

14083

14056106/200

Account 14836

C.S. No.

DOCT. No.

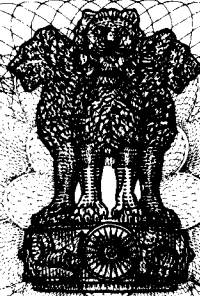
/200

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIANONJUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

014836

S. No. 714 Date 22-9-06 Rs. 1000/-
 Sold to D. Phani Kumar
 By D. N. Murthy
 For Whom May flower heights

Sec-34

LEELA G. CHIMALGI
 STAMP VENDOR
 L.No 02/2006
 6-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 23rd day of September 2006 at Hyderabad by

SHRI M. VENKAT RAMANA RAO, S/o. Shri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, resident of H. No: 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District, hereinafter referred to as the VENDOR, which terms shall mean and include all his heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 54-187/3 & 4, second 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, Chanda Srinivasa Rao, S/o. Shri. Parameshwar, aged about 42 years, resident of Plot No. 266, New Vasavi Nagar, Kakaguda, Secunderabad - 500 003 and Sri. G. S. Kohli, S/o. Shri. T.S. Kohli aged about 24 years Occupation: Business, resident of 1-12-48/1, Rockline, Staff Road, Opp: Secunderabad Club, Secunderabad - 500 003, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assignees etc.

WHEREAS:

- A) Late Smt. M. Chandu Bai, W/o. Late Shri Venkat Narsimha Rao, was the original pattedar of agricultural land admeasuring about Ac. 5-25 Gts., being a part of survey no. 2/1/1 of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- B) Late Smt. Chandu Bai reached heavenly abode on 27th August 1992. Land admeasuring about Ac. 5-25 Gts., being a part of survey no. 2/1/1 is bequeathed to Mr. M. V. Ramana Rao, being her grand son i.e, the VENDOR herein under a Will dated 9th June, 1992.
- C) Accordingly, the VENDOR being the legal heir and beneficiary under a will of the original pattedar late Smt. M. Chandu Bai, became the true and lawful owner and possessor of land admeasuring Ac. 5-25 Gts., being a part of survey no. 2/1/1 of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- D) In the proceedings of the MRO bearing no. ROR/Rectification/3/94 dated 18.5.1994, the name of the VENDOR was mutated in the revenue records. Pahanis for the year 1995 - 96 reflect the name of the VENDOR as owner and possessor of land admeasuring Ac. 5-25 Gts., being a part of survey no. 2/1/1 of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- E) By virtue of the above referred documents, recitals and records, the VENDOR became the absolute owner and possessor and is in peaceful enjoyment of about Ac. 5-25 Gts., being a part of survey no. 2/1/1 of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- F) THE VENDOR approached the PURCHASER to sell a part of the above referred property admeasuring of Ac. 0-12 Gts., in survey no. 2/1/1 of Mallapur Village, Uppal Mandal, Ranga Reddy District (hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein) and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 28,00,000/- (Rupees Twenty Eight 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. 28,00,000/- (Rupees Twenty Eight Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.
 - a. The sum of Rs. 20,00,000/- paid to VENDOR, by way of payorder no. 125954, dated 22/09/2006 drawn on HDFC, Secunderabad.
 - b. The sum of Rs. 8,00,000/- paid to VENDOR, by way of payorder no.125955, dated 22/09/2006 drawn on HDFC, Secunderabad.



2. For the total sale consideration as mentioned above the VENDOR does hereby grant, convey, transfer and sell all that land admeasuring about Ac. 0-12 Gts., being a part of survey no. 2/1/1 of Mallapur Village, Uppal Mandal, Ranga Reddy District, 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 was the absolute property belonging to Smt. Chandu Bai and after her death the VENDOR herein alone is the absolute owner of the same by virtue of Will Deed dated 09.06.1992 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 the 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 he is the true and lawful pattedar 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 their 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.
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 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 any 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 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 he shall sign, verify and execute such further documents that 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 right 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. 2,66,000/- paid by way of challan no. C-103547 dated 26.09.2006 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.



SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 0-12 Gts., being a part of survey no. 2/1/1 of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: by Sy. No. 2/1/2 (road)
South	: Sy. No. 1/1
East	: Village
West	: Sy. No. 1/1

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. 


VENDOR


PURCHASER

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS.

2/1/1

Situated at

MALLAPUR VILLAGE,

UPPAL

Mandal, R. R. Dist.

VENDOR:

SHRI M. VENKAT RAMANA RAO, S/O. SHRI M. VENKAT RAMA RAO

VENDEE:

M/S. MAYFLOWER HEIGHTS, REPRESENTED BY ITS PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

2. SRI. CHANDA SRINIVASA RAO, SON OF SHRI. PARAMESHWAR

3. SRI. G. S. KOHLI, SON OF SHRI. T. S. KOHLI

REFERENCE:

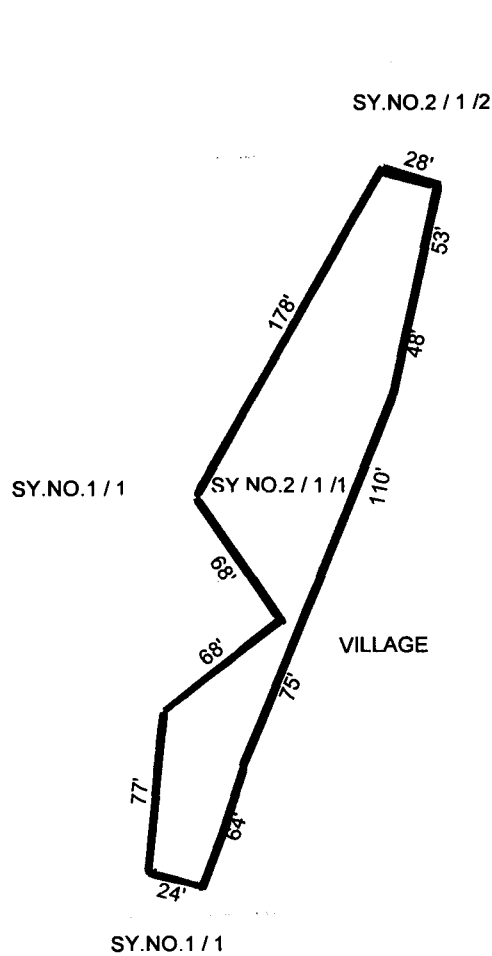
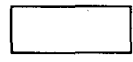
AREA: AC. 0-12 GTS

SCALE:

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

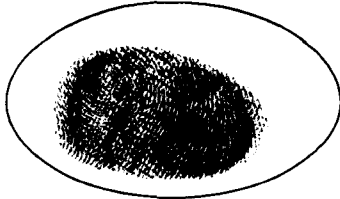
- 1.
- 2.

SIG. OF THE VENDOR

SIG. OF THE VENDEE

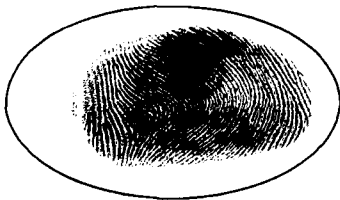
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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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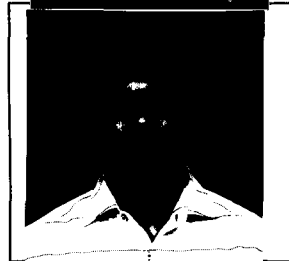
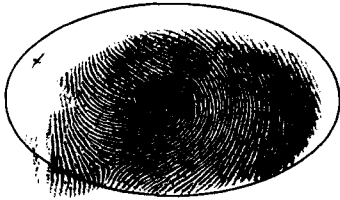
VENDOR:

SHRI M. VENKAT RAMANA RAO
S/O. SHRI M. VENKAT RAMA RAO
OCCUPATION: BUSINESS
R/O. H. NO: 2-90,
MALLAPUR VILLAGE, UPPAL MANDAL
RANGA REDDY DISTRICT.

