

9811

9609/06

Acno: 10036



SCANNED

आन्ध्र प्रदेश ANDHRA PRADESH

6. 20/6/06 - 28-6-06. 100RS.

Sold to K. Prabhakar Reddy

By K. Padma Reddy

For Mehta & Modi Homes Secded.

L. G. Chimalg
171210
LEELA G. CHIMALG
STAMP VENDOR
U.No. 02/2006
5-4-76/A Cellar, Banigund
SECUNDERABAD 500 000

SALE DEED

This Sale Deed is made and executed on this the 29th day of June, 2006 at Hyderabad by:

SMT. M. GEETHA BAI, WIFE OF **SRI N. KRISHNA RAO**, aged about 38 years, Occupation: Housewife, resident of 23-78/4, Opp: Devi Apartments, R. K. Nagar, Malkajgiri, Hyderabad – 500 047, hereinafter referred to as the **VENDOR**, which term shall mean and include all her heirs, successors-in-interest, assignees, legal representatives, executors, etc.

IN FAVOUR OF)

M/S. MEHTA & MODI HOMES, a registered 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 Partners **Mr. Soham Modi**, Son of **Sri Satish Modi**, aged about 36 years, Occupation: Business and **Mr. Suresh U. Mehta**, Son of **Late Sri Uttamlal Mehta**, aged about 56 years, Occupation: Business., hereinafter referred to as the **PURCHASER** which term shall mean and include all their executors, successors-in-interest, heirs, successors-in-interest, assignees, legal representatives, administrators, nominees, etc.

M. Geetha



आन्ध्र प्रदेश ANDHRA PRADESH

च. नं. 1668, दि. 28-6-06, 100 रु.

द्वारा K. Prabhakar Reddy

द्वारा K. Padma Reddy

के लिये Menter & Modi Homes, Sec 8

L. G. Chimalgi
171211

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 02/2006

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 903

WHEREAS:

- A) Late Smt. Chandu Bai, W/o. Late Venkat Narsimha Rao was the original owner and pattedar of agricultural land in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, Andhra Pradesh, admeasuring about Ac. 10 - 02 Gts.
- B) Late Smt. Chandu Bai reached the heavenly abode on 23rd August, 1992. During her life time she had sold certain portions of Sy. No. 82/1 to various persons. At the time of her death she was the owner of balance portion of land in Sy. No. 82/1 admeasuring about Ac. 6-12 Gts. This land was bequeathed to her grand daughter Smt. M. Geetha Bai, the VENDOR herein, by will dated 9th June, 1992.
- C) Vide proceedings of the Mandal Revenue Officer, Uppal Mandal bearing no. ROR/Rectification/5/94 dated 18.5.1994, the land admeasuring Ac. 6-12 Gts. of Mallapur Village was mutated in favour of Smt. M. Geetha Bai the VENDOR herein. The name of the VENDOR has been duly recorded as the pattedar and possessor in Sy. No. 82/1/9 and Passbook no. 51092, (Patta No.24) and Title book no. 171927 has been issued by the MRO in favour of the VENDOR.

M. Geetha



आन्ध्र प्रदेश ANDHRA PRADESH

स. नं. 4686 दि. 28.6.06. 100 रु.

