

(234)



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
No. 5832 Date 25/01/2007 Rs. 100
Name D. Phanikumar
No. D/3/1/100 P. N. Murthy
For Whom Mehta & Modi Homes

K. Srinivas
SVL No. 26/98, R. No. 11/2007
City Civil Court
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 26th day of February, 2007 at Secunderabad by and between:

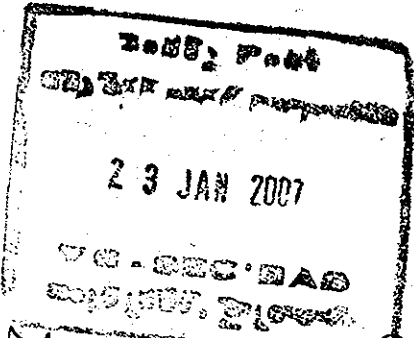
M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, 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

MR. T. NARASINGA RAO, SON OF MR. T. SATHYANARAYANA MURTHY, aged about 36 years, residing at C-2, II Floor, Praveen's Vedha Apartments, Plot No. 1254, 19th Main Road, Annanagar West, Chennai - 600 040, 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



వ పుస్తకము 2.1.1.1/సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు పరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

107- వ సం||...
92 శ్రీ వ.శ.శా...మాసము...
గలు.....మరియు.....
పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

.....
శ్రీశ్రీశ్రీ వట్టము, 1908 లోని సెక్షన్ 32b-ను
పసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
రియు వీరిముద్రలతో సహా బాబులు చేసి

సుము రూ||...
Receipt No.....
H, Habsiguda Branch, Sec'bad

స యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రావనవ్రేలు



రూపించినది.

Handwritten signature

Handwritten signature

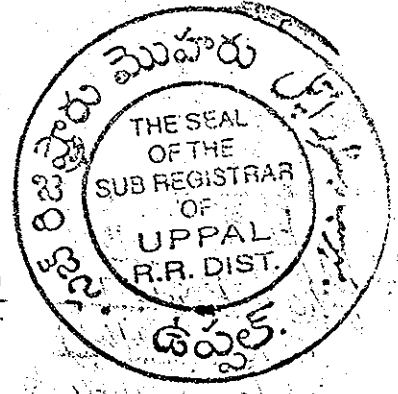
S/O K. P. Reddy, Occ. Service
Plot No 215 North Main Road
Annanager West Ext Chennai-600101
2nd Floor, Solem mansion
Through attested GPA
for presentation of Documents, vide GPA
No. 201/BK IX/06 at SRO, Uppal.

S/O M. SUBRAMANI OCCUPATION:- SERVICE
PLOT NO 215 NORTH MAIN ROAD
ANNANAGAR WEST EXT
CHENNAI-600101

KIRAN KUMAR S/O RAMESH REDDY
Occ. SERVICE Flr NO. 101. 5th St. KPHS
Nagole, Hyderabad.

200...
192...
సబ్-రిజిస్ట్రారు

Handwritten signature



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


Partner

1వ పుస్తకము 2013/సం||
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 2... ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 187

No. 2753 of 2007 Date 26/2/07

I hereby certify that the proper deficit
 stamp duty of Rs. 29330/- Rupees Twenty nine thousand

three hundred thirty only

has been levied in respect of this instrument

from Sri. K. P. Reddy

on the basis of the agreed Market Value

consideration of Rs. 326500/- being

higher than the consideration agreed Market
 Value.

S.R.O. Uppal

Dated 26/2/07

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

Registration Endorsement

An amount of Rs. 29330/- towards Stamp Duty

Including Transfer duty and Rs. 1635/-

towards Registration Fee was paid by the party

through Challan Receipt Number 19.1924.2.19.1996

(Dated 26/2/07) Habsiguda Branch, Sec'bad.

