

C2 No: 6552

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Ack No: 6659
100Rs.



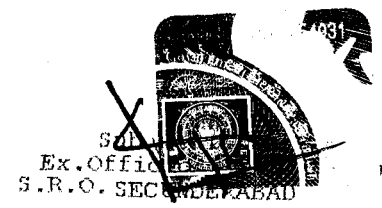
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 465931

Date : 30-06-2005 Serial No : 5,746 Denomination : 100

Purchased By :
MAHENDER,
S/O. MALLS,
SECUNDERABAD.

For Whom :
MEHTA & MODI HOMES,
SECUNDERABAD.



SALE DEED

22/7/05
47500

This SALE DEED is made and executed on this the 15 day of July 2005 by:

1. **SRI P. SANJEEVA REDDY**, S/o. late Sri P. Sai Reddy, aged about 55 years, occupation: Agriculture, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2-23/22/8, D. D. Colony, Bagh Amberpet, Hyderabad – 500 013, represented by Agreement of Sale-cum-General Power of Attorney older Sri Kasula Shaṅkar Goud, S/o. Sri K. Rajaiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Charlpally, Ghatkesar mandal, Ranga Reddy district, Vide Regd. Agreement-Cum-G.P.A. Doct.No. 535/2004, Regd. at S.R.O., Uppal
2. **SRI KASULA SHANKAR GOUD**, S/o. Sri K. Rajaiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Cherlpally, Ghatkesar mandal, Ranga Reddy district.
(hereinafter jointly referred to as the **VENDORS** and severally as Vendor No. 1 & Vendor No. 2)

IN FAVOUR OF

M/S. MEHTA & MODI HOMES, a 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 Shri Soham Modi, Son of Sri Satish Modi, aged 35 years, Occupation: Business and Sri Suresh U Mehta Son of Late Uttamlal Mehta, aged about 55 years, Occupation: Business.
(hereinafter referred to as the '**PURCHASERS**')

U. Swarnawod
U. Swarnawod



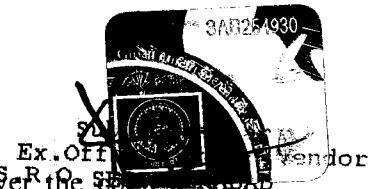
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 465930

Date : 30-06-2005 Serial No : 5,745 Denomination : 100

Purchased By : MAHENDER,
For Whom : MEHTA & MODI HOMES,

S/O. MALLEES, SECUNDERABAD.

