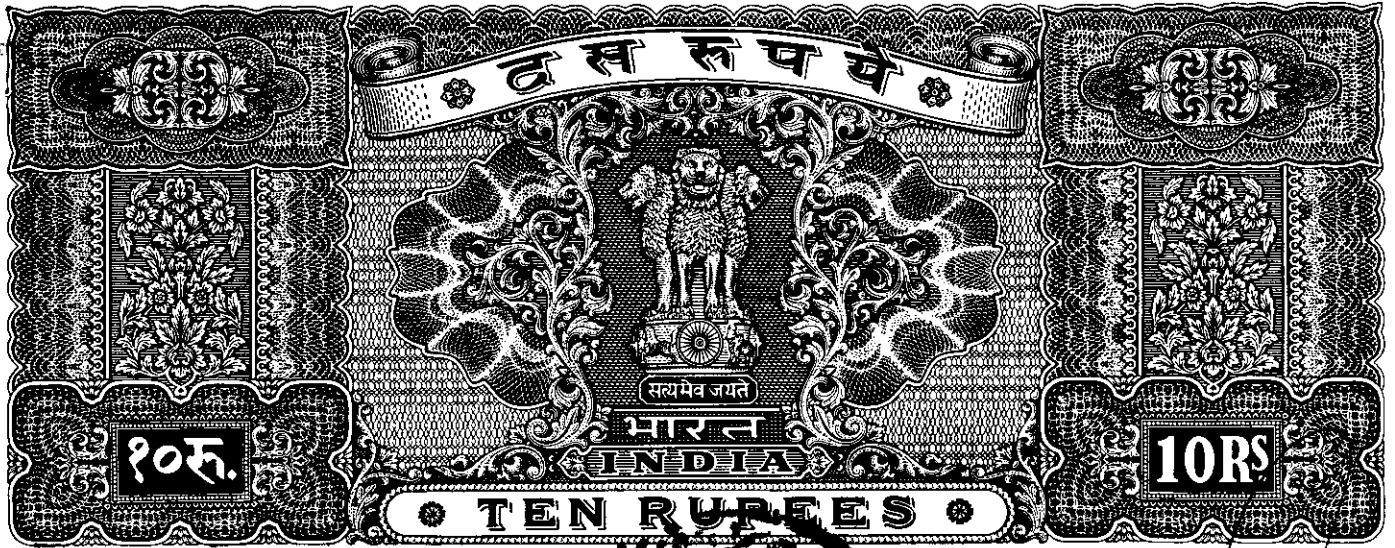


SSM 829/2000 ECU 710/2000

10RS.



NO. 97/96, R 70, ... 25.4.2000 10/10/1997

SOLD TO: Soham Modi S/O. Satish Modi

For Whom SELF

Copy of Deed



L. No. 97/96, R 70, ... M. NO. 11-3-134, MALLEPALLY, HYD.

THIS DEED OF SALE made and executed on this the 6th day of March, 1997 by:

Shri G. Keshavpal Reddy S/o Shri G. Jaipal Reddy aged 38 years, Occupation: Doctor, resident of 3-6-547/5, Street No. 7, Himayatnagar, Hyderabad presently residing at 6110, Haber Shaw Drive, Kerners Ville, North Carolina, 27284, U.S.A.

(Hereinafter referred to as the "VENDOR" which term shall mean and include whenever the context may so require his heirs, executors, administrators, and assigns —

