

Acc no: 13466

13140

13109/06

C.S.No. DOCT No. 7200



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 659298

S.No. 54546 Date 01/09/2006 Rs. 100

Name: Balku Dima

S/o. D/o. Who: N. Sreedhar

For Whom: Mehta & Modi Homes

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2004

City Civil Court, SECUNDERABAD.

SALE DEED

This Sale Deed of sale is made and executed on this the 5th day of September 2006 at Secunderabad by:

1. SHRI N. SREEDHAR, son of Sri. N. Venkata Narayana aged about 43 years, Occupation: Service
2. SHRI NAGA RAMESHWARA PRASAD, son of Sri. V. Nagabhishanam, aged about 35 years, Occupation: Employee.

Both are resident of H. No: 15-2-306/1, Kishan Gunj, Hyderabad – 500 013.

(hereinafter referred to as the 'VENDORS')

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 Bhavesh Mehta Son of Late Shri Vasant Mehta, aged about 36 years, Occupation: Business.

(hereinafter referred to as the 'PURCHASER')

N. Sreedhar

V. N. R. Prasad

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.

WHEREAS:

- A) The VENDOR No. 1 is the sole and absolute owner and possessor of open plot no. 26, Western Part, in Survey No. 291 Part, admeasuring about 110 Sq. yards, situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, by virtue of Regd. Doct. No. 7249/2003, Regd. at SRO. Uppal.
- B) The VENDOR No. 2 is the sole and absolute owner and possessor of open plot no. 26, Eastern Part, in Survey No. 291 Part, admeasuring about 110 Sq. yards, situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, by virtue of Regd. Doct. No. 7250/2003, Regd. at SRO. Uppal.
- C) WHEREAS the Vendors have offered to sell the above said land admeasuring 220 Sq. yds., equivalent to 183.92 Sq. Mtrs., marked as Plot no. 26 Eastern & Western Parts of Cherlapally Village free from encumbrances fro a total consideration of Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only) and the purchaser agreed to purchase the same for the said consideration.
- D) 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 in the following manner.
 - a. Rs. 1,10,000/-(Rupees One Lakhs Ten Thousand Only) Paid by way of cash to Venor No. 1.
 - b. Rs. 1,10,000/-(Rupees One Lakhs Ten Thousand Only) Paid by way of cash to Venor No. 2.

N. Suresh

V. N. R. Prasad

2. 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 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 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.
4. 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.
5. 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 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 VENDORS hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.
6. That the VENDORS hereby further declares that the VENDORS, 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 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.
8. The Vendors 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 VENDORS 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 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.

N. S. Sathar

V. N. R. Prasad

12. Stamp duty and registration charges of the sale or deeds shall be borne by the PURCHASER in full.
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 Vendor will be liable for payment of deficit duty.
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. 100496, dated 19.08.2006, drawn on SBH, Habsiguda branch, Hyderabad.

SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF OPEN PLOT bearing no. 26, Eastern & Western Parts, 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. 39

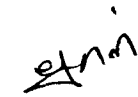
EAST BY : Plot No. 27

WEST BY : Plot No. 25

IN WITNESS WHEREOF this Sale Deed is made and executed on this 30th day of August 2006 by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

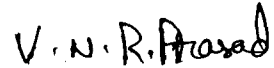
1. 

2. 

(G. YADAGIRI)




VENDOR NO. 1



VENDOR NO. 2

For Mehta and Modi Homes


Soham Modi Partner



BHAVESH Mehta
PURCHASER

REGISTRATION PLAN SHOWING

P.NO. 26 EASTERN
WESTERN PARTS.

IN SURVEY NOS. 291 PART

Situated at

CHERLAPALLY (V) GHATKESAR Mandal, R.R. Dist.

VENDORS: 1. N. SREEDHAR S/O. N. VENKATA NARAYANA

2. V. NAGIA RAMESWARA PRASAD S/O. V. NAGIA-
BUSHANAM

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

MR. SOHAM MODI S/O. SATISH MODI & OTHERS.

