

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

B 312254

S.No. 10048 Date 10/08/2006 Rs. 1000
Name Ch. Ramchandra
S/o. D/o. W/o. Narsing Rao.
For Whom Mehta & Modi Homes

K. SRINIVAS
S.V.L. No. 26/98, R.No. 39/2006
City Civil Court,
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 25th day of August, 2006 at Secunderabad by and between:

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 Managing 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 Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

1. MR. SAMIR KALIA, SON OF MR. S. K. KALIA, aged about 39 years,
 2. MRS. RUCHI KALIA, WIFE OF MR. SAMIR KALIA, aged about 36 years,
- Both residing at M 31, Greater Kailash, New Delhi - 48., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

WHEREAS:

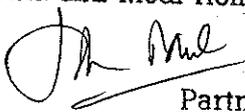
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

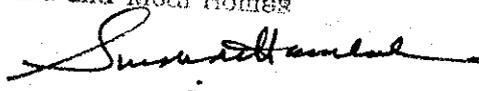
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes



1 వ పుస్తకము 12449/06 నంబరు
 దస్తావేజాల మొత్తం కాగితములు
 పంఖ్య...7... ఈ కాగితపు వరుస
 పంఖ్య...2.....

పద-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 17 of 1897
 No. 12449 of 2006 Date 24/8/06
 I hereby certify that the proper deficit
 stamp duty of Rs. 11000/- Rupees eleven
 thousand Rupees only
 has been levied in respect of this instrument
 from Sri. Soham Modi
 on the basis of the agreed Market Value
 consideration of Rs. 225000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

Dated 24/8/06

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

Registration Endorsement

An amount of Rs. 20620/- towards Stamp Duty
 Including Transfer duty and Rs. 1140/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 102916
 Dated 24/8/06 SBH Habsiguda Branch Sec'bad.

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

NOTE: D.S.D. Rs. 9620/- & D.R.F.Rs. — Total

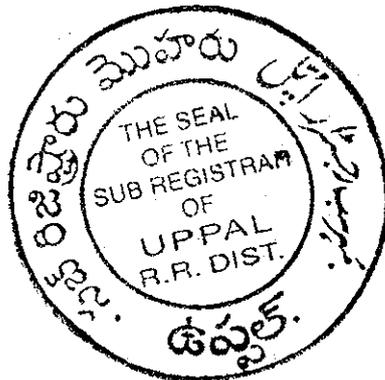
Rs. 9620/- has been collected as

agreed M.V of Rs. 225000/- Dt. 24/8/06.

[Signature]
 SUB-REGISTRAR

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 972000/- and Stamp duty
 Paid Rs. 9720/- Dt. 24/8/06.

[Signature]
 SUB REGISTRAR



- E) The Vendee is desirous of purchasing a plot of land bearing no. 201, admeasuring 228 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of **Rs. 2,28,000/- (Rupees Two Lakhs Twenty Eight Thousand Only)** and the Vendor is desirous of selling the same on the following terms and conditions:

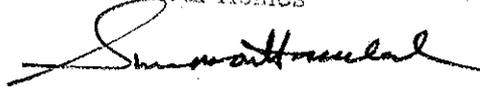
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 201, admeasuring 228 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of **Rs. 2,28,000/- (Rupees Two Lakhs Twenty Eight Thousand Only)**. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot 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 any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 21,660/- is paid by way of challan no. 102916, dated 24.8.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 12449/సం॥

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...7...ఈ కాగితపు వయస

పంఖ్య...3.....