को. नं. K. Drabhalax Reddy

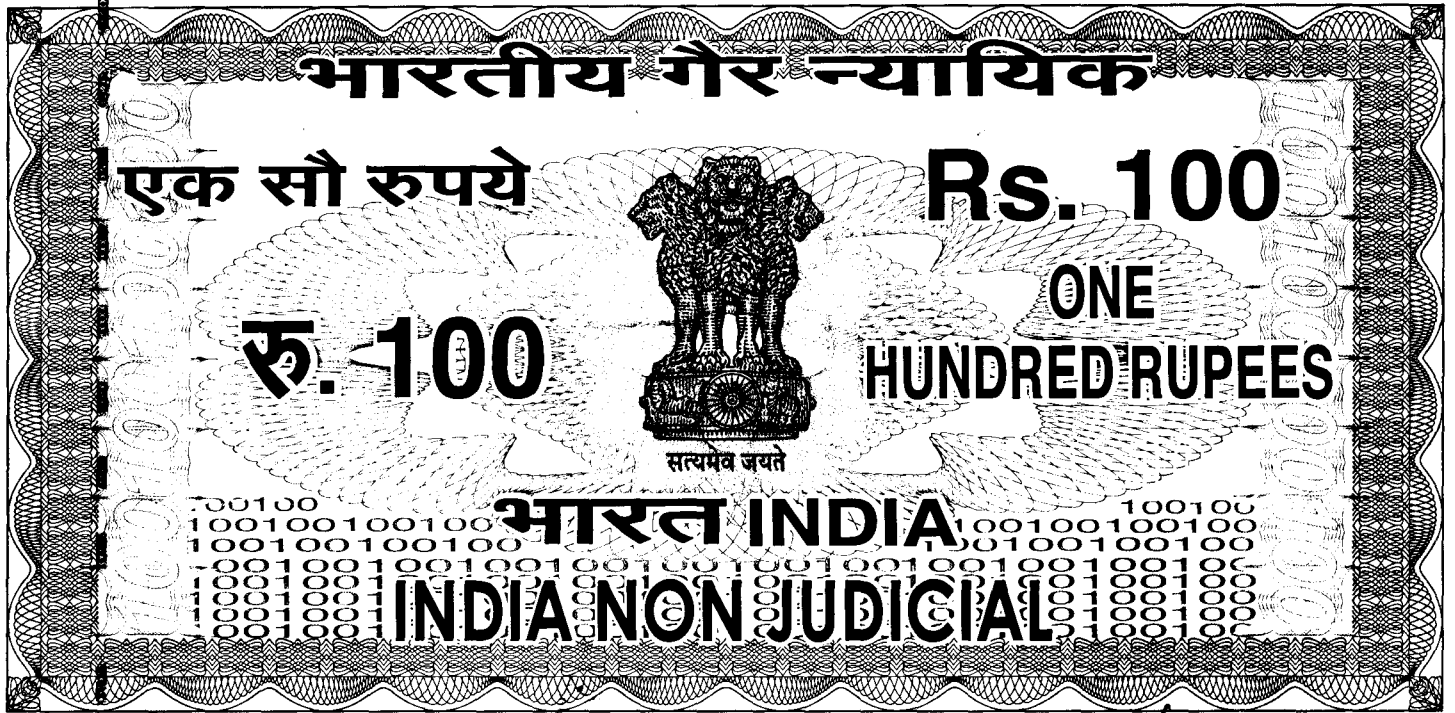
को. नं. K. Padma Reddy

को. नं. Mehta & Modi Awas Based

A. G. Chimalgi
171212
LEELA G. CHIMALGI
STAMP VENDOR
L.No. 02/2006
5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

- D) The VENDOR has time to time sold portions of Sy. No. 82/1/ अ to various persons and is now the absolute owner of the balance portion of land in Sy. No. 82/1/अ. The VENDOR is the Pattedar, possessor and absolute lawful owner of the agricultural land forming a portion of Sy. No. 82/1/ अ Mallapur Village, Uppal Mandal, R.R. District. Out of this balance land area, the VENDOR herein has offered to sale land area admeasuring Ac. 1-12 Gts. to the PURCHASER herein for a consideration.
- E) The VENDOR has agreed to sell the portion of land area admeasuring Ac. 1-12 Gts. forming part of a larger land area in Sy. No. 82/1/ अ, Mallapur Village, Uppal Mandal, R.R. District which is herein after referred to as the Scheduled Property for a total sale consideration of Rs. 53,00,000/- (Rupees Fifty Three Lakhs Only) and the PURCHASER herein has agreed to purchase the same for the said consideration.
- F) The VENDOR hereby covenants with the PURCHASER on the terms, conditions and stipulations hereinafter enunciated.

M. G. Ch



आन्ध्र प्रदेश ANDHRA PRADESH
S. No. 4682 Dt. 28-6-06 Rs. 10000/-
Sold to K. Prabhakar Reddy
By S. Padma Reddy
For Whom Meheta & Modi Housie Secud.

