

268

S No. 7453 DOCT. No. 7444 2007

Account 7654

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ANNEXED

ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

H 352256

Name...

pheni Kumar

S/o. D/o.

D. N. Murthy

For Whom

M/S. Mehta & Modi Homes

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

This Sale Deed is made and executed on this the 15 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

1. MR. S. V. RAGHAVAIAH, SON OF LATE MR. S. RAMAKRISHNAIAH, aged about 75 years,
2. DR. S. RAMAKRISHNA, SON OF MR. S. V. RAGHAVAIAH, aged about 48 years, Both are residing at Plot No. 3, Jaya Enclave, New Bowenpally, Secunderabad - 500 011, 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

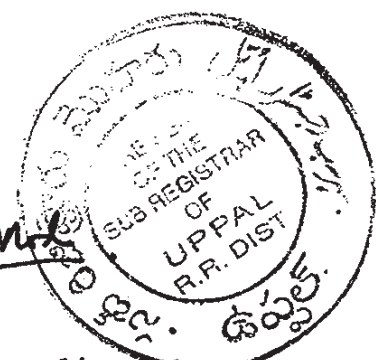
Page 1

Partner

Partner

వ పుస్తకము...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...

16 APR 2001



1927- వ సం॥... నెల... తేది... సబ్-రిజిస్ట్రారు
 1927- వ.శ.శా... మాసము... తేది
 పగలు... మరియు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... Soham Modi...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥... 1200/- చెల్లించినారు.

Receipt No... 130208... DI/8/6/02... Vide
 SBH, Mahisiguda Branch, Sec'bad.

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాటనవేలు

Soham Modi R/o. Soham Modi over Bunies
 R/o. 5-4-187/34, 2nd floor, Soham mansion
 M.G. Road, Sec'bad-03.



Uttam Lal Mehta R/o. Uttam Lal Mehta over Bunies
 R/o. 5-4-187/34, 2nd floor, Soham mansion
 M.G. Road, Sec'bad-03.

- 1) P. Pradeep R/o. P. Pradeep over Bunies
 R/o. 1-10-243, new Boneyalley, Sec'bad.
- 2) Raghuveer R/o. P. Sanjiv over Bunies
 R/o. 12-1-87, Lalaji, Sec'bad-03

2007-వ.సం॥... నెల... తేది...
 1927-వ.శా.శ... మాసం... తేది... సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 200 sq. yds., forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of registered sale deeds bearing document no.11094/2005, dated 18th November 2005, registered with the SRO, Uppal, R. R. District, hereunder and hereinafter referred to as the Schedule 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. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deed which is 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 an independent bungalow thereon and has obtained a sanction for constructions vide Permit No. BA/G1/71/2006-07 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)'.
- E) The Vendee is desirous of purchasing a plot of land bearing no. 268, 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:

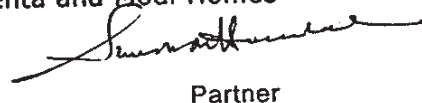
1. The Vendor do hereby convey, transfer and sell the Plot No. 268, admeasuring 200 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled land and more particularly described in the schedule and the plan annexed 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.
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.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

1 వ పుస్తకము. 644. 6000

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య. 9. ఈ కాగితపు వరుస

సంఖ్య. 2

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1864
No. 7446 of 2007 Date 18/6/07

I hereby certify that the proper deficit
stamp duty of Rs 21500/- 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 240000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

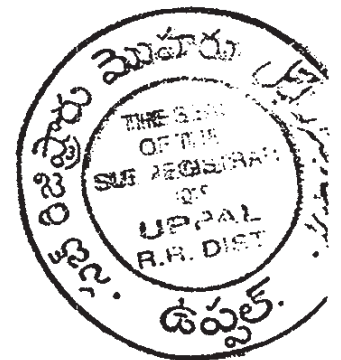
18/6/07

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

Registration Endorsement

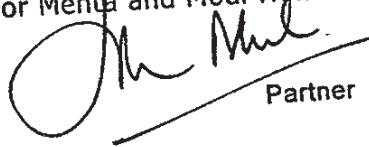
An amount of Rs 21500/- towards Stamp Duty
including Transfer duty and Rs 1200/-
towards Registration Fee was paid by the party
through Challan Receipt Number 130708
Dated 18/6/07 at CHH Hubliguda Branch Sec bad

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

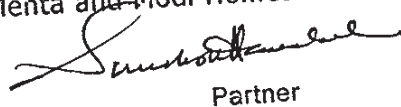


3. The Vendor further covenant that the Schedule Land is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled 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. 130708, 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...సం॥

