

18-2260/2005

2247(9)

Ac/2287
100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 621224

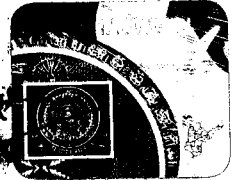
Date : 10-03-2005 Serial No : 2,738 Denomination : 100

Purchased By :
FRABHAKAR REDDY,

For Whom :
M/S.MEHTA & MODI HOMES,
SECUNDERABAD.

S/O.K.P.REDDY,
HYDERABAD.

Sub Reg.
Ex. Office
S.R.O., SEC



SALE DEED

This SALE DEED is made and executed on this the 11th day of March 2005 at Secunderabad by:

1. **Sri P. Sanjeeva Reddy**, S/o. 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 older Sri Kasula Shankar Goud, S/o. Sri K. Rajaiiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Charlpally, Ghatkesar mandal, Ranga Reddy district, Vide Regd. Agreement-Cum-G.P.A. Doct.No. 535/2004, Regd. at S.R.O., Uppal
2. **Sri Kasula Shankar Goud**, S/o. Sri K. Rajaiiah, 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 Partners Shri Soham Modi, Son of Sri Satish Modi, aged 35 years, Occupation: Business and Sri Bhavesh Mehta, Son of Late Vasant Mehta, aged about 35 years, Occupation: Business.
(hereinafter referred to as the '**PURCHASER**')

Handwritten signatures:
A. S. S. S. S.
K. S. S. S. S.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 621222

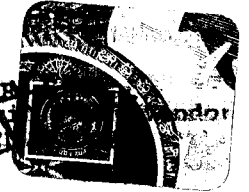
Date : 10-03-2005 Serial No : 2,736 Denomination : 100

Purchased By :
PRABHAKAR REDDY,

S/O.K.P.REDDY,
HYDERABAD.

For Whom :
M/S.MEHTA & MODI HOMES,
SECUNDERABAD.

S.A. B.
Ex. Office
S.R.O. SEC



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

WHEREAS:

- The VENDOR No. 1 is the absolute owner and possessor of agricultural lands admeasuring Ac. 6-30 Gts. 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 Ac. 6-30 Gts. 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. 1-22 Gts. 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.

Q. Swair waid
Q. Swair waid



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
Date : 10-03-2005 Serial No : 2,735 Denomination : 100

04AA 621221

Purchased By :
PRABHAKAR REDDY,

S/O.K.P.REDDY,
HYDERABAD.

For Whom :
M/S.MEHTA & MODI, HOMES,
SECUNDERABAD.



d) The VENDORS have agreed to sell the Scheduled Property to the PURCHASER free from all encumbrances for a consideration of **Rs. 9,30,000/- (Rupees Nine Lakhs Thirty Thousand Only)** and the PURCHASER have agreed to purchase the same for the said consideration.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

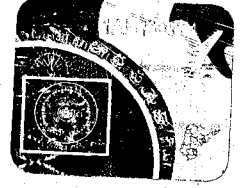
1. The VENDORS do hereby convey, transfer and sell the Schedule Property being agricultural land admeasuring Ac. 1-22 Gts. forming a part of Sy. No. 291 of Charlapally Village, Ghatkesar Mandal, R. R. district, which is herein after referred to as the Schedule Property and more particularly described in the schedule and the plan annexed to this Deed of Sale, in favour of the Purchaser for a total sale consideration of **Rs. 9,30,000/- (Rupees Nine Lakhs Thirty Thousand Only)**. The VENDORS hereby acknowledge receipt of the said consideration.
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.

U. Suman Reddy
U. Suman Reddy



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH *L. G. Chimmigi* 04AA 883124
 1539 21-2-05 *looks*
 Sold to *Mehta K. Madhavu,*
 S/o.....
 For Whom *Self*

LEELA G. CHIMMIGI
 STAMP VENDOR
 L. No: 13/97, R. No: 1/2003
 5-4-76/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.

