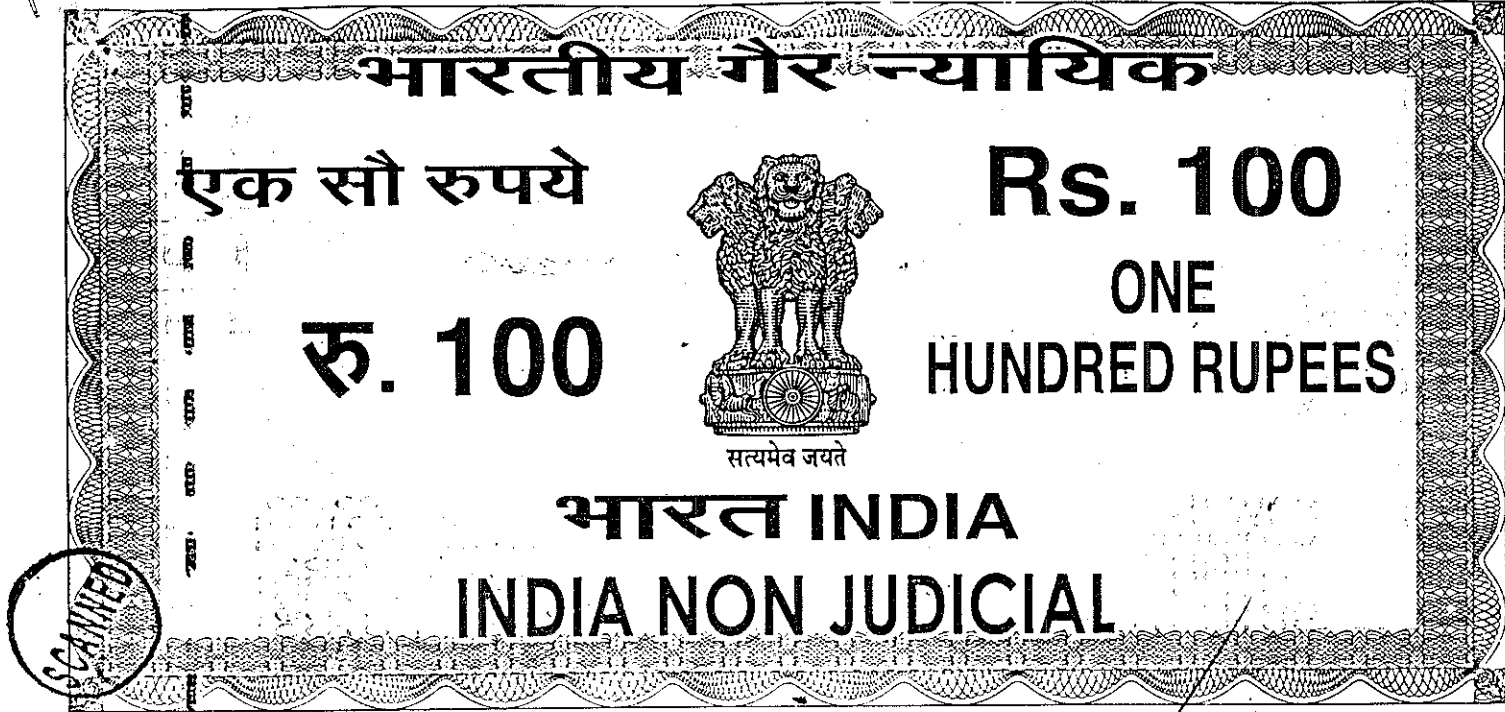


G. 11690

11652/06

Ac.No. 11978



आन्ध्र प्रदेश ANDHRA PRADESH

454970

S.No. Date 26/04/2006 Rs. 100
 Name P. Venkat Reddy
 S/o. D/o. Mehta and Modi Homes
 For Whom Reddy

K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 7th day of Apr, 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

1. MR. P. VENKAT REDDY, SON OF MR. PRATAPA REDDY, Aged about 39 years,
 2. MRS. P. VARA LAKSHMI, WIFE OF MR. P. VENKAT REDDY, Aged about 32 years,
- Both are residing at 401, Devi Prabhas Mansion, Plot No.135, Kalyan Nagar, Hyderabad – 500 038, 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 & MODI HOMES

