



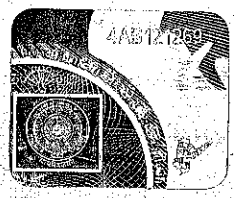
SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 597269

Q. No. 23952 29.8.05 100/-
Sold TO V.N. 21086000
S/o. Dr. N. V. R. Reddy
For Whom 25000

SMT. K. RUKMINI
S.V.L. No. 51/84, R.No. 13/2005
REGIMENTAL BAZAR, SEC' BAD-25



SALE DEED

This Sale Deed is made and executed on this the 30th day of August, 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, Occ: 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. VADREVVU NAGENDRA SEETHAPATHI RAO, SON OF SRI SURYA RAO, aged about 52 years, Resident of Flat No.112, Amrutha Ville Apartments, Opp: Yashodha Hospital, Raj Bhavan Road, Somajiguda, Hyderabad - 500 082.

hereinafter referred to as the "Vendee" (which term shall mean and include his/her/their heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Contd..2.

For Mehta and Modi Homes

Sohan Modi
Partner

For Mehta and Modi Homes

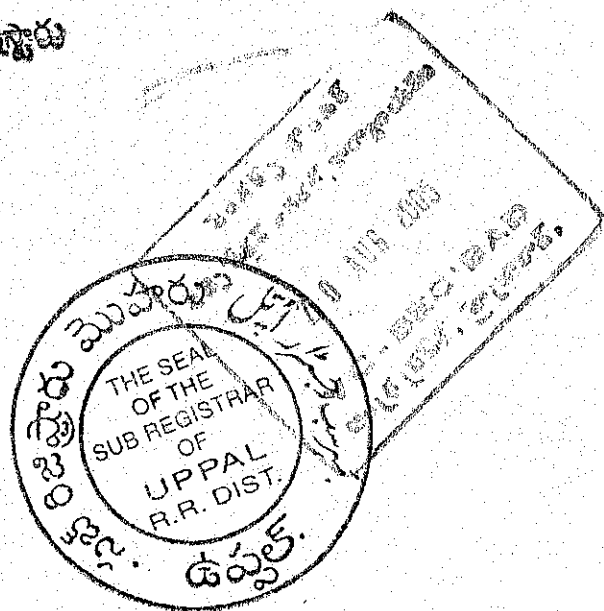
Suresh U Mehta
Partner

1వ పుస్తకము... సంఖ్య...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య... /

సబ్-రిజిస్ట్రారు

200 5వ సం||... నెల... 30... తేది
 192 7వ.శ.శా... మాసము... తేది
 పగలు... 2... మరియు... 3... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

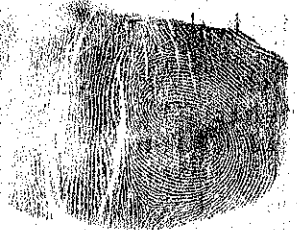
శ్రీ. Gaurang mody
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటీ గ్రాఫులు
 మరియు పేలిముద్రలతో / సహ దాఖలు చేసి
 రుసుము రూ|| 1020/- చెల్లించారు.
 Receipt No. 171938 Dt. 30/6/05
 SBH, Habsiguda Branch, Secbad.



వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనప్రేలు

[Signature]

[Signature]



నిరూపించినది.

Gaurang mody శ్రీ. Jangantihal mody, occ:-
 Business Ho. Flat no. 105, Sapphire Apts,
 Chakoli Gardens, Begumpet, Hyderabad, through
 Special power of Attorney, attested vide
 Power No. 18/2005 at SRO, Uppal.

① *[Signature]* (S. Prabhakar Reddy శ్రీ. K.P. Reddy
 occ. Service Ho. 5-4-187/1 & 4, M.G.
 Road, Secbad.

② *[Signature]* Sridhar శ్రీ. Ramachandrar Rao, occ:-
 Business Ho. 2-3-6/10/24, Amberpet,
 Hyderabad.