L. Shouravud
L. Shouravud



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 04AA 883134

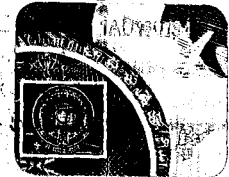
LEELA G. CHIMELGI

STAMP VENDOR

L. No: 13/97, K

5-4-76/A. Cellar, R

SECUNDERABAD



No. 1557 Date 20/2/18 102
Sold to... Menta and Medi Homes
S/o...
For Whom... SA see

- 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. 43,070 paid by way of Challan No. 787297, dated 14/3/05 drawn on SBH, Habsiguda branch towards Stamp Duty.

Q. Shyam Lal
Q. Shyam Lal



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 621219

Date : 10-03-2005 Serial No : 2,733 Denomination : 100

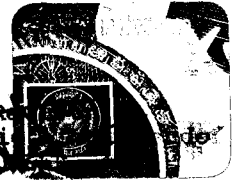
Purchased By :
PRABHAKAR REDDY,

For Whom :
M/S.MEHTA & MODI HOMES,

S/O.K.P.REDDY,
HYDERABAD.

SCHEMATIC OF THE PROPERTY

S.R.O.
Ex. Office
S.R.O. SEC



All that Property being the agricultural land admeasuring Ac 1-22 Gts. 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), 39(P) & 291(P)

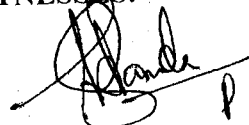
SOUTH BY : Existing Road

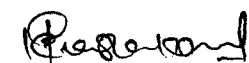
EAST BY : Land belongs to Purchasers

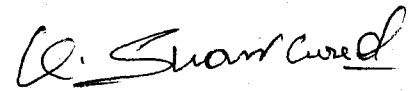
WEST BY : Land belongs to Vendors

IN WITNESS WHEREOF this Sale Deed is made and executed on this 11th day of March 2005 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:


1.  P. Solomon

2. 
(K. P. Reddy)


VENDOR NO. 1


VENDOR NO. 2


PURCHASER NO.1


PURCHASER NO. 2

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 PARTNERS

1. SRI SOHAM MODI, S/O. SRI SATISH MODI

2. SRI BHAVESH MEHTA, S/O. LATE VASANT MEHTA

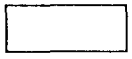
REFERENCE:

SCALE:

INCL:



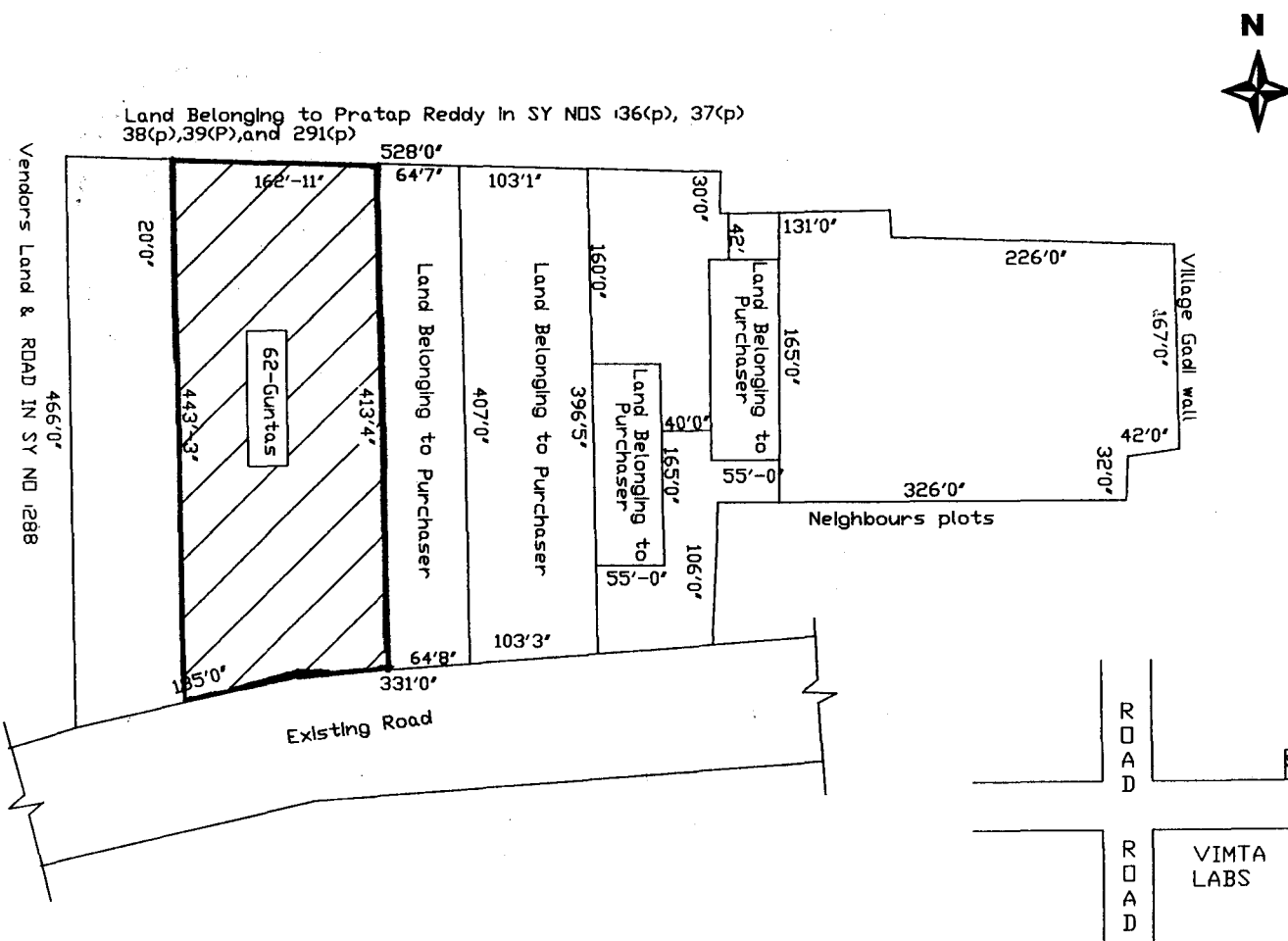
EXCL:



AREA: AC. 1-22 GTS.

SQ. YDS. OR

SQ. MTRS.

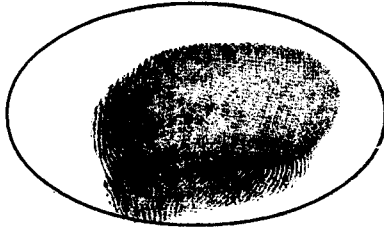
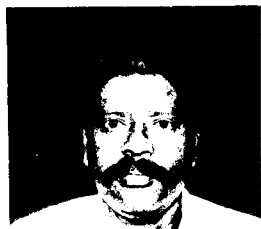
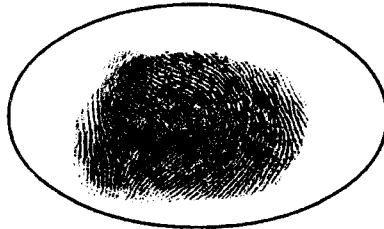

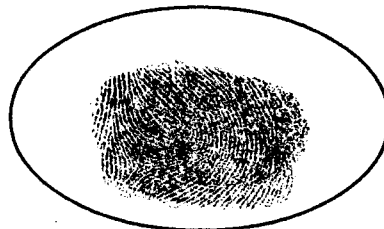

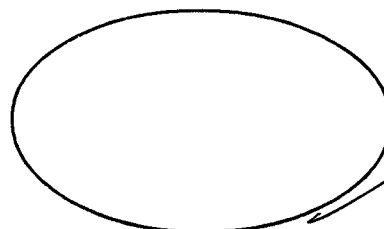


WITNESSES:

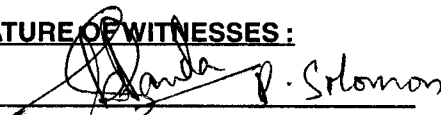
- 1.
- 2.

