

C.S. 5030/2005

4973/05

100RS.



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 276909

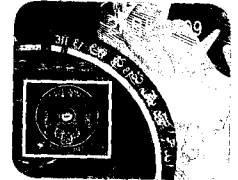
2024/20/5/RS. 100/-

Soham modi

Satish modi s/o. Sec 1 ad

M/s. Mehta & modi Homey

R. NARENDER
SVL No. 42/95
R.No. 38/2004-2008
RAM NAGAR, HYD'ABAD.



SALE DEED

This SALE DEED is made and executed on this the 21st day of May 2005 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. Rajaiah, 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. Rajaiah, aged about 46 years, occupation: Business, resident of H. No. 2-1-15/2, Cherlpally, Ghatkesar mandal, Ranga Reddy district.

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

Q. Shankar

Q. Shankar

Contd..2.



S.No. 2024-010 Date 20/1/2024 Rs 100/-

ANDHRA PRADESH

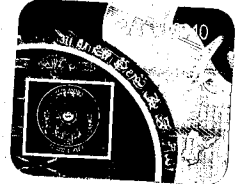
06AA 276910

Sold to: Soham modi

S/o. W/o. D/d. Satish modi R/o. Sec'ed

For whom: M/s. Mehta & Modi Homes

R. NARENDER
SVL No. 42/95
R.No. 38/2004-2008
RAM NAGAR, HYD'ABAD



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 Suresh U Mehta Son of Late Uttamlal Mehta, aged about 55 years, Occupation: Business.

(hereinafter referred to as the 'PURCHASER')

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.

Q. Suresh Modi

Q. Suresh Modi

Contd..3.



3.No. 20243 Date 20/11/15 Rs. 100/-

06AA 276911

Sold to: Soham modi

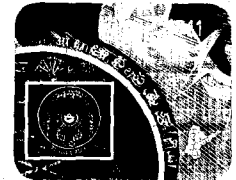
R. W.
R. NARENDER

S/o. W/D/d. Sahib modi R/o. Sec'ed

SVL No. 42/95

For whom: M/s. Menta & modi Homes

R.No. 33/2004-2006
RAM NAGAR, HYD'84



:: 3 ::

WHEREAS:

a) 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.

b) 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.

c) The PURCHASER has approached the VENDORS to sell a portion of the above referred agricultural land admeasuring about Ac. 0-15 1/2 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.

d) The VENDORS have agreed to sell the Scheduled Property to the PURCHASER free from all encumbrances for a consideration of Rs. 2,32,500/- (Rupees Two Lakhs Thirty Two Thousand Five Hundred Only) and the PURCHASER have agreed to purchase the same for the said consideration.

Q. Swarnam

Q. Swarnam

Contd..4.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 276912

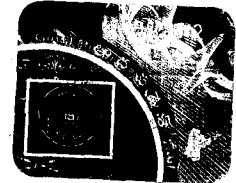
S.No. 20244 Date 20/1/15 Rs. 100/-

Sold to Soham modi

S/o. W/o. Sateh modi R/o. Sec 2nd

For witness M/s. Mehta & modi Homey

R. NARENDER
SVL No. 42/95
R.No. 38/2004-2008
RAM NAGAR, HYD'ABAD.



:: 4 ::

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The VENDORS do hereby convey, transfer and sell the Schedule Property being agricultural land admeasuring Ac. 0.15 1/2 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. 2,32,500/- (Rupees Two Lakhs Thirty Two Thousand Five Hundred 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.

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.

Q. Shantaram

Q. Shantaram

Contd..5.

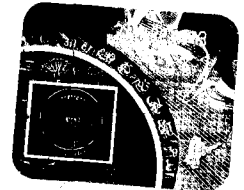


20245 ఆంధ్ర ప్రదేశ్ 20/5/15 100/-
ANDHRA PRADESH

06AA 276913

Soham modi
Sahib Modi R/o. Sec'kd.
M/c. mehta & modi, Home.

R. NARENDER
SVL No.42/95
R.No.33/2004-2006
RAM NAGAR, HYD'BAD.



:: 5 ::

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.

[Handwritten signature]

[Handwritten signature]

Contd..6.

