

205  
C.S.No. 12485 DOCT No. 12448/05  
12792  
200

भारतीय गैर न्यायिक

एक सौ रुपये

₹. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

500049 10/08/2006  
No. Date  
Name Ch. Ramesh  
S/o. D/o. Mehta & Modi Homes  
For Whom

B 312255

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2004  
City Civil Court,  
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 24<sup>th</sup> day of August, 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered 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 Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

1. MR. SAMIR KALIA, SON OF MR. S. K. KALIA, aged about 39 years,
2. MRS. RUCHI KALIA, WIFE OF MR. SAMIR KALIA, aged about 36 years,  
Both residing at M 31, Greater Kailash, New Delhi - 48,, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner



**WHEREAS:**

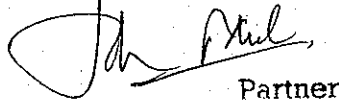
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 1/2 Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 1/2 Gts.

All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

1 వ పుస్తకము. 12.5% సరి  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య..... 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act No. 18 of 1944  
 No. 1211 of 200. (Date) 24/8/16

I hereby certify that the proper deficit  
 stamp duty of Rs. 11600/- Rupees eleven  
 thousand six hundred Rupees only  
 has been levied in respect of this instrument  
 from Sri. M. S. Chama Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 36000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 24/8/16  
 Sub Registrar  
 and Collector U/S 41 & 44  
 INDIAN STAMP ACT

**Registration Endorsement**

An amount of Rs. 21140/- Towards Stamp Duty  
 Including Transfer duty and Rs. 1180/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 10291/-  
 Dated 24/8/16 at SBH Habsiguda Branch, Sec'bad.

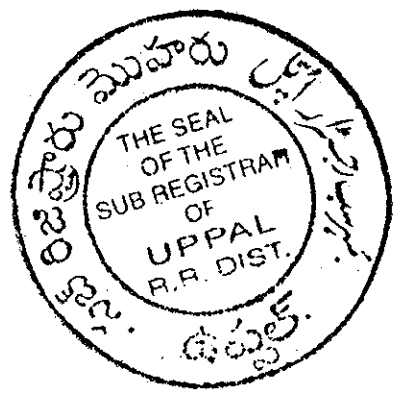
NOTE: D.S.D. Rs. 9540/- & D.R.F. Rs. - Total  
 Rs. 9540/- has been collected as  
 agreed M.V of Rs. 236000/- Dt. 24/8/16

SUB-REGISTRAR

S.B.H. Habsiguda  
 A/c No. 01000050780  
 S.R.O. Uppal.

NOTE: Construction Agreement filed  
 along with this sale deed for  
 Rs. 564000/- and Stamp duty  
 Paid Rs. 9640/- Dt. 24/8/16.

SUB REGISTRAR

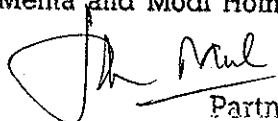


- E) The Vendee is desirous of purchasing a plot of land bearing no. 205, admeasuring 236 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of **Rs. 2,36,000/- (Rupees Two Lakhs Thirty Six Thousand Only)** and the Vendor is desirous of selling the same on the following terms and conditions:

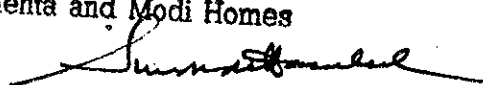
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

- a. The Vendor do hereby convey, transfer and sell the Plot No. 205, admeasuring 236 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of **Rs. 2,36,000/- (Rupees Two Lakhs Thirty Six Thousand Only)**. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot 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 any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 22,420/- is paid by way of challan no. 102915, dated 24.8.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

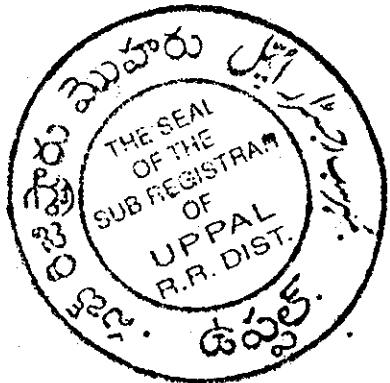


1 వ పుస్తకము. 2-5-58. సం. 1  
 దస్తావేజుల మొత్తం కాగితములు  
 సంఖ్య... 1.... ఈ కాగితపు వరుస  
 సంఖ్య... 3.....