పబ్-రిజిస్ట్రారు

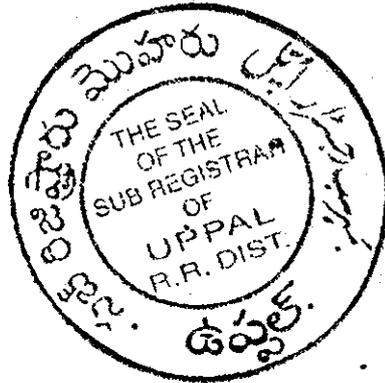
1 వ పుస్తకము సం॥ (కా.క) పు...12449/06

నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు.12449.1-2006 ఇవ్వడమైన

2006 సం॥ 12449...వల...విచ్చి...చేతి

రిజిస్ట్రారు



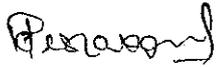
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 201, admeasuring about 228 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	: Compound wall and neighbour's land
South	: Plot No. 202
East	: 40' wide road
West	: Plot No. 210

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
(K. P. Reddy)

2. 
(KRISHNA RAO)

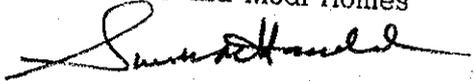
For Mehta and Modi Homes


Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



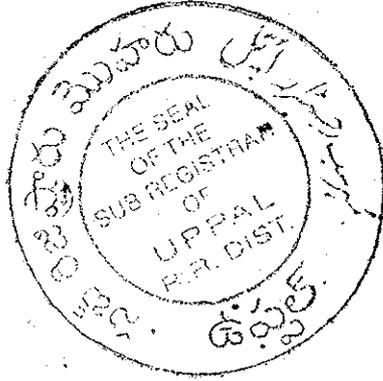
(Suresh U Mehta) Partner

VENDOR


VENDEE

1 వ పుస్తకము. 12559/సం. 1
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 4.....

పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 201, FORMING A PART

IN SURVEY NOS. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: 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

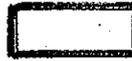
VENDEE: MR. SAMIR KALIA, SON OF MR. S. K. KALIA

MRS. RUCHI KALIA, WIFE OF MR. SAMIR KALIA

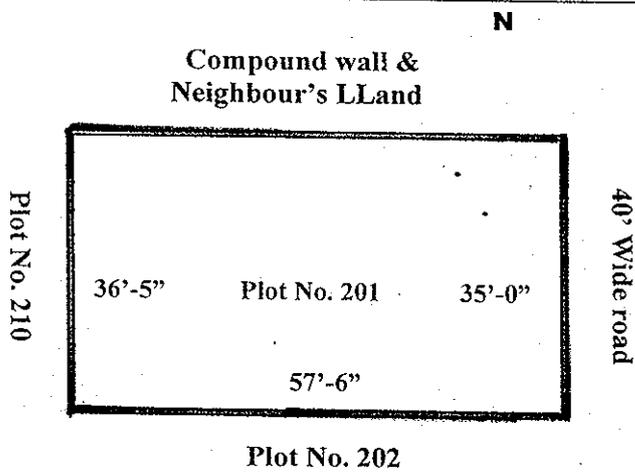
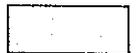
REFERENCE:
AREA: 228

SCALE:
SQ. YDS.

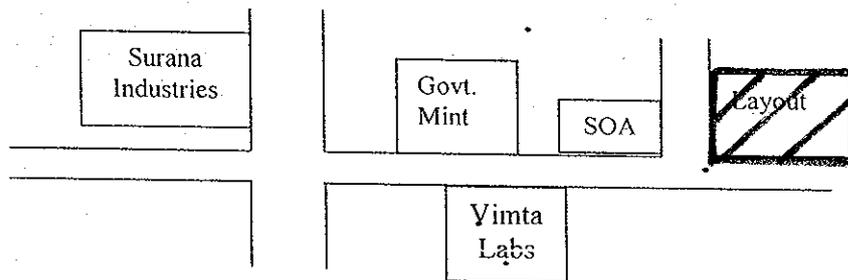
INCL:
SQ. MTRS.



EXCL:



LOCATION PLAN



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIG. OF THE VENDOR

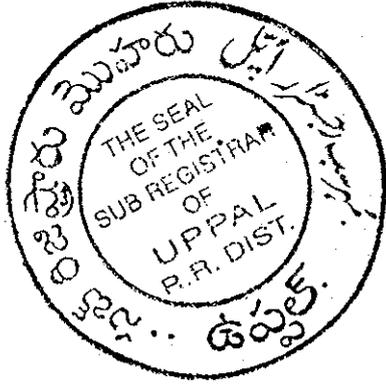
WITNESSES:

- 1. *[Signature]*
- 2. *[Signature]*

SIG. OF THE VENDEE

1 వ పుస్తకము 12.449/06 నంబర్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... క...

