

Q.No: 6567

6567/0

Ac No: 6677

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH / A Clearing 05AA 910036  
 No. 3775 Date 6/5/05 100/-  
 Sold to Mehta & Modi Homes  
 S/o \_\_\_\_\_  
 For Whom self See BDR

MEELA G. CHITRA  
 STAMP  
 L. No: 13/91  
 5-4-76/A Cell  
 SECURE

**SALE DEED**

This SALE DEED is made and executed on this the <sup>7<sup>th</sup></sup> day of July 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)

**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**')

*Q. Shan wood*  
*Q. Shan wood -1-*

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:**

- 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 land admeasuring 50 ft. in width and 22 ft. depth and admeasuring about 122 Sq. yards, hereinafter referred to as the schedule property and more fully described in the schedule given hereunder and marked in red in the plan enclosed. The VENDORS have agreed to sell to the PURCHASER the said land admeasuring about 122 sq. yards, for a total sale consideration of **Rs. 61,000/- (Rupees Sixty One Thousand Only)** on the following terms and conditions.

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

1. That in pursuance of the said agreement and in consideration of the said sum of **Rs. 61,000/- (Rupees Sixty One Thousand Only)** paid by the PURCHASER in cash and duly acknowledged by the VENDORS, the VENDORS do hereby convey, transfer and sell the Schedule Property admeasuring about 122 sq. yards. 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.
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.

*P. Sai Reddy*

*P. Sai Reddy*

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.
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. Stamp duty and registration charges of the sale or deeds shall be borne by the PURCHASER in full.
14. 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.
15. The Market value of the property is Rs. 500/- per Sq.Yd. total value of the Rs. 61,000/-for 122 sq.yards, stamp duty paid on the market value.
16. Stamp Duty and Registration Charges of Rs. 4990 = 00 paid by way of Challan No. 2-184069, dated 7-7-05, drawn on SBH, Habsiguda branch, Hyderabad.

*Q. Swarnwud*

*Q. Swarnwud*

**SCHEDULE OF THE PROPERTY**

All that Property being the agricultural land admeasuring about 122 sq.yards (50 ft. depth x 22 ft. width) forming part of Sy. No. 291 of Block No. 2, Cherlapally village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH BY : Land belonging to Vendors in Sy. No. 291

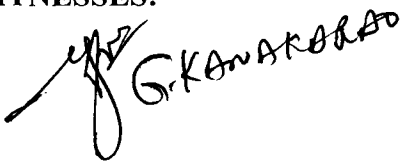
SOUTH BY : Land belonging to Vendors in Sy. No. 291

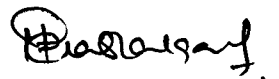
EAST BY : Land belongs to Purchasers in Sy. No. 291

WEST BY : Road in Sy. No. 288

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

**WITNESSES:**

1.  G. KANAKAMMA

2.   
(P. Rajasree)  
(R. P. Reddy)



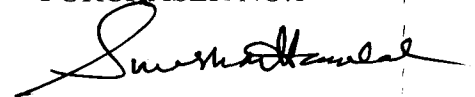
VENDOR NO. 1



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 SURESH U MEHTA, S/O. LATE UTTAM LAL MEHTA

