

C. 7824

7812406

Aue No. 8008



आन्ध्र प्रदेश ANDHRA PRADESH

582536

C. No. 31343 22-5-06-2007

[Signature]
S.M. R. RUKMINI
 S.V.L. No.51/84, R.No.13/2005
 REGIMENTAL BAZAR, SEC'BAD-25

[Handwritten signatures and text in Telugu]

SALEDEED

This Sale Deed of sale is made and executed on this the 22nd day of May 2006 at Secunderabad by:

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 'VENDOR')

IN FAVOUR OF

SRI. ANAND MEHTA, SON OF **SHRI SURESH U. MEHTA**, aged about 28 years, Occupation: Business, residing at 21, Bapu Bagh Colony, Pendergast Road, Secunderabad – 500 003.

(hereinafter referred to as the 'PURCHASER')

The terms VENDOR 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.

For MEHTA AND MODI HOMES

For MEHTA AND MODI HOMES

[Signature]
 Partner

[Signature]
 Partner

WHEREAS:

- A) The VENDOR is the absolute owner and possessor of open land admeasuring about 600 sq. yards (approximately 108 ft. in width and approximately 50 ft. depth) forming a part of Sy. No. 291 of Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District.
- B) The VENDOR has purchased the said land from Sri. Shankar Goud, S/o. Sri. Rajaiah and Sri P. Sanjeeva Reddy, S/o. Late P. Sai Reddy under a registered sale deed bearing document No. 6508/2005 dated 07.07.2005 registered at the office of the Sub-Registrar, Uppal, Ranga Reddy district.
- C) Sri Shankar Goud had entered into an registered Agreement of Sale-cum-General Power of Attorney with possession vide document no. 535/2004, dated 20.01.2004, registered at SRO Uppal for the purchase of land admeasuring Ac. 6-30 Gts forming a portion in Sy. No. 291, Cherlapally, Ghatkesar Mandal, R. R. Dist from its original owner Sri P. Sanjeeva Reddy.
- D) WHEREAS the Vendor has offered to sell a portion of the above referred land admeasuring about 200 Sq. yds forming a part of Sy. No. 291, Cherlapally Village, which is more fully described in the schedule and the plan enclosed herewith and is herein after referred to as the Schedule Property, free from all encumbrances for a total consideration of **Rs. 1,00,000/- (Rupees One Lakh Only)** and the Purchaser has agreed to purchase the same for the said consideration.

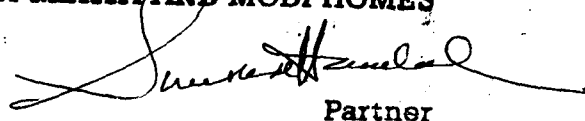
NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The VENDORS do hereby convey, transfer and sell the 'Scheduled Property' being admeasuring 200 Sq. yds., in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is hereinafter referred to as the 'Scheduled 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. 1,00,000/- (Rupees One Lakh Only)**. The Vendors hereby acknowledge receipt of the said consideration having received the same in the following manner:-
- a. The sum of Rs. 1,00,000/- (Rupees One Lakhs Only) paid by way of Cheque No. 822488, dated 24/05/2006, drawn on Canara Bank, R.P. Road Branch.
2. The Vendor further covenant that the scheduled property 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 and person either claiming through the Vendor or otherwise in respect of the scheduled property it shall be the responsibility of the Vendor 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 Vendor shall indemnify the Purchaser fully for such losses.
3. The Vendor 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.

For MEHTA AND MODI HOMES


Partner

For MEHTA AND MODI HOMES

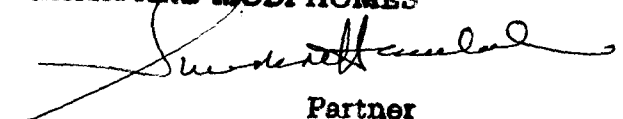

Partner

4. The Vendor 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.
5. That the VENDOR 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 VENDOR hereby covenants and declares that he has 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 VENDOR hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.
6. That the VENDOR hereby further declares that the VENDOR, nor his heirs, relatives or any other person or persons have any kind of right, title, interest in and over the Scheduled Property.
7. The Vendor 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.
8. The Vendor hereby covenant that the Vendor 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 Vendor to clear the same.
9. The VENDOR have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.
10. The Vendor further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1of 1973.
11. The Vendor 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.
12. Stamp duty and registration charges of the sale or deeds shall be borne by the PURCHASER in full.
13. The Vendor 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 Vendor will be liable for payment of deficit duty.
14. The Market value of the property is Rs. 500/- per Sq.yd total value of the Rs. 1,00,000/-for 200 sq.yards, stamp duty paid on the market value.
15. Stamp Duty and Registration Charges of Rs. 9,495/- paid by way of Challan No. 535057, dated 24.5.06, drawn on SBH, Habsiguda branch, Hyderabad.

