

एक सौ रुपये

5.100



HUNDRED RUPEE

भारत INDIA INDIA NON JUDICIAL

K 265596

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

SALE DEED

This Sale Deed is made and executed on this the ______ day of December 2007 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and Sri Suresh U. Mehta, S/o. 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.)

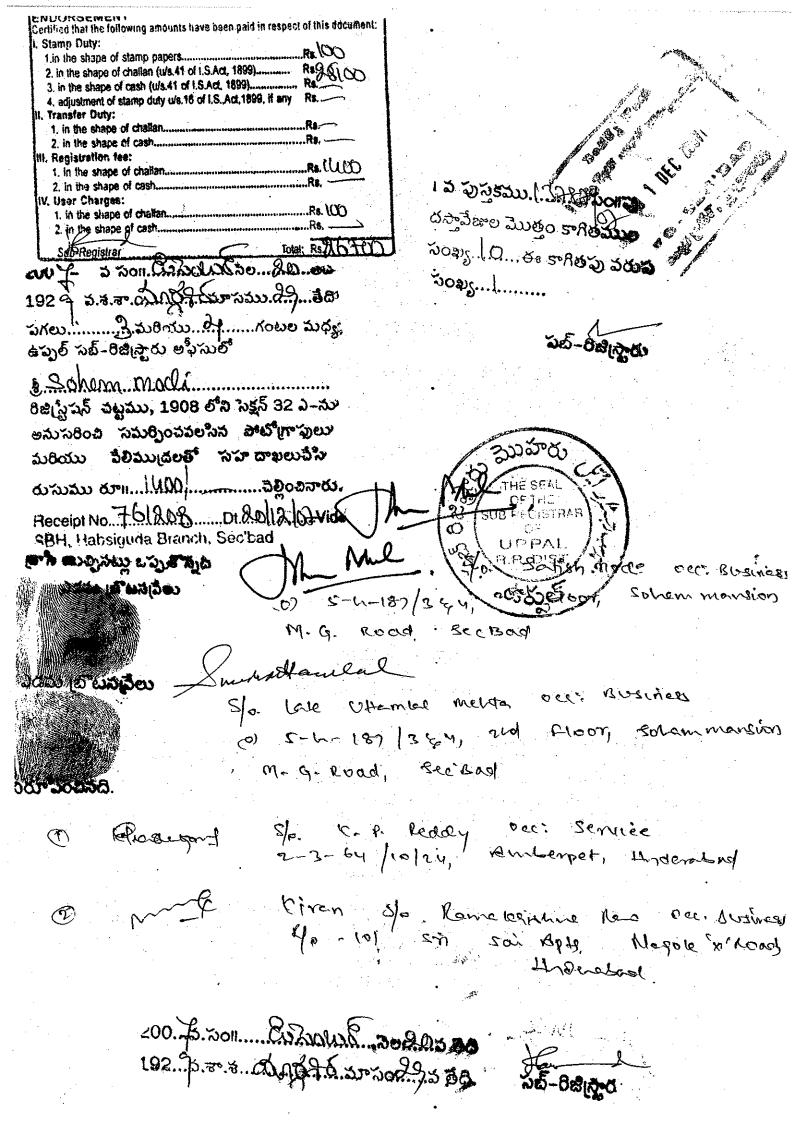
IN FAVOUR OF

Mr. Durga Das Malve, Son of Mr. Narasimha Narayana Malve, aged about 60 years, 2 Mr. Shyam Sunder Mattay, Son of Mr. Kameswara Rao Mattay, aged about 55 years, Both are residing at 1-8-215/30/C, Park Avenue, P. G. Road, Secunderabad - 500 003, hereinaster referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 200 sq. yds., forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of registered sale deeds bearing document no. 8069/2006, dated 31st May 2006, registered with the SRO, Uppal, R. R. District, hereunder and hereinafter referred to as the Schedule Land.
- 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
- D) The said Sri P. Sanjeeva Reddy along with his Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud, S/o. Rajaiah have sold the Scheduled Land to Sri Jagan Mohan Reddy, S/o. Late Sri Muthyam Reddy, vide registered sale deed document no. 6506/05 dated 07/07/2005, registered at the Sub-Registrar, Uppal, R. R. District. The Vendor has purchased the Scheduled Land by virtue of sale deed document no. 8069/2006, dated 31.05.2006, registered with the SRO, Uppal, R. R. District, having purchased the same from Sri Jagan Mohan Reddy, S/o. Late Sri Muthyam Reddy.
- E) The Vendor is desirous of developing the Scheduled Land by constructing an independent bungalow thereon and has obtained a sanction for constructions vide Permit No. BA/G1/68/2006-07 dated 27.09.2006 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- F) The Vendee is desirous of purchasing a plot of land bearing no. 261, admeasuring 200 sq. yds. hereinafter referred to as the Scheduled Land for a consideration of Rs. 2,80,000/- (Rupees Two Lakhs Eighty 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:

1. The Vendor do hereby convey, transfer and sell the Plot No. 261, admeasuring 200 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 land 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. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

దస్తాపేజుల మొత్తం కాగితముం సంఖ్య ఈ కాగితపు వరుప సంఖ్య చిరుప

పట్-8జిగ్గారు

No. 12782 of 200 Date 2012/102 I hereby certify that the proper deficit

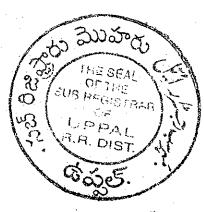
stamp duty of Rs. 25100 Rupees Thereby live Industrial
has been levied in respect of this instrument
from Sri. 20 how modil
on the basis of the agreed Market Value
consideration of Rs. 22000 being
higher than the consideration agreed Market
Value.

R.O. Uppal

Sub Registrar and Collector U/S, 41&A INDIAN STAMP AC

Hegistration Endorsement

5.8.H. Habsiguda • A/c No. 0100005076€ ef S.R.O. Uppak



- 2. The Vendor hereby covenant that Scheduled Land is the absolute property belonging to it by virtue of registered sale deed referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Land.
- 3. The Vendor further covenant that the Schedule Land 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 Land 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 Land, the Vendors shall indemnify the Vendee fully for such losses.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Land 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 Land 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 Land 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. 26, 600-/- is paid by way of challan no. 761908, dated 201909, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

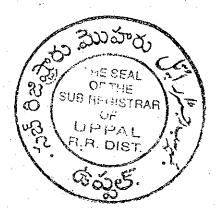
Partner

For Mehta and Modi Homes

1 వ పుస్తకము/37.శి.గే స్ట్రంగాల దస్తావేజుల మొత్తం కాగితముల సంఖ్య... 10. ఈ కాగితపు వరుప సంఖ్య... 3

సబ్-రిజిస్తారు

BE BOOKS HAETA



SCHEDULED PLOT

a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 261, admeasuring about 200 sq. yds., forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

North	Compound wall & neigbour's land	
South	Plot No. 262	
East	Plot No. 243	
West	40' wide Existing 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:

For Mehtal and Flodi Homes

WITNESS:

1.

2.

t-paces of

VENDOR

For Mehta and Modi Homes

Partner

Partner

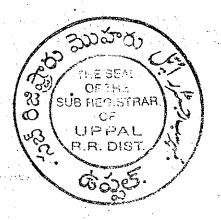
(Suresh U. Mehta) VENDOR

(Soham Modi)

V EN DE E

1 వ పుస్తకము స్పెట్స్ స్ట్రంగా దస్తావేజుల మొత్తం కాగితముల సంఖ్య...! ల ...ఈ కాగితపు వరుప సంఖ్య...! ట్

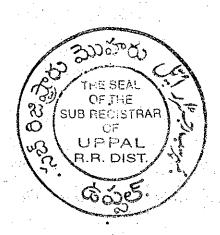
సబ్-రజిస్టారు



TOICTRATION	DIAN OUG			<u> </u>	<u> </u>	
•	PLAN SHO	WING	PLOT NO. 261, FORMING A	PART		
N S''RVEY NO.	291			** *		Situated at
٠.	CHERLAPA	ALLY VILLA	AGE, GHATKESAR		Ma	ındal, R.R. Dist.
ENDOR:	M/S	. MEHTA &	MODI HOMES, REPRESENTE	ED BY ITS	PARTNERS	
	1. N	IR. SOHAM	MODI, SON OF SRI SATISH I	MODI		
	2. N	/IR. SURES	SH U. MEHTA, SON OF LATE S	RI UTTA	MLAL MEHTA	
BUYER:	1. i	MR. DURG	A DAS MALVE, SON OF MR. N	IARASIMI	HA NARAYANA I	MALVE
	2. 1	VIR. SHYAN	SUNDER MATTAY, SON OF	MR. KAM	ESWARA RAO N	MATTAY
REFERENCE: AREA:		CALE: Q. YDS.	INCL: SQ. MTRS.		EXCL:	
,	•• •••			<u> </u>		
				-		
•	,		· · · · · · · · · · · · · · · · · · ·			
	<u>-</u>					N ↑
	•	Comp	ound wall & Neighbour's land		•	•
	4		50'-0"	1		
), wid		•	-0		·
	40' wide Existir	36'-0"	Plot No. 261	Plot No.	•	
	isting	00 0	TIOCITO MOI	o. 243		
	ng Road			3		
	g					
			Plot No. 262			
' -						
-	•	1				
			For Mehta and Modi Home	es.	For Mehta-ar	nd Modi Homes
			M	<u>.</u>		watenle
WITNESSES:			Partn	er		Partner
	•	,			SIC	3. OF THE VENDOR
1. Fragu	Lugar		•		4	. 1
	:				MK	ling if of
	R					
2.		•			•	SIG. OF THE BUYER