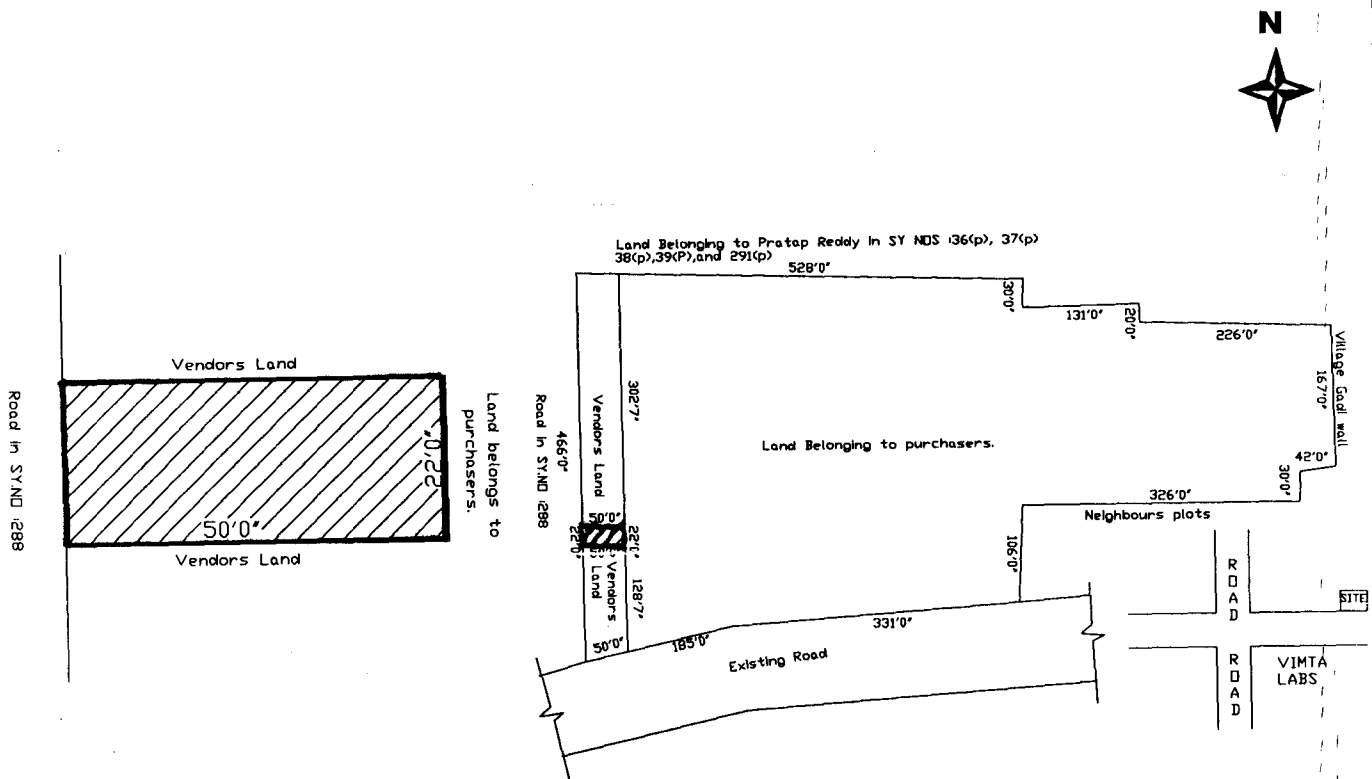
**REFERENCE:**  
**AREA:** 122

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



**WITNESSES:**

1. G. KAMBHARAO

2.

**SIG. OF THE VENDOR**  
**For Mehta and Modi Homes**

**SIG. OF THE VENDEE**  
**For Mehta and Modi Homes**

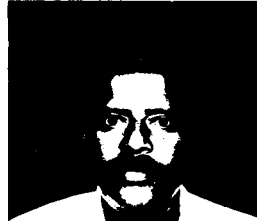
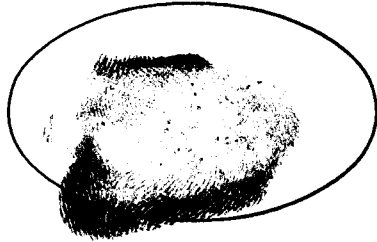
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SI.No. FINGER PRINT  
IN BLACK INK (LEFT  
THUMB)

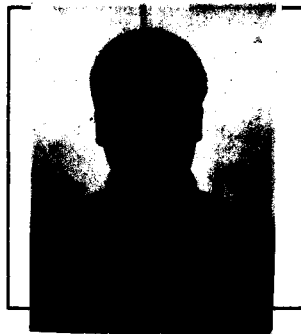
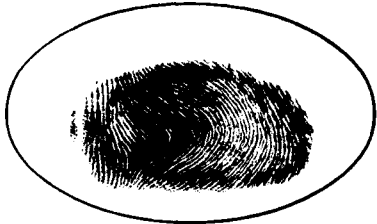
PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER

