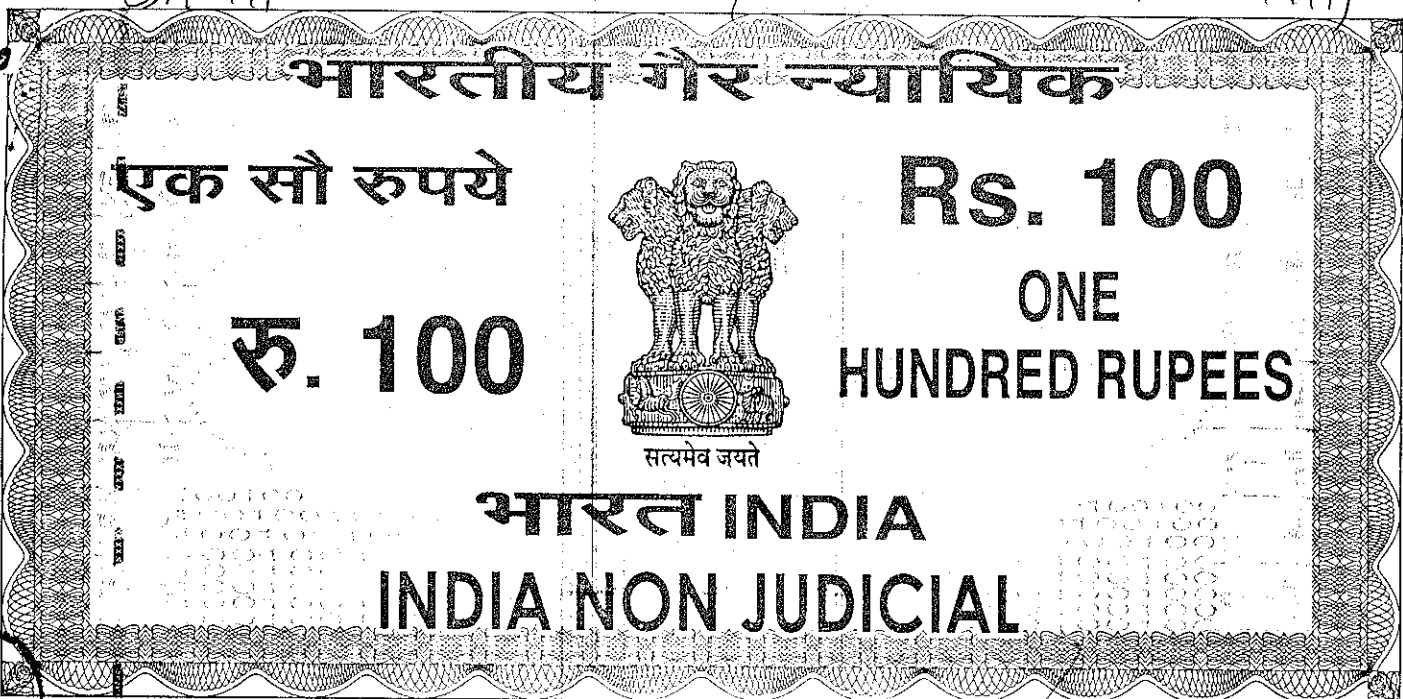


Q. 14441

14211/06

ACW NO: 14799



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 134229

5757 16/09/2006 100/-

Name: Praveeth

S/o, D/o: Murthy Rao

For: Mehta & Modi Homes

K. SKINIVAS

S.V.L. No. 26/08, R.No. 39/2006

City Civil Court,

SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 29th day of September 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. S. GIRISH RAO, SON OF MR. S. R. K. RAO, aged about 37 years,
 2. MRS. S. VAKULA DEVI, WIFE OF MR. S. GIRISH RAO, aged about 33 years,
- Both residing at G-I, Indira Apartments, Mettuguda, Secunderabad – 500 017, 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

