

209

C.S No. 276/ DOCT. No. 2754/2007

A02P01



5027 28/01/2007 100/ ANDHRA PRADESH

A.No. Date Name D. Phanikumar

S/o. D/c D.N. Muthu

For Whom Mehta & Modi Homes

F 169505

K. Srinivas

SVL No. 26/98, R. No. 11/2007

City Civil Court Secunderabad

SALE DEED

This Sale Deed is made and executed on this the 26th day of February, 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, 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

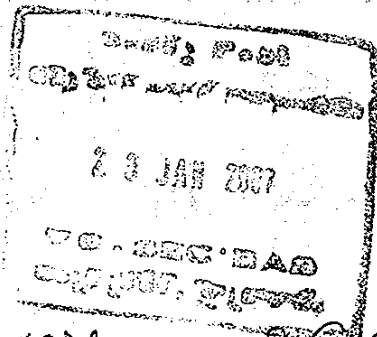
MR. ANAND SUBRAMANI, SON OF MR. M. SUBRAMANI, aged about 34 years, residing at Plot No. 355, North Main Road, Annanagar West Extn. Chennai – 600 101, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



వ పుస్తకము 22.5.55 నామపు కె.వి
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

200 వ సం||...ద్వితీయ...26...అది
 192 కి వ.శ.శా...ద్వితీయ...సము...7...తది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

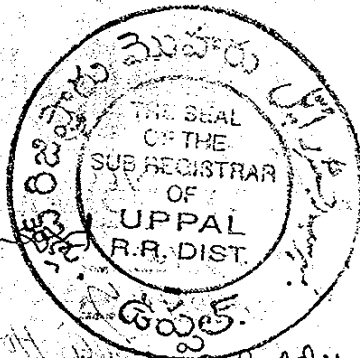
శ్రీ...K. Ramesh Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి
 మ.సుము రూ||...1345...చెల్లించినారు.

Receipt No. 19.1.3.10. D. R. 1.1.1.1. Vide
 SBH, Mahsiguda Branch, Sec'bad

రాసే యిచ్చినట్లు ఒప్పు కొన్నది,
 ఎడమ బ్రౌటనవేలు



రూపించినది.



శ్రీ...K. Ramesh Reddy, s/o. K. R. Reddy, occ. service
 (C) 5-4-187/344, 2nd floor, Soham mansion
 M. G. Road, Sec'bad, through attested GPA
 for presentation of documents, vide GPA
 No. 201/35.12/06 at Sec, Uppal.

① T. Narayana Rao s/o T. SATYANARAYANA MURTHY Occupation: SERVICE
 C-2, II FLOOR, VEDHAS APTS,
 Plot # 1254, 19th MAIN RD, ANNANAGAR WEST,
 CHENNAI - 600040

②

Handwritten signature/initials.

KIRAN KUMAR s/o. RAMESH REDDY occ. BUSINESS
 R/a. 101, SRI SATI App. Nagale colony. And.

200 వ.సం||...ద్వితీయ...నామపు కె.వి
 192...వ.శ.శా...ద్వితీయ...సము...7...తది

Handwritten signature/initials.

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, 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	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

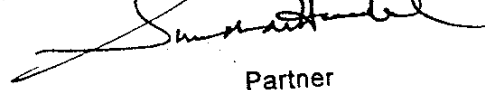
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 2755/స్టాంపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...8...ఈ కాగితపు వరుస
సంఖ్య...2.....

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act (I) of 1864

No. 2755 of 2007 Date 26/2/07

I hereby certify that the proper deficit
stamp duty of Rs. 24110/- Rupees. Twentyfour thousand

one hundred ten only,

has been levied in respect of this instrument
from Sri. K. Raghavachari Reddy
on the basis of the agreed Market Value
consideration of Rs. 269000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Sub Registrar

Dated 26/2/07 and Collector U.S. 41&4
INDIAN STAMP ACT

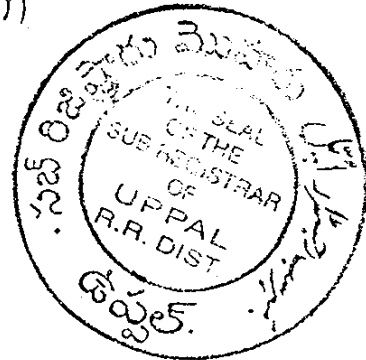
Registration Endorsement

An amount of Rs. 24110/- towards Stamp Duty
including Transfer duty and Rs. 1345/-
towards Registration Fee was paid by the party
through Challan Receipt Number 191791
Dated 24/2/07 at SRI Habsiguda Branch, Sec'bad.

