

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

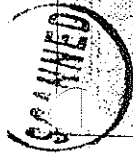


ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



आन्ध्र प्रदेश ANDHRA PRADESH

454969

25/5/06 Date 26/06/2006  
Name Padma Reddy  
S/o. D. J. Reddy  
or Whom Mehta and Modi Homes

K. S. S. S. S.  
S.V.L. No. 26/2006, P.No. 39/2006  
City Civil Court,  
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 14<sup>th</sup> day of JUNE 2006 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 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 56 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. GAJENDRA BALAKRISHNA NAIDU, SON OF MR. BALAKRISHNA NAIDU, aged about 28 years, residing at G2, Sai Sanjana Apartments, ICRISAT Colony, Phase II, Sri Lakshmi Nagar, Hasmaph, Old Bowenpally, Secunderabad, 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

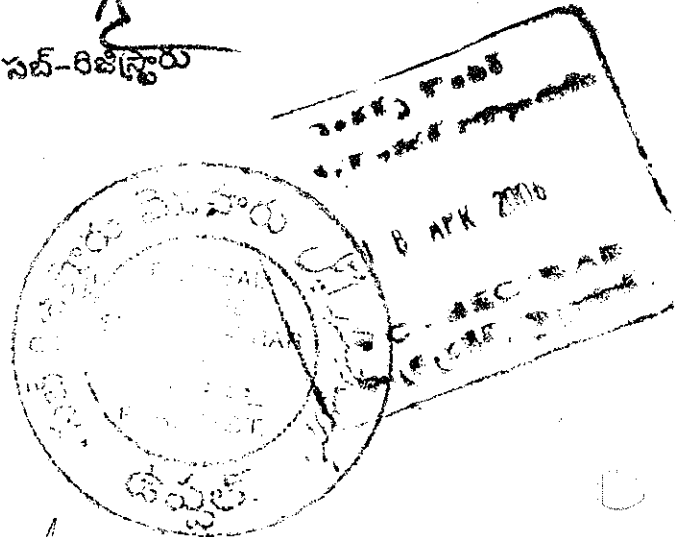
*Soham Modi*  
PARTNER

*Suresh U. Mehta*  
PARTNER

వ పుస్తకము.డి.7.30/06 సఖాపు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య.....7.....ఈ కాగితపు వరుస  
 సంఖ్య.....1.....

2006- వ సఖా... 2006... నెల... 14... తేది  
 1928- వ.శ.శా... 2006... మాసము... 24... తేది  
 పగలు..... రు.మరియు..... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



శ్రీ... Mr. Gaurang Mody.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమన్వయపరిచిన జాబ్ గ్రాఫులు  
 మరియు నేటిముద్రలతో పాటు పాఠాలు చేసి  
 రుసుము రూ||.....10,000/..... చెల్లించినారు.

Receipt No... K.33.556..... Dt... 9/6/06... Vide  
 SBH, Habalguda Branch, Sec'bad

*Gaurang Mody*

*Gaurang Mody*

భాసి యిచ్చినట్లు ఒప్పుకొన్నది.  
 ఎడమ బ్రాహ్మణదేలు



నిరూపించినది.

Gaurang Mody s/o. Jayankhal Mody occ: Business  
 R/o. flat no. 105, Sapphire Apts, (Wing Garden  
 Begumpet, Hyderabad, through attested GFA to  
 Presentation of documents, vide doc. no. 64/17/06 of  
 SRO, W.P.O.

① *Gaurang Mody*

(G. Prabhakar Reddy s/o. K. A. Reddy  
 occ: Sec'ary (D) S-4-187/13 & 4,  
 3rd floor, M.G. Road. Sec'bad.

② *N. Vittal*

(N. Vittal s/o N. Satyanarayana.  
 occ: Housing loan coordinator @ 5-4-187/3 & 4  
 3rd floor, M.G. Road. Sec-Bad.

2006వ.సఖా... 2006... నెల... 14వ తేది

1928వ.శా.శ... 2006... మాసము... 24... తేది

*Gaurang Mody*

**WHEREAS:**

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. No. 35, 36, 37, 38 & 39 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.

