

07.3502/1005

3443/05

Ag 3559
100RS.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883223

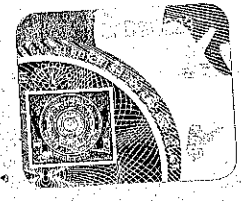
S.No. 13030 Date: 13/11/05 Rs. 100/-

Sold to: Kuldeep Singh

S/o: Hoshiar Singh Uthud

For whom: self

R. NARENDER
SVL No. 42/95
R.No. 38/2004-2006
RAM NAGAR, HYD'BAD.



SALE DEED



This Sale Deed is made and executed on this the 13th day of APRIL 2005 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 Partner: Sri. Soham Modi, Son of Sri Satish Modi, aged about 35 years, Occupation: Business and Sri. Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 55 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

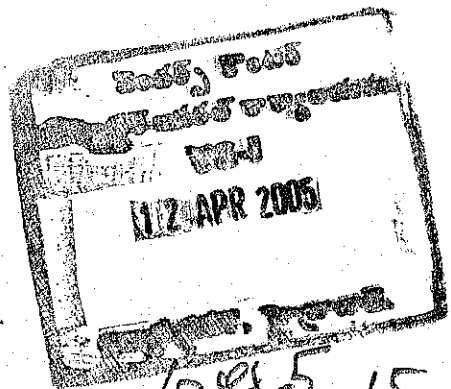
SRI. KULDEEP SINGH, SON OF SRI. HOSHIAR SINGH, aged about 36 years, Occupation: Service, Resident of Flat No. 502, 5th Floor, Block-F, May Flower park, Mallapur, Hyderabad - 500 076.

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

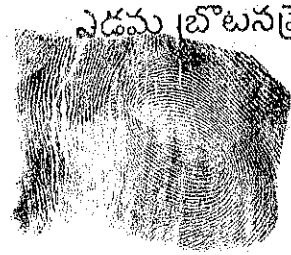
For Mehta and Modi Homes
[Signature]
Partner

Contd..2.



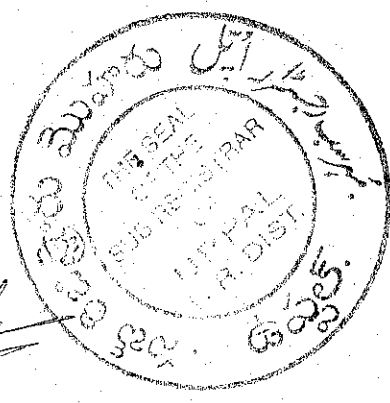
200 5 వ సం|| ఏప్రిల్ నెల 15 తేది
 192 7 వ.శ.శా. బెంగళ మాసము 25 తేది
 పగలు 12 మరియు 1 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ Gaurang Mody
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసే
 రుసుము రూ|| 1000 చెల్లించినారు.
 Receipt No. 994443 Dt. 15/4/05 Vide
 SBH, Habsiguda Branch, Sec'bad.
 ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.



నిరూపించినది.

1 వ పుస్తకము 3443/05
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 1
 సబ్-రిజిస్ట్రారు



Gaurang mody s/o. Jayantihal mody occ: Business
 R/o. Flat no. 105, Sapphire Apts, Chiruth Gardens
 Begumpet, Hyderabad, through Special Power of
 Attorney, attested vide Power No. 18/2005 at Sec
 Appd.
 (1) Prabhakar Reddy s/o. Padma Reddy occ: scnie
 (2) S. U. 19/13 & 4, M. G. Road, Sec'bad,
 Sridhar s/o. Rama-chandrababu occ: scnie
 2-3-6n/10/24, Amberpet, Hyderabad.

200. 5 వ. సం|| ఏప్రిల్ నెల 15 వ తేది
 192. 7 వ. శా. శా. బెంగళ మాసం 25 వ తేది
 సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883224

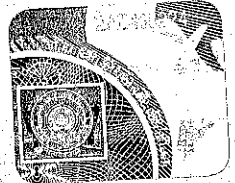
S.No. 1303 Date 15/11/05 Rs. 100/-

Sold to Kuldeep Singh

S/o. W. H. Mashrao Singh

For whom

R. NARINDER
SVL No. 42/95
R.No. 38/2004-2006
RAM NAGAR, HYD'BAD.



WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. Nos. 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 Acres)
1.	9733/2003	19/08/2003	39	Gt. 80-00	Ac. 2-00 Gts.
2.	11955/2003	30/09/2003	36	Gt. 0-50	Ad. 2-00 Gts.
			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 Gts.
			36	Gt. 60-50	
			37	Gt. 13-50	
				Gt. 85-00	
Total extent					Ac. 6-05 Gts.

