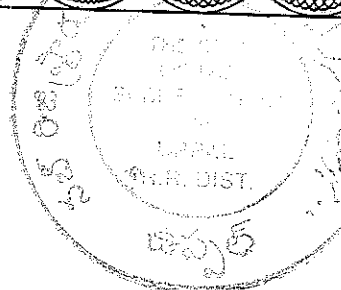




आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 480 Date 11/7/06 100/-
 Sold to D. Phani Kumar
 by O. N. Murthy
 for whom Mehta & Modi Homes



L-a-Check
 171476
LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/2006
 5-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 29th day of July, 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. DURGESH JOSHI**, SON OF MR. LATE DINESH KUMAR JOSHI, aged about 30 years,
- MRS. DEEPALI JOSHI**, WIFE OF MR. DURGESH JOSHI, aged about 31 years, Both residing at 108, Ashwini Apartments, Park Avenue Colony, Ameerpet, Hyderabad – 500 016, 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

TRUE COPY

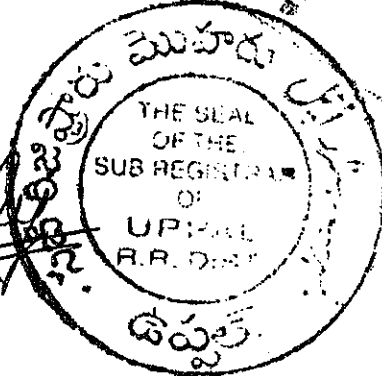
4 వ పుస్తకము...11.17.82...సం|| పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6. ఈ కాగితపు వరుస
సంఖ్య.....1.....

2006- వ సం||...జనవరి...నెల...29...తేది
1929- వ.శ.శా...మార్చి...మాసము...7...తేది
పగలు.....11.....మరియు...12.....గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ.....*Ganesh*.....*10/11/08*.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా ధాఖలుచేసి
రుసుము రూ||.....1185.....చెల్లించినారు.

Receipt No.....968723.....Dt. 29/7/08.....Vide
SBH, Habsiguda Branch. Sec'bad



వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.

[Handwritten signature]

Ganesh mody S/o. Jeyankal mody
Occup:- Business - R/o. Flat no. 105, Sepline
Appt, Chiruth Gardens, Begumpet, Hyderabad
through Attested GDA for presentation of document
Vide Doc. no. 64/2K/106 at 120, 1st fl.

G. Prabhakar Reddy S/o. S. P. Reddy
Occ. Service (C) S-4-187/394, MG Road
Sec'bad.

[Handwritten signature]

(A. Venkatarao Reddy S/o. Arji Reddy
Occ. Service (C) S-4-187/394, MG Road Sec'bad.

200.6వ.సం||...జనవరి...నెల...29...తేది
1929.వ.శా.శ...మార్చి...మాసం...7...తేది.

[Handwritten signature]

TRUE COPY

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 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

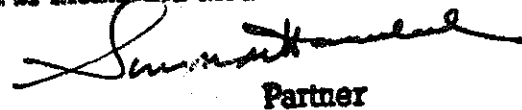
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 76 admeasuring 237 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled and for a consideration of Rs. 2,37,000/- (Rupees Two Lakhs Thirty Seven 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

- 2 -

TRUE COPY

Sub-Registrar

1 వ పుస్తకము... 11179/106 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 6... ఈ కాగితపు వరుస
పంఖ్య... 2.....

1
పద్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 19 of 1908

No. 11179 of 2006 Date 29/07/06

I hereby certify that the proper deficit
stamp duty of Rs. 2100/- Rupees
Twenty One Thousand only
has been paid in respect of this instrument
From Sri. Ganraj Modi
on the basis of the agreed Market Value
consideration of Rs. 237000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

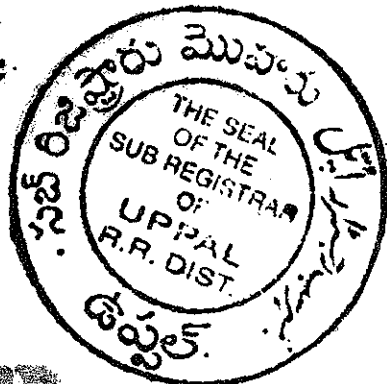
29/07/06

[Signature]
Sub Registrar
and Collector U.S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 21000/- towards Stamp Duty
Including Transfer duty and Rs. 1185/-
towards Registration Fee was paid by the party
through Challan Receipt Number 968273
Dated 29/7/06 at S.H.H. Hubsiguda Branch See U.S.

S.B.H. Hubsiguda
A/c No. 01000050789
of S.R.O. Uppal.