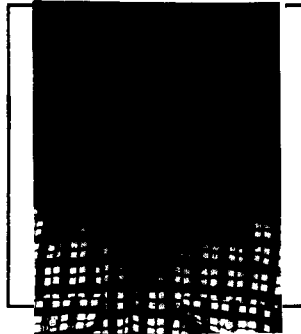
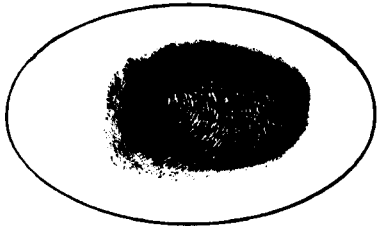
VENDOR:-



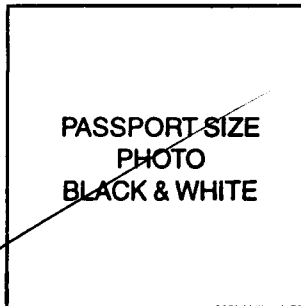
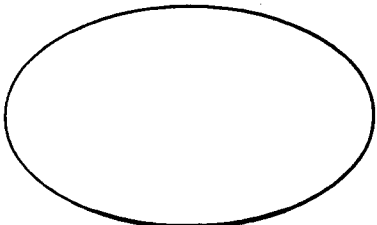
G.P.A. HOLDER:-  
SRI. KASULA SHANKAR GOUD  
S/o. SRI. K. RAJIAH  
R/o. 2-1-15/2, Chetlapally  
Ghatkesar Mandal, R.R. Dist.



PURCHASERS:-  
M/s. MEHTA & MODI HOMES  
having HS (O) 5-4-187/3 & 4  
M.G. Road, Sec'bad, Rep. by Partners  
MR. SOHAM MODI



2. MR. SURESH U. MEHTA  
(O) 5-4-187/3 & 4, M.G. Road  
iii floor, Soham mansion,  
Sec'bad- 500-003.



PASSPORT SIZE  
PHOTO  
BLACK & WHITE

**SIGNATURE OF WITNESSES:**

1. [Signature]  
2. [Signature]

For Mehta and Modi Homes

[Signature]  
[Signature]  
Partner **SIGNATURE OF THE EXECUTANT'S**  
For Mehta and Modi Homes  
[Signature]  
Partner

## RECEIPT

Received with thanks from **M/S. MEHTA & MODI HOMES**, having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad represented by its Managing Partner Sri Soham Modi, S/o. Sri Satish Modi, aged about 35 years, Occupation: Business, a sum of **Rs. 61,000/-** (Rupees Sixty One Thousand Only) by way of cash towards sale consideration against sale of 122 Sq. yds. of land forming a part of survey No. 291, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

**Place:** Secunderabad.

**Date:** 07.07.2005.



Sri P. Sanjeeva Reddy  
Rep. by Agreement of Sale-cum-  
General Power of Attorney older  
Sri Kasula Shankar Goud.



Sri Kasula Shankar Goud,  
S/o. Sri K. Rajaiah  
H. No. 2-1-15/2,  
Cherlapally Village,  
Ghatkesar Mandal,  
Ranga Reddy District.

1వ పుస్తకము.....నం||పు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య.....ఈ కాగితపు వరుస  
 సంఖ్య:.....

200 - వ సం||.....నెల.....7.....తేది  
 192 - వ.శ.శ.ది.నెల.....మాసము.....16.....తేది  
 పగలు.....3.....మరియు.....4.....గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...K.Shankar Goud  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ||.....చెల్పించినారు.

Receipt No. 18706 Dt. 7/5/05 Vide  
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఓప్పు కొన్నది.  
 ఎడమ ప్రాంతవేలు



నిరూపించినది.

K. Shankar Goud s/o K. ...  
 Business - s/o. H. no:- 2-1-15/2, Cholepally  
 village, Ghetkesar mandal, R. Dist.

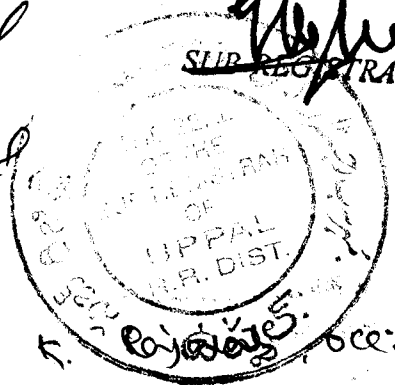
G. Kanaka Rao

G. Kanaka Rao s/o. G. Subba Rao  
 Serine (0) 5-4-18/1344, M.G. Road,  
 Sec'bad

K. P. Reddy

K. Padma Reddy  
 (0) 5-4-18/1344, M.G. Road,  
 Sec'bad.

సబ్-రిజిస్ట్రారు  
 20 APR 2005  
 SEC'BAD  
 I here by certify that production of the  
 original instrument I have satisfied my  
 self that the stamp duty of Rs. ....  
 has been paid there for



