

- 4. SRI A. VENKATESHWARA RAO, SON OF SRI A. MOHAN RAO, aged about 45 Years, Occupation: Business, Resident of Plot No.16, Anupuram Colony, ECIL Post, Hyderabad 500062.
- 5. SRI P. CHANDRA SHEKAR REDDY, SON OF LATE PRATHAP REDDY, aged about 46 years Occupation: Business Resident of Plot No. 14, Anupuram Colony, ECIL Post, Hyderabad 62.
- 6. SRI N. KIRAN KUMAR, SON OF SRI N. MADHU SUDHAN REDDY, aged about 33 years Occupation: Business, Resident of Plot No 275, V. Nagar, Meerpet, Moula-Ali, Hyderabad 40.

(Hereinafter jointly referred to as the 'SECOND PARTY').

The terms 'THE FIRST PARTY' and 'THE SECOND PARTY' herein used shall wherever the context so admit shall mean and include their respective heirs, executors, administrators, legal representatives, successors in interest, assignees, etc., as the parties themselves.

A. WHEREAS the First Party 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.

Sl.	Sale Deed	Dated	Extent of
No.	Doc. No.	2 4.15 4	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 ₄ 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. By virtue of the above referred documents, recitals and records, the First Party became the absolute owners and possessors of about Ac. 6-09 Gts., in survey no. 291 of Cherelapally Village, Ghatkesar Mandal, Ranga Reddy District,

For Mehta and Modi Homes

Partner

Partner

For Mehta and Modi Homes

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- C. The First Party is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained permission for a layout consisting of 60 plots from HUDA, vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006. The proposed project of development is styled as 'SILVER OAK BUNGALOWS (PHASE-II).
- D. WHEREAS the Second Party has purchased two plots in Sy.No. 291 of Cherlapally Village, Ghatkesar Mandal, R.R. District from Shri. Kasula Shankar Goud the GPA holder of the original pattedar Shri, P. Sanjiv Reddy. A sale deed for plot nos. 94 and 95 admeasuring about 488 sq. yds., in Sy No. 291 of Cherlapally Village was registered in favour of the first party vide document no. 5301/2004 dated 6.5.2004 registered at the office of the SRO, Uppal, and the said plots are hereinafter referred to as scheduled B property and described in schedule B given under. The Second Party has purchased the said plots from Shri. K. Shankar Goud in a layout which was proposed to be developed by Shri. K. Shankar Goud.
- E. WHEREAS Shri K. Shankar Goud was unable to develop the said proposed layout and instead has sold the majority of the land owned by him in Sy. No. 291 of Cherlapally Village to the first party as per the details given in Para A.
- F. WHEREAS the plots purchased by the Second Party bearing no. 94 and 95 cannot be located or identified in the larger piece of land in Sy. No. 291 of Cherlapally Village.
- G. WHEREAS the First Party having developed the land in Sy. No. 291 is the sole and absolute owner of the Plot No. 232, in Survey No. 291 admeasuring 272 Sq. yds., Cherelapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled A property and described in Schedule A given hereunder.
- H. WHEREAS to avoid unnecessary litigation the First Party and Second Party have amicably agreed to execute this exchange deed by which the first party will become the owner of 488 sq. yds., i.e., the schedule B property in exchange for a fully developed plot bearing no. 232 i.e., Schedule A property. The second party shall become the absolute owner of the plot no. 232 i.e., schedule A property in lieu of giving up its right, title, claim or interest of whatsoever nature in schedule B property.
- I. WHEREAS the First Party agreed to exchange an extent of land admeasuring 272 Sq.yds., being Plot No. 232, described in the Schedule 'A' hereto, with the property described in the Schedule 'B' hereto, belonging to the Second party and the Second Party also agreed to the same.

J. WHEREAS the Second Party agreed to exchange an extent of land admeasuring 488 Sq.yds., being Plot Nos. 94 & 95, described in the Schedule 'B' hereto, with the property described in the Schedule 'A' hereto, belonging to the First party and the First Party also agreed to the

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For Mehta and Modi Homes

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:

- 1. In pursuance of the said agreement and in consideration of the transfer by the said Second Party herein contained the said First Party hereby grants and transfers to the Second Party all that property described in the Schedule 'A' absolutely and forever.
- 2. In further pursuance of the said agreement and in consideration of the transfer by the said First Party herein contained the said Second Party hereby grants and transfers to the First Party all that property described in the Schedule 'B' absolutely and forever.
- 3. Each of the parties hereby covenants with the other, firstly, that the property hereby transferred by them to the other is free from encumbrances and secondly, that the property so transferred by each of them shall be quietly entered upon and held and enjoyed by the other without any interruption or disturbance by the party transferring the same and thirdly, that each of the parties hereto will, at the request and cost of the other execute every such act or thing as shall reasonably be required by such other for further and more perfectly transferring such property hereby exchanged with the other.
- 4. Both the parties herein covenant that no further consideration shall be payable to each other for the exchange of the said properties.
- 5. The original deed of Exchange is retained by the Second Party and the duplicate copy thereof is retained by the First Party.
- 6. The lands described in Schedule A & Schedule B are not assigned lands under the Prohibition of Transfers Act. 9 of 1977 and that they do not belong to or are under mortgage to Govt. or their agencies\undertakings. And that there is no house or any constructions in the said site.