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య...1

సబ్-రిజిస్ట్రార్

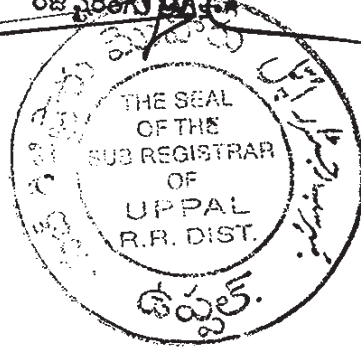
1 వ పుస్తకము సం॥ (శా.శ) పు...సం॥

సింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు సింబరు...1-2007 ఇవ్వడమైన

2007 సం॥...నెల...1 రోజు...తేది

రిజిస్ట్రార్



SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 268 admeasuring about 200 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: Block No. 2, Old Village.

North	Plot No. 267
South	Water tank
East	Plot No. 250
West	Existing road - 40'

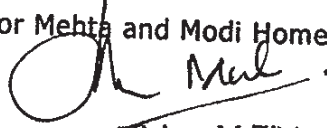
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

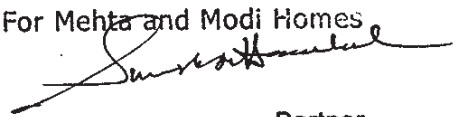
1. 

2. 

For Mehta and Modi Homes


(Soham Modi) Partner
VENDOR

For Mehta and Modi Homes


Partner

(Suresh K. Mehta)
VENDOR



VENDEE

S. Namakshira

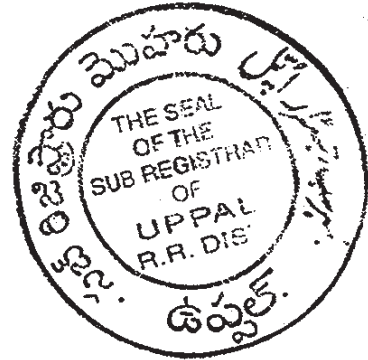
న పుస్తకము 244/92

సర్వేజాల మొత్తం కాగితముల

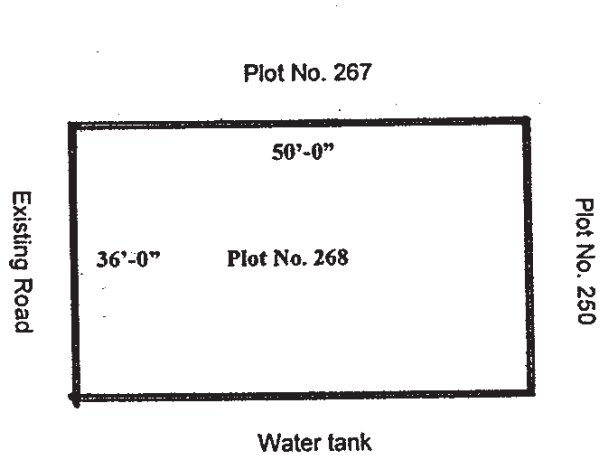
సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 6


సర్వే జాల



REGISTRATION PLAN SHOWING		PLOT NO. 268, 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. S. V. RAGHAVAIAH, SON OF LATE MR. S. RAMAKRISHNAIAH		
	2. DR. S. RAMAKRISHNA, SON OF MR. S. V. RAGHAVAIAH		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 200	SQ. YDS.	SQ. MTRS.	



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

WITNESSES:

1. *[Signature]*

2. *[Signature]*

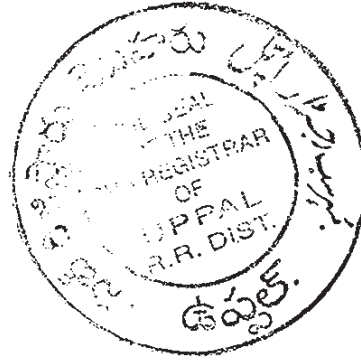
SIG. OF THE VENDOR

[Signature]
SIG. OF THE BUYER

S. Ramakrishna

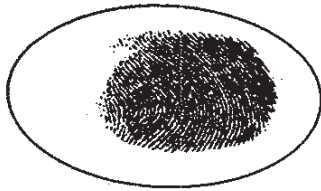
1వ పుస్తకము 7.4.4.4.వరి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...?.....ఈ కాగితపు వరుస
సంఖ్య.....


సబ్-రెజిస్ట్రార్



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

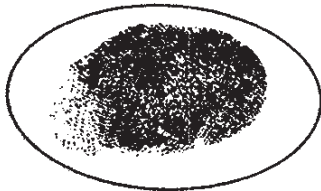
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--



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 MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



BUYER:

1. MR. S. V. RAGHAVAIAH
S/O. LATE MR. S. RAMAKRISHNAIAH
R/O. PLOT NO. 3, JAYA ENCLAVE
NEW BOWENPALLY
SECUNDERABAD - 500 011.



