

U-1675/2005

1655/05

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 4AA 611993

Sold to MEHTA & Modi Homes

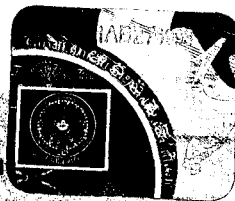
LEELA G. CHIMALGI

STAMP VENDOR

L. No: 13/91/2003

5-4-76/A Cellar, Ranigun

SECUNDERABAD - 500 003



SALE DEED

This **SALE DEED** is made and executed on this the 21st day of February 2005 at Secunderabad by:

1. **Sri P. Sanjeeva Reddy**, Son of Late Sri P. Sai Reddy, aged about 55 years, occupation: Agriculture, permanent resident of 2-63, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, presently residing at 2-2+23/22/8, D.D. Colony, Bagh Amberpet, Hyderabad - 500 013, represented by Agreement of Sale-cum-General Power of Attorney Holder Sri Kasula Shankar Goud, Son of Sri K. Rajaiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Charlpally, Ghatkesar Mandal, Ranga Reddy district, Vidh. Regd. Agreement-Cum-G.P.A. Doct.No. 535/2004, Regd. at S.R.O., Uppal.

2. **Sri Kasula Shankar Goud**, Son of Sri K. Rajaiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Cherlpally, Ghatkesar mandal, Ranga Reddy district.

(herein after jointly referred to as the **VENDORS** and severally as Vendor No. 1 & Vendor No. 2)

IN FAVOUR OF

M/S. MEHTA & MODI HOMES, a 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 Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 34 years, Occupation: Business (herein after referred to as the '**PURCHASER**')

(Signatures of the vendors and purchaser)



అంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH / *action* 04AA 611994
 S. No. 1403 Date 16-2-05 Rs. 1000/-
 Sold to M. G. H. A & Modi Homes
 S/o.....
 For Whom.....
 DEVA G. CHITRALGI
 STAMP VENDOR
 L. No. 103/2003
 (5-4-76/A, Mirranigunj)
 SECUNDERABAD - 500 003

The terms VENDORS and PURCHASER herein used shall wherever the context so admit mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc. as the parties themselves.

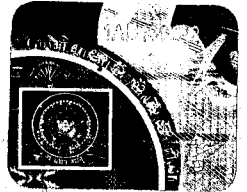
WHEREAS:

- The VENDOR No. 1 is the absolute owner and possessor of agricultural lands admeasuring Acres 6-30 guntas forming part of Survey No. 291, situated at Charlapally village, Ghatkesar Mandal, Kapra municipality, Ranga Reddy district, having received the same by succession from his father, late Sri P. Sai Reddy upon death on 27.05.1998 by virtue of Patta No. 20, Title No. 10420 and Pass Book No. 177970.
- VENDOR No. 2 has agreed to purchase the entire agricultural land admeasuring acres 6-30 guntas from VENDOR No. 1 and Vendor No. 2 has paid the entire sale consideration to VENDOR No. 1 and in pursuance of receiving the said sale consideration, VENDOR No. 1 has executed an "Agreement of sale-cum-General Power of Attorney with possession" vide Document dated 20.01.2004, bearing No. 535/04, registered at the Sub-Registrar, Uppal, Ranga Reddy district, in favour of VENDOR No. 2.
- The PURCHASER has approached the VENDORS to sell a portion of the above referred agricultural land admeasuring about Ac. 0-25 Guntas forming a part of Sy. No. 291, Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, Ranga Reddy District, herein after referred to as the Scheduled Property, and more fully described in the schedule give hereunder and marked in red in the plan enclosed.

A. Sumanth *A. Sumanth*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH L. G. Cellar, 04AA 883122
 S. No. 1537 21-2-05 100Rs
 Sold to Metha & Madhukar
 S/o
 For Whom Self See Bond
LEELA G. CHIMALGI
 STAMP VENDOR
 L. No: 13/97, R. No: 1/2003
 5-4-76/A Cellar, Ranigunj,
 SECUNDERABAD - 500 003.



