

264

S No. 7461

DOCT. No. 2442-2007

Academy 7656

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध्र प्रदेश ANDHRA PRADESH

H 353001

K. Srinivas

SVL No. 26/98, R.No. 11/2007
City Civil Court
SECUNDERABAD.

25598 26/06/2007
ame. ...
10. ...
or which ...

SALE DEED

This Sale Deed is made and executed on this the 18th day of June 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, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and Sri Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MRS. LALITHA SETTY, WIFE OF MR. NAGA SHIVA RAO, aged about 39 years, residing at 22-147 (Old), Radhakrishna Nagar, Safilguda, Hyderabad – 500 047, Presently Residing at 80, Chadwick Circle, Norristown, P.A. 19403, U.S.A., 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

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Page 1

వ పుస్తకము 746/1 నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

0 వ సం॥ జులై.....నెల.....కి...
24- వ.శ.శా...మాసము...కి...తేది
లు.....మరియు.....గంటల మధ్య
పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

Sottam Mondli
శ్రీప్రసాద్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
మరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
సుము రూ॥.....చెల్లించినారు.

Receipt No. 1307006 Dt. 18/1/07 Vid
3H, Habsiguda Branch, Sec'bad

సి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటనవేలు



ఎడమ బ్రాటనవేలు



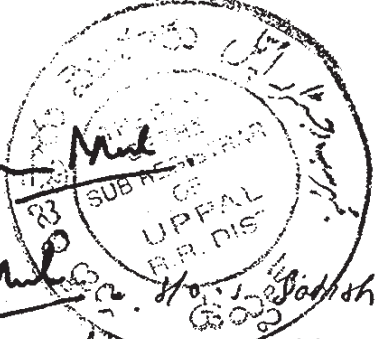
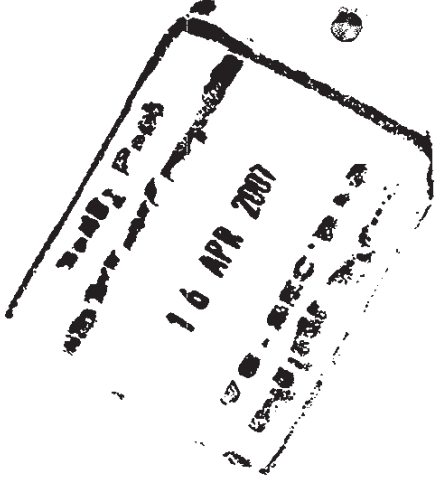
రూపించినది.

P. Raghunath H/o. P. Janaki ouz Sirin
R/o. 12-1-83, Lalpet, Sec'bad-12.

P. Pradeep H/o. S. Dhanraj ouz Sirin
R/o. 1-10-263, New Bommarpally, Sec'bad 77.

200.వ.సం॥ జులై.....నెల.....కి...వ తేది

192.వ.శా.శ...మాసం...కి...వ తేది.



H/o. S. Sottam Mondli ouz-Business
R/o. 5-4-183/34, 2nd floor, Sottam Mondli.
M.A. Road, Sec'bad-03.

H/o. Late Uttam Lal Mehta
ouz Business, R/o. 5-4-183/34, 2nd floor,
Sottam Mondli. M.A. Road, Sec'bad-03.

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 200 Sq. yards, forming a part in Survey No. 291, situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, by virtue of registered sale deed document no. 1325/07 dated 27.01.2007, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District, hereafter referred to as the Scheduled Land.
- 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
- D) The said Sri P. Sanjeeva Reddy along with his Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud, S/o. Rajaiah have sold about 600 sq. yds., of land to the Vendor, vide registered sale deed document no. 6508/2005 dated 07/07/2005, registered at the Sub-Registrar, Uppal, R. R. District. The Vendor in turn sold about 200 sq. yds., being the Scheduled Land out of the 600 sq. yds., to Mr. Anand Mehta S/o. Mr. Suresh U Mehta, vide sale deed document no. 7811/06 dated 24.05.2006, registered with the SRO, Uppal, R. R. District. The Vendor has re-purchased the Scheduled Land from Mr. Anand Mehta S/o. Mr. Suresh U Mehta by virtue of registered sale deed document no. 1325/07 dated 27.01.2007, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District.
- E) The Vendor is desirous of developing the Scheduled Land by constructing an independent bungalow thereon and has obtained a sanction for construction vide proceeding no. BA/G1/70/2006-2007 dated 27.09.2006 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- F) The Vendee is desirous of purchasing a plot of land bearing no. 264, admeasuring 200 sq. yds. hereinafter referred to as the Scheduled Land for a consideration of Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