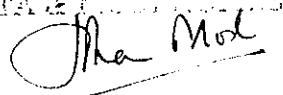
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac.2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
<b>Total Extent of Land</b>					<b>Ac. 6-05 Gts.</b>

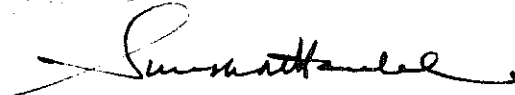
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- a. Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- b. Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- c. Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- d. Shri P. Balram Reddy, S/o. Shri P. Sanjeeva Reddy

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. b to d above are the children of Former Owner at serial no. 'a'. All the Former Owners have joined together for the execution of above referred sale deed so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 63 admeasuring 204 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of **Rs. 2,04,000/- (Rupees Two Lakhs Four Thousand Only)** and the Vendor is desirous of selling the same on the following terms and conditions:

For MENTHA & PARTNERS  
  
PARTNER



1 వ పుస్తకము..8730/06 సంగారా  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...7...ఈ కాగితపు వరుస  
 సంఖ్య.....<sup>2</sup>

*[Signature]*  
 సబ్ రిజిస్ట్రార్

Endorsement Under Section 42 of Act 1 of 189.  
 No. 8730 of 2006 Date 14/6/06

I hereby certify that the proper deficit  
 stamp duty of Rs. 18260/- Rupees Eighteen thousand  
 two hundred and sixty only  
 has been levied in respect of this instrument  
 from Sri. Ganhang Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 204000/- being  
 higher than the consideration agreed Market  
 Value.

S.S.O. Uppal

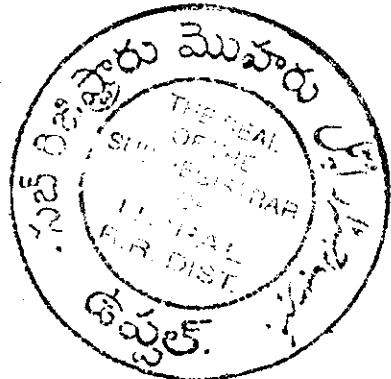
Dated 14/6/06

*[Signature]*  
 Sub Registrar  
 and Collector U/S. 41 & 1  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 18260/- towards Stamp Duty  
 including Transfer duty and Rs. 1020/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 51158  
 Dated 5/6/06 at SBH Habsiguda Branch, Sec'bad

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

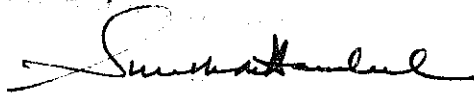


**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**


1. The Vendor do hereby convey, transfer and sell the Plot No. 63 admeasuring 204 sq. yds. forming part of Sy. Nos. 35 to 39 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. 2,04,000/- (Rupees Two Lakhs Four 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. 19,375/- is paid by way of Challan No. 533556, dated 09.06.06, drawn on SBH, Habsiguda Branch, Hyderabad.

FOR MEHTA & MODI HOMES

  
PARTNER

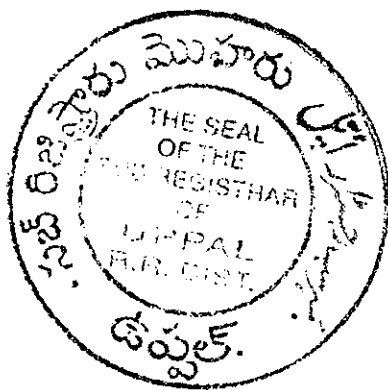


1 వ పుస్తకము. 8.730/06 సంగ్రహం  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 7... ఈ కాగితపు వరుస  
సంఖ్య... 3.....

  
పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా. 2) పు... 8730/06  
నెంబరుగా రిజిస్ట్రారు రేఖబది స్వానింగు నిమిత్తం  
గుర్తింపు నెంబరు... 8730... 1-2006 ఇవ్వడమైన  
2006 సం॥ 5 నెంబరు... 14... 38

  
రిజిస్ట్రారు



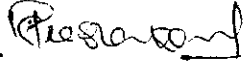

**SCHEDULED PLOT**

**ALL THAT PIECE AND PARCEL OF LAND** bearing Plot No. 63 admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	:	Plot No. 62
South	:	Plot No. 64
East	:	Plot No. 46
West	:	40' wide road

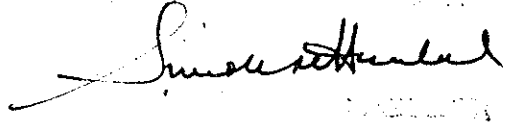
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

**WITNESS:**

1.   
(K. P. Reddy)
2.   
(N. V. Reddy)

For MEHTA & MODI HOMES

  
PARTNER  
VENDOR

  
VENDOR

శాసనసభ సభ్యుల సంఖ్య 8730/06

కార్యదర్శి కార్యదర్శి కార్యదర్శి

సంఖ్య... 7... కార్యదర్శి కార్యదర్శి

సంఖ్య... 7.....

