



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G 796352

3303
02/05/2007 100/-
Name... Phani Kumar
S/o... D.V. Muthy
For... Mehta & Modi Homes

[Signature]
K. SATISH KUMAR
S.V.L. No:13/2003. R. No: 36/2004
6-2-30 P.L. COLONY
R. NAGALAKSHI P. E. DIST

SALE DEED

This Sale Deed is made and executed on this the 31st day of July, 2007 at Hyderabad by:

Smt. Pathika B Bhatt, Wife of Shri. Bhaskar K. Bhatt, aged about 42 years, Resident of Plot No. 18, Bapubagh Colony, P. G. Road, Secunderabad., hereinafter referred to as the VENDOR Which terms shall mean and include all her heirs, legal representatives, executors, successors-in-interest, assigns, etc.)

IN FAVOUR OF

M/S. MEHTA & MODI HOMES, a registered partnership firm having its office at 5-4-187/3 & 4, second floor, Soham Mansion, M.O G. Road, Secunderabad - 500 003, represented by its Partners Mr. Soham Modi, son of Sri Satish Modi, aged 37 years, occupation Business, and Shri Suresh U Mehta, son of Late Shri Uttamlal Mehta, aged about 57 years, Occupation: Business, herein after referred to as the PURCHASER which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

[Signature]
Shaba

WHEREAS:

- A) Smt. Pathika B Bhatt, Wife of Shri. Bhaskar K Bhatt is the absolute owner and possessor of agricultural land admeasuring about Ac. 1-09 Gts., forming a part of Sy. Nos. 44 & 45 (Ac.1-04 Gts., in Sy. No. 44 and Ac. 0- 05 Gts., in Sy. No. 45) of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, Andhra Pradesh, having purchased the same vide Sale Deed bearing No. 7875/2006 dated 25.05.2006, registered at SRO, Uppal. The said land is hereinafter referred to as the Scheduled Property and more fully described in the Schedule given hereunder.
- B) The VENDOR has purchased the Scheduled Property from its original owners and pattedars namely Shri. P. Madhav Yadav, Shri. V. Narender and Shri. V. Narsimha.
- C) THE VENDOR approached the PURCHASER to sell Scheduled Property and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) by way of cheque no. 093366 dated 28.07.2007, drawn on SBI, M.G. Road, Secunderabad and the receipt of which is acknowledged by the VENDOR.
2. For the total sale consideration as mentioned above the VENDOR does hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-09 Gts., forming a part of Sy. Nos. 44 & 45 (Ac.1-04 Gts., in Sy. No. 44 and Ac. 0- 05 Gts., in Sy. No. 45) of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, Andhra Pradesh, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
3. The VENDOR hereby covenants that the Scheduled Property is her absolute property and she 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 the 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.
4. The VENDOR hereby declares and covenants that she is the true and lawful owner of the Scheduled Property. The VENDOR hereby covenants that no other person(s) other than the VENDOR has any right, title or interest in respect of the 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 his / her heirs shall have any manner of right or title over the Scheduled Property and they shall have no objection for the sale of the Scheduled Property to the PURCHASER.

Pathika Bhatt

5. The VENDOR further covenants that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby gives warranty of title. The VENDOR hereby declares that he / she has not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. 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 the PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDOR shall indemnify the PURCHASER fully for such losses.
6. The VENDOR has on 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.
7. The VENDOR hereby covenants that she 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 covenants 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 covenants that the VENDOR has 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.
10. The VENDOR further declares that the Scheduled Property 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 declares 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. 5,23,685/- paid by way of Challan No. 604508 dated 30.07.2007 drawn on State Bank of Hyderabad, Habsiguda, Hyderabad

*Althiba
Shah*

SCHEDULE OF PROPERTY


All that part and parcel of agricultural land admeasuring about Ac. 1-09 Gts., forming a part of Sy. No. 44 & 45 (Ac.1-04 Gts., in Sy. No. 44 and Ac. 0- 05 Gts., in Sy. No. 45) of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal marked in red in the plan enclosed herein and bounded by:

North : Sy. No. 47 & 51
South : Sy. No. 30
East : Part of Sy. No.45
West : Sy. No. 42 & 43

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:

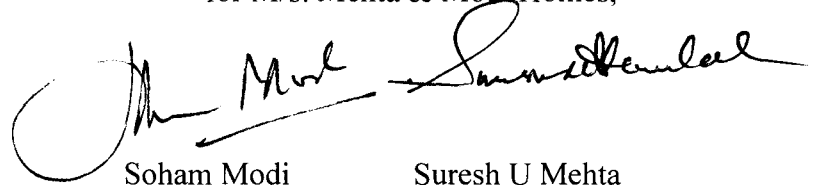
1. 