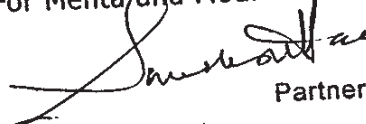
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- I. The Vendor do hereby convey, transfer and sell the Plot No. 264, admeasuring 200 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 land 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. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము 742/19

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 7 ఈ కాగితపు వరుస

చిరస్థి 2

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1864
No. 742 of 2007 Date 18/6/07

I hereby certify that the proper deficit
stamp duty of Rs. 21,500/- Rupees Twenty one
thousand five hundred only
has been levied in respect of this instrument
from Sri. Soham Modi
on the basis of the agreed Market Value
consideration of Rs. 240,000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

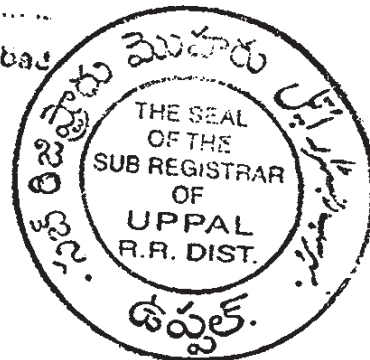
Dated 18/6/07

Sub Registrar
and Collector U/S 412
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 21,500/- towards Stamp Duty
including Transfer duty and Rs. 12,000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 130706
Dated 18/6/07 at SRI Habsiguda Branch Sec bad

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

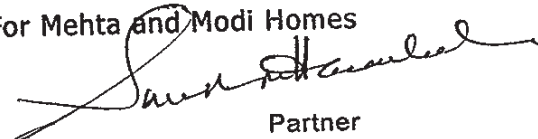


2. The Vendor hereby covenant that Scheduled Land is the absolute property belonging to it by virtue of registered sale deed referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Land.
3. The Vendor further covenant that the Schedule Land 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 Land 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 Land, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Land 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 Land 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 Land 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. 22,800/- is paid by way of challan no. 130706, dated 18.06.07, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము (191) సం॥

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...7.....ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు

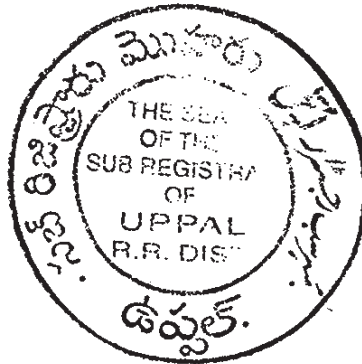
2 వ పుస్తకము సం॥ (శా.శ) పు...7442/02

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు...7442-1-2007 ఇవ్వడమైన

2007 సం॥ జూన్ నెల...18...తేది

రిజిస్టరింగు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 264, admeasuring about 200 sq. yds., forming part of Sy. No. 291, 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. 263
South	Plot No. 265
East	Plot No. 246
West	40'- Existing 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:

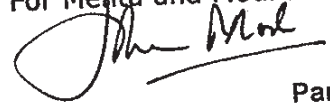
1.



2.



For Mehta and Modi Homes

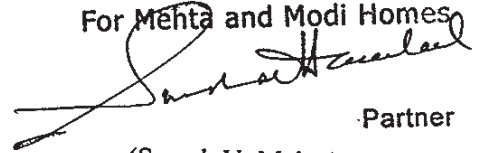


Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



Partner

(Suresh U. Mehta)

VENDOR

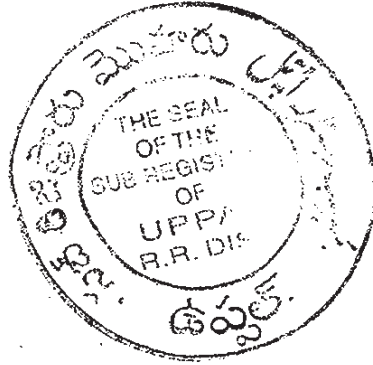
K. Swila

VENDEE

(GR holder)

శ్రీ వ పుస్తకము...
గస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య.....

సర్...



REGISTRATION PLAN SHOWING

PLOT NO. 264, 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:

MRS. LALITHA SETTY, WIFE OF MR. NAGA SHIVA RAO

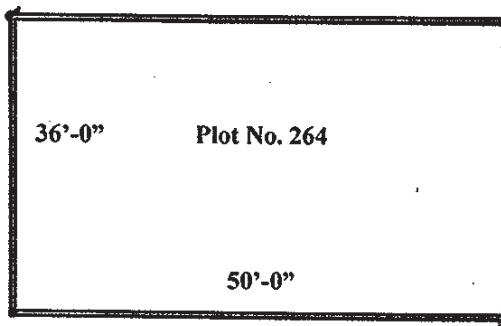
REFERENCE:
AREA:

200

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

Existing Road

Plot No. 263



Plot No. 246

Plot No. 265

N
↑

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

WITNESSES:

1.

