



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 742596

Date : 17-11-2005 Serial No : 16,226 Denomination : 100

Purchased By :

For Whom :

K. PRABEAKAR REDDY

M/S MEHTA & MODI HOMES

S/O K.P. REDDY
HYDERABAD

SECUNDERABAD
SALE DEED

Sub Registrar
In-Office Stamp Vendor
S.R.O. UPPAL

This Sale Deed of sale is made and executed on this the 18th day of November, 2005 at Hyderabad 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 Shankar 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 of sale-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 Partner Shri Soham Modi, Son of Sri Satish Modi, aged 36 years, Occupation: Business and Sri Suresh U Mehta Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business.

(hereinafter referred to as the '**PURCHASER**')

U. Swaraj *U. Swaraj*

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

WHEREAS:

- a) 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.
- b) 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.
- c) The PURCHASER has approached the VENDORS to sell a portion land admeasuring 50 ft. in width and 36 ft. depth and admeasuring about 200 Sq. yards, hereinafter refereed to as the schedule property and more fully described in the schedule given hereunder and marked in red in the plan enclosed. The VENDORS have agreed to sell to the PURCHASER the said land admeasuring about 200 sq. yards, for a total sale consideration of **Rs. 2,00,000/- (Rupees Two Lakhs Only)** on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said agreement and in consideration of the said sum of **Rs. 2,00,000/- (Rupees Two Lakhs Only)** paid by the PURCHASER in cash and duly acknowledged by the VENDORS, the VENDORS do hereby convey, transfer and sell the Schedule Property admeasuring about 200 sq. yards. 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.
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.

[Handwritten Signature]

[Handwritten Signature]

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.
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.
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. Stamp duty and registration charges of the sale or deeds shall be borne by the PURCHASER in full.
14. 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.
15. The Market value of the property is Rs. 1000/- per Sq.Yd. total value of the Rs. 2,00,000/- for 200 sq.yards, stamp duty paid on the market value.
16. Stamp Duty and Registration Charges of Rs. 17,770/- paid by way of Challan No. 1648/8, dated 18.11.2005, drawn on SBH, Habsiguda branch, Hyderabad.

R. Suman Choud

R. Suman Choud

SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF OPEN LAND admeasuring about 200 sq.yards (50 ft. depth x 36 ft. width) forming part of Sy. No. 291 of Block No. 2, Cherlapally village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH BY : Land belonging to Purchasers in Sy. No. 291

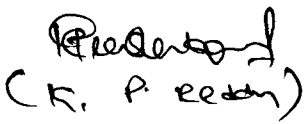
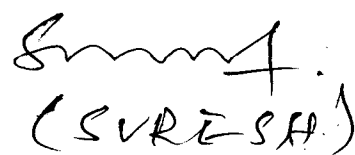
SOUTH BY : Land belonging to Vendors in Sy. No. 291

EAST BY : Land belongs to Purchasers in Sy. No. 291

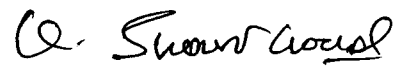
WEST BY : Road in Sy. No. 288

IN WITNESS WHEREOF this Sale Deed is made and executed on this 18th day of November 2005 by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

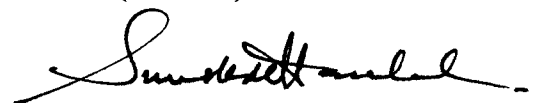
1. 
(K. A. Reddy)
2. 
(SURESH)


VENDOR NO. 1


VENDOR NO. 2

for **Mehta & Modi Homes,**

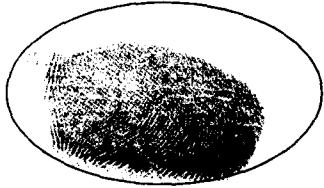

Soham Modi
(Partner)


Suresh U Mehta
(Partner)

PURCHASER

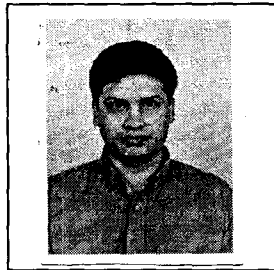
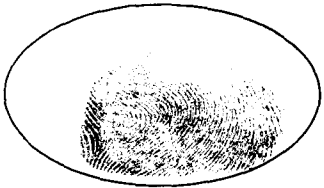
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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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GPA - CUM - VENDOR:

SRI. KASULA SHANKAR GOUD
S/O. SRI. K. RAJIAH
H. NO: 211-15/2,
CHERLAPALLY, GHATKESAR MANDAL,
RANGA REDDY DIST.

