

C. 3177

3074/06

AK-3242

100Rs.

73



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 Date : 22-02-2006 Serial No : 1,660 Denomination : 100

Purchased By :
 J. VIJAYA KRISHNA PRASAD

For Whom :
 SELF

S/O K. MADHAVA RAO
 R/O HYDERABAD



SALE DEED

This Sale Deed is made and executed on this the 22 day of March 2006 at Secunderabad by and between:

47000
512
 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

17000
1085
95
 MR. J. VIJAYA KRISHNA PRASAD, SON OF MR. K. MADHAVA RAO, aged about 36 years, residing at B-416, Mayflower Park, Mallapur, Hyderabad - 500 076, 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

For Mehta and Modi Homes

Partner

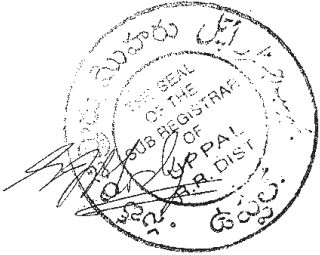
Partner

30/4/07
 ప పుస్తకము
 దస్తావేజుల
 సంఖ్య
 సంగ్రహ



200.6 వ సం||...నెల...2...తేది
 1927 వ.శ.శా.వి.లెక్క...మాసము...11...తేది
 పగలు...11...మరియు...12...గంటల మధ్య
 ఉప్పుల సేవ-రిజిస్ట్రారు అఫీసులో

శ్రీ...Gaurang Mody...
 రిజిస్ట్రేషన్ నెంబరు...సెక్షన్ 32 ఎ-సు
 అనుసరించి గౌరంగ్ మోడిని పోటోగ్రాఫులు
 మరియు పేరములతో సహా దాఖలుచేసి
 రుసుము రూ|| 1085/- నిల్పించినారు.
 Receipt No. 167751 Dt. 1/3/07 vide
 SBH, Habstiguda Branch, Sec'bad



బ్రాసే యిచ్చినట్లు ఒప్పుకొన్నది.
 ఎడమ బ్రతునదేలు



Gaurang Mody

Gaurang Mody s/o. Jagantilal Mody occ. Business
 R/o. 105, Seaplane Apts, Chitkor Gardens,
 Begumpet, Hyderabad, through GPR for
 Presentation of Documents, vide doc. no. 64/249/07
 at SRO, Uppal.

నిరూపించినది.

① *Prabhakar Reddy* (K. Prabhakar Reddy s/o. K. P. Reddy
 occ. Service to S-U-187/344, MG Road,
 SEC-BAD.

② *Suresh S/O Ananthanarayana*
 Business R/o Mangal (V) R.R. Dist.

200.6వ.సం||...నెల...2...వ తేది
 192...వ.శ.శా.వి.లెక్క...మాసం...11...వ తేది.
 సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598456

Date : 22-02-2006 Serial No : 1,661

Denomination : 100

Purchased By :

J.VIJAYA KRISHNA PRASAD

SELF

For Whom :

S/O K.MADHAVA RAO

R/O HYDERABAD

Sub-Reg.
Ex. Office
S.R.O. SECUNDERABAD

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	Gt. 0-50	Ac. 2-00 Gt.
			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 Gt.
			36	Gt. 60-50	
			37	Gt. 13-50	
				Gt. 85-00	
Total Extent of Land					Ac. 6-05 Gts.

For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

Partner

1 వ పుస్తకము 3074/06
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 2



సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 1908
No. 3074 of 2006 Date 2/3/06

I hereby certify that the proper deficit
stamp duty of Rs. 19030/- Rupees Ninety

thousand thousand only
has been levied in respect of this instrument
from Sri. Ganrajan Reddy
on the basis of the agreed Market Value
consideration of Rs. 217000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

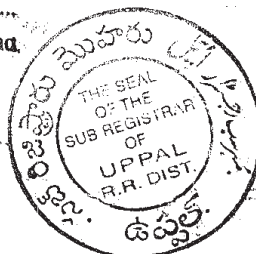
Dated 2/3/06

Sub Registrar
and Collector U/S. 41 & 42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 19030/- towards Stamp Duty
Including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 167751
Dated 1/3/06 at SDH Habisiguda Branch, Sec bad.

Sub Registrar
A/c No. 01900050780
of S.R.O. Uppal





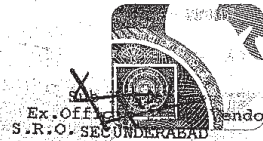
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598457

Date : 22-02-2006 Serial No : 1,662 Denomination : 100

Purchased By :
J.VIJAYA KRISHNA PRASAD SELF

For Whom :

S/O K.MADHAVA RAO
R/O HYDERABAD

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.

- 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

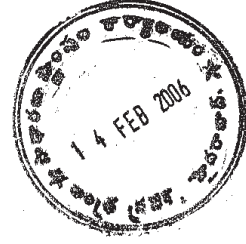
For Mehta and Modi Homes

Partner

Partner

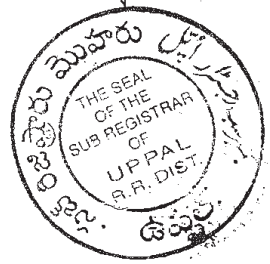
1వ పుస్తకము సం॥ 307/06
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు పరుస
 సంఖ్య... 3

పబ్-రిజిస్ట్రార్



1వ పుస్తకము సం॥ (శా.శ) పు. 307/06
 నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
 గుర్తింపు నెంబరు 3076... 1-2006 ఇవ్వడమైన
 2006 సం॥ మార్చి నెల... 2... తేది

రిజిస్ట్రేరింగు అధికారి





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598458

Date : 22-02-2006 Serial No : 1,663

Denomination : 100

Purchased By :
J.VIJAYA KRISHNA PRASAD

SELF

For Whom :

S/O K.MADHAVA RAO
R/O HYDERABADSub-Registrar
Ex. Office
S.R.O. SECUNDERABAD

- D) The Vendee is desirous of purchasing a plot of land bearing no. 73 admeasuring 217 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,17,000/- (Rupees Two Lakhs Seventeen 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. 73 admeasuring 217 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. 2,17,000/- (Rupees Two Lakhs Seventeen 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.