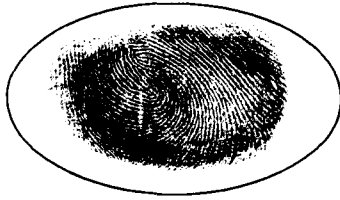


PURCHASER:

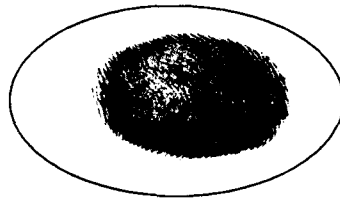
M/S. MAYFLOWER HEIGHTS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



3. MR. G. S. KOHLI
S/O. MR. T.S. KOHLI
R/O.1-12-48/1
ROCKLINE, STAFF ROAD
OPP: SECUNDERABAD CLUB
SECUNDERABAD - 500 003



2. MR. CHANDA SRINIVASA RAO
S/O. MR. PARAMESHWAR
R/O. PLOT NO. 266
NEW VASAVI NAGAR
KAKAGUDA
SECUNDERABAD - 500 003.



REPRESENTATIVE:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

-
-

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, K. Prabhakar Reddy
as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, R R. District.

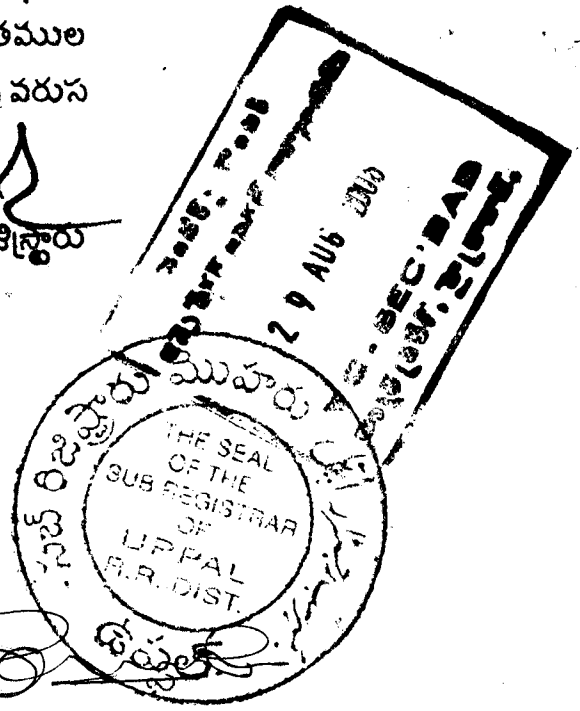
Signature of the Representative

Signature(s) of BUYER(s)

వ పుస్తకము 14056 (వ)
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వరుస
 సంఖ్య... 1.....

200 త వ సంగ్రహము... తది
 192 త వ శాశ్వత... మాసము... తది
 పగలు... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



శ్రీ M.V. Ramana Rao
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో శాహ దాఖలు చేసిన
 రుసుము రూ॥ 14000/- చెల్లించారు.

[Signature]

Receipt No. 103547 Dt. 23/9/06 vide
 SBH, Hatsiguda Branch. Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటన డ్రైలు

[Signature]

శ్రీ. Venkat Rama Rao Occupation:-
 Business Ho. H.No:- 2-90,
 Mallapur Village, Uppal mandal,
 Rangareddy District.



నిరూపించినది.

[Signature]

[Signature]

[Signature]

శ్రీ. Srinivasa Rao occ: service
 Ho. Flat No. 101, Sri Sai Apts,
 Nagole, Hyderabad.

శ్రీ. Pradeep Kumar
 s/o. G. Dharmayya
 Ho. 1-10-263, Ansay Bazaar
 New Bonempally Sec'bad.

