

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325972

33821 21.10.05 100/-
To Girish Subramanian
Sri. Vidya Subramanian, Hsp
S. Suresh

SMT. K. RUKMINI
S.V.L. No. 51/84; R.No. 13/2005
REGIMENTAL BAZAR, SEC' BAD-2E



SALE DEED

This Sale Deed is made and executed on this the 24th day of October, 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 36 years, Occupation: Business and Sri. Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 56 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

1. Mr. GIRISH SUBRAMANIAN, SON OF SRI. SUBRAMANIAN, aged about 33 years,
2. Mrs. VIDYA GIRISH, WIFE OF GIRISH SUBRAMANIAN, aged about 26 years,

Both of Resident of 104, Universal Residency, Plot No.49, R.K.Housing Colony, Dr.A.S. Rao Nagar, Hyderabad.

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).

Per Mehta and Modi Homes

Per Mehta and Modi Homes

Contd..2.

Soham Modi
Partner

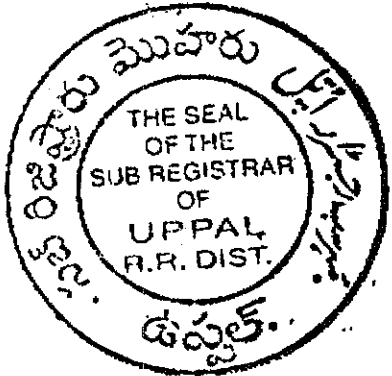
Suresh U Mehta
Partner

TRUE COPY
REGISTRAR

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

200 వ.సం...
 192 వ.శ.శ...
 పగలు...
 ఉప్పు...
 శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908లోని సెక్షన్ 32ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥...
 Receipt No. 137761 D. 24/10/05
 SBH. Habsiguda Branch, Sec. vad.

సబ్-రిజిస్ట్రారు



శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908లోని సెక్షన్ 32ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥...
 Receipt No. 137761 D. 24/10/05
 SBH. Habsiguda Branch, Sec. vad.

Gaurang Mody
Gaurang Mody

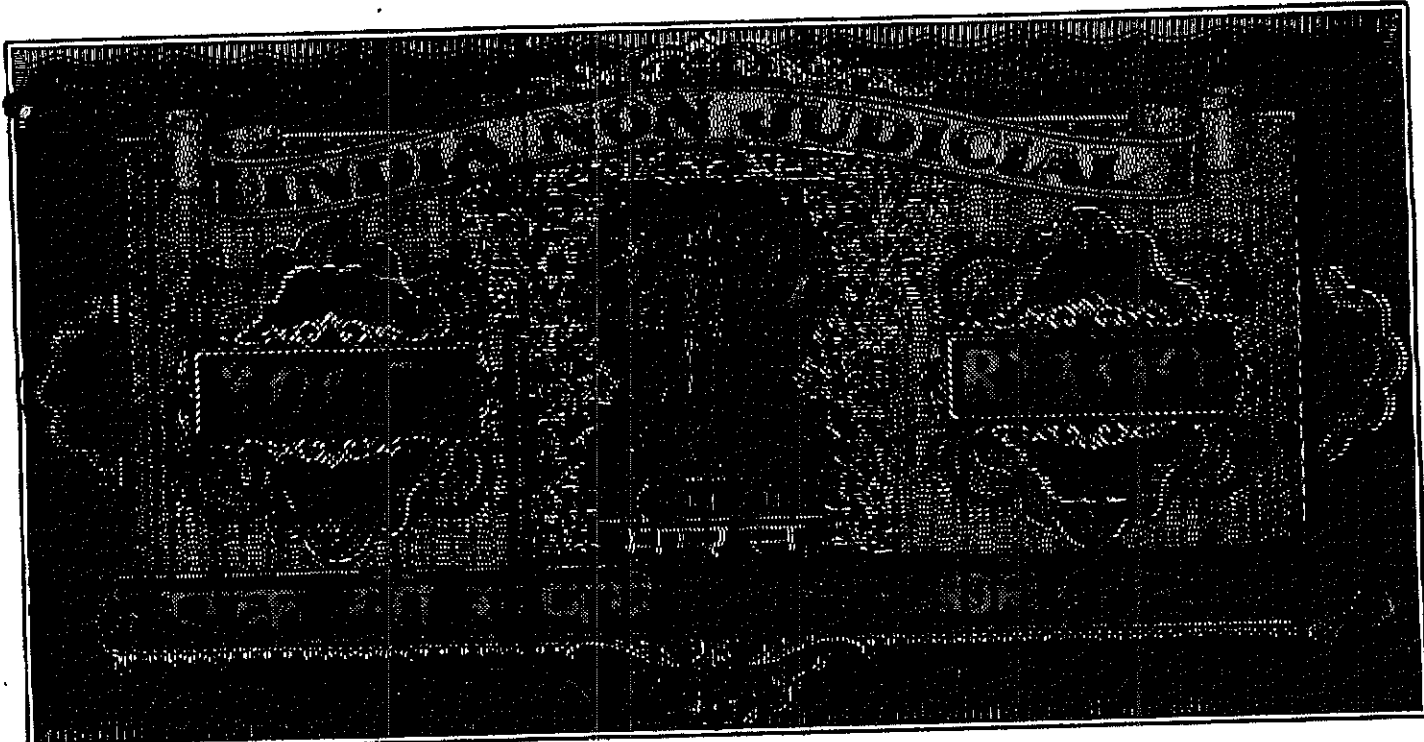
Gaurang Mody, S/o. Jangambhal Mody, occ: Business
 40, Flat No. 105, Sapphire Apts, Chitkoti Gardens
 Begumpet, Hyderabad, Through special power
 Vide GPA Doc. No. 64/8K/05, at SRO, Uppal

నిరూపించినది.