For Mehta and Modi Homes

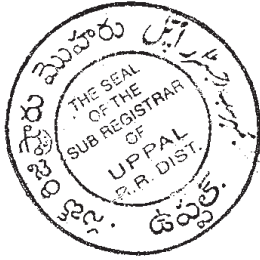
Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము 3074/94 నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు పరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 598459

Date : 22-02-2006 Serial No : 1,664 Denomination : 100

Purchased By :
J.VIJAYA KRISHNA PRASAD

For Whom :
SELF

S/O K.MADHAVA RAO
R/O HYDERABAD



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. 20,210/- is paid by way of Challan No. 167751, dated 01.03.06 drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

1 వ పుస్తకము. 2014/15

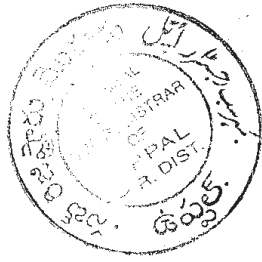
దస్తావేజాల మొత్తం కాగితము

సంఖ్య..... ఈ కాగితపు

సంఖ్య.....



సబ్-రిజిస్ట్రారు



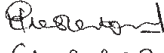
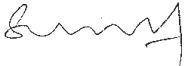
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 73 admeasuring about 217 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:

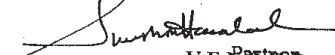
North	:	Plot No. 74
South	:	Plot No. 72
East	:	40' wide road
West	:	Public Road

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:

WITNESSES:

1. 
(P. R. Lakshmi)
2. 

For Mehta and Modi Homes


VENDOR

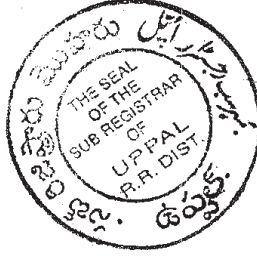
For Mehta and Modi Homes

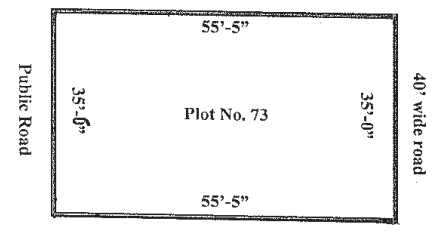
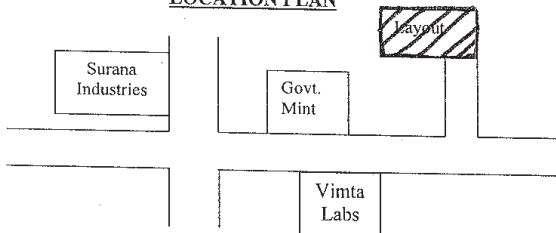
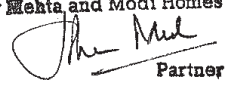
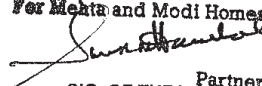

VENDOR

VENDEE

1 వ పుస్తకము 3074/అ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

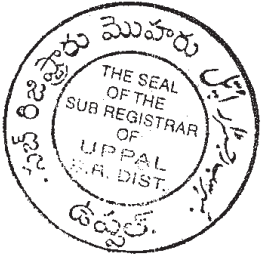
సబ్-రిజిస్ట్రారు



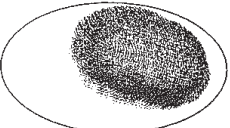
REGISTRATION PLAN SHOWING		PLOT NO. 73, FORMING A PART	
IN SURVEY NOS. 35, 36, 37, 38 & 39		SITUATED AT	
CHERLAPALLY VILLAGE, GHATKESAR		MANDAL, R.R. DIST.	
VENDORS: M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS			
1. SRI SOHAM MODI, SON OF SRI SATISH MODI			
2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA			
VENDEE: MR. J. VIJAYA KRISHNA PRASAD, SON OF MR. K. MADHAVA RAO			
REFERENCE: AREA: 217	SCALE: SQ. YDS.	INCL: SQ. MTRS. ☐	EXCL: ☐
N  Plot No. 74  Plot No. 72 LOCATION PLAN  For Mehta and Modi Homes  Partner For Mehta and Modi Homes  Partner SIG. OF THE VENDOR WITNESSES: 1. 2.			

1 వ పుస్తకము 2014/182
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...

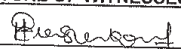
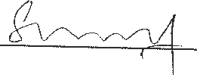
పబ్-రిజిస్ట్రారు



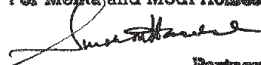
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, 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.
			<u>GPA FOR PRESENTATION OF DOCUMENTS:</u> MR. GAURANG MODY S/O. MR. JAYATILAL MEHTA R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET, HYDERABAD
			<u>VENDEE:</u> MR. J. VIJAYA KRISHNA PRASAD SON OF MR. K. MADHAVA RAO R/O. B-416, MAYFLOWER PARK MALLAPUR HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

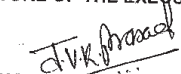
1. 
 2. 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner
SIGNATURE OF THE EXECUTANT'S


SIGNATURE OF THE VENDEE

1 వ పుస్తకము. 3. 4. 10/6
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

సబ్-రజిస్ట్రారు