Leela G. Chimalgi
171213
LEELA G. CHIMALGI
STAMP VENDOR
L.No. 02/2006
5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER in pursuance of the above agreement has paid the aforesaid total consideration of **Rs. 53,00,000/- (Rupees Fifty Three Lakhs Only)** in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR:
 - a. Rs. 53,00,000/- paid by way of Cheque / Pay-order No. 336587 dated 29.06.2006, drawn on SBI, M. G. Road Branch, Secunderabad.
2. For the total sale consideration as mentioned above the VENDOR do hereby grants, conveys, transfers and sells all that land admeasuring Ac. 1-12 Gts. in Sy. No. 82/1/9 of Mallapur Village, Uppal 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 sale deed unto and in favour of the PURCHASER by way of absolute sale.
3. The VENDOR hereby covenant that Scheduled Property was the absolute property belonging to Late Smt. Chandu Bai, Grandmother of the VENDOR herein and after her death by virtue of her will dated 09.06.1992, the land is bequeathed in favour of the VENDOR and therefore the VENDOR herein alone is the absolute owner of the same and no other person other than the VENDOR has any right, title or interest in respect of Scheduled Property or any portion thereof. There are no protected tenants in respect of Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR herein above mentioned.

M. Gupta



आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 4688 Date 28-6-06 Rs. 1000

Sold to K. Prabhakar Reddy

By K. Padma Reddy

For Whom Mehta & Modi Homes, Secunderabad

L. G. Chimalga
171214

LEELA G. CHIMALGA

STAMP VENDOR

L.No. 02/2006

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

4. The VENDOR hereby declares and covenant that she is the true and lawful pattedar of the Scheduled Property. The VENDOR hereby covenant that no other person(s) other than the VENDOR has any right, title or interest in respect of Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASER.
5. The VENDOR further covenant that 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 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 defect in title or on account of any claims on Scheduled Property, the VENDOR shall indemnify the PURCHASER fully for such losses.
6. The VENDOR have on this day delivered vacant peaceful possession of 'Scheduled Property' to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.

M. G. Reddy



आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 1689 - Date 28-6-06 - Rs. 100/-

Sold to K. Prabhakar Reddy

By K. Padma Reddy,

Per Wm. Mehta & Modi Honey Seals,

L. G. Chimalgi
171215

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 02/2006

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

7. 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.
8. 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 Scheduled Property.
9. The VENDOR hereby covenant that the VENDOR has paid all taxes, cess, charges to the concerned authorities relating to 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.
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 Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. 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.
13. Stamp duty and Registration amount of Rs. 5,02,900/- aid by way of Challan No. 969447 dated 29.06.2006, drawn on State Bank of Hyderabad, Habsiguda branch, Habsiguda, Hyderabad.

M. G. Chimalgi



आन्ध्र प्रदेश ANDHRA PRADESH

4690 - 28-6-06 - 1000
K. Prabhakar Reddy
K. Padma Reddy
Mehta & Modi Homes Sec 2nd

L. G. Chimalgi
171216
LEELA G. CHIMALGI
STAMP VENDOR
L.No. 02/2006
5-4-76/A, Cellar, Ranigunj
SECUNDERABAD 500 003

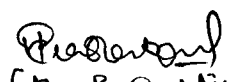
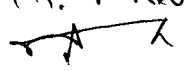
SCHEDULE OF PROPERTY

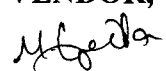
ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 1-12 Gts. in Sy. No. 82/1/9 situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

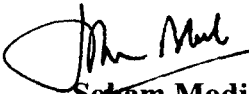
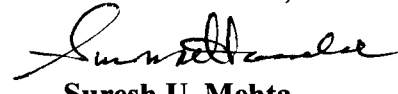
- | | |
|-------|--|
| North | : Railway Track |
| South | : Sy. No. 82/1 part (Road) |
| East | : Sy. No.82/1 part (Vendor's land & neighbor's property) |
| West | : Sy. No. 82/1 part (Road) |

IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

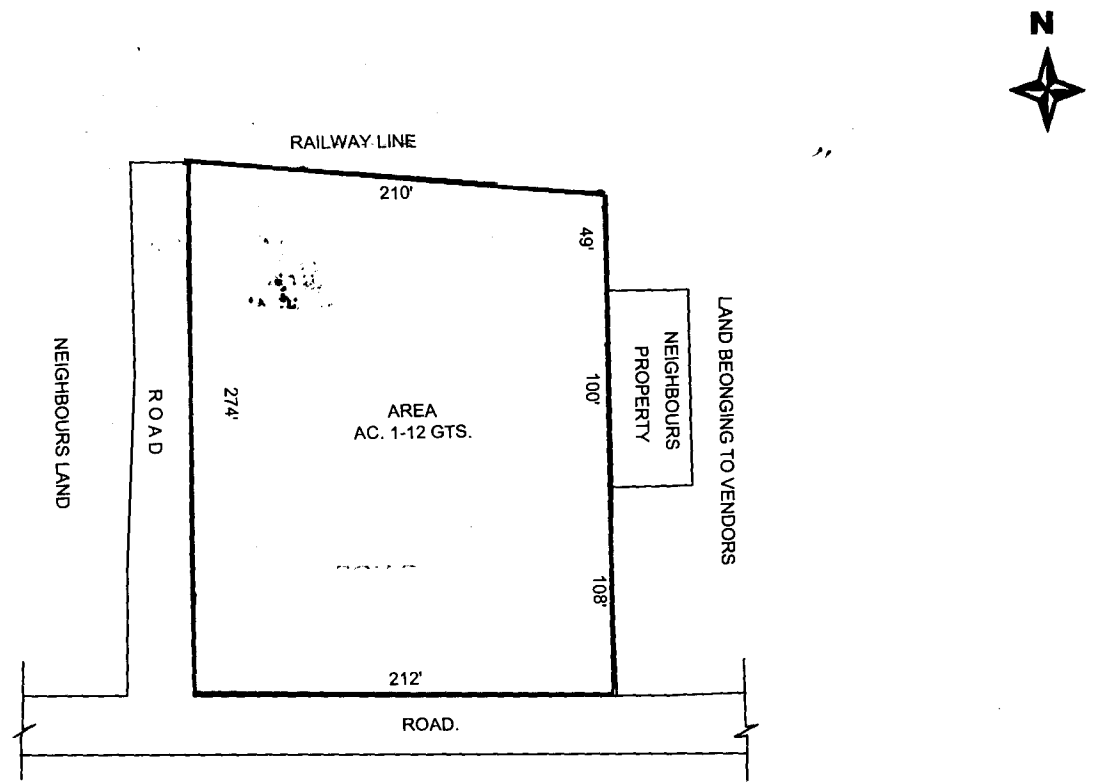
WITNESSES:

1. 
(K. P. Reddy)
2. 
(RAMESH)

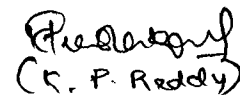
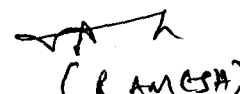
VENDOR,

M. Geetha Bai.

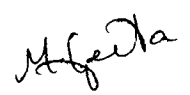
PURCHASER
for M/s. MEHTA & MODI HOMES,

Soham Modi
Partner

Suresh U. Mehta
Partner

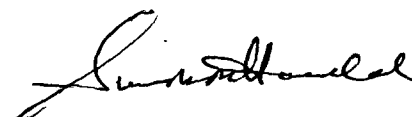

REGISTRATION PLAN SHOWING	OPEN LAND		
IN SURVEY NOS.	82 / 1 / 9		
	MALLAPUR VILLAGE,	UPPAL	MANDAL, R.R. DIST.
VENDOR:	SMT. M. GEETHA BAI, WIFE OF N. KRISHNA RAO		
VENDEE:	M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS		
	1. SRI SOHAM MODI, SON OF SRI SATISH MODI		
	2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA:	AC. 1-12 GTS.	SQ. YDS. OR	SQ. MTRS. <input type="checkbox"/>