200 5వ.సం||... నెల... 30... తేది
 192 7వ.శా.శ... మాసం... తేది

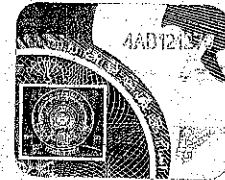
[Signature]
 సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 597270

93953 29.8.05 100/-
 Sold To V. N. Lakshminarayana
 S/o. D/o. V/o. Lakshminarayana, Sec' BAD-25
 By Whom Smt. R. Gurmini
 S.V.L. No. 51/84, R.No. 13/2005
 REGIMENTAL BAZAR, SEC' BAD-25.



:: 2 ::

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	Ac.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

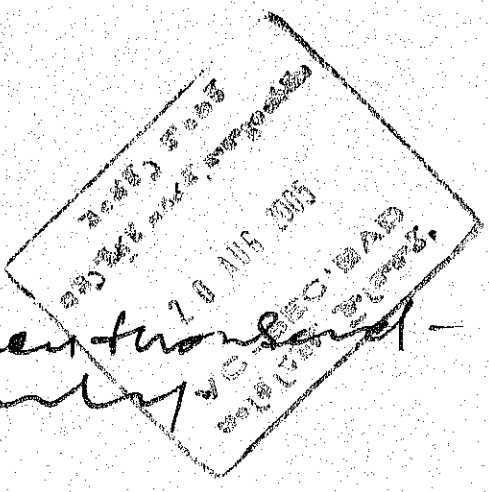
Shan Modi
Partner

For Mehta and Modi Homes

Sumanth Kumar
Partner

Contd..3.

1 వ పుస్తకము... 8173/05... నంబు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య... 2...
 సబ్-రిజిస్ట్రారు



Endorsement Under Section 42 of Act 11 of 1897
 No. 8173 of 2005. Date 30/8/05

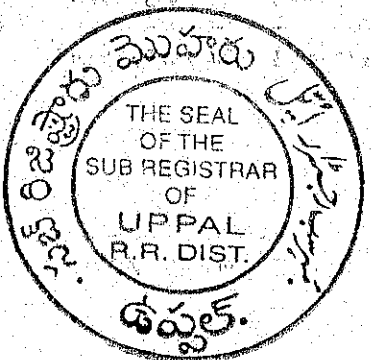
I hereby certify that the proper deficit
 stamp duty of Rs. 17660/- Rupees. seventeen thousand
596 hundred 89 paise only
 has been levied in respect of this instrument
 from Sri. Ganesh Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 204000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 30/8/05
 Sub-Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 17660/- towards Stamp Duty
 including Transfer duty and Rs. 1020/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 17F93E
 Dated 30/8/05 at SBH Habsiguda Branch, Secbad.

S.B.H. Habsiguda
A/c No. 01000050790
of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 597271

C. No. 23954, 2998, 1007

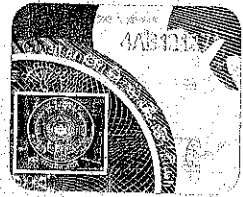
Sold To V.N. 2108500000

S/o. D/o. W/o. 2570000000

For Whom 2570000000

SMT. K. BUKMINI

S.V.L. No. 51/84, R.No. 13/2005
REGIMENTAL BAZAR, SEC' BAD-25.



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

Man Modi
Partner

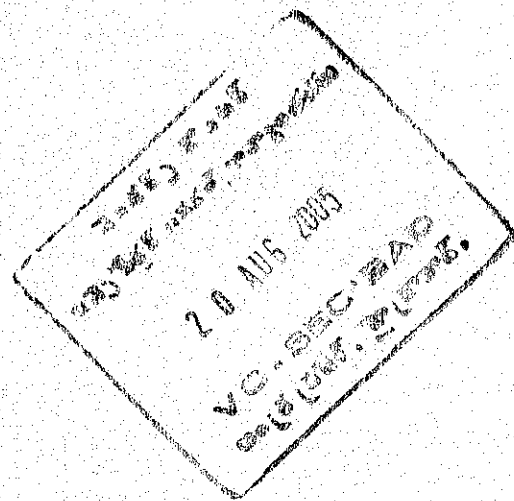
For Mehta and Modi Homes

Sumit Kumar
Partner

Contd..4.

