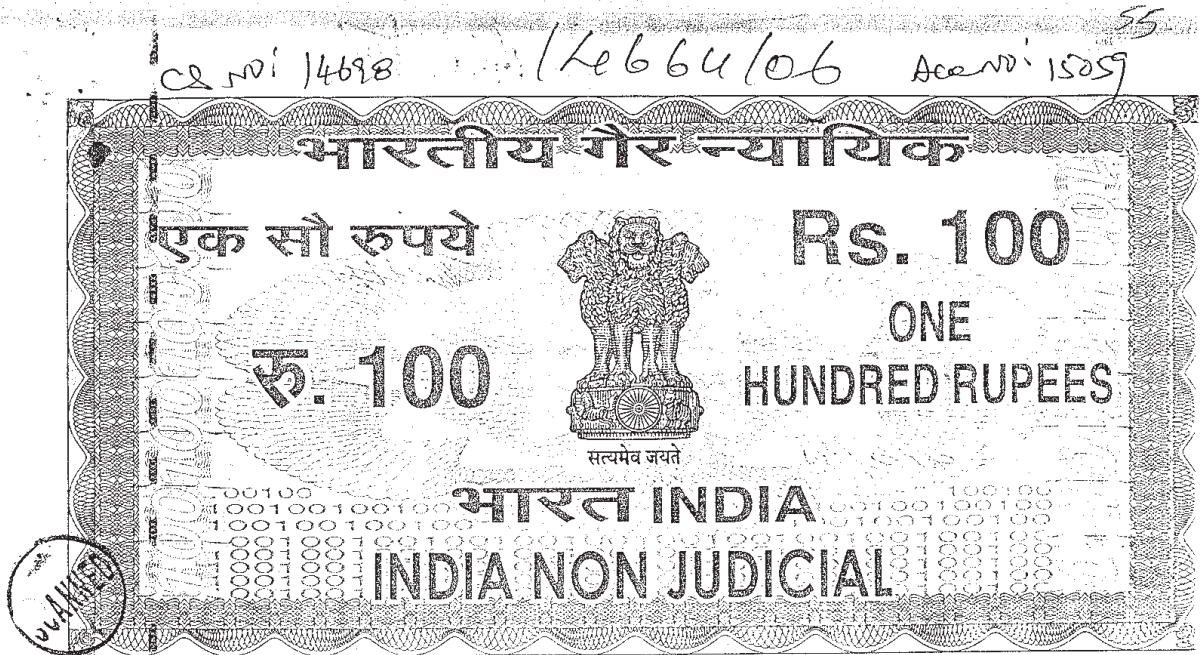




ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

76715

16/10/2006

10/-

సంఖ్య

16/10/06

10/-

Ramach

Nachig Rao

Mehta & Modi Homes

A. RAGHUNATH
STAMP VENDOR

S.V.L. No. 15/88, R. No. 36/2006
Shed No. 2-12-85,
Marredpally, Secunderabad

B 664117

SALE DEED

This Sale Deed is made and executed on this the 5th day of October 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

MR. S. BHASKAR RAO, SON OF MR. S. GURUSWAMY, aged about 46 years. residing at E-306, Mayflower Park, Mallapur, Hyderabad - 500 076, 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



సర్-రిజిస్ట్రారు

சென்னை-10

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

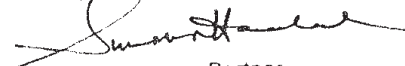
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము... 16666/96
 దస్తావేజుల మొత్తం కొరతములు
 సంఖ్య... 6... ఈ కొరతపు వరుస
 సంఖ్య... 6...
 పబ్-రిజిస్ట్రారు

Enforced Under Section 42 of Act 11 of 1864
 No. 16666 of 2006 Date 5/10/96

I hereby certify that the proper deficit
 stamp duty of Rs. 16730/- Rupees sixteen thousand
 seven hundred and thirty only
 has been levied in respect of this instrument
 from Sri. Gantapudi
 on the basis of the agreed Market Value
 consideration of Rs. 187000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

Enforced

Sub Registrar

and Collector U/S 412 of
 INDIAN STAMP ACT

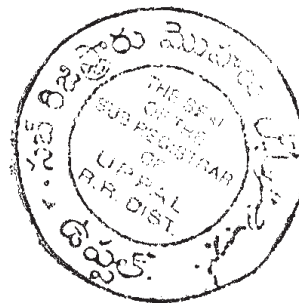
Registration Enforcement

An amount of Rs. 32220/- towards Stamp Duty
 Including Transfer duty and Rs. 935/-
 towards Registration Fee was paid by the party
 through Chalan/Receipt Number 10895
 Dated 5/10/96 at Sri Hubsiguda Branch, Sec'bad.

A/c No. 01000350786
 of S.R.O. Uppal.