2005 వ. సం||.....నెల.....7.....వ తేది  
 192 వ.శ.శ.ది.నెల.....మాసం.....16.....వ తేది.

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము.....6507/95 సంగీపు  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య.....6.....ఈ కాగితపు వరుస  
 సంఖ్య.....  
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 19 of 1957  
 No. 6507 of 2005 Date 7/7/95

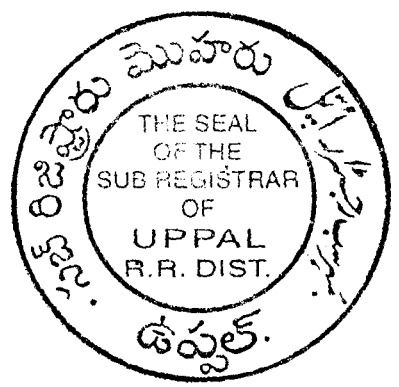
I hereby certify that the proper deficit  
 stamp duty of Rs. 4585/- Rupees Four thousand-  
 five hundred eighty five only.  
 has been levied in respect of this instrument  
 from Sri. K. Shankar goud  
 on the basis of the agreed Market Value  
 consideration of Rs. 61000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 Dated: 7/7/95  
 Sub Registrar  
 and Collector U/S. 41 & A  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 4585/- towards Stamp Duty  
 including Transfer duty and Rs. 305/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 184068  
 Dated 7/7/95 at SBH Habsiguda Branch, Sec bad

S.B.H. Habsiguda  
 A/c No. 01000050788  
 of S.R.O. Uppal.

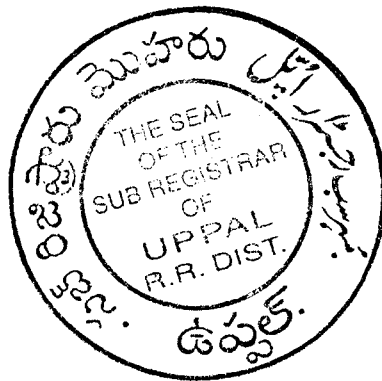


1 వ పుస్తకము.....నంగాపు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...6.....ఈ కాగితపు వరుస  
సంఖ్య...3.....

సబ్-రిజిస్ట్రారు

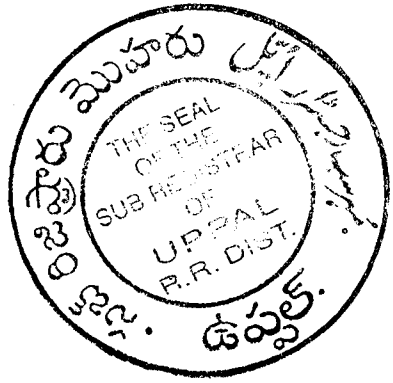
1 వ పుస్తకము సం॥ (శా.శ) పు. 650/95  
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 650-1-200 నివ్వడమైన  
2005 సం॥ నెల 7 తేది

రిజిస్ట్రారు



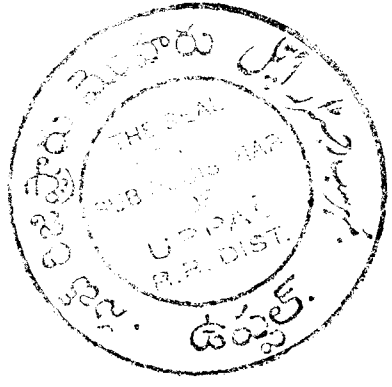
1 వ పుస్తకము.....నంబు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము.....సంగపు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

*[Handwritten Signature]*  
సబ్-రిజిస్ట్రారు



1 వ పుస్తకము.....సం||పు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

  
సహ-రక్షకుడు