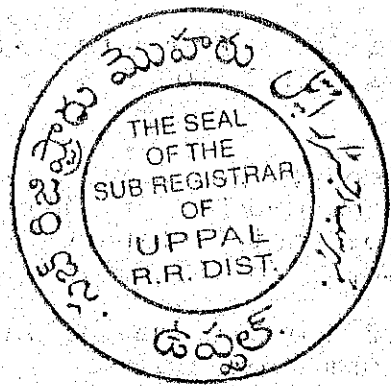
1వ పుస్తకము 8173/05 సం|| పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య... 3.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము సం|| (కా.శ) పు... 8173/05
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్థానిం గు నిమిత్తం
 గుర్తింపు నెంబరు... 8173... 1-2005 ఇవ్వడమైన
 2005... నెంబరు... 30... ఈ

రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 597272

G. No. 23955 Date 20/08/2005 Rs. 100/-

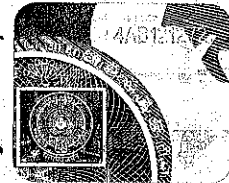
Sold To V.N. Lakshminarayana

S/o. D/o. W/o. S. Lakshminarayana

For Whom S. Lakshminarayana

Smt. K. RUKMINI

S.V.L. No. 51/84, R. No. 13/2005
REGIMENTAL BAZAR, SEC' BAD-25.



:: 4 ::

C) The Vendor have plotted the Scheduled Land into Plots and have obtained layout Plan approval from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 07/06/2005.

D) The Vendees are desirous of purchasing a plot of land bearing No.19, 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.19, 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 Vendees 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

Man Modi
Partner

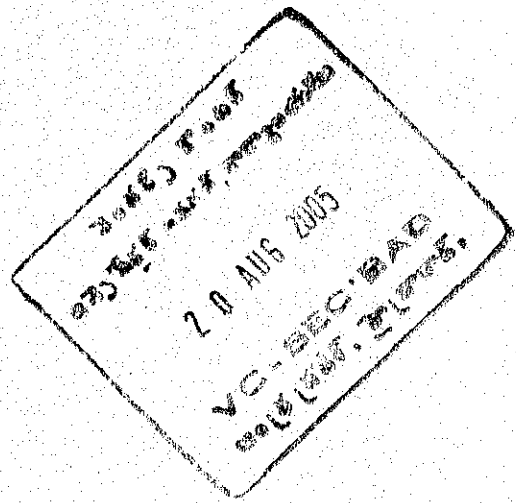
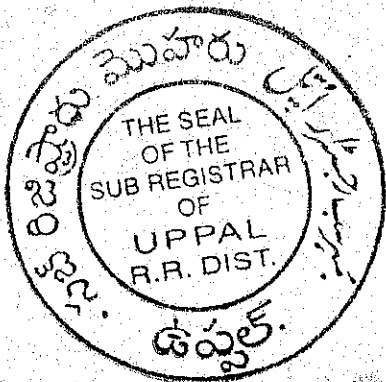
For Mehta and Modi Homes

Smt. K. Rukmini
Partner

Contd..5.

1 వ పుస్తకము 8173/05 నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 4

సబ్-రిజిస్ట్రారు



FOR THESE PURPOSES THIS CASE NEED WITNESSES AS FOLLOWS:

1. The witnesses should be of legal age and sound mind.
2. The witnesses should be of different families.
3. The witnesses should be of different castes.
4. The witnesses should be of different professions.
5. The witnesses should be of different localities.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 597273

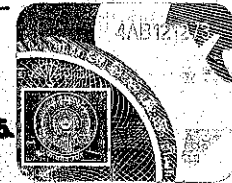
G. No. 33956 Date 29-9-05 Rs. 100/-

Sold To..... V.N. Lakshmi Reddy

G/o. D/o. Who..... S. V. Lakshmi Reddy

For Whom.....

