



SCANNED

आन्ध्र प्रदेश ANDHRA PRADESH

5334 19-7-06. (copy)

Sold to Raviem

By Narasing Rao

For Whom Mehta & Modi Homes Secbad

L. Chinnay
B 082085

LEELA G. CHINNAYI

STAMP VENDOR

U.No. 082085

5-4-73/A, Cellar, Sasthuraaj
SECUNDERABAD-500 003

SALE DEED

This Sale Deed of sale is made and executed on this the 29th day of July 2006 at Secunderabad by:

SRI DAPPU YADIAH, SON OF LATE LAXMAIAH, aged about 47 years, Occupation: HCL Employee, residing at H. No. 1-31, Cherlapally, Via Ghatkesar, Ranga Reddy Dist., hereinafter referred to as the 'VENDOR'

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'.

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.

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WHEREAS:

- A) The VENDOR is the absolute owner and possessor of open land admeasuring about 244 sq. yards, equivalent to 204 Sq. Mtrs., forming a part of Sy. No. 291 of Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, which is more fully described in the schedule and the plan enclosed herewith and is herein after referred to as the **SCHEDULED PROPERTY**.
- B) The VENDOR has purchased the scheduled property from Sri. P. Sai Reddy , S/o. Sri. Yella Reddy & Sri. P. Sanjeeva Reddy, S/o. Mr. P. Sai Reddy Reddy, represented by their GPA Holder Mr. P. Jagan Mohan Reddy under a registered sale deed bearing document No. 1592/1993 dated 15.03.1993 registered at the office of the Sub-Registrar, Uppal, Ranga Reddy district.
- C) WHEREAS the Vendor has offered to sell the Schedule Property free from all encumbrances for a total consideration of **Rs. 1,22,000/- (Rupees One Lakh Twenty Two Thousand 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 244 Sq. yds., equivalent to 204 Sq. Mtrs, 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. 1,22,000/- (Rupees One Lakh Twenty Two Thousand Only)**. The Vendors hereby acknowledge receipt of the said consideration.
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.
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.

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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 1 of 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., the total value is Rs. 1,22,000/- for 244 sq.yds., stamp duty paid on the market value.
15. Stamp Duty and Registration Charges of Rs. 11,590/- paid by way of Challan No. 968764, dated 27.7.06, drawn on SBH, Habsiguda branch, Hyderabad.

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SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF OPEN PLOT bearing no. 32, admeasuring about 244 sq.yds, equivalent to 204 Sq. Mtrs., 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 : 30' Wide Road

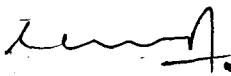
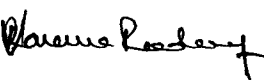
SOUTH BY : Plot No. 33

EAST BY : Neighbour's Land


WEST BY : Plot No. 31

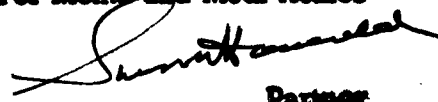
IN WITNESS WHEREOF this Sale Deed is made and executed on this . . . day of July 2006 by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
(Crinivas Reddy)
2. 
(CH VenkataRamesh Reddy)


VENDOR

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

PURCHASER Partner

REGISTRATION PLAN SHOWING PLOT NO. 32

IN SURVEY NOS. 291 (PART)

SITUATED AT

CHERLAPALLY VILLAGE, GHATKESAR

MANDAL, R. R. DIST.

