

C. 11892

11860/06

Aca 12189



आन्ध्र प्रदेश ANDHRA PRADESH

A No. 6139 Date 8-8-06
 Sold to Ramesh
 S/o Varajug Rao
 For Whom Mehta & Modi Homes Secd.

L-G Chimalgi
 B 166796
LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 03/2006
 5-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 11th day of August, 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. FAIZ ARNE, SON OF MR. A. M. VIDUR RAJ, aged about 42 years, residing at C/o. Dr. I. J. Anand, B93, IInd Avenue, Sainkपुरi, Hyderabad, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

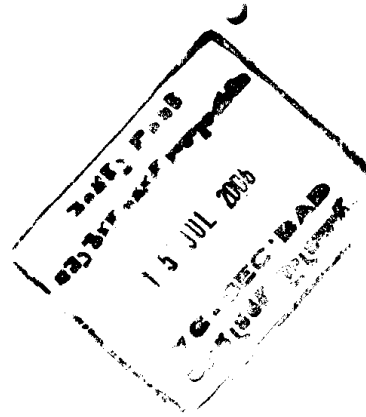
For Mehta and Modi Homes

[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

1 వ పుస్తకము 1810/06
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 181



2006 వ సం... 11 తది
1926 వ.శ.శ... మాసము 20... తది
పగలు... 12 నెలల... గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు కార్యాలయంలో

సబ్-రిజిస్ట్రారు

శ్రీ Gaurang mody
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి నమోదు చేయబడిన నివాసితులు
మరియు సేవలకు అర్హులైన వారి వాళ్ళు చేసి
రుసుము రూ... 1000/- చెల్లించారు.
Receipt No. 988771 Dt. 28/7/2016
SBH, Habisiguda Branch, Sec'bad

Gaurang mody

దాని యిచ్చినట్లు ఒప్పుకొన్నది.
ఎడమ బ్రావనప్రేలు

Gaurang mody

Gaurang mody S/o. Jayanthlal mody occ. Business
R/o. Flat No. 105, Sapphire Apts, Chikoti Gardens,
Begumpet, Hyderabad, through Attested GPA for
Presentation of documents vide doc.no. 64/BK19/05
at SRO, Uppal.

నిరూపించినది.

① *Prabhatan Reddy*

K. Prabhatan Reddy S/o. K.P. Reddy occ. Service
R/o. 5-4-187/3 & 4, 2nd Floor, M.G. Road,
SEC-3ad.

② *Krishna Rao*

KRISHNA RAO S/o. RAMA RAO occ. BUSINESS
R/o. Flat No. 105, Sri Sai Apts, NACOCE
HYDERABAD.

2006వ.సం... 11వ తది
192.వ.శ.శ... 20వ తది.

[Signature]

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	Gt. 0-50	Ac. 2-00 Gt.
			37	Gt. 18-50	
			38	Gt. 9-00	
			39	Gt. 52-00	

				Gt. 80-00	
3.	13200/2003	01/11/2003	35	Gt. 11-00	Ac. 2-05 Gt.
			36	Gt. 60-50	
			37	Gt. 13-50	

				Gt. 85-00	
Total Extent of Land					Ac. 6-05 Gts.

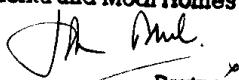
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- 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

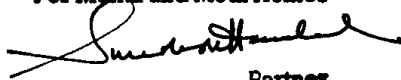
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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. 26 admeasuring 204 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled and 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:

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము 1860/06

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 968121 ఈ కాగితపు విలువ

సంఖ్య.....

పబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 17 of 1892
No. 11660 of 2006 Date 11/8/06

I hereby certify that the proper deficit
stamp duty of Rs. 18000/- Rupees

Eighteen thousand only
has been levied in respect of this instrument
from Sri Ganthagoudy
on the basis of the agreed Market Value
considered as Rs. 204000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 11/8/06

Sub R. O. Uppal
and Collector H/S. 1164
INDIAN STAMP ACT

NOTE: D.S.D. Rs. 260/- & D.R.F. Rs. 20/- Total

Rs. 280/- has been collected as

agreed M.V. of Rs. 204000/- Dated 11/8/06

SUB-REGISTRAR

Registration Endorsement

An amount of Rs. 18000/- towards Stamp Duty

Including Transfer duty and Rs. 1000/-

towards Registration Fee was paid by the party

through Challan Receipt Number 968121

Dated 28/1/06 at SBI Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda

A/c No. 01000050700

of S.R.O. Uppal.

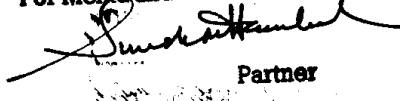
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 26 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. 19,556/- is paid by way of Challan No. 968771, dated 21.07.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 11860/06
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు...11860/06
నింబరుగా రిజిస్టరు చేయబడి స్థానికు నిమిత్తం
గుర్తింపు నింబరు 11860...x1-2006 ఇవ్వబడిన
2006 సం॥...11...వది

రిజిస్ట్రారు

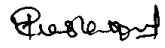
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 26 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. 25
South	: Plot No. 27
East	: Plot No. 24
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:

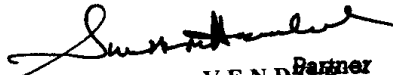
1. 
(K. P. Reddy)

2. 
(BRISHNA RAO)

For Mehta and Modi Homes


Partner
VENDOR

For Mehta and Modi Homes


Partner
VENDOR

1 వ ప్రస్తావన 1870/06.

దస్తావేజులు పంపించు కొనుగడలు

సంఖ్య... 2... ఈ కారిత్ర వయస

సంఖ్య... 4...

