

266

C.S No. 4481 DOCT. No. 4481 AC No. 4481

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

CLYED

ఆంధ్రప్రదేశ్ ఆन्ध्र प्रदेश ANDHRA PRADESH

S. No. 3581 Date 29-3-07. 100rs, sold to G. Venkateshwar Rao, to G. Appa Rao, for whom M/s. Mehta & Modi Homes sealed

L. G. Chimalgi F 195361 LEELA G. CHIMALGI! STAMP VENDOR No. 02/2007 5-4-76/A, Cellar, Rangunj SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 3<sup>rd</sup> day of April 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, III 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. KAMALESH N. V., SON OF MR. VISWANATHA SETTY, aged about 33 years,
2. MRS. SMITHA RAJAN, WIFE OF MR. KAMALESH N. V., aged about 29 years,
Both residing at 7-78-80, 202. Jyothi Apartments, Plot No. 70, Maheshwarnagar, ECIL, Hyderabad – 500 062, hereinafter referred to as the Vendee (which term shall mean and include their heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

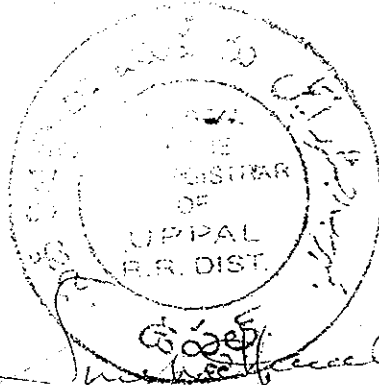
Partner

శ్రీ పుస్తకము / సంగ్రహము  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు పరుస  
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

1929 వ.శ.సా. ఏప్రిల్ నెల 3 తేదీ  
 1929 వ.శ.సా. ఏప్రిల్ మాసము 13 తేదీ  
 పగలు 12 మరియు గంటల మధ్య  
 డప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. Suresh G. Mehta  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 దుసుము రూ॥ 1200 /- చెల్లించినారు.



Receipt No. 133423 D/3/4/07 Vide  
 SBH, Hatsiguda Branch, Sec'bad

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవేలు

*Suresh G. Mehta*

S/o. Late Uttam Lal Mehta occ. Business  
 No. 17 S-6-187/344, 2nd floor  
 Solam Mangin, M.G. Road,  
 Sec'bad.



విరూపించినది

① *[Signature]* R. Rajkumar; S/o: P. Sankar; H.No: 12-1-83;  
 Lokesh; Sec'bad (A); OCC: Service.

② *[Signature]* S/o. K. P. Reddy occ. Service  
 (0) S-6-187/344, 2nd floor, m.g. Road,  
 Sec'bad.

200 వ.శ.సా. ఏప్రిల్ నెల 3 వ తేదీ  
 1929 వ.శ.సా. ఏప్రిల్ మాసం 13 వ తేదీ

*[Signature]*  
 సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 200 sq. yds., forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of registered sale deeds bearing document no.11095/2005, dated 18<sup>th</sup> November 2005, registered with the SRO, Uppal, R. R. District, hereunder and hereinafter referred to as the Schedule 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. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deed document no.11095/2005, dated 18<sup>th</sup> November 2005, which is 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 an independent bungalow thereon and has obtained a sanction for construction vide proceedings no. BA/G1/72/2006-2007 dated 26/09/2006 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- E) The Vendee is desirous of purchasing a plot of land bearing no. 266, 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:

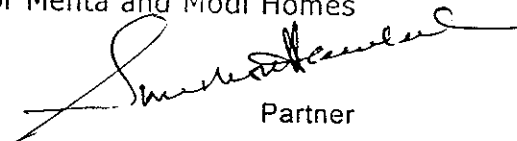
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 266, 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.
2. The Vendor hereby covenant that Scheduled Land 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 Land.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

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

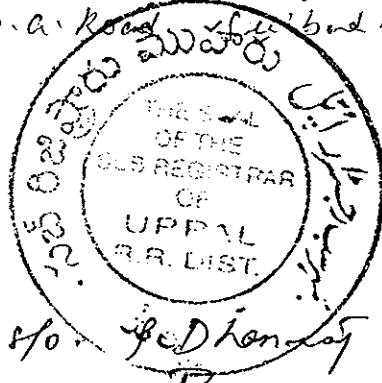
1

సబ్-రిజిస్ట్రారు

వ్రాసే యిచ్చినట్లు ఒప్పుకొన్నట్లు  
 ఎడమ బ్రౌటనఫేలు

*The Mol*

Sottam meda 8/0, Sottam meda  
 (05-4-187/344, 2 floor, Sottam meda  
 m.a. Road, Secbad-03.



