

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

76781 26/09/2006 100/-
Name: Ramesh
No. of Shares: 100
For whom: Mehta & Modi Homes

B 664123

A. RAGHUNATH
STAMP VENDOR
S.V.L.No. 15/88, R.No. 36/2005
Shed No. 2-12-85,
Marredpally, Secunderabad

SALE DEED

This Sale Deed is made and executed on this the 21st day of September, 2006 at Secunderabad 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

DR. DHIRAJ ABHYANKAR, SON OF MR. JAGANNATH, aged about 34 years, residing at 901, Block 10, Hillridge Spring Apartments Gachibowli, 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

Partner

For Mehta and Modi Homes

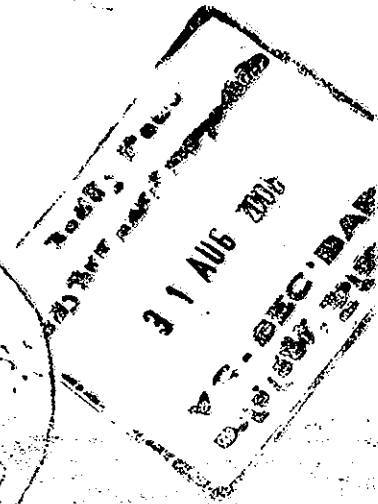
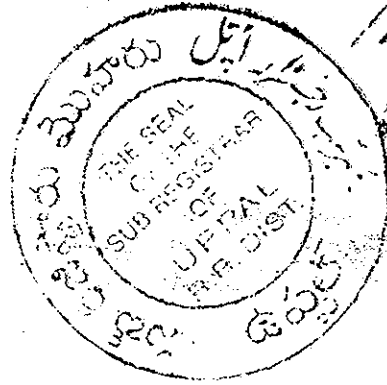
Partner

వ పుస్తకము.....13962406
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

200 ప్ర.సం||.....నెల.....21వ తది
 192 ప్ర.సం.శ.శా.....మాసము.....30వ తది
 పగలు.....2.....మరియు.....3.....గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ.కె. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాట్-గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||.....1360/.....చెల్పించారు



Receipt No. 103173
 SBH, Habsiguda Branch, Sec'bad

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బొటనవ్రేలు



రూపించినది.

Prabhakar

Prabhakar

S/o K. P. Reddy, occ: Seerice
 (C) S-U-187/364, 2nd Floor, Soham mansin
 M.G. Road, Sec'bad, through attested General
 Power of Attorney for Presentation of Document
 Vide Doc. No. 201/2K W/06 at Sec. 49 of

1) [Signature]

KRISHNA RAO
 S/o KAMA RAO OCC: BUSINESS
 Ho. FLAT NO. 101, SRI SAT APTS, NAGOWS, HYDERABAD

2)

[Signature] Shankar s/o Narayana Swamy
 occ PRTEmployee PLo 1-12/14
 Mallapur - RA Out

200. ప్ర.సం||.....నెల.....21వ తది
 192 ప్ర.సం.శ.శా.....మాసము.....30వ తది.

సబ్-రిజిస్ట్రారు

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.

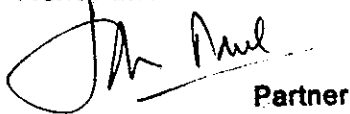
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. 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.

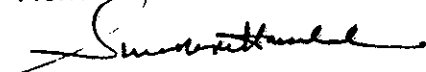
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement 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.

Page 2

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము 3962/06

రస్త్వేజాల ముక్త కాగితము

సంఖ్య. 6.....

సంఖ్య. 2.....

[Handwritten Signature]

Instrument Under Section 42 of Act 11 of 189

No. 13962 of 2006 Date 21/9/06

I hereby certify that the proper deficit stamp duty of Rs. 26380/- Rupees

Twentyfour thousand three hundred eighty only.

has been levied in respect of this instrument

from Sri. K.P. Reddy

on the basis of the agreed Market Value

consideration of Rs. 272000/- being

higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated 21/9/06

[Handwritten Signature]
Sub Registrar
and Collector U/S. 41 & A
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 26380/- towards Stamp Duty

Including Transfer duty and Rs. 1360/-

towards Registration Fee was paid by the party

through Challan Receipt Number 103173

Dated 21/9/06 at SBH Habisiguda Branch, Sec'bad.