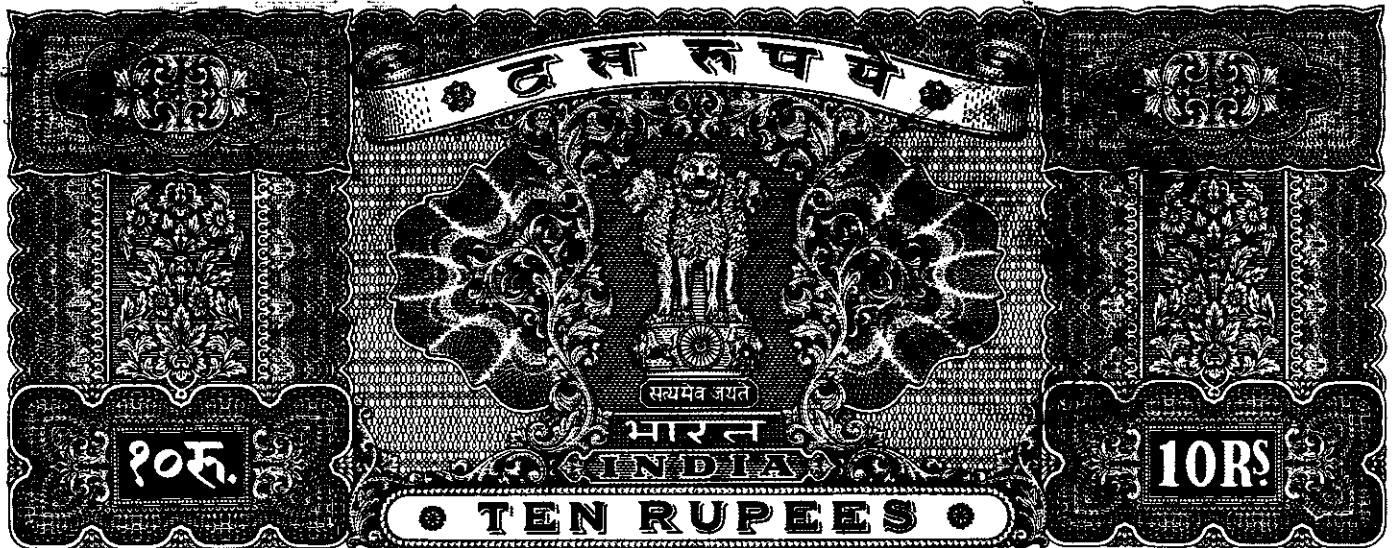
IN FAVOUR OF

Shri. Soham Modi S/o. Shri. Satish Modi aged about 27 years, occupation: Business R/o. Plot No. 1025, Road No. 45, Jubilee Hills, Hyderabad.

(Hereinafter referred to as the "PURCHASER" which term shall mean and include whenever the context may so require his heirs, executors, administrators and assigns;

Subject of the 5th sheet no of Collection ...

...2nd..



No. 1829 Dated 5.5.2000 10  
 Sold to... Soham Modi  
 of... Satish Modi Rs-440  
 For Whom... Self

V. S. Danyas  
 4-5/1  
 Erragadda, G. S. S. S.

:: 2 ::

Witnesseth as follows:

The Vendor is the Owner of Plot bearing No: 280 admeasuring 1146 sq.Yards ( 959 Sq.Mts) a part of the Jubilee Hills Co-operative House Building Society Ltd, Hyderabad situated in Sy.No: Old 403/1, New 120 of Shaikpet and Sy.No: 102/1 of Hakimpet village, of Golconda taluk, Hyderabad District. The vendor has purchased the said plot from one smt. Shobha Nageswara Rao by virtue of a sale deed dated: 03/10/1992, registered as Document No: 3905 of 1992 in Book No:I Volume No: 1282 at page: 367 to 384, in the office of the sub-Registrar of Khairtabad, Hyderabad. The vendor has obtained exemption under section 26(1) of the Urban land (Ceiling and Regulation) Act, 1976. The vendor has agreed to sell and the purchaser has agreed to purchase a portion of the said plot; hereinafter referred to as the said land more particularly described at the foot of this document and shown in detail in the plan annexed hereto, for a total sale consideration of Rs.4,75,000/ (Rupees: Four Lakhs and seventy five thousand only).—