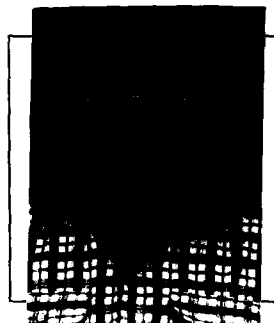


PURCHASERS:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4187/3 & 4
III FLOOR, SOHAM MANSION,
M. G. ROAD, SEC-BAD, REPRESENTED BY
BY ITS PARTNER:

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

2. **SRI. SURESH U. MEHTA**
S/O. LATE UTTAMLAL MEHTA
(O). 5-4187/3 & 4, III FLOOR,
SOHAM MANSION, M. G. ROAD,
SECUNDERABAD 500 - 003



SIGNATURE OF WITNESSES:

1. Prasanna

2. [Signature]

K. Shankar Goud K. Shankar Goud

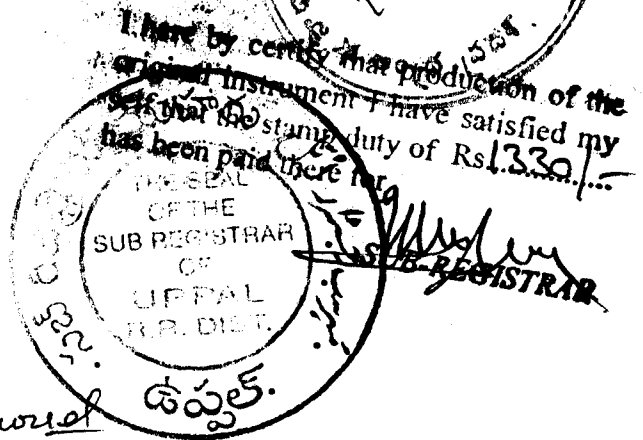
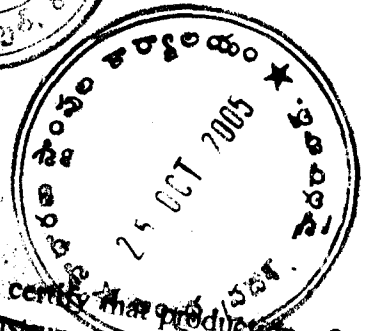
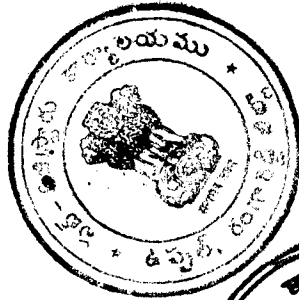
SIGNATURE OF THE EXECUTANT'S

[Signature]

SIGNATURE OF THE PURCHASER

[Signature]

1వ పుస్తకము! 1093/సం||పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....6...ఈ కాగితపు వరుస
 సంఖ్య.....1.....



200 క్ర- వ సం||...నెల...తేది
 1929- వ.శ.శా...మాసము...తేది
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Shankar Goud.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||.....చెల్పించినారు.
 Receipt No. 164818.....D.R. 11/10/05 Vide
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు

L. Suresh Choud
L. Suresh Choud



నిరూపించినది.

K. Shankar Goud s/o K. Rajciah, occ:
 Business - Ho 2-1-15/2, Cherlapally,
 Ghatkesar Mandal, R.R. Dist.

Prabhakar

(K. Prabhakar Reddy s/o. K. P. Reddy
 occ: Service Ho 5-6-18) / 3 & 4, m. G. Road,
 Sec'bad.