VENDOR: SRI DAPPU YADIAH, SON OF LATE SRI LAXMAIAH

VENDEE: 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

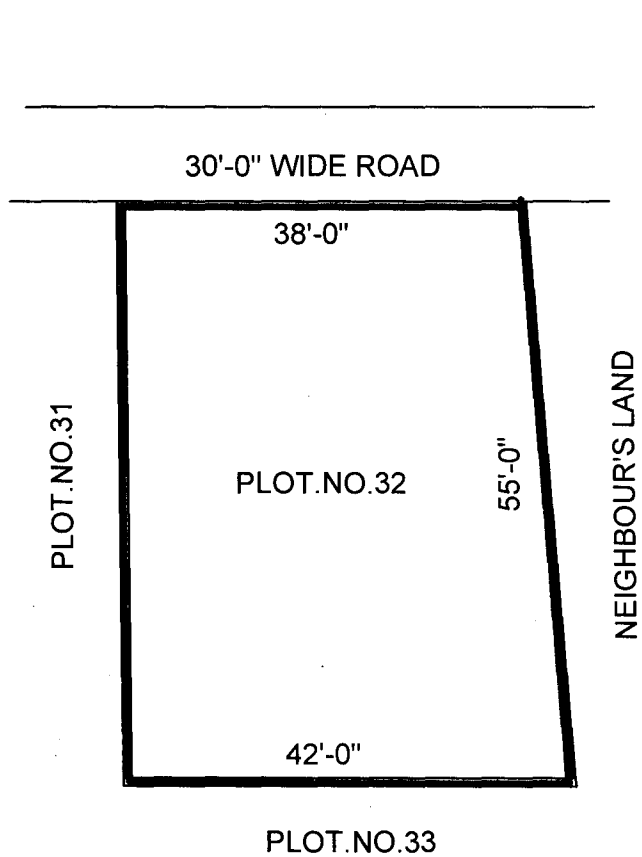
REFERENCE:
AREA: 244

SCALE:
SQ. YDS. 204

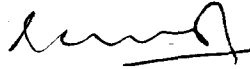
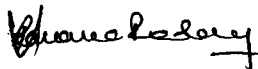
INCL:
SQ. MTRS.



EXCL:



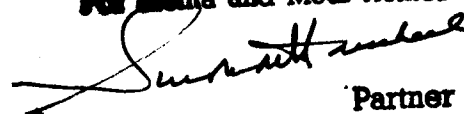
WITNESSES:

- 1. 
(P. Srinivas Reddy)
- 2. 



SIG. OF THE VENDOR

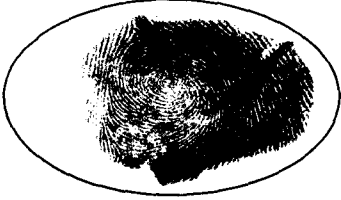
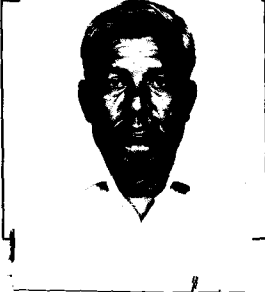
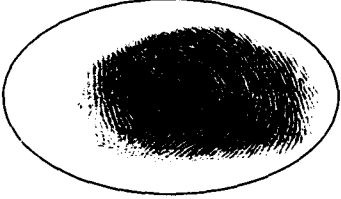
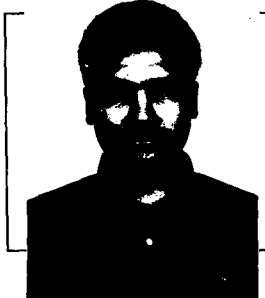


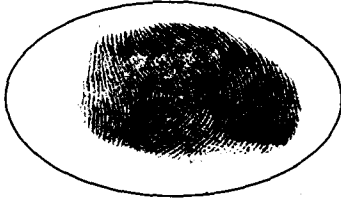

For Mehta and Modi Homes For Mehta and Modi Homes


Partner




Partner

SIG. OF THE VENDEE

**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>
			<p><u>VENDOR:</u></p> <p>SRI DAPPU YADIAH S/O. LATE LAXMAIAH R/O. H. NO. 1-31, CHERLAPALLY, VIA GHATKESAR, RANGA REDDY DIST.</p>
			<p><u>PURCHASER:</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>REPRESENTATIVE:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003</p>

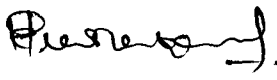
SIGNATURE OF WITNESSES:

- 
- 



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, **MR. K. PRABHAKAR REDDY** 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

For Mehta and Modi Homes For Mehta and Modi Homes



Partner



SIGNATURE(S) OF BUYER(S)

- వ పుస్తకము... 1118.2/86 సం॥ పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... 6 ఈ కాగితపు వరుస
 సంఖ్య..... 1

సబ్-రిజిస్ట్రారు

2006 - వ సం॥ జూలై... నెల... 29... తేది
 1929 వ.శ.శా... డి.వె.కె... మాసము... 7... తేది
 పగలు..... 11..... మరియు..... 12..... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ..... D. Yandavath.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥..... 6.10/..... చెల్లించినారు.

Receipt No. 968764 Dt. 29/7/06 Vide
 SBH, Habsiguda Branch. Sec'bad
 వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు



D. Yandavath S/o. Late Lakshmaiah
 Occupation = Hcl Employee, R/a 1-31
 Cherlapally, via Ghetkera, E.R. Dist

ఎరూపించినది.