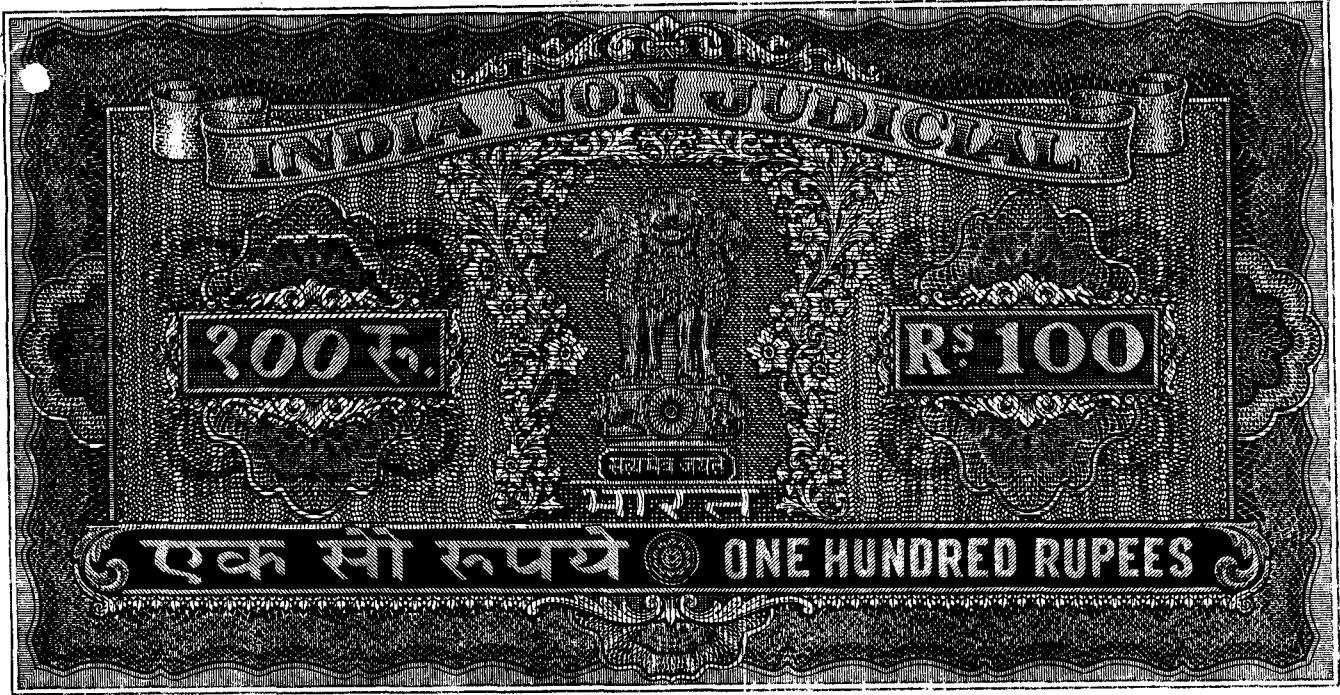


The terms VENDORS and PURCHASER herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc. as the parties themselves.

WHEREAS:

- The VENDOR No. 1 is the absolute owner and possessor of agricultural lands admeasuring Ac. 6-30 Gts. forming part of Survey No. 291, situated at Charlapally village, Ghatkesar Mandal, Kapra municipality, Ranga Reddy District, having received the same by succession from his father, late Sri P. Sai Reddy upon death on 27.05.1998 by virtue of Patta No. 20, Title No. 10420 and Pass Book No. 177970.
- VENDOR No. 2 has agreed to purchase the entire agricultural land admeasuring Ac. 6-30 Gts. from VENDOR No. 1 and Vendor No. 2 has paid the entire sale consideration to VENDOR No. 1 and in pursuance of receiving the said sale consideration, VENDOR No. 1 has executed an "Agreement of sale-cum-General Power of Attorney with possession" vide Document dated 20.01.2004, bearing No. 535/04, registered at the Sub-Registrar, Uppal, Ranga Reddy district, in favour of VENDOR No. 2.
- The PURCHASER has approached the VENDORS to sell a portion of the above referred agricultural land admeasuring about Ac. 1-22.5 Gts. forming a part of Sy.No. 291, Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, Ranga Reddy District, herein after referred to as the Scheduled Property, and more fully described in the schedule give hereunder and marked in red in the plan enclosed.

L. Suresh Choud
L. Suresh Choud



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 465924

Date : 30-06-2005 Serial No : 5,739 Denomination : 100

Purchased By :

For Whom :

MAHENDER,

MEHTA & MODI HOMES,

S/O. MALLES,
SECUNDERABAD.

SECUNDERABAD.

Sub
Ex. Office
S.R.O. SEC

- d) AND WHEREAS the purchasers have already purchased an extent of Ac. 4-26.51 Gts of land from the Vendors as per the details given under:

Sl. No.	Sale Deed No.	Date	Extent of Land in Guntas
1.	1756/04 to 1760/04	13.02.04	Ac. 0-08.34 Gts.
2.	2556/04 to 2560/04	01.03.04	Ac. 0-08.34 Gts.
3.	11573/2004	23.11.04	Ac. 0-38 Gts.
4.	1655/2005	21.02.05	Ac. 0-25 Gts
5.	2247/2005	11.03.05	Ac. 1-22 Gts.
6.	4973/2005	21.05.05	Ac. 0-15.50 Gts.
7.	4974/2005	21.05.05	Ac. 0-29.33 Gts.
Total Extent of Land			Ac. 4-26.51 Gts.

- e) The VENDORS have agreed to sell the Scheduled Property to the PURCHASER free from all encumbrances for a consideration of Rs. 9,37,500/- (Rupees Nine Lakhs Thirty Seven Thousand and Five Hundred Only) and the PURCHASER have agreed to purchase the same for the said consideration.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

- The VENDORS do hereby convey, transfer and sell the Schedule Property being agricultural land admeasuring Ac. 1-22.5 Gts. forming a part of Sy. No. 291 of Charlapally Village, Ghatkesar Mandal, R. R. district, which is herein after referred to as the Schedule Property and more particularly described in the schedule and the plan annexed to this Deed of Sale, in favour of the Purchaser for a total sale consideration of Rs. 9,37,500/- (Rupees Nine Lakhs Thirty Seven Thousand and Five Hundred Only). The VENDORS hereby acknowledge receipt of the said consideration.