*[Handwritten signature]*  
 పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం. (కా.క) పు... 1-2-58  
 నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు నింబరు... 1-2-58 1-20 రు ఇవ్వడమైన  
 200 సం. 1-2-58 నెల... 20... రు

*[Handwritten signature]*  
 రిజిస్ట్రారు



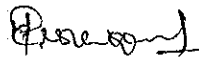
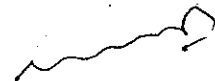
**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 205, admeasuring about 236 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:


North : Plot No. 204  
South : 40' wide road  
East : 40' wide road  
West : Plot No. 206

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

**WITNESS:**

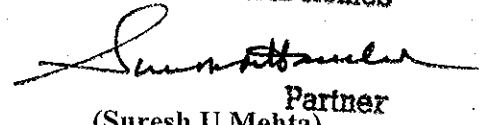
1.   
(K. P. Reddy)
2.   
(KRISHNA RAO)

**For Mehta and Modi Homes**

  
Partner

(Soham Modi)

**For Mehta and Modi Homes**

  
Partner

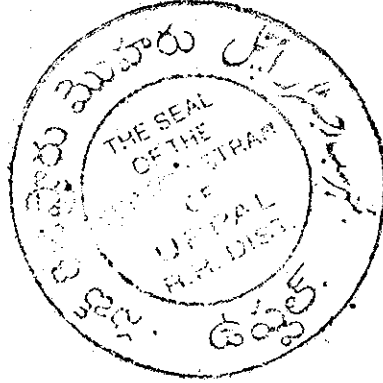
(Suresh U Mehta)

**VENDOR**

  
**VENDEE**

1 వ పుస్తకము 1244/6 నెంబర్  
రస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య... 4.....

పబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

PLOT NO. 205, FORMING A PART

**IN SURVEY NOS.** 291

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

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

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

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

**VENDEE:** MR. SAMIR KALIA, SON OF MR. S. K. KALIA

MRS. RUCHI KALIA, WIFE OF MR. SAMIR KALIA

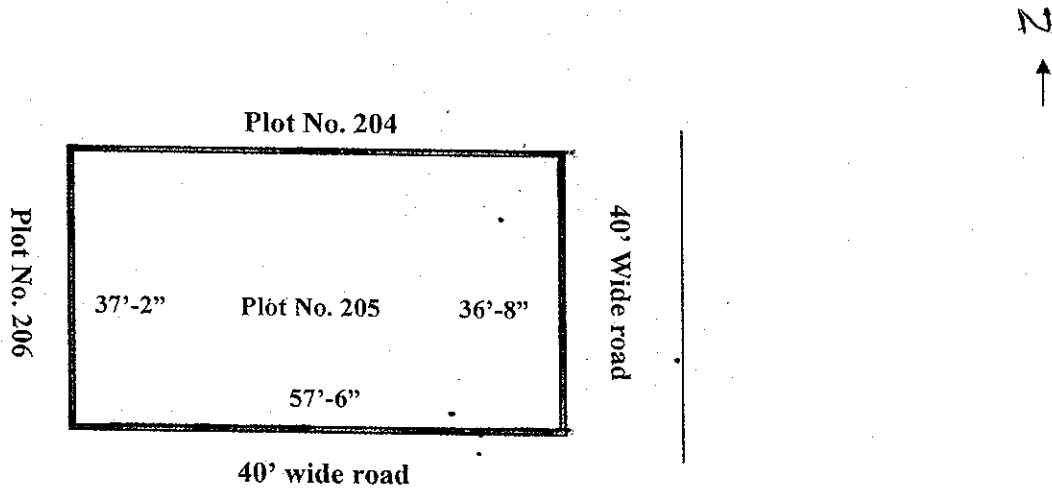
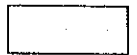
**REFERENCE:**  
**AREA:** 236