- d) The VENDORS have agreed to sell the Scheduled Property to the PURCHASER free from all encumbrances for a consideration of Rs. 3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) and the PURCHASER have agreed to purchase the same for the said consideration.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The VENDORS do hereby convey, transfer and sell the Schedule Property being agricultural land admeasuring Ac. 0-25 Guntas forming a part of Sy. No. 291 of Charlapally village, Ghatkesar Mandal, R. R. district, which is herein after referred to as the Schedule Property and more particularly described in the schedule and the plan annexed to this Deed of Sale, in favour of the Purchaser for a total sale consideration of Rs. 3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only). The VENDORS hereby acknowledge receipt of the said consideration having received the same as per the details given below:
 - a. The sum of Rs. 3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) Paid to Vendor No. 2 by way of cash on 21.02.2005
2. The Vendors hereby covenant that the scheduled property was the absolute property belonging to P. Sai Reddy, father of the Vendor No. 1 herein and after his death the Vendors herein alone are the absolute owners of the same and no other person other than the Vendors 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 the scheduled property by the Vendors herein above mentioned.

12. *Swarnalaxmi* *Q. Swarnalaxmi*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH / 04AA 611997

S. No. 1406 Date 16-2-05 Rs. 100rs.

Sold to M. S. HTA 2 Modi Homes

S/o

For Whom

SEELA C. CHIRRALGI

STAMP VENDOR

L. No: 13/97 R. No: 1/2003

6-4-76/A Cellar, Ranigunj.

SECUNDERABAD - 500 003.



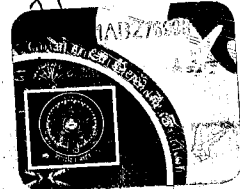
3. The Vendors further covenant that the scheduled property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby give warranty of title. If any claim is made by and person either claiming through the Vendors or otherwise in respect of the scheduled property it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Purchaser are put to any loss on account of any claims on the scheduled property, the Vendors shall indemnify the Purchaser fully for such losses.
4. The Vendors have 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.
5. The Vendors hereby covenant that they 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.
6. That the VENDORS hereby covenants that they are peaceful possessors and absolute owners of the Scheduled Property and entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Property and to transfer all the rights. Further, the VENDORS hereby covenants and declares that they have not entered into any agreement or executed any deed prior to this sale agreement with respect to the Scheduled Property. If any claim arises on this count the VENDORS hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.
7. That the VENDORS hereby further declares that the VENDORS, nor their heirs, relatives or any other person or persons have any kind of right, title, interest in and over the Scheduled Property.

A. Suman Reddy

A. Suman Reddy



అంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH *L. G. Reddy* 04AA 611998
 S. No. 1407 Date 16-9-05 100Rs.
 Sold to M. H. T. A. 2 Modi Homes - **DEEPA G. CHITRALGI**
 S/o..... **STAMP VENDOR**
 For Whom..... *Seetha Seetha* **L. No: 13/91 R. No: 1/2003**
6-4-76/A Collier, Ranigunj
SEGUNDERABAD - 500 003



8. The Vendors hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc., in respect of the schedule property.
9. The Vendors hereby covenant that the Vendors have 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 Vendors to clear the same.
10. The VENDORS have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.
11. The Vendors further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
12. The Vendors further covenants that the scheduled property is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Government Agencies/Undertakings.
13. The Vendors hereby further declare 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 Vendors will be liable for payment of deficit duty.
14. Rs. 26,410/- paid by way of Challan No. 79 6769, dated 22.2.06, drawn on SBH, Habsiguda branch towards Stamp Duty.

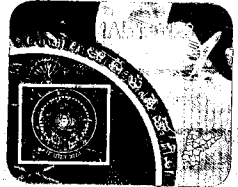
A. Shanmugam *A. Shanmugam*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH L. No. 13/97, R. 13/97/2003 04AA 883123

S. No. 1538 21-2-05
 Sold to... Metta & Modi Homes
 S/o...
 For Whom... Self Sec Deed

LEELA C. CHINNAI
 STAMP VENDOR
 L. No: 13/97, R. 13/97/2003
 5-4-76/A Cellar, Ranigunj,
 SECUNDERABAD - 500 003,



SCHEDULE OF THE PROPERTY

All that Property being the agricultural land admeasuring Ac. 0-25 Guntas forming part of Sy. No. 291 of Cherlapally village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

- NORTH BY : Land belongs to Pratap Reddy in Sy.No.36 (P), 37(P), 38(P), and 39(P)
- SOUTH BY : Existing Way.
- EAST BY : Land belongs to Purchasers
- WEST BY : Land belongs to Vendors