200.6వ సంగ్రహము... నెలకెక్కిన తది

192.6వ శాశ్వత... మాసం... వ తది

[Signature]

1 వ పుస్తకము. 14056/84
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...6...ఈ కాగితపు వరుస
 సంఖ్య...2.....

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1897
 No. 14056 of 2006. Date 23/9/84

I hereby certify that the proper deficit
 stamp duty of Rs. 251900 / Rupees Two Lakh Fiftyone thousand
 and nine hundred only.

has been levied in respect of this instrument
 from Sri. M.V.R. Rao
 on the basis of the agreed Market Value
 consideration of Rs. 2800000 / being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

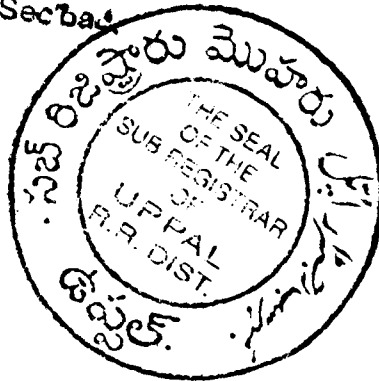
dated 23/9/84

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


Registration Endorsement

An amount of Rs. 251900 / towards Stamp Duty
 Including Transfer duty and Rs. 14000 /
 towards Registration Fee was paid by the party
 through Challan Receipt Number 103547
 Dated 23/9/84 at SBI Habsiguda Branch, Secbad

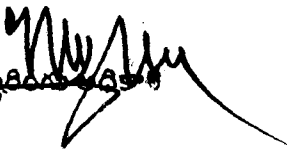
S.B.H. Habsiguda
 A/c No. 01000050700
 of S.R.O. Uppal

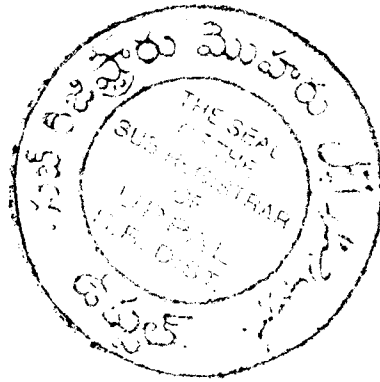


1 వ పుస్తకము 1605 రు/లో
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వరుస
సంఖ్య...2...

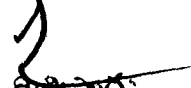

పబ్-రిజిస్ట్రారు

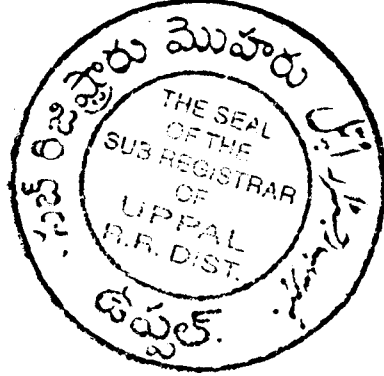
1 వ పుస్తకము సం|| (శా.శ) పు...1605 రు/లో
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...1605 రు...1-2006 ఇవ్వడమైన
2006 సంఖ్య...23...తది


రిజిస్ట్రారు



1 వ పుస్తకము. 605 ర. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 4.....


పబ్-రిజిస్ట్రార్




1 వ పుస్తకము. 1405/1917

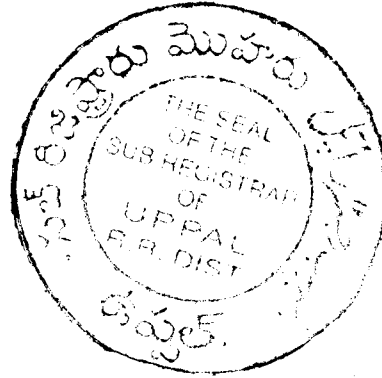
2.

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 6... ఈ కాగితపు పనుల

సంఖ్య... 5.....






1వ పుస్తకము 14.05/06

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. క..... ఈ కాగితపు వరుస

సంఖ్య. క.....


వ. రెడ్డి

