

5851

580465

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH R W 06AA 668813
 S.No. 4920 Date 18/6/05 Rs. 100/-
 Sold to Debashish Das
 To Whom N.C. Das
 For whom Selt & P. K. V. Rlo mallapur
 SALE DEED

R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2006
 RAM NAGAR, HYD'BAD.



This Sale Deed is made and executed on this the 18th day of JUNE 2005 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 Partner: Sri. Soham Modi, Son of Sri Satish Modi, aged about 35 years, Occupation: Business and Sri. Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 55 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. DEBASHISH DAS, SON OF Mr. N.C.DAS, aged about 25 years,
2. Mrs. MOUMITA DAS, WIFE OF SRI. DEBASHISH DAS, aged about 25 years,

Both are Residents of 102, 1st Floor, Block-E, Mayflower Park, Mallapur, Hyderabad - 500 076.

hereinafter referred to as the 'Vendees' (which term shall mean and include their heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner

Contd..2.

200 వ సం॥... 9వ నెల... 18 తేది

192 వ.శ.శా... మాసము... 2వ తేది

పగలు... 3... గంటల మధ్య

ఉప్పుల్ సత్-రిజిస్ట్రారు అక్కిసుల్

శ్రీ Gaurang Reddy

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను

అనుసరించి సమర్పించవలసిన పోట్ గొప్పలు

వారియు వేలిముద్రలతో సహా చాఖలు చేసి

రుసుము రూ॥ 970/- చెల్లించినారు.

Receipt No. 124329 Dt. 18/6/95

SBH, Habsiguda Branch, Sec'bad.

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
నడమ బ్రాటనధేలు



నిరూపించినది.

Gaurang Reddy s/o. Jangankil Reddy occ. as in
Ho. For No. 105 Scaphin 1944, Chiraki Gond
Begumet, Hyderabad, through Special Power of
Attorney, attested vide Power No. 18/2005 at Sr

Hyd.
S/o. Padma Reddy occ. as in
(P. P. Reddy s/o. Padma Reddy occ. as in
co) S-u-187 13 & 4, m. G. Road, Sec'bad.

①

②

Saidhav s/o. Rameekander occ. as in
Ho. 2-1-61-10/24, Amberpet, Hyderabad.

2005 వ సం॥... 9వ నెల... 15వ తేది

192 వ.శ.శా... మాసము... 2వ తేది

సద-రిజిస్ట్రారు



S.No. 2492, 18/6/05, 1001 ANDHRA PRADESH

06AA 668819

Sold to: Debashish Das

R. N. R. D. R.

SVL No. 42/88

R.No. 38/2004-2006

RAM NAGAR, HYD'BAD.

S/o. W. N. C. Das
For whom: self & others R/o Mallapur



:: 2 ::

WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. Nos. 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 Acres)
1.	9733/2003	19/08/2003	39	Gt. 80-00	Ac. 2-00 Gts.
2.	11955/2003	30/09/2003	36	Gt. 0-50	Ac. 2-00 Gts.
			37	Gt. 18-50	
			38	Gt. 9-00	
			39	Gt. 52-00	
				Gt. 80-00	
3.	13200/2003	01/11/2003	35	Gt. 11-00	Ac. 2-05 Gts.
			36	Gt. 60-50	
			37	Gt. 13-50	
				Gt. 85-00	
Total extent					Ac. 6-05 Gts.

For Mehta and Modi Homes

For Mehta
Partner

For Mehta and Modi Homes

For Mehta
Partner

Contd..3.

దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 2...

సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act 1918
No. 5804 of 2005 Date 15/6/05

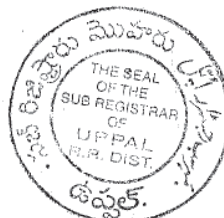
I hereby certify that the proper deficit
stamp duty of Rs. 22500/- Twenty two thousand
two hundred eighty only
has been levied in respect of this instrument
from Sri. Ganesan Reddy
on the basis of the agreed Market Value
consideration of Rs. 196000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal Sub Registrar
Dated: 15/6/05 and Collector O/S. 41&4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 22500/- towards Stamp Duty
including Transfer duty and Rs. 970/-
towards Registration Fee was paid by the party
through Chalan Receipt Number 184325
Dated 15/6/05 at S.B.H. Habsiguda Branch, Sec pad.

S.B.H. Habsiguda
A/c No. 01000050788
of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 72 44 06AA 668821
 S.No. 24922 Date 18/6/05 Rs. 100/-
 Sold to Debashish Das
 S/o. W/o. D/o. P.C. Das
 For whom Self & Owners R/o Mallapur
 R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2006
 RAM NAGAR, HYD'BAD

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:

- Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy.
- Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- 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.