- ① *(K. Prabhakar Reddy)* (K. Prabhakar Reddy, S/o K.P. Reddy, occ: service
 (0) 5-4-187/3 & 4, M.G. Road, Sec'ad
- ② *(Srinivas)* Srinivas S/o Ramchander Rao, occ: Business
 (R) 213-6/10/21, Amberpet, Hyderabad.

200 వ.సం...
 192 వ.శ.శ...
 పగలు...
 ఉప్పు...
 శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908లోని సెక్షన్ 32ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥...
 Receipt No. 137761 D. 24/10/05
 SBH. Habsiguda Branch, Sec. vad.


TRUE COPY
 REGISTRAR



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325973

A No. 33822 Date 21.10.05 100/-
Sold To G. L. N. S. Subramanian
S/o. D/o. W/o. Subramanian. Hsd
W/o. S. S. S.


S. K. RUKMINI
S.V.L. No. 81/84, R.No. 13/2005
REGIMENTAL BAZAR, SEC' BAD-2B



:: 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 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00	Ac. 2-00 Gts.
				Gt. 80-00	
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50	Ac. 2-05 Gts.
				Gt. 85-00	
Total extent					Ac. 6-05 Gts.

Per Mehta and Modi Homes

Per Mehta and Modi Homes

Contd..3.


Partner


Partner

TRUE COPY
REGISTRAR

1 వ పుస్తకము. (19094/05)
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య 2.....

వెంకట కౌంట్
అండ్ రిజిస్ట్రార్ హబ్ సిగ్గుడ
14 OCT 2005
VC-SEC'BAD
అండ్ రిజిస్ట్రార్, హబ్ సిగ్గుడ

పద్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act No. 19 of 1897
No. 19094 of 2005. Date 24/10/05

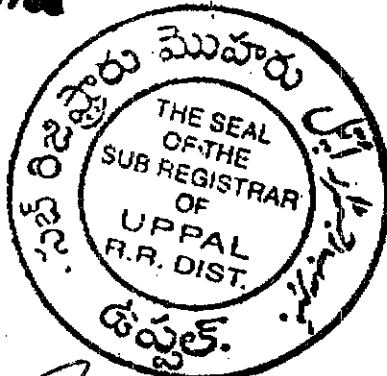
I hereby certify that the proper deficit
stamp duty of Rs. 17660/- Rupees Seventeen thousand.
— Six hundred sixty only,
has been levied in respect of this instrument
from Sri. Gopikrishna Reddy
on the basis of the agreed Market Value
consideration of Rs. 20000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
dated 24/10/05 and Collector U/S. 41 & 4
INDIAN STAMP ACT

