

(245)

C.S. 18264

C.S. No.

DOCT. No.

18/10/06 / 9230/06.

245

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

C 959680

68618

Date

23/11/06

Re.

D. Phani Kumar

D/o. V/o

D.N. Murthy

For Whom

M/S. Mehta & Modi Homes

K. SRINIVAS

V.L. No. 26/98, R.No. 39/2004

City Civil Court,
SECUNDERABADSALE DEED

This Sale Deed is made and executed on this the 23rd day of November 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-87/3&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. A. AVINASH, SON OF MR. A. V. RAO, aged about 29 years, Residing at D-4, R. K. Residency, Mahatma Nagar, Hasmatpet Road, Bowenpally, Secunderabad, 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

4వ పుస్తకము...1.9.2.మెరుపు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...1.....

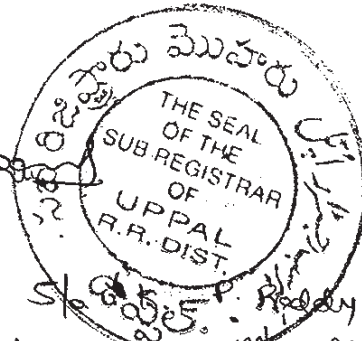
సబ్-రిజిస్ట్రారు

సంఖ్య...వ సంఖ్య...నెల...తేది
192...వ.శ.శా...మాసము...తేది
సగలు...మరియు...గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...రెజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
కుసుము రూ॥1425/-...చెల్పించినారు.

Receipt No. 105762...Dated 11/10/24
SBH, Habsiguda Branch, Sec'bad.

గాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బొటనవ్రేలు



...S/o ... occ: Service
(0) 5-4-181 / 3 & 4, 1st Floor, Solam
Mansion, M. G. Road, Sec'bad, through
attested GPA for Presentation of Documents
in the Doc. No. 201 / 2311 / 06 at SRO, Uppal.

...K SATYA HARIYANA S/o K. N. AGGARWAL HNo 1-8-185,
First Floor, Chakradharpally, Hyd-20.

...Raman Kumar S/o Ramen Rao occ: Business
R/o. 2-3-64/10/24 Amberpet, Hyd.

200...వ.సంఖ్య...నెల...తేది
192...వ.శ.శా...మాసము...తేది

సబ్-రిజిస్ట్రారు

HEREAS:

- 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.

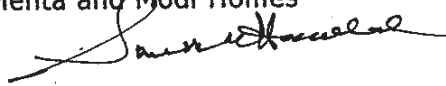
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement 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.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

1వ పుస్తకము. 19.230/001
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య... 9... ఈ కాగితపు వరుస
 సంఖ్య... 2.....

1
 సబ్ రిజిస్ట్రార్

Registration under Section 42 of Act II of 1897
 No. 19230 of 2006 Date 6/12/06

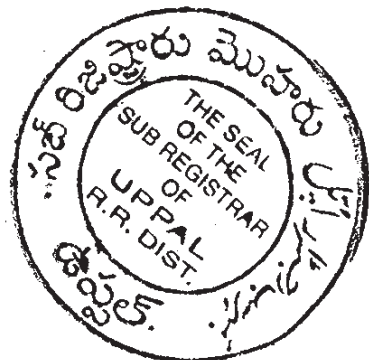
I hereby certify that the proper deficit
 stamp duty of Rs 25550/- Rupees, twenty five thousand
 Five hundred and fifty only
 has been levied in respect of this instrument
 from Sri. K. Venkatasubba Reddy
 on the basis of the agreed Market Value
 consideration of Rs 285000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 6/12/06
 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs 25550/- towards Stamp Duty
 including Transfer duty and Rs 1425/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 10576
 dated 28/11/06 at SRI NARAYANA Branch S.R.O.

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

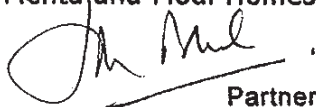


- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.
- E) The Vendee is desirous of purchasing a plot of land bearing no. 245 admeasuring 285 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,85,000/- (Rupees Two Lakhs Eighty 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:

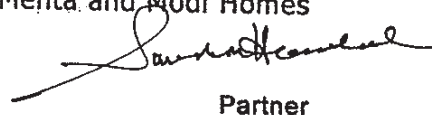
1. The Vendor do hereby convey, transfer and sell the Plot No. 245 admeasuring 285 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 2,85,000/- (Rupees Two Lakhs Eighty Five Thousand Only).
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. 27,070/- is paid by way of challan No. C-105762, dated 28.11.2006, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes

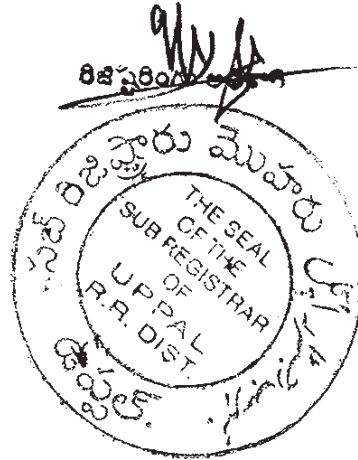


Partner

1 వ పుస్తకము...1. రి.సి.సి.సి.సి.సి.
దస్తవేజుల మొత్తం కాగితములు
సంఖ్య.....శ్రీ. ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు. 19230/06
సెంటరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు సెంటరు 19230/06 2006 వద్ద మొత్తం
2006 సం॥ 19230/06 నెల.....తేది ..



