

G. 16869

18933/06

Acc No 17370



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimala B 934173

S. No 8128 Date 13-11-06 Lev
 Sold to D. Phani Kumar
D. N. Murthi
 For Whom Mehta & Modi Homes

See Act
SALE DEED

LEELA G. CHIMALA!
 STAMP VENDOR
 No 02/2006
 5-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003

This Sale Deed of sale is made and executed on this the 13th day of November 2006 at Hyderabad by:

MRS. YELIMINATI LEELA REDDY, Wife of Mr. Y. Janga Reddy, aged about 33 years,
 Occupation: Business, resident of H. No. 1-86, Cherelapally Village, Ghatkesar Mandal, Ranga
 Reddy District.
 (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, 2nd floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented
 by its Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 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 representations, administrators and assignees etc. as the parties themselves.

Reddy

WHEREAS:

- A) The VENDOR is the sole and absolute owner and possessor of open plot no. 27, in Survey No. 291 (Part), admeasuring about 220 Sq. yards, or 183.94 Sq. Mtrs., situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, by virtue of Regd. Doct. No. 12762/06, dated 30th August 2006, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy district.
- B) WHEREAS the Vendors have offered to sell the above said land admeasuring 220 Sq. yds., equivalent to 183.94 Sq. Mtrs., marked as Plot no. 27 of Cherlapally Village free from encumbrances for a total consideration of Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only) and the purchaser agreed to purchase the same for the said consideration.
- C) WHEREAS the Vendor has offered to sell the Schedule Property free from encumbrances for a total consideration of Rs. 2,20,000/- (Rupees Two Lakhs Twenty 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 220 Sq. yds, equivalent to 183.94 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. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only). The Vendors hereby acknowledge receipt of the said consideration.
2. 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 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 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.

Reddy

4. 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.
5. 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 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 VENDORS hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.
6. That the VENDORS hereby further declares that the VENDORS, 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 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.
8. The Vendors 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 VENDORS 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 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.

Reddy

12. Stamp duty and registration charges of the sale or deeds shall be borne by the PURCHASER in full.
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 Vendor will be liable for payment of deficit duty.
14. The Market value of the property is Rs. 1000/- per Sq.yd total value of the Rs. 2,2,0000/-for 220 sq.yards, stamp duty paid on the market value.
15. Stamp Duty and Registration Charges of Rs. 20,900/- paid by way of Challan No. C-107909 dated 13.11.2006, drawn on SBH, Habsiguda branch, Hyderabad.

SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF OPEN PLOT bearing no. 27, admeasuring about 220 Sq.yards, equivalent to 183.92 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. 38

EAST BY : Plot No. 28

WEST BY : Plot No. 26

IN WITNESS WHEREOF this Sale Deed is made and executed on this 13th day of November 2006 by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. *B. V. Chary*
2. *A. S.*

[Signature]
VENDOR

[Signature]
Soham Modi

[Signature]
Suresh U Mehta
PURCHASER

REGISTRATION PLAN SHOWING

OPEN PLOT NO. 27, FORMING A PART

IN SURVEY NOS. 291

CHERLAPALLY VILLAGE,

GHATKESAR

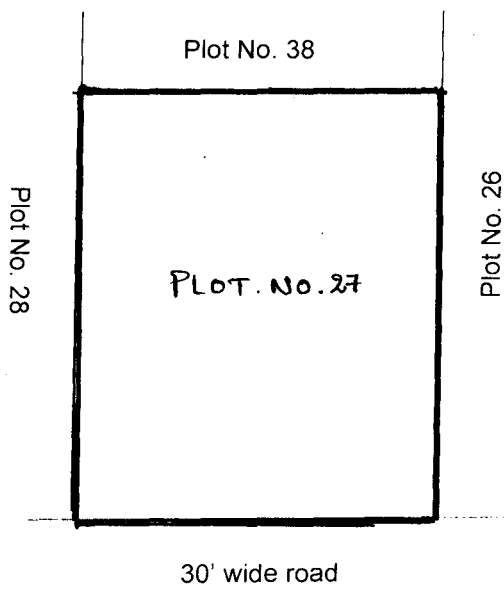
Mandal, R.R. Dist.**VENDOR:** SMT. Y. LEELA REDDY WIFE OF MR. Y. JANGA REDDY**VENDEE:** M/S. MEHTA AND MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF MR. SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE MR. UTTAMLAL MEHTA

REFERENCE:
AREA:

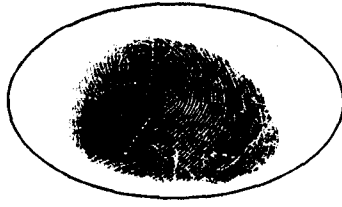

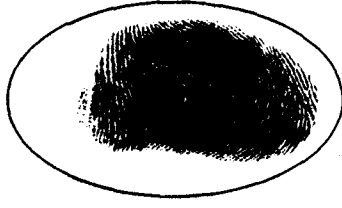
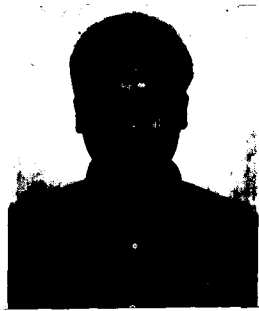
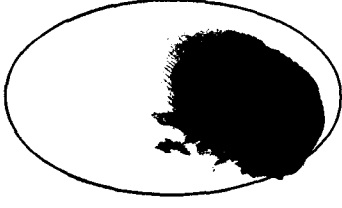

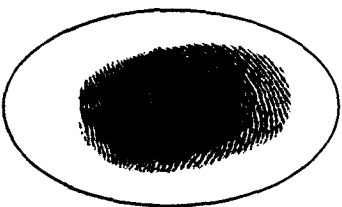

220

SCALE: 1" =
SQ. YDS. OR 183.94**INCL:**
SQ. MTRS.**EXCL:****WITNESSES:**

1. *B.v. Chary*
2. *Am*

Reddy
SIG. OF THE VENDOR*Suresh U. Mehta*
SIG. OF THE BUYER
Mr. Modi

**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</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>VENDOR:</u> MRS. YELIMINATI LEELA REDDY W/O.MR. Y. JANGA REDDY CCUPATION: HOUSEWIFE R/O. H. NO. 1-86, CHERELAPALLY VILLAGE GHATKESAR MANDAL RANGA REDDY DISTRICT.
			<u>PURCHASER:</u> M/S. MEHTA & MODI HOMES HAVING ITS REGISTERED OFFICE AT 5-4-187/3 & 4, 2 ND FLOOR SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003 REP. BY ITS PARTNER 1. SHRI SOHAM MODI S/O. SRI SATISH MODI
			2. SRI SURESH U MEHTA S/O. LATE UTTAMLAL MEHTA OCCUPATION: BUSINESS. 5-4-187/3 & 4, 2 ND FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003,
			<u>REPRESENTATIVE:</u> 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

SIGNATURE OF WITNESSES:

1. B. V. Chary
 2. [Signature]

[Signature]

SIGNATURE OF THE EXECUTANT'S

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]

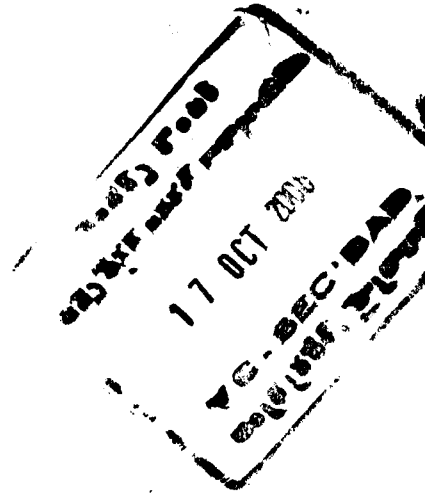
SIGNATURE OF THE REPRESENTATIVE

[Signature]

SIGNATURE(S) OF BUYER(S)

వ పుస్తకము. 1.6.33/సం||పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....!

సబ్-రిజిస్ట్రారు

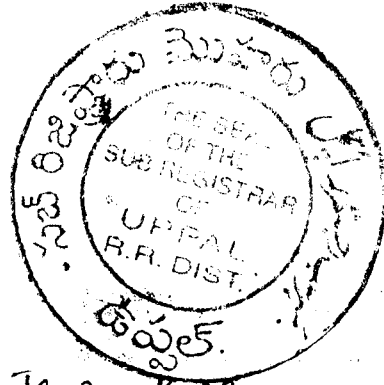


2006- వ సం||నవంబరు...నెల...13...తేది
 1928- వ.శ.శా...నవంబరు...మాసము...22...తేది
 పగలు.....మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ...Y. Leela.....
 రిజిస్ట్రేషన్ నంబరు, 2003 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సేవలందించబడిన పోట్ గ్రాఫులు
 మరియు పేజీముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ||.....చెల్లించినారు.

Receipt No. 1071009 Dt. 13/11/06 vide
 SBH, Habsiguda Branch, Sec'ead

Reddy



దాని యొక్క అచ్చుకొన్నది
 ఎడమ ప్రాంతనవేలు



Reddy w/o. Y. Janga Reddy
 Occupation - Business R/o H-No: 1-86
 Cherlapally village, Ghatkesar (m)
 Rangareddy District.