L. Swarnavel

L. Swarnavel



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 465928

Date : 30-06-2005 Serial No : 5,743 Denomination : 100

Purchased By :

For Whom :

MAHENDER,

MEHTA & MODI HOMES,

S/O. MALLES,
SECUNDERABAD.

SECUNDERABAD.



2. The Vendors hereby covenant that the scheduled property was the absolute property belonging to P. Sai Reddy, father of the Vendor No. 1 herein and after his death the Vendors herein alone are the absolute owners of the same and no other person other than the Vendors has any right, title or interest in respect of the scheduled property or any portion thereof. There are no protected tenants in respect of the scheduled property and as such there is no encumbrance or any impediment on the ownership and enjoyment of the scheduled property by the Vendors herein above mentioned.
3. The Vendors further covenant that the scheduled property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby give warranty of title. If any claim is made by and person either claiming through the Vendors or otherwise in respect of the scheduled property it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Purchaser are put to any loss on account of any claims on the scheduled property, the Vendors shall indemnify the Purchaser fully for such losses.
4. The Vendors have this day delivered vacant peaceful possession of the scheduled property to the Purchaser and the Purchaser shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.

L. Shanmugam

L. Shanmugam



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 465927

Date : 30-06-2005 Serial No : 5,742 Denomination : 100

Purchased By :

MAHENDER,

For Whom :

MEHTA & MODI HOMES,

S/O. MALLES,
SECUNDERABAD.

SECUNDERABAD.



5. The Vendors hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the scheduled property unto and in favour of the Purchaser in the concerned departments.
6. That the VENDORS hereby covenants that they are peaceful possessors and absolute owners of the Scheduled Property and entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Property and to transfer all the rights. Further, the VENDORS hereby covenants and declares that they have not entered into any agreement or executed any deed prior to this sale agreement with respect to the Scheduled Property. If any claim arises on this count the VENDORS hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.
7. That the VENDORS hereby further declares that the VENDORS, nor their heirs, relatives or any other person or persons have any kind of right, title, interest in and over the Scheduled Property.
8. The Vendors hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc., in respect of the schedule property.
9. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to the scheduled property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendors to clear the same.

L. Shanmouk

L. Shanmouk



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 465926

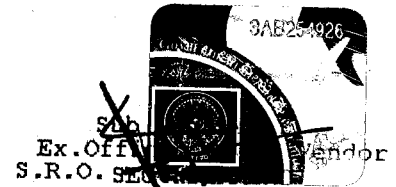
Date : 30-06-2005 Serial No : 5,741 Denomination : 100

Purchased By :
MAHENDER,

For Whom :
MEHTA & MODI HOMES,

S/O. MALLES,
SECUNDERABAD.

SECUNDERABAD.



10. The VENDORS have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.
11. The Vendors further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
12. The Vendors further covenants that the scheduled property is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Government Agencies/Undertakings.
13. The Vendors hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the Vendors will be liable for payment of deficit duty.
14. Stamp Duty and Registration Charges of Rs. 2,16,690=00 paid by way of Challan No. B-184069, dated 07.07.05, drawn on SBH, Habsiguda branch, Hyderabad.

m.v. chs-180000/- on these comes to Rs 2812500/-

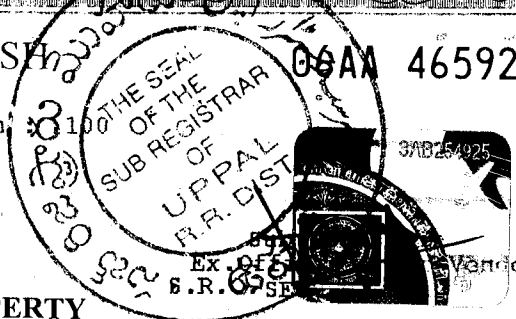
U. Shanbhag

U. Shanbhag



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 06AM 465925

Date : 30-06-2005 Serial No : 5,740 Denomination :