2. 



Pathika B Bhatt
VENDOR

for M/s. Mehta & Modi Homes,



Soham Modi

Suresh U Mehta

PURCHASER

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS. 44 & 45 (P)

CHERELAPALLY,

GHATKESAR

MANDAL, R.R. DIST.

VENDOR: MRS. PATHIKA B. BHATT, W/O. MR. BHASKAR K. BHATT

PURCHASER : M/S. MEHTA & MODI HOMES, A PARTNERSHIP FIRM REP. BY ITS PARTNERS

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

MR. SURESH U. MEHTA, S/O. LATE UTTMALAL MEHTA

REFERENCE:

AREA: AC. 1-09 GTS.

SCALE:

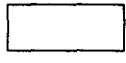
SQ. YDS. OR

INCL:

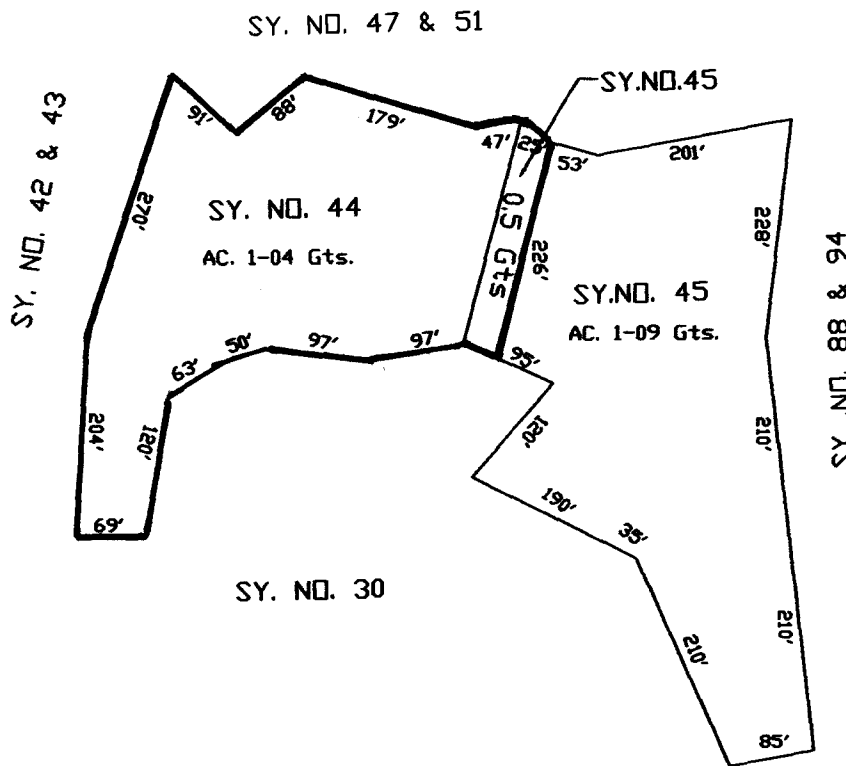
SQ. MTRS.



EXCL:



SY. NO. 44 : AC. 1-04 GTS.
SY. NO. 45 (P) : AC. 0-05 GTS.
TOTAL EXTENT : AC. 1-09 GTS



WITNESSES:

1. *[Signature]*

2. *[Signature]*

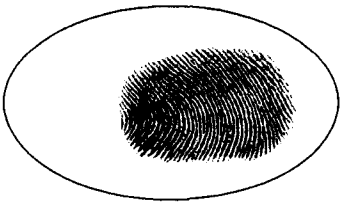
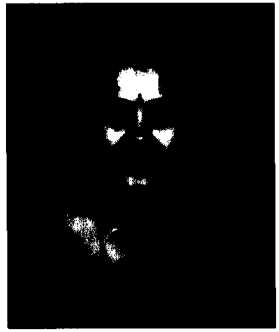
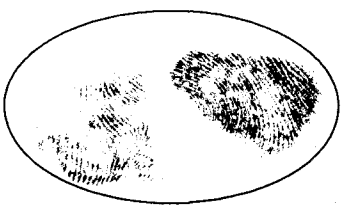

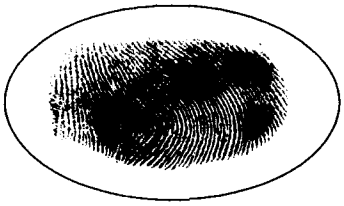

[Signature]

SIGN. OF VENDOR

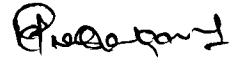

[Signature] *[Signature]*

SIGN. OF THE PURCHASER


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>MRS. PATHIKA B. BHATT W/O. SHRI. BHASKAR K. BHATT R/O. PLOT NO. 18 BAPUBAGH COLONY P. G. ROAD SECUNDERABAD - 500 003.</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 MANSION M. G. ROAD SECUNDERABAD - 500 003</p>


SIGNATURE OF WITNESSES:

1. 
2. 

