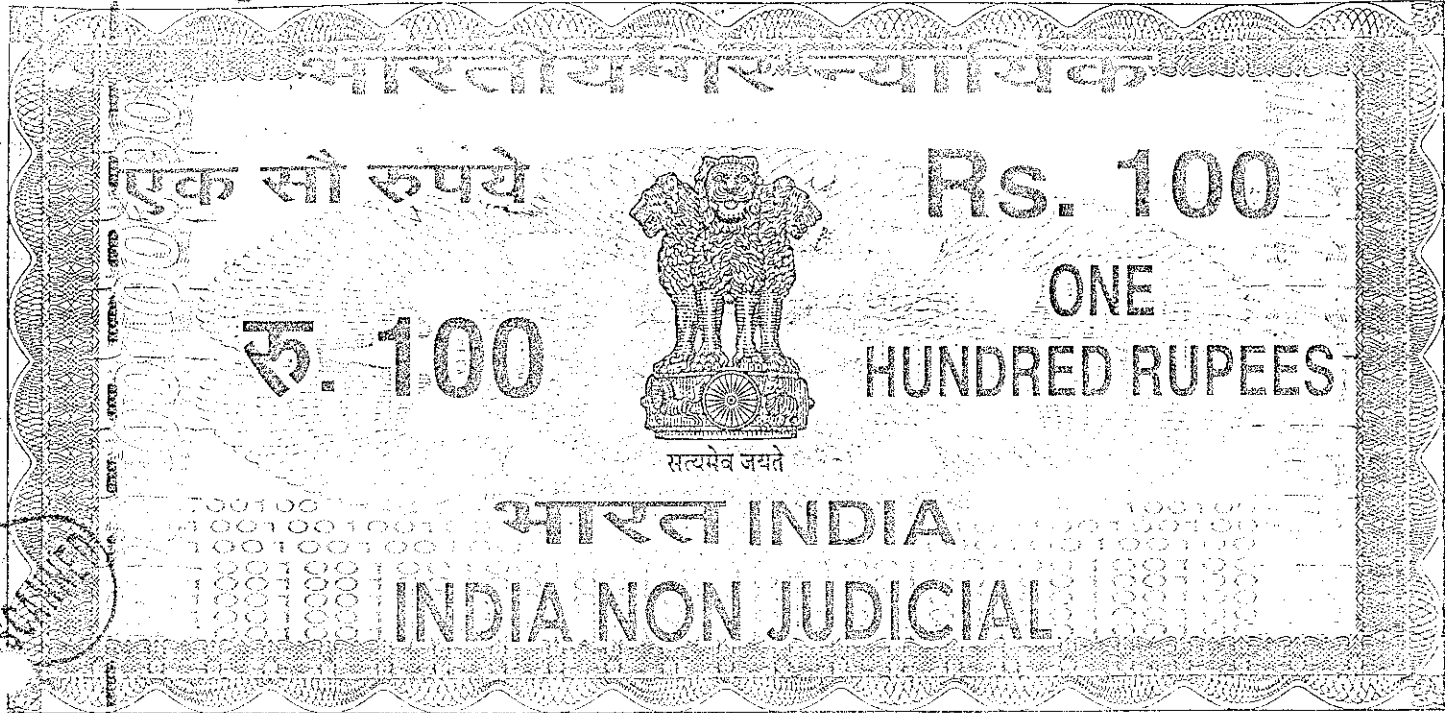


C8 NO: 14697

14663706

Ac No 15058



ఆంధ్ర ప్రదేశ్ భారత ప్రదేశ్ ANDHRA PRADESH

70978
 Remesh
 Waxmay Rao
 Mehta & Modi Homes

B 664120
 A. RAGHUNATH
 STAMP VENDOR
 S.V.L.No. 15/88, R.No. 20-100
 Shed No. 2-12-88,
 Marredpally, Secunderabad

SALE DEED

This Sale Deed is made and executed on this the 5th day of October 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.)

