

CE NO: 8100

8069/06

Area No: 8293



EXAMINED

आन्ध्र प्रदेश ANDHRA PRADESH

582537

Sl. No 3/344 - 22.5.06.007

Sold To: श्री. जगन मोहन रेड्डी

S/o. Shri. M. Suresh U Mehta Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business, residing at H. No. 3-8-875/4, Barkathpura, Hyderabad - 500 057.

Signature of Smt. R. Rukmini
S.V.L. No. 81/84, R.No. 13/2005
REGIMENTAL BAZAR, SECUNDERABAD

SALE DEED

This Sale Deed of sale is made and executed on this the 31st day of May 2006 at Secunderabad by:

SRI. JAGAN MOHAN REDDY, SON OF SHRI LATE MUTHYM REDDY, aged about 52 years, Occupation: Business, residing at H. No. 3-8-875/4, Barkathpura, Hyderabad - 500 057.
(hereinafter referred to as the 'VENDOR')

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 Partner Shri Soham Modi, Son of Sri Satish Modi, aged 36 years, Occupation: Business and Sri Suresh U Mehta Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business.
(hereinafter referred to as the 'PURCHASER')

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

Signature

WHEREAS:

- A) The VENDOR is the absolute owner and possessor of open land admeasuring about 200 sq. yards (approximately 36 ft. in width and approximately 50 ft. depth) forming a part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is more fully described in the schedule and the plan enclosed herewith and is herein after referred to as the **SCHEDULED PROPERTY**.
- B) The VENDOR has purchased the scheduled property from Sri. Shankar Goud, S/o. Sri. Rajaiah and Sri P. Sanjeeva Reddy, S/o. Late P. Sai Reddy under a registered sale deed bearing document No. 6506/2005 dated 07.07.2005 registered at the office of the Sub-Registrar, Uppal, Ranga Reddy district.
- C) Sri Shankar Goud had entered into an registered Agreement of Sale-cum-General Power of Attoqnerly with possession vide document no. 535/2004, dated 20.01.2004, registered at SRO Uppal for the purchase of land admeasuring Ac. 6-30 Gts forming a portion in Sy. No. 291, Cherlapally, Ghatkesar Mandal, R. R. Dist from its original owner Sri P. Sanjeeva Reddy.
- D) WHEREAS the Vendor has offered to sell the Schedule Property free from all encumbrances for a total consideration of **Rs. 1,00,000/- (Rupees One Lakh Only)** and the purchaser has 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 'Scheduled Property' being admeasuring 200 Sq. yds., in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is hereinafter referred to as the 'Scheduled 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. 1,00,000/- (Rupees One Lakh Only)**. The Vendors hereby acknowledge receipt of the said consideration.
2. The Vendor further covenant that the scheduled property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by and person either claiming through the Vendor or otherwise in respect of the scheduled property it shall be the responsibility of the Vendor 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 Vendor shall indemnify the Purchaser fully for such losses.



3. The Vendor 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.
4. The Vendor 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.
5. That the VENDOR 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 VENDOR hereby covenants and declares that he has 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 VENDOR hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.
6. That the VENDOR hereby further declares that the VENDOR, nor his heirs, relatives or any other person or persons have any kind of right, title, interest in and over the Scheduled Property.
7. The Vendor 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.
8. The Vendor hereby covenant that the Vendor 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 Vendor to clear the same.
9. The VENDOR have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.
10. The Vendor 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.
11. The Vendor 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.
12. Stamp duty and registration charges of the sale or deeds shall be borne by the PURCHASER in full.



13. The Vendor 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 Vendor will be liable for payment of deficit duty.
14. The Market value of the property is Rs. 500/- per Sq.yd total value of the Rs. 1,00,000/-for 200 sq.yards, stamp duty paid on the market value.
15. Stamp Duty and Registration Charges of Rs. 9,495/- paid by way of Challan No. 533073, dated 30.5.06, drawn on SBH, Habsiguda branch, Hyderabad.

SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF OPEN LAND admeasuring about 200 sq.yards (50 ft. depth x 36 ft. width) forming part of Sy. No. 291 of Block No. 2, Cherlapally village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH BY : Land belonging to Pratap Reddy in Sy. No. 36(P), 37(P), 38(P), 39(P) and 291(P)


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

EAST BY : Land belonging to the Purchaser in Sy. No. 291

WEST BY: 4a Road in Sy. No. 288

IN WITNESS WHEREOF this Sale Deed is made and executed on this day of May 2006 by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:


1. 
(Srinivas)

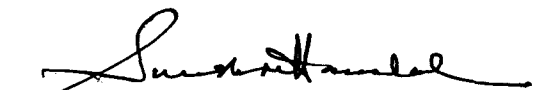
2. 

VENDOR



for Mehta & Modi Homes,


Soham Modi
(Partner)


Suresh U Mehta
(Partner)
(PURCHASER)

REGISTRATION PLAN SHOWING OPEN LAND

IN SURVEY NOS. 291 (PART) **SITUATED AT**

CHERLAPALLY VILLAGE, GHATKESAR **MANDAL, R. R. DIST.**

VENDOR: SRI JAGAN MOHAN REDDY, SON OF LATE SHRI MUTHYM REDDY

VENDEE: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

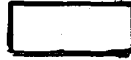
1. SRI SOHAM MODI, SON OF SRI SATISH MODI

2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA

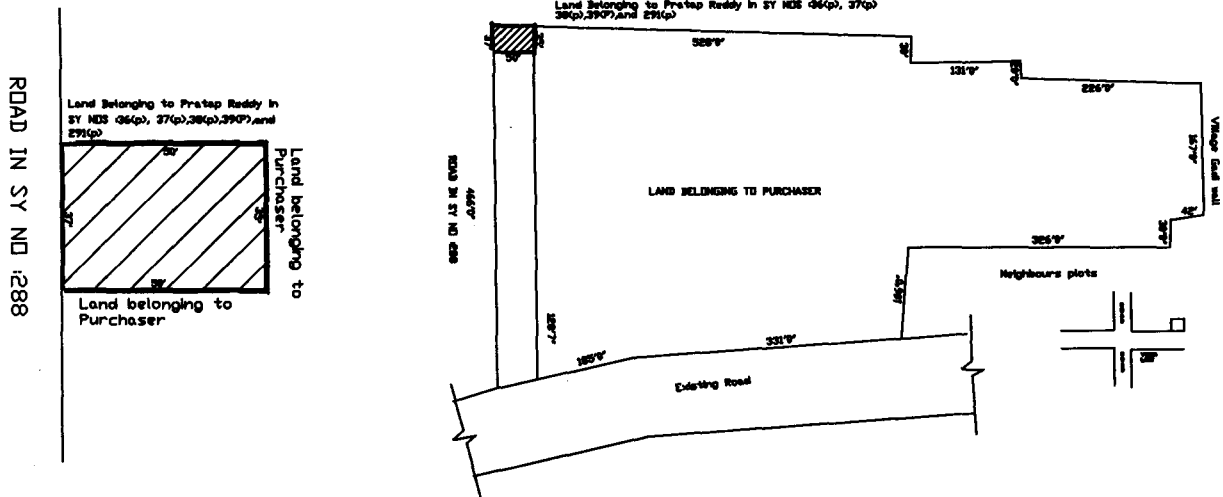
REFERENCE:
AREA: 200

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:




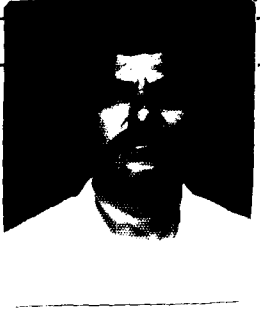
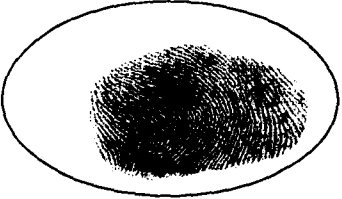

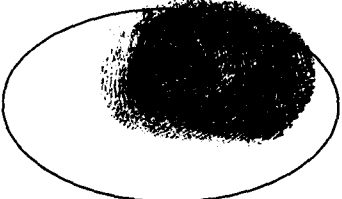

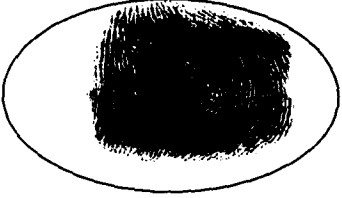

WITNESSES:

- 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
			<p><u>VENDOR:</u></p> <p>SRI JAGAN MOHAN REDDY SON OF SHRI LATE MUTHYM REDDY R/O. H. NO. 3-8-875/4 BARKATHPURA HYDERABAD – 500 057.</p>
			<p><u>PURCHASER:</u></p> <p>M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003 REP. BY PARTNERS</p>
			<p>1. SRI SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. SRI SURESH U MEHTA S/O. SRI UTTAMLAL MEHTA (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003</p>

SIGNATURE OF WITNESSES:

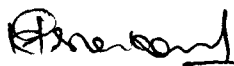
1. 
2. 



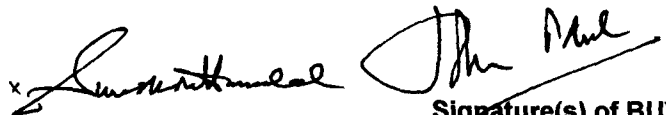
SIGNATURE OF EXECUTANTS

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, **MR. K. PRABHAKAR REDDY** as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.



Signature of the Representative

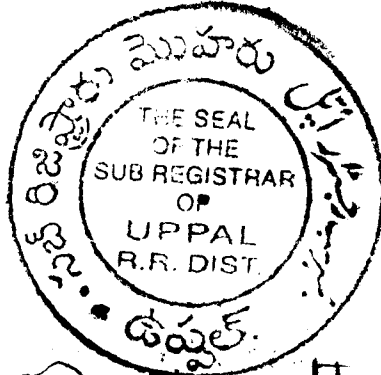
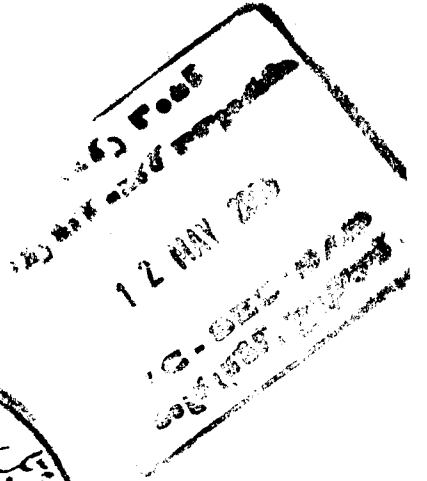


Signature(s) of BUYER(s)

8069/06

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

సబ్-రిజిస్ట్రారు



2006 - వ సం||.....మే.....నెల.....31.....తేది
1929 వ.శ.శా.....వైశాఖమాసము.....10.....తేది
పగలు.....11.....మరియు.....12.....గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ.....Jagan Mohan Reddy
రిజిస్ట్రేషన్ నెంబరు 32 ఎ-ను
అనుసరించి నడుపుచున్న అసలు బాటోగ్రాఫులు
మరియు పేరియోడిక్ సహ దాఖలు చేసి
రుసుము రూ||.....వయ||.....చెల్పించినారు.

Receipt No.....533092 Dt.....20/5/06
SBH, Habshiguda Branch, Sec'bad

సాక్షి
S/o Muthyairam Reddy

ప్రాసెస్ యిచ్చినట్లు ఒప్పుకోవడం.
ఎడమ బ్రావనదీలు



Jagan Mohan Reddy s/o. Late Muthyom Reddy
Occ. Business R/o. H.No: 3-8-875/4,
Berketspura, Hyderabad -

నిరూపించినది,

SRINIVAS RAO s/o. KRISHNA RAO
R/o. Flat No. 105. SAI APES, occ. BUSINESS
NAGOLE, HYD.

Krishna s/o. Ramulu occ. Pvt. Service R/o Flat. no. 201
Kothapet. Uppal (m) R.R. Dist -

2006 వ. సం||.....మే.....31.....నెల.....వ తేది
1929 వ. శ. శా.....వైశాఖ.....10.....వ తేది.

సబ్-రిజిస్ట్రారు

8069106
 1 వ పుస్తకము.....సంగం
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....
 సబ్-రిజిస్ట్రారు

Endorsement under Section 42 of Act 1 of 1874
 No. 8069 of 2006 Date 21/5/06

I hereby certify that the proper deficit
 stamp duty of Rs. 89.00 Rupees eight
 thousand nine hundred rupees
 has been levied in respect of this instrument
 from Sri. Jagan Mahesh Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1,00,000/- being
 higher than the consideration agreed Market
 Value.