1.

C.P. Srinivas Reddy S/o. N.R. Reddy
 occ: services (A) 5-4-187/3 & 4
 M.G. Road, Sec'bad.

2.

Ch. Venkata Lakshmaiah S/o. Kuzi Reddy
 occ: services (A) 5-4-187/394, M.G. Road. Sec'bad.

2006 వ. సం॥ జూలై... నెల... 29 వ తేది
 1929 వ. శా.శా... డి.వె.కె... మాసం... 7... వ తేది

1 వ పుస్తకము. 11182/06
 రస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... 6 ఈ కాగితపు వరుస
 సంఖ్య..... 2

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 19 of 1897

No. 11182 of 2006 Date 29/07/06

I hereby certify that the proper deficit
 stamp duty of Rs. 10880/- Rupees, *Ten thousand*
Eight hundred and eighty only
 has been levied in respect of this instrument
 from Sri. *D. Tadavala*
 on the basis of the agreed Market Value
 consideration of Rs. 122000/- being
 higher than the consideration agreed Market
 Value.

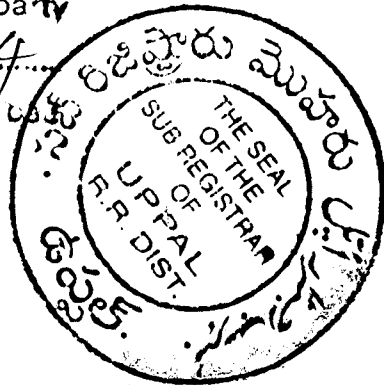
S.R.O. Uppal

Dated 29/7/06

[Signature]
 Sub-Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT


Registration Endorsement

An amount of Rs. 10880/- towards Stamp Duty
 Including Transfer duty and Rs. 610/-
 towards Registration Fee was paid by the party
 through Chajjan Receipt Number 968764
 Dated 29/07/06 Sub Habsiguda Branch, Sec 4




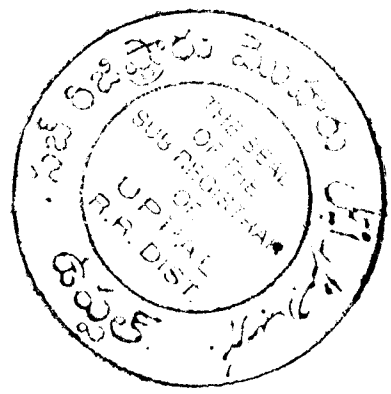
S.B.H. Habsiguda
 A/c No. 0100005078
 of S.R.O. Uppal.

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


సబ్-రిజిస్ట్రారు

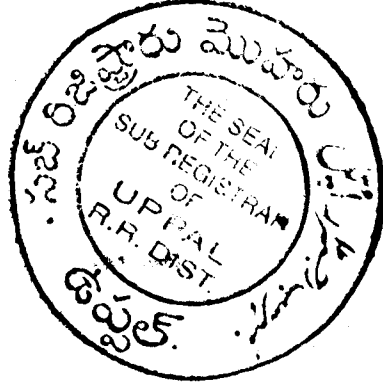
1 వ పుస్తకము సం॥ (కా.క) పు...
నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
గుర్తింపు నెంబరు...1-2006...
2006 సం॥...నెల...
11182/06


రిజిస్ట్రారు



1 వ పుస్తకము...11187/06 సంతకం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....6...ఈ కాగితపు వరుస
సంఖ్య.....7.....

సబ్-రిజిస్ట్రారు

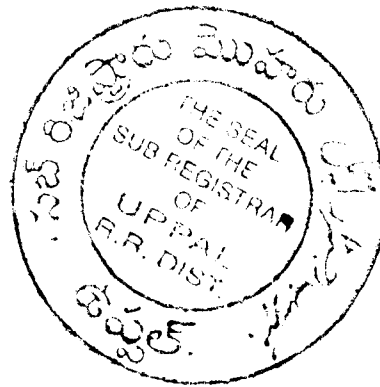


1 వ పుస్తకము..11182/06 సంగం

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య.....6...ఈ కాగితపు వరుస

సంఖ్య.....క.....



1 వ పుస్తకము. 1118.2/06 సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6.....ఈ కాగితపు వరుస
సంఖ్య.....6.....

[Handwritten signature]

