

(231)

G.S No. 4524

DOCT No. 4524

2007

Serial 4628



CANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

195360
LEELA G. CHIMALG!
STAMP VENDOR
N. 02/26
5-4-76/A, Cellar, Ranigum
SECUNDERABAD-500 003

A. No. 3580, 29-3-07 100Rs.
Sd/- Venkateshwar Rao
Sd/- APPA RAO
at Wdca M/s. Mehta & Modi Homes Secdr

SALE DEED

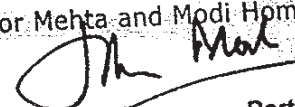
This Sale Deed is made and executed on this the 9th day of April 2007 at Secunderabad by and between:

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 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.)

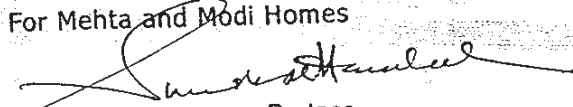
IN FAVOUR OF

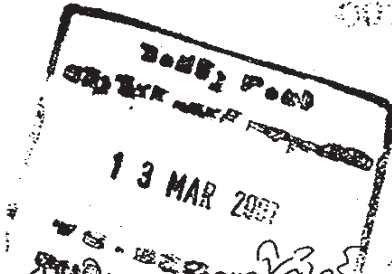
1. Mr. Kantamneni Venkat Rao, son of Mr. Kantamneni Gopal Rao, aged about 50 years,
2. Mrs. Jyothirmayi, wife of Mr. Kantamneni Venkat Rao, aged about 39 years, Both are residing 105, Shivakailash Apartments, Yellareddyguda, Ameerpet, Hyderabad, hereinafter referred to as the Vendee (which term shall 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

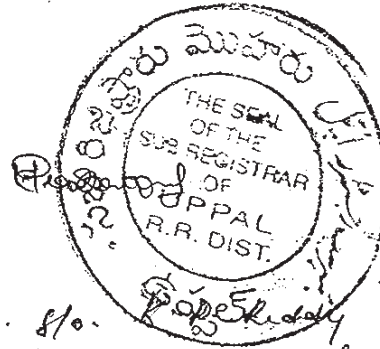


వ పుస్తకము 6521 (వెంపు)
 దస్తావేజాల మొత్తం కాగితములి
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 1

సబ్-రిజిస్ట్రారు

శ్రీ K. Prabhakar Reddy నెల 9 లవ
 1927- వ.సం. 23 ఆర్. మాసము 9 తేది
 పగలు 2 మరియు 3 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోలోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 16.35 చెల్లించినారు.
 Receipt No. 1253 Dt. 20/3/07 Vide
 SBH, Habsiguda Branch, Sec'bad



సీలుచేసినట్లు ఒప్పుకోవుట
 ఎడమ బ్రాటనదేలు

Received. S/o. J. Prasad Reddy our Service
 105-4-187/34, 2 floors bottom mansion
 M.L. Road, Jubbal, attested through GPA
 for presentation of Documents vide GPA
 Doc no. 201/BK15/06 at J.R.O., Yppd, R.R. Dist

నిరూపించినది.

①

Raman Kumar S/o. Ramesh Kumar our Service
 23-4/10/07, Amberpet, Hyderabad

② J. Prasad

J. Prasad S/o. J. Prasad our Service
 2/10-1-203, New Bomangally, Jubbal

2007 వ.సం. 12 ఆర్. నెల 9 వ తేది
 1927 వ.సం. 23 ఆర్. మాసం 19 వ తేది.