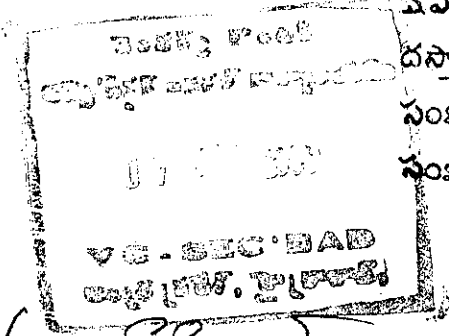
[Signature]

Partner

For Mehta and Modi Homes

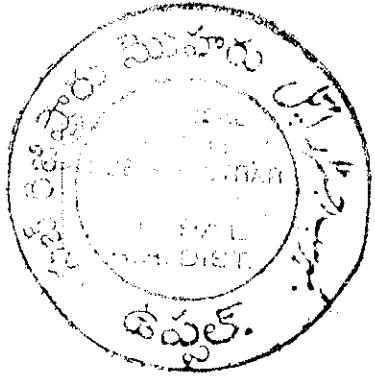
[Signature]

Partner



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

సబ్-రిజిస్ట్రారు



200 6 వ సం॥ గవర్నమెంట్ నెల... తది
192 - పి. శా. శా. కె. కె. మాసము... తది
పగలు... మరయు... గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Jayanthi Reddy
రిజిస్ట్రేషన్ చట్టము, 1956లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరయు వేలిముద్రలతో సహా దాఖలు చేసి
రుసుము రూ॥... చెల్లించినారు.
Receipt No. 103676 Dt. 28/9/2005
SBH, Habsiguda Branch, Sec'bad

Jayanthi Reddy

ద్రాఫ్ట్ యాభివృద్ధి ఒప్పుకొన్నది
ఎడమ బ్రౌజింగ్ పేలు



నిరూపించినది.

Jayanthi Reddy

S/o. Jayanthi Reddy
occ:- Business
Flr. Flat No. 105, Sapphire Apts,
Chikoti Gardens, Begumpet,
Hyderabad.

through attested GPA for Presentation of Documents
vide Doc. No. Gu/BK/2005 at Sec, Uppal

1. Jayanthi Reddy

(K. Prabhakar Reddy s/o. K. P. Reddy
occ:- Service (C) 5-6-187/3 & 4, 2nd floor
M.G. Road, Sec'bad.

2. M. Madhu

M. Madhu. s/o - Narayana
sect- P/ Employee. P/o - Uppal
-R-R-01/4

200 ప్ర. సం॥ గవర్నమెంట్ నెల... తది
192 ప. శా. శా. కె. కె. మాసము... తది

సబ్-రిజిస్ట్రారు

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	Gt. 0-50	Ac. 2-00 Gt.
			37	Gt. 18-50	
			38	Gt. 9-00	
			39	Gt. 52-00	

3.	13200/2003	01/11/2003	35	Gt. 11-00	Ac. 2-05 Gt.
			36	Gt. 60-50	
			37	Gt. 13-50	

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:

- 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

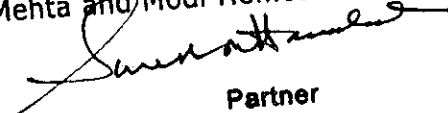
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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.
- 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. 24 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:

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

13 పుస్తకము (1111) సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వరుస
 సంఖ్య... 2

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 1897

No. 4411 of 2006 Date 28/5/06

I hereby certify that the proper deficit stamp duty of Rs. 18260/- Rupees. Eighteen thousand - two hundred and sixty - has been levied in respect of this instrument from Sri. Ganesh Madhav on the basis of the agreed Market/Value consideration of Rs. 200,000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal
 dated 28/5/06