IN WITNESS WHEREOF this Sale Deed is made and executed on this 21st day of February 2005 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. Prasanna
(K. Prasanna Reddy)
2. Sridhar
(SRIDHAR)

[Signature]
 VENDOR NO. 1

[Signature]
 VENDOR NO. 2

[Signature]
 PURCHASER

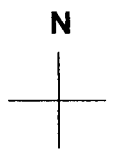
REGISTRATION PLAN SHOWING AGRICULTURAL LAND

IN SURVEY NOS. 291 (PART) **Situated at**
CHERLAPALLY VILLAGE, GHATKESAR **Mandal, R.R. Dist.**

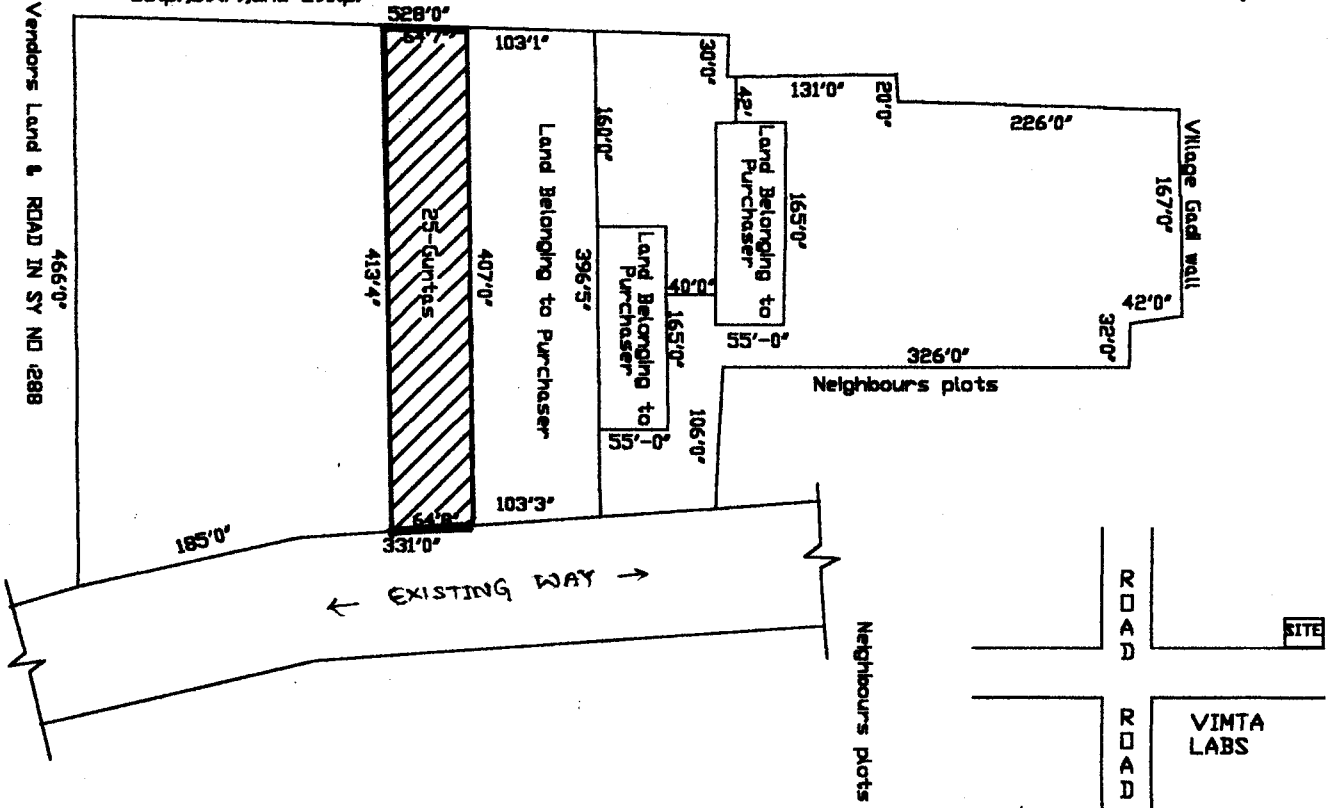
VENDORS: SRI P. SANJEEVA REDDY, S/O. LATE P. SAI REDDY, REPRESENTED BY
AGREEMENT OF SALE-CUM-GPA HOLDER SRI KASULA SHANKAR GOUD,
S/O. K. RAJIAH