Purchased By : MAHENDER,
S/O. MALLES,
SECUNDERABAD.
For Whom : MEHTA & MODI HOMES,
SECUNDERABAD.
SCHEDULE OF THE PROPERTY

All that Property being the agricultural land admeasuring Ac. 1-22.5 Gts. forming part of Sy. No. 291 of Block No. 2, Cherlapally village, Ghatkésar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

- NORTH BY : Neighbours Land in Sy. No. 291.
- SOUTH BY : Land in Sy.No. 291 / Neighbours Houses
- EAST BY : Village Gadi Wall
- WEST BY : Land belongs to Purchasers in Sy. No. 291

IN WITNESS WHEREOF this Sale Deed is made and executed on this day of July 2005 by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. (K. P. Reddy)
2. G. KONDAKARAN

VENDOR NO. 1

VENDOR NO. 2

PURCHASER NO.1

PURCHASER NO. 2

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS. 291 (PART)

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.

VENDORS: SRI P. SANJEEVA REDDY, S/O. LATE P. SAI REDDY, REPRESENTED BY

AGREEMENT OF SALE-CUM-GPA HOLDER SRI KASULA SHANKAR GOUD

S/O. K. RAJIAH

VENDEE: M/S. MEHTA & MODI HOMES. REPRESENTED BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, S/O. SRI SATISH MODI

2. SRI SURESH U MEHTA, S/O. LATE UTTAM LAL MEHTA

REFERENCE:

SCALE:

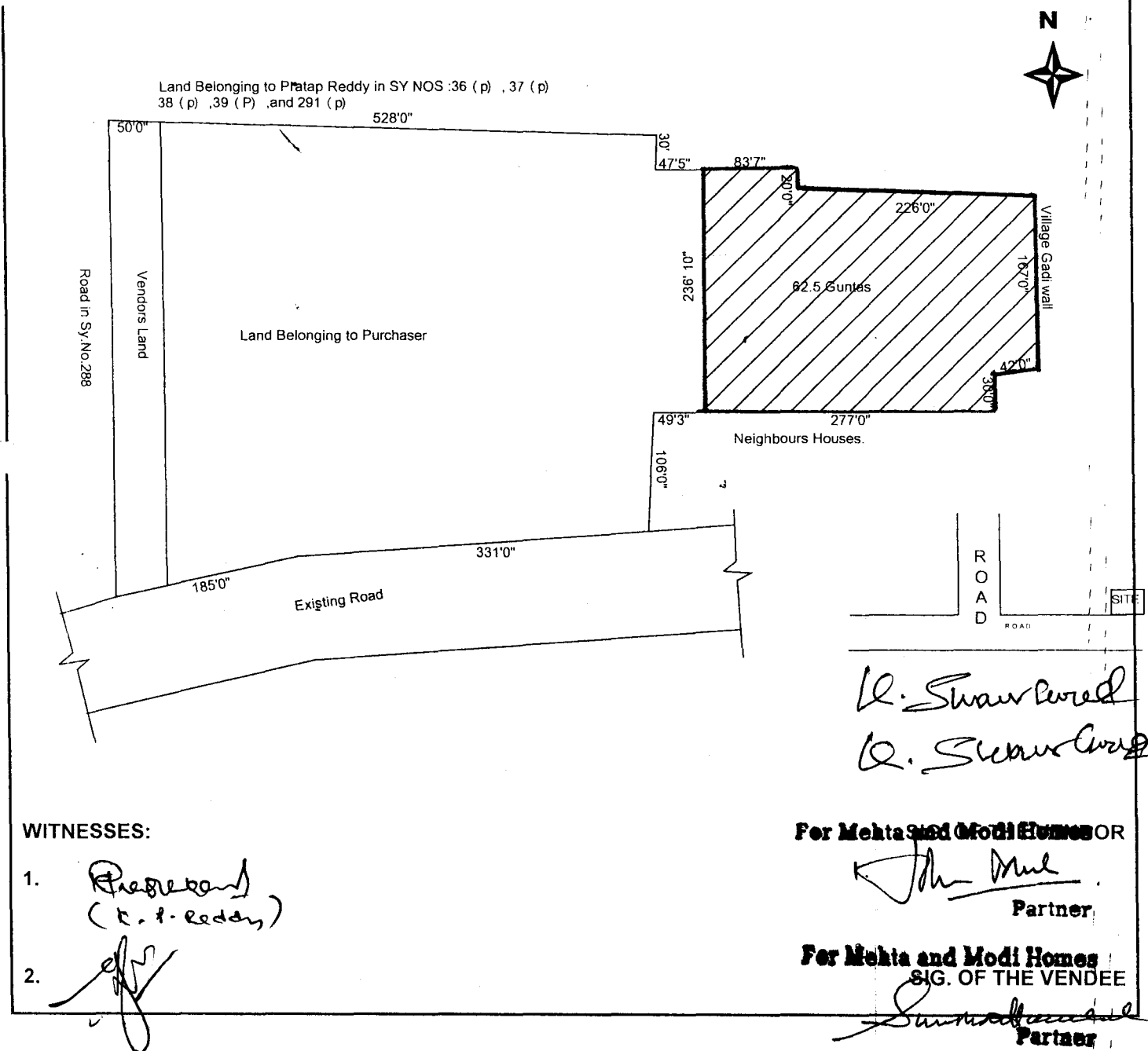
INCL:

EXCL:

AREA: AC. 1-22½ GTS.

SQ. YDS. OR

SQ. MTRS.



WITNESSES:

1. *[Signature]*
(P. P. Reddy)
2. *[Signature]*

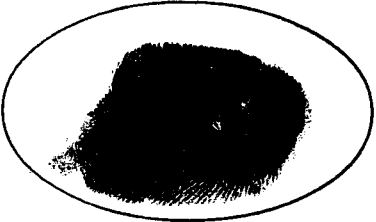

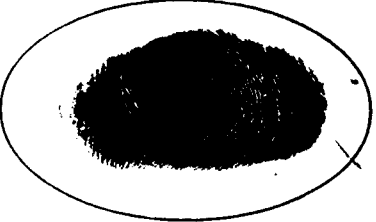
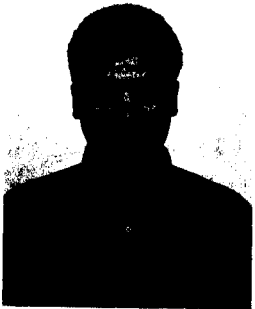
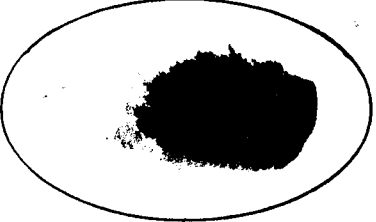

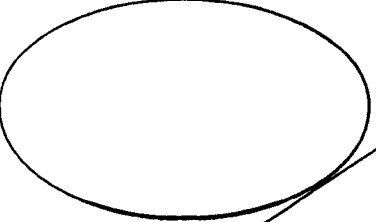
For Mehta and Modi Homes OR

[Signature]
Partner

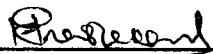
**For Mehta and Modi Homes
SIG. OF THE VENDEE**

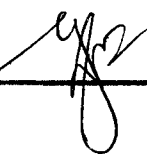
[Signature]
Partner

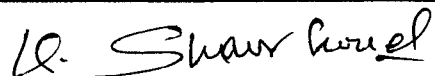
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<p align="center">VENDOR:-</p> <p>G. P. A. HOLDER:-</p> <p>SRI. KASULA SANKAR GOUD</p> <p>S/o. SRI. K. RAJIAH</p> <p>H.NO: 2-1-15/2, Cheralapally</p> <p>Ghatkesar Mandal, R.A. Dist.</p>
			<p align="center">PURCHASERS:-</p> <p>M/s. MEHTA & MODI HOMES,</p> <p>having I/R (C) 5-4-187/3 & V, M.G.</p> <p>Road, Sec'bad, Rep. by its Partners</p> <p>MR. SOHAM MODI</p>
			<p>(2) MR. SURESH U. MEHTA</p> <p>(C) 5-4-187/3 & V, III Floor,</p> <p>Soham mansion, M.G. Road,</p> <p>Sec'bad - 500-003.</p>
		<p align="center">PASSPORT SIZE PHOTO BLACK & WHITE</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

SIGNATURE OF WITNESSES:


1. 

2. 



