

S No. 2460

DOCT. No. 7440

Amam. 7655

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

CANPED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 352998

26/06/2007
mahender
mallesh
mehta & modi Homes

K. Srinivas
SVL No. 26/98, S. No. 11/2007
City Civil Court
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 16th day of June 2007 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered 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 Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and Sri Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

M/S. BALAJI CROP CARE PVT. LTD., a company incorporated under the companies act 1956 having its office at 6-3-67/A, Plot No. 5, Surya Complex, Durganagar Colony, Punjagutta, Hyderabad, represented by its Manging Director Mr. R. L. Narayana, son of Mr. R. P. Rama Rao, aged about 47 years, Occupation: Business, 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

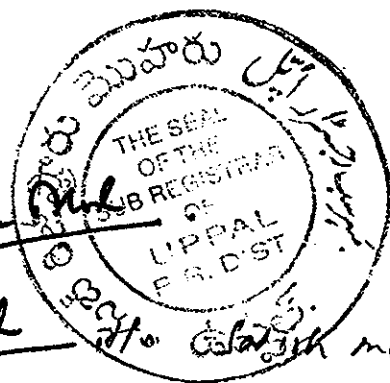
వ పుస్తకము.....నంబు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

16 APR 2011

2007 వ సం||.....నెల.....తేది
 1927 వ.శ.శా.....మాసము.....తేది
 గలు.....మరియు.....గంటల మధ్య
 కపుర్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

Soham Meedi
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాబ్లికేషన్లు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 సుము రూ||.....చెల్పించారు.
 Receipt No. 130705 Dt. 18/6/11 Vide
 BH, Mahsiguda Branch, Sec'bad



సీ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవేలు



Ho. 5-4-183/34, 2nd floor, Soham mansion,
 M.H. Road, Sec'bad - 03.

Sunmath Kavelal Ho. Late Uttam Lal Mehta
 ou: Business Ho. 5-4-183/34, 2nd floor,
 Soham mansion, M.H. Road, Sec'bad

సాపించినది.

[Signature]

P. Raghunam Ho. P. Taraiyah ou: Business
 No. 12-1-87, Lalapet, Sec'bad - 17.

[Signature]

J. Pradeep Ho. J. Dharmraj ou: Business
 No. 1-10-263, New Banjara, Sec'bad.

2007 వ సం||.....నెల.....తేది
 1927 వ.శ.శా.....మాసము.....తేది

సబ్-రిజిస్ట్రారు

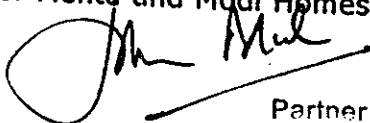
WHEREAS:

- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 200 Sq. yards, forming a part in Survey No. 291, situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, by virtue of registered sale deed document no. 1326/07 dated 27.01.2007, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District, hereafter referred to as the Scheduled Land.
- 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
- D) The said Sri P. Sanjeeva Reddy along with his Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud, S/o. Rajaiah have sold about 600 sq. yds., of land to the Vendor, vide registered sale deed document no. 6508/2005 dated 07/07/2005, registered at the Sub-Registrar, Uppal, R. R. District. The Vendor in turn sold about 200 sq. yds., being the Scheduled Land out of the 600 sq. yds., to Mr. Sudhir U. Mehta S/o. Mr. Late Uttamlal U. Mehta, vide sale deed document no. 7810/06 dated 24.05.2006, registered with the SRO, Uppal, R. R. District. The Vendor has re-purchased the Scheduled Land from Mr. Sudhir U. Mehta S/o. Mr. Late Uttamlal U. Mehta by virtue of registered sale deed document no. 1326/07 dated 27.01.2007, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District.
- E) The Vendor is desirous of developing the Scheduled Land by constructing an independent bungalow thereon and has obtained a sanction for construction vide proceeding no. BA/G1/75/2006-2007 dated 27.09.2006 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- F) The Vendee is desirous of purchasing a plot of land bearing no. 263, admeasuring 200 sq. yds. hereinafter referred to as the Scheduled Land for a consideration of Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

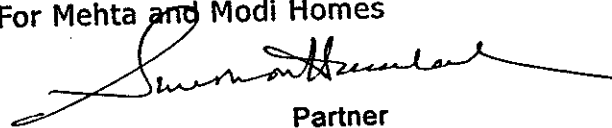
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 263, admeasuring 200 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 land 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. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 440 నెంబర్
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 1 ఈ కాగితపు వరుస
 సంఖ్య 2
 సబ్-రిజిస్ట్రారా

Endorsement Under Section 42 of Act 17 of 1897
 No. 7440 of 2007 Date 18/6/07

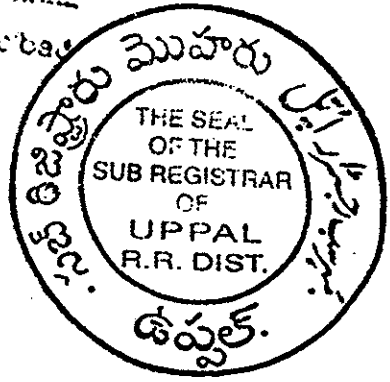
I hereby certify that the proper deficit
 stamp duty of Rs. 21500/- Rupees Twentyone
 thousand five hundred only
 has been levied in respect of this instrument
 from Sri. Soham Mohan
 on the basis of the agreed Market Value
 consideration of Rs. 26000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 18/6/07
 Sub Registrar
 and Collector U/S. 41&4
 INDIAN STAMP ACT