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 245 admeasuring about 285 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. 244
South	Plot No. 246
East	40' wide road
West	Plot No. 263

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)

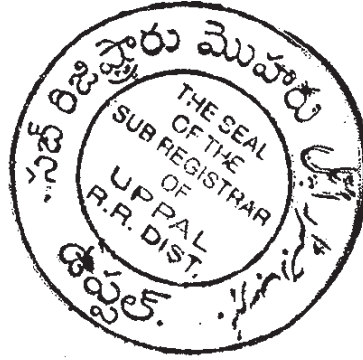
VENDOR



VENDEE

1 వ పుస్తకము. / P. 230 / స్టాంప్
దస్తావేజుల మొత్తం కారితములు
సంఖ్య... ఈ కారితపు వరుస
సంఖ్య...

పద్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

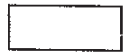
PLOT NO. 245, FORMING A PART

IN SUBJ. JEY NO. 291**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

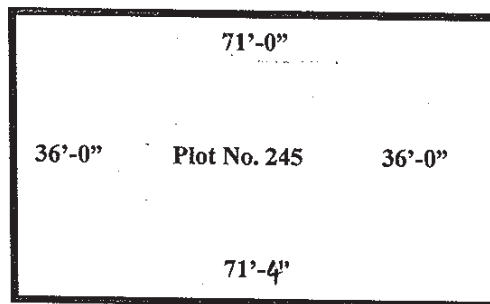
Mandal, R.R. Dist.**VENDOR:** 1. MR. SOHAM MODI, SON OF SRI SATISH MODI

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

BUYER: MR. A. AVINASH, SON OF MR. A. V. RAO**REFERENCE:**
AREA: 285**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Plot No. 263

Plot No. 244



40' wide road

Plot No. 246



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

WITNESSES:

1.

2.

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

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

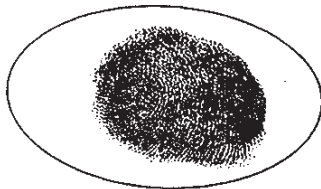
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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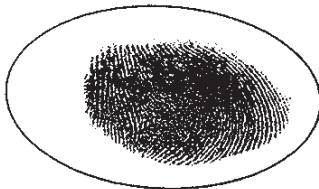
VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNERS.

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

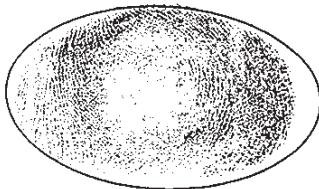


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



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 :

MR. A. AVINASH
S/O. MR. A. V. RAO
R/O. D-4, R.K. RESIDENCY
MAHATMA NAGAR
HASMATPET ROAD
BOWENPALLY
SECUNDERABAD.

SIGNATURE OF WITNESSES:

1.

For Mehta and Modi Homes

Partner

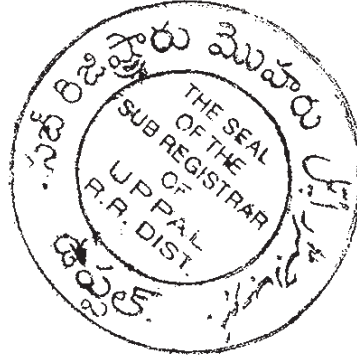
For Mehta and Modi Homes

Partner

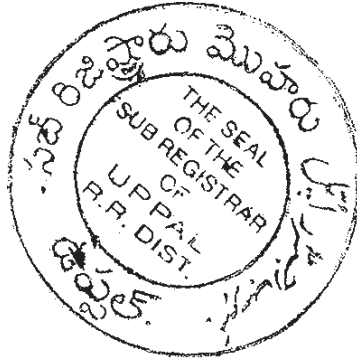
SIGNATURE OF THE EXECUTANTS

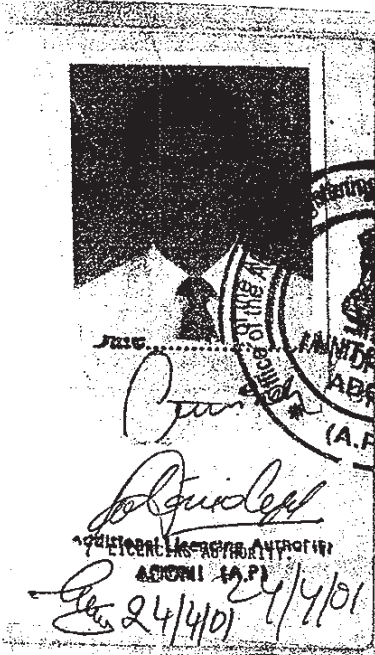
1 వ పుస్తకము. 1.9.2. మొ. సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1000.. ఈ కాగితపు వరుస
సంఖ్య... 1000..

సబ్-రిజిస్ట్రార్



1 వ పుస్తకము. 1.9.2. వందల
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....శ్రీ. ఈ కాగితపు వరుస
సంఖ్య....శ్రీ....
సబ్-రిజిస్ట్రార్





INDIAN UNION  ANDHRA PRADESH		
MOTOR DRIVING LICENCE		
D.L. NO.	1450/MVI/ADN/99	
VALIDITY	FROM 15-11-99 TO 15-11-2009	
NAME	A. AVINASH	
DATE OF BIRTH	31-05-1977	
BLOOD GROUP	A. V. RAO,	
ADDRESS	1/143, Police Quarter, Vemmi Gumpu-518 159.	
ISSUED BY	[Signature] 24/4/01	

Additional Licensing Authority
ADONI (A.P.)

RIGHT WITH GOVT
LICENCE ONLY

పద్-రిజిస్ట్రార్?