మం-రిజిస్ట్రారు

REGISTRATION PLAN SHOWING

PLOT NO. 26, FORMING A PART

IN SURVEY NOS.

35, 36, 37, 38 & 39

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.**VENDOR:**

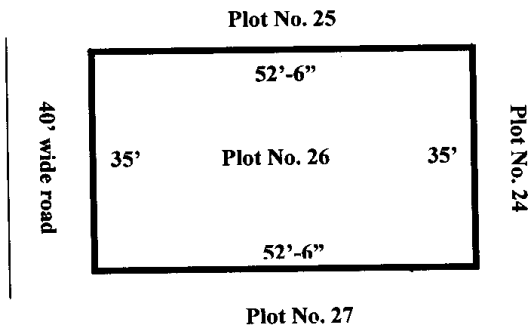
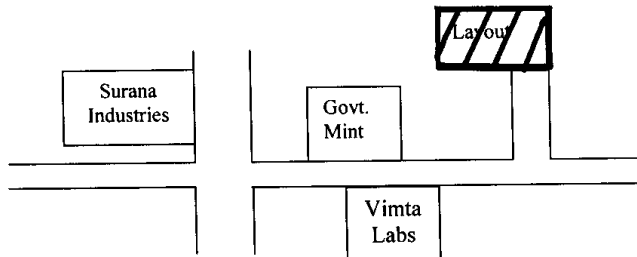
M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS

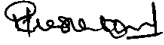
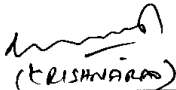
1. SRI SOHAM MODI, SON OF SRI SATISH MODI

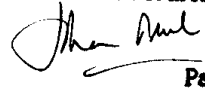
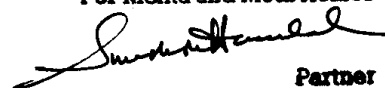
2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA

PURCHASER:

MR. FAIZ ARNE, SON OF MR. A. M. VIDUR RAJ

REFERENCE:**AREA:** 204**SCALE:****SQ. YDS.****INCL:****SQ. MTRS.****EXCL:****LOCATION PLAN****WITNESSES:**

1. 
2. 
(KRISHNAN)

For Mehta and Modi Homes
Partner**For Mehta and Modi Homes**
Partner**SIG. OF THE VENDOR**

1 వ పుస్తకము...
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

సర్...

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

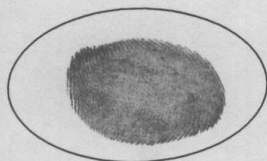
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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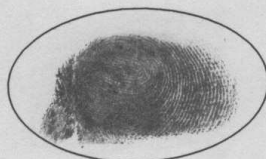
VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. 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 PRESENTATION OF DOCUMENTS:

MR. GAURANG MODY
S/O. MR. JAYATILAL MODY
R/O. FLAT NO. 105, SAPPHIRE APTS
CHIKOTI GARDENS
BEGUMPET
HYDERABAD

SIGNATURE OF WITNESSES:

1.

2.
(KALSHANAR)

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

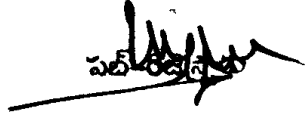
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము. || 860 ||

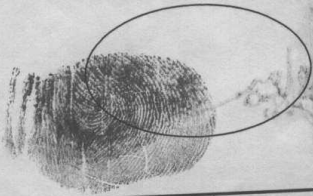
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... ఇ... ఈ కాగితపు వరుస

సంఖ్య... 6

 పబ్లికేషన్

**PHOTOGRAPH AND FINGER PRINTS AS PER
SECTION 32-A OF REGISTRATION ACT, 1908**

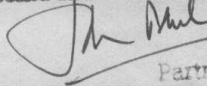
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF Seller/Buyer
			<u>REPRESENTATIVE,</u> MR. DR. I.J. ANAND P/o. B93, 1 st AVENUE SAINIKPURI HYDERABAD
			<u>PURCHASER:</u> MR. FAIZ ARNI S/o MR. A.M. VIDUR RAJ P/o. B93, 1 st AVENUE SAINIKPURI HYDERABAD.

Signature of Witnesses

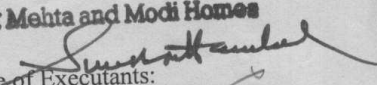
1.

2.

For Mehta and Modi Homes For Mehta and Modi Homes


Partner

Signature of Executants:


Partner

Note: if the buyer(s) is/are no present before the Sub Registrar, the following request should be signed.

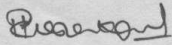
I/We send here with my/our photograph(s) and fingerprints in the form prescribed, through my representative, Sri. I.J. ANAND...as I/We cannot appear personally before the Registering officer of Sub-Registrar of Assurances

Signature of Represented

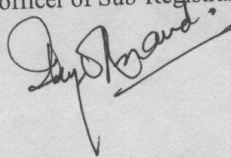
Signature of Witnesses

1.

2.







Signature(s) of BUYER(s)

Faiz Arni

1 వ పుస్తకము.....1860/1861

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

పంఖ్య.....



STATE BANK OF HYDERABAD

BRANCH

No. A 968771 CODE NO. : APBHIGUDA-37

Received a Sum of Rs. 1186866

Rupees Nineteen Lakhs and one hundred and

from Smt./Shri Veld & Mohi Honey

residing at M. G. Road Secbad

for credit of Government of Andhra Pradesh towards Stamp duty/Registration Fee

Place :

Date :

24/7/2006

Authorized Signatory
SS No.

