

C.S.No. 9278

DOCT. No. 42 S/ 2006

Acno 1949



359 आंध्र प्रदेश ANDHRA PRADESH
 19/06/2006
 Rameth
 Marriage Reg
 Mehta & Modi Homes

K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD
 A 606907

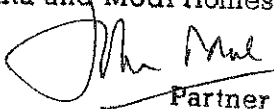
SALE DEED

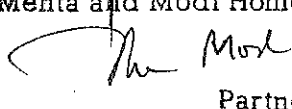
This Sale Deed is made and executed on this 22nd day of June 2006 at Secunderabad by and between:

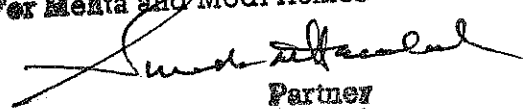
M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, 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

MRS. CHEKKA SUNITHA, WIFE OF MR. C. V. DURGA PRASAD, aged about 30 years, residing at 201, Ananda Nilayam, Kalyan Nagar, Phase III, Hyderabad - 500018, 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

For Mehta and Modi Homes

 Partner

వ పుస్తకము... 9.25.1/06 పు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

2006- వ సం||... 22/06... తేది
 1929 వ.శ.శా... మాసము... తేది
 పగలు... కె... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... Gangaraj mody.....
 రిజిస్ట్రేషన్ కేసులోని సెక్షన్ 32 ఎ-ను
 అనుసరించి పాటించబడిన పాట్ గ్రాఫులు
 మరియు వేరిఫికేషన్ సహ దాఖలు చేసి
 రుసుము రూ||... 1020/..... చెల్లించినారు.

Receipt No... 533820... Dt. 22/6/06... Vide
 SBH, Habsiguda Branch, Sec'bad

ప్రాసెస్ చేయబడ్డట్లు బహుకొన్నది.
 ఎడమ ప్రతిమలు



Gangaraj mody

Gangaraj mody s/o. Jayantlal mody, occ: Busin
 E/o. Flat no. 105, Sapphire Apts, Chitroli Gar
 Begumpet, Hyderabad, through GPA for Presa
 -ation of documents vide doc. no. 6u/BT IV/O!
 at SRO, Uppal.

నిరూపించినది.

① Prasanna

(K. Prasanna Reddy s/o. K. P. Reddy
 occ: Service (e) 5-u-187/3 & 4, M.G. Road,
 Sec'bad.

② Ankur

(Ankur Lakshminarayana s/o Krishna Rao,
 occ. Service 3rd floor with tower
 S.K. Nagar Hyderabad

2006వ. సం||... 22/06... తేది

1929వ. శా.శ. ఆయా... మాసము... తేది

Ankur

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. No. 35, 36, 37, 38 & 39 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	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac.2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

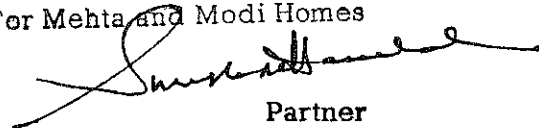
- Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- Shri P. Balram Reddy, S/o. Shri P. Sanjeeva Reddy

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. b to d above are the children of Former Owner at serial no. 'a'. All the Former Owners have joined together for the execution of above referred sale deed so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 27 admeasuring 204 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of **Rs. 2,94,000/- (Rupees Two Lakhs Four Thousand Only)** and the Vendor is desirous of selling the same on the following terms and conditions:

For Mehta and Modi Homes For Mehta and Modi Homes




Partner

1 వ పుస్తకము. గి. గి. క. త్క. సె. గా. సె.
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... 6 .. ఈ కాగితపు వరుస
 సంఖ్య..... 2

[Signature]
 పబ్-రిజిస్ట్రారు

Enforcement Under Section 42 of Act II of 1897
 No. 9237 of 2006 Date 22/6/06.

I hereby certify that the proper deficit
 stamp duty of Rs. 18260/- Rupees *Eighteen thousand
 two hundred and Sixty only*
 has been levied in respect of this instrument
 from Sri. *Gaurang Mody*
 on the basis of the Agreed Market Value
 consideration of Rs. 204000/- being
 higher than the consideration agreed Market
 Value.

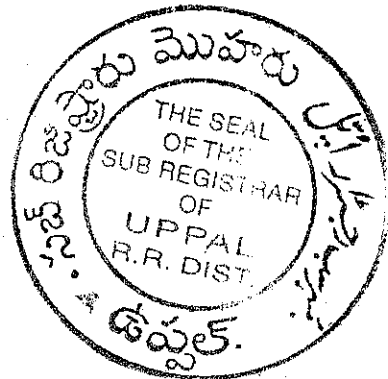
S.R.O. Uppal

[Signature]
 Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT

Dated
Registration Endorsement

An amount of Rs. 18260/- towards Stamp Duty
 Including Transfer duty and Rs. 1020/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 533822
 Dated 22/6/06 at SBH Habsiguda Branch, Sec'bad.