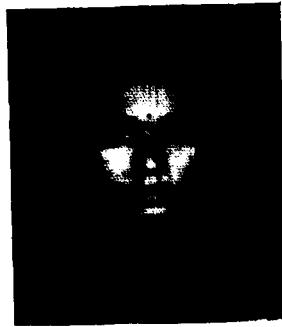
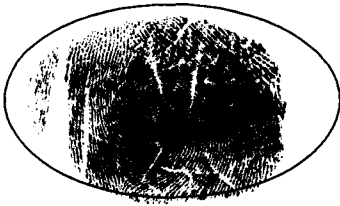


WITNESSES:

1. 
(C. P. Reddy)
2. 
(R. ANAND)

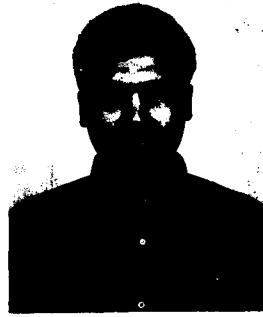
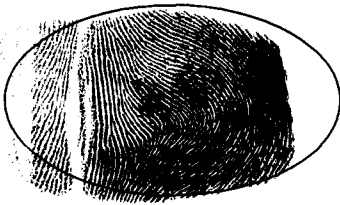

SIG. OF THE VENDOR

 
SIG. OF THE PURCHASER



VENDOR:

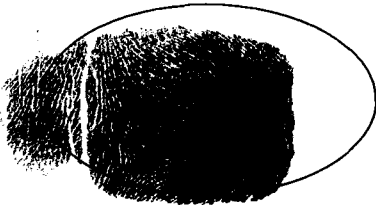
MRS. GEETA BAI
 W/O. MR. N. KRISHNA RAO
 R/O. H. NO: 23-78/4
 OPP: DEVI APARTMENTS
 R. K. NAGAR, MALKAJGIRI
 HYDERABAD.



PURCHASER:

M/S. MEHTA & MODI HOMES,
 HAVING ITS OFFICE AT 5-4-187/3 & 4
 III FLOOR, SOHAM MANSION
 M. G. ROAD, SECUNDERABAD
 REP. BY ITS PARTNERS.

1. MR. SOHAM MODI
 S/O. MR. SATISH MODI



2. MR. SURESH U. MEHTA
 S/O. LATE UTTAMLAL MEHTA
 (O). 5-4-187/3 & 4, III FLOOR
 SOHAM MANSION, M. G. ROAD
 SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1. *Ramchandra*

2. *A. K. (RAMCH)*

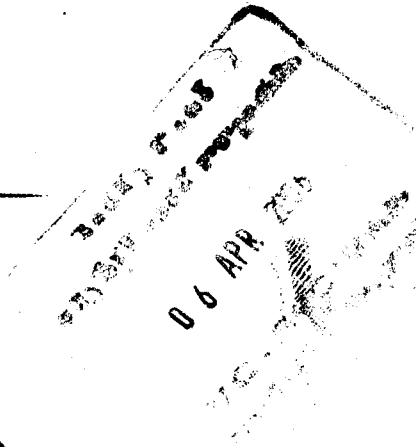
M. Geeta

SIGNATURE OF THE EXECUTANT'S

Suresh U. Mehta

SIGNATURE OF THE VENDEE

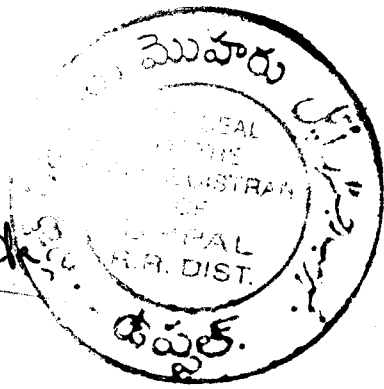
9609/06
 వ పుస్తకము.....నం||
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....



200 వ సం||.....నెల.....తేది
 192 వ.శ.శా...డి.సి.ఫ...మా.సం.శ...వ.తేది
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

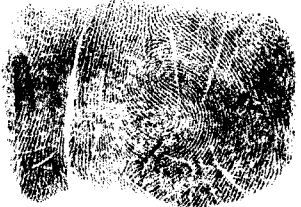
సబ్-రిజిస్ట్రారు

శ్రీ...M. Geetha Bai.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||.....పెల్లించినారు.