REFERENCE:

SCALE: 1

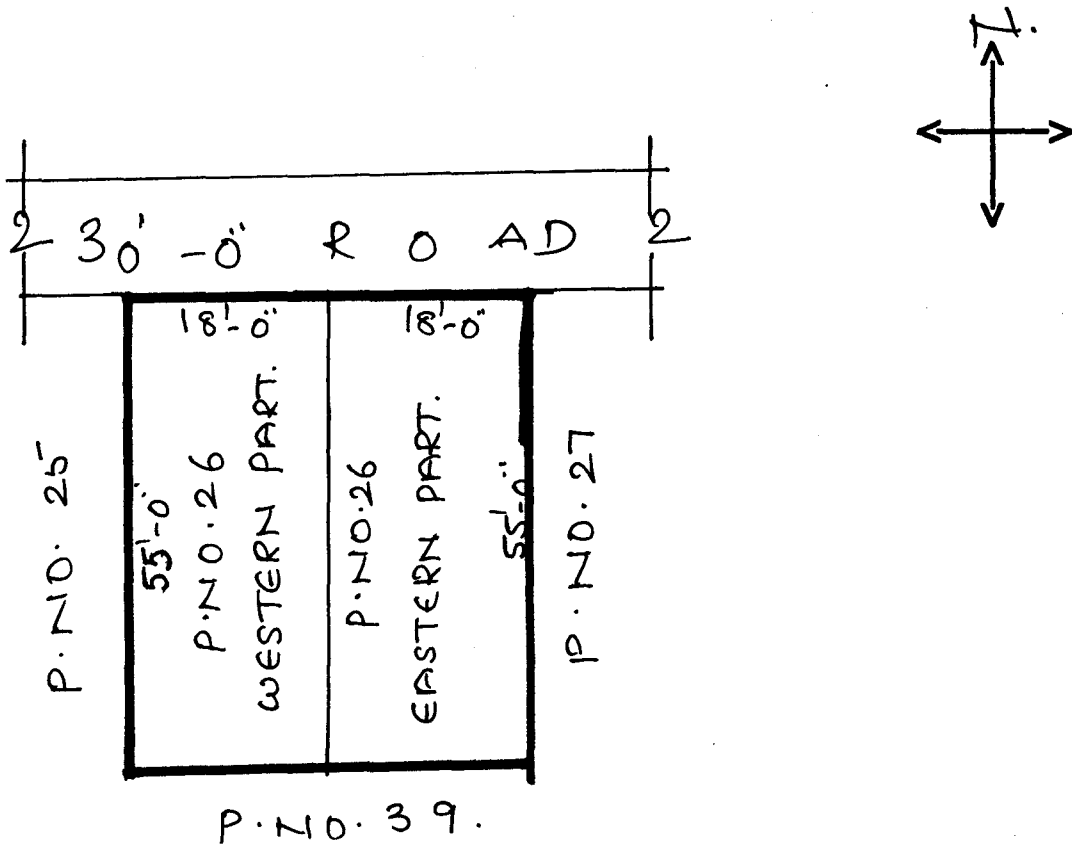
INCL:

EXCL:

AREA:

220

SQ. YDS. OR 183.92 SQ. MTRS.



