

C. 1327

1322/07

Acc no: 1359



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

F 481276

No. 229 Date 25/01/2007 Rs.

Name D. Phani Kumar

No-D/ A. N. Mehta

For whom Mehta & Modi Homes

A. RAGHUNATH
 STAMP VENDOR
 S.V.L.No.15/88, R.No.36/2005
 Shed No.2-12-85,
 Marredpally, Secunderabad.

SALE DEED

This Deed of sale is made and executed on this the 27th day of January 2007 at Secunderabad by:

SHRI ANAND S. MEHTA, Son of Shri. Suresh U. Mehta, aged about 28 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad – 500 003

(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, II 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.

Anand S Mehta

WHEREAS:

- A) The VENDOR is the sole and absolute owner and possessor of open plot no. 262 forming a part in Survey No. 291, admeasuring about 200 Sq. yards situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, by virtue of Regd. Doct. No. 7812/2006, dated 24th May 2006, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District.
- B) WHEREAS the Vendor has offered to sell the above said land admeasuring 200 Sq. yds., marked as Plot no. 262 of Cherlapally Village free from encumbrances for a total consideration of Rs. 2,00,000/- (Rupees Two Lakhs Only) and the purchaser agreed to purchase the same for the said consideration.
- C) WHEREAS the Vendor has offered to sell the Schedule Property free from encumbrances for a total consideration of Rs. 2,00,000/- (Rupees Two Lakhs Only) and the Purchaser has agreed to purchase the same for the said consideration.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The VENDOR 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. Rs. 2,00,000/- (Rupees Two Lakhs Only) and the vendor 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.

Anand Ghatke

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 has 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.
14. The Market value of the property is Rs. 1000/- per Sq.yd total value of the Rs. 2,00,000/-for 200 sq.yards, stamp duty paid on the market value.
15. Stamp Duty and Registration Charges of Rs. 18,995/- paid by way of Challan No. 109693, dated 27.01.2007, drawn on SBH, Habsiguda branch, Hyderabad.

A. S. Chit

SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF OPEN PLOT bearing no. 262, admeasuring about 200 Sq.yards forming a part of Sy. No. 291, Situated at Block No. 2, Old Village, Cherlapally village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH BY : Land belonging to Purchaser in Sy. No. 291 (Plot No. 261: H. No. 2-3-2/261)

SOUTH BY : Plot No. 263 (or) H. No. 2-3-2/263

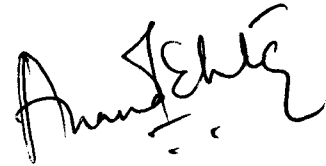
EAST BY : Land belonging to Purchaser in Sy. No. 291 (Plot No. 244)

WEST BY : 40' Road in Sy. No. 288

IN WITNESS WHEREOF this Sale Deed is made and executed on this 27th day of January 2007 by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

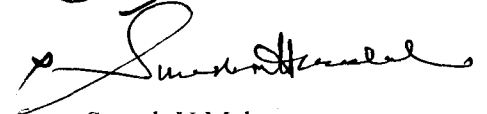
1. 
2. 



ANAND S. MEHTA
VENDOR



Soham Modi



Suresh U Mehta
PURCHASER

REGISTRATION PLAN SHOWING

PLOT NO. 262 – FORMING A PART

IN CONVEY NO.

291 (PART)

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR:

MR. ANAND S. MEHTA, SON OF MR. SURESH U. MEHTA

BUYER:

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

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

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

**REFERENCE:
AREA:**

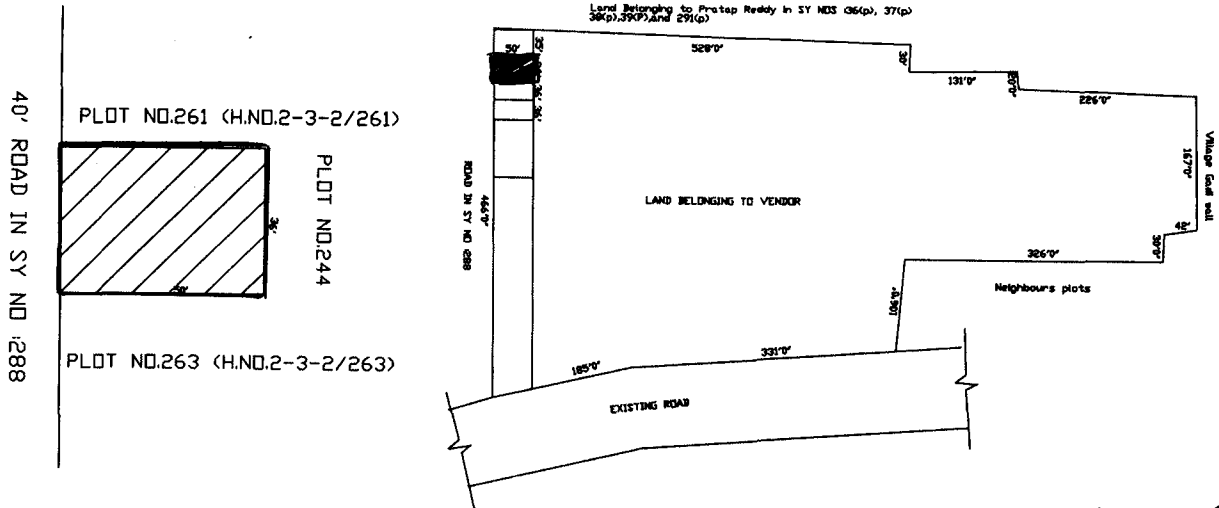
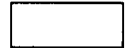
200

**SCALE:
SQ. YDS.**

**INCL:
SQ. MTRS.**



EXCL:



WITNESSES:

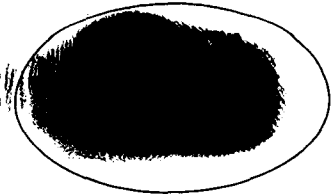

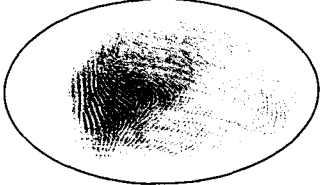
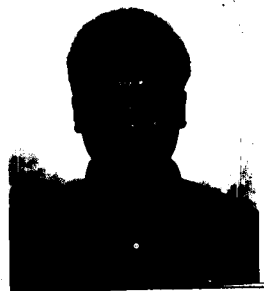
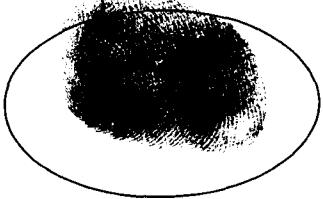

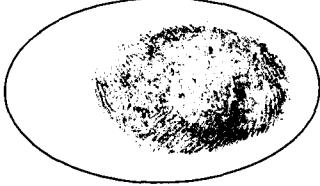

1.

2.

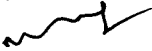

SIG. OF THE VENDOR

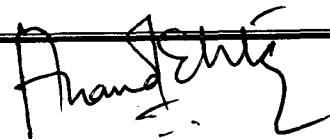
SIG. OF THE BUYER

**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> MR. ANAND S. MEHTA S/O. MR. SURESH U. MEHTA R/O. PLOT NO. 21 BAPU BAGH COLONY P. G. ROAD, SECUNDERABAD – 500 003.
			<u>PURCHASER:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI
			2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.
			<u>REPRESENTATIVE:</u> 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.

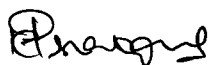
SIGNATURE OF WITNESSES:

1. 
2. 



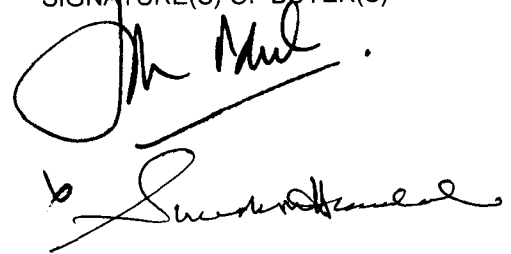
SIGNATURE OF EXECUTANTS

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)



स्थायी खाते संख्या

PERMANENT ACCOUNT NUMBER



ACQPM3840C



नाम (NAME)

ANAND SURESH MEHTA

पिता का नाम (FATHER'S NAME)

SURESH UTTAMLAL MEHTA

जन्म तिथि (DATE OF BIRTH)

15-06-1977

हस्ताक्षर (SIGNATURE)

(Signature)

प्रमाणित

BY THE ACCOUNTANT GENERAL, MUMBAI

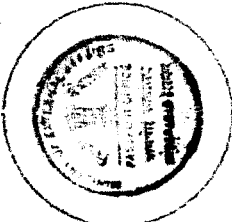


ये संकेत परीक्षा, प्रवेश परीक्षा के आदेशों के तहत प्रेषित है, जो कि भारत के विदेश मंत्रालय के आदेशों के तहत प्रेषित है।

THESE ARE TO BE REQUESTED AND RECEIVED IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA. ALL THOSE WHOSE NAMES MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET FOR INSURANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यह प्रमाण है कि यह प्रेषित है भारत के विदेश मंत्रालय के आदेशों के तहत प्रेषित है।

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



श्री. ए. ए. ए. ए.
सहायक/सुपरिन्टेंडेंट
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad.