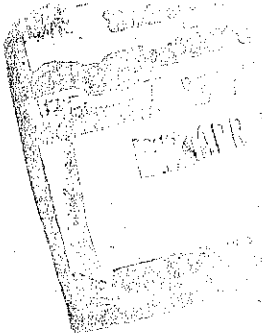
For Mehta and Modi Homes

Mehta Modi
Partner

For Mehta and Modi Homes

Mehta Modi
Partner

Contd..3.



1వ పుస్తకము 4.73/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 2.....

సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act 11 of 189
No. 3443 of 2005 Date 15/6/05

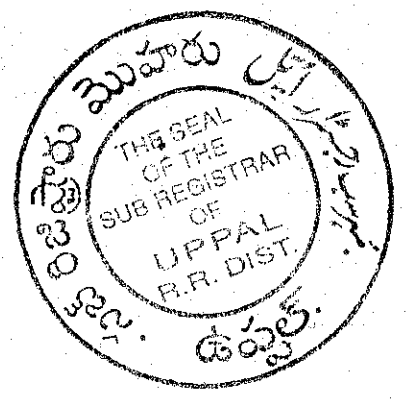
I hereby certify that the proper deficit
stamp duty of Rs. 23780/- Rupees Twenty three thousand
seven hundred eighty on
has been levied in respect of this instrument
from Sri. Ganavey Nedy
on the basis of the agreed Market Value
consideration of Rs. 20000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Sub Registrar
Dated: 15/6/05 and Collector U/S. 41 & 44
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 23780/- Towards Stamp Duty
Including Transfer duty and Rs. 1020/-
towards Registration Fee was paid by the party
through Challan/Receipt Number: 994443
Dated: 15/6/05 at SBH Habsiguda Branch, Sec bad

S.O. Habsiguda
A/c No. 01000050730
of S.R.O., Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883225

S.No. (3032) 05AA/1104Rs. 100/-

Sold to... Kuldeep Singh

S/o. V. ... Mahidas Singh

For whom... 31/1

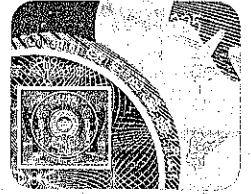
:: 3 ::

R U
R. NARINDER

SVL No. 42/35

R.No. 38/2004-2005

RAM NAGAR, HYDABAD



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.

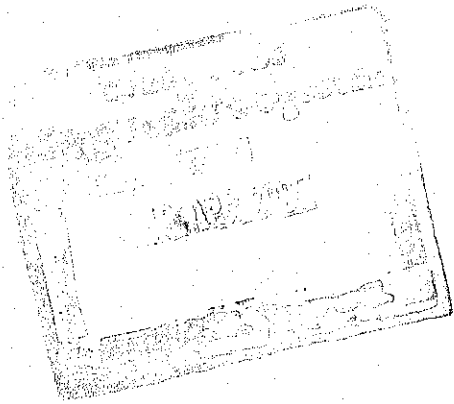
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

Contd..4.

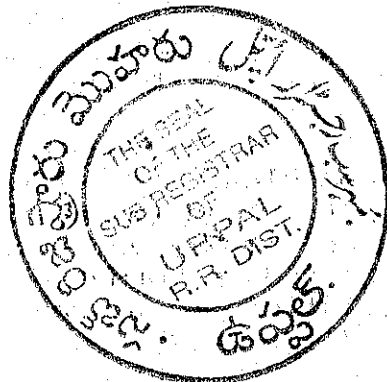


1 వ పుస్తకము సం॥ (కా.శ) పు. 3443/05
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 9 ఈ కాగితపు వరుస
 సంఖ్య... 3

[Signature]
 పబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (కా.శ) పు. 3443/05
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 3443/05-1-2005 ఇవ్వడమైన
 2005 సం॥ (కా.శ) పు. 15 తేదీ

