

C.12275

12241/06

1568

Ac no 12581



आन्ध्र प्रदेश ANDHRA PRADESH

1. No. S-079 dated 11/8/06 100/-  
 sold to D. Phani Kumar  
 by D.N. murthy  
 for whom mehta & modi homes secured

L-a-Clearing  
 171475  
**LEELA G. CHIMALGI**  
 STAMP VENDOR  
 L.No. 02/2006  
 5-4-76/A, Cellar, Ranigunt  
 SECUNDERABAD-500 003

**SALE DEED**

This Sale Deed of sale is made and executed on this the 19<sup>th</sup> day of August 2006 at Secunderabad by:

**MR. THADEM NARASIAH, SON OF MR. YADIAH**, aged about 42 years, Occupation: HPCL Employee, residing at Cherlapally Post, Via Ghatkesar, Ranga Reddy District.

(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 about 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 representators, administrators and assignees etc. as the parties themselves.

*(Handwritten signature)*  
 T. Wadhwa

**WHEREAS:**

- A) The VENDOR is the absolute owner and possessor of open plot admeasuring about 220 Sq. yards, equivalent to 183.95 Sq. Mtrs, forming a part of Sy. No. 291 of Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, which is more fully described in the schedule and the plan enclosed herewith and is herein after refereed to as the **SCHEDULED PROPERTY**.
- B) The VENDOR has purchased the said plot from Sri. P. Sai Reddy, S/o. Sri. Yella Reddy & Sri. P. Sanjeeva Reddy, S/o. Mr. P. Sai Reddy, represented by their GPA Holder Mr. P. Jagan Mohan Reedy under a registered sale deed bearing document No. 1580/1993, dated 15.03.1993 registered at the office of the Sub-Registrar, Uppal, Ranga Reddy district.
- C) WHEREAS the Vendor has offered to sell the Schedule Property free from encumbrances for a total consideration of **Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand 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 220 Sq. yds, equivalent to 183.95 Sq. Mtrs, 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. 2,20,000/- (Rupees Two Lakhs Twenty Thousand 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 1of 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.

A handwritten signature in black ink, appearing to be 'T. D. Singh', is written over the bottom of the list of conditions.

14. The Market value of the property is Rs. 1000/- per Sq.yd total value of the Rs. 2,2,0000/-for 220 sq.yards, stamp duty paid on the market value.
15. Stamp Duty and Registration Charges of Rs. 20,900/- paid by way of Challan No. 1e2712, dated 19.08.2006, drawn on SBH, Habsiguda branch, Hyderabad.

**SCHEDULE OF THE PROPERTY**

**ALL THAT PART AND PARCEL OF OPEN PLOT** bearing no. 25 admeasuring about 220 Sq.yards, equivalent to 183.92 Sq. Mtrs., 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 : 30' Wide Road  
SOUTH BY : Plot No. 40  
EAST BY : Plot No. 26  
WEST BY : Plot No. 24

IN WITNESS WHEREOF this Sale Deed is made and executed on this 19<sup>th</sup> day of August 2006 by the parties hereto in presence of the witnesses mentioned below:

**WITNESSES:**

1. *B. Narasiah*
2. *B. Reddy*

*T. Narasiah*

Mr. Thadem Narasaiah  
**VENDOR**

*Soham Modi*

Soham Modi

*Suresh U Mehta*

Suresh U Mehta  
**PURCHASER**

**REGISTRATION PLAN SHOWING**

PLOT NO. 25, FORMING A PART

**IN SURVEY NOS.** 291

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

**Mandal, R. R. Dist.**

**VENDOR:** SRI THADEM NARASIAH, SON OF SRI YADIAH

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

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA

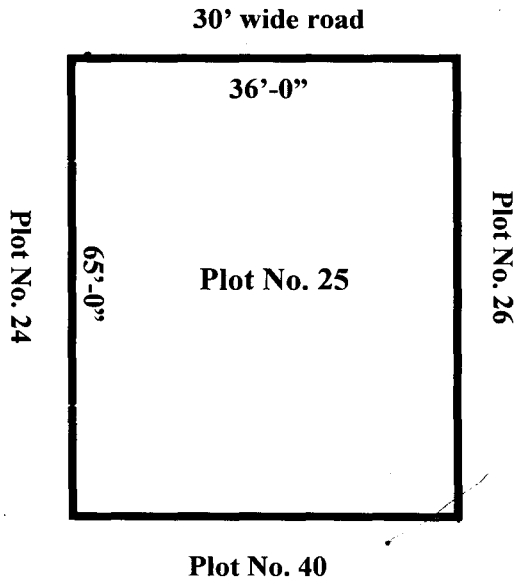
**REFERENCE:**  
**AREA:** 220

**SCALE:**  
**SQ. YDS.** 183.92

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



**EXCL:**



**WITNESSES:**

1. *B. Jayach*

2. *B. S. Reddy*

*T. D. Reddy*

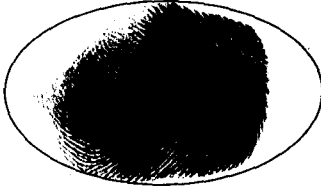
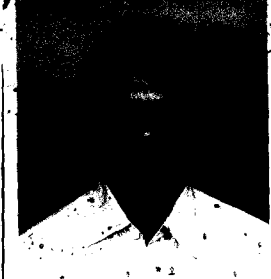
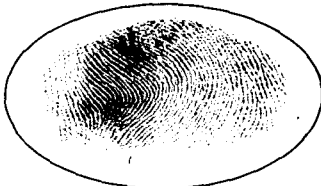



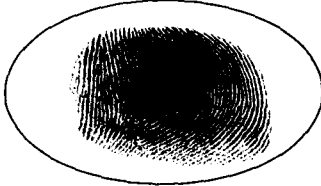

**SIG. OF THE VENDOR**

*Oh. Mod.*

**SIG. OF THE VENDEE**

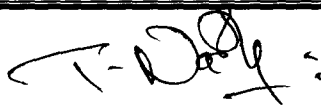
*Suresh U. Mehta*

**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><b><u>VENDOR:</u></b></p> <p><b>MR. THADEM NARASAIHAH</b> S/O. MR. YADAIHAH, R/O. CHERLAPALLY POST VIA GHATKESAR RANGA REDDY DISTRICT.</p>
			<p><b><u>PURCHASER:</u></b></p> <p><b>M/S. MEHTA &amp; MODI HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p>
			<p><b>1. MR. SOHAM MODI</b> S/O. MR. SATISH MODI</p>
			<p><b>2. MR. SURESH U. MEHTA</b> S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 &amp; 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><b><u>REPRESENTATIVE:</u></b></p> <p><b>MR. K. PRABHAKAR REDDY</b> S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, 3<sup>RD</sup> FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 003.</p>

**SIGNATURE OF WITNESSES:**

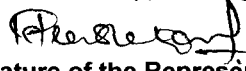
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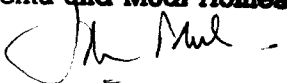


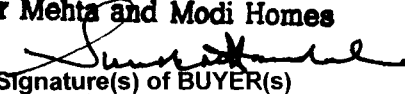
**SIGNATURE OF EXECUTANTS**

**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, **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**

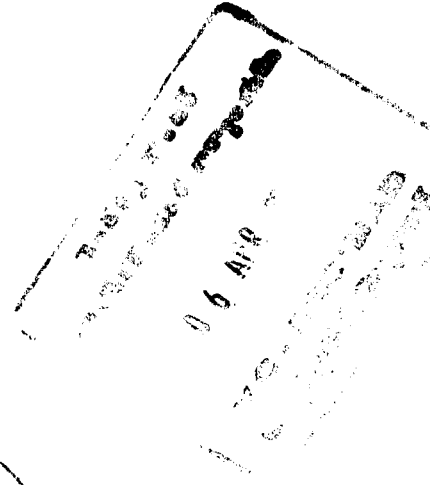
**For Mehta and Modi Homes**  
  
**Partner**

**For Mehta and Modi Homes**  
  
**Signature(s) of BUYER(s)**  
**Partner**

వ పుస్తకము. 12.2.44/సం॥ పు  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య.....ఈ కాగితపు వరుస  
 సంఖ్య.....!

2006- వ సం॥ జి.కె.స్టాంపు.....నెల...19...తేది  
 1928- వ.శ.శా.క్రొ.ఎ.ఎ.మా.సం.28...తేది  
 పగలు.....2.....మరియు.....3.....గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



శ్రీ.....T.....Narasimha.....  
 రిజిస్ట్రారు, 1008 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి నియమించబడిన ఎంపికైన వాళ్ళ గ్రాపులు  
 మరియు కలియబడలేక పాత కాగితాలను  
 రుసుము రూ॥.....11.00 /..... చెల్లించినారు.



Receipt No. 102712 Dt. 19/8/06 vide  
 SBH, Habsiguda Branch, Sec'bad

వాణి యిచ్చినట్లు ఒప్పుకొన్నట్లు.  
 ఎడమ త్రోటనవ్రేలు



T. Narasimha

T. Narasimha S/o. Mr. Yadeniah, occ: HCL  
 Employee, R/o. Cherlapally, Ghatkesar  
 Mandal, R. R. Dist.

నిరూపించినది.