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the said agreement and in consideration of the said sum of Rs.4,75,000/- (Rupees: Four lakhs and Seventy five thousand only) —

paid this day by the purchaser to the vendor vide pay order bearing No: 0278712 dated: 24.01.1997 drawn on Syndicate Bank, Jeera, Secunderabad in favour of the vendor G.Keshavpal Reddy, the receipt of which is hereby acknowledged and full and final discharge wherefor is hereby given by the vendor to the purchaser, the vendor both hereby sell, transfer convey absolutely to the purchaser the right, title and interest in the said land, namely portion of plot No: 280 admeasuring 573 sq.yards ( 479.5 sq.mts) in ward No: 8, Block No:2, forming part of Jubilee Hills Co-operative House building Society Ltd, situated in Old Survey No: 203/1, New Survey No: 120 of Shaikpet and 102/1 of Hakimpet village, Golconda Mandal, Hyderabad District.—

2nd sheet of the 5th sheet no of Collection with

..3rd.

HENCEFORWARD, the VENDOR shall not have any right or title to the said land which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto and the PURCHASER shall be entitled to enjoy the same absolutely without any let or hindrance from the VENDOR or anyone claiming through him.——

The VENDOR doth hereby declare, assure and covenant with the PURCHASER that the recitals contained herein are all true and correct, that the said land or any part thereof has not been alienated or encumbered in any manner whatsoever, that no one else has any right, title or interest in or upon the said land, that all rates, taxes and charges payable in respect of the said land have been paid upon the date of sale, that the said land is not the subject matter of nay litigation or acquisition proceedings as on the date of the sale.——

The VENDOR doth hereby agree to indemnify and keep indemnified the PURCHASER at all times in respect of all losses, expenses and costs including Court costs to which the PURCHASER may be put on account of any or all of the recitals contained herein being false or incorrect, or on account of the breach of any or all of the covenants contained herein or on account of anyone else claiming any right, title or interest in the said land, or on account of any let or hindrance to the PURCHASER in the enjoyment of the said land by the VENDOR or anyone claiming through him.——

The VENDOR has obtained necessary permission under the Urban Land Ceiling Act for the alienation of the said land.——

*3rd Sheet of the 5<sup>th</sup> Street No 8 Colaba*

The VENDOR doth hereby agree to sign all documents and do all acts as may be necessary to complete or defend the title of the PURCHASER to the said land.——

All the documents of title pertaining to the said land have been delivered to the PURCHASER this day.——

The PURCHASER has been placed in possession of the said this day.——

DESCRIPTION OF THE PROPERTY HEREBY SOLD

ALL THAT PART OF PLOT bearing No.280 admeasuring 573 Sq.yards (479.5 sq.mts) forming part of the Jubilee Hills Co-Operative House Building Society Ltd., Hyderabad situated in Sy.No.Old 403/1, New 120 of Shaikpet and Sy.No.102/1 of Hakimpet Village, of Golconda Taluk, Hyderabad District as shown in the plan annexed hereto; bounded on:—

NORTH	:	Part of Plot No. 280 —
SOUTH	:	Plot No. 279 A —
EAST	:	Plot No. 280 B —
WEST	:	Plot No. 279 —

together with all roads, roadways, internal and external rights and easements belonging to or reputed to belong to the said land.

IN WITNESS WHEREOF the VENDOR has signed these presents on the date and at the place mentioned above.