BUYER CUM REPRESENTATIVE:

2. DR. S. RAMAKRISHNA
S/O. MR. S. V. RAGHAVAIAH
R/O. PLOT NO. 3, JAYA ENCLAVE
NEW BOWENPALLY
SECUNDERABAD - 500 011.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

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,
Dr. S. Ramakrishna, 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

S. Ramakrishna
SIGNATURE(S) OF BUYER(S)

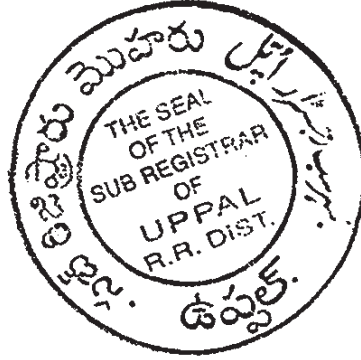
1. గ పుస్తకము 7444/10

గొల్లపేజల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 6

మే...
[Signature]



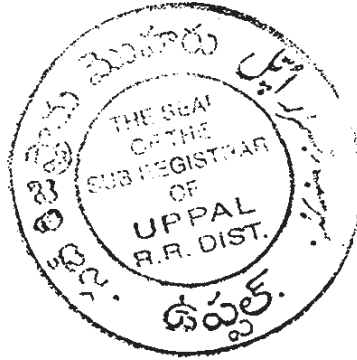
1. చ. పుస్తకము 7.4.4.4. నిర్ణయము

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...9.....ఈ కాగితపు వరుస

సంఖ్య...9.....

సబ్-రిజిస్ట్రార్




Election Commission Of India
 4*06 22yse 202222
IDENTITY CARD
 20222222

JP72367050

Elector's Name : Veeruphavanth Sugula
 2222 2222 : 2222222222 222222
 Father's Name : Runkrishnaiah
 2222 2222 : 2222222222
 Sex : M Age as on 1-1-2003
 222222 : 22 1-1-2003 2222 222222

70

MuthyansettyPalem, 2222222222, 22
 Tenali

Electoral Registration Officer
 2222 02 2222 2222
 TENALI Assembly Constituency

Place: 2222 222222 2222222222
 222222:

Date / 22 : 19-05-2003
 This card may be used as an identity card
 under different Government schemes
 22 2222 22222222 222222
 222222 222222 2222222222, 2222

JP72367050 12 / 28

S. Ramakrishna

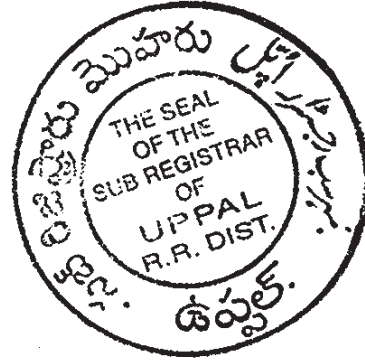
1 వ పుస్తకము. 444. 1908

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు చదువ

సంఖ్య.....

సబ్-రిజిస్ట్రార్





Members Details

Name	Relation	Date of Birth	Age
Nandu	Wife	29/05/60	45
Nandu Kumar	Son	13/11/89	17
Raghavaiah	Father	07/02/30	76
Laxmi Saraswati	Mother		68

Y.K. JOSEPHINE

Supervisor, Adult Education
Hyd: DPL No.117 I/C

14/03/2006

14/03/2006

HOUSEHOLD CARD

Card No : PAPI67886401189

F.P. Shop No : 864

పేరు : సుగూల. రామ కృష్ణ

Name of Head of Household : Suggula. Rama Krishna

తండ్రి/భర్త పేరు : ఎస్. వి. రాఘవాiah

Father/ Husband name : S. V. Raghavaiah

పుట్టిన తేదీ/Date of Birth : 01/08/1958

వయస్సు/Age : 48

వృత్తి/Occupation : Employee-Govt.

పంట.నెం./House No. : Plot No. 3

వీధి/Street : Jaya Enclave

Colony : Bowen Pally.

Ward : వార్డు 1

Circle : వార్డు 8

Circle VIII

జిల్లా/District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 250,000

LPG Consumer No. (1) : 043497/(Single)

LPG Dealer Name (1) : Navratna Enterprises, IOC

LPG Consumer No. (2) : /

LPG Dealer Name (2) :



S. Raghavaiah

1 వ పుస్తకము 744 నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 744 ఈ కాగితపు వరుస
సంఖ్య 744

సబ్-రజిస్ట్రారు