పబ్-రిజిస్ట్రార



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

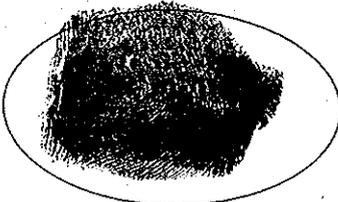
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

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.

- 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 MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.

2.

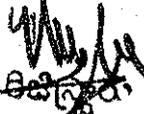
For Mehta and Modi Homes

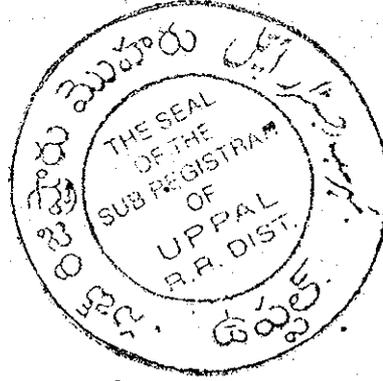
Partner

For Mehta and Modi Homes

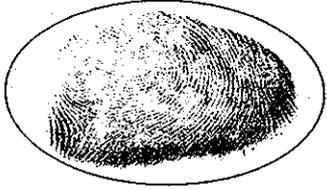
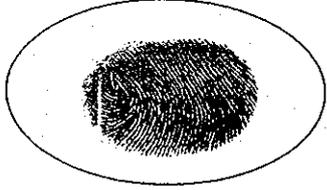
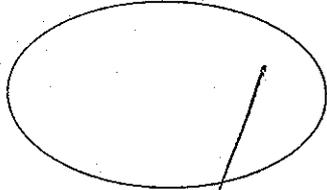
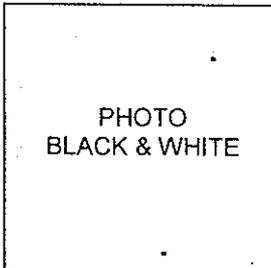
Partner
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము. 12449/స్థానా
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య..... 6

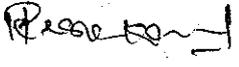
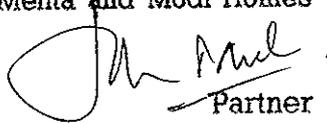

పబ్-తిరిస్సూరు

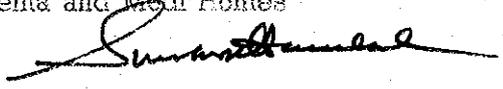


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			MR. SAMIR KALIA G-8A/6, DLF PHASE 1, GURGAON, HARYANA
			MRS. RUCHI KALIA G-8A/6, DLF PHASE 1 GURGAON HARYANA
		 PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES: For Mehta and Modi Homes For Mehta and Modi Homes

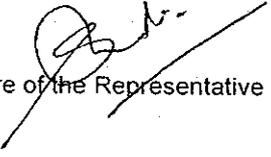
1.   Partner

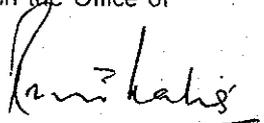
2.   Partner

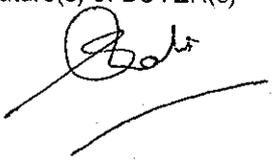
SIGNATURE OF EXECUTANTS

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. SAMIR KALIA 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


Signature(s) of BUYER(s)

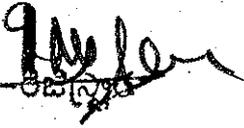


1 వ పుస్తకము/2449/సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..శ...ఈ కాగితపు వరుస

సంఖ్య...శ.....


సబ్ రిజిస్ట్రార్