TRUE COPY

[Signature]

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 76 admeasuring 237 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. 2,37,000/- (Rupees Two Lakhs Thirty Seven 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. 22,225/- is paid by way of Challan No. 968773, dated 29.07.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

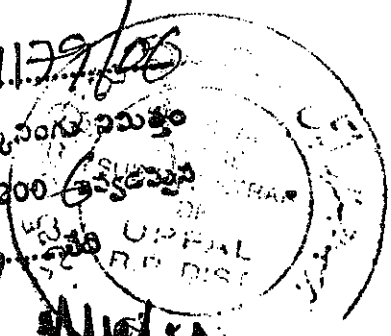
TRUE COPY

REGISTERED

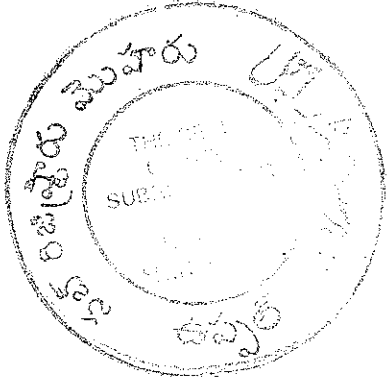
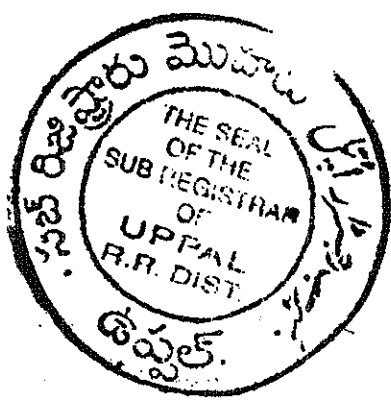
1వ పుస్తకము. 11179/06 సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6... ఈ కాగితపు వరుస
సంఖ్య.....3.....

1
పఠ-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (కా.క) పు. 11179/06
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానెంబరు నిమిత్తం
గుర్తింపు నింబరు 11179-1-2006 ఉత్పాదించిన
2006 సం॥ 11-01-08 నెల... 29



Copy of Doct. No. 11179 of 2006
Copy Compared By B. JAYANTH REDDY
Examined By (Reader)
Date 11-01-08 (Examiner)



TRUE COPY
SUB-REGISTRAR

పఠ-రిజిస్ట్రారు కార్యాలయము
ఉప్పల, రంగారెడ్డి జిల్లా

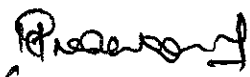
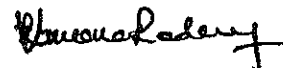
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 76 admeasuring about 237 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Compound wall and neighbours land
South	Plot No. 75
East	40' wide road
West	Compound wall and neighbours land

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. 
(K. P. Reddy)
2. 
(Anurag Reddy)

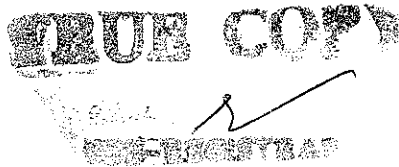
For Mehta and Modi Homes


Partner
VENDOR

For Mehta and Modi Homes

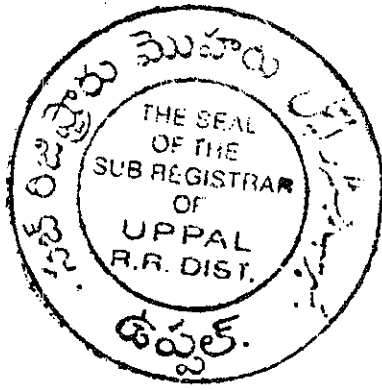

Partner
VENDOR


VENDEE



1వ పుస్తకము: 11179/06
దస్తవేజులు మొత్తం: రూ. 10000
సంఖ్య: 6
తేదీ: 11-01-2008

పం. 82



11-01-2008

REGISTRATION PLAN SHOWING

PLOT NO. 76, 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 UTTAMLAL MEHTA

VENDEE:

1. SRI DURGESH JOSHI, SON OF LATE DINESH KUMAR JOSHI

2. SMT. DEEPALI JOSHI, WIFE OF SRI DURGESH JOSHI

REFERENCE:

237

SCALE:

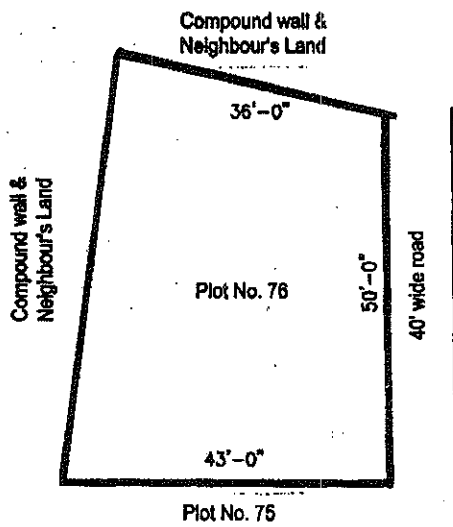
SQ. YDS.