[Signature]
 రిజిస్ట్రారు



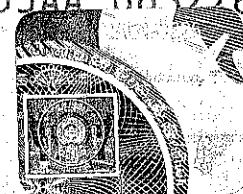


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 13023 - 13/11/05 Rs. 100/-
 Sold by Kulddeep Singh
 S/o. W. Washlag Singh
 For whom 30/11/05 :: 4 ::

R. N. NARENDER
 SVL No. 42/95
 R.No. 38/2004-2006
 RAM NAGAR, HYD'BAD.

05AA 883226



C) The Vendor have plotted the Scheduled Land into Plots and have obtained tentative 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.49, admeasuring 204 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land 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:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.49, 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.

For Mehta and Modi Homes

Mehta Modi
 Partner

For Mehta and Modi Homes

Suresh Kumar
 Partner

Contd..5.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883227

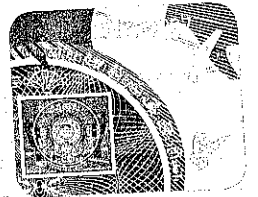
S.No. 13034 - 13/11/05 Rs. 100/-

Sold to: Kuldeep Singh

S/o. W. M. S. Singh Kothuru

For whom: S/H :: 5 ::

R. Narender
R. NARENDR
SVL No. 42/95
R.No. 38/2004-2006
RAM NAGAR, HYD'BAD.



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.

For Mehta and Modi Homes

Ma. Modi
Partner

For Mehta and Modi Homes

Suresh Chandra
Partner

Contd..6.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883228

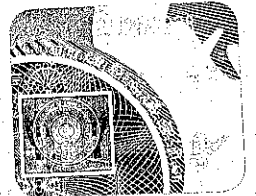
S.No. 13025 - 1311105 Rs. 100/-

Sold to Kulkarni Singh

S/o. W. Hazra Singh RUMUD

For whom 214 :: 6 ::

R. NAIKUNDER
SVL No. 42/95
H.No. 38/2-94-2000
RAM NAGAR, HYD/ABAD.



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.

The market value of the property is Rs.1000/- per sq.yd, total value of Rs.2,04,000/- for 204 Sq.Yds., stamp duty paid on market value.

7. Stamp duty and Registration amount of Rs. 24,900 = 00 /- is paid by way of challan No. 99443 dated 15.04.2005, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Mehta Modi
Partner

For Mehta and Modi Homes

Sundaram
Partner

Contd..7.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 883229

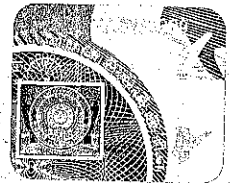
S.No. 13036 Rs. 100/-

Sold to Kulkarni Singh

S/o. W. Meshia Singh No. 111/112

For whom self :: 7 ::

R. NARENDER
SVL No. 42/95
R.No. 36/2004-2006
RAM NAGAR, HYD'BAD.



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 49, admeasuring about 204 Sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

- NORTH :: Plot No. 50.
- SOUTH :: Plot No. 48.
- EAST :: 40' Wide Road.
- WEST :: Plot No. 60.

more fully shown in the plan in red colour annexed hereto.

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. *Prabhakar*
(B. Prabhakar Reddy)
2. *Srihar*
(SRIHAR)

For Mehta and Modi Homes

Shyam Modi
(Shyam Modi)
VENDOR

Suresh U Mehta
(Suresh U Mehta)
VENDOR

[Signature]
V E N D E E.

REGISTRATION PLAN SHOWING

PLOT NO. 49, FORMING A PART

IN SURVEY NOS. 35, 36, 37, 38 & 39

Situated at

CHERLAPALLY VILLAGE, GHATKESAR **Mandal, R.R. Dist.**

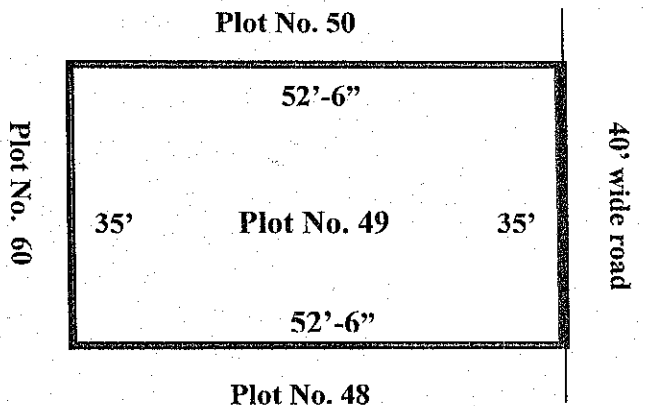
VENDORS: M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

