A. 19403, U.S.A., 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

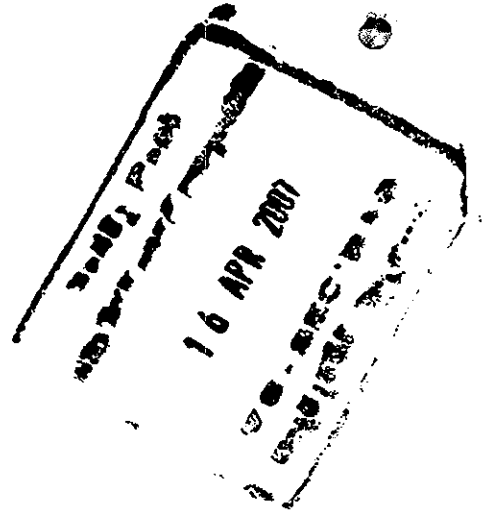
*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

వ పుస్తకము 746/100 పు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య.....ఈ కాగితపు వరుస  
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

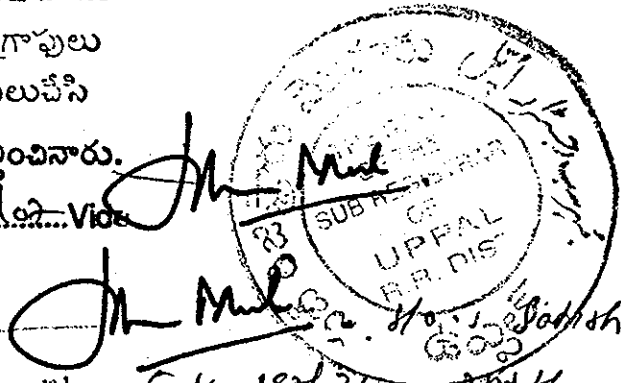


0 వ సం||...నెల...తేది  
 29- వ.శ.శా...మాసము...తేది  
 (లు...మరియు...గంటల మధ్య  
 పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

*Soham Medi*  
 శ్రీష్టిపన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 పుసరించి సమర్పించవలసిన పాట్ గ్రాఫులు  
 రియు వేలిముద్రలతో సహా దాఖలుచేసి  
 సుము రూ||...చెల్పించినారు.

Receipt No. 130706 Dt. 16/4/07  
 3H, Habsiguda Branch, Sec'bad

సీ యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవేలు



*Soham Medi*  
 R/o. 5-4-187/364, 2nd floor, Sottam mansion,  
 M.A. Road, Sec'bad-03.



ఎడమ బ్రౌటనవేలు



రూపించినది.

*Uttam Lal Mehta*  
 R/o. Late Uttam Lal Mehta  
 Bus Business, R/o. 5-4-187/364, 2nd floor,  
 Sottam mansion, M.A. Road, Sec'bad-03.

*P. Rajkumar*  
 R/o. P. Janani Bus Business  
 R/o. 12-1-87, Lalapet, Sec'bad-12.

*S. Pradeep*  
 R/o. S. Dharmaji Bus Business  
 R/o. 1-10-263, New Bommarajpet, Sec'bad 77.

200 వ సం||...నెల...తేది

192 వ.శా.శా...మాసం...తేది.

*[Signature]*

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 200 Sq. yards, forming a part in Survey No. 291, situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, by virtue of registered sale deed document no. 1325/07 dated 27.01.2007, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District, hereafter referred to as the Scheduled Land.
- 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
- D) The said Sri P. Sanjeeva Reddy along with his Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud, S/o. Rajaiah have sold about 600 sq. yds., of land to the Vendor, vide registered sale deed document no. 6508/2005 dated 07/07/2005, registered at the Sub-Registrar, Uppal, R. R. District. The Vendor in turn sold about 200 sq. yds., being the Scheduled Land out of the 600 sq. yds., to Mr. Anand Mehta S/o. Mr. Suresh U Mehta, vide sale deed document no. 7811/06 dated 24.05.2006, registered with the SRO, Uppal, R. R. District. The Vendor has re-purchased the Scheduled Land from Mr. Anand Mehta S/o. Mr. Suresh U Mehta by virtue of registered sale deed document no. 1325/07 dated 27.01.2007, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District.
- E) The Vendor is desirous of developing the Scheduled Land by constructing an independent bungalow thereon and has obtained a sanction for construction vide proceeding no. BA/G1/70/2006-2007 dated 27.09.2006 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- F) The Vendee is desirous of purchasing a plot of land bearing no. 264, admeasuring 200 sq. yds. hereinafter referred to as the Scheduled Land for a consideration of Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