SMT. K. RUKMINI
S.V.L. No. 51/84, R.No. 13/2005
REGIMENTAL BAZAR, SEC' BAD-25.



:: 5 ::

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 Vendees being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendees fully for such losses.

4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendees.

For Mehta and Modi Homes

Shan Modi
Partner

For Mehta and Modi Homes

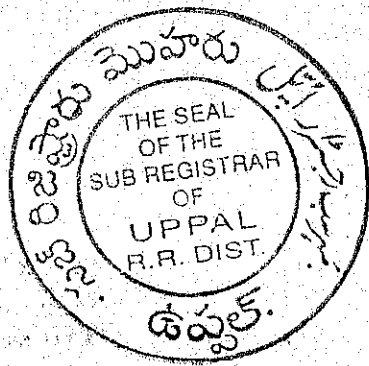
Suresh Chandra
Partner

Contd..6.

1వ పుస్తకము. 8173/85 నం|| పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 5.....

సబ్-రిజిస్ట్రారు

పుస్తకము
20 AUG 2005
V.C. SEC. B.A.D.
పుస్తకము



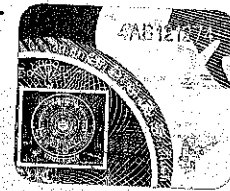
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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 597274

23957 29.8.05 100/-
 V. N. [Signature]
 SMT. R. RUKMINI
 S.V.L. NO. 51/84, R.No. 13/2005
 REGIMENTAL BAZAR, SEC' BAD-25.
 :: 6 ::



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 Vendees 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. 18,780 =/- is paid by way of challan No. 178938, dated 30.08.2005, drawn on SBH, Habsiguda, Hyderabad.

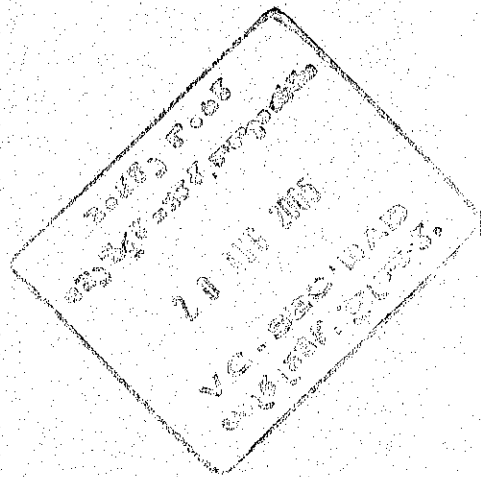
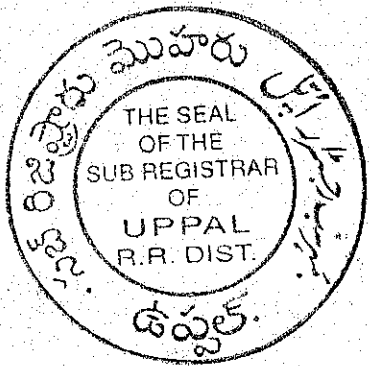
Fer Mehta and Modi Homes
 [Signature]
 Partner

Fer Mehta and Modi Homes
 [Signature]
 Partner

Contd..7.

1వ పుస్తకము 8172/95 నంబు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...10...ఈ కాగితపు వరుస
 సంఖ్య...6.....

సబ్-రిజిస్ట్రారు



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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH OZAA 597275
 23958 29.8.05/007
 Sold to V. N. Suresh Kumar
 S.V.L. No.51/B4, R.No.13/2005
 REGIMENTAL BAZAR, SEC' BAD-25.
 :: 7 ::

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.19, ad-measuring 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: Old village, Cherlapally.

NORTH :: Plot No. 20.