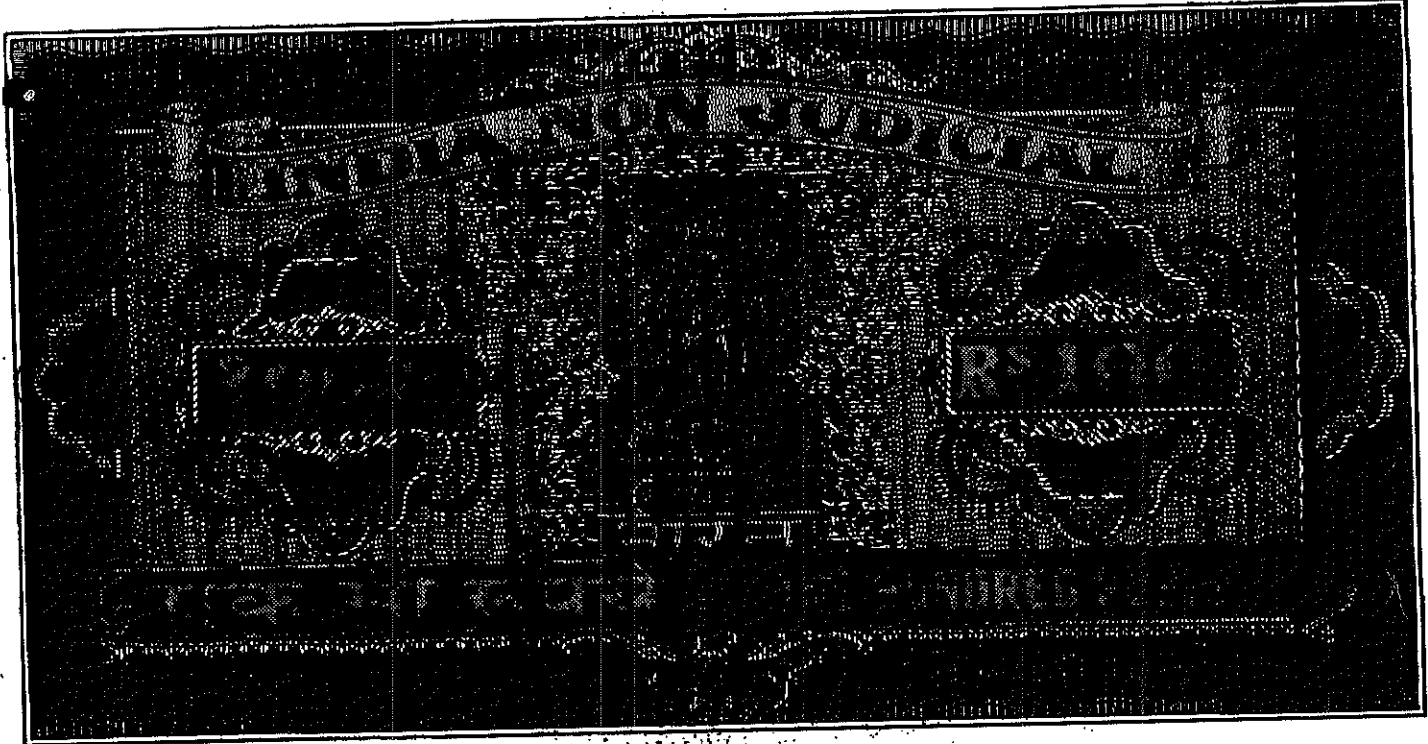
Registration Endorsement

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 137761
Dated 24/10/05 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
A/c No. 01000050788
of S.R.O. Uppal.



TRUE COPY



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325974

2. No. 33823
Sold To G. D. S. Subramanian
S/o. D/o. Subramanian
For

Smt. R. Rukmini
S.V.L. No. 51/84, R.No. 13/2005
REGIMENTAL BAZAR, SEC' BAD-28



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.

For Mehta and Modi Homes

Mehta Modi
Partner

For Mehta and Modi Homes

Sundaramul
Partner

Contd..4.

TRUE COPY
REGISTRAR

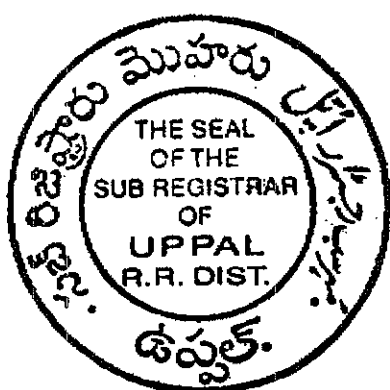
1 వ పుస్తకము.....
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...10...ఈ కాగితపు వరుస
 సంఖ్య.3.....

శాసనసభ
 14 OCT 2005
 VC-SEC'DAD
 అంబేద్కర్, హైదరాబాద్.

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.న) పు.....
 నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నింబరు.....1-20వ పుస్తకమున
 2005 సం.....