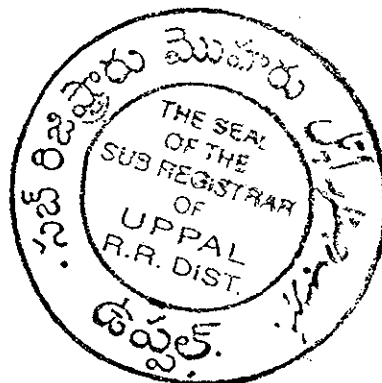
S.B.H. Habsiguda
 A/c No. 01000050700
 of S.R.O. Uppal.

NOTE: Construction Agreement filed
 along with this sale deed for

Rs. 250400/- and Stamp duty

Paid Rs. 250400/- Dt. 26/2/07

[Signature]
 SUB REGISTRAR

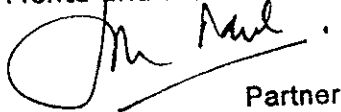


- E) The Vendee is desirous of purchasing a plot of land bearing no. 234, admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 3,26,500/- (Rupees Three Lakhs Twenty Six Thousand Five Hundred Only) and the Vendor is desirous of selling the same on the following terms and conditions:

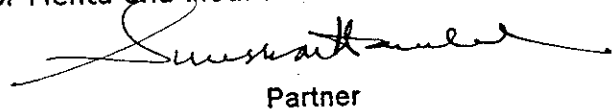
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 234, admeasuring 272 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. 3,26,500/- (Rupees Three Lakhs Twenty Six Thousand Five Hundred 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. 31,060/- is paid by way of challan no. 191996, dated 24.02.07, drawn on SBH, Habsiguda, Hyderabad. and Rs. 24,840/- By Challan no. 191994, dt. 24.02.07

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

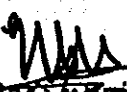

Partner

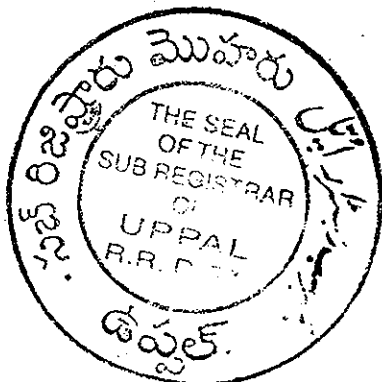
1వ పుస్తకము 21.13/సం||
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య 8 ఈ కాగితపు వరుసను
సంఖ్య 3

✓

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (శా.శ) పు... 21.13/02
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 21.13... 1-200 ప్రవేశమై
2001 సం|| (షి) వరకుల ది... తది


రిజిస్ట్రారు బహుళాంగి



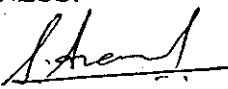
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 234, admeasuring about 272 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
South	Plot No. 233
East	Plot No. 221
West	40' wide road

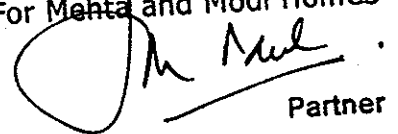
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

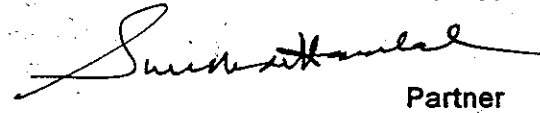
2. 

For Mehta and Modi Homes


Partner

VENDOR

For Mehta and Modi Homes

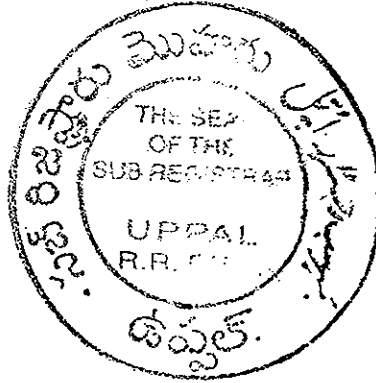

Partner

VENDOR

T. N. Narayana Rao
VENDEE

1వ పుస్తకము. 2250/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 8... ఈ కాగితపు వరుస
సంఖ్య..... 4.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 234, FORMING A PART

IN SURVEY NOS.