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

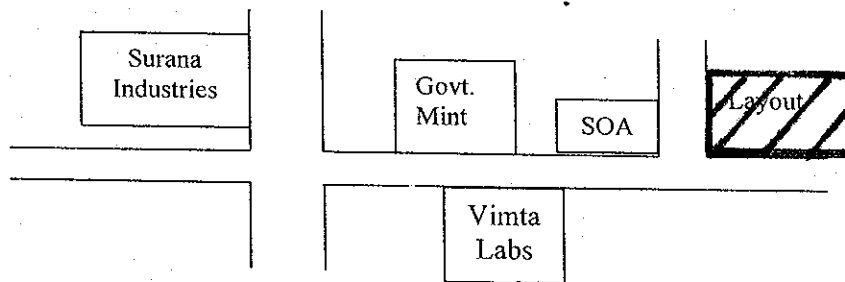
**INCL:**  
**SQ. MTRS.**



**EXCL:**



**LOCATION PLAN**



**For Mehta and Modi Homes**

*[Signature]*  
Partner

**For Mehta and Modi Homes**

*[Signature]*  
Partner


**SIG. OF THE VENDOR**

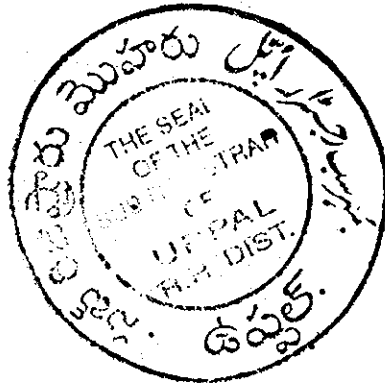
*[Signature]*  
**SIG. OF THE VENDEE**

**WITNESSES:**



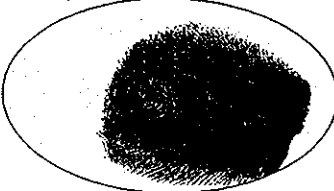

- [Signature]*
- [Signature]*

1 వ పుస్తకము. / 2447 సం॥  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... కే... ఈ కాగితపు వరుస  
సంఖ్య... క...

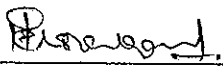
  
~~సబ్ రిజిస్ట్రారు~~




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

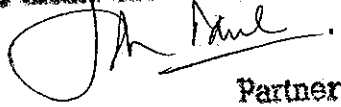
<u>SL. NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><b><u>VENDOR:</u></b></p> <p><b>M/S. MEHTA &amp; MODI HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, 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 MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p>

SIGNATURE OF WITNESSES:

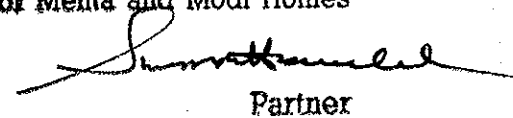
1. 

2. 

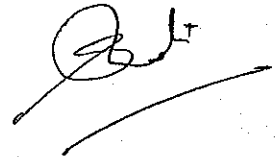
**For Mehta and Modi Homes**

  
Partner

**For Mehta and Modi Homes**

  
Partner

**SIGNATURE OF THE EXECUTANT'S**



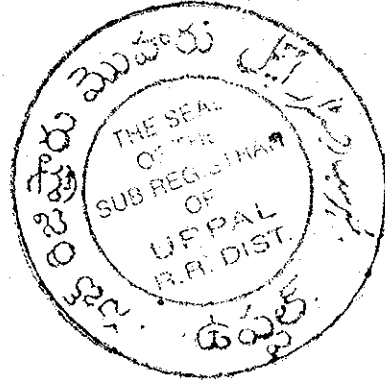
1వ పుస్తకము. 12448/06 సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య...6

*[Handwritten Signature]*  
పేజీ-82



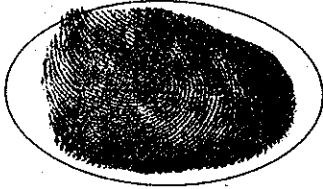
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE  
PHOTOGRAPH

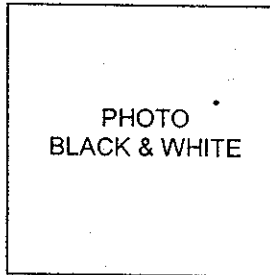
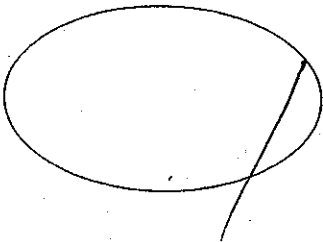
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



MR. SAMIR KALIA  
G-8A/6, DLF PHASE 1,  
GURGAON  
HARYANA



MRS. RMCHI KALIA  
G-8A/6, DLF PHASE-1,  
GURGAON,  
HARYANA



/

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

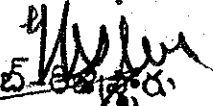
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Samir Kalia 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)

1వ పుస్తకము, 2వ పుస్తకము  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...చే...ఈ కాగితపు వరుస  
సంఖ్య...చే.....

  
సబ్-రెజిస్ట్రార్