7. It is hereby declared that the property described in Schedule 'A' is valued at about Rs. 3,26,500/-, and the property in Schedule 'B' is valued at Rs. 5,86,000/, at the rate of Rs. 1,200/- per Sq.yd, and that the stamp duty is paid accordingly.

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SCHEDULE 'A' (PROPERTY OF FIRST PARTY TRANSFERRED TO SECOND PARTY)

ALL THAT THE PIECE AND PARCEL OF PLOT bearing No.232, admeasuring about 272 Sq.yds., forming a part of Sy. No. 291, Situated at Block No. 2, Old Village, Cherelapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, Under S. R. O. Uppal and bounded by:

NORTH

Plot No. 233

SOUTH

Plot No. 231

EAST

Plot No. 223

WEST

40' Wide Road

More fully shown in the plan in RED colour annexed here to.

SCHEDULE 'B' (PROPERTY OF SECOND PARTY TRANSFERRED TO FIRST PARTY)

ALL THAT THE PIECE AND PARCEL OF PLOT bearing No. 94 & 95, admeasuring about 488 Sq.yds., forming a part of Sy. No. 291, Situated at Block No. 2, Old Village, Cherelapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, Under S. R. O. Uppal and bounded by:

NORTH

30' Wide Road

SOUTH

Plot Nos. 97 & 96

EAST

30' Wide Road

WEST

Plot No. 93

More fully shown in the plan in GREEN colour annexed here to.

For Mehta and Modi Homes

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IN WITNESS WHEREOF the parties hereto have set their hands to this Deed of Exchange out of their own free will and consent on the date first above mentioned in the presence of the following witneses:

SIG. OF THE FIRST PARTY

For Mehta, and Modi Homes

1. (Mr. Soham Modi)

Partner

2. (Mr. Suresh U. Mehta)

SIG. OF THE SECOND PARTY

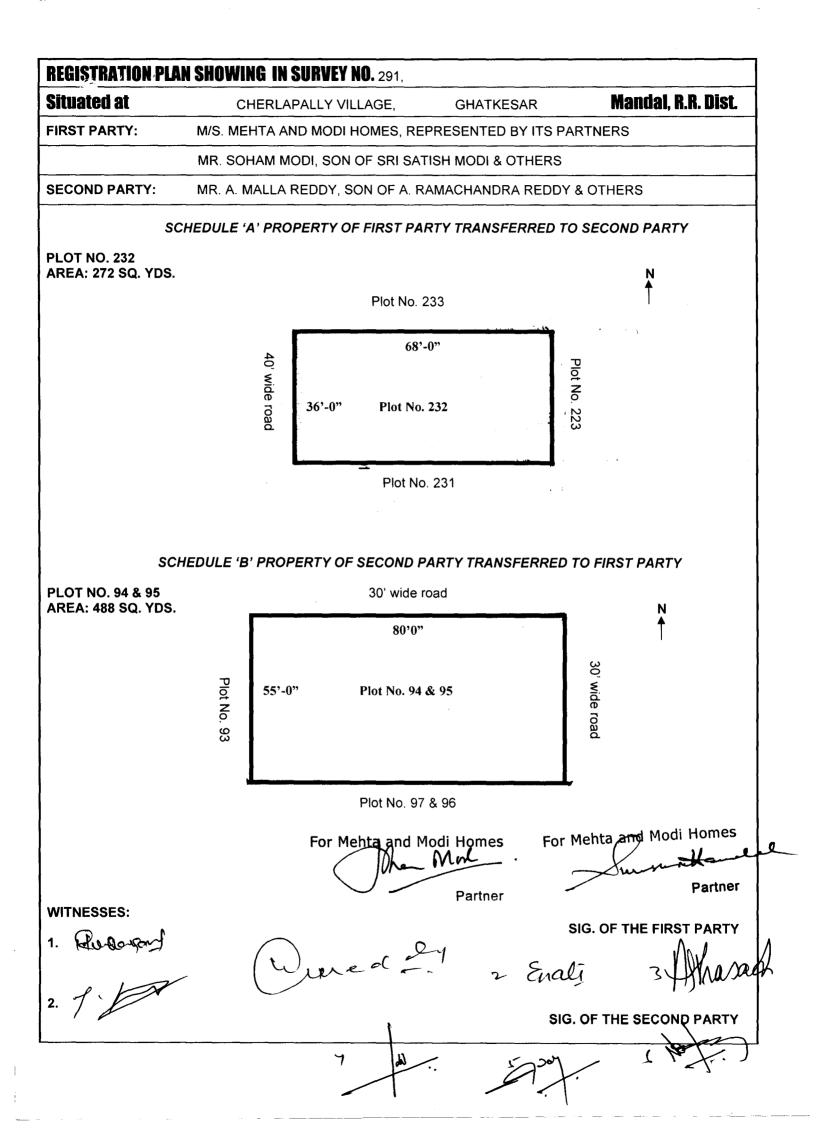
1. (Mr. A. Malla Reddy)

