

G. 1550

1559/06

Acw. 158

40



आन्ध्र प्रदेश ANDHRA PRADESH

1015 312106 Rs. 50/-
 Sold to: Mr. Balaji Sampath
 370 Ms. Kuram Sampath
 707 W. Sec. 244 Hyd. bad

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 07/2006

5-4-73/A, Cholan, Rajagunj
SECUNDERABAD-500 003**SALE DEED**

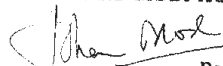
This Sale Deed is made and executed on this the 4th day of February 2006 at Secunderabad by and between:

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.)

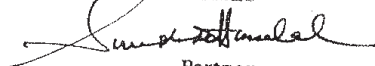
IN FAVOUR OF

MR. SAMPATH BALAJI, SON OF MR. KURAM SAMPATH, aged about 40 years, residing at G-B, Jain's Aanksha, Plot 1-114/13, Kondapur, Hyderabad., 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


 Partner

For MEHTA AND MODI HOMES


 Partner

1వ పుస్తకము... 1552/96

దస్తావేజులు మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 1

సబ్-రిజిస్ట్రారు

2006- వ సం. 4వ తేది

1927- వ.శ.నా. 15వ తేది

పగలు... 11... మరణము... 12... గంటల మధ్య

ఉప్పులే సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ Gaurang Mody

రిజిస్ట్రేషన్ నంబర్... 32 వ-ను

అనుసరించి... పత్రాలు

మరియు... పత్రాలు చేసి

రుసులు రూ... 1020/-

Receipt No. 84592... DI 4/2/06... Vide

SBH, Halasiguda Branch, Secbad

జాబ్ యిచ్చినట్లు ఒప్పుకొన్నది.

నిజమైతే నాదే

Gaurang mody S/o. Jyankhil mody, occ: Business
P/o. Flat no. 105, Scapline Apts. Chitkor Goudant,
Begumpet, Hyderabad, through General Power
of Attorney for Presentation of Document
attested vide Doc. No GU/85/1/05
at Sec, Upad.

నిరూపించినది.

① Mr. Sampath (K. Sampath S/o. K. Srinivasan
P/o. A-B, Jain's Bankaba, Flat No. 1-114/13
Kondapur, Hyderabad.

② Mr. Ramesh (R. Prabhakar Reddy S/o. R.P. Reddy occ: Service
P/o. 5-4-187/3 & 4. M.G. Road, Secbad

2006 వ. సం. 4వ తేది

నిజమైతే నాదే... మరణము... 15వ తేది.

సబ్-రిజిస్ట్రారు



आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 1016 312106 Rs. 50/-
Sold to Mr. Rajaji Sampath
S/o Mr. K. Ram Sampath
For Whom Self Hydabad

LEELA G. CHIMALGI
STAMP VENDOR
L.No. 02/2003
5-4-76/A, Colaba, Hyderabad
SECUNDERABAD-500 003

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.

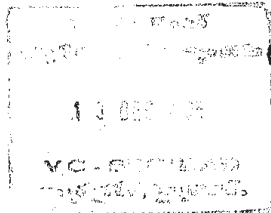
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac. 2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50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

For MEHTA AND MODI HOMES

Mr. Moh.
Partner

For MEHTA AND MODI HOMES

Sumant Kulkarni
Partner



వస్తువు... 1559/2006
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 9... ఈ కాగితపు పరుగు
 సంఖ్య... 2

పబ్-రిజిస్ట్రారు

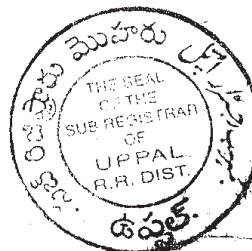
Sub-Registrar Section 42 of Act II of 1891
 No. 1559 of 2006 Date 4/2/06
 I hereby certify that the proper deficit
 stamp duty of Rs. 18060/- Rupees Eighteen
 Thousand and Sixty only
 has been levied in respect of this instrument
 from Sri Gaurang Mody
 on the basis of the agreed Market Value
 consideration of Rs. 204000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 4/2/06
 Sub-Registrar
 and Collector U.P. & A.
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 18060/- towards Stamp Duty
 including Transfer duty and Rs. 1020/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 154592
 Dated 4/2/06 at S.B.H. Habsguda Branch, Sec bag

S.B.H. Habsguda
 A/c No. 01420050780
 of S.R.O. Uppal





आन्ध्र प्रदेश ANDHRA PRADESH

1017 31/10 501-
 1017 31/10 501-
 31/10 31/10 501-
 31/10 31/10 501-

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 02/2014

5-4-75/A, Cellar, 1st floor,
 SECUNDERABAD-500 093

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.

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.