S.B.O. Habisiguda

A/c No. 01050050700

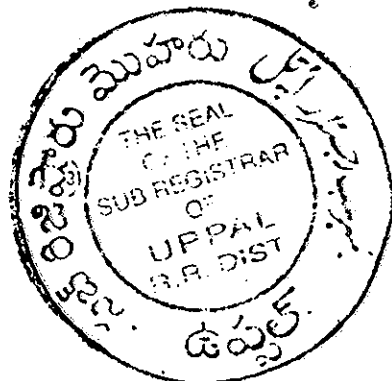
of S.B.O. Uppal.

NOTE: Construction Agreement filed along with this sale deed for

Rs 2058000/- and Stamp duty

Paid Rs 20580/- Dt 21/9/06.

[Handwritten Signature]
SUB REGISTRAR



- E) The Vendee is desirous of purchasing a plot of land bearing no. 221, admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,72,000/- (Rupees Two Lakhs Seventy Two Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

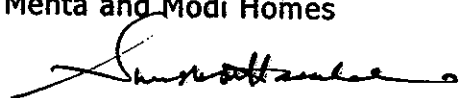
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 221, admeasuring 272 sq. yds. forming part of Sy. No. 291 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. 2,72,000/- (Rupees Two Lakhs Seventy Two 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. 25,800/- is paid by way of challan no. 103173, dated 21.07.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము (3962/106)
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 9.....

పబ్-రిజిస్ట్రార్

1వ పుస్తకము సం॥ (కా.క) పు.. (3962/106)
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు (3962-1-200) ప్రావ్యధిమిష
200 సంఖ్య... 21... తేదీ

~~రిజిస్ట్రారు అధికారి~~



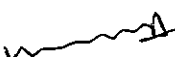
SCHEDULED PLOT

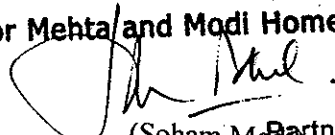
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 221, admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Compound wall & Neighbour's land
South	Plot No. 222
East	40' wide road
West	Plot No. 234

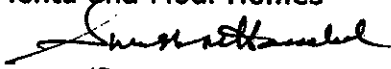
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

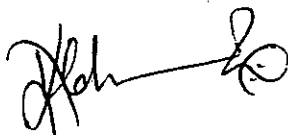
WITNESS:

1. 
(KRISHNA RAO)

For Mehta and Modi Homes

(Soham Modi) Partner
VENDOR

2. 

For Mehta and Modi Homes

(Suresh U Mehta) Partner
VENDOR


VENDEE

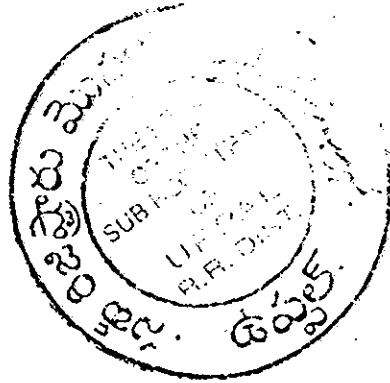
1 వ భాగము... 13962/156

దస్తవేజుల ముద్రణ అధికారుల

పంజాబ్... 6... ఈ భాగము వారు

పంజాబ్... 6

Handwritten signature



REGISTRATION PLAN SHOWING

PLOT NO. 221, FORMING A PART

IN SURVEY NOS. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Manidal, R.R. Dist.

VENDOR: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

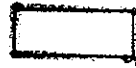
2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA

BUYER: DR. DHIRAJ ABHYANKAR, SON OF MR. JAGANNATH

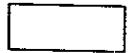
REFERENCE:
AREA: 272

SCALE:
SQ. YDS.