N. Sreedhar

V. N. R. Prasad

WITNESSES:

- [Signature]*
- [Signature]*

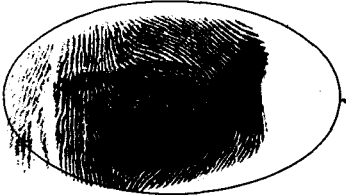

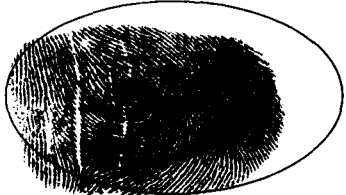

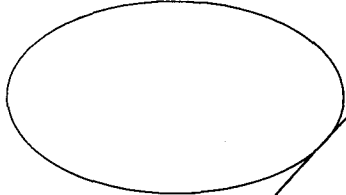
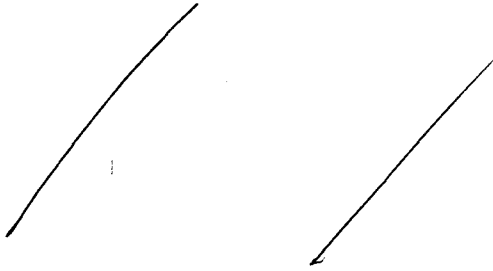
SIG. OF THE VENDOR
For Mehta and Modi Homes

[Signature]

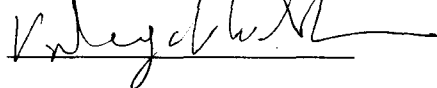
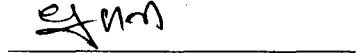
[Signature]

SIG. OF THE VENDEE

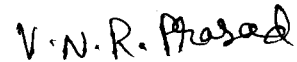
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> 1. MR. N. SREEDHAR S/O. MR. N. VENKATA NARAYANA H. NO: 15-2-306/1 KISHAN GUNJ HYDERABAD - 500 013
			2. MR. NAGA RAMESHWARA PRASAD S/O. V. NAGABHISHANAM H. NO: 15-2-306/1 KISHAN GUNJ HYDERABAD - 500 013
		PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES:

1. 
2. 





SIGNATURE OF THE EXECUTANT'S

For Mehta and Modi Homes For Mehta and Modi Homes

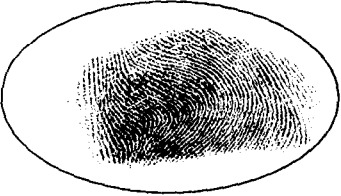
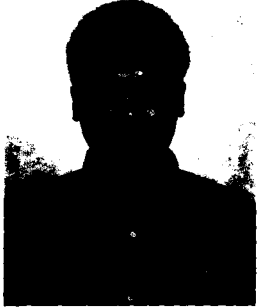
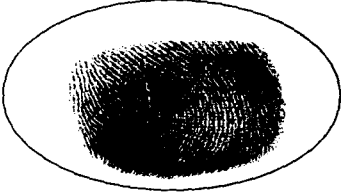
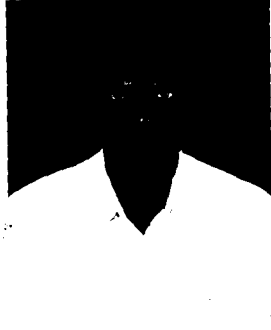
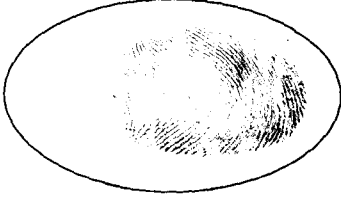



Partner

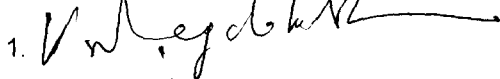



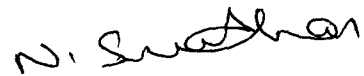
Partner

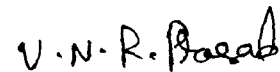
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>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 REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. BHAVESH MEHTA S/O. LATE VASANT 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:

- 
- 

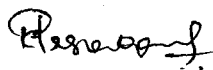




SIGNATURE OF EXECUTANTS

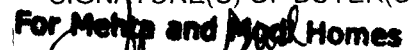
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

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.

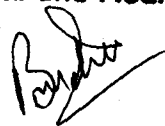


SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)


For Mehta and Modi Homes


For Mehta and Modi Homes



Partner

Partner

వ పుస్తకము. 12/09/2006 సంపు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ... ఈ కాగితపు వరుస
 సంఖ్య.....!