Receipt No.....
 SBH, Habsiguda Branch, Sec'bad

వ్రాసే యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బొటనవ్రేలు



నిరూపించినది.

M. Geetha Bai, w/o. Mr. N. Krishna Rao
 age 38 Years, occupation : Housewife
 R/o. 23-78/4, Opp. Devi Apartments, R.K. Nagar
 Malakajgiri, Hyderabad.

①

(K. Prabhakar Reddy s/o. K. P. Reddy
 occ: sevice (o) 5-4-18/13 & 4, m.G. Road,
 Sec'bad.

②

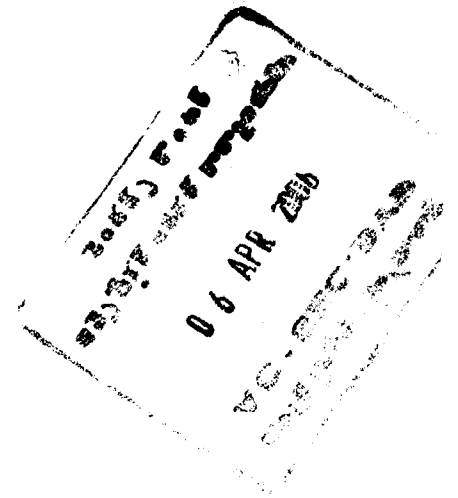
LAMESHA S/o. NARSING RAO occ. SERVICE
 R/o. H.No: 1-3-176 | D/2, KAVADI GODA, SEC-BA.

200 వ.సం||.....నెల.....తేది
 192 వ.శ.శా...డి.సి.ఫ...మా.సం.శ...వ.తేది.

సబ్-రిజిస్ట్రారు

1వ పుస్తకము..... 9609606
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... 9..... ఈ కాగితపు పయస
 పంఖ్య..... 2.....

1
 పత్-రిజిస్ట్రారు



24001. Regn Under Section 42 of Act 11 of 187
 No. 9609 of 200 (Date 29/6/06

I hereby certify that the proper deficit
 stamp duty of Rs. 4,76,300 rupees..... *Four Lacs*
 *generally five thousand three hundred rupees only*
 has been levied in respect of this instrument
 from Sri..... *Ms. Gnelha Ben*.....
 on the basis of the agreed Market Value
 consideration of Rs. 5,30,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

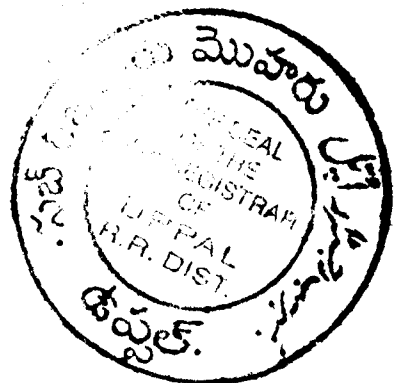
Dated 29/6/06

Sub Registrar
 and Collector U.P.S.
 INDIAN STAMP

Registration Endorsement

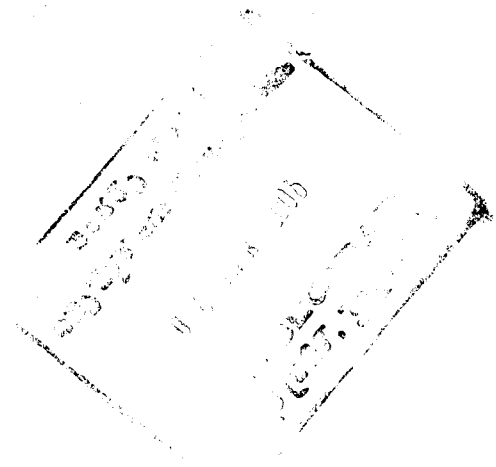
An amount of Rs. 4,76,300 towards Stamp Duty
 including Transfer duty and Rs. 26,500.....
 towards Registration Fee was paid by the party
 through Challan Receipt Number..... 969447
 Date 29/6/06 at S.B.H. Habsiguda Branch, Sec 63

S.B.H. Habsiguda
 A/c No. 0100050780
 of S.B.O. Uppal.