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 1559000/- and Stamp duty
 Paid Rs. 155900/- Dt. 5/10/96

SUB REGISTRAR



- D) The Vendee is desirous of purchasing a plot of land bearing no. 55 admeasuring 187 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 1,87,000/- (Rupees One Lakh Eighty Seven Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

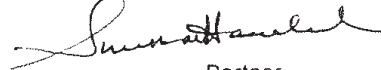
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 55 admeasuring 187 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. 1,87,000/- (Rupees One Lakh Eighty Seven 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. 33,250 is paid by way of challan No. C-101998 dated 05.10.06 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము 16666/06
 రెవెన్యూ పట్టణ పంచాయతీ
 పంఖ్య 6 ఈ కింది పనులను
 పంఖ్య 3
 పట్ - రెవెన్యూ

1వ పుస్తకము సం॥ (కా.క) పు 16666/06
 నెంబరుగా రిజిస్ట్రేషన్ చేయబడి స్థానికు నిమిత్తం
 గుర్తింపు నెంబరు 16666/06-1-2006 వద్ద ఉన్నది
 2006 సం॥ మార్చి 5 న

రిజిస్ట్రేషన్ ఆఫీసర్



SCHEDULED PLOT

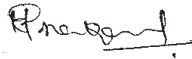
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 55 admeasuring about 187 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	40' wide road
South	Plot No. 56
East	Plot No. 54
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:

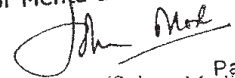
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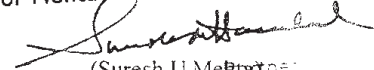
2.



For Mehta and Modi Homes


(Soham Modi) Partner
VENDOR

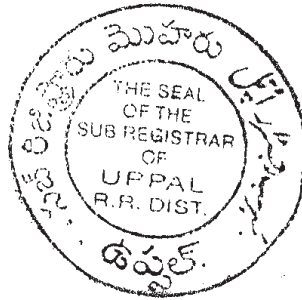
For Mehta and Modi Homes


(Suresh U Mehta) Partner
VENDOR


VENDEE

1 వ పుస్తకము 1666 రి. 1666
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 55, FORMING A PART

IN SURVEY NO.

35, 36, 37, 38 & 39

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:

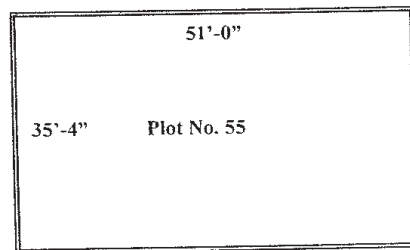
MR. S. BHASKAR RAO, SON OF MR. S. GURUSWAMY

**REFERENCE:
AREA:**

187

**SCALE:
SQ. YDS.****INCL:
SQ. MTRS.****EXCL:**

40' wide road



40' wide road

51'-0"

35'-4"

Plot No. 55

Plot No. 54

Plot No. 56

N
▲

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

SIG. OF THE VENDOR

WITNESSES:

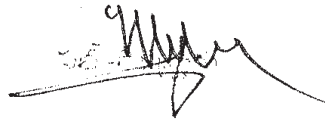
1.

2.

SIG. OF THE BUYER

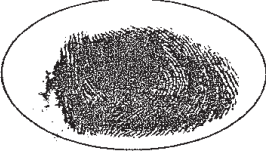
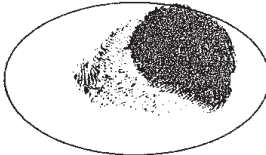
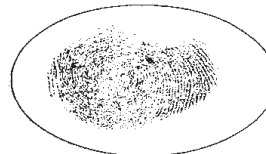
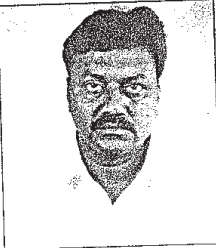
12 09 2021 666666

దస్తవీరికి దిద్దిన సీరియల్
నంబర్ 6... కి...
నంబర్ 5...

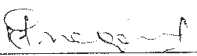




**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> 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.
			<u>GPA FOR PRESENTING DOCUMENTS:</u> MR. GAURANG MODY S/O. MR. JAYANTHILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHIKOTI GARDENS, BEGUMPET HYDERABAD.
			<u>BUYER:</u> MR. S. BHASKAR RAO S/O. MR. S. GURUSWAMY R/O. E-306, MAYFLOWER PARK MALLAPUR HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

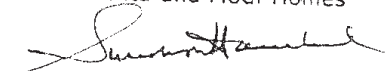
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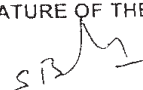
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF THE EXECUTANT



9/5

1 వ పుస్తకము 1466666
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వరుస
పంఖ్య...6.....

[Handwritten signature]