2006 వ సం. సెప్టెంబరు నెల... వ తేది
 1928- వ.శ.శా. 2వ ప్రకాశనం... 1.4 వ తేది
 పగలు... 12... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ... N. Venkata Narayana
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥... 1100/-... చెల్లించినారు.

Receipt No. 100494 Di 29/6/06 Vide
 SBH, Habsiguda Branch, Sec'bad

వ్రాసే యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు

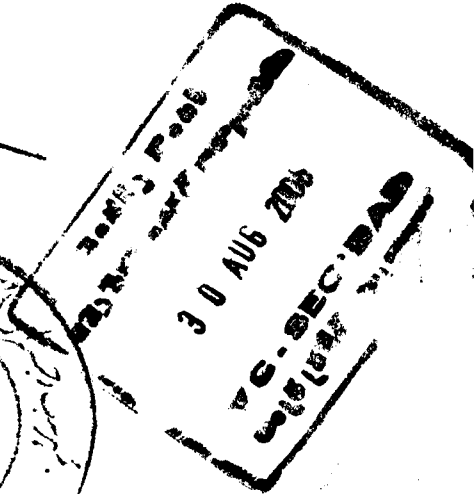
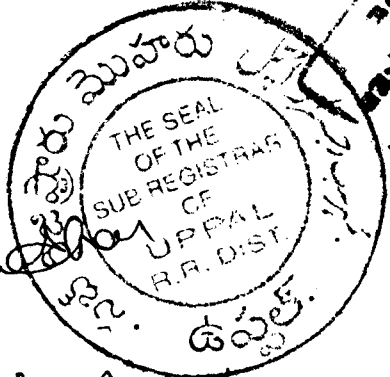


ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.

సబ్-రిజిస్ట్రారు



N. Suresh S/o. N. Venkata Narayana
 occ: Deewan Ho H-No: 15-2-306/1,
 Krishan Gunj, Hyderabad

V.N.R Prasad S/o. Y. Naghabuslanam
 Ho. H-No: 15-2-306/1, Krishan Gunj
 Hyderabad.

V. Vinayakulu S/o V. Venkata Subrahmanya
 Teacher Ho. 15-2-306/1,
 Hyderabad. occ: Retd. Gowdanguda

G. Yadaiah S/o Pochanlu, occ: Businees
 Ho. 2-2-57, Cherlapally, R.R. Dist. Ghattapeta mandal

200.వ.సం. సెప్టెంబరు నెల... వ తేది
 1928.వ.శా.శా. 2వ ప్రకాశనం... 1.4.వ తేది.

సబ్-రిజిస్ట్రారు

1వ పుస్తకము. 13/09/06 నాంబ
 తస్మావేజల మొత్తం కాగితముల
 పంఖ్య... 7... ఈ కాగితపు వరుస
 పంఖ్య... 2

[Signature]
 సబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act/II of 1957
 No. 13109 of 2006 Date 5/9/06

I hereby certify that the proper deficit
 stamp duty of Rs. 19700/- Rupees *seventeen thousand*
seven hundred only
 has been levied in respect of this instrument
 from Sri. *Sreedha*
 on the basis of the agreed Market Value
 consideration of Rs. *20000/-* being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

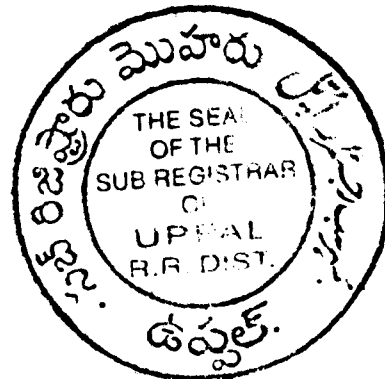
Dated 5/9/06

[Signature]
 Sub Registrar
 and Collector U.S. 1 & 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 Challan Receipt Number 100496
 Dated 5/9/06 at SBH Habsiguda Branch, Secbad.