2. (Mr. K. V. Chelapathi Rao)

6. (Mr. N. Kiran Kumar)

WITNESSES:

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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE
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NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

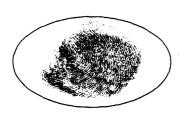






M/S. MEHTA & MODI HOMES HAVING ITS REGISTERED OFFICE AT 5-4-187/3&4, II FLOOR SOHAM MANSION M.G. ROAD SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS

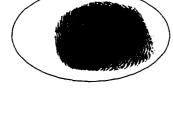
- 1. MR. SOHAM MODI SON OF SRI SATISH MODI
- 2. MR. SURESH U. MEHTA SON OF LATE SRI UTTAMLAL MEHTA





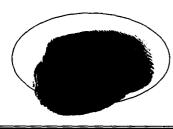
SECOND PARTY:

 SRI. A. MALLA REDDY S/O. LATE A. RAMACHANDRA REDDY R/O. L-234, VAISHALI APARTMENTS TARNAKA SECUNDERABAD.





2. SRI K. V. CHELAPATHI RAO S/O. SRI K. NAGABHUSHANAM R/O. H.NO. 4-7-19/36 RAGHAVENDRA NAGAR NACHARAM HYDERABAD.





SIGNATURE OF WITNESSES:

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For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

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SIGNATURE OF EXECUTANTS

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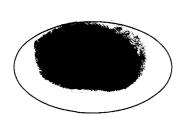
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POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





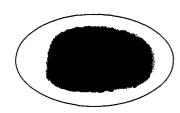
SECOND PARTY:

3. SRI A. G. PRASAD S/O. SRI A. BABU RAO R/O. H. NO. 12-13-826 KEEMTI COLONY TARNAKA SECUNDERABAD.



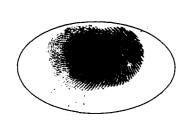


4. SRI A. VENKATESHWARA RAO S/O. SRI A. MOHAN RAO R/O. PLOT NO.16 ANUPURAM COLONY ECIL POST HYDERABAD – 500062.





5. SRI P. CHANDRA SHEKAR REDDY S/O. LATE PRATHAP REDDY R/O. PLOT NO. 14 ANUPURAM COLONY ECIL POST HYDERABAD – 62.





6. SRI N. KIRAN KUMAR
S/O. SRI N. MADHU SUDHAN REDDY
R/O. PLOT NO 275
V. NAGAR, MEERPET
MOULA-ALI
HYDERABAD – 40.

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For Mehta and Modi Homes

Partner

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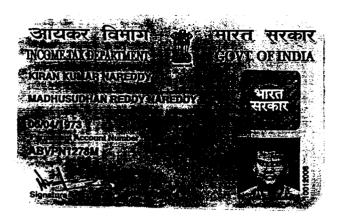
Partner

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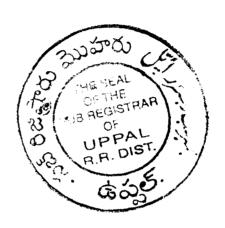
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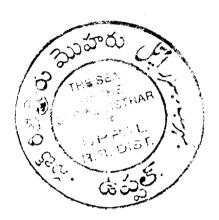


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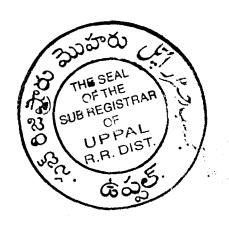
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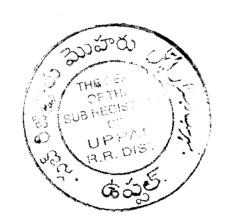


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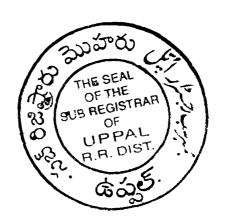
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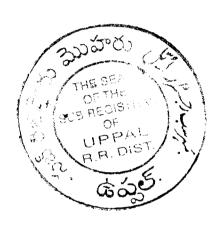
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