ఆంధ్రశ్రవేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

O BA

E 114994

06/12/2006 Lock-D. Phani Kymar O. N. murthy mental moditioners

K. SKINIVAS 5,V.L. No. 26/98, R.No. 39/200-City Civil Court, SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 2 day of December 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-18/3&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. Mig. JANDHYALA VENKATA DAKSHINA MURTHY, SON OF MR. J. L. KANTA RAO, aged about 53 years, residing at 401, Gayathri Apartments, 1-1-538, Annex to Balaji Towers, Gandhinagar, Hyderabad – 500 080, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in integest, assignee, etc).

For Mehta and Modi Homes

Parinar

For Mehta and Modi Homes

Partner

James Bares

ా ప్రాస్త్రకముశ్రం కాగితముఖ దస్తావేజాల మొత్తం కాగితముఖ సంఖ్య......ఈ కాగితప్ప వైద్యుస్త సంఖ్య...........

శ్రీ గా 18 అంటు 180 లే ని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్భంచవలసేన పోటోగాపులు మరియు పేలీముడ్రలతో సహదాఖలుచేసి రుసుము రూగు 1441 మేల్లించినారు.

Receipt No. 19.8016 Dt. 2111 Jide SBH, Habsiguda Branch, Sec'bad

THE SEAL OF THE SUB REGISTRAR OF UPPAL PR.R. DIST.

భాళీ యిల్ఫినట్లు ఒప్పుకొన్నడు ఎడపం డ్రకొటన(పేలు

Asaton So. J. P. Reddy oc: selvice CO) I.N-187 / 3 & V, 2rd floor, Solvan marrier. M. G. Rodd, sec'sod, through attested GRA for Presentation of Documents, vide occ. No. 201 2KW/06 at SEO, UPPal.

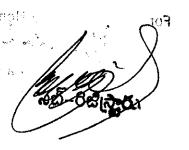


Barro Creek

O J.L. Aunapuna Wo J. V. Delcehina Murty, 1-1-538. Gayathin Apartments, flat #401 j Gandhinagar, Hyd.

@ P. Mahalaz w Drei 40. P. Golda Konshva, Ro. H. No. 13trs 3330, ordinance fectory 1 Meddymailanan Medak DIST.

2006.3. NoII. Artie 3 - 302.2 する
192.5 3. マ.ギ. シーン カアン カアン ある。



## 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.	Sale Deed	Dated	Extent of		
No.	Doc. No.		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 ½ Gts.		
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.		
16.	6495/2005	07/07/2005	Ac. 1-22 ½ 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.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

**Partner** 

Edwors, ment Under Section 42 of Act fl of 184
No. 20258 of 200 Date 22/12/06
hereby certify that the L
stamp duty of Ro25820 Rupces Dudenty Leve to
eget hadred the mol
has been levised in the thy on
has been levied in respect of this instrument from Sri K. P. Lad
an the haring of the
on the basis of the agreed Marker Value
consideration of Rs. DE POODbeing
higher than the consideration agreed Market
\$.R.O. Uppal
mad 20 10 synd Collector 1/8 41.84
ONDIAN STAMP ACT
Registration Endorsement
An amount of Rs. 55460 Towards Stamp Duty
Including Transfer de la
Including Transfer duty and Rs. 1640
through Challen D. through Challen D.
Dated 21/12/30SBITHabsinuts Provide
Dated 21/12/doSBH Habsiguda Branch, Security 300 기
A/c No. 01000056700 (を) (コママの音楽学) (を) (コママの音楽学) (な) (コママの音楽学) (コママの音楽学) (コママの音楽学) (コママの音楽学) (コママの音楽学) (コママアの音楽学) (コママアの音楽学) (コママアの音楽学) (コママアの音楽学) (コママアの音楽学) (コマアの音楽学) (コアの音楽学) (コアの音学) (コアの音楽学) (コアの音楽学) (コアの音楽学) (コアの音楽学) (コアの音楽学) (コアの音楽学) (コアの音楽学) (コアの音学) (コアの音楽学) (コアの音楽学) (コアの音学) (
NOTE: Construction Agreement filed
along with this vale deed for
Rs 1886000 and Stamp duty
Paid Rs 1868 Dt 2 2/12/06.
1 alu 1/3 1089 DI
huiro X
CITA MENON CARLYD

. 45

- 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 15.02.06.
- E) The Vendee is desirous of purchasing a plot of land bearing no.247 admeasuring 288 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,88,000/- (Rupees Two Lakhs Eighty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

## NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 247 admeasuring 288 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.2,88,000/- (Rupees Two Lakhs Eighty Eight Thousand Only)
- 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. 61.000/7 is paid by way of challan No. 6-108018 dated 21.12.06 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

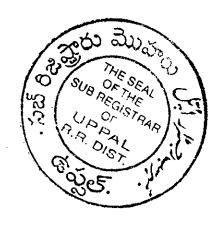
Partner

For Mehta and Modi Homes

Partner

I వ పుస్తకము2.4?న్ స్ట్రంగాలు దస్తావేజుల మొత్తం కాగితముల సంఖ్య....నే....ఈ కాగితపు వరుస సంఖ్య....నే....

