



35916 आंध्र प्रदेश ANDHRA PRADESH
19/06/2006
Name: Rameth
S/o. D/o. 77/0
For Whom: 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 the 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...9.25.1/8...పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....6...ఈ కాగితపు వరుస
సంఖ్య.....1.....

2006- వ సం...22...తేది
1928 వ.శ.శా...మాసము...తేది
పగలు...మరియు...గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...Gaurang mady
రిజిస్ట్రేషన్ చక్రము...32 ఎ-ను
అనుసరించి పాటించబడిన పాటోగ్రాఫులు
మరియు వేరిఫికేషన్ సహా దాఖలుచేసి
రుసుము రూ||...1020/...చెల్లించారు.

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

నానో యుద్ధినిట్లు ఒప్పుకొన్నది.
ఎడమ ప్రాంతం



విరూపించినది.

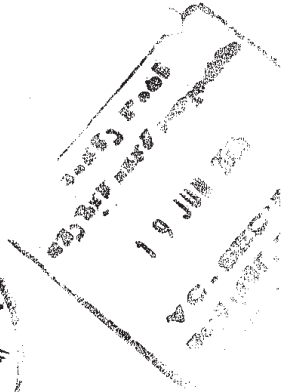
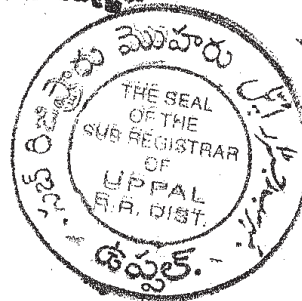
① Prakash Reddy

(K. Prakash Reddy s/o. K. P. Reddy
Occ: Scribe (b) 5-4-187/3 & 4, M. G. Road,
Sec'bad.

② Chakravarthy

(Chakravarthy s/o K. S. Reddy
Occ: Scribe 1st floor M. G. Road
S. K. Reddy Hyderabad

సబ్-రిజిస్ట్రారు



2006.వ.సం...22...తేది

1928.వ.శా.శ...మాసము...తేది

సబ్-రిజిస్ట్రారు

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.

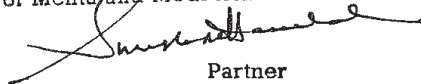
Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac. 2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 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. కె. కె. నంబూరి
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... 6. ఈ కాగితపు వరుస
సంఖ్య..... 2

పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act 17 of 1897
No. 9257 of 2006 Dated 22/6/06

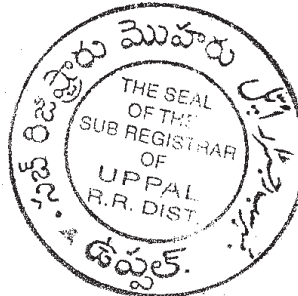
I hereby certify that the proper deficit
stamp duty of Rs. 18260/- Rupees *Eighteen thousand*
two hundred and Sixty only
has been levied in respect of this instrument
from Sri. *Gaurang Mody*
on the basis of the agreed Market Value
consideration of Rs. *204000/-* being
higher than the consideration agreed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

S.R.O. Uppal

[Signature]
Sub Registrar
and Collector U.S. 41 & 4
INDIAN STAMP ACT
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 Chailan Receipt Number *533822*
Dated *22/6/06* at SBH Habsiguda Branch, Sec'bad.

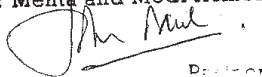
S.B.H. Habsiguda
A/c No. 000050784
of S.R.O. Uppal.



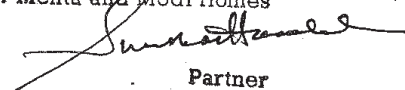
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

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


Director

For Mehta and Modi Homes

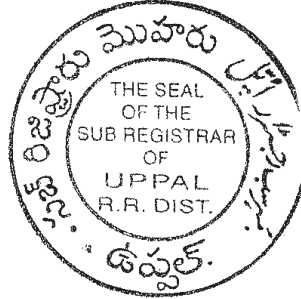

Partner

1వ పుస్తకము. 9. జూన్ 1906 సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 6. ఈ కాగితపు వరుస
సంఖ్య..... 3.....

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (శా.శ) పు..... 92-5-106
నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
గుర్తింపు నెంబరు..... 92-5-1-2006 ఇవ్వడమైన
2006 సం॥ జూన్..... నెల..... 22..... తేది

రిజిస్టరింగు అధికారి



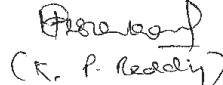
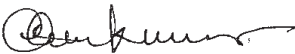
SCHEDULED PLOT

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:

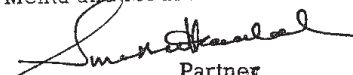
WITNESS:

1. 
(P. P. Reddy)
2. 

For Mehta and Modi Homes


Partner
VENDOR

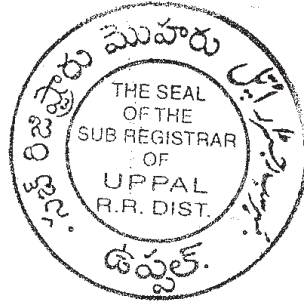
For Mehta and Modi Homes


Partner
VENDOR

C. Suneetha
VENDEE

1 వ పుస్తకము..9.25/106...సంగం
దస్తావేజాల ముల్తం కాగితముల
సంఖ్య.....6...ఈ కాగితపు వరుస
సంఖ్య...7.....


సబ్-రెజిస్ట్రార్



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:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS.	

Plot No. 26

52'-6"

35'

Plot No. 27

35'

52'-6"

Plot No. 23

Plot No. 28

40' wide road

N

LOCATION PLAN

Surana Industries

Govt. Mint

Vimta Labs

Layout

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

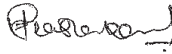
Partner

SIG. OF THE VENDOR

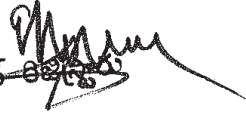
C. Suneetha

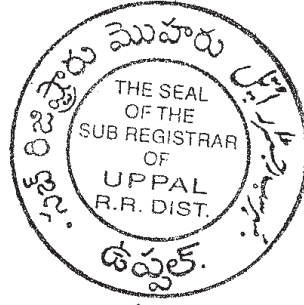
SIG. OF THE VENDEE

WITNESSES:

1. 
2. 

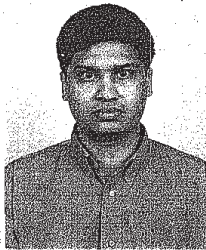
1వ పుస్తకము..927/06...సంగాపు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....6...ఈ కాగితపు వరుస
సంఖ్య.....5.....


సబ్ రిజిస్ట్రార్



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

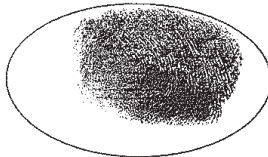
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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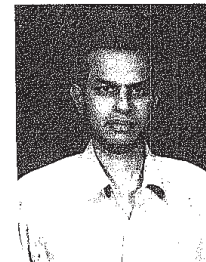
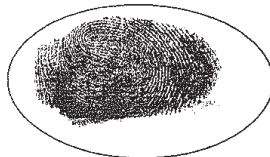
VENDOR:

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.



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:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S

C. Suneeetha

8/27

1 వ పుస్తకము..92/66...నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రెజిస్ట్రార్

