

C. 1328

1325/07

Ac no 1255



SCANNED

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 1328 Date 25/01/2006

Name D. Meera Kumari

Mo-D/o W/o D. S. Mehta

for what 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 27<sup>th</sup> day of January 2006 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.

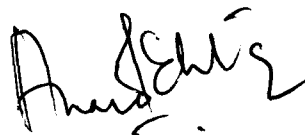
Anand Mehta

WHEREAS:

- A) The VENDOR is the sole and absolute owner and possessor of open plot no. 264 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. 7811/2006, dated 24<sup>th</sup> 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. 264 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 plot No. 264, 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.



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. 10969, dated 27.01.2007, drawn on SBH, Habsiguda branch, Hyderabad.

*Anand Ehts*

SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF OPEN PLOT bearing no. 264, 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. 263: H. No. 2-3-2/263)

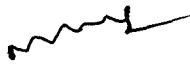
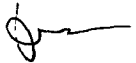
SOUTH BY : Plot No. 265 (or) H. No. 2-3-2/265

EAST BY : Land belonging to Purchaser in Sy. No. 291 (Plot No. 246)


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

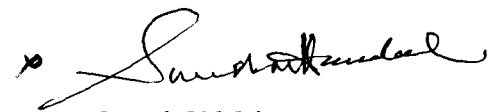
IN WITNESS WHEREOF this Sale Deed is made and executed on this 27<sup>th</sup> day of January 2007 by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

  
ANAND S. MEHTA  
VENDOR

  
Sohām Modi

  
Suresh U Mehta  
PURCHASER

**REGISTRATION PLAN SHOWING**

PLOT NO. 264 – FORMING A PART

**IN SURVEY 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:**

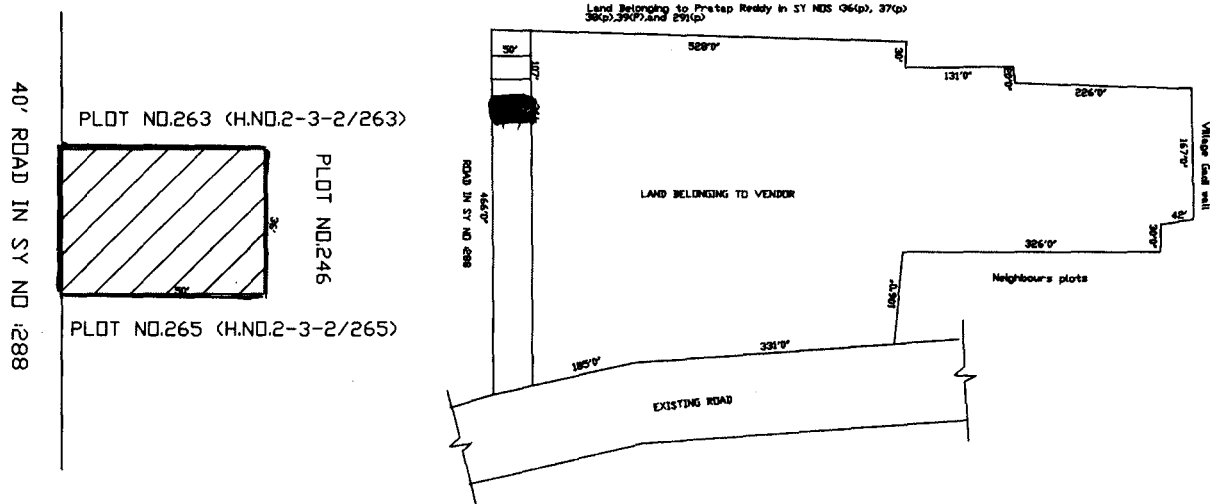
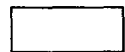
200

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

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



**EXCL:**



**WITNESSES:**

1.

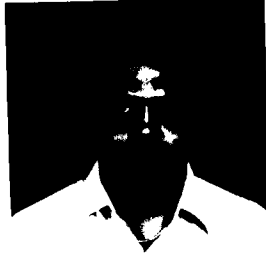
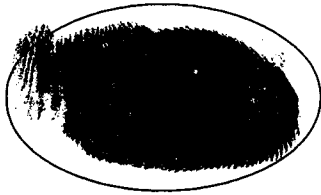
2.