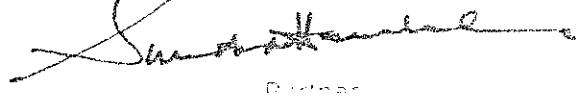
IN FAVOUR OF

MR. A. V. S. SATISH, SON OF MR. BRAHMESWARA RAO, aged about 30 years, residing at 16-2-754/A/78, APAU Colony, Gaddiannaram. Dilsukh Nagar, Hyderabad - 500 060. C/o. S. Bhaskar Rao, E-306, Mayflower 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


 Partner

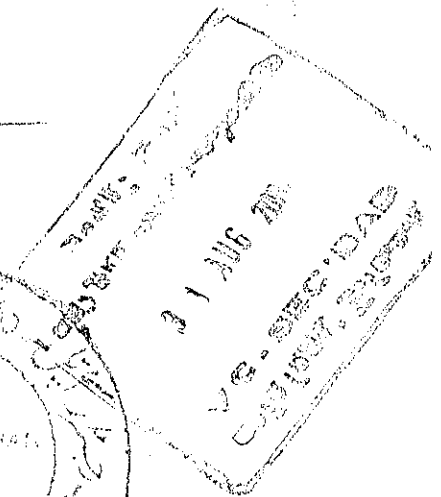
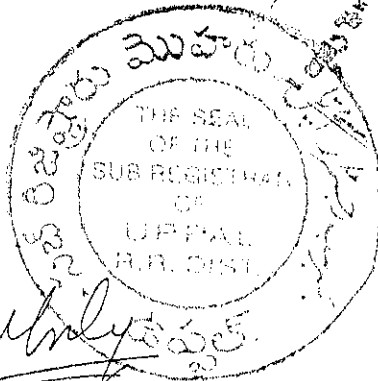
For Mehta and Modi Homes


 Partner

... వ పుస్తకము.../సంపు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు తేరుస
 సంఖ్య... 1...

పబ్-రిజిస్ట్రారు

2006 వ సం॥... నెల... 5... తేది
 192 వ.శ.శా... మాసము... 13... తేది
 పగలు... మరియు... గంటల మధ్య
 ఉప్పు తే-రిజిస్ట్రారు అఫీసులో



Handwritten signature

శ్రీ. Jayantilal Mody
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన పాట్ గ్రాఫులు
 మరియు పేరిషుడ్రలతో సహా చాఖలుచేసి
 రుసుము రూ॥... 10.00.00... చెల్లించారు.

Receipt No. 101994 Dt. 31/08/06 Uppal
 SEB, Habsiguda Branch, Sec'bad

సంబంధించినట్లు ఒప్పు కొన్నది.

జయంతిల మోడి

Handwritten signature

%o. Jayantilal Mody,

Occ: Business R/o. Flat no. 105,
 Sapphire Apts, Chikoh Gardens, Begumpet
 through attested GPa for Presentation of
 Document vide GPa No. 64/BR/06
 at SEB, Uppal.

రూపొందించినది

Handwritten signature

(K.P. Reddy s/o. K. Padma Reddy occ: Sec'bad
 @ 5-4-13/3 & 4, m-g. Road, Sec'bad.

Handwritten signature

S. Pradyumn Reddy Ho. S. Dharmay occ: Sec'bad
 @ 10-263, Company Bazar, new Begumpet,
 Sec'bad.

2006 వ. సం॥... నెల... వ తేది

192 వ. శా.శా... మాసము... 13... తేది.

Handwritten signature

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy.ⁿ 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 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

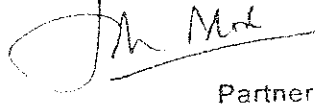
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ సుప్రకము. 4663 / సంగం
 కస్తావేబారు వెలుతుం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు పలుకు
 సంఖ్య... 2.....

[Signature]
 పబ్-రిజిస్ట్రారు

Assessment Under Section 42 of Act II of 187
 No. 4663 of 2006 Dated 5/10/06

I hereby certify that the proper deficit
 stamp duty of Rs. 18620/- Rupees Eighteen thousand
 Six hundred and twenty only
 has been levied in respect of this instrument
 from Sri. Gaurang Mody
 on the basis of the agreed Market Value
 consideration of Rs. 2,00,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 5/10/06