291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR:

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

VENDEE:

MR. T. NARASINGA RAO, SON OF MR. T. SATHYANARAYANA MURTHY

REFERENCE:
AREA:

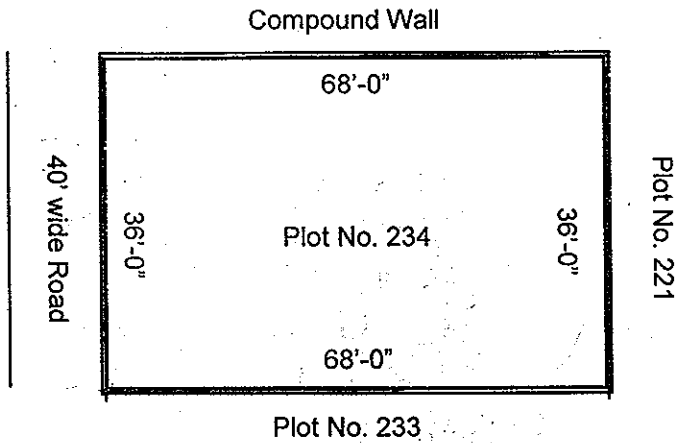
272

SCALE:
SQ. YDS.

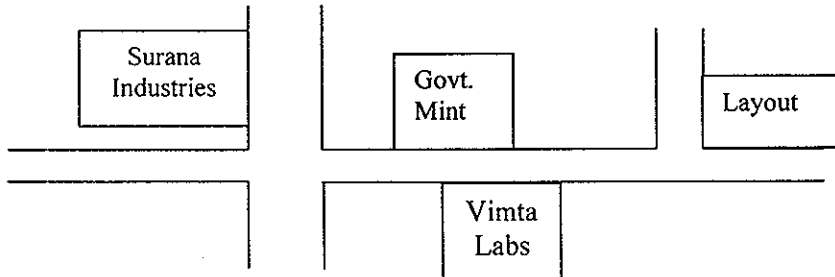
INCL:
SQ. MTRS.



EXCL:



LOCATION PLAN



WITNESSES:

1. *[Signature]*

2. *[Signature]*

For Mehta and Modi Homes

[Signature]

Partner

SIG. OF THE VENDOR

For Mehta and Modi Homes

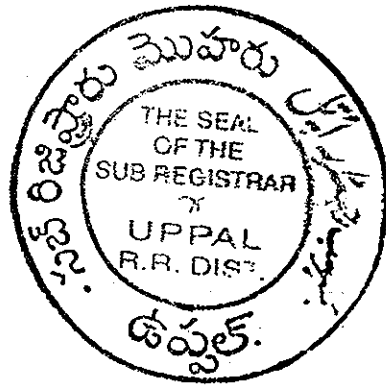
[Signature]

SIG. OF THE VENDOR Partner

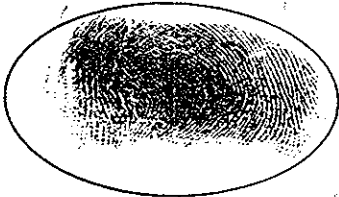

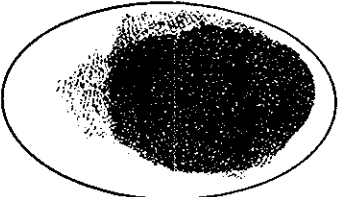

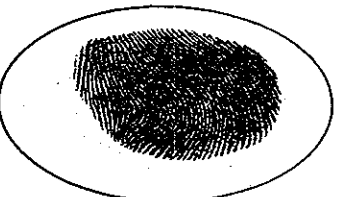



T. Narasimha Rao
SIG. OF THE VENDEE

1 వ పుస్తకము 22.53/90
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 8... ఈ కాగితపు వరుస
సంఖ్య..... క.....