చిరుపించినది.

① *f. Pradup*

f. Pradup 8/0. f. Pradup ou: Secbad  
 R/o. 1-10-263. New Bonugally, Secbad.

② *P. Rajuvaran*

P. Rajuvaran 3/0. P. Rajuvaran ou: Secbad  
 R/o. 12-1-87. Lepakshi, Secbad-03

2007 వ సం॥...*విక్రమ్*...నెల. 7 వ తేది  
 1927 వ.శా.క.రీ. (ఆంధ్ర) మాసd.గి...వ తేది.

సబ్-రిజిస్ట్రారు

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. 22,795/- is paid by way of challan No. 133423, dated 13.04.07, drawn on SBH, Habsiguda, Hyderabad.

SCHEDULED LAND

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 266 admeasuring about 200 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. 265
South	Plot No. 267
East	Plot No. 248
West	Existing Road - 46

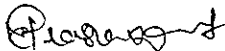
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



2.

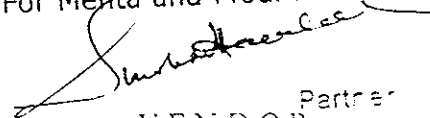


For Mehta and Modi Homes

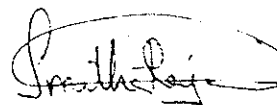


Partner

VENDOR  
For Mehta and Modi Homes



VENDOR Partner



VENDEE



1 వ పుస్తకము 4480/సంఖ్య  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 7... ఈ కాగితపు వరుస  
 సంఖ్య 3.....

*[Handwritten Signature]*

సబ్-రిజిస్ట్రారు

endorsement Under Section 42 of Act II of 1944  
 No. 4480 of 2007 Date 3/11/07

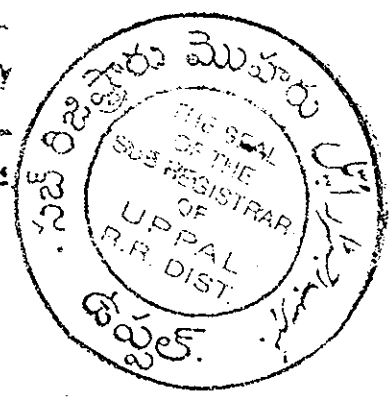
I hereby certify that the proper deficit  
 stamp duty of Rs. 21500 Rupees Twenty one thousand  
 One hundred Rupees only  
 has been levied in respect of this instrument  
 from Sri. Suresh V. Mehta  
 on the basis of the agreed Market Value  
 consideration of Rs. 240,000/- being  
 higher than the 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. 21500 towards Stamp Duty  
 including Transfer duty and Rs. 1800  
 towards Registration Fee was paid by the party  
 through Chalan Receipt Number 133423  
 dated 3/11/07 at SRI Hanasiguda Branch, Secbad.

S.D.M. Hanasiguda  
 A/c No. 01000050700  
 S.R.O. Uppal



**REGISTRATION PLAN SHOWING**

PLOT NO. 266 FORMING A PART

**IN SURVEY NOS.**

291

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

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

**VENDOR:**

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

**VENDEE:**

1. MR. KAMALESH N. V., SON OF MR. VISWANATHA SETTY

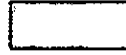
2. MRS. SMITHA RAJAN, WIFE OF MR. KAMALESH N. V.