G.B.H. Habsiguda
A/c No. 01000050790
of S.R.O. Uppal

NOTE: Construction Agreement filed
along with this sale deed for
Rs. 2005000/- and Stamp duty
Paid Rs. 20050 Dt. 26/2/07

SUB REGISTRAR

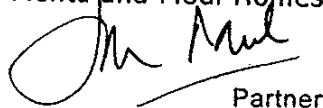


- E) The Vendee is desirous of purchasing a plot of land bearing no. 209, admeasuring 224 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,69,000/- (Rupees Two Lakhs Sixty Nine Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

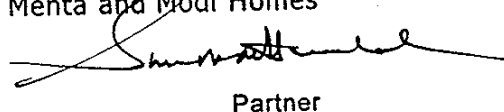
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 209, admeasuring 224 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is hereinafter 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. 2,69,000/- (Rupees Two Lakhs Sixty Nine 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. 25,550/- is paid by way of challan no. 191991, dated 24.02.07, drawn on SBH, Habsiguda, Hyderabad. and an amount of Rs. 19,950/- by challan no. 191993, dt. 24.02.07.

For Mehta and Modi Homes


Partner

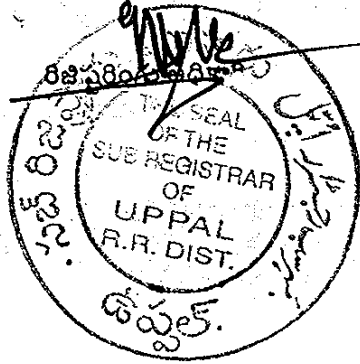
For Mehta and Modi Homes


Partner

1 వ పుస్తకము 21.5.54 నాల్గవ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 8... ఈ కాగితపు ఎయిసె
సంఖ్య... 3...

పబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు..... 21.5.54/02
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు..డి.సె.నె.గ...1-200 / శా.వ్య.డ.మె.స
200 / సం.డి.సి.సి.నె.డి.సి. 26..... తది



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 209, admeasuring about 224 sq. yds. forming part of Sy. No. 291, 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. 210
South	Plot No. 208
East	Plot No. 202
West	40' wide road

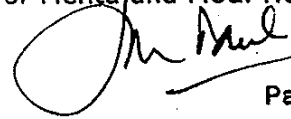
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. T. Narayana Rao

2. 

For Mehta and Modi Homes

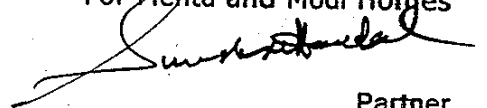


Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



Partner

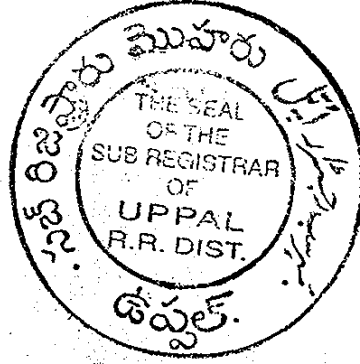
(Suresh U Mehta)

VENDOR


VENDEE

1. వాపుస్తకము. 2. 18. 11. 1900. 3. 11. 11. 1900.
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య... 1. ఈ కాగితపు వరుస
సంఖ్య... 9.

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 209, FORMING A PART

IN SURVEY NO. 291**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

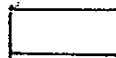
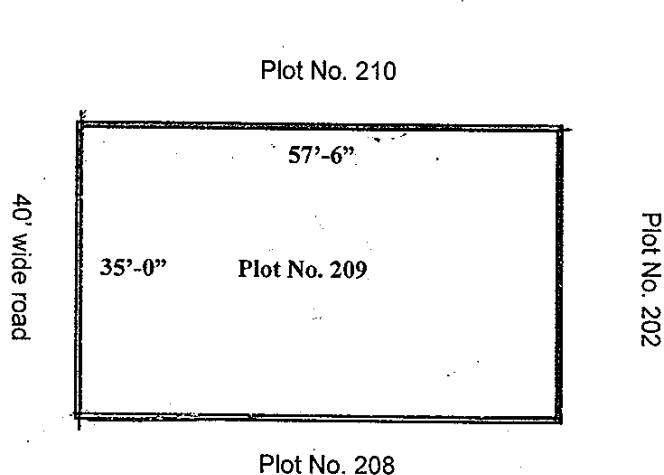
Mandal, R.R. Dist.**VENDOR:** M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

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

BUYER: MR. ANAND SUBRAMANI, SON OF MR. M. SUBRAMANI**REFERENCE:**
AREA:

224

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

1. T. Narayana Rao

2.