SOUTH :: Plot No. 18.

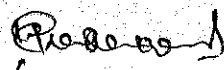
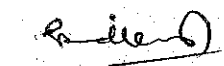
EAST :: 40' Wide Road.

WEST :: Plot No. 31.

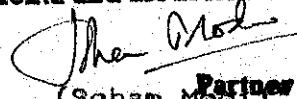
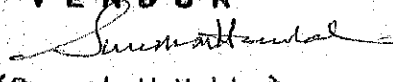
more fully shown in the plan in red colour annexed hereto.

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:-

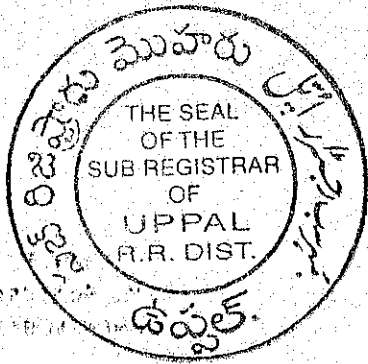
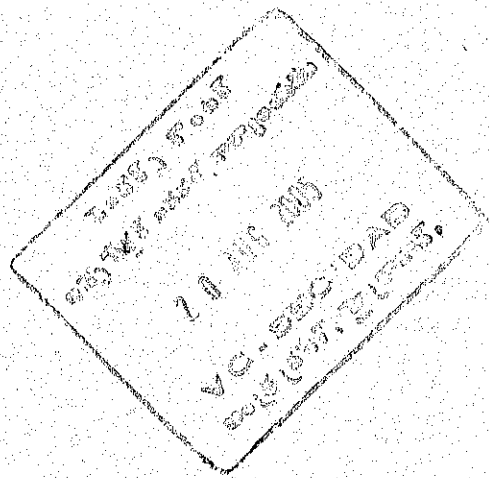
1. 
(E. P. Reddy)
2. 
(CRIDHAR)

For Mehta and Modi Homes


 Partner
 VENDOR

 (Suresh U Mehta)
 VENDOR

1వ పుస్తకము.....473/05.....నం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10.....ఈ కాగితపు వరుస
సంఖ్య.....7.....