[Signature]
 Sub Registrar
 and Collector U/S 41 of
 INDIAN STAMP ACT

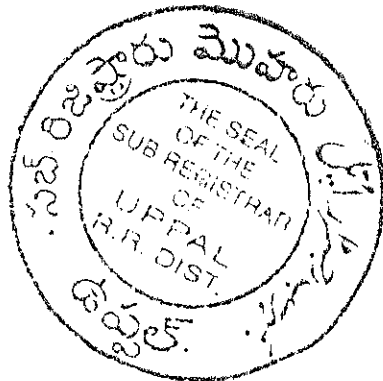
Registration Endorsement

An amount of Rs. 33610/- towards Stamp Duty
 including Transfer duty and Rs. 1040/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 101994
 Dated 5/10/06 at SRI Habsiguda Branch Sec'bad.

S. H. Habsiguda
 A/c No. 01000058703
 S.R.O. Uppal.

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 1509000/- and Stamp duty
 Paid Rs. 15090/- Dt. 5/10/06

[Signature]
 SUB REGISTRAR



D) The Vendee is desirous of purchasing a plot of land bearing no. 64 admeasuring 208 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,08,000/- (Rupees Two Lakhs Eight 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:

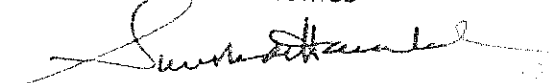
1. The Vendor do hereby convey, transfer and sell the Plot No. 64 admeasuring 208 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 2,08,000/- (Rupees Two Lakhs Eight 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. 34,750 /- is paid by way of challan No. 5-101994 dated 5.10.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes

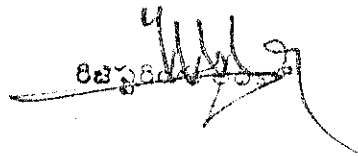


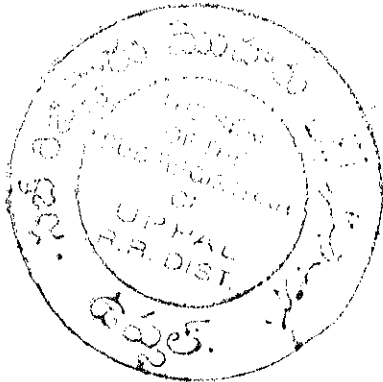
Partner

1 వ పుస్తకము 1.663/సార్వ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6..... ఈ కాగితపు పదున
సంఖ్య...3.....


సబ్-రిజిస్ట్రార్

1 వ పుస్తకము పం. (కా.క) నం. 1.663/2.6
నెంబరుగా రిజిస్ట్రేషన్ చేయబడి స్వీకరించు నిమిత్తం
గుర్తింపు నెంబరు 1.663.1-2006 బహుదర్శన
2006 సం. రిజిస్ట్రేషన్ నెం. 5.....


రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 64 admeasuring about 208 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. 63
South	Compound wall & main road
East	Plot No. 45
West	40' wide road

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.



2.

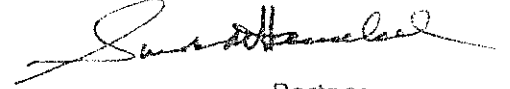


For Mehta and Modi Homes



Partner
(Soham Modi)
VENDOR

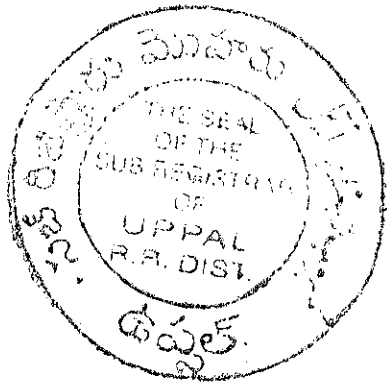
For Mehta and Modi Homes



Partner
(Suresh U Mehta)
VENDOR

1 వ సుస్థాకము! 11663 / నలాపా
06
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు పదునె
సంఖ్య... 4.....

సబ్-రిజిస్ట్రార్



REGISTRATION FEE 5% OF SALE PRICE

PLOT NO. 64, FORMING A PART

NO. SURVEY NO. 35, 36, 37, 38 & 39

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, H.D. Dist.

