

CS NO: 14696

14662/06

Accto: 15057 56



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

76978
Ramesh
Narsing Rao
Mehta & Modi Homes

B 664118

A. RAGHUNATH
STAMP VENDOR
S.V.L. No. 15/88, R. No. 36/2001
Shed No. 2-12-85,
Marredpally, Secunderabad

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. GURRALA NAGESH, SON OF MR. G. CHANDRA REDDY, aged about 42 years, residing at C/o. S. Bhaskar Rao, 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

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

సంఖ్య.....
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....
 సంతకం.....

సబ్-రిజిస్ట్రారు

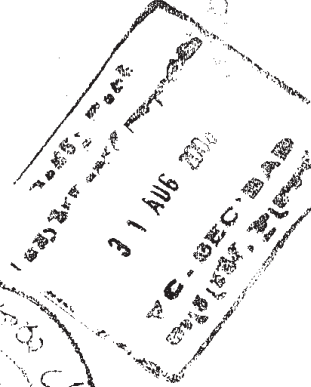
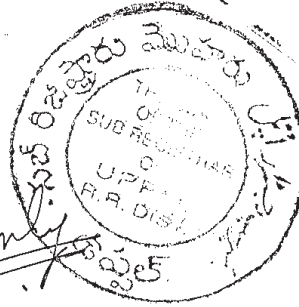
200 6 వ సం. 5 తేది
 192 వ.శ.శా. 13 వ తేది
 పగలు.....
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ *Ganesh Reddy*
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన పోబోగ్రాఫులు
 మరియు వేలిముద్రంతో సహా దాఖలుచేసి
 రుసుము రూ॥ 1020 చెల్లించినాడు.

Receipt No. 101992 Dt. 5/10/94
 SBH, Habsguda Branch, Sec'bad

వాశి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రాటనప్రేలు



Ganesh Reddy S/o. Tayondra Reddy
 R/o. flat no: 105

Rel:- Business

Sapphire Apts, Chikoti Condo,
 Begumpet, Hyderabad, through
 attested CPA for presentation
 of documents vide doc. no.
 64/BK IV/06 at SKO, Upport.

నిరూపించినది.

① *Ganesh Reddy*

(K. P. Reddy S/o. K. Peddare Reddy occ: Sec'bad
 2-3-6/10/24, Amberpet, And.

② *G. Reddy*

G. Reddy S/o. G. Shankar Reddy occ: Sec'bad
 H no: 1-10-263, Consony Bazar, New Ramangudi
 Sec'bad

అధికారి

అధికారి

2006 వ. సం. 5 తేది
 192 వ. శా.శా. 13 వ 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

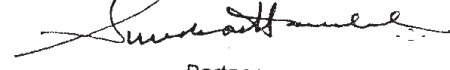
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ సుప్రకము 16662 నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 6.... ఈ కాగితపు వరుస
సంఖ్య. 2.....

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act No. 1 of 1908
No. 16662 of 2006 Date 5/10/06

I hereby certify that the proper deficit
stamp duty of Rs. 10390/- Rupees

Three hundred ninety only

has been levied in respect of this instrument

from Sri. Gantapudi

on the basis of the agreed Market Value
consideration of Rs. 204000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

dated 5/10/06

Sub Registrar

and Collector U/S 41 of
INDIAN STAMP ACT

NOTE: D.S.D. Rs. 7970/- D.R.F. Rs. - Total

Rs. 7970/- has been collected as

agreed M.V. of Rs. 204000/- 10/10/06

Registration Endorsement

An amount of Rs. 25880/- towards Stamp Duty

Including Transfer duty and Rs. 1020/-

towards Registration Fee was paid by the party

through Challan Receipt Number 101953

Dated 5/10/06 at G.H. Habsiguda Branch. Sec'bad.

G.H. Habsiguda

A/o No. 0100007

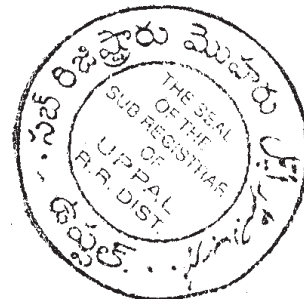
S.R.O. Uppal

NOTE: Construction Agreement filed
along with this sale deed for

Rs. 1559000/- and Stamp duty

Paid Rs. 15590/- Dt. 5/10/06

SUB-REGISTRAR



- D) The Vendee is desirous of purchasing a plot of land bearing no. 56 admeasuring 204 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,04,000/- (Rupees Two Lakhs Four 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:

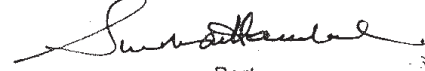
1. The Vendor do hereby convey, transfer and sell the Plot No. 56 admeasuring 204 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 2,04,000/- (Rupees Two Lakhs Four Thousand Only). The 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. 27,000 /- is paid by way of challan No. C-10193 dated 5.10.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

1 వ పుస్తకము 16662/07

దస్తావేజులు మొత్తం కాగితములు

సంఖ్య 6 ఈ కాగితపు పదున

సంఖ్య 3

సబ్-డివిజన్

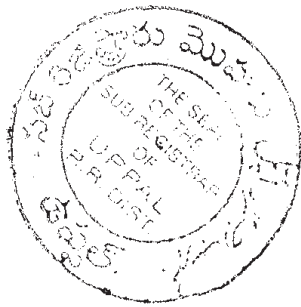
1 వ పుస్తకము సం॥ (కా.4) పు. 14662/07

నింబయగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 14662-1-2006 ఇవ్వడమైన

2006 సం॥ 14662 నెల 5 తేది

రిజిస్టరింగ్ ఆఫీసర్



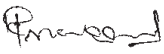
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 56 admeasuring about 204 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:

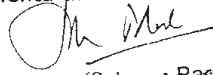
North	Plot No. 55
South	Plot No. 57
East	Plot No. 53
West	40' wide road

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:

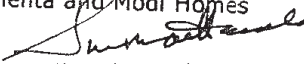
WITNESS:

1. 
2. 