దస్తావేజుల మొత్తం కాగితముల సంఖ్య....! ఏఈ కాగితపు వరుప సంఖ్య.... ఏ

වත්-රසිලු**රා**



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





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.





BUYER CUM REPRESENTATIVE:

 MR. DURGA DAS MALVE S/O. MR. NARASIMHA NARAYANA MALVE
 R/O. 1-8-215/30/C PARK AVENUE
 P. G. ROAD SECUNDERABAD - 500 003.





2. MR. SHYAM SUNDER MATTAY
S/O. MR. KAMESWARA RAO MATTAY
R/O. 1-8-215/30/C
PARK AVENUE
P. G. ROAD
SECUNDERABAD - 500 003.

1. M. Lungarden 2. T. Sydin fele-

For Mehta and Modi Homes

For Mehta and Modi Homes

Perhan SIGNATURE OF EXECUTANTS arthor.

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. Durga Das Malve, 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 WITNESS:

2. mg

సబ్-రిజిస్టారు



THE PERMANENT ACCOUNT NUMBER

ABMPM6725H

THE ALAME
SOHAM SATISH MODI

FREIEN ASSIGNATURE

SATISH MANILAL MODI

THE 10-1969

FREIEN ASSIGNATURE
COMPANDE OF BIRTH

The 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

The 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

The 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

The 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

FREIEN ASSIGNATURE

COMPANDE OF BIRTH

THE 10-1969

FREIEN ASSIGNATURE

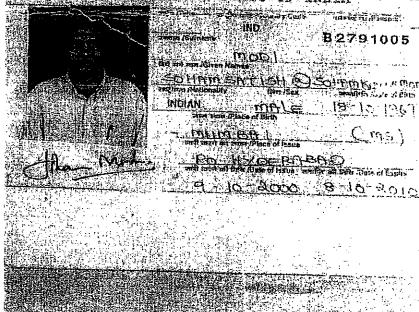
FREIEN ASSIGNA



मुक्त हुमात, जारन ज्यारम के पर्यापों के माम पर, उन तम है निम्मा इस मृतने सरिकार के, यह मंगिर पंज अन्तर की समी है कि बाक्ष को जिस एक न्यंत्र, अन्तरमी के अने-अन्तर हैं, तमें अने पर की सभी कामता और हुआ क्षा कर के किसकी कर अस्तरम्खा है।

The state of the s

MILE SUPPLEM REPUBLIC OF INDIA

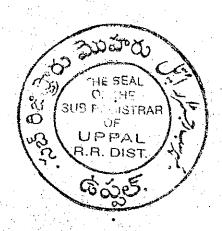


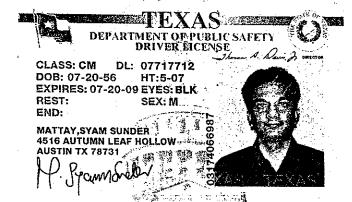
For Mehta and Modi Hornes

Partner

For Mehta and Modi Homes

`නත්-පස්ලුර





సంఖ్య.....కు కాగుల సంఖ్య...... పంఖ్య.....

भूक - रिक्षेत्रिक

DRIVING LICENCE DLRAP010465022003

M DURGEDAS M NARSTEND PARAYAN 1-8-216/38/C L B NASAN P G WARE

" RECRUITE KARUD

Signature

Issued on: 17/12/2003

Charage

Addl. Licencing Authority RTA-SECUNDERABAD

Cinas Of Vehicle

Yelldity

Non Transport

LMV,MCWG

23/11/2008

Transport

Hazardous Validity

Badge No.

Othe not feo.

351201283

Oregred LA.

RTA SECONDIVADAD

DOE

27/12/1947

Blox of Gr.

Date of 1st Issue

24/11/1998

£0/0**>**0906

1 వ పుస్తకము! స్ట్రెస్టిస్టే స్ట్రెంగ్స్ట్ దస్తావేజుల మొత్తం కాగితముత సంఖ్య....! దీ.ఈ కాగితపు వరుస్తు సంఖ్య......

`ෘන්-චිෂ්₍ රු