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

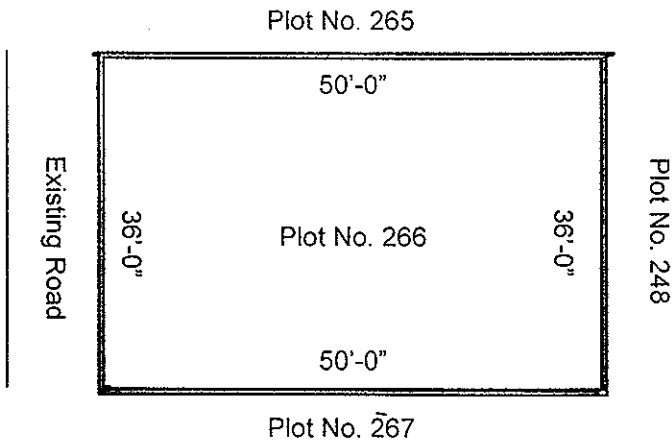
200

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

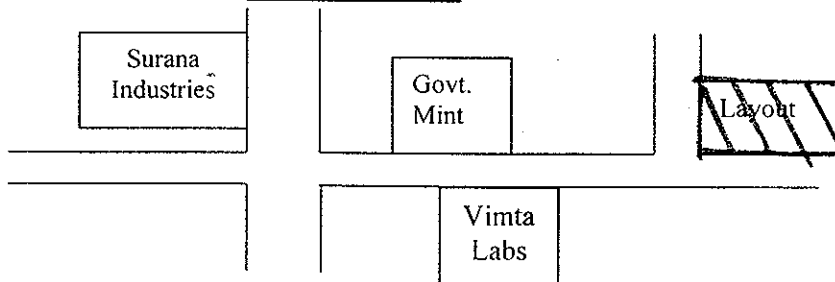
**INCL:**  
**SQ. MTRS.**



**EXCL:**



**LOCATION PLAN**



**WITNESSES:**

- 1.
- 2.

For Mehta and Modi Homes

Partner  
SIG. OF THE VENDOR

For Mehta and Modi Homes  
  
Partner  
SIG. OF THE VENDOR

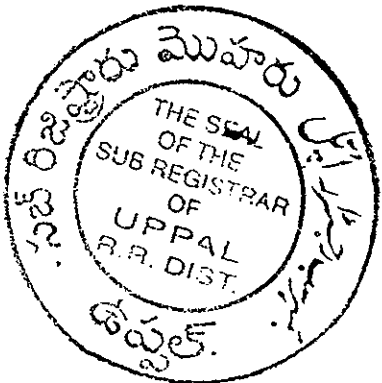
SIG. OF THE VENDEE

1 వ పుస్తకము 4/80/సంగా  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...7.....ఈ కాగితపు వరుస  
 సంఖ్య...4.....

*[Handwritten Signature]*  
 పబ్ రిజిస్ట్రారు

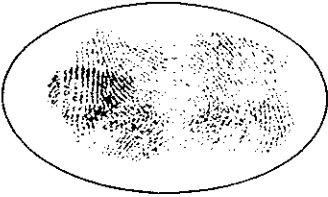

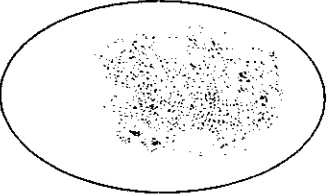


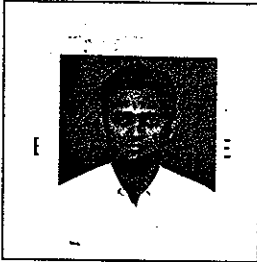


1 వ పుస్తకము సం॥ (శా.క) పు...పు...కిం/07  
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు విమిత్తం  
 గుర్తింపు నెంబరు...పు...కిం.1-2007 ఇవ్వడమైన  
 200-సాం...ది...నెం...7.....తేది

రిజిస్ట్రారు ఆధికారి


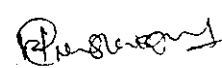




# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH <small>DI AGN O I A I I I T T</small>	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>VENDOR:</b>  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 MANSIOM, M. G. ROAD SECUNDERABAD - 500 003
			
			<b>BUYER:</b>  1. MR. KAMALESH N. V S/O. MR. VISWANATHA SETTY R/O. 7-78-80, 202, JYOTHI APARTMENTS PLOT NO. 70, MAHESHWARNAGAR ECIL, HYDERABAD - 500 062  2. MRS. SMITHA RAJAN W/O. MR. KAMALESH N. V. R/O. 7-78-80, 202, JYOTHI APARTMENTS PLOT NO. 70, MAHESHWARNAGAR ECIL, HYDERABAD - 500 062
			


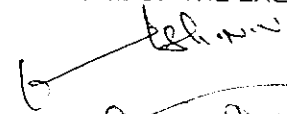
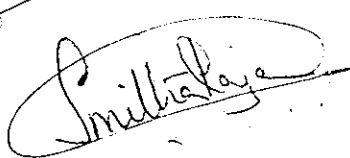
SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes

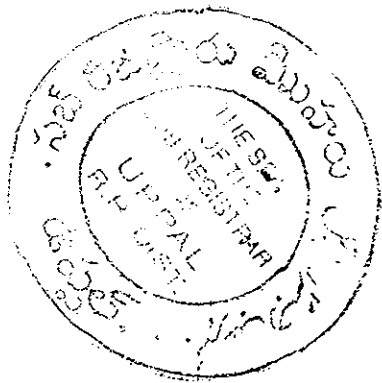
  
Partner

For Mehta and Modi Homes

  
Partner  
SIGNATURE OF THE EXECUTANTS  
  


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

  
పత్. రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH



DRIVING LICENCE  
OLDAP01:193822002  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/18724  
JAISHAL GARDEN  
AMBERPET  
HYDERABAD

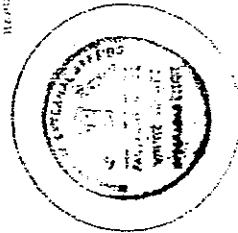
193822002 DUPLICATE

Hyderabad  
Licensing Authority  
2014, HYDERABAD



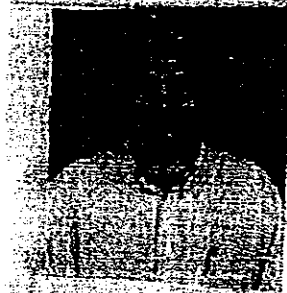
1. In accordance with the provisions of the Motor Vehicle Act, 1988, the Government of Andhra Pradesh, Hyderabad, hereby issues this licence to the holder of the licence to drive motor vehicles in the State of Andhra Pradesh, Hyderabad, on the basis of the information furnished by the holder of the licence.

ISSUED ON 09/10/2000  
BY OFFICE OF THE LICENSING AUTHORITY  
HYDERABAD



Prabhakar Reddy K  
K Padma Reddy  
2-3-64/18724  
Jaishal Garden  
Amberpet  
Hyderabad

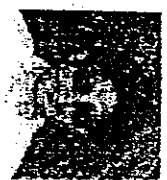
भारत गणराज्य REPUBLIC OF INDIA



IND B2791005  
MODI  
SOHAM SATISH  
INDIAN male 19-10-1999  
MUMBAI  
Pb HYDERABAD  
9-10-2000 8-10-2000


*Soham Modi*

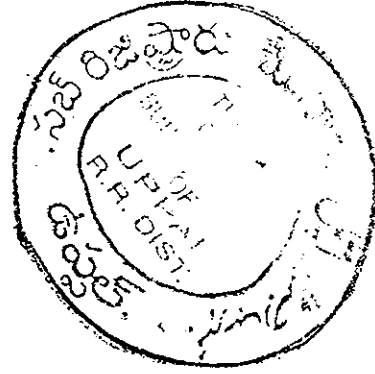
RECIPIENT SIGNATURE  
*Soham Modi*




PERMANENT ACCOUNT NUMBER  
ABMPLM6725H  
SOHAM SATISH MODI  
SATISH MANILAL MODI  
18-10-1999

1 వ పుస్తకము 448/99 సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య. 7..... ఈ కాగితపు వరుస  
సంఖ్య. 6.....

  
సన్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ACAPN3716G



नाम /NAME  
KAMALESH VISWANATHA NAMA

पिता का नाम /FATHER'S NAME  
VISWANATHA KODANDARAMA NAMA

जन्म तिथि /DATE OF BIRTH  
12-05-1973

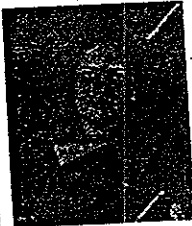
हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AFFPR8925P



नाम /NAME  
SMITHA RAJAN

पिता का नाम /FATHER'S NAME  
PARMESWARAN RAJAN

जन्म तिथि /DATE OF BIRTH  
18-04-1978

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आंध्र प्रदेश  
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*Smitha Rajan*

1 వ పుస్తకము 4/1/1977 సం॥  
దస్తవేజాల మొత్తం కాగితముల  
సంఖ్య...7.....ఈ కాగితపు వరుస  
సంఖ్య..7.....

1  
సబ్-రిజిస్ట్రారు