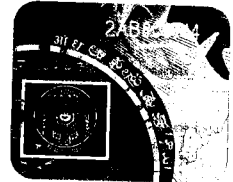


S.No. 20248 Date 20/5/05 Rs. 100/- आंध्र प्रदेश ANDHRA PRADESH

06AA 276914

Sold to: Soham modi
S/o. W/o. D. Sathish modi Co. seized
For whom: m/s. Manta & modi Homes
:: 6 ::

R. NARENDER
SVL No. 42/95
R. No. 33/2004-2006
RAM NAGAR, HYD'ABAD



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 10f 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. Stamp Duty and Registration Charges of Rs. 16,085/- paid by way of Challan No. 16536, dated 21.05.2005, drawn on SBH, Habsiguda branch, Hyderabad.

Q. Shanmugam

Q. Shanmugam contd..7.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
No. 20247 Date 21/5/05 Rs. 100/-

06AA 276915

old to Mr. Soham Modi
i/o. W/o. Satish Modi e/o. Sec'cy
for whom Mr. Mehta & Modi Homes

Ruy
R. NARENDER
SVL No. 42/95
R.No. 39/2004-2006
RAM NAGAR, HYD'ABAD.



:: 7 ::

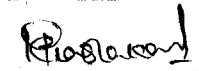
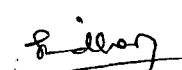
SCHEDULE OF THE PROPERTY

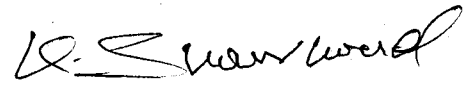
All that Property being the agricultural land admeasuring (15.5 gts)Ac 0-15 1/2 Gts. forming part of Sy. No. 291 of Cherlapally village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

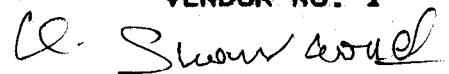
- NORTH BY : Land belongs to Pratap Reddy in Sy.No.36 (P), 37(P), 38(P), 39(P) & 291(P)
- SOUTH BY : Existing Road
- EAST BY : Land belongs to Purchasers in Sy. No. 291
- WEST BY : Land belongs to Vendors in Sy. No. 291

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


WITNESSES:

- 1. 
(K. P. Reddy)
- 2. 
(SRIHAR)


VENDOR NO. 1


VENDOR NO. 2.


PURCHASER NO. 1


PURCHASER NO. 2



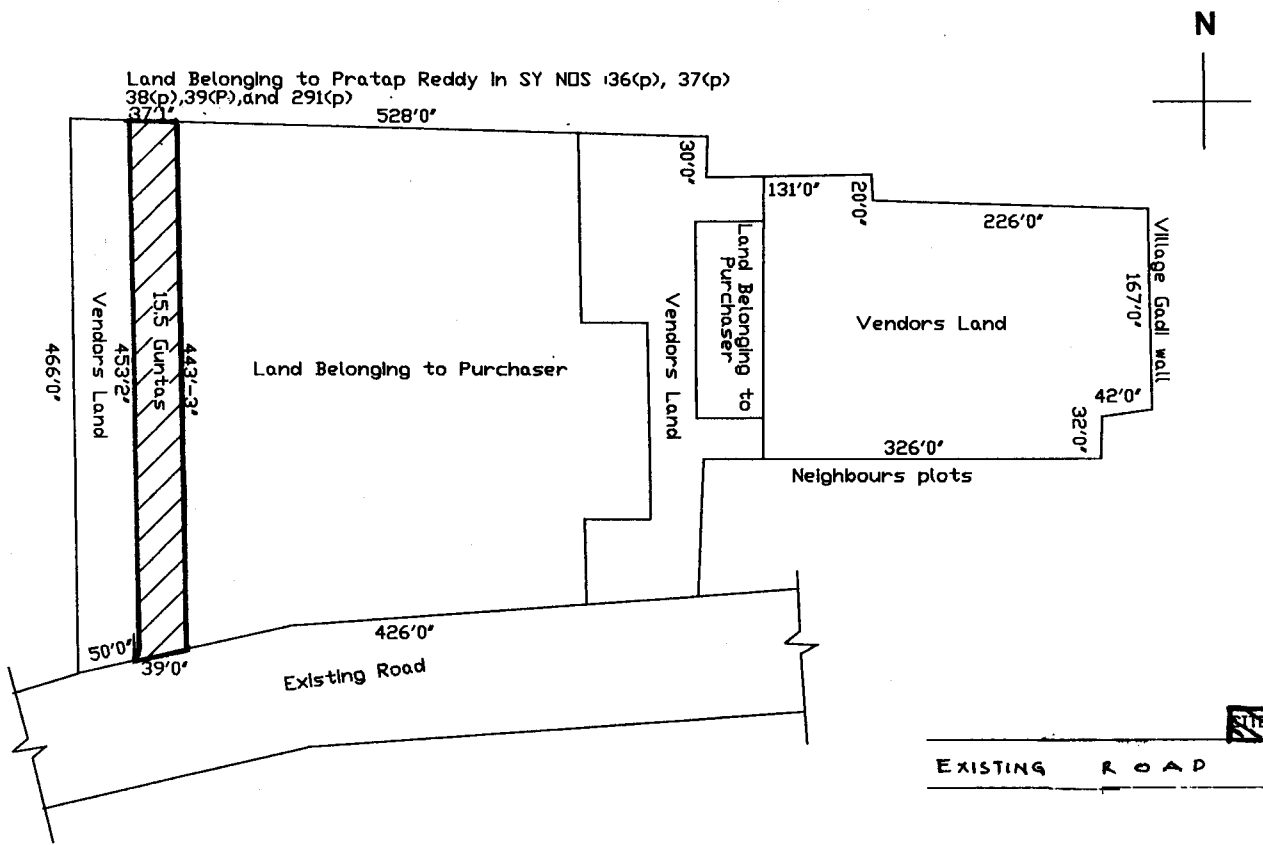
REGISTRATION PLAN SHOWING AGRICULTURAL LAND