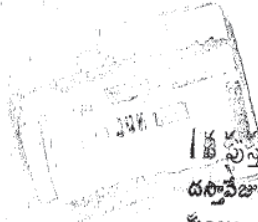
For Mehta and Modi Homes

John Mod.
 Partner

For Mehta and Modi Homes

Suresh Kumar
 Partner

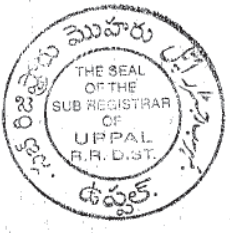
Contd..4.



1 వ పుస్తకము సంఖ్య... 5804/05
 దస్తావేజుల మొత్తం కొగిలముల
 సంఖ్య... 10... ఈ కోగిలపు పరుస
 సరిఖ్య... 3
 సబ్-రెజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (భా.శ) పు 5804/05
 వెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
 గుర్తింపు వెంబరు SF.04.1-2005 ఇవ్వడమైన
 2005 సం. జూన్ నెల... 15... తేది

రిజిస్ట్రారు





S.No. 24925 Date 18/6/05 Rs. 100/-
 Sold to Debashish Das
 S/o. W/o. N.C. Das
 For whom Self & others R/o mallapur

R. NARENDEEN
 SVL No. 42/95
 R.No. 38/2004-2006
 RAM NAGAR, HYD'ABAD

06AA 668822

:: 4 ::

C) The Vendor have plotted the Scheduled Land into Plots and have obtained tentative 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.16, admeasuring 194 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,94,000/- (Rupees One Lakh Ninety Four 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.16, admeasuring 194 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.1,94,000/- (Rupees One Lakh Ninety Four Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes

[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

Contd..5.



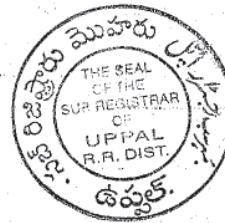
1వ సభ్యుడు... 5804/5

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 10... ఈ కాగితపు వరుస

సంఖ్య... 4

సబ్-రిజిస్ట్రారు





S.No. 24924 Date 18/6/05 Rs. 100/-
 Sold to Debashish Das
 S/o. W. C. Das
 For whom Self & others R/o mallapur
 ANDHRA PRADESH R/W 06AA 668823
 R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2008
 RAM NAGAR, HYD'BAD.

:: 5 ::

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.

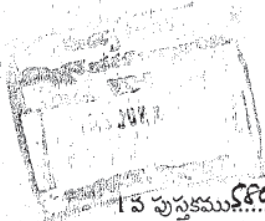
For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..6.



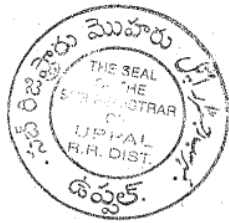
1 వ పుస్తకము.....నంబరు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...5.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH R.W. 06AA 668824
 No. 24425 Date 18/6/05 Rs. 100/-
 To the Debashish Das
 To the N.C. Das
 For whom Self & Others R/o Mallapur
 :: 6 ::

R. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2008
 RAM NAGAR, HYD'BAD.



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.

The market value of the property is Rs.1000/- per sq.yd, total value of Rs.1,94,000/- for 194 Sq.Yds., stamp duty paid on market value.

7. Stamp duty and Registration amount of Rs. 23,650/- is paid by way of challan No. 6, 184329, dated 18.6.2005, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

Contd..7.



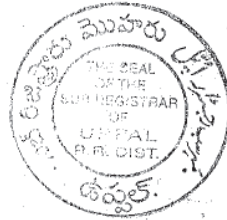
1వ పుస్తకము సంఖ్య.....

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...6.....

సబ్-రిజిస్ట్రారు





S.No. 24326 Date 12/6/05 Rs. 100/- ANDHRA PRADESH R 44 06AA 668825
 Sold to Debarshi Das
 S/o. W. C. Das
 For whom self & others R. mallapur
 R. NARENDER
 SVL No. 42/95
 R.No. 36/2004-2006
 RAM NAGAR, HYD'BAD.

:: 7 ::

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.16, admeasuring about 194 Sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, 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.17.

SOUTH :: 40' Wide Road.

EAST :: Plot No.15.

WEST :: 40' Wide Road.

more fully shown in the plan in red colour annexed hereto.

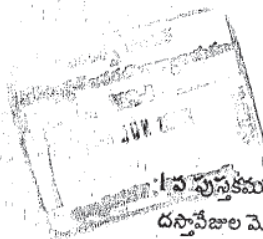
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. *(Signature)*
(R. P. Reddy)
2. *(Signature)*
(S. R. S. S. S.)