శాసనసభ
 సభాపతి
 శాసనసభ కార్యాలయము
 ఉప్పల్, రంగారెడ్డి జిల్లా

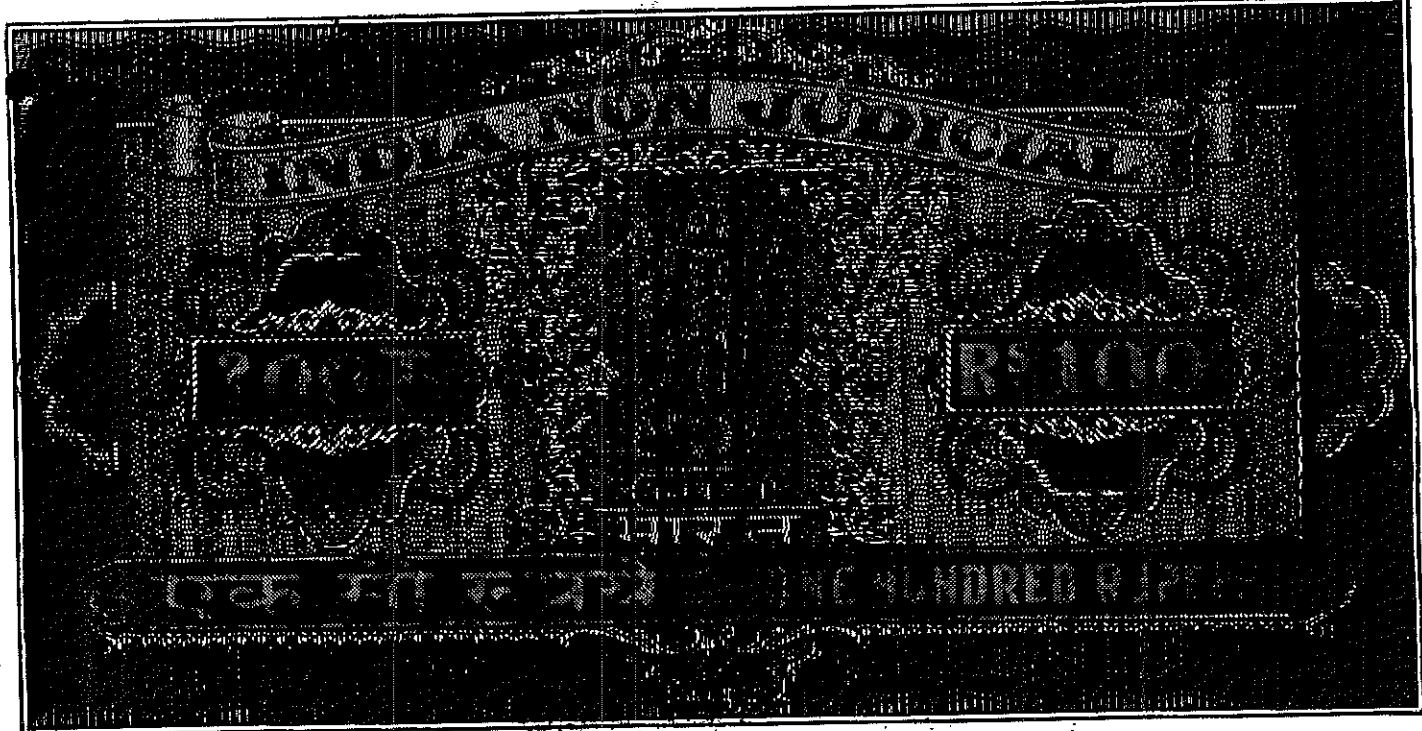


Copy of Record no. 10077 of 2005
 Copy retained by the Panel SA
 Copy examined by the Board SA

17/9/07

సబ్-రిజిస్ట్రారు కార్యాలయము
 ఉప్పల్, రంగారెడ్డి జిల్లా

TRUE COPY
 SUB-REGISTRAR



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325975

S No 33824 Date: 21.10.05 Rs 100/-

Sold to: Girish Subramanian

90 Subramanian, Hyd

For whom: Self & others

[Signature]
S.V.L. No.51/B4, R.No.13/2005
REGIMENTAL BAZAR, SEC' BAD-2B



:: 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 Vendeas are desirous of purchasing a plot of land bearing No.25, 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.25, 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 Vendeas 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

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..5.

TRUE COPY
[Signature]
REGISTRAR

1 వ పుస్తకము!.....

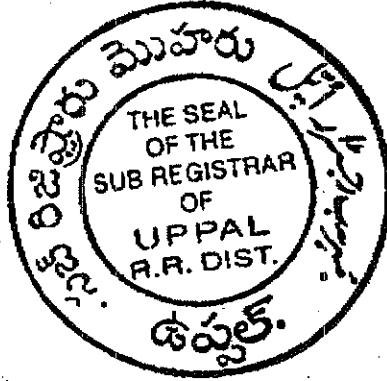
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... (10) ఈ కాగితపు వరుస