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

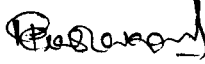
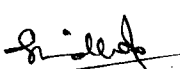
VENDORS: SRI P. SANJEEVA REDDY, S/O. LATE P. SAI REDDY, REPRESENTED BY
 AGREEMENT OF SALE-CUM-GPA HOLDER SRI KASULA SHANKAR GOUD,
 S/O. K. RAJIAH


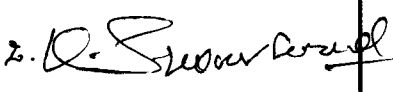
VENDEE: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNER
 1. SRI SOHAM MODI, S/O. SRI SATISH MODI
 2. SRI SURESH U MEHTA, S/O. LATE SRI UTTAMLAL MEHTA


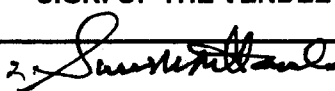
REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: AC. 0-15½ GTS. **SQ. YDS. OR** **SQ. MTRS.**



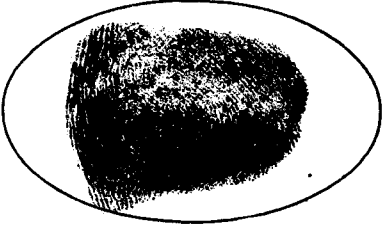
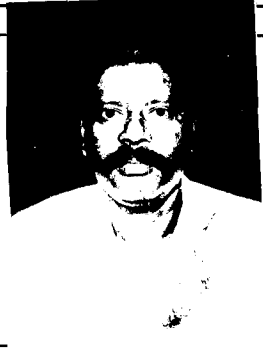
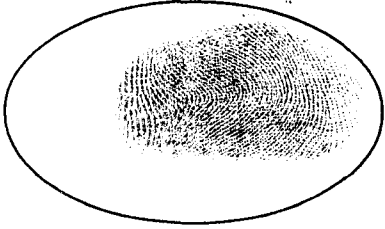
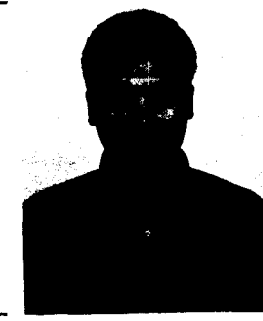
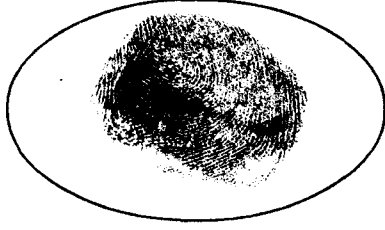