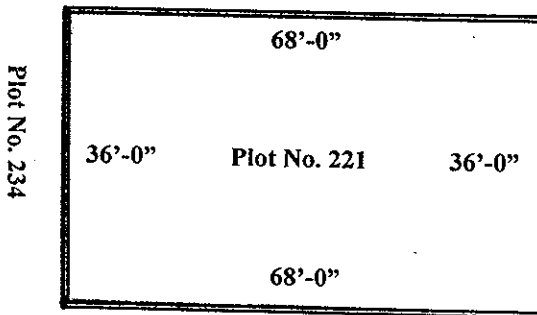
INCL:
SQ. MTRS.



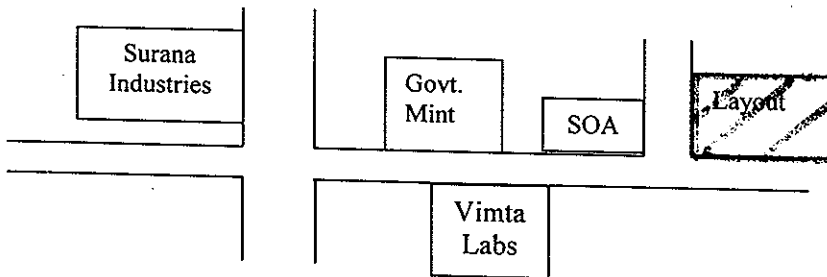
EXCL:



Compound wall & Neighbour's land



LOCATION PLAN



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]

SIG. OF THE VENDOR

[Signature]
SIG. OF THE BUYER

WITNESSES:

- 1. *[Signature]*
- 2. *[Signature]*

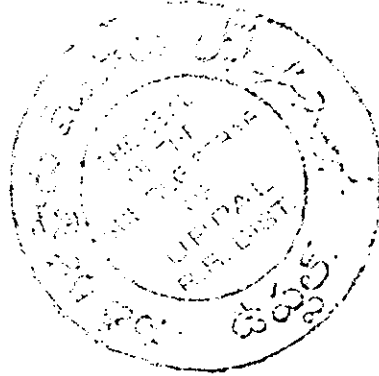
1వ పుస్తకము... (3962)...

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 6... ఈ కాగితపు వరుస

సంఖ్య... 5.....

పబ్-రిజిస్ట్రార్



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

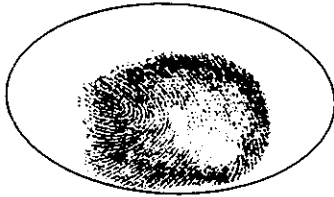
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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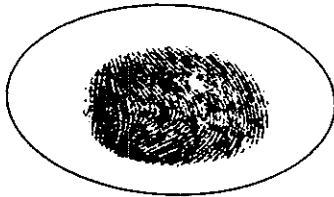
VENDOR:

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

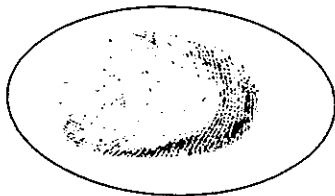


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003.



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

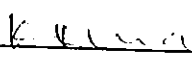


BUYER :

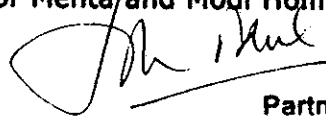
DR. DHIRAJ ABHYANKAR,
S/O MR. JAGANNATH,
R/O 901, BLOCK 10,
HILLRIDGE SPRING APARTMENTS
GACHIBOWLI,
HYDERABAD

SIGNATURE OF WITNESSES:

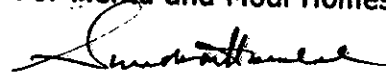
1. 

2. 

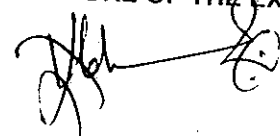
For Mehta/and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF THE EXECUTANTS



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

సబ్-రిజిస్ట్రారు