2.

SIG. OF THE VENDOR
SIG. OF THE BUYER

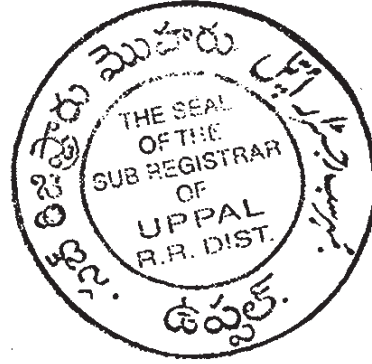
1. వ. పుస్తకము 7442 నంబు

ధస్తావేజాల మొత్తం కాగితముల

సంఖ్య 7 ఈ కాగితపు వరుస

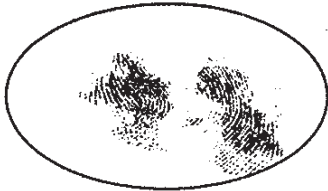
సంఖ్య 5


సర్-రెజిస్ట్రార్



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

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

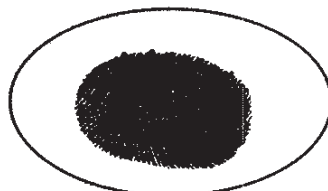
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



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.

PURCHASER:

MRS. LALITHA SETTY
W/O. MR. NAGA SHIVA RAO
PRESENTLY RESIDENT AT
80, CHADWICK CIRCLE
NORRISTOWN
P.A. 19403
U.S.A.



REPRESENTATIVE:

MRS. K. SUSILA
W/O. MR. K. MUTHYALA RAO
R/O. 22-147 (OLD)
RADHAKRISHNA NAGAR
SAFILGUDA
HYDERABAD - 500 047.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

For Mehta and Modi Homes

SIGNATURE OF EXECUTANTS

Part

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mrs. K. Susila, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

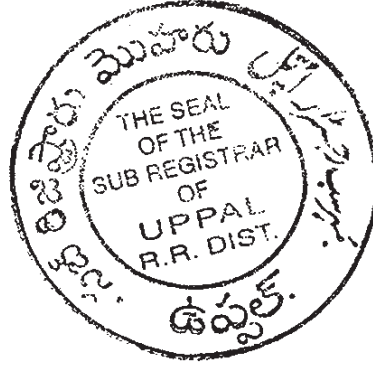
1 వ పుస్తకము. 14/10/19

గస్తావేజాల మొత్తం కాగితముల

సంఖ్య..... ఈ కాగితపు వర్గస

సంఖ్య.....

~~పట్-...~~



INDIAN UNION DRIVING LICENCE ANDHRA PRADESH

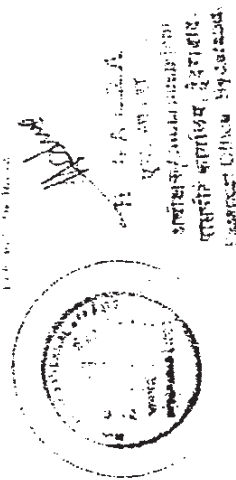


DRIVING LICENCE
DEBARD
PRABHAKAR REDDY K
K PADMA REDDY
23 06/1972
JATSWOL GARDEN
AMBERPET
HYDERABAD



1. DRIVING LICENCE
2. THIS LICENCE IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE
3. THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIMSELF AND OTHERS
4. THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS VEHICLE
5. THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS PASSENGERS
6. THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS PROPERTY
7. THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS REPUTATION
8. THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS FUTURE
9. THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS PRESENT
10. THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS PAST

NOT VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE
THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIMSELF AND OTHERS
THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS VEHICLE
THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS PASSENGERS
THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS PROPERTY
THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS REPUTATION
THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS FUTURE
THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS PRESENT
THE LICENCE HOLDER SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS PAST



PERMANENT ACCOUNT NUMBER
ABMPM6725H
SODHAM SATISH MODI
SATISH MANILAL MODI
11-10-1969

भारत गणराज्य REPUBLIC OF INDIA
IND
B2791005
MODI
SOHAM SATISH MODI
INDIAN
MALE
MUMBAI
PO HYDERABAD
9-10-2000

For Mehta and Modi Homes
Shan Modi
Partner

For Mehta and Modi Homes
Sunil Modi
Partner

1. వ. పుస్తకము.....నంబు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....7.....ఈ కాగితపు వరుస

సంఖ్య.....7.....

పబ్-రిజిస్ట్రార్.