Pathika Bhatt
3/10/22



SIGNATURE OF EXECUTANTS



SIGNATURE OF PURCHASER

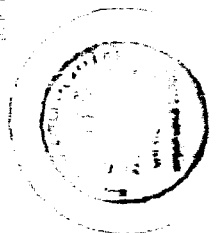


भारत गणराज्य के अधीन प्रेषित किया गया है। यह पत्रिका भारत सरकार द्वारा प्रकाशित है।

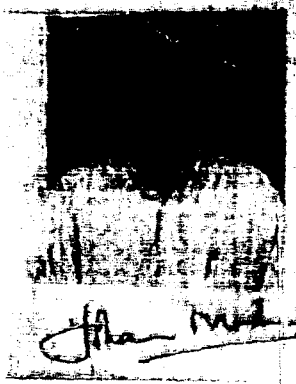
यह पत्रिका भारत सरकार द्वारा प्रकाशित है। यह पत्रिका भारत सरकार द्वारा प्रकाशित है।

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भारत गणराज्य REPUBLIC OF INDIA

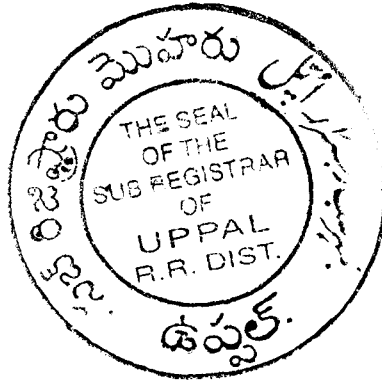


IND
 B 2791005
 MODI
 SOHAN SATHISH
 HINDAN MALE
 MUMBAI
 PO HYDERABAD
 9-10-2000

भारत गणराज्य PERMANENT ACCOUNT NUMBER
 ABIMP6725H
 SOHAN SATHISH MODI
 SOHAN SATHISH MODI
 MODI SOHAN SATHISH MODI
 7-10-1968

1వ పుస్తకము. 92.08/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 7..... ఈ కాగితపు వరుస
సంఖ్య. 7.....

పద-రిజిస్ట్రార్



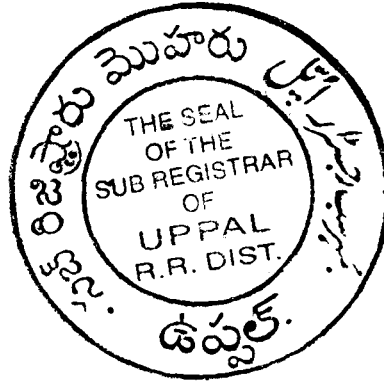
1వ పుస్తకము 9268/2011

రస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 7.....ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రార్

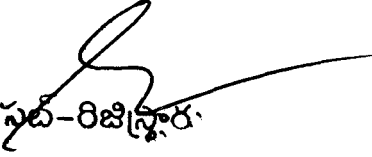


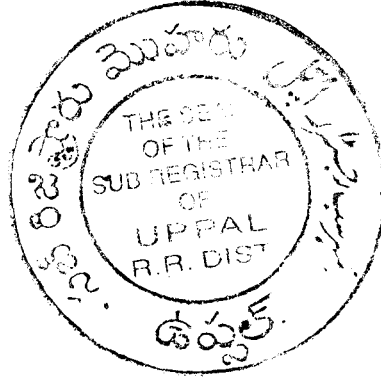
1 వ పుస్తకము/269/సం||

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.7.....ఈ కాగితపు వరుస

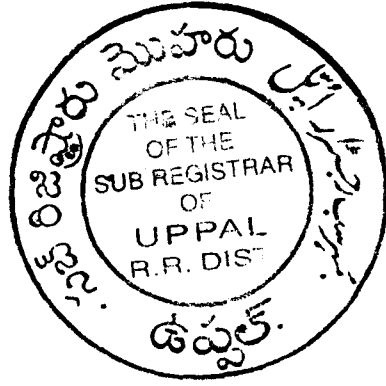
సంఖ్య.5.....


సబ్-రిజిస్ట్రార్




1 వ పుస్తకము 9268
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 7.....ఈ కాగితపు వరుస
సంఖ్య.....