VENDOR:

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

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

BUYER:

MR. A. V. S. SATISH, SON OF MR. BRAHMESWAR RAO

REFERENCE:

SCALE:

INCL:



EXCL:



AREA:

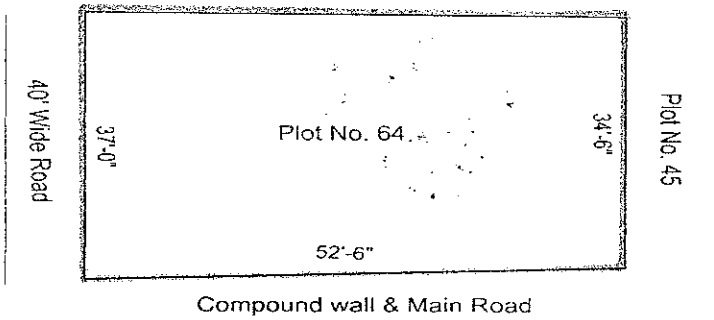
208

SQ. YDS.

SQ. MTRS.



Plot No. 63



For Mehta and Modi Homes

[Signature]

Partner

For Mehta and Modi Homes

[Signature]

Partner

SIG. OF THE VENDOR

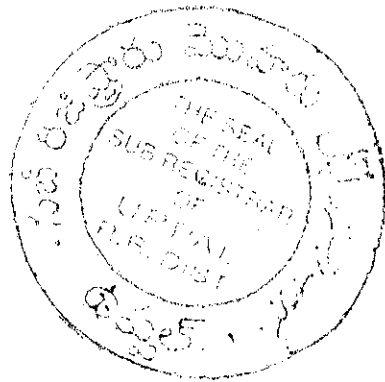
WITNESSES:

1. *[Signature]*

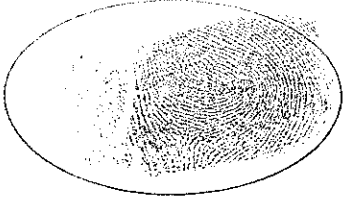

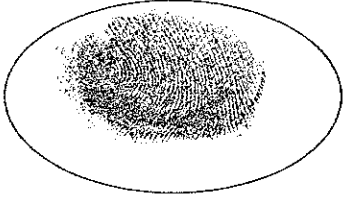



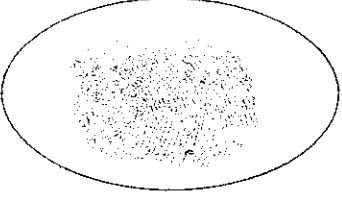

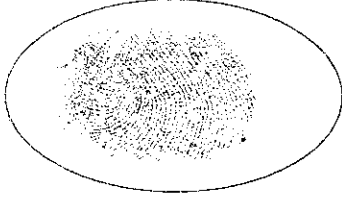

2. *[Signature]*

1వ పుస్తకము. 663/సంఖ్య
దస్తావేజాల మొత్తం కా. త. న. పం.
సంఖ్య... 6... ఈ కారితప్ప కరుస
సంఖ్య... 5...

[Handwritten signature]



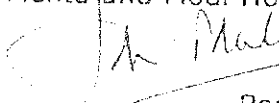
REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (BY THE BUYER)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: 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: MR. A. V. S. SATISH S/O. MR. BRAHMESWARA RAO R/O. 16-2-754/A/78, APAU COLONY GADDIANNARAM, DILSUKH NAGAR HYDERABAD - 500 060 REPRESENTATIVE: MR. BRAHMESWARA RAO S/O. SATYANARYANA R/O. 16-2-754/A/78, APAU COLONY GADDIANNARAM, DILSUKHNAGAR HYDERABAD - 500 060.
			
			
			
			

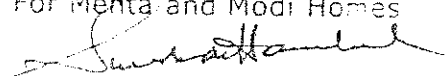
SIGNATURE OF WITNESSES:

1. 
 2. 

For Mehta and Modi Homes


 Partner

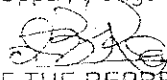
For Mehta and Modi Homes


 SIGNATURE OF EXECUTANTS
 Partner

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

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Brahmeswara Rao as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)



1వ పుస్తకము (11663/06)
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6... ఈ కాగితపు వరుస
సంఖ్య...6.....

9/64

సబ్ రిజిస్ట్రార్