**SIG. OF THE VENDOR**

**SIG. OF THE BUYER**

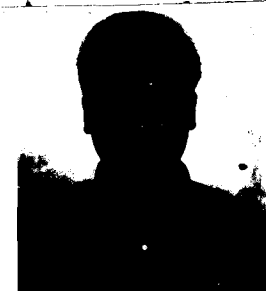
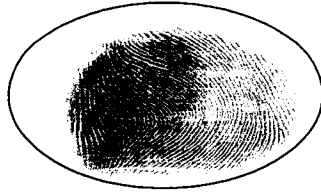
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

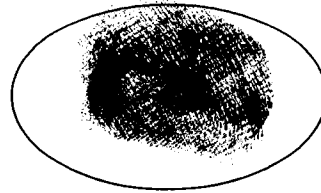
MR. ANAND S. MEHTA  
S/O. MR. SURESH U. MEHTA  
R/O. PLOT NO. 21  
BAPU BAGH COLONY  
P. G. ROAD, SECUNDERABAD – 500 003.



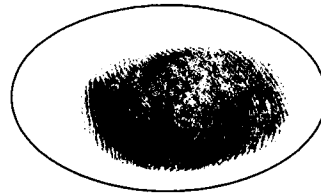
PURCHASER:

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

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.



REPRESENTATIVE:

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 लेखा संख्या

PERMANENT ACCOUNT NUMBER



**ACQPM3840C**  
**SURESH UTTAMLAL MEHIA**

जन्म तिथि / DATE OF BIRTH

13-06-1977

हस्ताक्षर / SIGNATURE

सूचना अधिकारी, आयकर विभाग, आंध्र प्रदेश

Commissioner of Income-tax, Andhra Pradesh



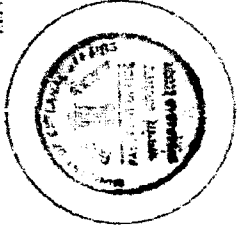
ये प्रमाण पत्र केवल भारत के नागरिकों के लिए ही है, जो भारत में निवास करने के लिए भारत की सरकार से अनुमति प्राप्त कर चुके हों।

THIS IS NOT TO BE REQUESTED AND ACQUIRED IN THE NAME OF THE PARADOX OF THE REPUBLIC OF INDIA. ALL THOSE WHOSE NAMES MAY BE CONCERNED TO ALL OF THE NEAREST TO PARAPHRASE WITHOUT LET OR INSURANCE AND TO APPROVE HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

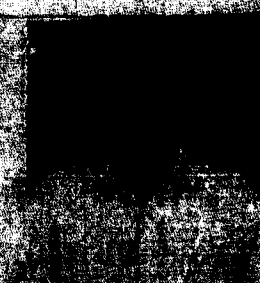
BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

*(Signature)*  
H. D. D. D. A.  
प. न. न. न. न.

राष्ट्रीय प्रमाणपत्र कार्यालय, हैदराबाद,  
Passport Office, Hyderabad.



भारत गणराज्य REPUBLIC OF INDIA



Country Code: IND  
Passport No.: B2791005  
Name: MODI  
Soham Satish (Soham, Marathi)  
Nationality: INDIAN  
Sex: male  
Date of Birth: 18-10-1969  
Place of Birth: (ms)  
9-10-2000 8-10-2010

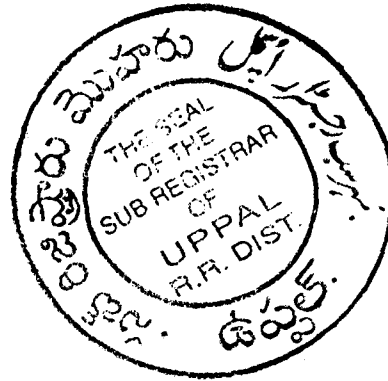
*(Signature)*  
PERMANENT ACCOUNT NUMBER  
ABNPM6725H  
NAME: SOHAM SATISH MODI  
NAME OF FATHER: SATISH MANILAL MODI  
DATE OF BIRTH: 18-10-1969  
Chief Commissioner of Income-tax, Andhra Pradesh