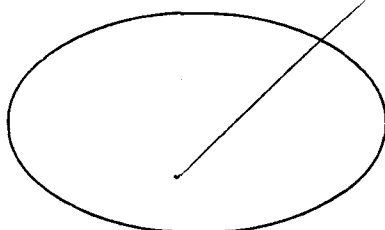
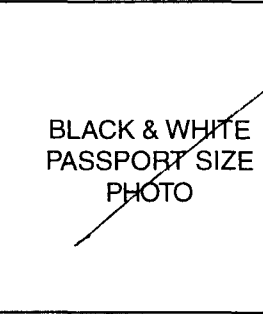
WITNESSES:

1. 
(K. P. Reddy)
2. 
(S. P. Reddy)

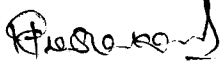
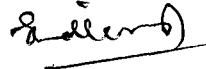
1. 
 2. 
SIGN. OF THE VENDOR

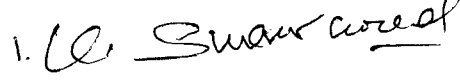
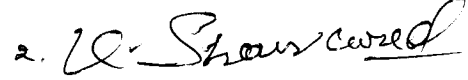

SIGN. OF THE VENDEE
 2. 

**PHOTOGRAPHS AND FINGERPRINTS 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>
			G.P.A. HOLDER:- <u>Mr. KASULA SHANKAR GOUD</u> <u>R/o. 2-1-15/2</u> <u>CHEERLAPALLY VILLAGE</u> <u>GHATKESAR MANDAL, R.R. DIST</u>
			PURCHASERS:- <u>M/s. MEHTA & MODI HOMES</u> <u>having its (o) 5-4-187/3 & 4,</u> <u>M.G. Road, Sec Bad, Rep by its</u> <u>Partners Mr. SOHAM MODI</u>
			<u>R. SURESH U. MEHTA</u> <u>(o) 5-4-187/3 & 4, 1st floor</u> <u>SOHAM MANSION, M.G. ROAD,</u> <u>SEC-BAD - 003.</u>
		 BLACK & WHITE PASSPORT SIZE PHOTO	

SIGNATURE OF WITNESSES

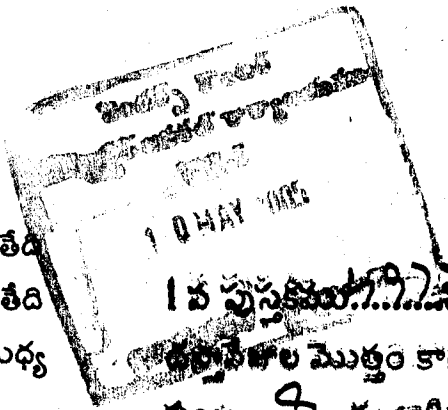
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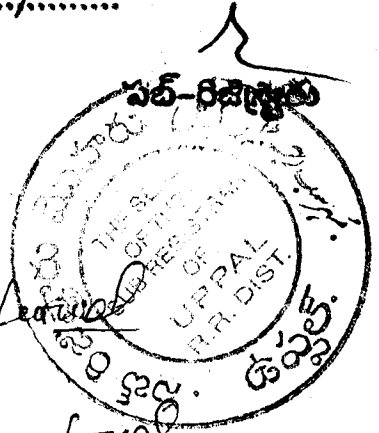
SIG. OF THE PURCHASER:- SIGNATURE OF THE EXECUTANT'S

- 
- 

200 వ సం॥...నెల...తేది
 192 వ.శ.శా...మాసము...తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో
 శ్రీ...K. Shankar goud
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 2 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో గూహ దాఖలుచేసి
 రుసుము రూ॥...చెల్పించారు.
 Receipt No. 15361 Dt. 21/5/19 Vide
 SBH, Habsiguda Branch, Sec'bad.



1 వ పుస్తకము...
 తల్లిదండ్రుల మొత్తం కాగితముల
 సంఖ్య...ఈ కాగితపు తిరునే
 సంఖ్య.../.....



వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు

K. Shankar Goud
K. Shankar Goud



నిరూపించినది.