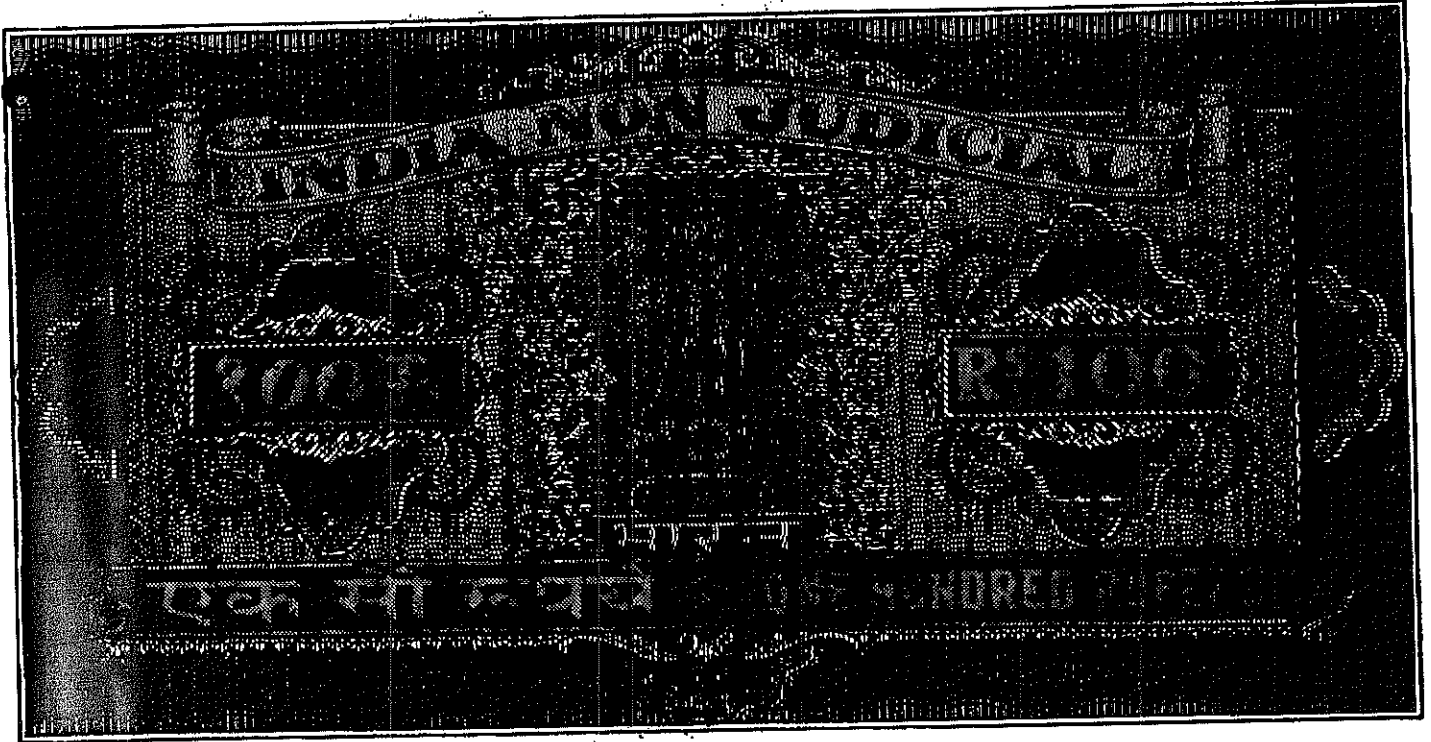
సంఖ్య... 4

పబ్-రిజిస్ట్రారు

వెంకట కృష్ణ
రెవెన్యూ అండ్ పబ్లికేషన్ డివిజన్
14 OCT 2005
VC-SEC'BAD
హైదరాబాద్, తెలంగాణ.



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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325976

Sl. No. 33825 21. 10.05.2007
Sold To G. Vish Subramanian
S/o. D/o. To Subramanian - And
For Whom R/S. S. Others

[Signature]
SMT. K. RUKMINI
S.V.L. No. 51/84, R.No. 13/2005
REGIMENTAL BAZAR, SEC' BAD-23.



:: 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

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

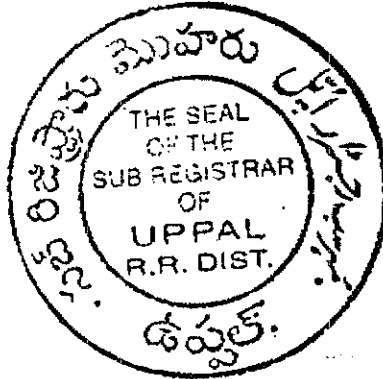
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TRUE COPY

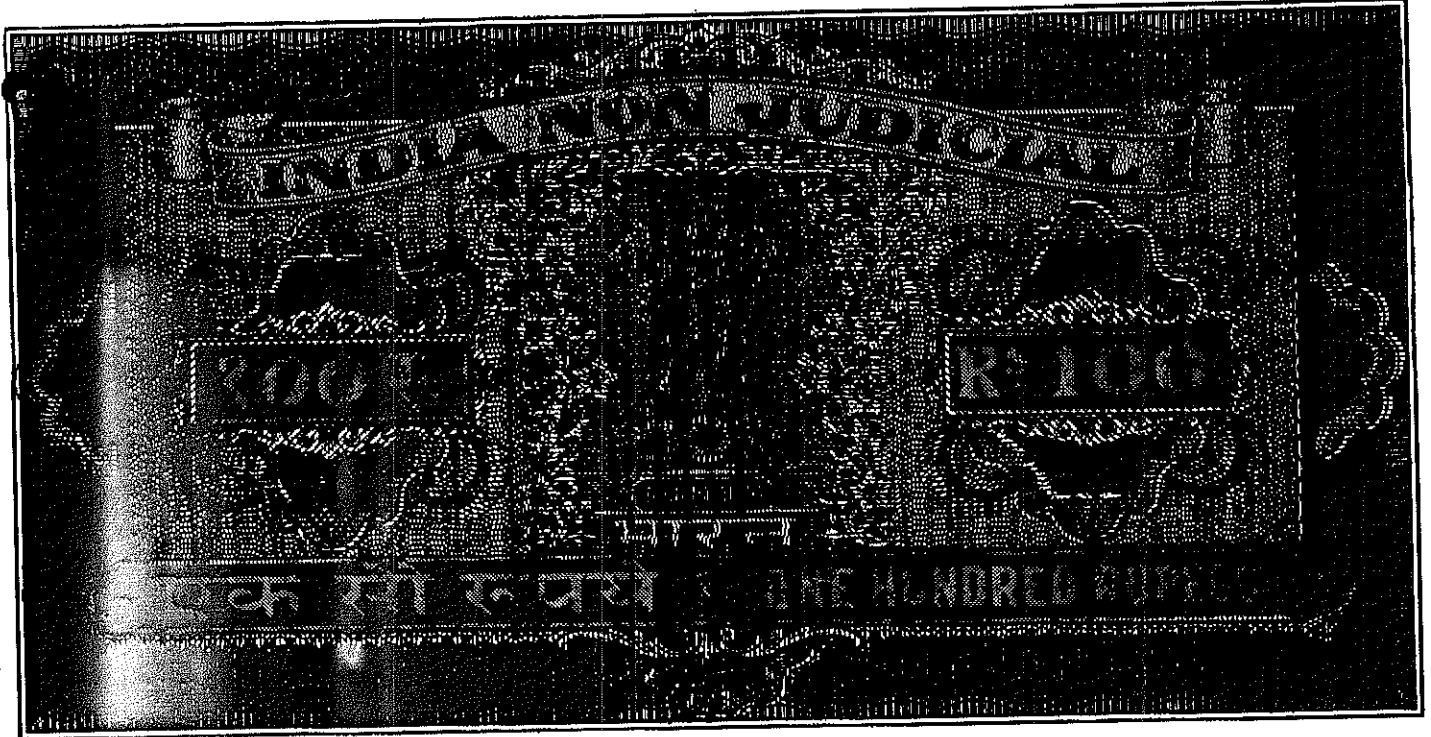
1 వ పుస్తకము... 100 రూ. / కు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 5.....