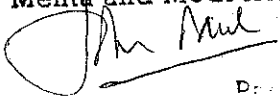
S.B.H. Habsiguda
 A/c No. 000050700
 of S.R.O. Uppal.



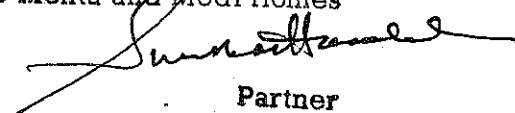
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 27 admeasuring 204 sq. yds. forming part of Sy. Nos. 35 to 39 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. 2,04,000/- (Rupees Two Lakhs Four Thousand Only)**. The Said Vendee has paid the entire sale consideration to the vendors as follows:
 - a. **Rs. 2,04,000/- (Rupees Two Lakhs Four Thousand Only)** through Cheque No. 013270, dated 17.06.2006, drawn on Development Credit Bank, given by National Trust Housing Finance Limited, Hyderabad Branch, as the loan advanced to the vendee. Thus the vendors hereby admits and acknowledges the receipt of the entire sale amount having received from the vendee, the vendor hereby convey, sells, transfers and assigns the schedule property to the vendee forever.
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. 19,380 /- is paid by way of Challan No. 533822 dated 22-06-06, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

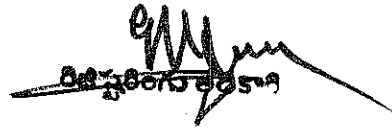
For Mehta and Modi Homes

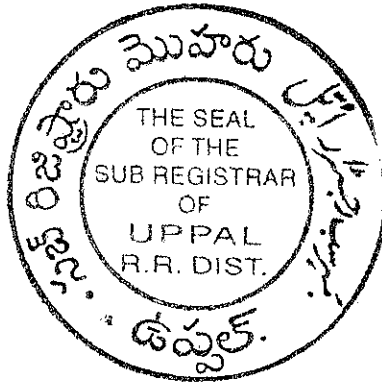

Partner

1వ పుస్తకము. 9. జా. / 06 సం|| పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... 3. ఈ కాగితపు వరుస
సంఖ్య..... 3.....

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (శా.శ) పు..... 925/06
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు..... 925/06..... 1-2006 ఇవ్వడమైన
2006 సం|| జూన్ నెల..... 22..... తది


రిజిస్ట్రారు



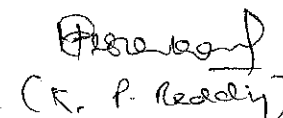

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 27 admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	:	Plot No. 26
South	:	Plot No. 28
East	:	Plot No. 23
West	:	40' wide 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. 
(K. P. Reddy)
2. 

For Mehta and Modi Homes


Partner
VENDOR

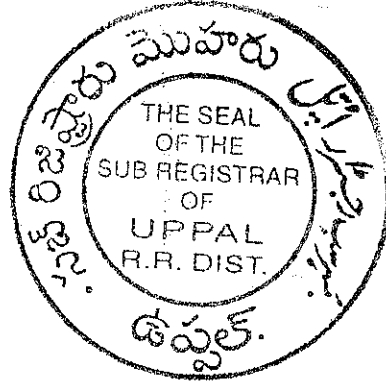
For Mehta and Modi Homes


Partner
VENDOR

C. Suneetha
VENDEE

1 వ పుస్తకము..9.25/...సంఖ్య
/06
దస్తావేజాల ముత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య...7.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 27, FORMING A PART

IN SURVEY NOS.

35, 36, 37, 38 & 39

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:

MRS. CHEKKA SUNITHA, WIFE OF MR. C. V. DURGA PRASAD

REFERENCE:

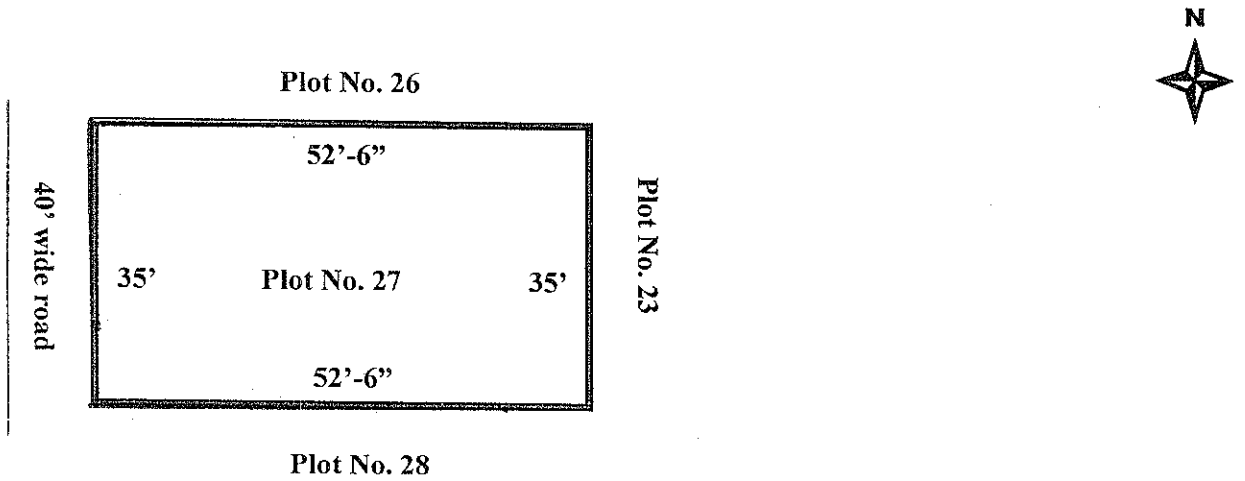
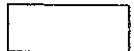
204