Sub Registrar
 and Collector U/S. 41 & 42
 INDIAN STAMP ACT

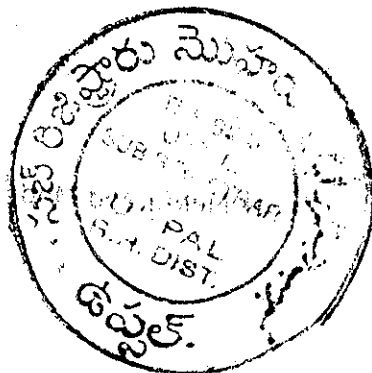
Registration Endorsement

An amount of Rs. 33960/- towards Stamp Duty including Transfer duty and Rs. 1020/- towards Registration Fee was paid by the party through Challan No. 103676 Dated 28/5/06 at Sub-Registration Branch Sec 604

G.B.H. Habsiguda
 A/c No. 01000060788
 of S.R.O. Uppal

NOTE: Construction Agreement filed along with this sale deed for Rs. 158000/- and Stamp duty Paid Rs. 15800/- dt. 28/5/06

Sub Registrar



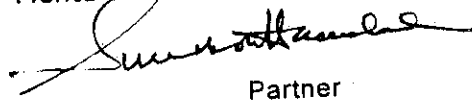
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 24 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.
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. 35,080/- is paid by way of challan No. C-103676 dated 29.09.06 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

12 పుస్తకములు/పాఠ్య
దస్తావేజుల వివరములు నిమిష
పంఖ్య...6...
పంఖ్య...3

1
సబ్-రిజిస్ట్రార్

15 పుస్తకము సం|| (కా. 4) పు...
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు...1-200...
2006 సం||...29...38

రిజిస్ట్రార్



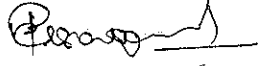

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 24 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:

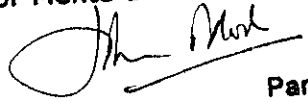
North	Park
South	Plot No. 23
East	40' wide road
West	Plot No. 26

CIN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

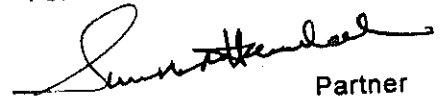
WITNESS:

1. 
2. 

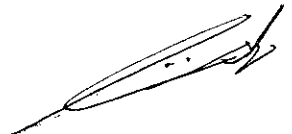
For Mehta and Modi Homes


Partner
(Soham Modi)

For Mehta and Modi Homes


Partner


(Suresh U Mehta)
VENDOR

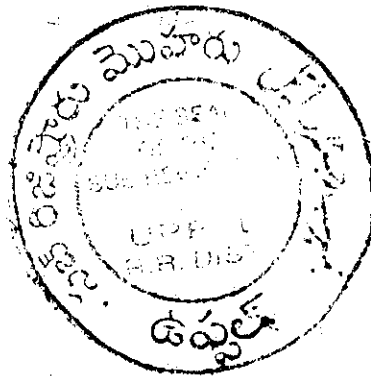


VENDEE



1వ పుస్తకము/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు చేయి
సంఖ్య... 4...


పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 24, 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 SRI UTTAMLAL MEHTA

VENDEE:

1. SRI S. GIRISH RAO, SON OF MR. S. R. K. RAO

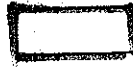
2. SMT. S. VAKULA DEVI, WIFE OF MR. S. GIRISH RAO

REFERENCE:
AREA:

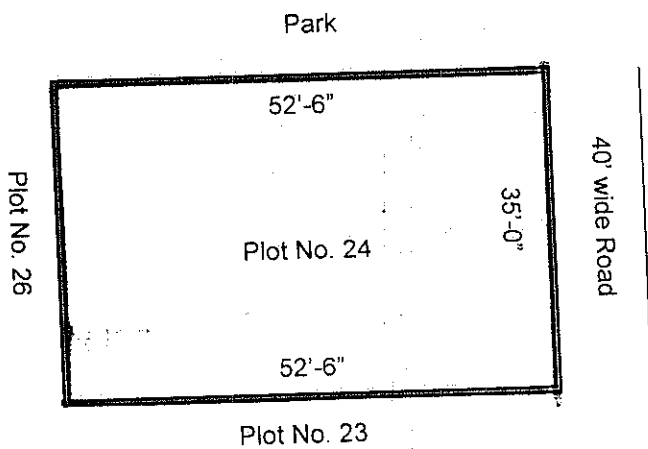
204

SCALE:
SQ. YDS.