సబ్-రిజిస్ట్రారు

వెంకట కౌంట్
రిజిస్ట్రారు కార్యాలయము
14 OCT 2005
VC - SEC' BAD
అల్లం ప్రదేశ్, తెలంగాణ.



ఉప్పల్ సబ్ రిజిస్ట్రారు
అల్లం ప్రదేశ్, తెలంగాణ

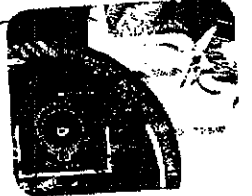


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325977

S. No 33826 21/0-05 Rs. 100/-
Sold To Girish Subramaniam
S/o. D/o Subramaniam, Hsd
For Whom By S. Shasi

S. K. RUKMINI
S.V.L. No. 81/84, 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 = 00/- is paid by way of challan No. B-137761, dated 24.10.2005 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

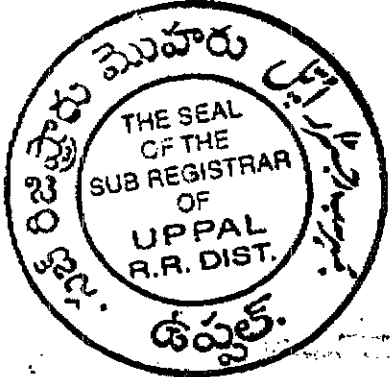
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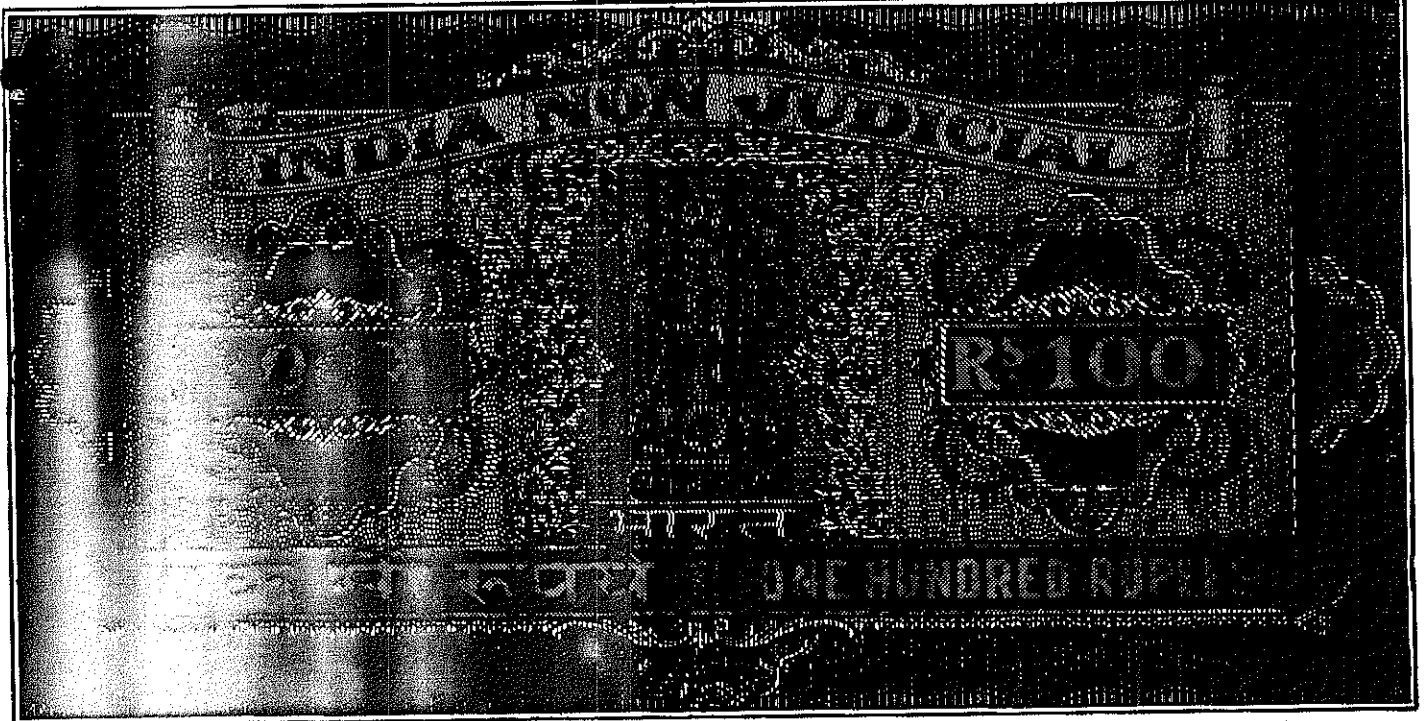
TRUE COPY

1వ పుస్తకము.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10.....ఈ కాగితపు వరుస
సంఖ్య.....6.....