సబ్-రిజిస్ట్రారు



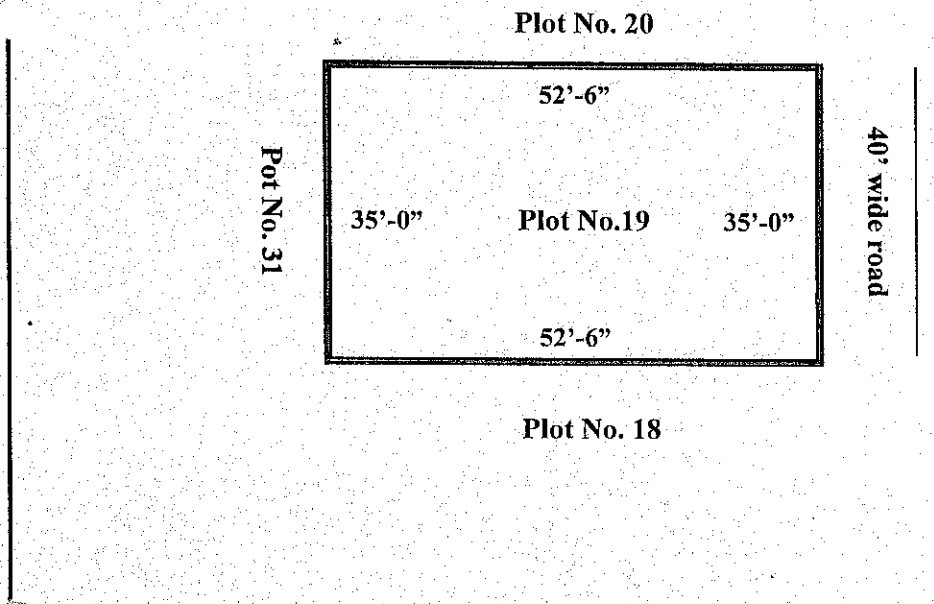
CONFIDENTIAL

VENKAT

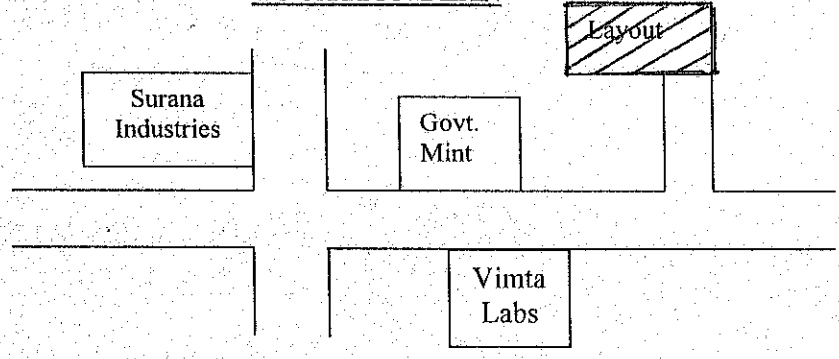
VENKAT

VENKAT

REGISTRATION PLAN SHOWING		PLOT NO. 19, 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, S/O. SRI SATISH MODI			
2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA			
VENDEE: DR. VADREVVU NAGENDRA SEETHAPATHI RAO, SON OF SRI SURYA RAO			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 204	SQ. YDS.	SQ. MTRS. <input type="text"/>	<input type="text"/>



LOCATION PLAN



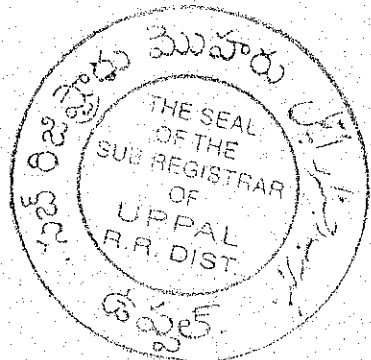
For Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner
SIG. OF THE VENDOR

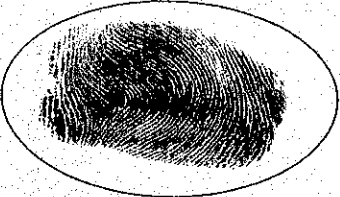

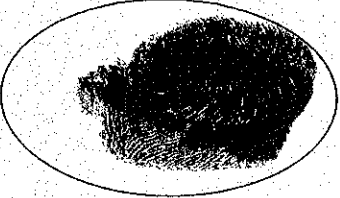



- WITNESSES:**
1. *[Signature]*
 2. *[Signature]*

1వ పుస్తకము. 173/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 8

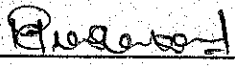

[Handwritten Signature]
సబ్ రిజిస్ట్రారు



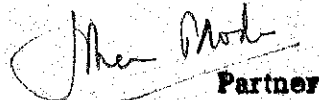
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDORS:</u></p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3&4, III FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD – 500 003 REPRESENTED BY ITS MANAGING PARTNERS</p> <p>1. MR. SOHAM MODI, S/O SRI SATISH MODI,</p>
			<p>2. SRI SURESH U MEHTA, S/O. LATE SRI UTTAMLAL MEHTA, 5-4-187/3&4, III FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD – 500 003</p>
			<p><u>SPECIAL POWER OF ATTORNEY:</u></p> <p>MR. GAURANG MODY, R/O. FLAT NO. 105, SAPPHIRE APARTMENTS, CHIKOTI GARDENS, BEGUMPET, HYDERABAD – 500 016.</p>

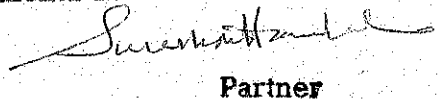
SIGNATURE OF WITNESSES:

1. 
2. 