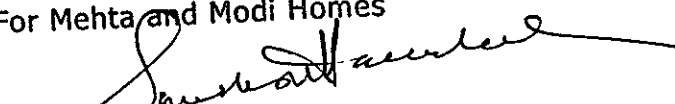
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 264, admeasuring 200 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 land 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. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

1వ పుస్తకము...  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 7... ఈ కాగితపు వరుస  
 సంఖ్య... 2

*[Signature]*  
 సబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act 11 of 1877  
 No. 7442 of 2007 Date 18/6/07

I hereby certify that the proper deficit  
 stamp duty of Rs. 21,500/- Rupees Twentyone  
thousand five hundred only  
 has been levied in respect of this instrument  
 from Sri. Soham Modi  
 on the basis of the agreed Market Value  
 consideration of Rs. 2,40,000/- being  
 higher than the consideration agreed Market  
 Value.

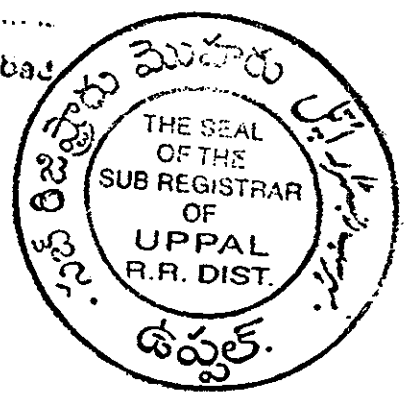
S.R.O. Uppal  
 Dated 18/6/07

*[Signature]*  
 Sub Registrar  
 and Collector U/S. 41  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 21,500/- towards Stamp Duty  
 including Transfer duty and Rs. 12,000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 130706  
 Dated 18/6/07 at SRI Habsiguda Branch Sec bad

6.B.H. Habsiguda  
 A/c No. 01000050780  
 of S.R.O. Uppal

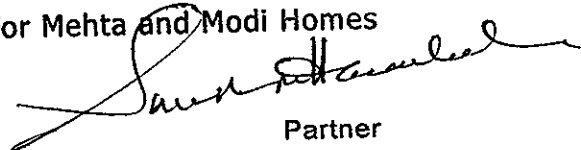


2. The Vendor hereby covenant that Scheduled Land is the absolute property belonging to it by virtue of registered sale deed referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Land.
3. The Vendor further covenant that the Schedule Land 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 Land 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 Land, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Land 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 Land 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 Land 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. 22,500/- is paid by way of challan no. 130706, dated 18.06.07, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

1 వ పుస్తకము సం॥ (శా.శ) పు... 7/4/2007

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 7..... ఈ కాగితపు వరుస

సంఖ్య... 3.....

సబ్-రిజిస్ట్రారు

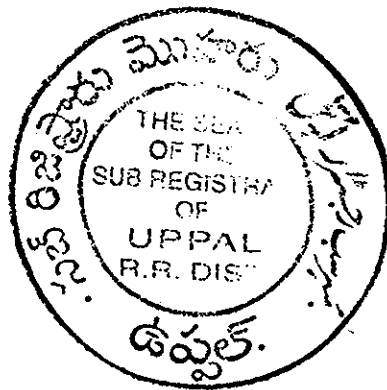
1 వ పుస్తకము సం॥ (శా.శ) పు... 7/4/2007

నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు... 7/4/2007-1-2007 ఇవ్వడమైన

2007 సం॥ 7/4/2007 నెల... 1/8..... తేది

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 264, admeasuring about 200 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	Plot No. 263
South	Plot No. 265
East	Plot No. 246
West	40'- Existing Road

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:

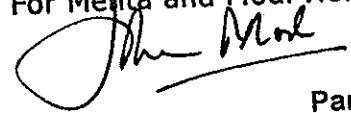
1.