~~సబ్ రిజిస్ట్రార్~~
W

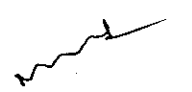


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

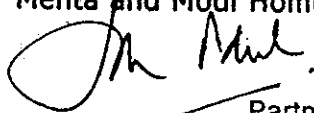
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM 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 MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<u>GPA FOR PRESENTING DOCUMENTS:</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.
			<u>BUYER:</u> MR. T. NARASINGA RAO S/O. MR. T. SATHYANARAYANA MURTHY R/O. C-2, II FLOOR PRAVEEN'S VEDHA APARTMENTS PLOT NO. 1254, 19 TH MAIN ROAD ANNANAGAR WEST CHENNAI - 600 040.

SIGNATURE OF WITNESSES:

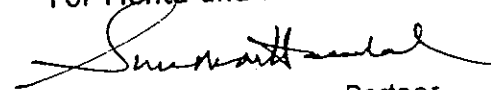
1. 

2. 

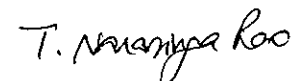
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

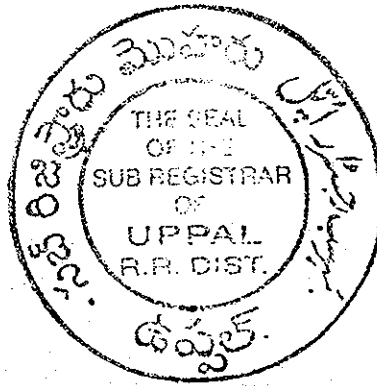

Partner

SIGNATURE OF THE EXECUTANTS



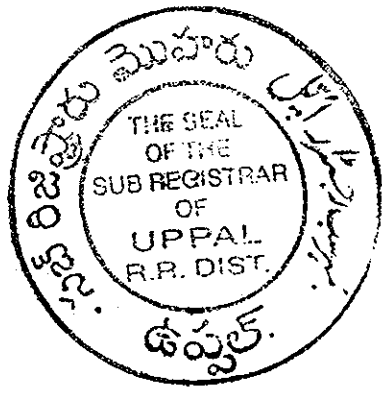
1 వ పుస్తకము 27.50/స్కాం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 8... ఈ కాగితపు వరుస
సంఖ్య..... 6.....


సబ్-రిజిస్ట్రార్



వ పుస్తకము 291.50/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...రీ....ఈ కాగితపు వరు
సంఖ్య.....

సబ్-రిజిస్ట్రార్



PERMANENT ACCOUNT NUMBER
AALPN2803M



Client NAME
TELIDEVARA NARASINGA RAO

FATHER'S NAME
TELIDEVARA
SATYANARAYANAMURTHY

DATE OF BIRTH
10-05-1970

SIGNATURE

T. Narasimha Rao

Commissioner of Income-tax (Computer Operations)

இந்த அட்டை இழந்தால், கீழ்க்கண்ட முகவரிக்குத் தகவல் கொடுக்க வேண்டும். இல்லாவிட்டால், இது உடனடியாக ரத்து செய்யப்படும்.

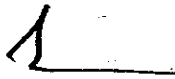
மேல்கண்ட அட்டை இழந்தால், கீழ்க்கண்ட முகவரிக்குத் தகவல் கொடுக்க வேண்டும். இல்லாவிட்டால், இது உடனடியாக ரத்து செய்யப்படும்.

In case this card is lost/found, kindly inform/return to

the issuing authority :
Commissioner of Income-tax (Computer Operations),
121, Mahatma Gandhi Road,
Nungambakkam,
Chennai - 600 034.

T. Narasimha Rao

1 వ పుస్తకము 211 నెంబర్/సం॥
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... రీ... ఈ కాగితపు వరుస
 సంఖ్య..... రీ.....



సబ్-రిజిస్ట్రారు