SCALE:
SQ. YDS.

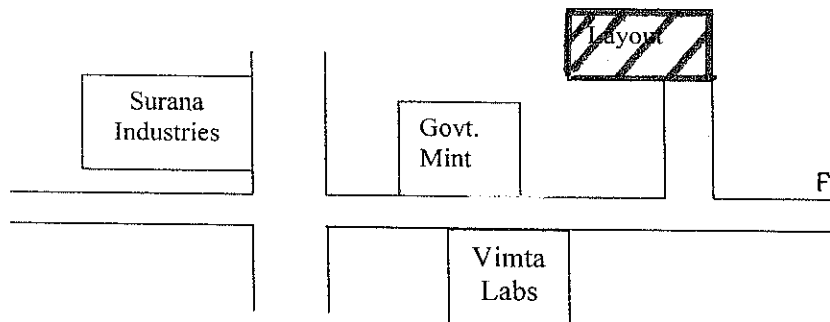
INCL:
SQ. MTRS.



EXCL:



LOCATION PLAN



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIG. OF THE VENDOR

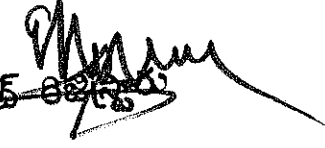
C. Suneetha
SIG. OF THE VENDEE

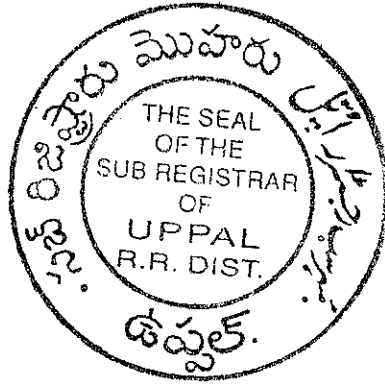
WITNESSES:

1. *[Signature]*

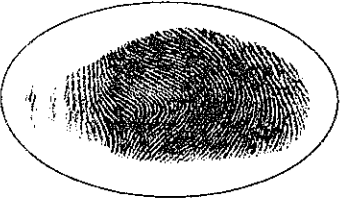
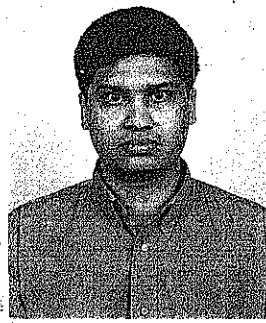
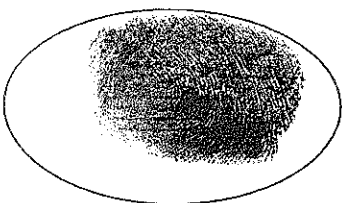



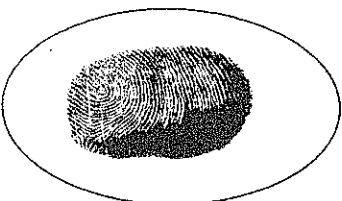

2. *[Signature]*

1వ పుస్తకము. 924/06 నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 5.....

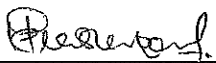
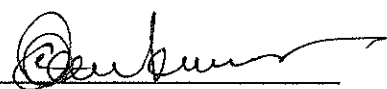

సబ్ రిజిస్ట్రారు



**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 MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.
			GPA FOR PRESENTING DOCUMENTS: SRI GAURANG MODY S/O. SHRI JAYANTILAL MODY R/O.105, SAPPHIRE APARTMENTS CHIKOTI GARDENS, BEGUMPET HYDERABAD - 500016
			VENDEE: MRS. CHEKKA SUNITHA W/O. MR. C. V. DURGA PRASAD R/O. 201, ANANDA NILAYAM KALYAN NAGAR, PHASE III HYDERABAD - 500018.

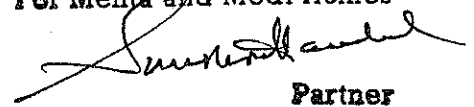
SIGNATURE OF WITNESSES:

- 
- 

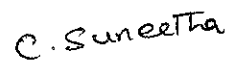
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF THE EXECUTANT'S


C. Suneetha

8/27

1 వ పుస్తకము...927/...సంగం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రెజిస్ట్రార్