1వ పుస్తకము.....నంబర్

ధస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

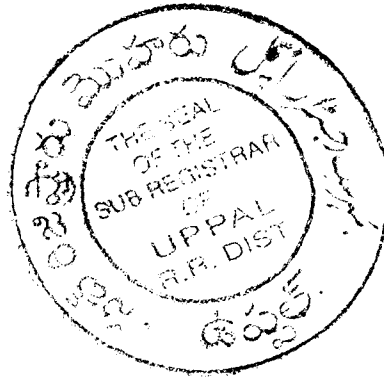
సబ్-రిజిస్ట్రార్


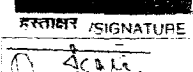


132560  
జనాభా కమిషన్  
జనాభా మొత్తం కాగితముల

అం. 8... ఈ కాగితపు పరుస

సంఖ్య: .....  
సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACQPM3840C	
नाम / NAME	ANAND SURESH MEHTA	
पिता का नाम / FATHER'S NAME	SURESH UTTAMLAL MEHTA	
जन्म तिथि / DATE OF BIRTH	13-06-1977	
हस्ताक्षर / SIGNATURE		

Joint Commissioner of Income-tax, Andhra Pradesh

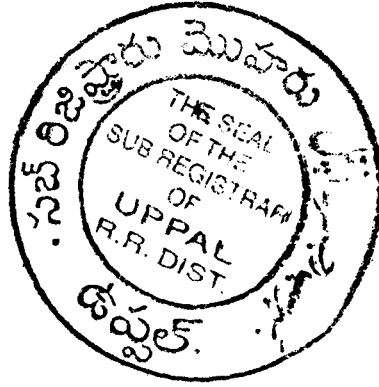
1 వ.పుస్తకము. 1325/107

దత్తాత్రేయ మొత్తం కాగితముల

సంఖ్య. 1000 ఈ కాగితపు వరుస

సంఖ్య. 1000

పబ్-రిజిస్ట్రార్



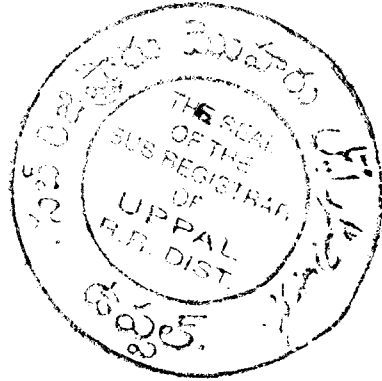
1 వ పుస్తకము. 132 క్లోట్

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 8... ఈ కాగితపు పయస

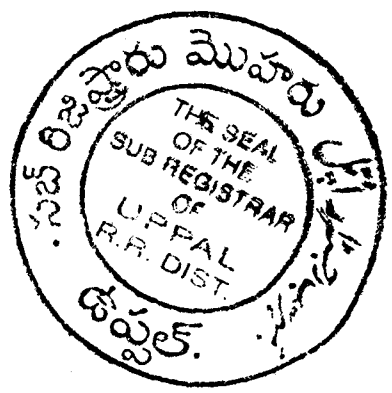
సంఖ్య... 5.....

సబ్-రిజిస్ట్రార్.



1వ పుస్తకము 1325 నెంబ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య 100 ఈ కాగితపు వరుస  
సంఖ్య 100

సబ్-రిజిస్ట్రార్

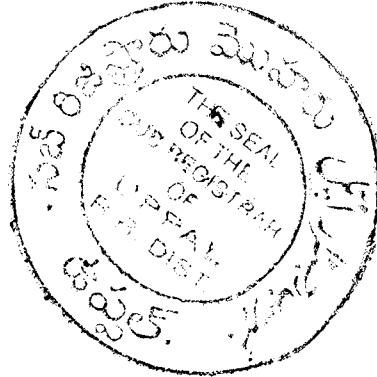


1 వ పుస్తకము 1325/07  
గవ్వవేజుల మొత్తం కాగితముల  
సంఖ్య. 8.....ఈ కాగితపు వరుస  
సంఖ్య 3.....

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు. 1325/07  
సంబంధంగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గురింపు సంఖ్య 1325...1-200 ) ఇవ్వడమైన  
200 ) సంఖ్య నమోదు చేసిన 27.....తేదీ

రిజిస్ట్రారు ఆదేశం



1వ పుస్తకము/225 నంబరు  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య...1...ఈ కాగితపు వరుస  
 సంఖ్య...2.....