నిరూపించినది.

① B.V. Chary . B. V. CHARY s/o RAMACHARY.
 H.No: 2-2-95, Occ: Business, Cherlapally,
 Ghatkesar(m) R.R. (OU) V

② Y. Janga Reddy s/o Janga Reddy Age 38 occ service
 HNo: 1-86 Cherlapally R.R. (OU) V

2006వ.సం||నవంబరు...నెల...13వ తేది
 1928వ.శా.శ...నవంబరు...మాసం...22వ తేది.

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము/6923/సంఖ్య
 దస్తావేజాల మొత్తం 5 గిరీకములు
 సంఖ్య.....6... ఈ 5 గిరీకపు మూలప
 సంఖ్య.....

(Signature)
 పబ్లిక్ రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 1872
 No. 6923 of 2006 Date 13/11/06

I hereby certify that the proper deficit
 stamp duty of Rs. 19700/- Rupees Nineteen
 thousand seven hundred only
 has been levied in respect of this instrument
 from Sri. Y. Leela Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 220000/- being
 higher than the consideration agreed Market
 Value.

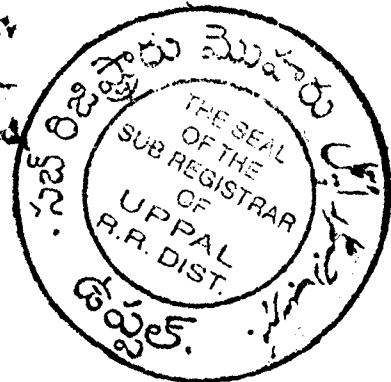
S.R.O. Uppal
 dated 13/11/06

(Signature)
 Sub Registrar
 and Collector U/S. 41 & 44
 INDIAN STAMP ACT


Registration Endorsement

An amount of Rs. 19700/- towards Stamp Duty
 including Transfer duty and Rs. 1100/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 107402
 Dated 13/11/06 at SBI Habisiguda Branch, Secbad.


C.B.H. ...
 A/c No. 01000030700
 S.R.O. Uppal.

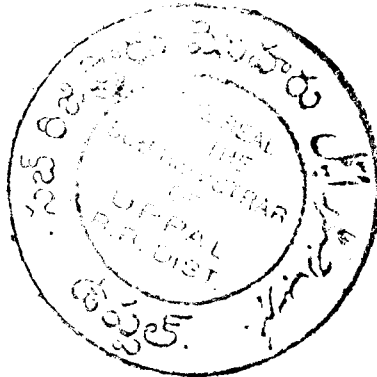


1 వ పుస్తకము 1693/06
దస్తాదేబాల మొదట కాలింపుల
సంఖ్య...6...ఈ కాలింపు దయస
పంఖ్య...3...



మేజర్-రిజిస్ట్రారు

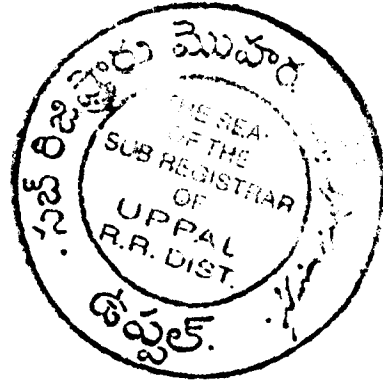
1 వ పుస్తకము సం॥ (కా.శ) పు...1693/06
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...1-2006 ఇవ్వడమైన
2006 సం॥ గెయింగ్ నెంబరు...12... తది


రిజిస్ట్రారు



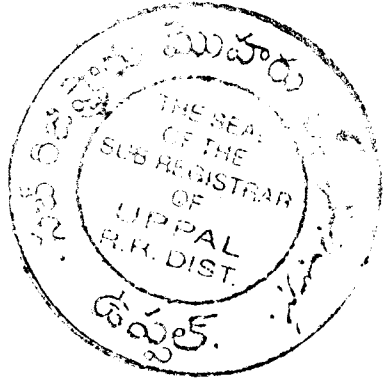
1 వ పుస్తకము. (కర్షణ) సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 6 ఈ కాగితపు వరుస
సంఖ్య..... 4


సబ్-రిజిస్ట్రార్



1వ పుస్తకము. 16.P.33/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6...ఈ కాగితపు వరుస
సంఖ్య.....క.....


~~సబ్-రిజిస్ట్రార్~~



1వ పుస్తకము. (6933/సంఖ)
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6. ఈ కాగితపు వరుస
సంఖ్య.....6.....


సబ్-రెజిస్ట్రార్