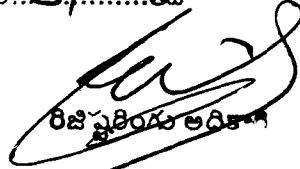
పబ్-రిజిస్ట్రార్

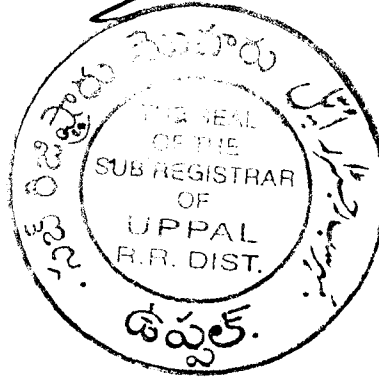


1వ పుస్తకము 926810
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 926810 ఈ కాగితపు వరుస
సంఖ్య. 31


సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (శా.శ) పు. 926810
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 926810-1-2007 ఇవ్వడమైన
2007 సం|| నెంబరు 31 తేదీ


రిజిస్ట్రారు అధికారి



1 వ పుస్తకము 9268 (9268)

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 7 ఈ కాగితపు వరుస

సంఖ్య 2

[Signature]
పుల్ - రిజిస్ట్రార్

Enforcement Under Section 42 of Act II of 189

No. 9268 of 2007 Date 31/7/07

I hereby certify that the proper deficit stamp duty of Rs. 496025/- Four Lacs Ninty Six Thousand and Twenty five only has been levied in respect of this instrument from Sri Pathika B. Bh on the basis of the agreed Market Value consideration of Rs. 5512500/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

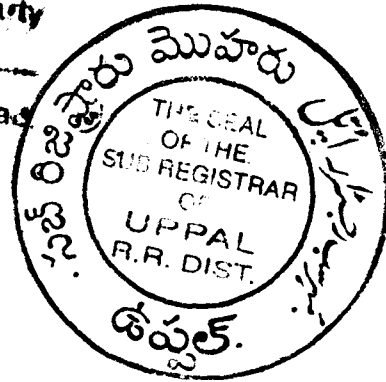
Dated 31/7/07

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

Registration Endorsement

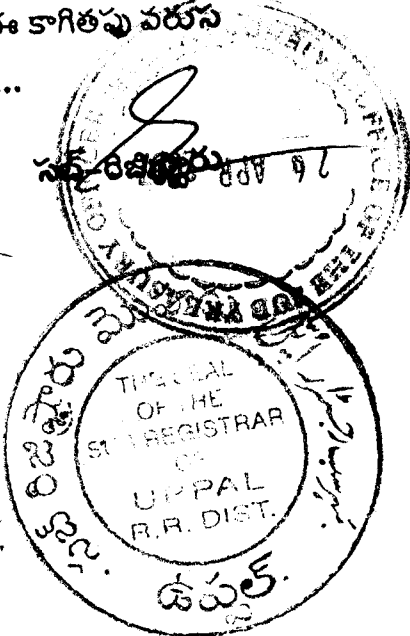
An amount of Rs. 496025/- towards Stamp Duty including Transfer duty and Rs. 27565/- towards Registration Fee was paid by the party through Challan Receipt Number 604508 Dated 30/7/07 at SBI Hubsiguda Branch, Sec'bad

S.R. Hubsiguda
A/c No. 100000700
S.B.O. Uppal.

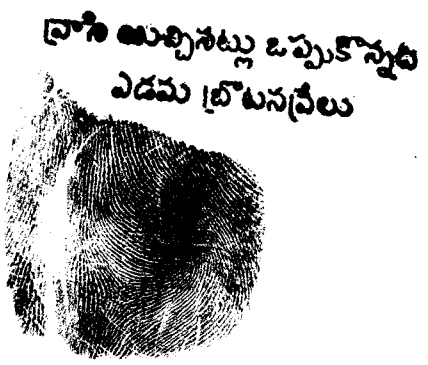


వ పుస్తకము...
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...!

200 వ సం... నిల... వ తది
 192... వ.శ.శ... మాసము... వ తది
 పగలు... మరయు... గంట...
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో
 శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥ 275/-... వెల్లించినారు.
 Receipt No. 609/508 D. 30/7/60
 SBH, Habsiguda Branch, Sec'bad



Bhanu K. Bhatt



Bhanu K. Bhatt u/o. Sri Bhanu K. Bhatt.
 R/o. Plot no. 18, Bapu Bagh Colony,
 P.O. Road, Sec'bad.

నిరూపించినది.

① *[Signature]* S/o. K. P. Reddy occ. Service
 (C) 5-6-187/3 & 4, 2nd floor, M. G. Road
 SEC - Bad.

② *[Signature]* H/o. S. Dhanraj occ. Service
 R/o. 1-10-263, New Bowernally, Sec'bad - u.

200 వ సం... నిల... వ తది
 192... వ.శ.శ... మాసము... వ తది.

[Signature]
 పబ్-రిజిస్ట్రారు