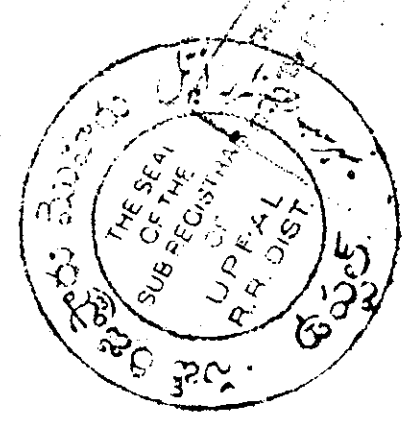
PARTNER

For MEHTA & MODI HOMES

PARTNER

1165266
 వ పుస్తకము.....సం||పు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....6. ఈ కాగితపు పరప
 సంఖ్య.....

సబ్-రెజిస్ట్రారు



200/- వ సం||...వెల...వ తది
 192...వ.శ.శా...16...వ తది
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పుల్ సబ్-రెజిస్ట్రారు అఫీసులో

Gaurang mody
 జిల్లా పబ్లిక్ రికార్డుస్ ఆఫీసులో 32 ఎ-ను
 అనుసరించి పాపాల్ గా నిలిచిన పత్రాలు
 మరియు పత్రములలో సహా పాపాలచేసి
 రుసుము రూ||.....నెల్లించినారు.

Receipt No.....9687204.29/3/1976 vide
 SBH, Habsiguda Branch. Sec'bad

నాకు యిచ్చినట్లు ఒప్పుకోవడం.
 ఎడమ బ్రావనప్రేలు



రూపించినది.

(Handwritten signatures)

Gaurang mody s/o. Jayantlal mody occ: Business
 fl.o. flat no. 105, Sapphire apt, Chikoti Gardens
 Begumpet, Hyderabad, through Attested Gra
 Presentation of documents, vide Doc. No.
 61/BK/105 at SRO, Uppal.

1) *(Signature)*

(K. Prabhakar Reddy s/o. K.P. Reddy
 occ: Service (C) 5-4-187/1264, M.G. Road,
 SEC-1A9.

2) *(Signature)*

Praveen s/o. Krishna Rao.
 occ: Business fl.o. 101, Sri Sai Apts
 NAGOLE, 1210

200/- వ సం||...వెల...వ తది
 192...వ.శ.శా...16...వ తది

సబ్-రెజిస్ట్రారు

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 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
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:

- a. Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- b. Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- c. Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- d. 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. 13 admeasuring 233 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,33,000/- (Rupees Two Lakhs Thirty Three Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For MEHTA & MOHI HOMES



PARTNER

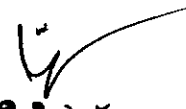
For Vendor



-2-

11652106

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

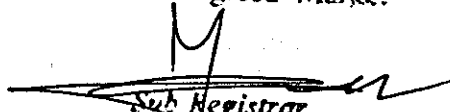

పబ్-రిజిస్ట్రారు

Endorsement Under Section 47 of Act II of 1864
No. 11652106 of 2006 Date 7/8/06

I hereby certify that the proper deficit
stamp duty of Rs. 21000 Rupees Twenty one
Thousand Rupees only
has been levied in respect of this instrument
from Sri. Gouvaraj moddy
on the basis of the agreed Market Value
consideration of Rs. 233000 being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

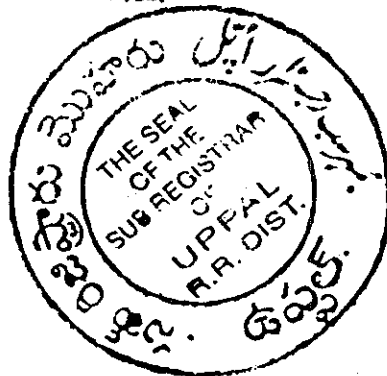
Dated 7/8/06


Sub Registrar
and Collector U/S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 21000 towards Stamp Duty
including Transfer duty and Rs. 1195
towards Registration Fee was paid by the party
through Challan Receipt Number 96877
Dated 29/7/06 at Sub Registrar's Branch, Sec'bad.

