

238

No. 9484

DOCT No.

9469/2007

Ave 8742

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE

HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

F 674969

K. SATISH KUMAR

S.V.L. No:13/2000. R. No: 20/2000

5-2-30 FREEMANSHIP PET (VI)

R. NAGAR (VI), C.R. DIST

Name.....

S/o. D.....

For Whom.....

SALE DEED

This Sale Deed is made and executed on this the 3rd day of August 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, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 57 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. G. JAGANNATH, SON OF G. SUBBARAYUDU aged about 41 years, and
2. MRS. G. PRASUNA, WIFE OF MR. G. JAGANNATH, aged about 36 years, both are residing at 301, 4th Block, Shanti Gardens, Nacharam, 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).

Per Mehta and Modi Homes

Per Mehta and Modi Homes

Partner

Partner


 ಸಚಿವರು

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 a layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 468 తిరిగి

దస్తావేజుల మొత్తం కాగితము

సంఖ్య 9..... ఈ కాగితపు వరుస

సంఖ్య 2.....

పబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 186

No. 968 of 2007 Date 3/8/07

I hereby certify that the proper deficit

stamp duty of Rs. 40850/- Rupees

eight hundred and fifty only

has been levied in respect of this instrument

from Sri. K. P. Reddy

on the basis of the agreed Market Value

consideration of Rs. 455000/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal

3/8/07

Sub Registrar
and Collector S.S. 41 &
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 40850/- towards Stamp Duty

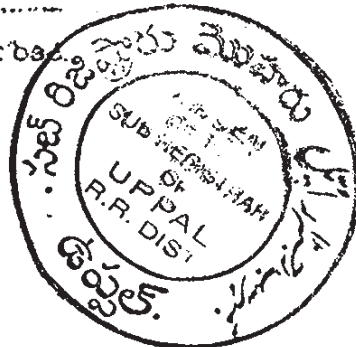
Including Transfer duty and Rs. 225/-

towards Registration Fee was paid by the party

through Challan Receipt Number 601884

Dated 3/8/07 at SRI Habsiguda Branch Sec 42

S.B.H. Habsiguda
A/c No. 01000050700
of S.R.O. Uppal.



- E) The Vendee is desirous of purchasing a plot of land bearing no. 238 admeasuring 325 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five 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. 238 admeasuring 325 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.4,55,000/- (Rupees Four Lakhs Fifty Five 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. 43,220/- is paid by way of challan No. 601887 dated 03-06-17, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 9464/07 సం॥ 200

దస్తావేజాల మొత్తం కాగితములః

సంఖ్య.....9464 ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రెజిస్ట్రార్

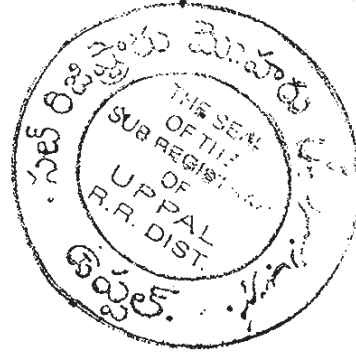
1 త పుస్తకము సం॥ (శా.శ) పు 9464/07

నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 9464-1-2007 ఇవ్వడమైన

2007 సం॥ 12 నెంబరు 3 తది

రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 238 admeasuring about 325 sq. yds. forming part of Sy. No. 291, 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.237
South	Amphi Theatre
East	40' wide Road
West	Plot No. 239

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.

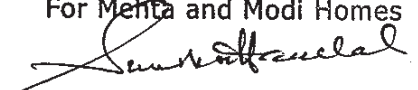


For Mehta and Modi Homes



(Soham Modi) Partner
VENDOR

For Mehta and Modi Homes

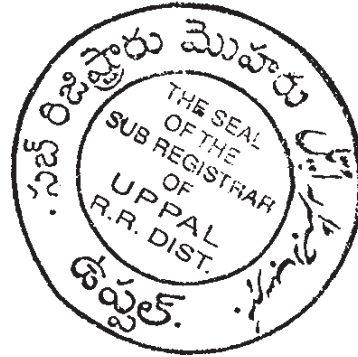


(Suresh U Mehta) Partner
VENDOR



VENDEE

1 వ పుస్తకము 966137
గ్రామీణుల మొత్తం కాగితముల
సంఖ్య 9..... ఈ కాగితపు వరుస
సంఖ్య 6.....
పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 238, 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. MR. G. JAGANNATH, SON OF G. SUBBARAYUDU

2. MRS. G. PRASUNA, WIFE OF MR. G. JAGANNATH

REFERENCE:
AREA: 325**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Plot No. 239

Plot No. 237

68'-0"

43'-0"

Plot No. 238

40' wide road

N
↑

Amphi Theatre

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

WITNESSES:1. 2. **SIG. OF THE VENDOR**

G. Prasuna

**SIG. OF THE BUYER**

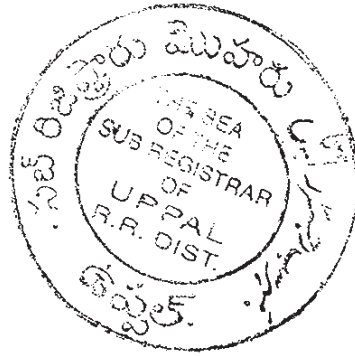
1 వ పుస్తకము: 469/2011

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య: 91....ఈ కాగితపు వరుస

సంఖ్య: 5.....


