



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325972

33821 21.10.05 100/-
 To: G. Girish Subramanian
 From: Subramanian, H
 As: Subramanian

SMT. K. RUKMINI
 S.V.L. No. 51/84; R.No.13/2005
 REGIMENTAL BAZAR, SEC' BAD-25

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

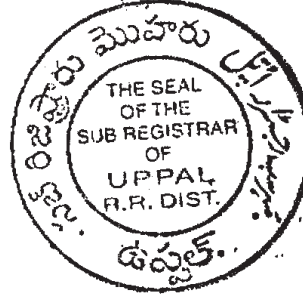
TRUE COPY

ONE-HUNDRED

1వ పుస్తకము 10000/85
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస

200 వ.సం||...
192 వ.శా.శ...మాసము...
పగలు...మరియు...
ఉప్పు...
శ్రీ...
రిజిస్ట్రేషన్ చట్టము, 1908లోని సెక్షన్ 32ఎ-ను
అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ||...
Receipt No. 137761 Dt. 24/10/85
SBH, Habsiguda Branch, Sec. nad.

సబ్-రిజిస్ట్రారు



దాని యిచ్చినట్లు ఉప్పుకొన్నది.
ఎదమ బ్రాటనదేలు

Gaurang mody s/o Jangamthil mody occ: Suguna
40. flat no. 105, Sapphire apt, Chakoti Gardens
Begumpet, Hyderabad, Through special power
Vide GPA Doc. no. 64/RK 24/05, at SRO, Uppal

నిరూపించినది.

① (P. Prabhakar Reddy)

(K. Prabhakar Reddy s/o K. P. Reddy occ: Suguna
(0) 5-11-187 13 & V, M. G. Road, Sec. nad

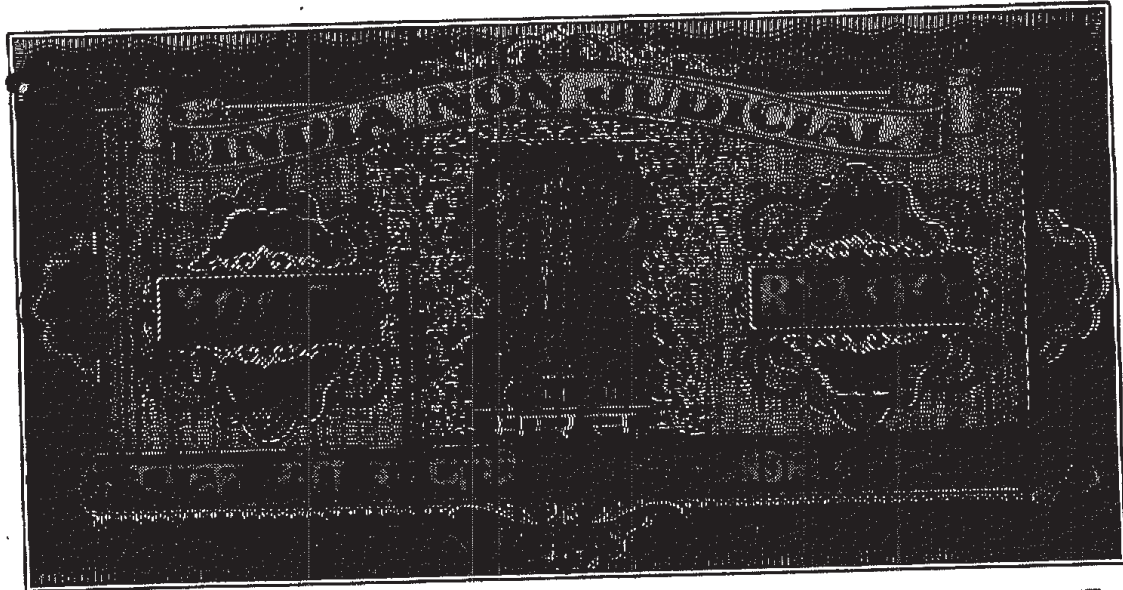
② (R)

Srinivas s/o Ramchander Rao, occ: Suguna
(R) 2-2-61/101 24, Amberpet, Hyderabad.

200 వ.సం||...
192 వ.శా.శ...మాసము...
పగలు...మరియు...
ఉప్పు...
శ్రీ...
రిజిస్ట్రేషన్ చట్టము, 1908లోని సెక్షన్ 32ఎ-ను
అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ||...
Receipt No. 137761 Dt. 24/10/85
SBH, Habsiguda Branch, Sec. nad.

సబ్-రిజిస్ట్రారు

TRUE COPY



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325973

4. No. 33822 Date 21.10.05 Rs 100/-
 sold To.....G. H. S. Subramanian
 S/o. D/o. W/o.....Subramanian. Hdd
 For Whom.....R. S. S. S. S.

S. V. L. NO. 81/84, R. NO. 13/2005
 REGIMENTAL BAZAR, SEC' BAD-28



:: 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. Extent of Land No. (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 Gt. 80-00
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 Gt. 85-00
Total extent				Ac. 6-05 Gts.