*Suresh s/o Ananthiah occ
 Pvt Service Ho 5-31 Uppal (V) R.R. Dist.*

200 క్ర.వ. సం||...నెల...తేది
 1929 వ.శా.శ...మాసం...తేది.

[Signature]
 సబ్-రిజిస్ట్రారు

1 వ పుస్తకము 11093/సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....6...ఈ కాగితపు వరుస
 సంఖ్య.....2.....

[Signature]
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1878
 No. 11093 of 2005 Date 18/11/05

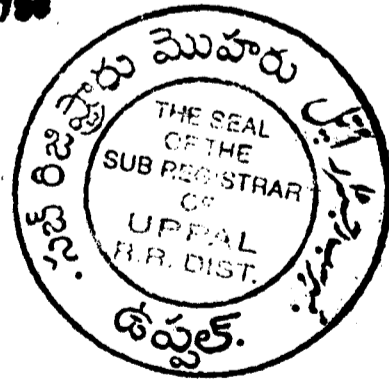
I hereby certify that the proper deficit
 stamp duty of Rs. 16,670/- Rupees. Sixteen thousand -
 Six hundred and Seventy Only
 has been levied in respect of this instrument
 from Sri. K. Shankar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 2,00,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 18/11/05
[Signature]
 Sub Registrar
 and Collector D/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 16,670/- towards Stamp Duty
 including Transfer duty and Rs. 1,000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 164818
 Dated 18/11/05 at SBH Habsiguda Branch, Sec 200

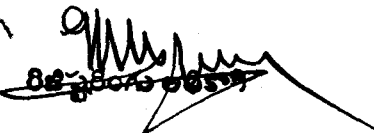
S.B.H. Habsiguda
 A/c No. 01000050788
 of S.R.O. Uppal.

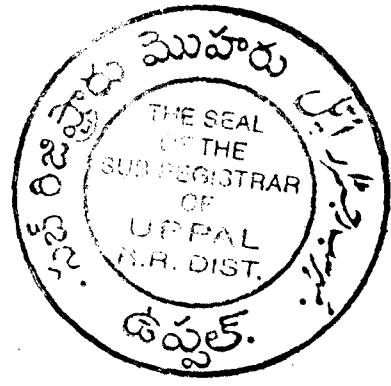


1 వ పుస్తకము. 11093/స్వా
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 3.....


సబ్-రిజిస్ట్రారు

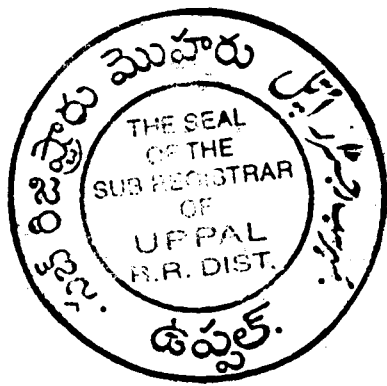
1 వ పుస్తకము సం|| (కా.క) పు..... 11093/05
నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు... 11093...1-2005 ఇవ్వడమైతి
2005 సం|| గుండునెల... 18..... 38


రిజిస్ట్రారు



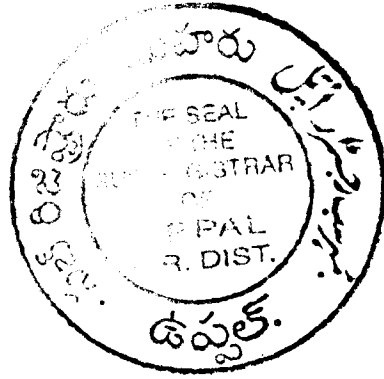
1 వ పుస్తకము... 1993/సంఖ్య
దస్తావేజుల మొత్తం కాగితము
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 4.....


పబ్-రిజిస్ట్రారు



1వ పుస్తకము. 11.0.43/సంగ్రా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 4... ఈ కాగితపు వరుస
సంఖ్య... 5.....

[Handwritten signature]
సహ-రజిస్ట్రార్



1 వ పుస్తకము. 1093/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...క.....ఈ కాగితపు వరుస
సంఖ్య...క.....


స. రెడ్డి