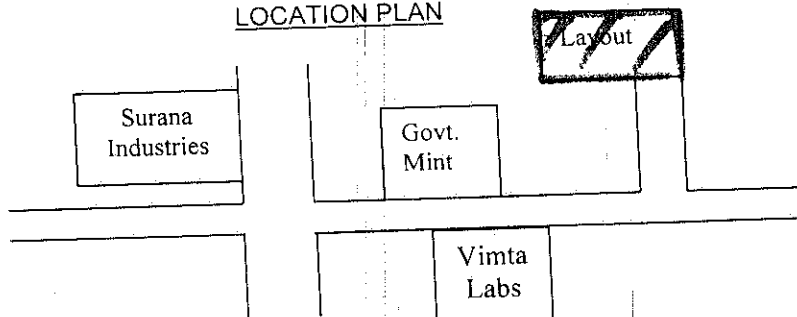
INCL:
SQ. MTRS.



EXCL:



LOCATION PLAN



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

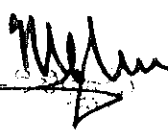
WITNESSES:

1.

2.

SIG. OF THE VENDEE

1. పుస్తకము/4411/సంఖ్య
06
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6.....ఈ దానిలోపు వరుస
సంఖ్య.....5.....


→



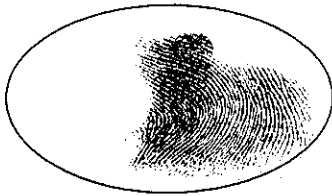
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

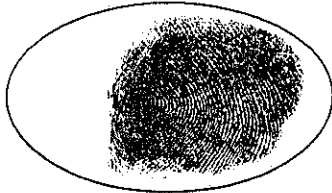
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



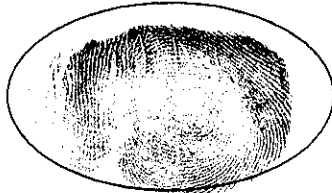
VENDOR:

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.

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

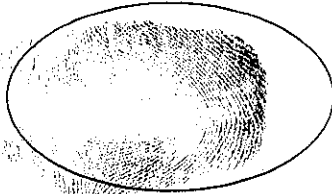


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



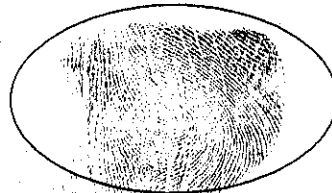
GPA FOR PRESENTING DOCUMENTS:

MR. GAURANG MODY
S/O. JAYANTHILAL MODY
R/O. FLAT NO. 105
SAPPHIRE APARTMENTS
CHIKOTI GARDENS BEGUMPET
HYDERABAD.



PURCHASER:

1. MR. S. GIRISH RAO
S/O MR. S. R. K. RAO
G-I, INDIRA APARTMENTS
METTUGUDA
SECUNDERABAD - 500 017.



2. MRS. S. VAKULA DEVI
W/O MR. S. GIRISH RAO
R/O. G-I, INDIRA APARTMENTS
METTUGUDA
SECUNDERABAD - 500 017

SIGNATURE OF WITNESSES:

- 1.
- 2.

for Mehta and Modi Homes For Mehta and Modi Homes

Partner

Partner

SIGNATURE OF EXECUTANTS

P/24

1వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 6

[Handwritten Signature]
సబ్-రిజిస్ట్రారు

