

C. 11891

11859/06

A04/12/88



आन्ध्र प्रदेश ANDHRA PRADESH

53310 / 19-7-06. 1000rs.

Rajesh

Narasimha Rao

Mehta & Modi Homes seeded.

L. G. Chinnai
B 08208T
L. G. CHINNAI
STAMP VENDOR
L. No. 02/2006
B-4-76/A, Colliat, Road, Sec.
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 11th August, 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. INDER KISHORE SETH, SON OF LATE MR. JUGAL KISHORE SETH, aged about 72 years,
 2. MR. RAJESH SETH, SON OF MR. INDER KISHORE SETH, aged about 37 years,
- Both residing at 7, Equine Run, Burlington Township, New Jersey - 08016 (USA), 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

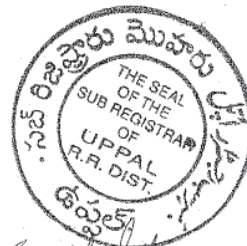
[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

వ పుస్తకము 11859 నెంబరు
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య 12 ఈ కాగితపు వరుస
సంఖ్య 19

సబ్-రిజిస్ట్రారు



200 వ సం॥ 6వ జూన్ నెంబరు 11 వ తేది
192 వ.శ.శ. 192 వ.శ.శ. 20 వ తేది
పగలు 12 మరణము 1 గంటల మధ్య
ఉప్పుర్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Gaurang mody
రిజిస్ట్రేషన్ రిజిస్ట్రారు, 1 వ ఫ్లోర్ సెక్షన్ 32 ఎ-ను
అనుసరించి సబ్-రిజిస్ట్రారు అఫీసులో పోలీస్ స్టాంపులు
మరియు పేరిమెంట్లతో సహా దాఖలు చేసి
దుసుము రూ॥ 100/- చెల్లించారు.
Receipt No. 10240 Dt. 06/06/92
SBH, Habisiguda Branch, Sec'bad

దాని యిచ్చినట్లు టిప్పుకోవడం
ఎడమ బ్రాహ్మణులు



గమనించినది.

Gaurang mody s/o. Jayantlal mody, occ: Business
R/o. Flat no. 105, Sapphire Apts, Chiranj Gardens,
Begumpet, Hyderabad, through Attested G.P.A
For Presentation of documents, vide Doc.No.
64/BK/12/05 at SRO, Uppal.

1.

(K. Prabhakar Reddy s/o. K.P. Reddy
occ: Sevice R/o. 5-4-187/3 & 4, 3rd Floor
m. G. Road, Sec'bad.

2.

Krishna Rao s/o. Ramarao occ: BUSINESS
R/o. Flat no. 105, Sri Sai Apts, Nagole
Hyderabad.

200.వ.సం॥ 6వ జూన్ నెంబరు 11 వ తేది
192 వ.శ.శ. 192 వ.శ.శ. 20 వ తేది

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	
				Gt. 80-00	
3.	13200/2003	01/11/2003	35	Gt. 11-00	Ac. 2-05 Gt.
			36	Gt. 60-50	
			37	Gt. 13-50	
				Gt. 85-00	
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:

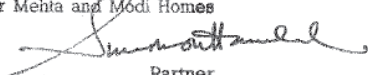
- Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- Shri P. Balram Reddy, S/o. Shri P. Sanjeeva Reddy

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. 15 admeasuring 239 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled and for a consideration of **Rs. 2,39,000/- (Rupees Two Lakhs Thirty Nine 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

1 వ పుస్తకము. 11859/06
 దస్తావేజుల మొత్తం కారితముల
 సంఖ్య. 2. ఈ కారితపు వరుస
 సంఖ్య. 2
 పబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 189
 No. 11859 of 2006 Date 11/8/06

I hereby certify that the proper deficit
 stamp duty of Rs. 21000/- Rupees.

Twenty one Thousand only.

has been levied in respect of this instrument
 from Sri. Ganesh Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 239000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT

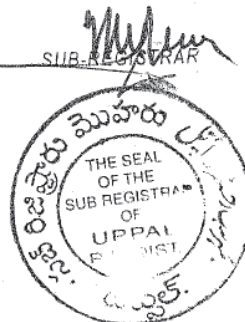
NOTE: D.S.D. Rs. 410/- & D.R.F.Rs. 95/- Total

Rs. 505/- has been collected as
 agreed M.V of Rs. 239000/- Dt. 11/8/06

Registration Endorsement

An amount of Rs. 21000/- towards Stamp Duty
 including Transfer duty and Rs. 1100/-
 towards Registration Fee was paid by the party
 through Chalan Receipt Number 102401
 Dated 11/8/06 at SBI Habisiguda Branch, Sec 244