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

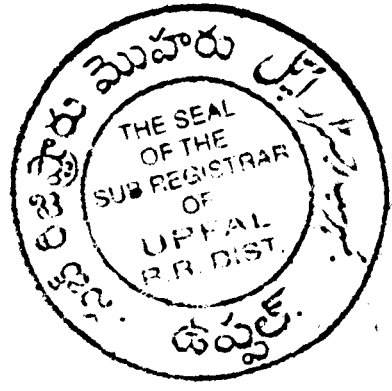


1 వ పుస్తకము. 13199/సం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య...3.....


సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (కా.4) పు. 13109/06
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు. 13109...1-2006 ఇవ్వడమైన
2006 సం|| జిల్లా రిజిస్ట్రేషన్...5..... కేటి


రిజిస్ట్రార్



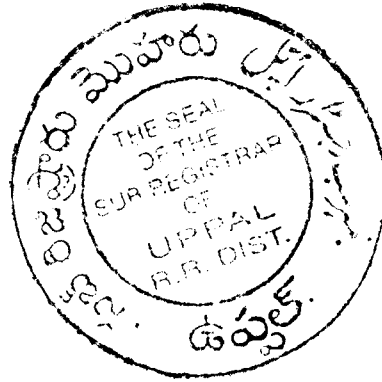
1వ పుస్తకము. 13/09/2016 సం.

రెజిస్ట్రేషన్ మొత్తం కాగితముల

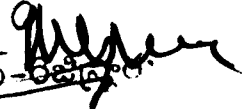
సంఖ్య. 7 నా.కా.కాగితపు వరుస

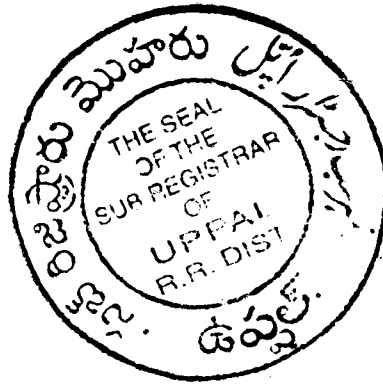
పంఖ్య. 7.....

పద్మరిజిస్ట్రార్.

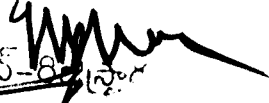


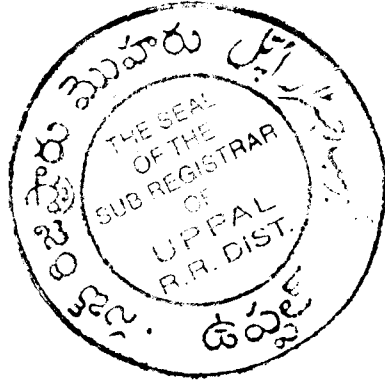
1వ పుస్తకము. 13/11/2016 సం॥
రస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....


సబ్-రెజిస్ట్రార్



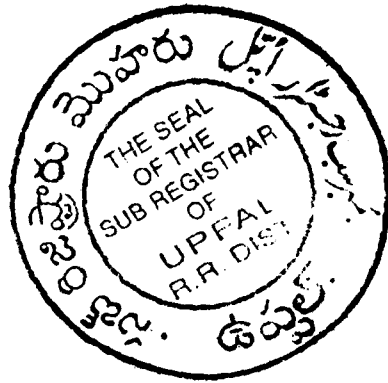
1వ పుస్తకము..13/09/2016/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య.....6


సబ్-రెజిస్ట్రార్



1 వ పుస్తకము. పి.సి.సి. సంగ్రహం.
రస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...
సబ్-రెజిస్ట్రార్

[Handwritten signature]
సబ్-రెజిస్ట్రార్



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