For Mehta and Modi Homes

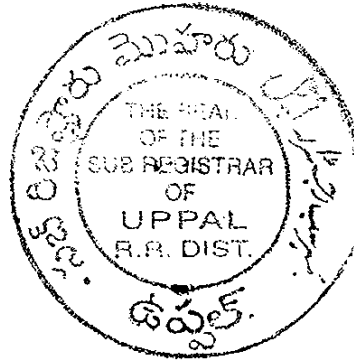
Partner

For Mehta and Modi Homes

Partner**SIG. OF THE VENDOR**
SIG. OF THE BUYER

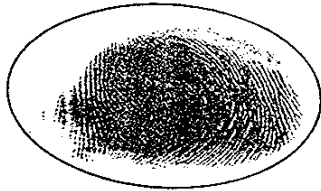
1 వ పుస్తకము.. 21/5/97
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.... 8... ఈ కాగితపు వరుస
సంఖ్య..... 5

పబ్లికేషన్



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

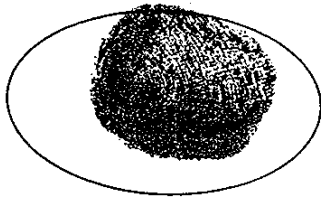
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



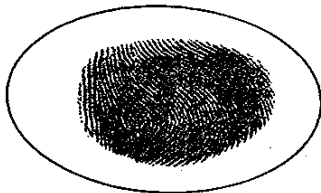
VENDOR:

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

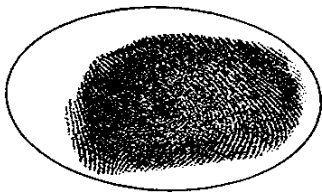


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



BUYER:

MR. ANAND SUBRAMANI
S/O. MR. M. SUBRAMANI
R/o. PLOT NO. 355
NORTH MAIN ROAD
ANNANAGAR WEST EXTN
CHENNAI - 600 101.

SIGNATURE OF WITNESSES:

1. T. Narayana Rao

2.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

Partner

[Signature]
Partner

SIGNATURE OF THE EXECUTANTS

[Signature]

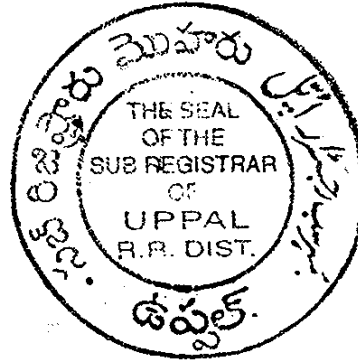
1. వ. పుస్తకము 2. 3. 4. / సం॥

ఉస్తావేజాల మొత్తం కాగితములు

సంఖ్య... రీ... ఈ కాగితపు వరుస

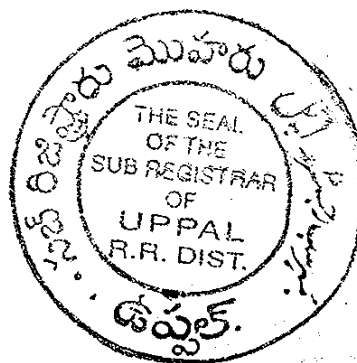
సంఖ్య... రీ...


పత్ రిజిస్ట్రార్





సబ్-రిజిస్ట్రార్



தொகுப்பு எண் / PERMANENT ACCOUNT NUMBER

ACEPA4692E



பெயர் / NAME

SUBRAMANI ANAND

தந்தை பெயர் / FATHER'S NAME

MURUGAN SUBRAMANI

பிறந்த நாள் / DATE OF BIRTH

15-06-1972

கையொப்பம் / SIGNATURE

வருமானத் துறைமன்ற கணினிப்பொருள் இயக்குநர்

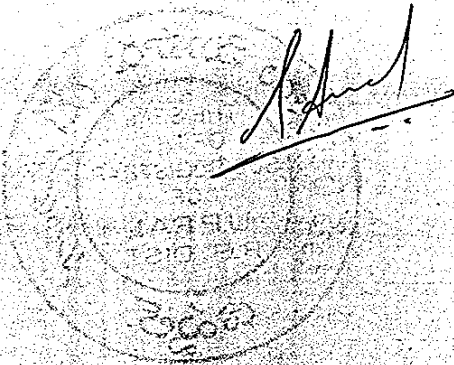
Commissioner of Income-tax (Computer Operations)

இந்த அட்டை கிடைத்தவுடனேயே,
கிடைத்தவுடனேயே இவ்வட்டையை கீழ்க்கண்ட
பிழைப்பு அலுவலகத்திற்கு தயவுசெய்து அனுப்பி
பிரதியை அனுப்புவது வேண்டுகிறோம்.

வருமானத் துறைமன்ற கணினிப்பொருள் இயக்குநர்,
121, மகாத்மா காந்தி வீதி,
நுங்கம்பக்கம்,
சென்னை - 600 034.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income-tax (Computer Operations),
121, Mahatma Gandhi Road,
Nungambakkam,
Chennai - 600 034.



1 చాపుస్తకము. 2. 7. 5. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 8. ఈ కాగితపు వరుస
సంఖ్య..... 8

సబ్-రిజిస్ట్రారు