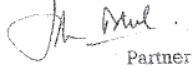
S.B.H. Habisiguda
 A/c No. 01000050700
 S.R.O. Uppal



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 15 admeasuring 239 sq. yds. forming part of Sy. Nos. 35 to 39 of Chierlapally 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. 2,39,000/- (Rupees Two Lakhs Thirty Nine 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. 22,200/- is paid by way of Challan No. 172401, dated 11.08.06, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 1189/10/10

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య 7 ఈ కాగితపు వరుస

సంఖ్య 403

సబ్-రిజిస్ట్రారు

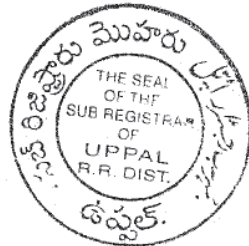
1 వ పుస్తకము సం॥ (కా.శ) పు 1189/10

వింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు సంఖ్య 1189-1-200 ఈ వ్యవహారమున

2000 సం॥ 11/11/2000 తేది

రిజిస్ట్రారు కర్నూలు



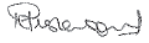
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 15 admeasuring about 239 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	Plot No. 17
South	40' wide road
West	Plot No. 16
East	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. 
(S. P. Reddy)

2. 
(S. P. Reddy)

For Mehta and Modi Homes


Partner

VENDOR

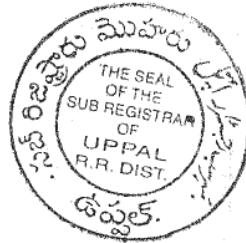
For Mehta and Modi Homes


Partner

VENDOR

1 వ పుస్తకము. (రిజిస్ట్రేషన్)
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 4... ఈ కాగితపు వరుస
సంఖ్య... 4...

పబ్-రిజిస్ట్రారు



BASIC RATION PLAN SHOWING		PLOT NO. 15, 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 INDER KISHORE SETH, SON OF LATE MR. JUGAL KISHORE SETH		
	2. SRI RAJESH SETH, SON OF MR. INDER KISHORE SETH		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 239	SQ. YDS.	SQ. MTRS.	

LOCATION MAP

WITNESSES:

1. (K. P. Reddy)

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

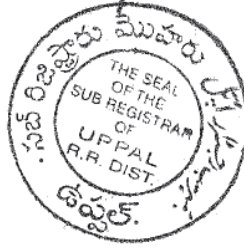
1 వ పుస్తకము 11859/1062

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

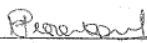
సబ్-రిజిస్ట్రార్



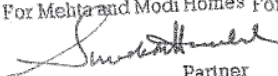
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> 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. 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.
			<u>GPA FOR PRESENTATION OF DOCUMENTS:</u> MR. GAURANG MODY S/O. MR. JAYATILAL MODY R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET, HYDERABAD

SIGNATURE OF WITNESSES:

1. 

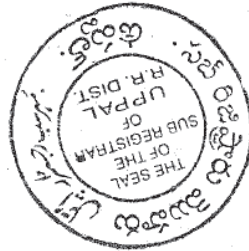
2. 

For Mehta and Modi Homes For Mehta and Modi Homes
 Partner  Partner

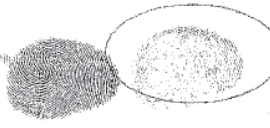
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము/29/శుభ్ర
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 2.....ఈ కాగితపు వరుస
సంఖ్య 6
సంఖ్య.....

సబ్-రిజిస్ట్రార్



**PHOTOGRAPH AND FINGER PRINTS AS PER
SECTION 32-A OF REGISTRATION ACT, 1908**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF Seller/Buyer
			INDER K. SETH 7 EQUINE RUN BURLINGTON, NJ 08016 USA <i>[Signature]</i>
			RAKESH SETH 7 EQUINE RUN BURLINGTON, NJ 08016 USA <i>[Signature]</i>
			REPRESENTATIVE:- DR. I.J. ANAND 11th AVENUE, B-93, SAHYADR NAGAR, HYDERABAD.

Signature of Witnesses

1.

2.

For

Homes

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 send here with my/our photograph(s) and fingerprints in the form prescribed, through my representative, DR. I.J. ANAND, as I/We cannot appear personally before the Registering officer of Sub-Registrar of Assurances

Signature of Represented

Signature(s) of BUYER(s)

Signature of Witnesses

1.

2.

1 వ పుస్తకము 11859/స్టాంపు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్