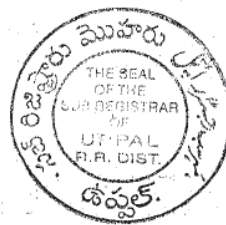
For Mehta and Modi Homes

(Signature)
 (Soham Mehta)
 VENDOR
(Signature)
 (Suresh U Mehta)
 VENDOR
 1. *(Signature)*
 VENDEES.
 2. *(Signature)*

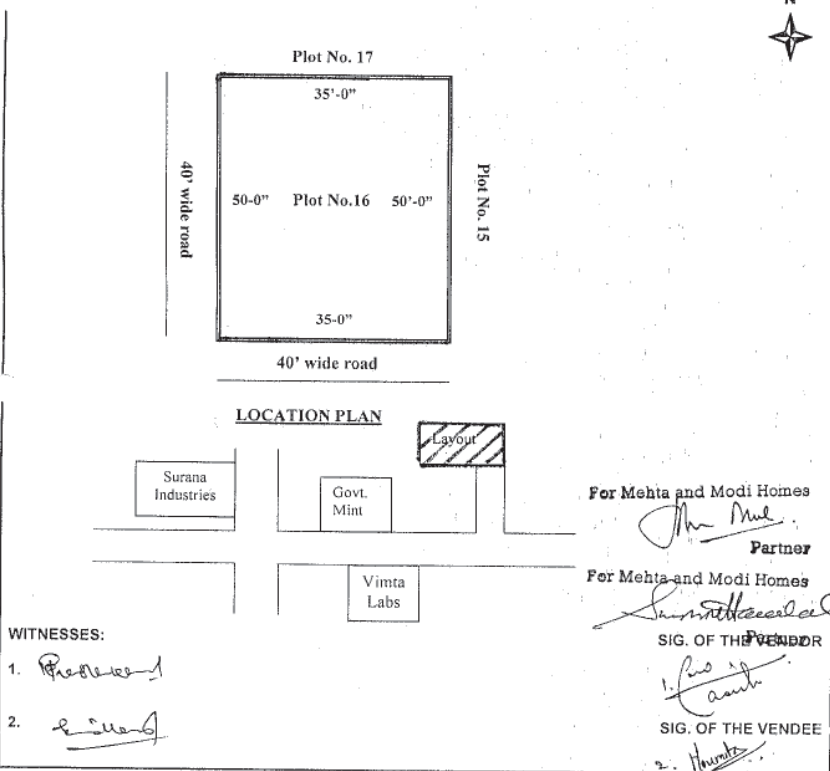


దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య..?

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING		PLOT NO. 16, FORMING A PART	
IN SURVEY NOS. 35, 36, 37, 38 & 39		Situated at	
CHERLAPALLY VILLAGE,		GHATKESAR	
		Mandal, R.R. Dist.	
VENDORS: 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: 1. SRI DEBASHISH DAS, SON OF SRI N. C. DAS			
2. SMT. MOUMITA DAS, WIFE OF SRI DEBASHISH DAS,			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 194	SQ. YDS.	SQ. MTRS.	



1 వ పుస్తకము.....నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...6.....

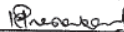
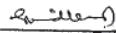
[Signature]
సబ-రెజిస్ట్రారు



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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR: M/s. MEHTA & MODI HOMES having its (C) 5-4-187/2 & 4, III Floor, Soham mansion M.G. Road, Sec. Bad, Sep. 18 Partners. Mr. Soham modi
			2. Mr. SORESH U. MEHTA (C) 5-4-187/3 & 4, III Floor, Soham mansion, M.G. Road, Sec Bad - 003.
			SPA:- Mr. GAURANG MODDY R/o. Flat No. 105, Sapphire Apis, Chikoh Gardens, Begumpet, HYDERABAD.
		PASSPORT SIZE PHOTO BLACK & WHITE	

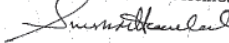
SIGNATURE OF WITNESSES:

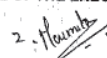
For Mehta and Modi Homes


Partner

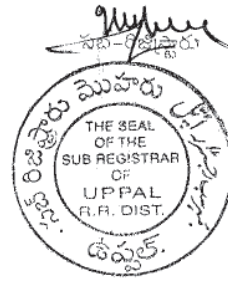
For Mehta and Modi Homes


Partner

SIGNATURE OF THE EXECUTANT'S

1. 
2. 

1 వ పుస్తకము. 504/45
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...9...



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

SI.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

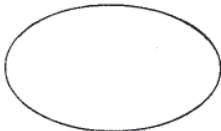
PURCHASERS:



1. Mr. DEBASHISH DAS
Fl. 102, 1st Floor,
Block-E, Mayflower Park
Mallapur, HYDERABAD.



2. Mrs. MOUMITA DAS
Fl. 102, 3rd Floor,
Block E, Mayflower Park,
Mallapur, HYDERABAD.



PASSPORT SIZE
PHOTO
BLACK & WHITE



PASSPORT SIZE
PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES:

1. Prasanna
2. Sulochan

For Mehta and Modi Homes

Mr. Mehta
Partner

For Mehta and Modi Homes

Sumit Mehta
Partner

SIGNATURE OF THE EXECUTANT'S

1. Prasanna

2. Sulochan

P116

1 వ పుస్తకము *Reviews*
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10. ఈ కాగితపు వరుస
సంఖ్య... 10

[Signature]
స. జ. రెడ్డి