పబ్లిక్ 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
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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 MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003

GPA FOR PRESENTING DOCUMENTS:

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.

BUYER:

1. MR. G. JAGANNATH
S/O. G. SUBBARAYUDU
R/O. 301, 4TH BLOCK, SHANTI GARDENS
NACHARAM
HYDERABAD-500 076.

2. MRS. G. PRASUNA
W/O. MR. G. JAGANNATH
R/O. 301, 4TH BLOCK, SHANTI GARDENS
NACHARAM
HYDERABAD-500 076.

SIGNATURE OF WITNESSES:

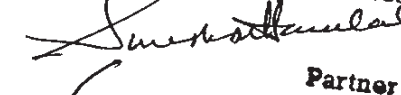
1. 

2. 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

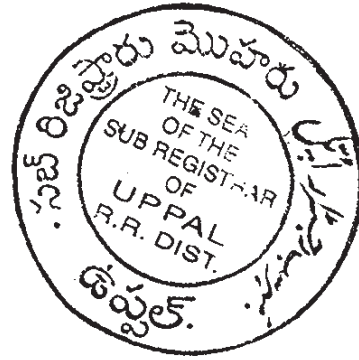

Partner

G. Prasuna

G. Jagannath

1 న పుస్తకము 469.67
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9..... ఈ కాగితపు వరుస
సంఖ్య 6.....


మేజర్ రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE
OLDAPG1193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-04/1974
JAISHWEL GARDEN
AMBERPET
HYDERABAD

2002 DUPLICATE

Hyderabad
2-3-04/1974
R.C. HYDERABAD



प्रति दाता, ध्यान रखना कि प्रत्येक 6 वर्ष में, इस ध्वज के निम्न
सूची में वर्णित हो यह प्रमाणित करने के लिए कि वह सड़क के नियमों के
अनुसार से अनुपालन करे, और यह कि वह एक पूर्ण लाइसेंस और शुद्ध दस्त
लिखने पर आवश्यक है।

THOSE ARE TO BE REMEMBERED AND REMINDING IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE IT MAY
OCCUR TO ALLOW THE GRANT OF PERMIT WITHOUT LETTER
HOLDABLE, AND TO APPROVE OTHER EVERY ADVERTISEMENT AND
PROVISION OF WHICH IS SUBJECT MAY STAND IN NEED.

यह प्रमाणित करने के लिए कि वह सड़क के नियमों के
अनुसार से अनुपालन करे, और यह कि वह एक पूर्ण लाइसेंस और शुद्ध दस्त
लिखने पर आवश्यक है।

अधीनस्थ, जयपुर, राजस्थान
ता. 10-10-2000, 8-10-2000
सहायक ऑफिस, Hyderabad.
Support Office, Hyderabad.



PERMANENT ACCOUNT NUMBER
ABMPM6725H
SOHAM SATISH MODI
SATISH MANILAL MODI
18-10-1969

भारत गणराज्य REPUBLIC OF INDIA
IND B 2791005
MODI
SOHAM SATISH MODI
INDIAN MALE 18-10-1969
MUMBAI
PO HYDERABAD
9-10-2000 8-10-2000

For Mehta and Modi Homes

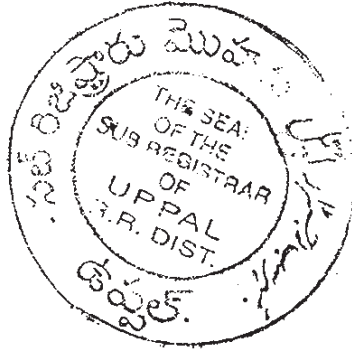
Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము 9689 నెంబర్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్




Election Commission Of India
 భారత ఎన్నికల సంఘము
IDENTITY CARD
 గుర్తింపుకార్డు

FZZ6363642

Elector's Name : JAGANNATH

ఓటరు పేరు : జగన్నాథ్

Father's Name : SUBBA RAYUDU

కండ్రి పేరు: సుబ్బ రాయుడు

Sex : M Age as on 1-1-2003
 లింగము : పు 1-1-2003 నాటికి వయస్సు

37

Address:

8-3-167/K/26,27/203 విరువామా
 KALYAN NAGAR 3 8-3-167/K/26,27/203
 కళ్యాణ్ నగర్ 3

KALYAN NAGAR 3 కళ్యాణ్ నగర్ 3

HYDERABAD హైదరాబాద్

Electoral Registration Officer
 ఓటరు రిజిస్ట్రేషన్ అధికారి
KHAIRATABAD Assembly Constituency

ఖైరతాబాదు నిధానసభ నియోజకవర్గము

Place: HYDERABAD

స్థలము: హైదరాబాద్

Date / తేదీ : 29-05-2003

This card may be used as an identity card
 under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కార్డుగా ఉపయోగించవచ్చును

149 / 516

Jagannath

1 వ పుస్తకము 966/66
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..9.....ఈ కాగితపు వరుస
సంఖ్య..8.....

2
పబ్-రిజిస్ట్రార్