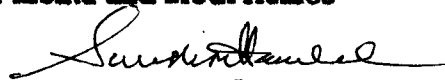


For Mehta and Modi Homes

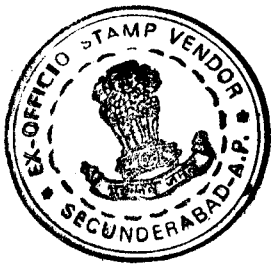


Partner

SIGNATURE OF THE EXECUTANT'S
For Mehta and Modi Homes



Partner

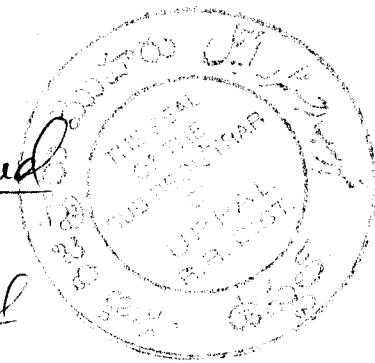


1వ పుస్తకము 6495/RS
 దస్తావేజుల వెంట్రం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 1

[Handwritten signature]
 సబ్-రెజిస్ట్రారు

I here by certify that production of the original instrument I have satisfied my self that the stamp duty of Rs. 49900/- has been paid there for

[Handwritten signature]
 SUB-REGISTRAR



200 వ సం॥... నెల... 7 తేది
 192 వ.శ.శా... మాసము... 16 తేది
 పగలు... 12 మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో
 శ్రీ K. Shankar Goud
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు ఫేలిముద్రలతో పాటు దాఖలుచేసే
 రుసుము రూ॥ 14005/- చెల్లించినారు.
 Receipt No. 184068 Dt. 7/7/05
 SBH, Habsiguda Branch, Sec'bad.
 వ్రాసి యిచ్చినట్లు ఒప్పుకొన్నది.
 ఎడమ బ్రాటనవ్రేలు

[Handwritten signature]
 K. Shankar Goud
[Handwritten signature]
 K. Shankar Goud

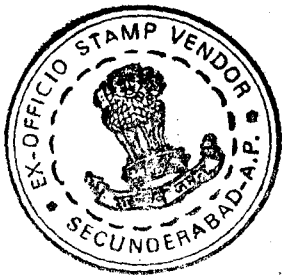


నిరూపించినది.

K. Shankar Goud s/o. K. Rajuiah, occ:- Business
 Ho. #-no: 2-1-1512, Chetlapally Village, Ghatkesar
 mandal, Range Reddy Dist

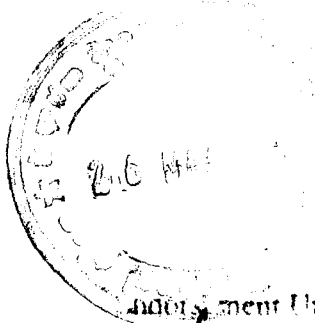
- ① *[Handwritten signature]* G. KANAK RAO s/o. G. Subba Rao, occ:-
 cernee (o) S-U-187/3 & 4, M.G. Road, Sec'bad
- ② *[Handwritten signature]* K. Prabhakar Reddy s/o. Padma Reddy
 occ: cernee (o) S-U-187/3 & 4, M.G. Road,
 Sec'bad

200 వ. సం॥... నెల... 7 వ తేది
 192 వ. శా.శ... మాసం... 16 వ తేది.
[Handwritten signature]
 సబ్-రిజిస్ట్రారు



1వ పుస్తకము.....6495/-
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....9.....ఈ కాగితపు వరుస
 సంఖ్య.....2.....

సబ్-రిజిస్ట్రారు



Instrument Under Section 42 of Act No. 18 of 1897
 No. 6495 of 2005 Date 7/7/05

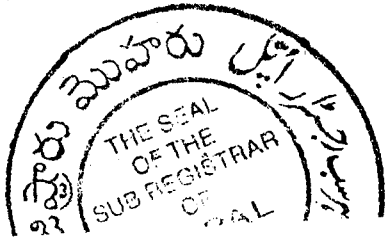
I hereby certify that the proper deficit
 stamp duty of Rs. 202525/- Rupees Two Lakh Two thousand
 two hundred twenty five only,
 has been levied in respect of this instrument
 from Sri. K. Shankar goud
 on the basis of the agreed Market Value
 consideration of Rs. 2812500/- being
 higher than the consideration agreed Market
 Value.