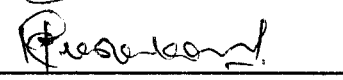
SIG. OF THE VENDOR


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


Sl.No.	<u>FINGER PRINT IN BLACK INK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER</u>
			<p>G.P.A. HOLDER:</p> <p>1. <u>MR. K. SHANKAR GOUD</u></p> <p><u>S/o. K. RAJAIAH</u></p> <p><u>R/o. H.No:- 2-1-15/2,</u></p> <p><u>Cherlapally Village, R.A. DIST</u></p>
			<p>PURCHASER:-</p> <p>1. <u>M/S. MEHTA & MODI HOMES,</u></p> <p><u>a Partnership firm having its</u></p> <p><u>(O) S-U-187/3 & 4, Sep by its Partner</u></p> <p><u>Mr. SOHAM MODI</u></p>
			<p>2. <u>Mr. BHAVESH MEHTA</u></p> <p><u>(O) S-U-187/3 & 4, M.G. Road</u></p> <p><u>SEC-BAD - 500 - 003.</u></p>
		<p>PASSPORT SIZE PHOTO BLACK & WHITE</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

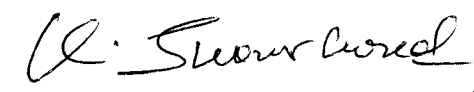
SIGNATURE OF WITNESSES:


1. 

2. 

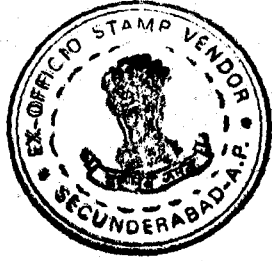








SIGNATURE OF THE EXECUTANT'S



2005 వ. సం॥ మార్చి.....నెల.....14.....తేదీ
 1926- వ.శ.శా. వేదా.....మాసము. 23.....తేదీ
 పగలు.....2.....మరియు.....3.....గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Shankar Goud.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన షాబ్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥.....4600/-.....చెల్పించారు.

Receipt No. 787297.....Dt. 14/3/05 Vide
 SBH, Habguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.

విడుమ బ్రౌటనవేలు



నిరూపించినది.

1) [Signature]

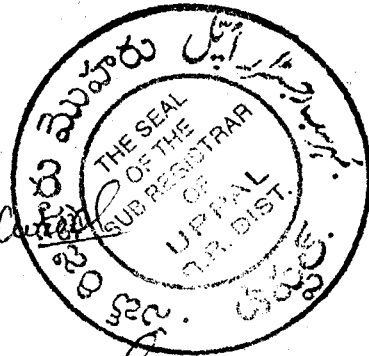
P. S. Ramon s/o. P. Krupasatnam, age about 42 year
 o/c: Post Office No. 5-U-187/2 24, M.G. Road, Sec'bad

2) [Signature]

C.R. Pre-shakar Reddy s/o. Padma Reddy
 o/c: Service (B) 5-U-187/3 & 4, M.G. Road,
 Sec'bad

1 వ పుస్తకము 2244 సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 105 ఈ కాగితపు వరుస
 సంఖ్య 1.....

2
 సబ్-రిజిస్ట్రారు



[Signature]
[Signature]

K. Shankar Goud s/o. K. Rajuiah
 o/c: Busriets - No. 2-1-15/2, Cherlapalem
 Village, Ghatkesar mandal, R.R. Dist.

2005 వ. సం॥ మార్చి.....నెల.....14.....తేదీ
 1926 వ. శా.శా. వేదా.....మాసం.....23.....తేదీ

[Signature]
 సబ్-రిజిస్ట్రారు



1వ పుస్తకము 2247/సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 2247... ఈ కాగితపు వరుస
 సంఖ్య... 2247...