For MEHTA AND MODI HOMES


Partner

For MEHTA AND MODI HOMES


Partner

SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF NORTHERN PART 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, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH BY : Open Land belonging to Mr. Jagan Mohan Reddy in Sy. No. 291(P)

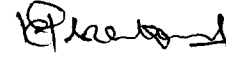
SOUTH BY : Land belonging to Vendor in Sy. No. 291


EAST BY : Land belonging to the Vendor in Sy. No. 291

WEST BY : 40' Road in Sy. No. 288

IN WITNESS WHEREOF this Sale Deed is made and executed on this day of May 2006 by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

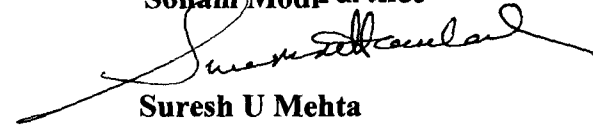
1. 
(K. P. Reddy)

2. 
(Srinivas Rao)

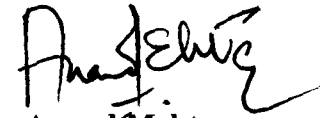
For MEHTA AND MODI HOMES



Soham Modi Partner



**Suresh U Mehta
VENDORS**



**Anand Mehta
PURCHASER**

REGISTRATION PLAN SHOWING OPEN LAND - NORTHERN PART

IN SURVEY NOS. 291 (PART)

SITUATED AT

CHERLAPALLY VILLAGE, GHATKESAR

MANDAL, R. R. DIST.