For MEHTA AND MODI HOMES

Shri M. M. M.
 Partner

For MEHTA AND MODI HOMES

Shri M. M. M.
 Partner

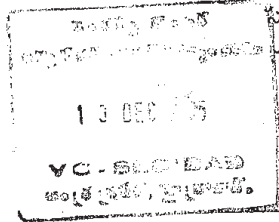
1వ పుస్తకము.....1559/96

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....9 ఈ కాగితపు వరుస

సంఖ్య.....3

పద్-రిజిస్ట్రార్



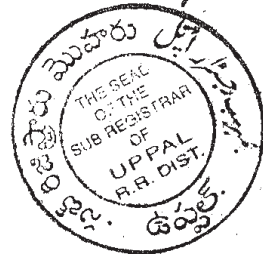
1వ పుస్తకము సం॥ (కా.క) పు.....1559/96

వెంటర్లుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం

గుర్తింపు తెలుసు. 1559.....1-2006 ఇవ్వబడిన

2006 సం॥ 1-2006 సం॥ 4

రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

1018 3/2/06 501

Ms. Rajaji Sampath

Ms. Kusum Sampath

Hydabad

LEELA G. GHIMALGI

STAMP VENDOR

LINE 02/0003

5-4-2006 02/0003 0003
SECURITY SEAL-000 003

The Vendee is desirous of purchasing a plot of land bearing no. 40 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/- (Two Lakhs 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:

The Vendor do hereby convey, transfer and sell the Plot No. 40 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/- (Two Lakhs Four Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

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.

For MEHTA AND MODI HOMES

Partner

For MEHTA AND MODI HOMES

Partner

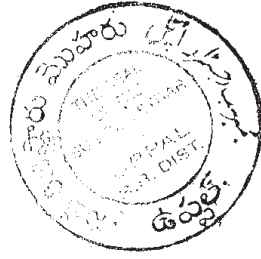
1 వస్తువులు 1559/06

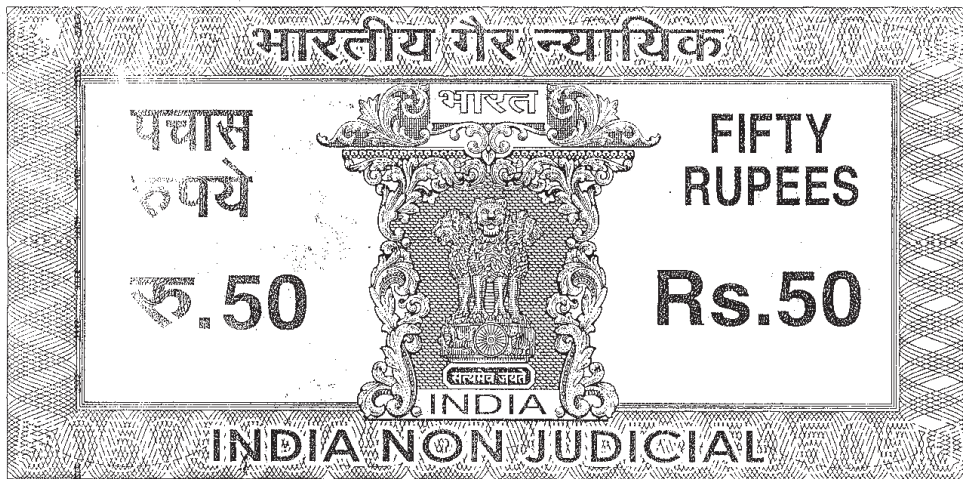
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 4

పబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

1019 312/96
 M. Rajaji Sampath
 Mrs. K. Ram Sampath
 Secy. When 244 244-600

15923
 LEELA G. CHIMALGI
 STAMP VENDOR
 P. No. 27-1003
 5-4-76/A, 2nd Floor, Rajgundaj
 SECURIT PACAD-500 003

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.

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.

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.

Stamp duty and Registration amount of Rs. 19,180/- is paid by way of Challan No. B-154592, dt. 04.02.06, on 50H, Habsiguda Branch, Hyderabad.