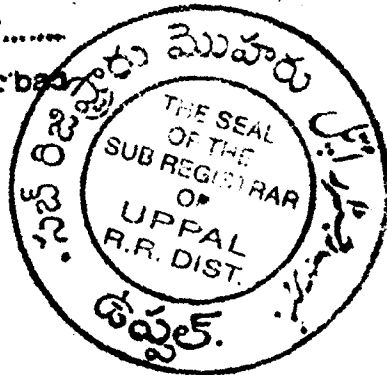
S.R.O. Uppal

[Signature]
 Sub Registrar
 and Collector U/S. 41&A
 INDIAN STAMP ACT
 dated 21/5/06

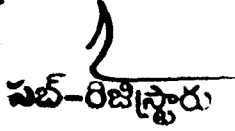
Registration Endorsement

An amount of Rs. 89.00 towards Stamp Duty
 including Transfer duty and Rs. 500
 towards Registration Fee was paid by the party
 through Challan Receipt Number 533073
 Dated 21/5/06 at SBH Habsiguda Branch, Sec'bad

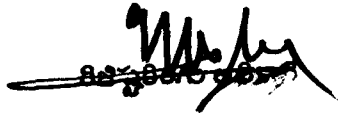
S.B.H. Habsiguda
 A/c No. 01000050700
 S.R.O. Uppal.

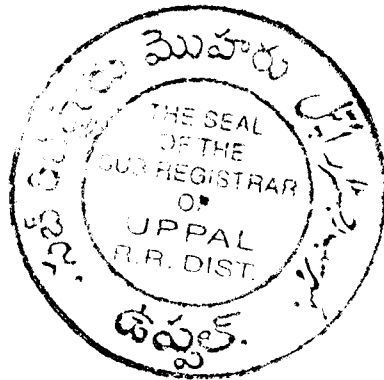


1వ పుస్తకము.....80699 (16)
సంగ్రహము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6..ఈ కాగితపు వరుస
సంఖ్య.....3.....


పబ్-రిజిస్ట్రారు

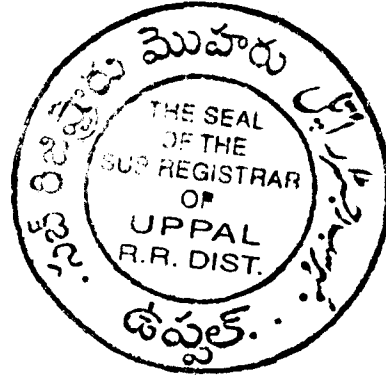
1వ పుస్తకము సం॥ (కా.శ) పు.....80699 (16)
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
కుర్చీపు నింబరు.....80699.1-200 ఇవ్వడమైన
2000 సం॥.....దే.ప.నెల.....ప్రొ.....వేది


రిజిస్ట్రారు



8069/06
1 వ పుస్తకము.....సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వరుస
సంఖ్య...4.....

సబ్-రిజిస్ట్రార్

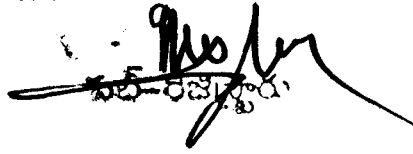


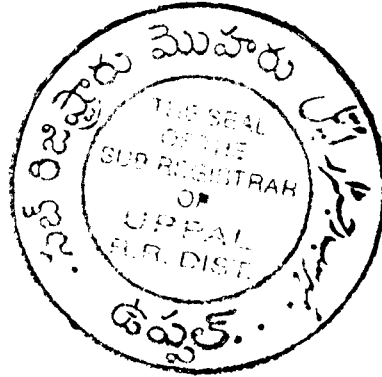
1వ పుస్తకము 8063/06

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...6...ఈ కాగితపు వరుస

సంఖ్య...క.....


సబ్-రిజిస్ట్రార్




శిరిదిండి 106
1వ పుస్తకము.....సంగ్రహ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....


సబ్ రిజిస్ట్రారు