VENDOR: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

VENDEE: SRI ANAND MEHTA, SON OF SHRI SURESH U. MEHTA

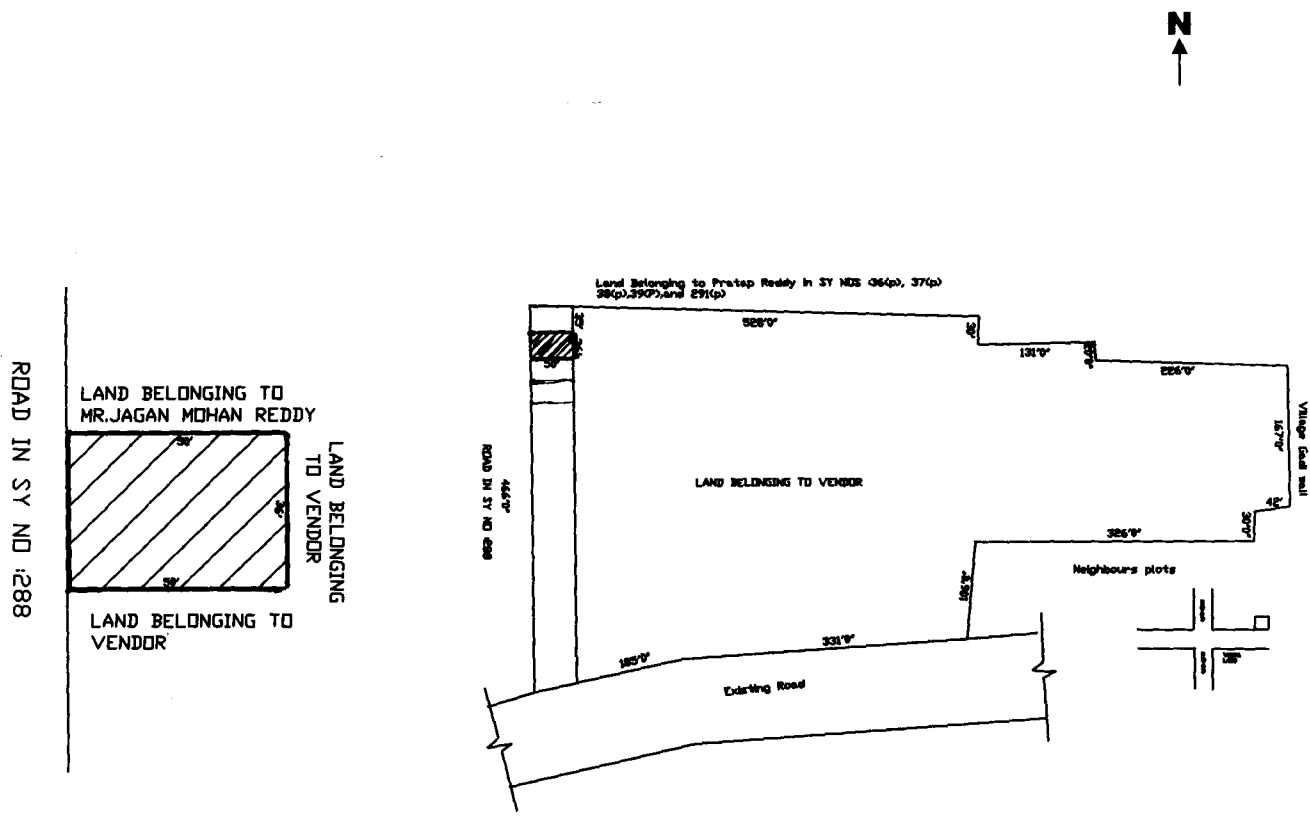
REFERENCE:
AREA: 200

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For MEHTA AND MODI HOMES

Partner

For MEHTA AND MODI HOMES

SIG. OF THE VENDOR
Partner

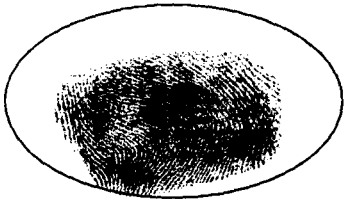
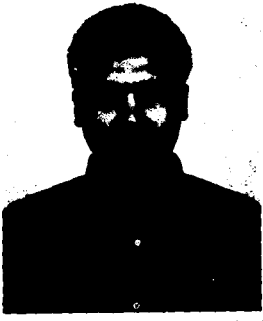
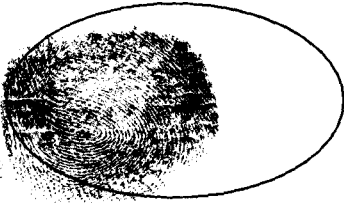


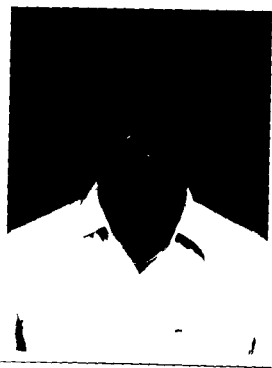
SIG. OF THE VENDEE

WITNESSES:

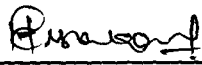
1.


2.

**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
			<p><u>VENDOR:</u></p> <p>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.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>PURCHASER:</u></p> <p>SRI ANAND MEHTA S/O. SHRI SURESH U. MEHTA R/O.21, BAPU GAGH COLONY, PENDERGAST ROAD SECUNDERABAD - 500 003.</p>

SIGNATURE OF WITNESSES:

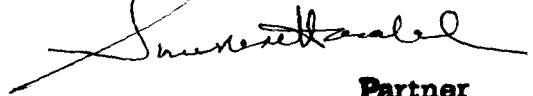
1. 

2. 

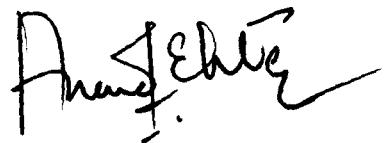
For MEHTA AND MODI HOMES


Partner

For MEHTA AND MODI HOMES

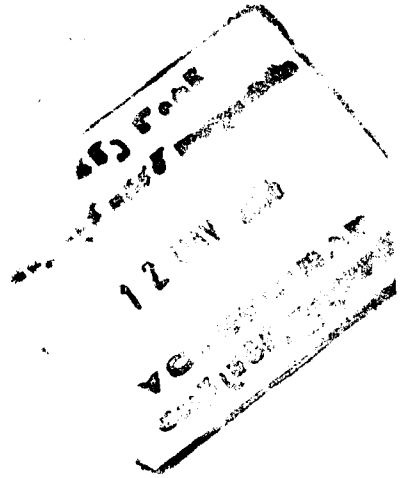

Partner

SIGNATURE OF THE EXECUTANT'S



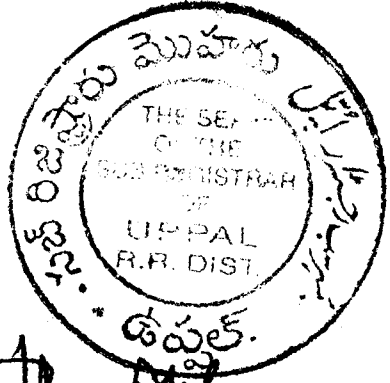
7812106

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



2006 - వ సం॥.....నెల.....తేది
1929 - వ.శ.శా.....మాసము.....తేది
పగలు.....మరియు.....గంటల మధ్య
ఉప్పల్ రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



శ్రీ. Soham Modi
రిజిస్ట్రేషన్ చట్టము, 1903 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥.....చెల్లించినారు.