సీల్ - కార్యదర్శి





**REGISTRATION PLAN SHOWING**

PLOT NO. 63, FORMING A PART

**IN SURVEY NOS.**

35, 36, 37, 38 & 39

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

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

**VENDOR:**

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

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

**VENDEE:**

MR. GAJENDRA BALAKRISHNA NAIDU S/O. MR. BALAKRISHNA NAIDU

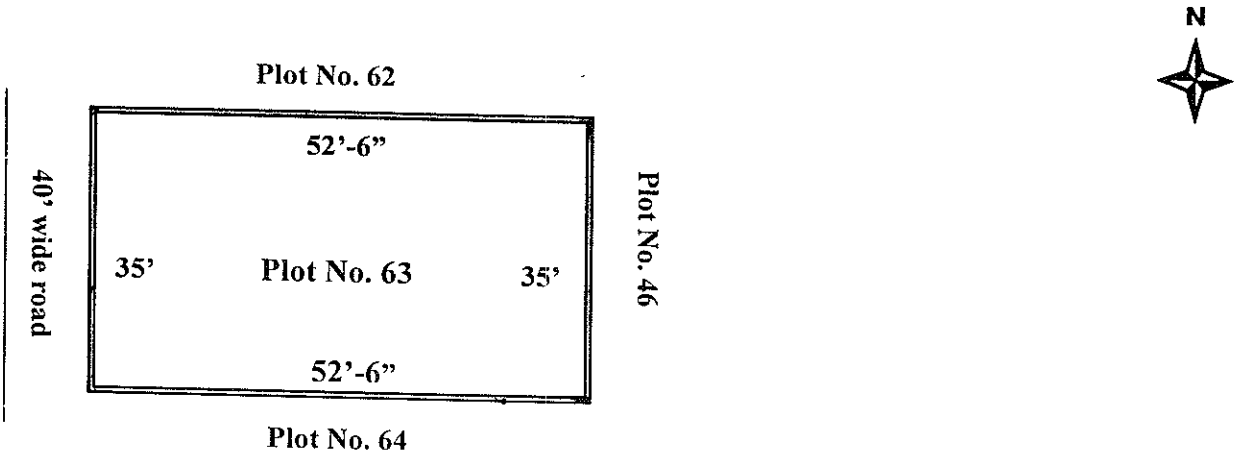
**REFERENCE:**

AREA: 204

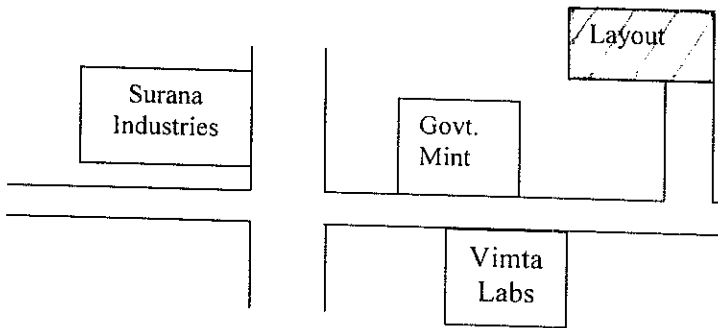
**SCALE:**  
SQ. YDS.

**INCL:**  
SQ. MTRS.

**EXCL:**



**LOCATION PLAN**



*Suresh U. Mehta*  
PARTNER

For MEHTA & MODI HOMES

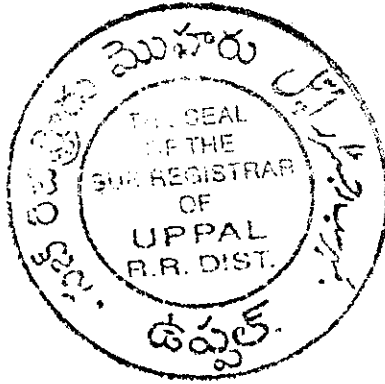
*John Modi*  
PARTNER  
SIG. OF THE VENDOR

**WITNESSES:**

- 1. *Prasanna*
- 2. *Prasanna*

1 వ పుస్తకము రి.730/06 సంగ్రహ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 4... ఈ కాగితపు వరుస  
సంఖ్య... 5.....