2.



For Mehta and Modi Homes

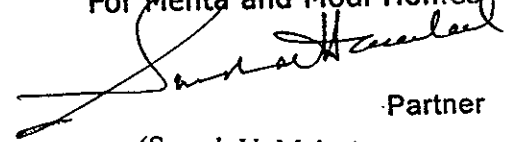


Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



Partner

(Suresh U. Mehta)


VENDOR

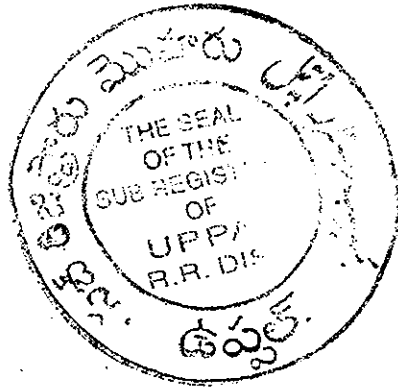
K. Swida

VENDEE

(GSA holder)

శ్రీ వ పుస్తకము...నంబున  
నస్తివేజాల మొత్తం కాగితముల  
సంఖ్య...7...ఈ కాగితపు వరుస  
నంబు...6.....

సబ్-రెజిస్ట్రార్  






**REGISTRATION PLAN SHOWING**

PLOT NO. 264, 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:** MRS. LALITHA SETTY, WIFE OF MR. NAGA SHIVA RAO

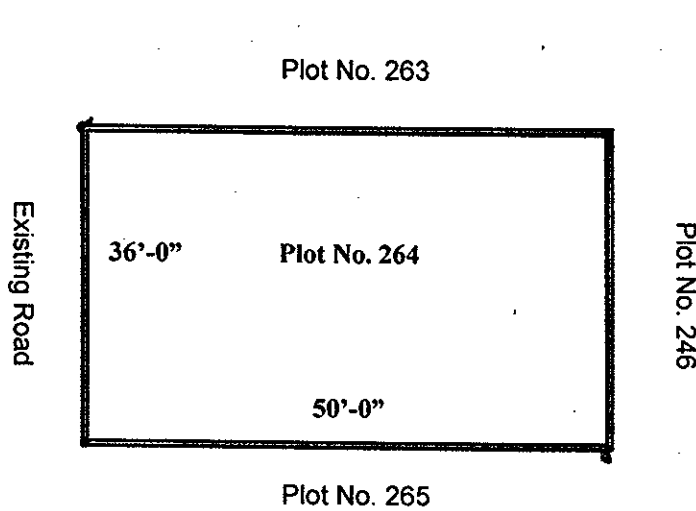
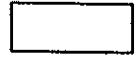
**REFERENCE:**  
**AREA:** 200