INCL:

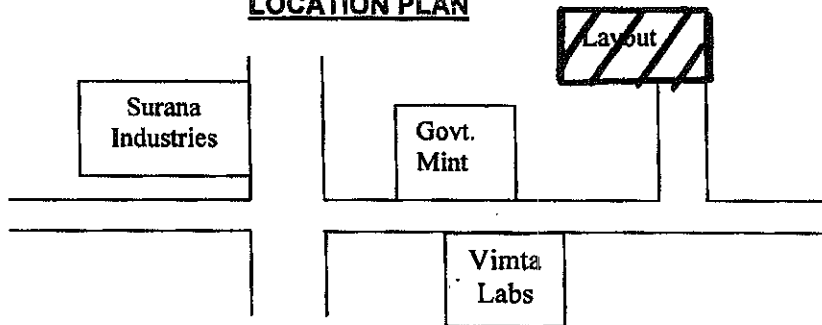
SQ. MTRS.



EXCL:



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]*

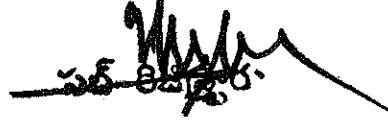
TRUE COPY
[Signature]

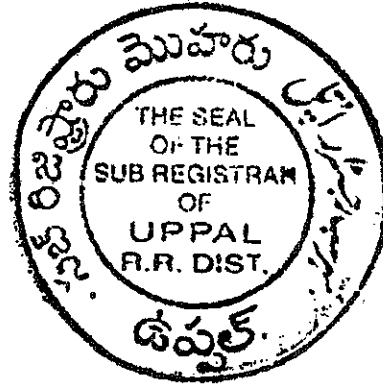
[Signature]

[Signature]

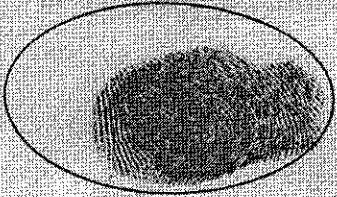
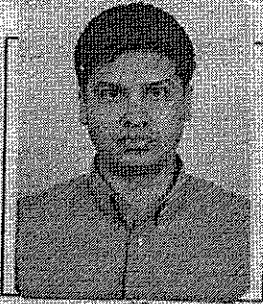
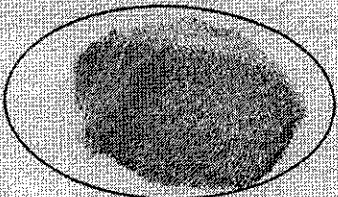

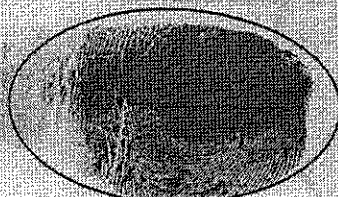


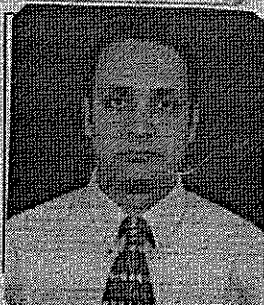
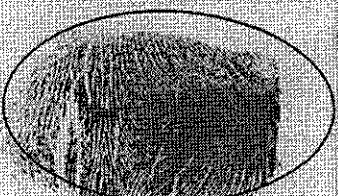

SIG. OF THE VENDEE

1 వ పుస్తకము..1179/66 సంగ్రా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6...ఈ కాగితపు వరుస
సంఖ్య.....5.....



పేర్ తిమ్మారావు

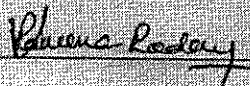


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

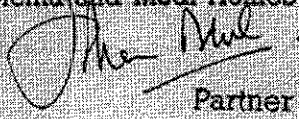
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>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.</p>
			<p>GPA FOR PRESENTATION OF DOCUMENTS:</p> <p>MR. GAURANG MODY S/O. MR. JAYATILAL MODY R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET, HYDERABAD</p>
			<p>VENDEE:</p> <p>1. MR. DURGESH JOSHI S/O. LATE DINESH KUMAR JOSHI 108, ASHWINI APARTMENTS PARK AVENUE COLONY AMEERPET, HYDERABAD - 500 016.</p>
			<p>2. MRS. DEEPALI JOSHI W/O. MR. DURGESH JOSHI 108, ASHWINI APARTMENTS PARK AVENUE COLONY AMEERPET, HYDERABAD - 500 016.</p>

SIGNATURE OF WITNESSES:

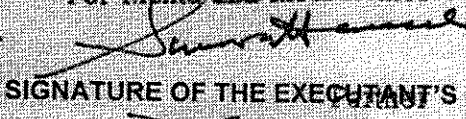
1. 

2. 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


SIGNATURE OF THE EXECUTANT'S


SIGNATURE OF THE VENDEE

1 వ పుస్తకము. 11179/66 సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....6.....ఈ కాగితపు వరుస
సంఖ్య.....6.....

[Handwritten signature]
సబ్ రిజిస్ట్రారు