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 1 of 1956  
 No. 1325 of 2007 Date 27/1/07

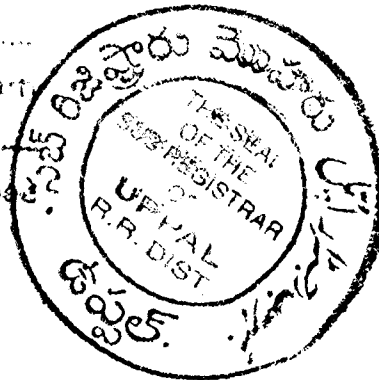
I hereby certify that the proper deficit  
 stamp duty of Rs. 17900/- Rupees Seventeen -  
thousand nine hundred only  
 has been levied in respect of this instrument  
 from Sri. Award S. Mehta  
 on the basis of the agreed Market Value  
 consideration of Rs. 200000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 Dated 27/1/07  
 Sub Registrar  
 and Collector U/S. 41&4  
 INDIAN STAMP ACT

Registration Endorsement

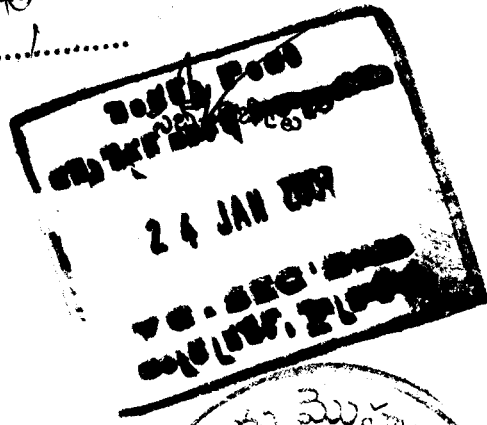
An amount of Rs. 17900/- towards Stamp Duty  
 including Transfer duty and Rs. 1000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 109681  
 Dated 27/1/07 at S.B.H. Habsiguda Branch, Sec 2

S.B.H. Habsiguda  
 Dist No. 01700050722  
 S.R.O. Uppal

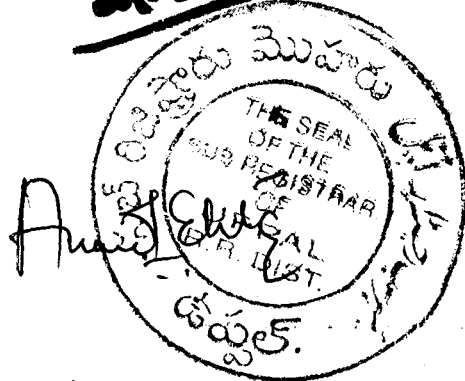


వ పుస్తకము 132510 వంపు  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 1 ఈ కాగితపు వరుస  
 సంఖ్య 1

200 వ సం. 27 నెల 27 తేది  
 192 వ.శ.శా.చి.మా.సం. 7 తేది  
 పగలు మరయు గంటల మధ్య  
 ఆఫీస్ సవ-రిజిస్ట్రారు ఆఫీసులో



శ్రీ. Anand S. Mehta  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ॥ 1000 చెల్లించినారు.

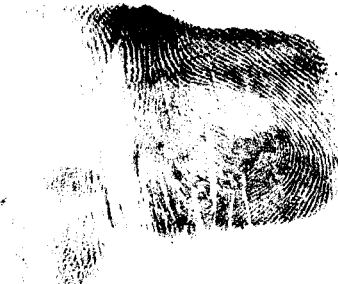


Receipt No. 109681 Dt. 27/1/2011  
 93H, Habisiguda Branch, Sec'bad

శ్రీ గో విజయలక్ష్మి బహుకృష్టి  
 ఎడమ వ్రాతసప్రలు

Anand S. Mehta

S/o Suresh U. Mehta  
 Occupation : BUSINESS No. 14/10/21  
 Begunbagh colony, P.G. Road, Sec'bad



విరూపించినది.

1) [Signature]

KIRAN REDDY S/o YADAGANI REDDY OCC. BUSINESS  
 No. FLAG No. 101. SRI SAI APTS. NAGOLE  
 HYDERABAD.

2) [Signature] Kiran K. Ramulu OCC. Govt. Service Bto Uppul R. R. Dinar

200 వ. సం. 27 నెల 27 తేది  
 192 వ.శ.శా.చి.మా.సం. 7 తేది.

[Signature]