పబ్-రిజిస్ట్రారు

సెకరీ ఫంక్షన్
అప్రెంటిస్ అండ్ క్యాంపెయిన్
14 OCT 2005
VC-SEC-BAD
అంబ్రోజ్ నగర్, హైదరాబాద్.



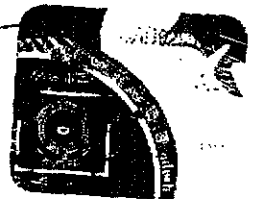


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325978

S. No. 33/25
Sold To: Suresh Subramanian
S/o. D/o. Subramanian. Dof
For Whom: Self

Smt. R. RUKMINI
S.M.E. No. 51/84. R.No. 13/2005
REGIMENTAL BAZAR, SEC' BAD-25



:: 7 ::

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.25, amounting about 204 Sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No.2, Cherlapally Village, Chackasari Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on: (Old Village)

- NORTH :: Park.
- WEST :: Plot No. 26.
- EAST :: Park.
- SOUTH :: 40' Wide Road.

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

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

For Mehta and Modi Homes

WITNESSES:

1. [Signature]
(S. P. Reddy)
2. [Signature]
([illegible])

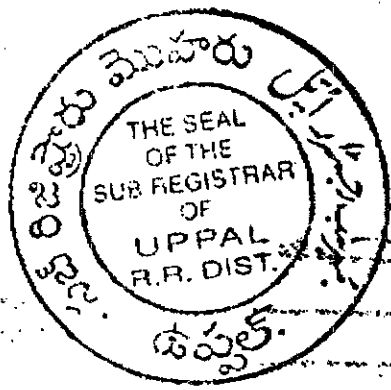
[Signature]
(Soham Reddy)
VENDOR
[Signature]
(Suresh U Mehta)
VENDOR

1. [Signature]
2. [Signature]

DUPLICATE COPY
RECORDED

1వ పుస్తకము 10000/15
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస

చంద్రశంకర్లు
వచ్చునట్లు వందల కాగితములు
14 OCT 2005
VC-SEC'DAD
అండ్-రిజిస్ట్రారు



.....
.....
.....
.....

REGISTRATION SHOWING

PLOT NO. 25, FORMING A PART

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

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.

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

1. LATE MOHAM MODI, SON OF SRI SATISH MODI

2. SRI SURESH U MEHTA, SON OF LATE SRI UTTAM LAL MEHTA

VENDEE: 1. MR. GIRISH SUBRAMANIAN, S/O. MR. SUBRAMANIAN

2. MR. MIDYA GIRISH, W/O. MR. GIRISH SUBRAMANIAN

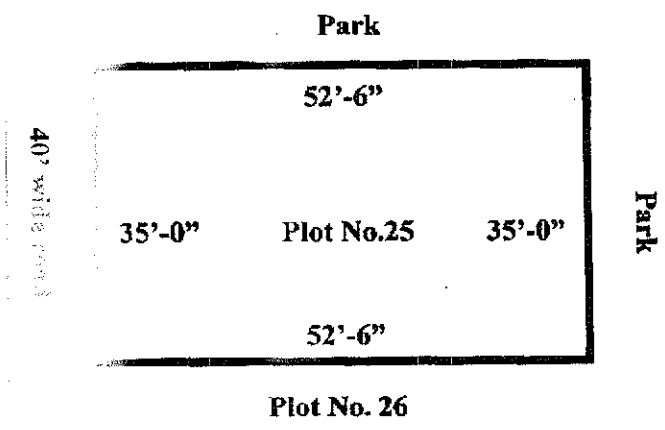
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AREA:

SCALE:
SQ. YDS. OR

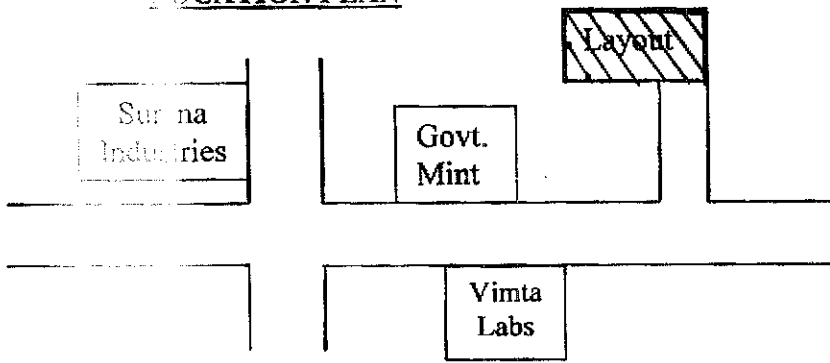
INCL:
SQ. MTRS.