VENDEE: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNER
SRI SOHAM MODI, S/O. SRI SATISH MODI

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: AC. 0-25 GTS. **SQ. YDS. OR** **SQ. MTRS.**



Land Belonging to Pratap Reddy in SY NOS 36(p), 37(p)
38(p), 39(P), and 291(p)

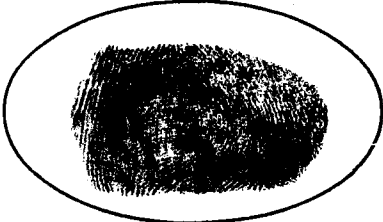

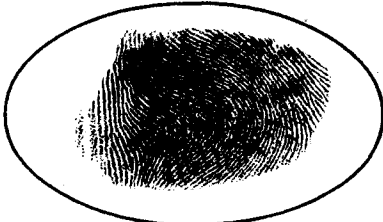
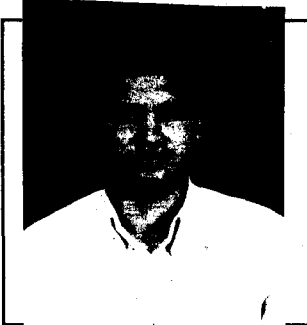
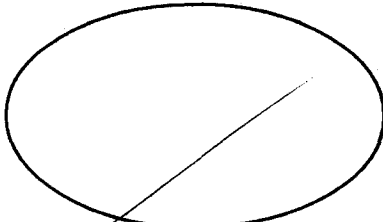
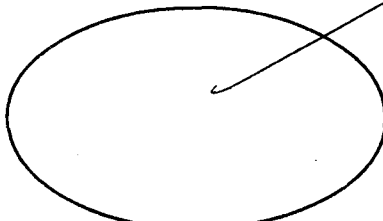


WITNESSES:

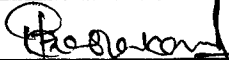
- 1.
- 2.

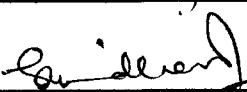
SIG. OF THE VENDOR


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


Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			G.P.A. HOLDER:- <u>Mr. K. SHANKAR GOUD</u> <u>S/o. K. RAJAJAH</u> <u>R/o. H.No: 2-1-15/2, Cherlapally</u> <u>Ghatkesar mandal, R.R. Dist.</u>
			PURCHASER: <u>M/s. MEHTA & MODI HOMES</u> <u>a Partnership firm having its (of)</u> <u>5-4-18/3 & 4, M.G. Road, Sec 2nd</u> <u>Rep. by its Partner Mr. SOHAM MODI</u> <u>S/o. SRI. SATISH MODI.</u>
		PASSPORT SIZE PHOTO BLACK & WHITE	
		PASSPORT SIZE PHOTO BLACK & WHITE	

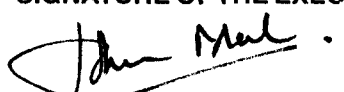
SIGNATURE OF WITNESSES:

1. 

2. 




SIGNATURE OF THE EXECUTANT'S



1వ పుస్తకము... 1655/05
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 8
 ఈ కాగితపు వరుస
 సంఖ్య... 1

200 వ సం||... 22... తేది
 192 వ.శ.శా... 3... తేది
 పగలు... 3... మరియు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Shankar goud
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రూసుము రూ||... 1875/- చెల్లించినారు.

Receipt No... 796769 Dt. 22/2/05 Vide
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.

① Prabhakar

(K. Prabhakar Reddy S/o. Padma Reddy
 occ: service (c) S-4-187/3 & 4, m. G. Road,

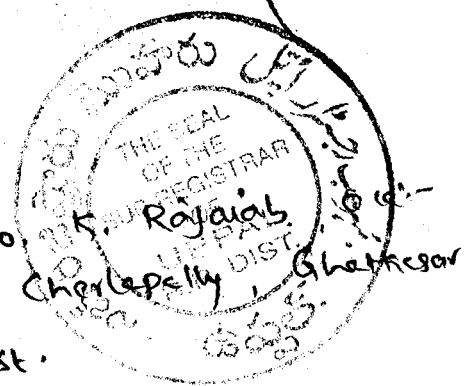
Sec'bad

② Shidhar

Shidhar S/o. Ramaiah Reddy occ: service
 2-3-6/10/24, Amberpet, Hyderabad.