For Mehta and Modi Homes


(Soham Modi)
VENDOR

For Mehta and Modi Homes


(Suresh U Mehta)
VENDOR

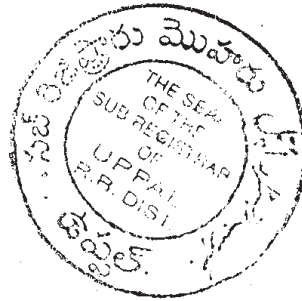
1వ పుస్తకము. 1666/1966

దస్తావేజాల మొత్తం కాగితములు

సంఖ్య. 6..... ఈ కాగితపు పేరు

సంఖ్య. 6.....

సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 56, 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

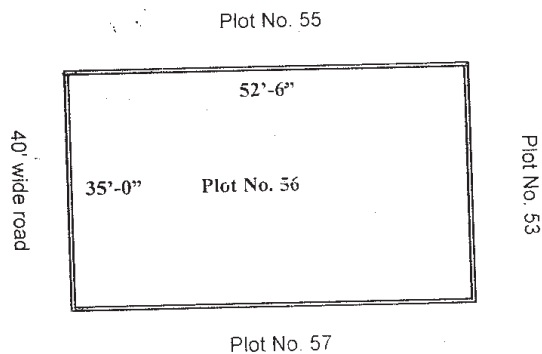
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER:

MR. GURRALA NAGESH, SON OF MR. G. CHANDRA REDDY

REFERENCE:
AREA:

204

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

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

SIG. OF THE VENDOR

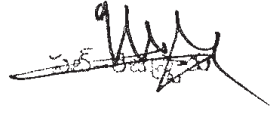
WITNESSES:1. *[Signature]*2. *[Signature]*

1వ పుస్తకము 1666262

దస్తవీజం మొత్తం కారితము

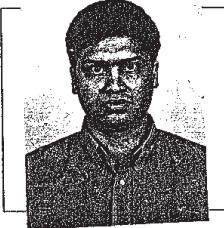
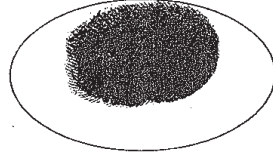
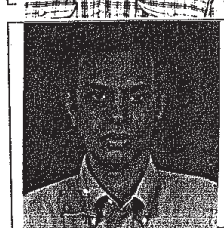
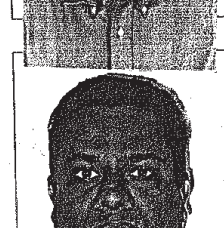
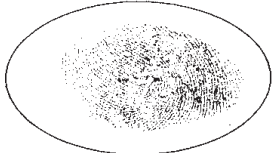
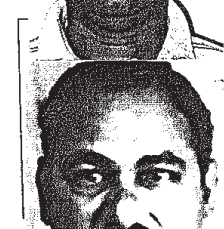
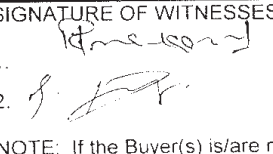
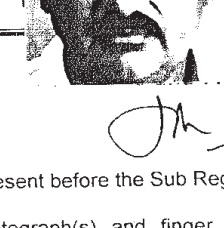
సంఖ్య 6 ఈ కారితపు వరుస

చుట్టు





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
			BUILDER: 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.
			GPA FOR PRESENTING DOCUMENTS: MR. GAURANG MODY S/O. JAYANTHILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHIKOTI GARDENS BEGUMPET HYDERABAD.
			PURCHASER: MR. GURRALA NAGESH S/O. MR. G. CHANDRA REDDY R/O. C/O. S. BHASKAR RAO E-306, MAYFLOWER PARK MALLAPUR HYDERABAD - 500 076.
			REPRESENTATIVE: V. NAGABHUSHAN REDDY S/O. V. LINGA REDDY HIG-I, BLOCK -1, FLAT NO. 15 BAGHLINGHAMPALLY HYDERABAD - 500 044.

SIGNATURE OF WITNESSES:

1.

2.

Modi Homes

For Mehta and Modi Homes

SIGNATURE OF EXECUTANTS

Partner

Partner

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative Mr. V. Nagabhushan Reddy as I / We cannot appear personally before the Registering Officer in the Office of Sub Registrar of Assurances, Uppal, Ranga Reddy District.

[Handwritten signature]

1వ పుస్తకము 16662/56
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య 6 ఈ కాగితపు పరిమాణ
పంఖ్య 6

9/56

పబ్లికేషన్