1 2 3) 35 5 30 10 ( 47. 8) 30 2 0 2 15 0 1 20 0 10 20



## **SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 247 admeasuring about 288 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. 246

South

Plot No. 248

East

40' wide road

West

Plot No. 265

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: For Mehtaland Modi Homes

WITNESS:

1. J-L. Amapuna 2. P. Mahalasai Dui

(Soham Modi) VENDOR

For Mehta and Modi Homes

(Suresh U Mehta)

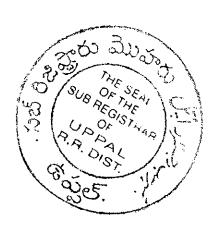
**Partner** 

Partner

VENDOR

VENDEE

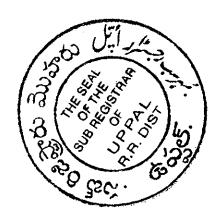
1 3 స్ప్రోకము 2025 ( ) 10 17 దిస్తానేజుల మొత్తం కాగితముల సంఖ్య... 7 ... ఈ కాగితపు పరు : పంఖ్య... 4



14/df

RFAISTRATIO		SHOWING	PLOT NO. 247, FO	RMING A PART						
IN SURVEY N	<b>0.</b> 291					Situate	ed ar			
···	CHERL	APALLY VILL	AGE, GHATK	ESAR						
VENDOR:	M/S. MEI	HTA & MODI I	HOMES REPRESENTE	D BY ITS PARTNE			DIOL			
			SON OF SRI SATISH M				<del></del>			
			HTA, SON OF LATE S		HTA					
BUYER:	MR. JANDHYALA VENKATA DAKSHINA MURTY, SON OF MR. J. L. KANTA RAO									
REFERENCE: AREA:	288	SCALE: SQ. YDS.	INCL: SQ. MTRS,		EXCL:					
			Plot No. 246			N				
			72'-1"							
	Plot No. 265	36'-0" Plot No.	Plot No. 247	40' wide road						
				road						
			Plot No. 248	**************************************						
							<u>.</u> .			
WITNESSES:			For Mehta an	d Modi Homes	For Meht	a and Mod	Hon Las			
WITHEOULS.			$\bigcirc$	Partner	She	green	Part			
1.J-L. Av	noph	na			SIG.	OF THE VEN	IDOR			
_	. 0		^.		Anused	test win	- 1			
2. P. Ma	halos	ni Dei	i e			. OF THE BU	JYER			

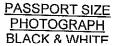
.



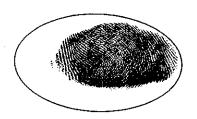
## PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)



**NAME & PERMANENT** POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

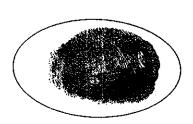




**VENDOR:** 

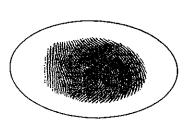
M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.

1. MR. SOHAM MODI S/O. MR. SATISH MODI





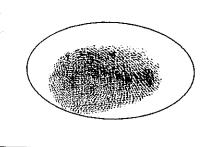
2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.





**GPA FOR PRESENTING DOCUMENTS:** 

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA\_REDDY (O). 5-4-187/3 & 4, 3RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 003.





**BUYER:** 

MR. JANDHYALA VENKATA DAKSHINA MURTHY S/O. MR. J. L. KANTA RAO R/O. 401, GAYATHRI APARTMENTS 1-1-538, ANNEX TO BALAJI TOWERS **GANDHINAGAR** HYDERABAD - 500 080.

1. J.L. Amopuna 2. P. Mahalasni Den

For Mehtaland Modi Homes

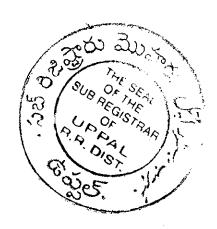
**Partner** 

For Mehta and Modi Homes

SIGNATURE OF EXECUTANTS

Auchim lust

ప్రవ్యేకి జిస్టారు



×



इसके दुशार, मारत गणराज्य के राष्ट्रपति के तम्प पर, उन सब से जिपका इस बात से सरोकार हो, यह प्रार्थना एवं अभेला की जाती है कि वे वहक को बिना रोक-टोक, आज़री से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान को जिसकी उसे आवश्यकता हो।

PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCENT OF ALLS THE BEACHS TO PASSTREELY WITHOUT LET OR, HEN ENDEANCE, AND THO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY SYAND IN NEED. These are to request and require in the name of the

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA Attaché (Cons & Lab) Embassy of India Doha (Gatar)



राब्द्रीय कोड़ /Country Code IND Z 1405298

नतिथि /Date of Birth

20 DEC 1952

I న పుస్తకముడినిడుడ్డేస్తాంకొన్నే దస్తావేజుల మొత్తం కాగితముల సంఖ్య....నే....ఈ కాగితపు పరుస సంఖ్య....నే.....

ప్డ్-రిజిస్ట్రార<sup>్</sup>