Stamp: 28 JAN 2005
 I here by certify that production of the original instrument I have satisfied myself that the stamp duty of Rs. 1875/- has been paid there for

K. Shankar Goud SUB-REGISTRAR

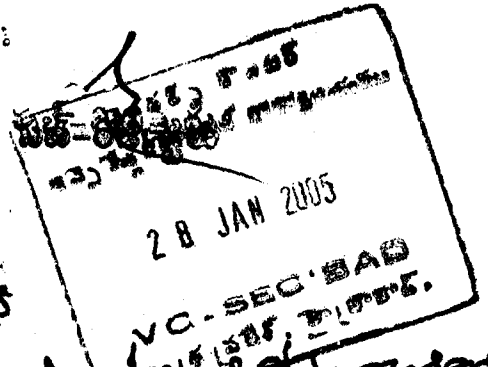


K. Shankar Goud
 Kasula Shankar Goud, S/o.
 Business P/o. 2-1-15/2,
 Mandal, Ranga Reddy Dist.

2005వ. సం||... 22... తేది
 192వ. శా.శా... 3... తేది.

K. Shankar Goud

1 వ పుస్తకము. 1655/05 నెరిగి
 దస్తావీజుల మొత్తం కాగితముల
 సంఖ్య: 8 ఈ కాగితపు పరుసె
 సంఖ్య: 2



Endorsement Under Section 42 of Act 19 of 189
 No. 1655 of 2005 Date 22/2/05

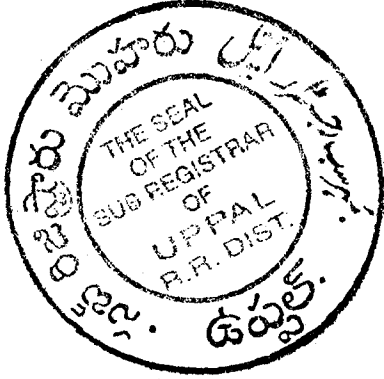
I hereby certify that the proper deficit
 stamp duty of Rs. 24440/- Rupees. Twenty four thousand
 four hundred forty only,
 has been levied in respect of this instrument
 from Sri. K. Shankar goud
 on the basis of the agreed Market Value
 consideration of Rs. 375000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal *Uppal*
 Sub Registrar
 and Collector U/S. 41 & 4
 Dated: 22/2/05 INDIAN STAMP ACT

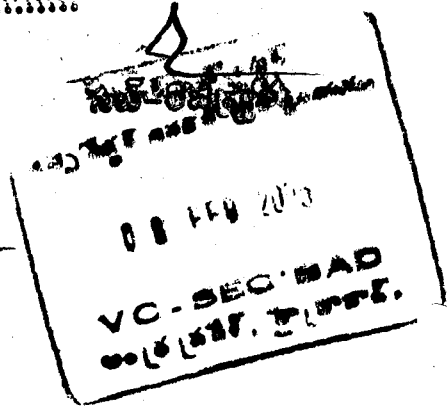
Registration Endorsement

An amount of Rs. 24440/- towards Stamp Duty
 Including Transfer duty and Rs. 1875/-
 towards Registration Fee was paid by the party
 through Chalan Receipt Number 796769
 Dated 22/2/05 at SBI Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
 A/c No. 01000050786
 of S.R.O. Uppal.

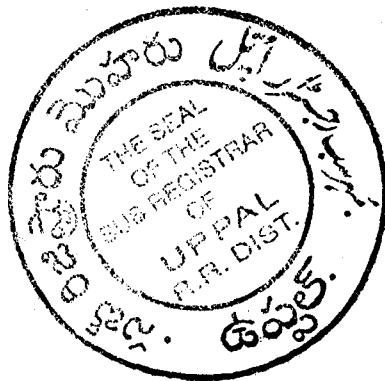


1వ పుస్తకము...సం||
 దస్తావేజుల వెబ్సైటు కాగితముల
 సంఖ్య...కాగితపు పరుగు
 తిరిగి...డి.....