*P. Venkateshwar Reddy*

VENDOR

WITNESSES:-

1. *Yogeesha Sachdev*

2. *P. S. Suleman*  
*45 Street of the 5th Street No of Calcutta*

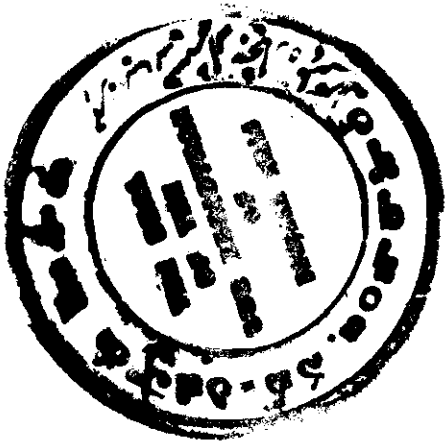
Four Stamps Rupees: Fourty thousand only.-----  
Indocument a, erasures b, interlineations in copy 1,3, erasure  
2, interlineations M. Anjaiah, sub-Registrar.-----  
Copied by :- A. Sulochana Devi J.A., Examined by :- ( Reader)  
A. Sulochana Devi, J.A., ( Examiner ) M. Anjaiah, dated :-4.4.  
1997, sub-Registrar.-----

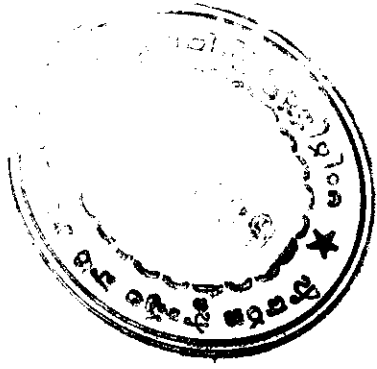
*55 Street and the last sheet no of Collection with ✓*  
*Total no of Collection in Copy with ✓*

Copy compared by :- *baeel*  
Dated :- 5/5/2000 *V. H. S. (Reader)*  
*baeel* (Examiner)

**TRUE COPY**  
*[Signature]*  
**Sub-Registrar**  
**BANJARA HILLS**

**Office of the**  
**Sub-Registrar**  
**BANJARA HILLS.**





*Copy of Enlargements and Particulars*

1997 ಅನಂವಂಶೋತ್ತರ 27 ಅಧಿವೇಶನ 2-3 ನಂ. 10  
 ಅಂಶ (2002 ಸಂವಿಧಾನ) ಸಂ-023 ನಲ್ಲಿ ಲೇಖನ 11  
 ನಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿದಂತೆ 28496 ನಂ. ಅಂಶ 27 ಅಧಿವೇಶನ  
 P.V. Reddy P. V. Reddy (ಅನಂವಂಶೋತ್ತರ) ಸಂವಿಧಾನ  
 ಸಂ. 10 ಅಂಶ 27 ನಂ. 11 (2002) P. Venkateswar  
 Reddy & P. Tirumala Reddy & C. Baduvaru No  
 8-1-22/81, Channarayana Special CPA of the  
 G. K. Channarayana Reddy & C. Baduvaru & Yogesh  
 Sachdev Yogesh & C. Baduvaru & C. Baduvaru  
 No 4-3-65/5/6. P. Channarayana Begu Sultan Bazar  
 Hyderabad P. Solomon & P. Kempaiah & C. Baduvaru  
 P. Venkateswar No 5-4-15/3. M. G. Rao &  
 C. Baduvaru - 13. 1997 ಅನಂವಂಶೋತ್ತರ 27 ಅಧಿವೇಶನ  
 1919 ನಲ್ಲಿ 27 ಅಂಶ 27 ಅಧಿವೇಶನ 6 ಅಂಶ 11. Anjanah  
 27-8-20 (ಅಂಶ 27 ಅಧಿವೇಶನ 1954 ಅಂಶ 10  
 31 ಅಂಶ 42 ಅಂಶ 1997 ಅನಂವಂಶೋತ್ತರ 1919 ನಲ್ಲಿ  
 645, 302 ನಂ. ಅಂಶ 27 ಅಧಿವೇಶನ 6 ಅಂಶ 11 1997  
 ಅಂಶ 27 ಅಧಿವೇಶನ 6 ಅಂಶ 11 1919 ನಲ್ಲಿ 27 ಅಂಶ 27 ಅಧಿವೇಶನ  
 14 M. Anjanah 27-8-20 (ಅಂಶ 27 ಅಧಿವೇಶನ 1954 ಅಂಶ 10)  
 and page of the 2nd sheet no of Collection in