K. Shankar Goud S/o. K. Raju's occ: business
 R/o. H.No:- 2-1-15/2, Cherlapally village,
 Ghatkesar mandal, R.R. Dist.

1 *(Signature)*

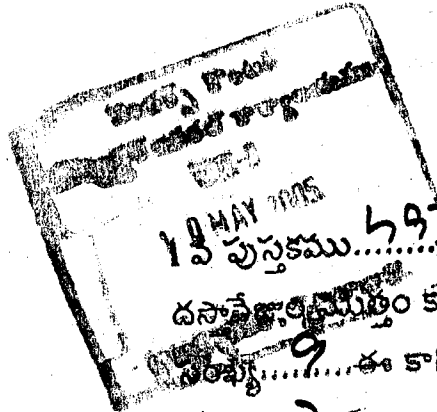
(K. Prabhakar Reddy S/o. K. Padma Reddy
 occ: service @ 5-11-18/13 & 4, m. G. Road
 SEC-RAD.

2 *(Signature)*

SRIHAR S/o. Ramakrishna occ: business
 2-3- 6-10/24, Amberpet, Hyderabad.

200 వ సం॥...నెల...తేది
 192 వ.శ.శా...మాసము...తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

(Signature)
 సబ్-రిజిస్ట్రారు



10 MAY 2005
4973
K. Shankar goud
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 19 of 1959
No. 4973 of 2005 Date 25/5/05

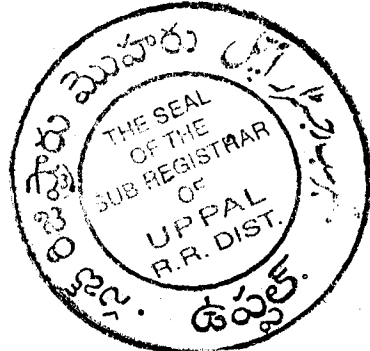
I hereby certify that the proper deficit
stamp duty of Rs. 14820/- Rupees. Fourteen thousand
eight hundred and twenty rupees
has been levied in respect of this instrument
from Sri. K. Shankar goud
on the basis of the agreed Market Value
consideration of Rs. 232500/- being
higher than the consideration agreed Market
Value.

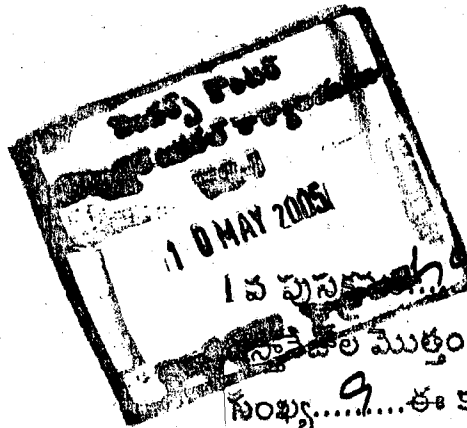
S.R.O. Uppal
25/5/05 and Collector U/S. 418A
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 14820/- towards Stamp Duty
Including Transfer duty and Rs. 1165/-
towards Registration Fee was paid by the party
through Challan Receipt Number 185361
Dated 21/5/05 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
A/c No. 01009060788
of S.B.O. Uppal.



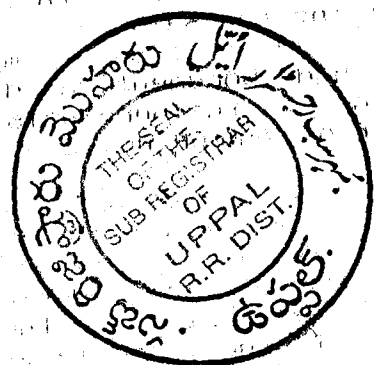


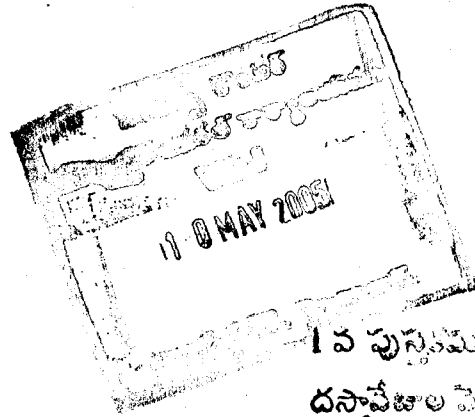
1వ పుస్తకము సంఖ్య 9
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 3

