

C.S.No. 8948 DOCT. No. 6923/2006 29.10.08/51

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

582597

31/350 22-5-06 100/-

म. सुधीर साठवारा, देव
मि. सुधीर साठवारा, देव

SAT. H. RUKMINI
S.V. No. 51/84 R. NO. 13/2005
REGIMENTAL BAZAR, SEC' BAD-25

SALE DEED

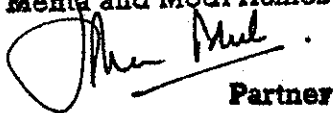
This Sale Deed is made and executed on this the 17th day of June, 2006 at Secunderabad by and between:

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

MR. AMARNADHA YAGNAVALKYA SAKHAMARU, SON OF MR. NARASIMHA RAO, aged about 52 years, residing at 10, Subham Apartments, 4th Main Road, Gandhinagar, Adyar, Chennai – 600 020, 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

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.

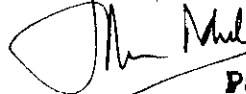
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal. R.R. District and are executed by the following owners:

- 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. 29 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

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 29 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. 19,375/- is paid by way of Challan No.533555, dated 09.06.2006, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

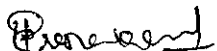
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 29 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. 28
South	:	Plot No. 30
East	:	Plot No. 21
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. 
(SRINIVASAN)

For Mehta and Modi Homes


VENDOR Partner

For Mehta and Modi Homes


VENDOR Partner



VENDEE

REGISTRATION PLAN SHOWING		PLOT NO. 29, 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:	MR. AMARNADHA YAGNAVALKYA SAKHAMARU, SON OF MR. NARASIMHA RAO		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA:	204	SQ. YDS.	SQ. MTRS.

Plot No. 28

52'-6"

35'

Plot No. 29

35'

52'-6"

Plot No. 30

40' wide road

Plot No. 21

N

Surana Industries

Govt. Mint

Vimta Labs

Layout

LOCATION PLAN

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

SIG. OF THE VENDOR

For Mehta and Modi Homes

SIG. OF THE VENDEE

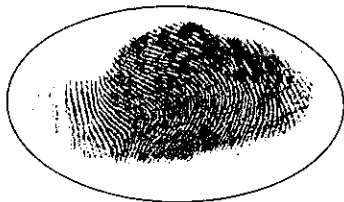
WITNESSES:

1.

2.

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

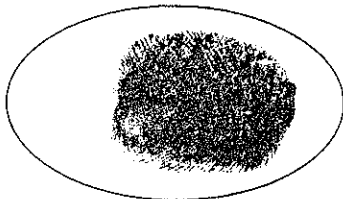
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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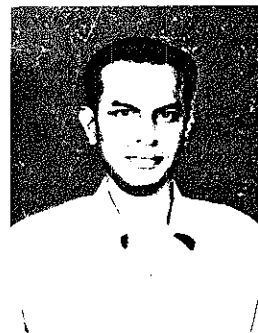
VENDOR:

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

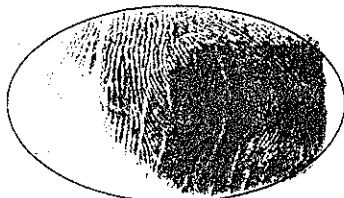


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

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



VENDEE:

SRI AMARNADHA YAGNAVALKYA SAKHAMURA
S/O. SRI NARASIMHA RAO,
R/O. 10, SUBHAM PARTMENTS,
4TH MAIN ROAD, GANDHINAGAR,
ADYAR,
CHENNAI - 600 020.

SIGNATURE OF WITNESSES:

1. Prakash Kumar

2. Raj

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S

SIGNATURE OF THE VENDEE