1వ పుస్తకము సం|| (శా.న) పు...1655/95
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు...1-2005 ఇవ్వడమైన
 2005 సం...22...తేది

[Handwritten Signature]
 రిజిస్ట్రార్



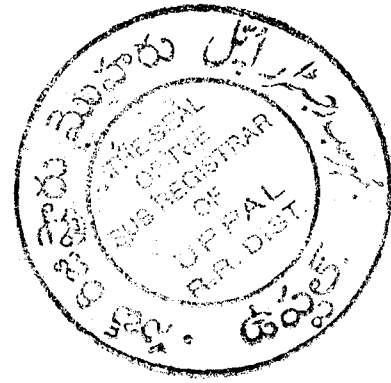
1. తి సుస్థకము: 1655/05

బిస్ట్రోవేజుల సుబ్జుర కాగితముల

సరిఖ్య: 8: ఈ కాగితపు వరుస

సరిఖ్య: 4

శుభకాంక్ష
28 JAN 2005
VC-SEC-BAD
శుభకాంక్ష



1 వ పుస్తకము... 165/95

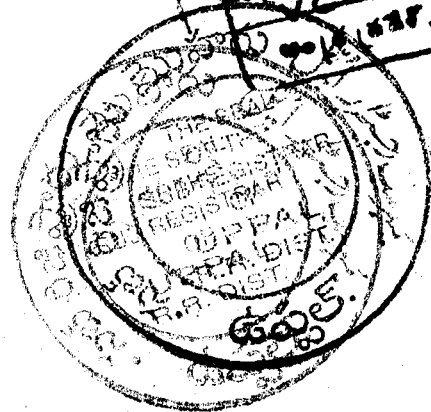
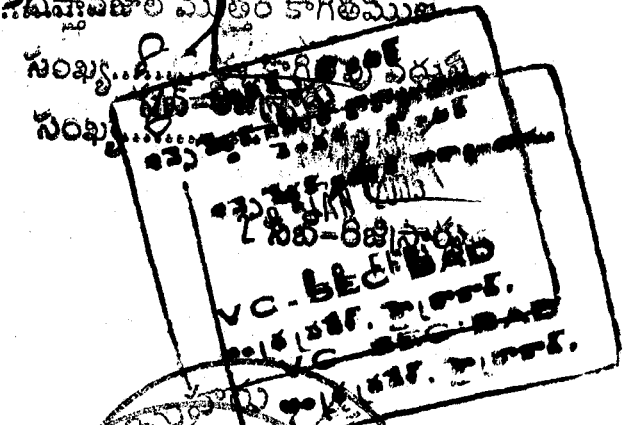
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 165/95

సంఖ్య. 5 దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 165/95

సంఖ్య. 165/95



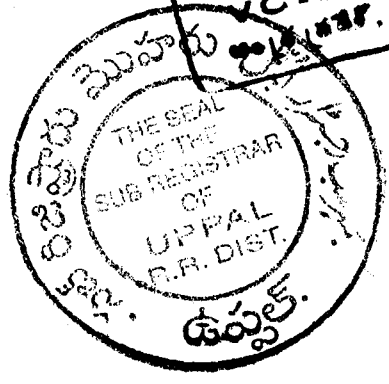
1 వ పుస్తకము.....1655/05

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...డి.....ఈ కాగితపు వరుస

సంఖ్య...6

సబ్-రిజిస్ట్రారు
18 FEB 2005
C-SEC'RAD
M.P. DIST.



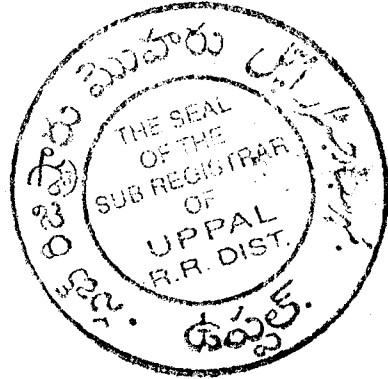
1 పుస్తకము. 1655/25

ఉన్నావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ...ఈ కాగితపు వరుస

సంఖ్య.....

[Handwritten Signature]
పబ్లిక్ రికార్డు



1. వి. పుస్తకము: 1655/25

టెస్టామెంటు మొత్తం కాగితముల

సంఖ్య: 8 ఈ కాగితపు పత్రులు

సంఖ్య: 8

[Handwritten Signature]
సహ-రజిస్ట్రారు