EXCL:



LOCATION PLAN



Per Mehta and Modi Homes

[Signature]
Partner

Per Mehta and Modi Homes

[Signature]

SIG. OF THE VENDOR

[Signature]

SIG. OF THE VENDEE

[Signature]

WITNESSES:

1. *[Signature]*
(K.P. Rao)

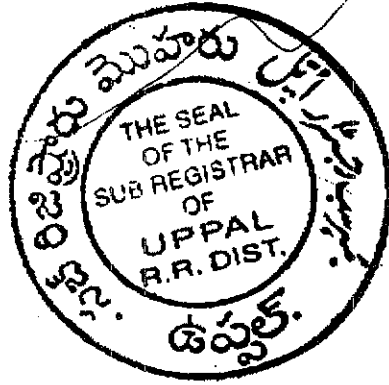
2. *[Signature]*
(Srinivas)

TRUE COPY

REGISTRAR

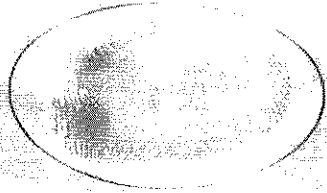
1 వ పుస్తకము.....
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య.....

~~శాసనము
సం. 10/1954~~



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

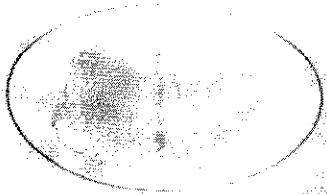
SL. NO.	FINGER PRINT IN BLACK (LEFT & RIGHT)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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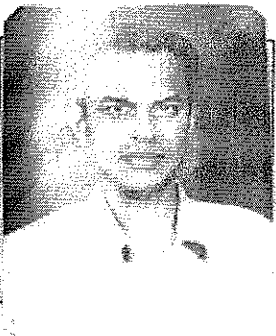
VENDOR:

M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4, M. G. ROAD, SECUNDERABAD - 500 003, REPRESENTED BY ITS PARTNERS:

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



1. 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.



G. P. A. VIDE DOC. NO. 64/ BK IV/ 05

MR. GAURANG MODY,
S/O. JAYANTILAL MODY,
FLAT NO. 105, SAPPHIRE APTS.,
CHIKOTI GARDENS,
BEGUMPET,
HYDERABAD.

SIGNATURE OF VENDOR:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S

1.

SIGNATURE OF THE PURCHASER

2.

TRUE COPY

REGISTRAR

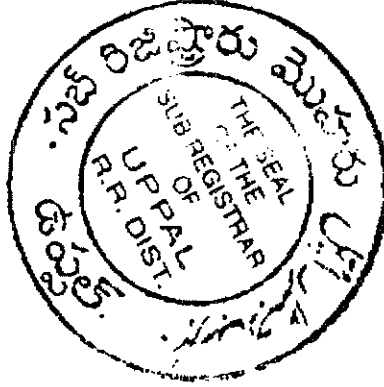
1 వ పుస్తకము 10000/95

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

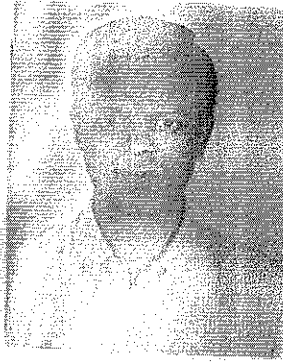
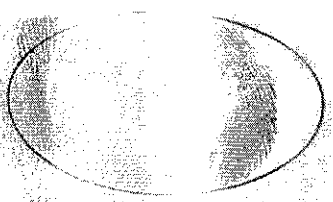
సంఖ్య 9

సబ్-రిజిస్ట్రారు



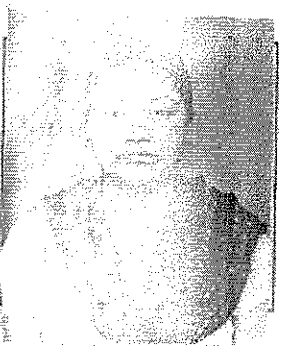
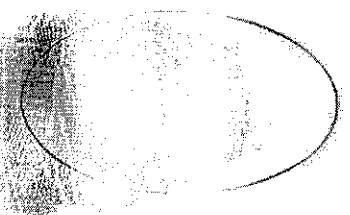
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT LACK (L & THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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PURCHASERS:

MR. GIRISH SUBRAMANIAN
S/O. MR. SUBRAMANIAN
R/O. 104, UNIVERSAL RESIDENCY,
PLOT NO. 49,
R. K. HOUSING COLONY,
Dr. A. S. RAO NAGAR,
HYDERABAD.



MRS. VIDYA GIRISH,
W/O. MR. GIRISH SUBRAMANIAN,
R/O. 104, UNIVERSAL RESIDENCY,
PLOT NO. 49,
R. K. HOUSING COLONY,
Dr. A. S. RAO NAGAR,
HYDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

Per Mehta and Modi Homes

Partner

Per Mehta and Modi Homes


Partner
SIGNATURE OF THE EXECUTANT'S

SIGNATURE OF THE PURCHASER

TRUE COPY

2007-09-14

1 వ పుస్తకము 1000...నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...10.....


పబ్. రిజిస్ట్రార్