भारत गणराज्य REPUBLIC OF INDIA

Country Code	IND	Passport No.	B2791005
Name	MODI		
Full Name	SOHAM SATISH MODI		
Nationality	INDIAN	Sex	MALE
Date of Birth	18-10-1969		
Place of Birth	Hyderabad		(MS)
Issue Date	9-10-2000	Expire Date	8-10-2010

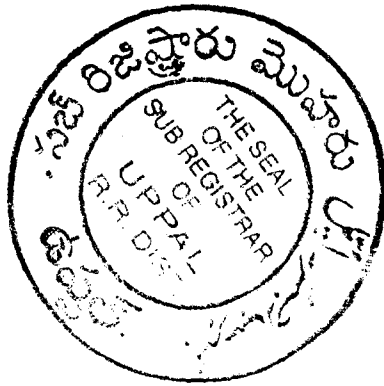
Signature

PERMANENT ACCOUNT NUMBER
ABPMM6725H
NAME
SOHAM SATISH MODI
FATHER'S NAME
SATISH MANILAL MODI
DATE OF BIRTH
18-10-1969

Chief Commissioner of Income-Tax, Andhra Pradesh

1. పుస్తకము.....నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్



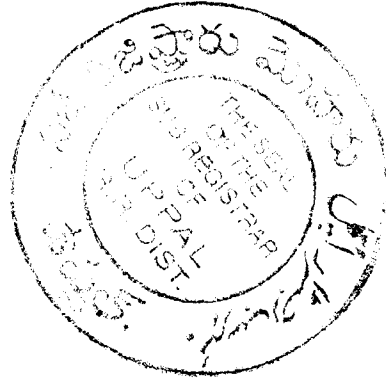
1. పుస్తకము 224/10

నస్తావేజాల మొత్తం కాగితముల

సంఖ్య... & ... ఈ కాగితపు వరుస

సంఖ్య..?

సబ్-రిజిస్ట్రార్



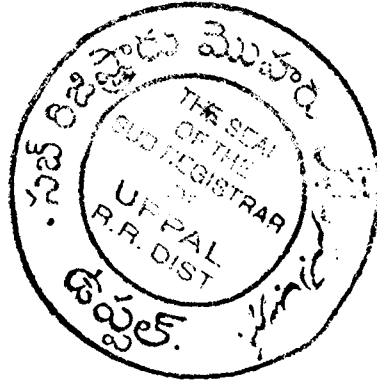
1వ పుస్తకము 1926/08

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ...ఈ కాగితపు వరుస

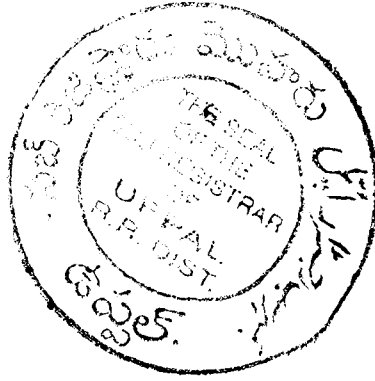
సంఖ్య...ఈ.....

పబ్-రిజిస్ట్రార్



1 వ పుస్తకము. 1326/10
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



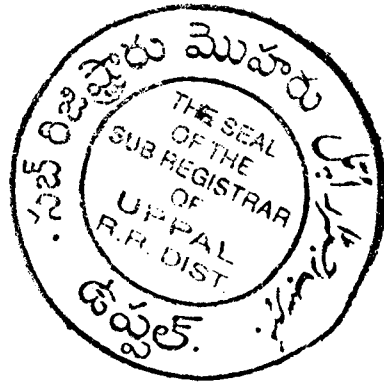
1 వ పుస్తకము 1326/౧౯౯౬

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.. ౮..... ఈ కాగితపు వరుస

సంఖ్య.. 4.....