1) B. Yadeniah

B. Yadeniah S/o. Lakshminarayana  
 occ: HCL, Employee, R/o. 2-1-26/2  
 Cherlapally, R. R. Dist.

2) G. Srinivas Reddy

G. Srinivas Reddy S/o. G. Chandra Reddy  
 occ. Service R/o. 1-7-513/1/14.  
 Pavithranagar Colony, Zamistanpur  
 Musheerabad - Hyderabad.

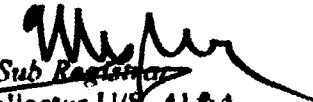
2006వ.సం॥ జి.కె.స్టాంపు.....నెల...19...వ తేది  
 1928వ.శా.శ.క్రొ.ఎ.ఎ.మా.సం.28...వ తేది.

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము. 12-245/86 సా.నా.  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... క... ఈ కాగితపు వరుస  
 సంఖ్య... 2  
 పబ్-రిజిస్ట్రారు

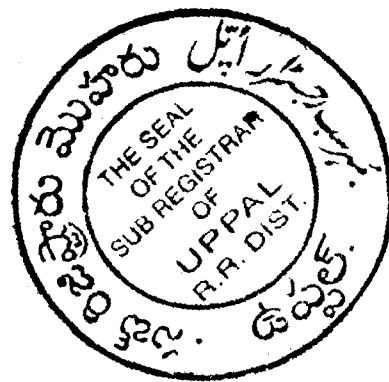
Instrument Under Section 42 of Act of 1919  
 No. 12241 of 2006 Date 19/8/06

I hereby certify that the proper deficit  
 stamp duty of Rs. 19700/- Rupees ninteen -  
thousand seven hundred only  
 has been levied in respect of this instrument  
 from Sri. T. Narasimha  
 on the basis of the agreed Market Value  
 consideration of Rs. 2200.00/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 Dated 19/8/06  
  
 Sub Registrar  
 and Collector U/S. 41&4  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 19700/- towards Stamp Duty  
 including Transfer duty and Rs. 1100/-  
 towards Registration Fee was paid by the party  
 through Chitlan Receipt Number 102712  
 Dated 19/8/06 at S.B.H. Habsiguda Branch Sec 6A



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

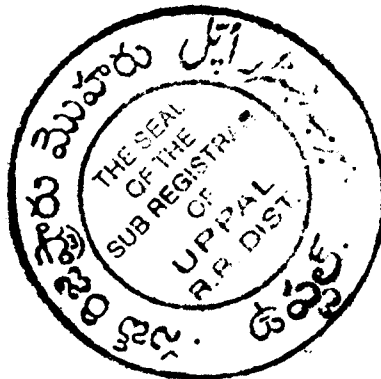


1 వ పుస్తకము. 1226/సం||  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... 6. ఈ కాగితపు వయస్  
సంఖ్య..... 3....

1  
నంద-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (కా.శ) పు. 1226/87  
నింబరుగా రిజిస్టరు చేయబడి స్వానింకు నిమిత్తం  
గుర్తింపు నెంబరు 1226/1-200 6 ఇవ్వడమైన  
2006 పట్టికలో నెం. 19 తది

రిజిస్ట్రార్



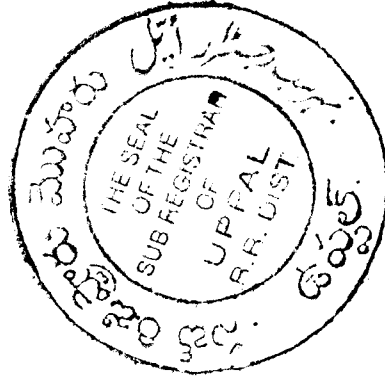
1వ పుస్తకము. 12.7.44. సం॥

దస్తావేజులు మొత్తం కాగితముల

సంఖ్య.....6... ఈ కాగితపు వరుస

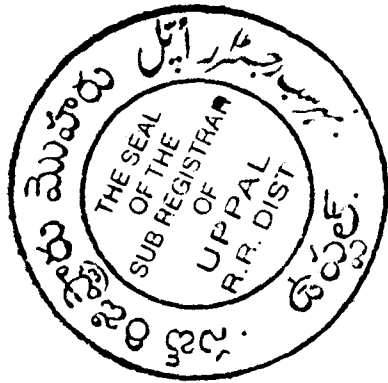
సంఖ్య.....4.....

. 1  
పబ్-రిజిస్ట్రార్



1వ పుస్తకము. 12.2.2006/సం||  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....6...ఈ కాగితపు వరుస  
సంఖ్య.....క.....

  
సబ్-రెజిస్ట్రార్



1 వ పుస్తకము. 1.2.3.4.5/స్కాన్  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....చ...ఈ కాగితపు వరుస  
సంఖ్య.....చ.....

  
పబ్-రిజిస్ట్రార్