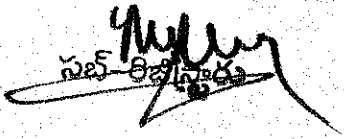
For Mehta and Modi Homes

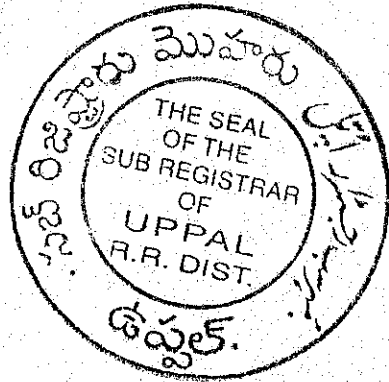

Partner

For Mehta and Modi Homes

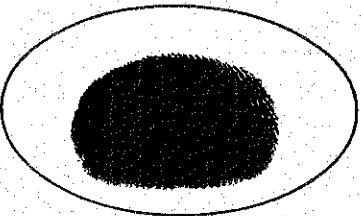
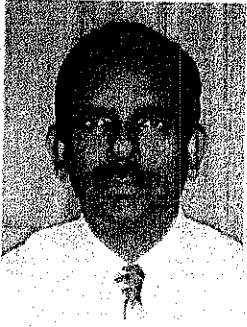


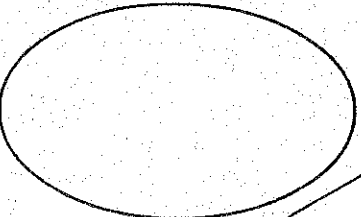
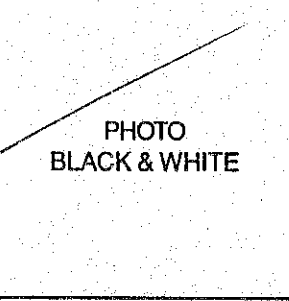

Partner
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము.....A173/05.....నం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10.....ఈ కాగితపు వరుస
సంఖ్య.....9.....

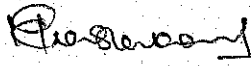

సబ్ రిజిస్ట్రార్



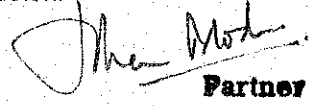
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			PURCHASER:- <u>DR. V. N. SEETHAPATHI RAO</u> <u>R/o. Flat No- 112, Amrutha</u> <u>Villa Apts, opp:- Yashoda</u> <u>Hospital, Somajiguda, Hyderabad</u>
			REPRESENTATIVE:- <u>MR. S. VENKATA PAPA RAO.</u> <u>R/o. Flat No. 112, Amrutha</u> <u>Villa Apts, opp:- Yashoda</u> <u>Hospital, Somajiguda,</u> <u>Hyderabad.</u>
		 PHOTO BLACK & WHITE	

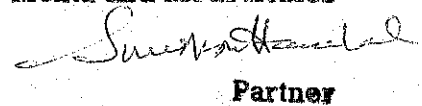
SIGNATURE OF WITNESSES

1. 
2.

For Mehta and Modi Homes


Partner

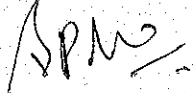
For Mehta and Modi Homes

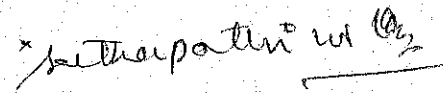

Partner

SIGNATURE OF EXECUTANTS

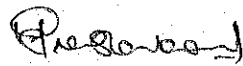

NOTE : If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We send herewith my/our phtograph(s) and fingerprints in the form prescribed, through my representative, Sri Saravanasu Venkata PAPA RAO as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances


Signature of the Representative


Signature(s) of BUYER(s)

Signature of Witnesses

1. 
2. 

P. No. 19

1వ పుస్తకము... 2173/05... నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 10...

[Handwritten Signature]
సబ్-రెజిస్ట్రారు