[Signature]
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1897
 No. 2247 of 2005 Date 14/3/05

I hereby certify that the proper deficit
 stamp duty of Rs. 38325/- Rupees *Thirty eight thousand
 three hundred and twenty five 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. 93000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

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

Dated 14/3/05

Registration Endorsement

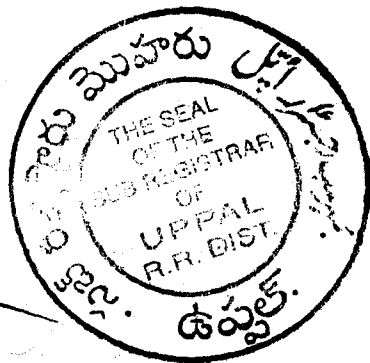
An amount of Rs. 38325/- towards Stamp Duty
 Including Transfer duty and Rs. 4650/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 287297
 Dated 14/3/05 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
 A/c No. 01000050780
 of S.R.O. Uppal

NOTE: D.S.D. Rs. 2000/- D.R.F. Rs. — Total


Rs. 2000/- has been collected as
 agreed M.V of Rs. 93000/- 14/3/05

[Signature]
 SUB-REGISTRAR



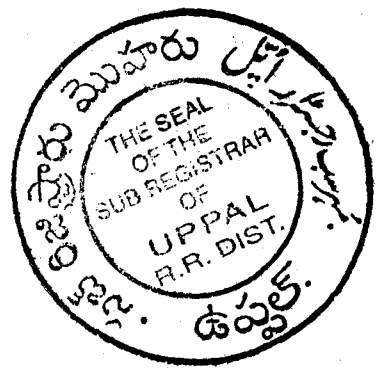


1వ పుస్తకము 2247/సం||
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య. ద్..... ఈ కాగితపు వరుస
 సంఖ్య. 3.....


 సబ్-రిజిస్ట్రారు

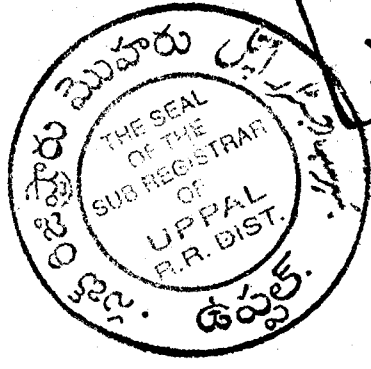
1వ పుస్తకము సం|| (శా.శ) పు... 2247/05
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 2247-1-2005 ఇవ్వడమైన
 2005 సం|| మార్చి... నెం... 14... తేది


 రిజిస్ట్రారు



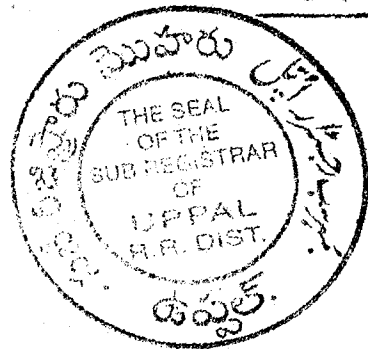
1 వ పుస్తకము 222 నెంబర్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 4... ఈ కాగితపు వరుస
సంఖ్య... 4.....

సబ్-రిజిస్ట్రారు
18 FEB 2013
VC-BEC-DAD
U.P.P.A.L. DIST.



1వ పుస్తకము 2242/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...దీ...ఈ కాగితపు వరుస
సంఖ్య...ద.....

సబ్ రిజిస్ట్రార్
కాంగ్రెస్ కార్యకర్త
11 FEB 2005
VC-SEC-BAD
అంకం 1234567890





1 వ పుస్తకము 2242/సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... రో... ఈ కాగితపు వరుస
 సంఖ్య... ర.....

సబ్-రజిస్ట్రారు




1 వ పుస్తకము 7742/సం 11

దస్తావేజాల మొత్తం కాగితముల

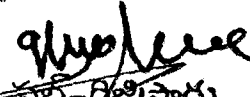
సంఖ్య... 7742... ఈ కాగితపు వరుస

సంఖ్య... 7.....


హక్ రజిస్ట్రారు



1వ పుస్తకము 2247/నంగా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. రో.... ఈ కాగితపు వరుస
సంఖ్య.. రో.....


సబ్-రజిస్ట్రారు