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

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



**EXCL:**



For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

**WITNESSES:**

1. *[Signature]*

2. *[Signature]*

**SIG. OF THE VENDOR**

*K. Surila*  
(GPA Holder)  
**SIG. OF THE BUYER**

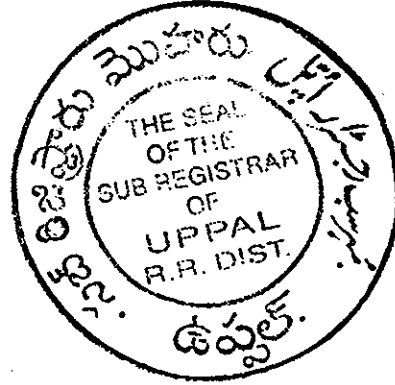
1వ పుస్తకము.....నంబు

ధస్తావేజాల మొత్తం కాగితముల



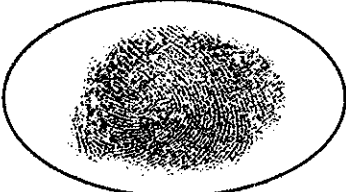





సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

  
~~సర్-రెజిస్ట్రార్~~



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

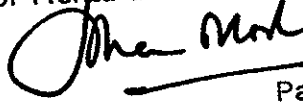
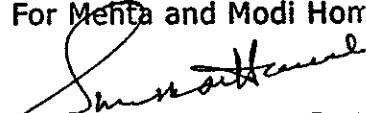
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA &amp; MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS 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>PURCHASER:</u></p> <p>MRS. LALITHA SETTY W/O. MR. NAGA SHIVA RAO PRESENTLY RESIDENT AT 80, CHADWICK CIRCLE NORRISTOWN P.A. 19403 U.S.A.</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MRS. K. SUSILA W/O. MR. K. MUTHYALA RAO R/O. 22-147 (OLD) RADHAKRISHNA NAGAR SAFILGUDA HYDERABAD - 500 047.</p>

SIGNATURE OF WITNESSES:

1. 

2. 

For Mehta and Modi Homes      For Mehta and Modi Homes

SIGNATURE OF EXECUTANTS      Part

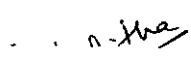
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mrs. K. Susila, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

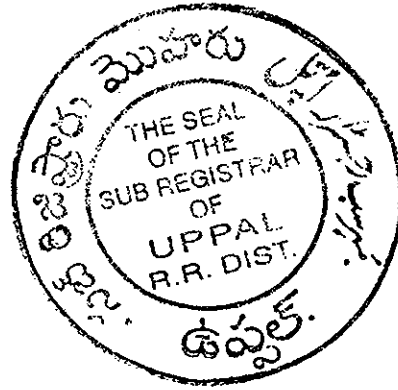


SIGNATURE(S) OF BUYER(S)



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

~~పబ్లికేషన్~~



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



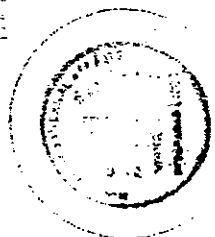
DRIVING LICENCE  
 CLEARANCE  
**PRABHAKAR REDDY K**  
**K PADMA REDDY**  
 27 64/18724  
**JATSMOL GARDEN**  
**AMBERPET**  
**HYDERABAD**



1. In accordance with the provisions of the Motor Vehicle Act, 1988, the Government of Andhra Pradesh has issued this licence to the holder named above for the purpose of driving motor vehicles of the following description:-  
 2. This licence is valid for a period of 12 months from the date of issue.  
 3. The holder of this licence shall be deemed to be a holder of a licence for the purpose of driving motor vehicles of the following description:-  
 4. This licence is valid for a period of 12 months from the date of issue.  
 5. The holder of this licence shall be deemed to be a holder of a licence for the purpose of driving motor vehicles of the following description:-

DRIVING LICENCE  
 CLEARANCE  
 27 64/18724  
 JATSMOL GARDEN  
 AMBERPET  
 HYDERABAD

DRIVING LICENCE  
 CLEARANCE  
 27 64/18724  
 JATSMOL GARDEN  
 AMBERPET  
 HYDERABAD



PERMANENT ACCOUNT NUMBER  
**ABMPMG725H**

NAME OF THE ACCOUNT HOLDER  
**SOHAM SATISH MODI**

DATE OF BIRTH  
**11-10-1983**

ADDRESS  
**11-10-1983**

भारत गणराज्य REPUBLIC OF INDIA

IND B2791005

SOHAM SATISH MODI

INDIAN MALE

FO HYDERABAD

9-10-2000

For Mehta and Modi Homes  
  
 Partner

For Mehta and Modi Homes  
  
 Partner

1. వస్తువు కము.....నంగా

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....7.....ఈ కాగితపు వరుస

సంఖ్య.....7.....

  
పబ్-రిజిస్ట్రార్