  
సబ్-రెజిస్ట్రార్



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

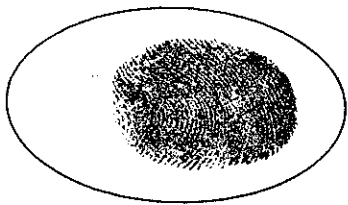
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**VENDOR:**

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 PRESENTATION OF DOCUMENTS:**

MR. GAURANG MODY  
S/O. MR. JAYATILAL MEHTA  
R/O. FLAT NO. 105, SAPPHIRE APTS  
CHIKOTI GARDENS  
BEGUMPET,  
HYDERABAD

**SIGNATURE OF WITNESSES:**

1.

2.

For M/S. MEHTA & MODI HOMES

SIGNATURE OF THE EXECUTANT'S  
For MEHTA & MODI HOMES

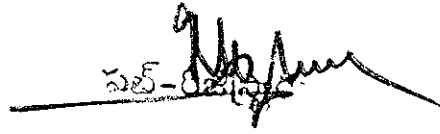
PARTNER

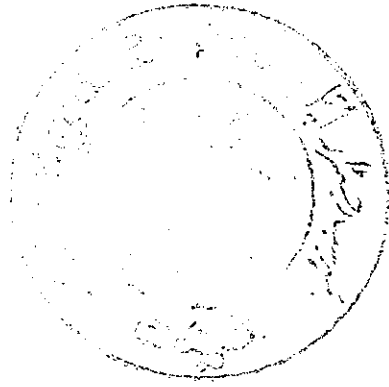
1 వ పుస్తకము 87.30/పంజాబు

రెవెన్యూ డివిజన్ కార్యాలయం

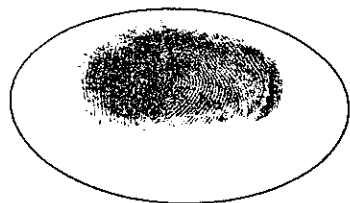

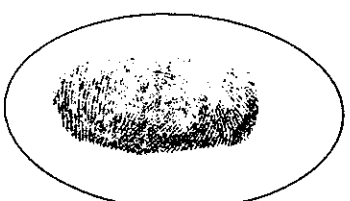

పంజాబ్ 7 రోడ్ కార్యాలయం వరకు

సంఖ్య 6

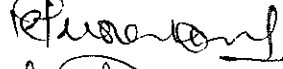

  
పట్-02/17



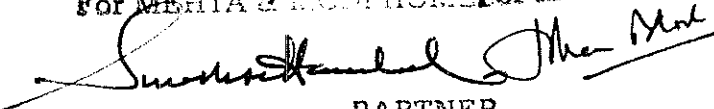
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		 NAIDU - PPT SIZE	<p><b>VENDEE:</b></p> <p>MR. GAJENDRA BALAKRISHNA NAIDU S/O. MR. BALAKRISHNA NAIDU R/O. G2, SAI SANJANA APARTMENTS ICRISAT COLONY, PHASE II SRI LAKSHMI NAGAR, HASMAPETH OLD BOWENPALLY SECUNDERABAD.</p>
			<p><b>REPRESENTATIVE</b></p> <p>MS. ARCHANA NARAYAN POLKAM D/O. MR. NARAYAN POLKAM R/O. G2, SAI SANJANA APARTMENTS, SECUNDERABAD.</p>

**SIGNATURE OF WITNESSES:**

- 
- 

~~For MEHTA & MODI HOMES~~ For MEHTA & MODI HOMES

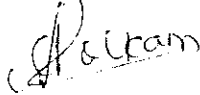
  
PARTNER


PARTNER

**SIGNATURE OF EXECUTANTS**

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, MS. ARCHANA NARAYAN POLKAM, 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)

8/6/23

1 వ పుస్తకము. రి. 7.39/66 సంగ్రహ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...శ...ఈ కాగితపు వరుస  
సంఖ్య...శ.....

  
పబ్-రిజిస్ట్రార్