సచి-రిజిస్ట్రార్

1వ పుస్తకము సంఖ్య (సంఖ్య) పు... 4973/05
నెంబరుగా రిజిస్ట్రారు చేయబడి స్థానికు నిమిత్తం
గుర్తింపు నెంబరు... 4973:1-2005 వ్యవహారమున
2005 సంఖ్య... కేసు... 25... తీసి

Mulim
రిజిస్ట్రారు





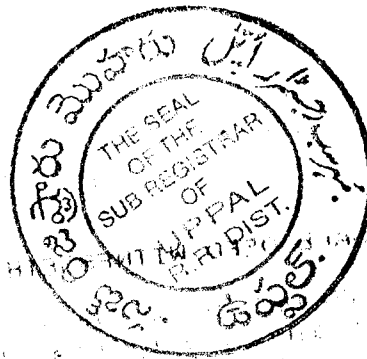
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దస్తావేజాల మొత్తం కాగితపుటల

సంఖ్య.....9...ఈ కాగితపు పుటలను

సంఖ్య.....4.....

సబ్-రజిస్ట్రారు

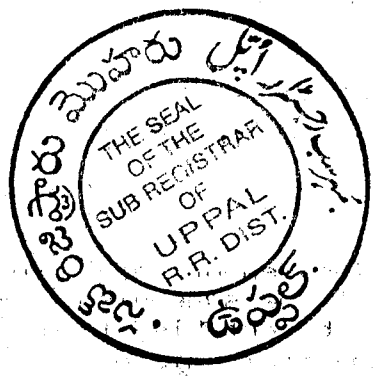


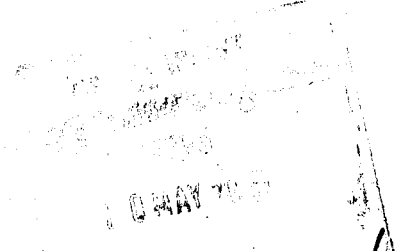
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10 MAY 1957
 10 MAY 1957

దస్తావేజుల మొదటి కాగితముల
 సంఖ్య... 9... ఈ కాగితపు వరుగు
 సంఖ్య... 5...

బిల్-రిజిస్ట్రారు





1వ వుస్కము 4903/25

దస్తావేజుల మొదలు కాగితముల

సంఖ్య... 9..... ఈ కాగితపు పత్రాస

సంఖ్య... 6.....

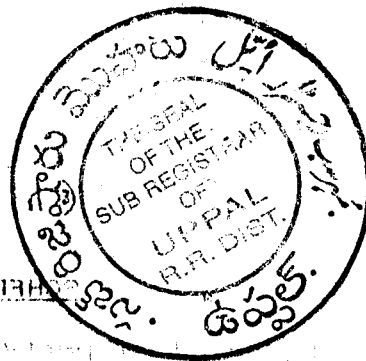
పత్-తెచ్చెలు



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1 వ పుస్తకము..... 4973/05
 దస్తావేజుల ముద్రం కాగితముల
 సంఖ్య..... 9 ఈ కాగితపు పత్రం
 సంఖ్య..... 7

సచివశాసనము



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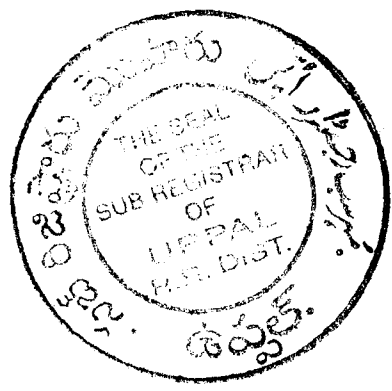
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1వ పుస్తకము.....5973/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....

[Handwritten Signature]
సబ్-రెజిస్ట్రారు



1. వి. పుస్తకము 473/95

జన్మదేజాల మొత్తం కాగితము

సంఖ్య: 9 ఈ కాగితపు పేరు

పేరు: 9

[Handwritten Signature]
పం. రిజిస్ట్రారు