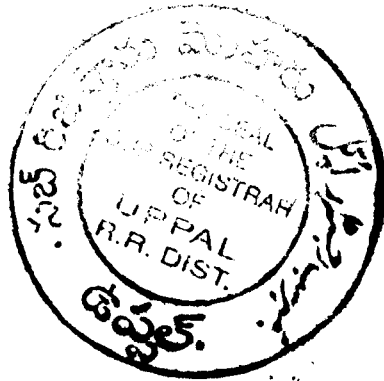
960966
1వ పుస్తకము.....సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు



1వ పుస్తకము సం|| (కా.క) పు.....960966
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు.....960966-1-2007 ఇవ్వడమైన
2007 సం|| మే 29 నెల.....29 తేది

రిజిస్ట్రారు



9609106

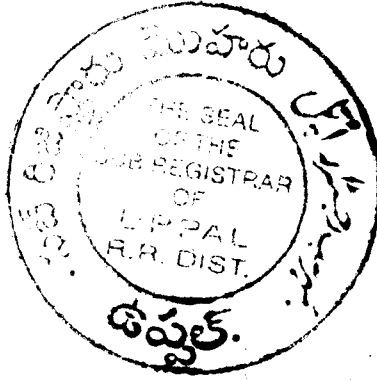
1 వ పుస్తకము.....సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రారు



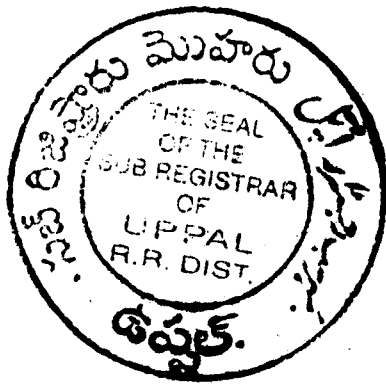
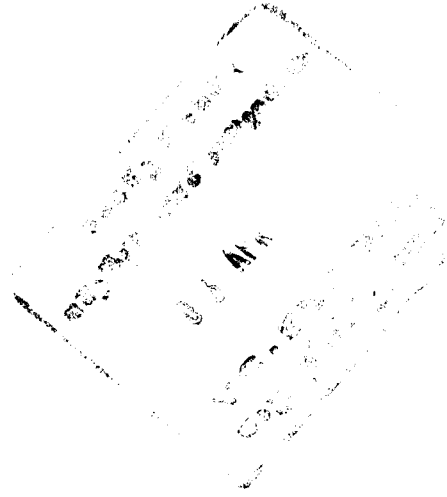
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[వ పుస్తకము.....సంఖ్య]

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....


పబ్-రిజిస్ట్రార్



1వ పుస్తకము..... 960966

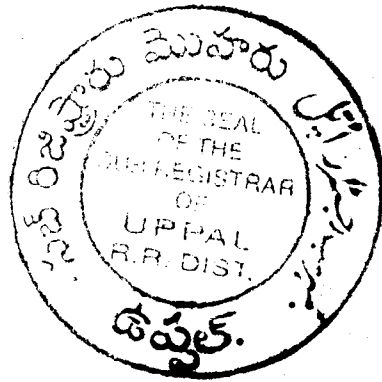
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..... ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రార్

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1 వ పుస్తకము.....సంఖ్య

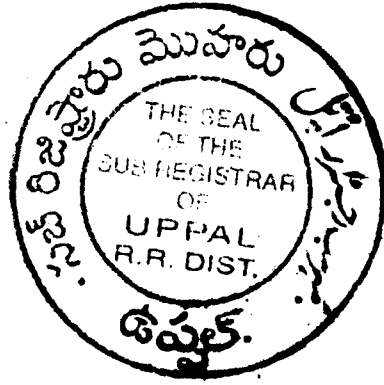
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....


పద-రజిస్ట్రారు

06 APR
NO. 12345
SUB-REGISTRAR
UPPAL
R.R. DIST.



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1వ పుస్తకము.....సంగ్రహ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....


సబ్-రెజిస్ట్రార్



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1 వ పుస్తకము.....సంగ్రహ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

పంఖ్య.....

పబ్-రిజిస్ట్రార్