సబ్ రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, 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	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

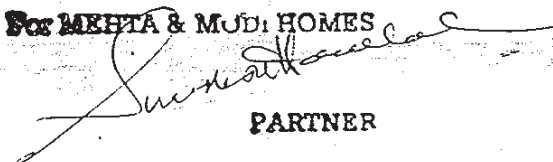
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 deeds which were 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 independent bungalows thereon and has obtained layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For MEHTA & MODI HOMES


PARTNER

For MEHTA & MODI HOMES


PARTNER

1 వ పుస్తకము 4521 నంబర్
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 2
 సబ్-రిజిస్ట్రార్

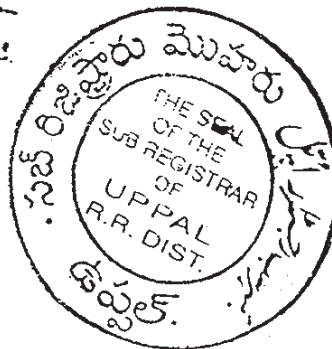
Instrument Under Section 42 of Act II of 1864
 No. 4521 of 2007 Date 9/4/07
 I hereby certify that the proper deficit
 stamp duty of Rs. 28330/- Rupees *Twenty nine thousand*
three hundred and thirty
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 327000/- being
 higher than the consideration agreed Market
 Value.

R.O. Uppal
 Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT
 dated 9/4/07

Registration Endorsement
 An amount of Rs. 49230/- towards Stamp Duty
 including Transfer duty and Rs. 1635/-
 towards Registration Fee was paid by the party
 through Chalan Receipt Number 192538
 Dated 30/3/07 at SRI Habalguda Branch, Sec'bad.
 G.E.H. Habalguda
 A/c No. 01000050700
 of S.B.O. Uppal

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 250000/- and Stamp duty
 Paid Rs. 2000/- 9/4/07

SUB REGISTRAR



- E) The Vendee is desirous of purchasing a plot of land bearing no. 231 admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,27,000/- (Rupees Three Lakhs Twenty Seven Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

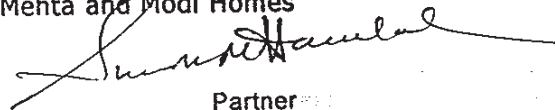
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 231 admeasuring 272 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 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.3,27,000/- (Rupees Three Lakhs Twenty Seven 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. 50,960/- is paid by way of challan No. 192538, dated 30.03.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

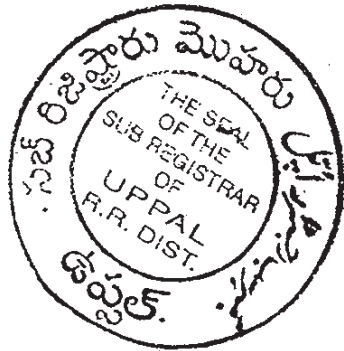

Partner

1వ పుస్తకము: 452/107
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య: 9.....ఈ కాగితపు వరుస
సంఖ్య: 3.....


పబ్-రిజిస్ట్రార్

1వ పుస్తకము సం॥ (శా.శ) పు... 452/107
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు: 452/107-1-200 శివ్వడమైన
2007 సం॥ డి.బి.ఎస్. నెంబరు: 9..... తేది


రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 231, admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

North	Plot No. 232
South	Plot No. 230
East	Plot No. 224
West	40' wide road

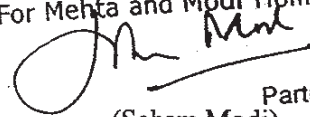
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

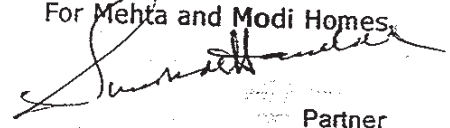
1. 

2. 

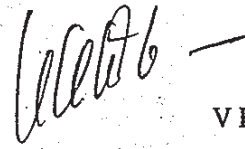
For Mehta and Modi Homes


Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes


Partner

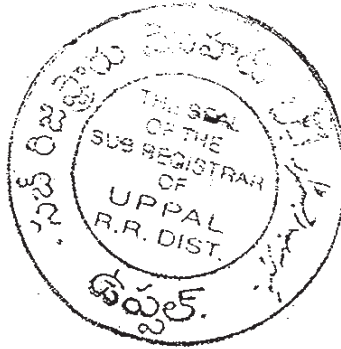
(Suresh U Mehta)
VENDOR


VENDEE



1 వ పుస్తకము (52/1/4) నా
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 4 ఈ కాగితపు వరుస
సంఖ్య 4

పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 231, FORMING A PART

IN SURVEY NO. 291**Situated at**

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.**VENDOR:**

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

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

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

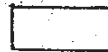
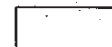
BUYER:

1. KANTAMNENI VENKAT RAO, SON OF MR. KANTAMNENI GOPAL RAO

2. JYOTHIRMAYI, WIFE OF MR. KANTAMNENI VENKAT RAO

REFERENCE:
AREA:

272

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

40' wide road

Plot No. 232

68'-0"

36'-0"

Plot No. 231

Plot No. 224

Plot No. 230

N
↑

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

WITNESSES:

1.

2.

SIG. OF THE VENDOR**SIG. OF THE BUYER**

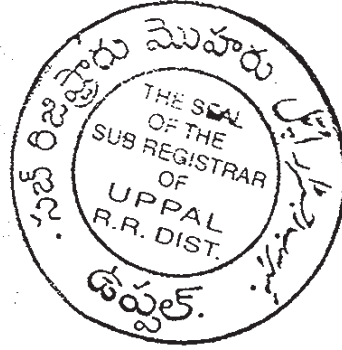
1వ పుస్తకము 521/10/10

దస్తావేజుల మొత్తం కాగితముల

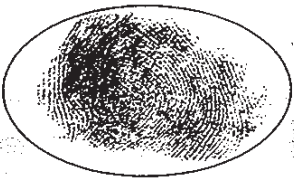
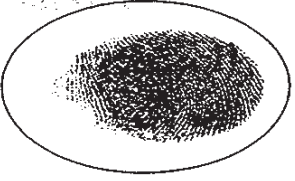
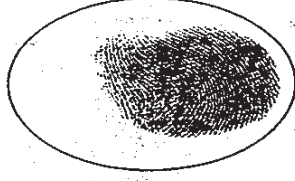
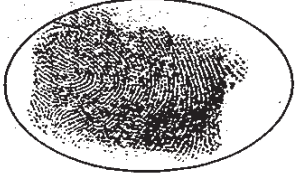
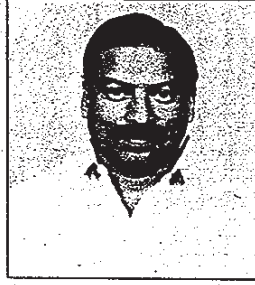
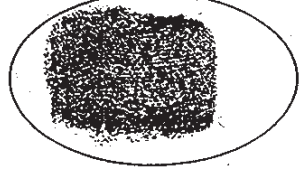
సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య...

సబ్-రిజిస్ట్రార్



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 PRESENTING DOCUMENTS:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.
			<u>BUYER:</u> 1. MR. KHANTAMANENI VENKAT RAO S/O. MR. KHANTAMANENI GOPAL RAO R/O. 105, SHIVAKAILASH APARTMENTS YELLAREDDYGUDA, AMEERPET HYDERABAD.
			2. MRS. JYOTHIRMAYI W/O. MR. KHANTAMANENI VENKAT RAO R/O. 105, SHIVAKAILASH APARTMENTS YELLAREDDYGUDA, AMEERPET HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

and Modi Homes

For Mehta and Modi Homes

Partner

Partner

SIGNATURE OF THE EXECUTANTS

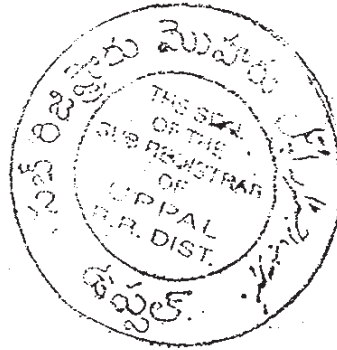
1. నంబు నెంబు 452/1/10/10

2. ప్రజాపతి మొదలు కలిగియున్న

నంబు 452/1/10/10 ఈ కలిగియున్న వరు

నంబు 6

పదే రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
OLDAP011193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/18724
JAISHOL GARDEN
AMBERREY
HYDERABAD