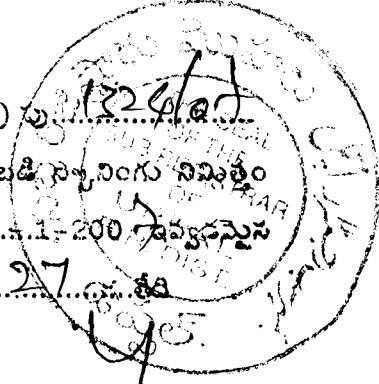
పబ్-రిజిస్ట్రారు



1 వ పుస్తకము. 1324. నింబ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 100... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము పం|| (శా.శ) పు... 1324/100
నింబరుగా రిజిస్ట్రారు చేయబడిన స్య.నింగు నిమిత్తం
గుర్తింపు నెంబరు. 1324. 1-200 గా వ్యవహరింప
200 గా సర్టిఫికేట్ నెంబరు... 27... ఈ



రిజిస్ట్రారు రిజిస్ట్రారు

1

1వ పుస్తకము 1326/07
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 6..... ఈ కాగితపు పయస
 పరిఖ్య 2.....

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 189
 No. 1326 of 2007 Date 27/1/07

I hereby certify that the proper deficit
 stamp duty of Rs. 17900/- Rupees Seventeen -

thousand nine hundred only

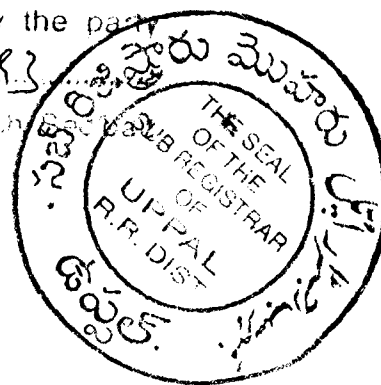
has been levied in respect of this instrument
 from Sri. Anand S. Mahtra
 on the basis of the agreed Market Value
 consideration of Rs. 200000/- being
 higher than the consideration agreed Market
 Value.

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

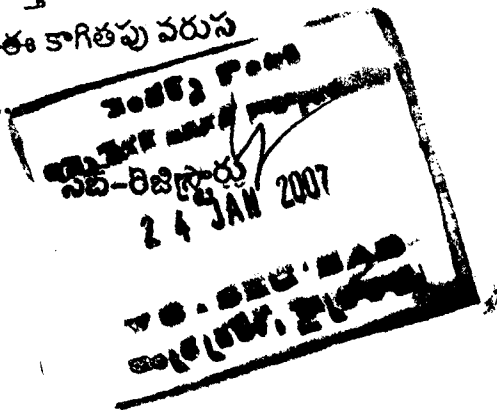
Registration Endorsement

An amount of Rs. 17900/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Chalan Receipt Number 10863
 Dated 27/1/07 at S.B.H. Habsiguda Branch

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

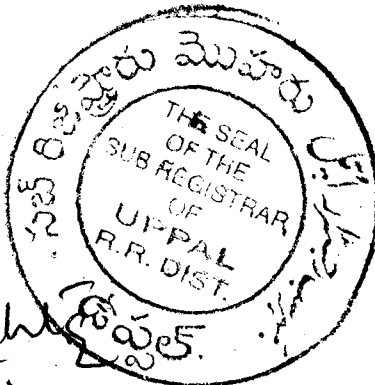


వ పుస్తకము...వం||
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...ఈ కాగితపు వరుస
 సంఖ్య...



2007 వ సం||...నెల...27...తది
 192 వ.శ.శా...మాసము...7...తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ Anand S. Mehta
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ|| 1000...చెల్లించినారు
 Receipt No. 109693 Dt. 27/1/07
 SBH, Habsiguda Branch, Sec'bad



Anand S. Mehta

శాసన మంత్రి కార్యదర్శి
 ఎడమ ప్రతిబింబం

Anand S. Mehta

S/o Suresh U. Mehta
 Occupation: Business

R/o. Plot No. 21, Bapubagh Colony
 P. G. Road, Sec'bad.



నిరూపించినది.

1) [Signature]

R/o. YADAGIRI REDDY S/o. YADAGIRI REDDY OCC. BUSINESS
 R/o. Plot No. 101, SRI SAI APTS, NAGOLE, HYD

2) R/o. Niran A. Ramulu OCC. PVT. SERVICE R/o UPPAL R.R. DIST

2007 వ. సం||...నెల...27...తది

192 వ.శ.శా...మాసం...7...తేది. సబ్-రిజిస్ట్రారు

[Signature]