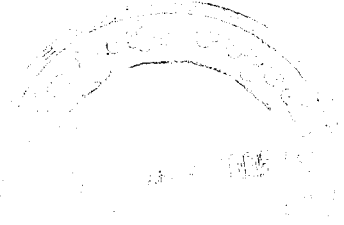
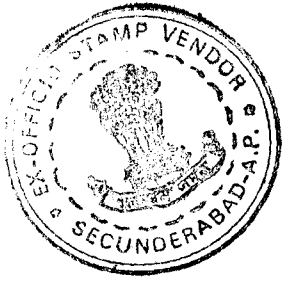
S.R.O. Uppal
 dated 7/7/05
 Sub Registrar
 and Collector U/S. 41 & 42
 INDIAN STAMP ACT

Registration Endorsement


An amount of Rs. 202525/- towards Stamp Duty
 including Transfer duty and Rs. 14065/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 184068
 Dated 7/7/05 at SBH Habsiguda Branch, Sec'bad.

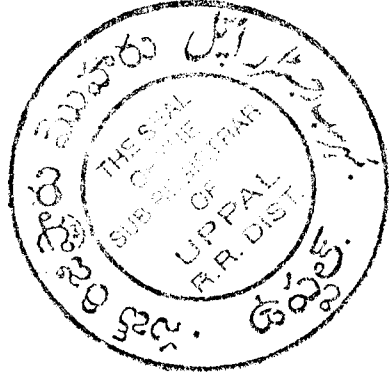
S.B.H. Habsiguda
 A/c No. 01000050788
 of S.R.O. Uppal.

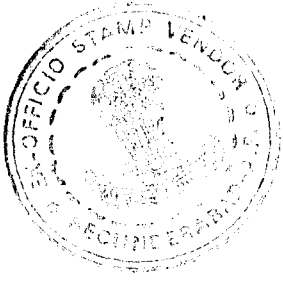




1 వ పుస్తకము 6495/85
 దస్తవీజాత మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు పరుస
 సంఖ్య 4

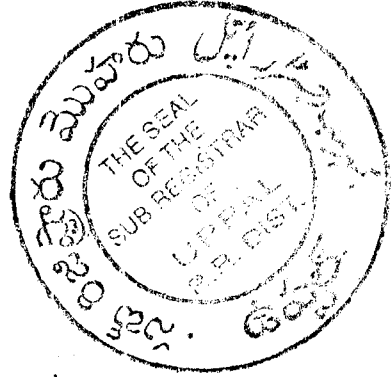

 డిప్యూటీ సెక్యూరెన్స్ ఆఫీసరు

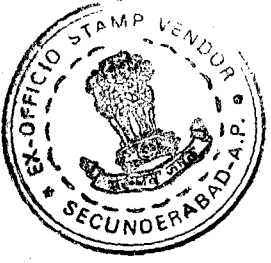




1వ పుస్తకము.....సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9.....ఈ కాగితపు వరుస
సంఖ్య...5.....

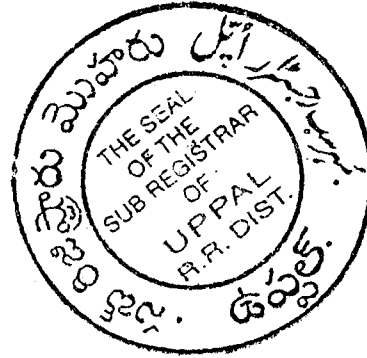

సబ్-రిజిస్ట్రారు





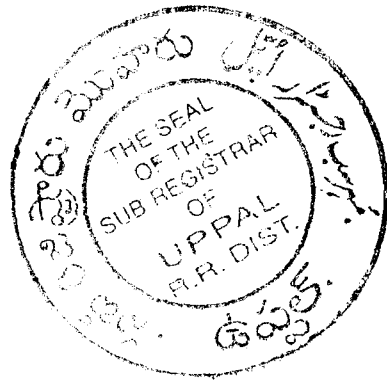
1వ పుస్తకము.....సంఖ్య 6195/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9 ఈ కాగితపు వరుస
సంఖ్య.....7

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము.....సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

[Handwritten Signature]
సబ్ రిజిస్ట్రారు



1 వ పుస్తకము.....నం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

[Handwritten Signature]
స.క. రిజిస్ట్రారు