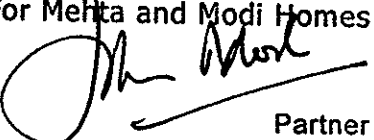
Registration Endorsement


An amount of Rs. 21500/- towards Stamp Duty
 including Transfer duty and Rs. 1200/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 130705
 dated 18/6/07 at Sri. Habsiguda Branch, Secbad

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



2. The Vendor hereby covenant that Scheduled Land is the absolute property belonging to it by virtue of registered sale deed referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Land.
3. The Vendor further covenant that the Schedule Land 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 Land 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 Land, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Land 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 Land 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 Land 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. 22,500/- is paid by way of challan no. 130705, dated 16.06.07, drawn on SBH, Habsiguda Branch, Hyderabad.


For Mehta and Modi Homes

Partner

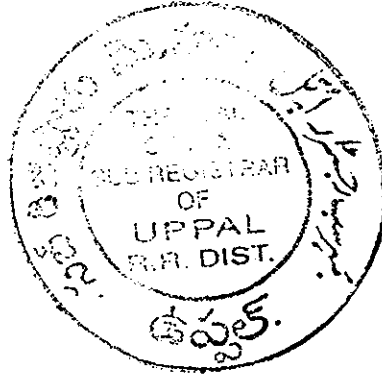
For Mehta and Modi Homes

Partner

1 వ పుస్తకము క్ర. సం. 102
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9.....ఈ కాగితపు వరుస
సంఖ్య 2.....

2
షబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు..... 744067
నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు..... 744067..... 1-2007 ఇవ్వడమైన
2007 సం॥ జూన్..... నెల..... 18..... తేదీ


రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 263, admeasuring about 200 sq. yds., forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto bounded on:

North	Plot No. 262
South	Plot No. 264
East	Plot No. 245
West	40' Existing Road

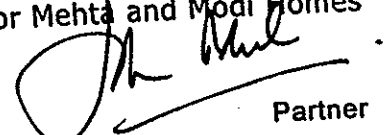
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

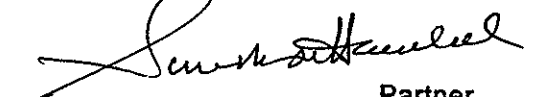
1. 

2. 

For Mehta and Modi Homes


Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes


Partner
(Suresh U. Mehta)

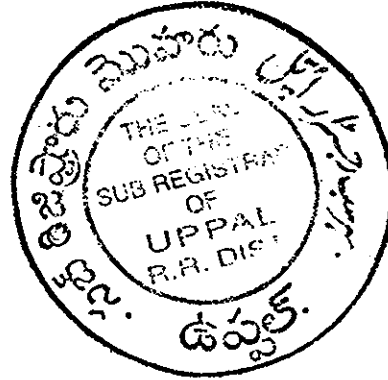
VENDOR
For BALAJI CROP CARE PVT.LTD.


Managing Director
VENDEE

1వ పుస్తకము. 4.4.2.12
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 1. ఈ కాగితపు వరుస
సంఖ్య. 6

1

సబ్-రిజిస్ట్రారా



REGISTRATION PLAN SHOWING

PLOT NO. 263, FORMING A PART

IN SURVEY NO. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: 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

BUYER: M/S. BALAJI CROP CARE PVT. LTD., REPRESENTED BY ITS MANGING DIRECTOR

MR. R. L. NARAYANA, SON OF MR. R. P. RAMA RAO

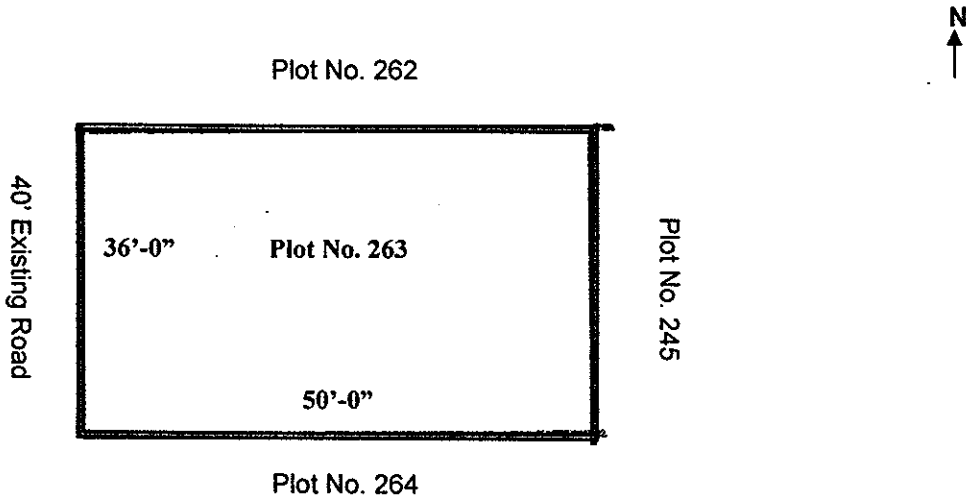
REFERENCE:
AREA: 200

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

WITNESSES:

1. *[Signature]*

2. *[Signature]*

SIG. OF THE VENDOR

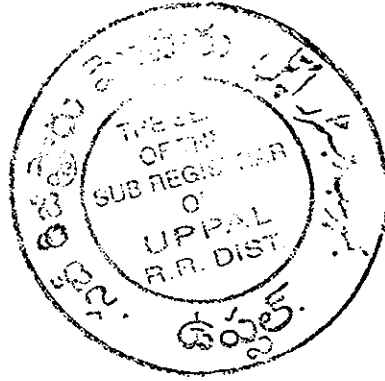
For BALAJI CROP CARE PVT.LTD.

[Signature]
Managing Director

SIG. OF THE BUYER

1 వ పుస్తకము. 44.00. 1000.
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 1000. ఈ కాగితపు వరుస
సంఖ్య. 1000.


పే. కె. శర్మ



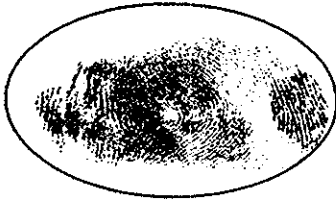
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



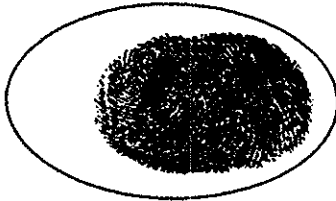
VENDOR:

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 MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



BUYER:

M/S. BALAJI CROP CARE PVT. LTD.,
HAVING ITS OFFICE AT 6-3-67#A
PLOT NO. 5, SURYA COMPLEX
DURGANAGAR COLONY
PUNJAGUTTA
HYDERABAD.
REPRESENTED BY ITS MANGING DIRECTOR
MR. R. L. NARAYANA
S/O. MR. R. P. RAMA RAO

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

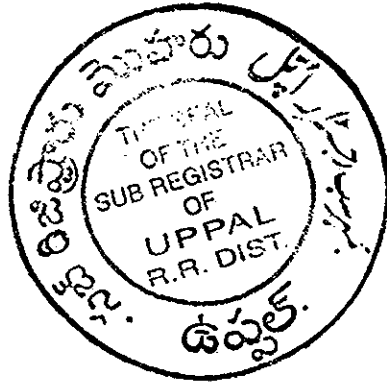
For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS
For BALAJI CROP CARE PVT.LTD.

Managing Director

1 వ పుస్తకమొక్కది...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...


సర్...



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
 PRABHAKAR REDDY K
 K PADAM REDDY
 23 64/18724
 JAISWOL GARDEN
 AMBERPET
 HYDRABAD

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At this time, it is noted that the...
 The Director of Social...

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PERMANENT ACCOUNT NUMBER
 ABMPM6725H
 SIGHAM SATISH MODI
 SIGHAM SATISH MODI
 10-10-1963

भारत गणराज्य REPUBLIC OF INDIA
 IND B 2791005
 MODI
 SOHAM SATISH MODI
 INDIAN
 MUMBAI
 PO HYDERABAD
 9-10-2000

For Mehta and Modi Homes

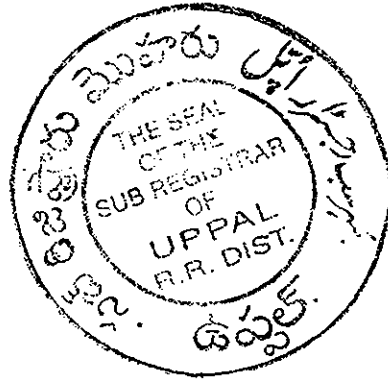
Signature
 Partner

For Mehta and Modi Homes

Signature
 Partner

1వ పుస్తకము.....నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....


సబ్-రిజిస్ట్రారు



EM No- 263

**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

**DRIVING LICENCE
DLDAPO09175792004**



**NARAYANA RAO
R P RAO
H. NO. 6
SURYA CHANDRA COLONY
PUNJAGUTYA HYDERABAD.**



Signature _____
Issued on: 16/07/2004

DUPLICATE

Licencing Authority
RTA-HYDERABAD-C2

<u>049231/04</u>	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV,MCWG	30/06/2009
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	88542000	
<u>Original LA.</u>	RTA HYDERABAD - CENTRAL	
<u>DOB</u>	01/07/1959	
<u>Blood Gr.</u>		
<u>Date Of 1st Issue</u>	23/05/2000	

For BALAJI CROP CARE PVT.LTD.

Managing Director

1వ పుస్తకము.....నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

1
సబ్-రిజిస్ట్రార్