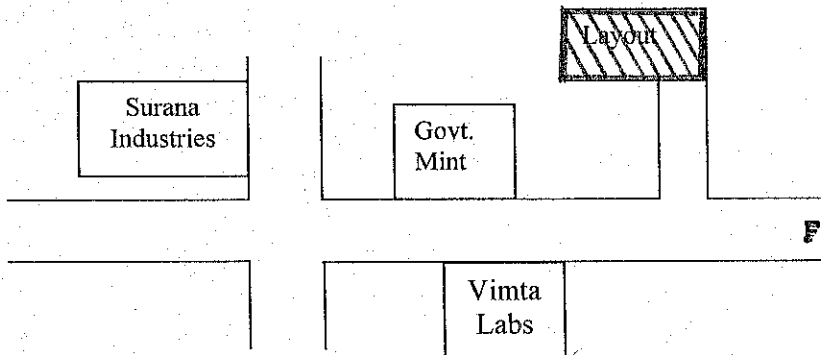
2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA

VENDEE: SRI KULDEEP SINGH, SON OF SRI HOSHIAR SINGH

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



LOCATION PLAN



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIG. OF THE VENDOR

[Signature]

SIG. OF THE VENDEE

WITNESSES:

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

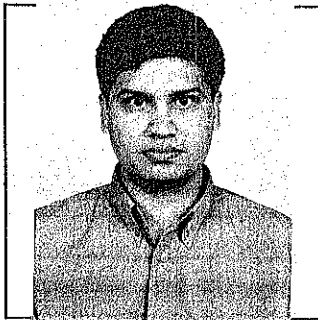
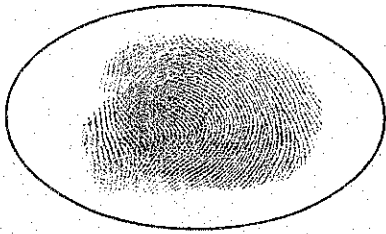
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.

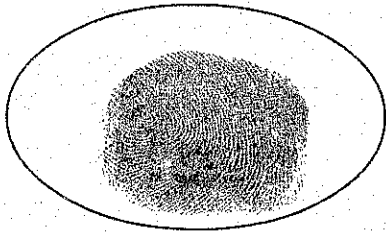
FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



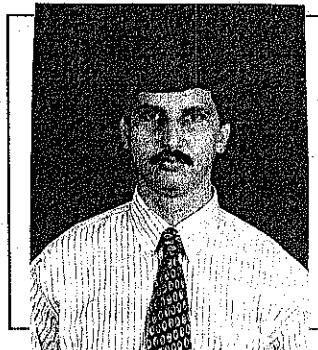
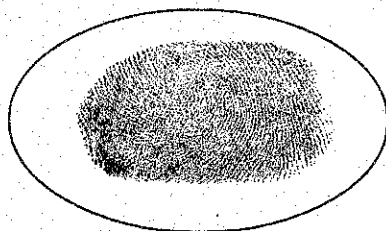
VENDORS:
M/s. MEHTA & MODI HOMES, having
13 (G) 5-4-187 / 3 & 4, M.G. Road,
SEC-Bad, Rep by its Partners
Mr. SOHAM MODI



2, Mr. SURESH U. MEHTA
5-4-187 / 3 & 4,
M.G. Road,
SEC-BAD - 500 013.



SPA:
Mr. GAURANG MODY
R/o. Flat No 105, Sapphire Apts,
Chitroff Gardens,
Begumpet, Hyderabad.



PURCHASER:-
Mr. KULDEEP SINGH
R/o. Flat No. 502, 8 Floor,
BLOCK-F, MAYFLOWER PARK,
Mallapur, Hyderabad - 076.

SIGNATURE OF WITNESSES

- 1.
- 2.

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S
For Mehta and Modi Homes

Partner

8/49 -