0022002 DUPLICATE

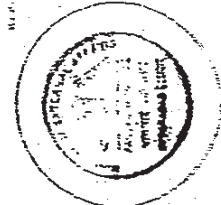
Licensing Authority
HYDERABAD



यदि किसी व्यक्ति को इस लाइसेंस के बिना गाड़ी चालना पड़े तो उसे दण्डित किया जायेगा।
यदि किसी व्यक्ति को इस लाइसेंस के बिना गाड़ी चालना पड़े तो उसे दण्डित किया जायेगा।
यदि किसी व्यक्ति को इस लाइसेंस के बिना गाड़ी चालना पड़े तो उसे दण्डित किया जायेगा।

यदि किसी व्यक्ति को इस लाइसेंस के बिना गाड़ी चालना पड़े तो उसे दण्डित किया जायेगा।
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संयुक्त परिवार
महोदय, जयपुर
जयपुर कार्यालय, जयपुर



PERMANENT ACCOUNT NUMBER
ABMP/MC/725H
SODHAM SATISH MODI
SATISH MANILAL MODI
18-10-1959

भारत गणराज्य REPUBLIC OF INDIA
IND
B2791005
MODI
SODHAM SATISH MODI
MALE
18-10-1959
HYDERABAD
9-10-2000

For Mehta and Modi Homes

Partner

Partner

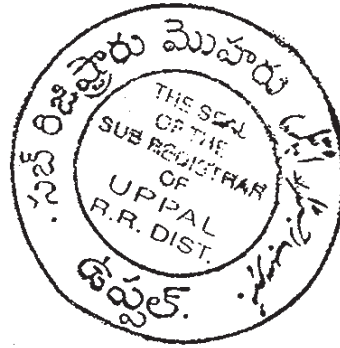
1 వ పుస్తకము.....652/190

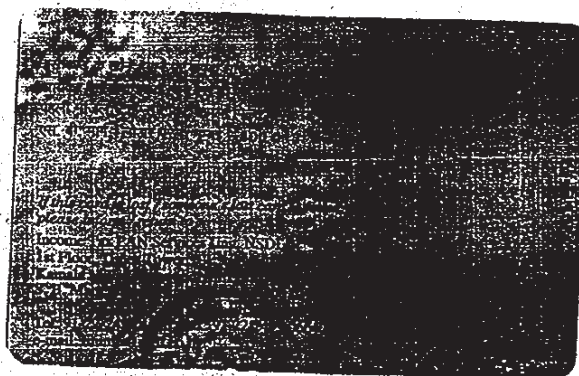
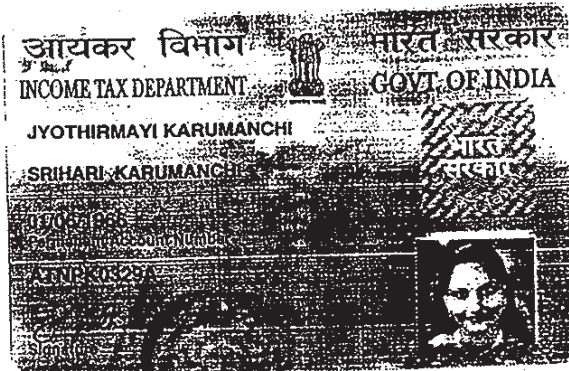
దస్తావేజుల మొత్తం కాగితములు

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రార్





Kyulthonye

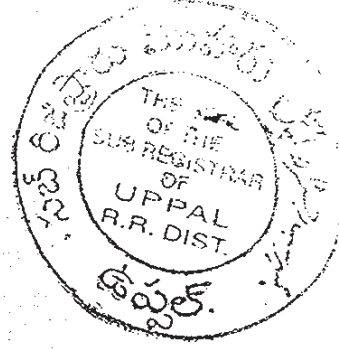
1 వ పుస్తకము (65216)

దస్తావేజుల మొత్తం కాగితము

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రార్



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 VENKAT RAO KANTAMNENI
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1 వ పుస్తకము. 421/6

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 9

సబ్-రిజిస్ట్రార్