For MEHTA AND MODI HOMES

Sh. Modi
 Partner

For MEHTA AND MODI HOMES

S. S. S. S.
 Partner

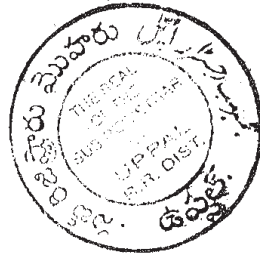
1 వ పుస్తకము.....1559/96

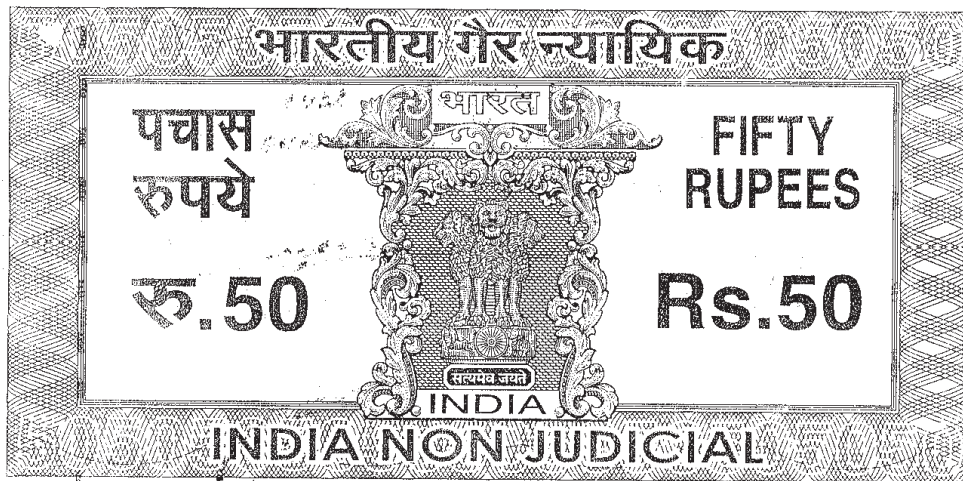
దస్తావేజాల మొత్తం కాగితము

సంఖ్య.....9.....ఈ కాగితపు చరుస

సంఖ్య.....5.....

పబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

3. 1975 31/06/50-
 50/- K. Balaji Ramiah
 50/- K. K. Ramiah
 var 50/- 80/- Hyderabad

LEELA G. CHIMALGI
 STAMP VENDOR
 LIC. 02/2003
 5-4-2003, Gollu Nallam
 SECUNDERABAD-500 003

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 40 admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, 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. 39
South	:	Plot No. 41
East	:	Plot No. 37
West	:	40' wide road

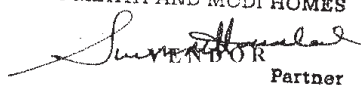
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. K. Sampath
 (K. Sampath)
 2. K. P. Reddy
 (K. P. Reddy)

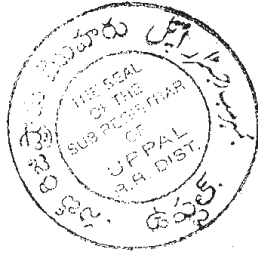
For MEHTA AND MODI HOMES

 VENDOR Partner

For MEHTA AND MODI HOMES

 PARTNER

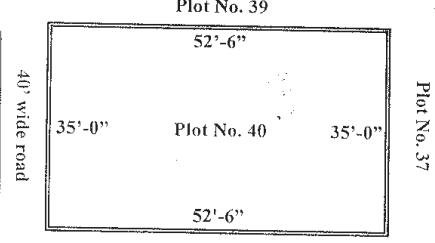
1 వ పుస్తకము.....1539/నింపు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య.....6

సబ్-రిజిస్ట్రార్

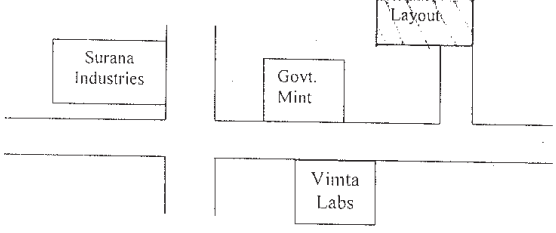


REGISTRATION PLAN SHOWING		PLOT NO. 40, FORMING A PART	
IN SURVEY NOS. 35, 36, 37, 38 & 39		Situated at	
CHERLAPALLY VILLAGE,		GHATKESAR	
		Mandal, R.R. Dist.	
VENDORS: M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS			
1. SRI SOHAM MODI, SON OF SRI SATISH MODI			
2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA			
VENDEE: MR. SAMPATH BALAJI, S/O. MR. KURAM SAMPATH			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS.	





LOCATION PLAN



WITNESSES:

1. *Mr. Sampath*

2. *Mr. Kuram*

For MEHTA AND MODI HOMES

Pha. Moh.

SIG. OF THE VENDOR

Partner

For MEHTA AND MODI HOMES

Suresh U. Mehta

SIG. OF THE VENDEE

Partner

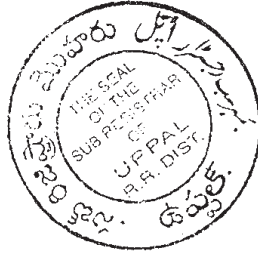
1 వ పుస్తకము / కర్క / పాఠ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....9.....ఈ కాగితపు వరుస

సంఖ్య.....7.....


సహ-రజిస్ట్రారు



HOTOGRAPHS 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
---------	--	--	--



VENDOR:

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
REP. BY ITS MANAGING PARTNERS:
1. MR. SOHAM MODI
S/O. SRI SATISH MODI



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



SPA FOR PRESENTING DOCUMENTS

MR. GAURANG MODY
FLAT NO. 105
SAPPHIRE APARTMENTS
CHIKOTI GARDENS
BEGUMPET
HYDERABAD.

SIGNATURE OF WITNESSES:

1. *X. Sampath*

2. *Robertson*

For MEHTA AND MODI HOMES

Mr. Modi
Partner

For MEHTA AND MODI HOMES

Suresh U. Mehta
Partner

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము. 1577/96

దస్తావేజుల వెలుక్కుల కాగితముల

సంఖ్య.....9.....ఈ క నొకపు వరుస

సంఖ్య.....8.....

60

మహారాజు