S. B. R. Subsignature
A/c No. 01009050788
of S.B.O. Uppal



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

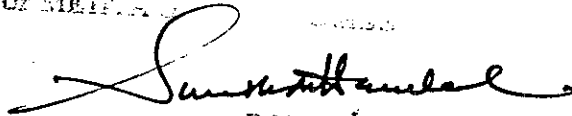
1. The Vendor do hereby convey, transfer and sell the Plot No. 13 admeasuring 233 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 2,33,000/- (Rupees Two Lakhs Thirty Three 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. 22,295/- is paid by way of Challan No. 968772, dated 29.07.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES



PARTNER

For MEHTA & MODI HOMES



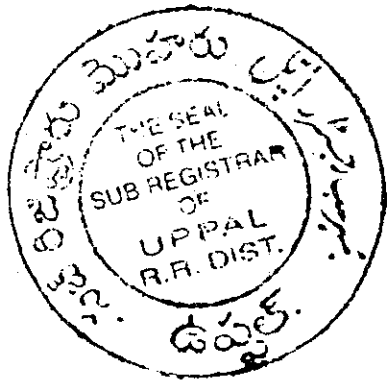
PARTNER

1వ పుస్తకము.....11652106
దస్తావేజుల మొత్తం కారితము
సంఖ్య...6...ఈ కారితపు వయస్
సంఖ్య...

సహాయక రిజిస్ట్రారు

1వ పుస్తకము సం: (కా.క) పు.....11652106
వలెదగుగా రిజిస్టరు చేయబడి స్వామిగు నిమిత్తం
గుర్తింపు నంబరు...11652106-2006వ్యవస్థాపన
2006 సం. రిజిస్ట్రారు...నెల...సం...తేది

రిజిస్ట్రారు ఆధికారి



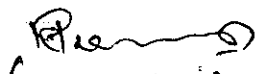
SCHEDULED PLOT

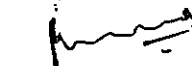
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 13 admeasuring about 233 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North : 40' wide road
South : Plot No.12
East : Plot No:14
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. 
(N.R.Reddy)

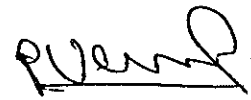
2. 
(Naren)

For MEHTA & MODI HOMES


PARTNER
VENDOR

For MEHTA & MODI HOMES


PARTNER
VENDOR



VENDEE



1165206

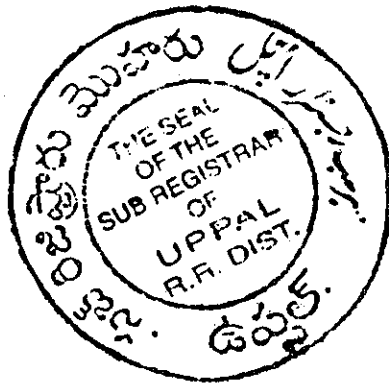
3వ పుస్తకము.....సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

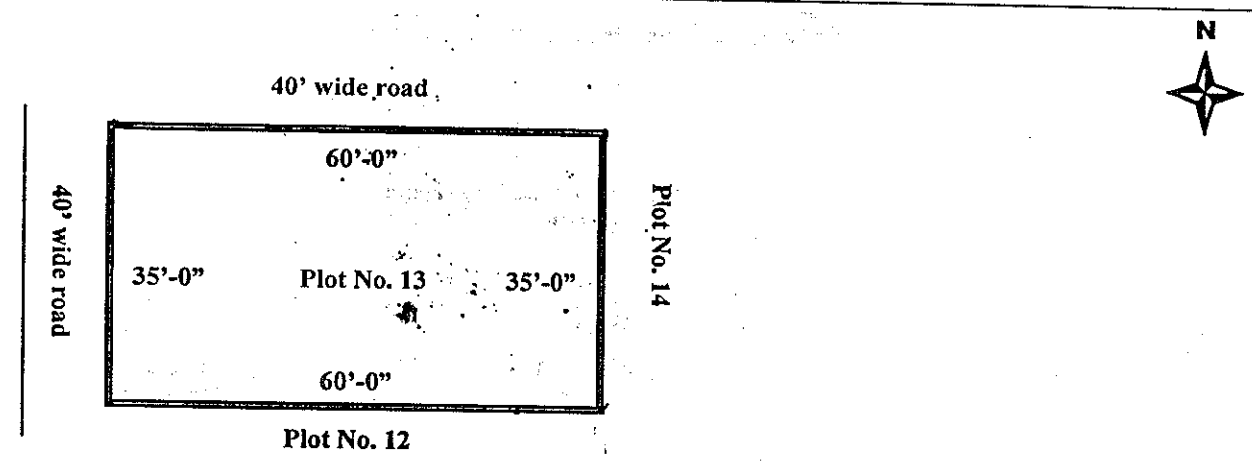
సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య..4.....