Receipt No. 335051 Date 12/11/2006
SBH, Habsiguda Branch, Sec'bad

John Mark

ద్రాసి యిచ్చినట్లు ఒప్పుకోనట్లు.

సహాయక బ్రాటన ప్రేలు



John Mark

Soham modi s/o. Sankar modi occ: Business
(B) S-U-187/3 & 4, B floor, M.G. Road,
Sec'bad.

సహాయ బ్రాటన ప్రేలు



Suresh U. Mehta

Suresh U. Mehta s/o. Late Uttam Lal Mehta occ:
Business (B) S-U-187/3 & 4, M. G. Road, Sec'bad.

సహాయించినది.

① P. Reddy

(P. P. Reddy s/o. S. Padma Reddy occ: Sec'bad
(B) S-U-187/3 & 4, M. G. Road, Sec'bad.

② SRINIVASA Rao

SRINIVASA Rao s/o. RAMANA Rao occ: BUSINESS
No. FLAG No. 101, SAI APTS, NAGOLE, HYD.

2006 వ. సం॥.....నెల.....వ తేది
1929 వ. శా.శా.....మాసం.....వ తేది.

John Mark
సబ్-రిజిస్ట్రారు

7812/06
 1 వ పుస్తకము.....సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 187
 No. 7812 of 2006 Date 22.5.2006

I hereby certify that the proper deficit
 stamp duty of Rs. 8900 Rupees eight
 thousand nine hundred Rupees only
 has been levied in respect of this instrument
 from Sri. Soham Meda
 on the basis of the agreed Market Value
 consideration of Rs. 100000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

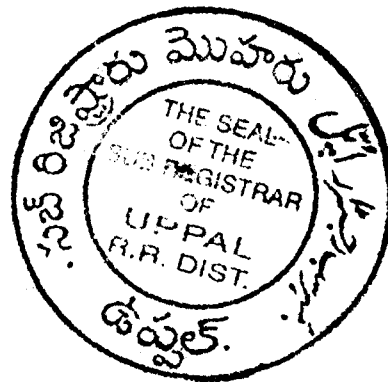
Date 22.5.2006

Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 8900 towards Stamp Duty
 Including Transfer duty and Rs. 500
 towards Registration Fee was paid by the party
 through Challan Receipt Number 535051
 Dated 22.5.2006 at SBH Habsiguda Branch, Sec'bad

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

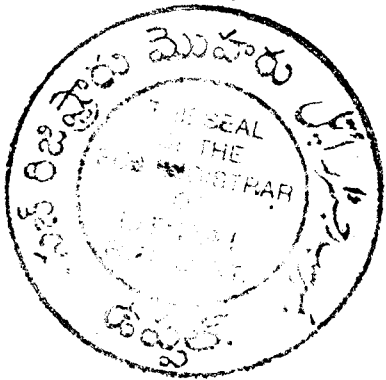


781206
 1 వ పుస్తకము.....సం||
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

[Signature]
 పబ్-రిజిస్ట్రారు

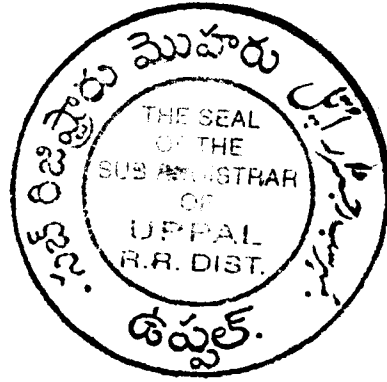
1 వ పుస్తకము సం|| (కా.న) నెం.....781206
 నెంబరుగా రిజిస్టరు చేయబడి స్వీయంగా నిమిత్తం
 గుర్తింపు నెంబరు.....1-2006 ఇవ్వడమైనది
 2006 సం||.....నెంబరు.....

[Signature]
 రిజిస్ట్రారు



781216
1వ పుస్తకము.....సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు



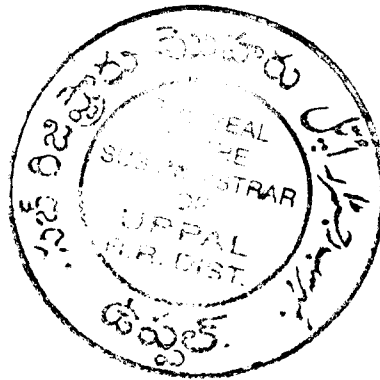
781216
1వ పుస్తకము.....సం||

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

పంఖ్య.....

పద్-రిజిస్ట్రారు



7812/4
1 వ పుస్తకము.....సం||

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రీజిస్ట్రారు