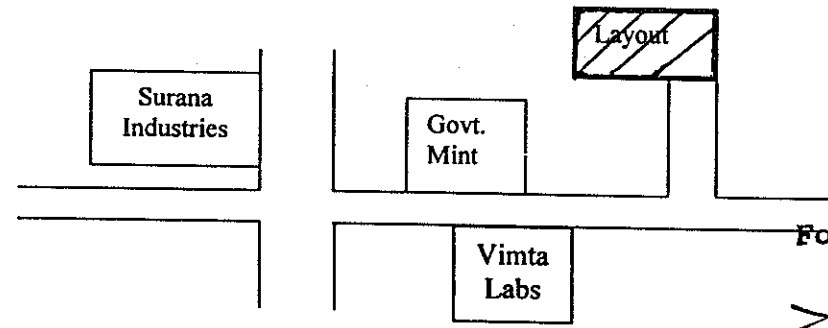
సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING		PLOT NO. 13, 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:	1. MR. P. VENKAT REDDY, SON OF MR. PRATAPA REDDY,		
	2. MRS. P. VARA LAKSHMI WIFE OF MR. P. VENKAT REDDY		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 233	SQ. YDS.	SQ. MTRS.	



LOCATION PLAN



WITNESSES:

1. *[Signature]*
2. *[Signature]*
(Mereer)

For MEHTA & MODI HOMES
[Signature]
 PARTNER

For MEHTA & MODI HOMES
[Signature]
 PARTNER
 SIG. OF THE VENDOR



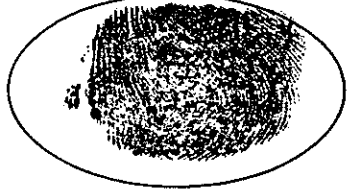




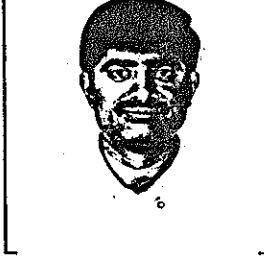


[Signature]
 SIG. OF THE VENDEE

1165256
1వ పుస్తకము.....సంఖ్య
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....


సర్-రక్షణార్థం



**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
			<p>VENDOR:</p> <p>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.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>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.</p> <p>GPA FOR PRESENTATION OF DOCUMENTS:</p> <p>MR. GAURANG MODY S/O. MR. JAYATILAL MEHTA R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET, HYDERABAD</p> <p>VENDEE:</p> <p>1. MR. P. VENKAT REDDY S/O. MR. PRATAPA REDDY R/O. 401, DEVI PRABHAS MANSION, PLOT NO.135, KALYAN NAGAR, HYDERABAD - 500 038.</p> <p>2. MRS. P. VARA LAKSHMI WIFE OF MR. P. VENKAT REDDY R/O. 401, DEVI PRABHAS MANSION, PLOT NO.135, KALYAN NAGAR, HYDERABAD - 500 038.</p>
			
			
			
			

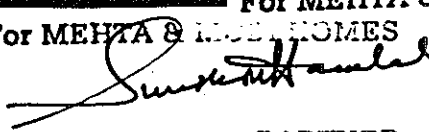

SIGNATURE OF WITNESSES:

1. 

2. 

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

PARTNER

PARTNER
SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE VENDEE

1165206


1 వ పుస్తకము.....సంఖ్య

P/13

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....


పబ్-రిజిస్ట్రారు