For Mehta and Modi Homes

For Mehta and Modi Homes

Contd..3.

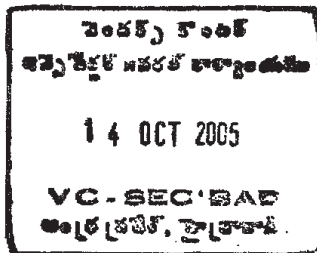
For Mehta and Modi Homes
 Partner

For Mehta and Modi Homes
 Partner

TRUE COPY

REGISTRATION

1 వ పుస్తకము. 19064/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...2.....



పట్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 1 of 187
No. 19064 of 2005 Date 24/10/05

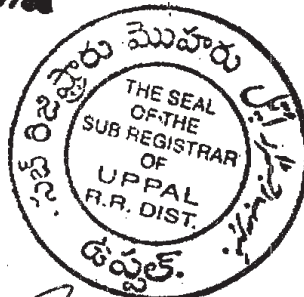
I hereby certify that the proper deficit
stamp duty of Rs. 17660/- Rupees Seventeen thousand.
has been levied in respect of this instrument
from Sri. S. B. H. Habsiguda
on the basis of the agreed Market Value
consideration of Rs. 200000/- being
higher than the consideration agreed Market
Value.

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

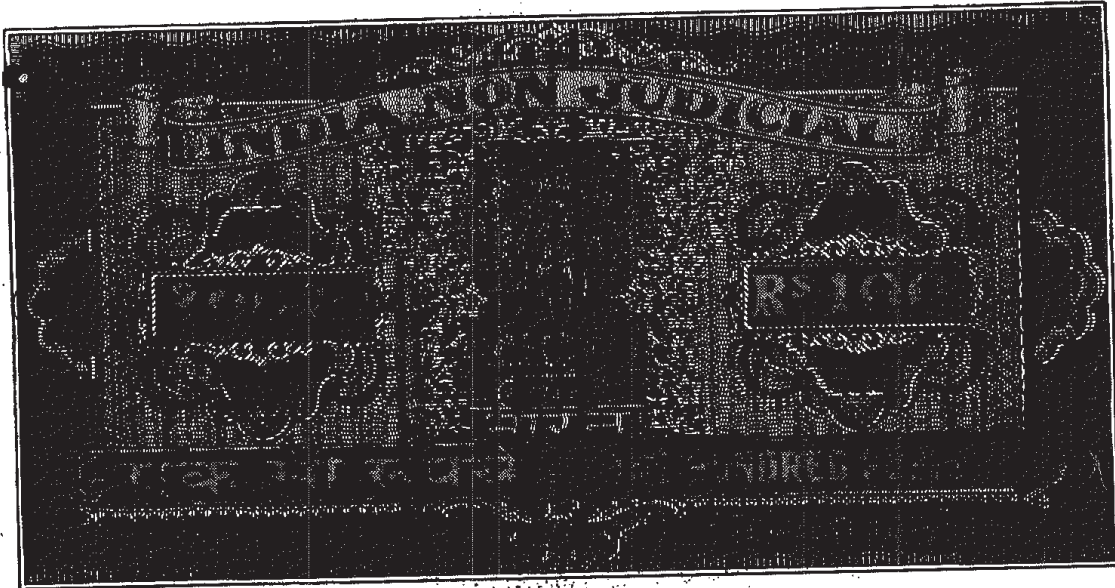
Registration Endorsement

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

33823 21.10.05 1001
 Sold To... G. H. Sh. Subramanian
 S/o. D/o. Subramanian And
for the use of Sh. Subramanian

Smt. R. RUKMINI

S.V.L. No. 51/54, 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:

- 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.

For Mehta and Modi Homes

Partner

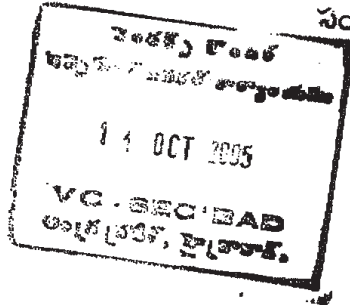
For Mehta and Modi Homes

Partner

Contd..4.

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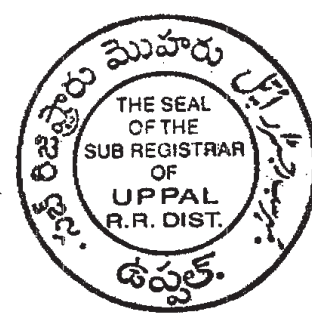
1 వ పుస్తకము 10044/95
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 10 ఈ కాగితపు వరుస
 సంఖ్య 3



సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.క) పు. 10044/95
 వెంటరుగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం
 గుర్తింపు వెంటరు 1-20వ జనవరి 2005
 2005 సం|| 17/9/07

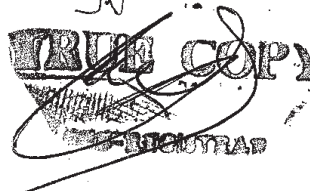
రిజిస్ట్రారు

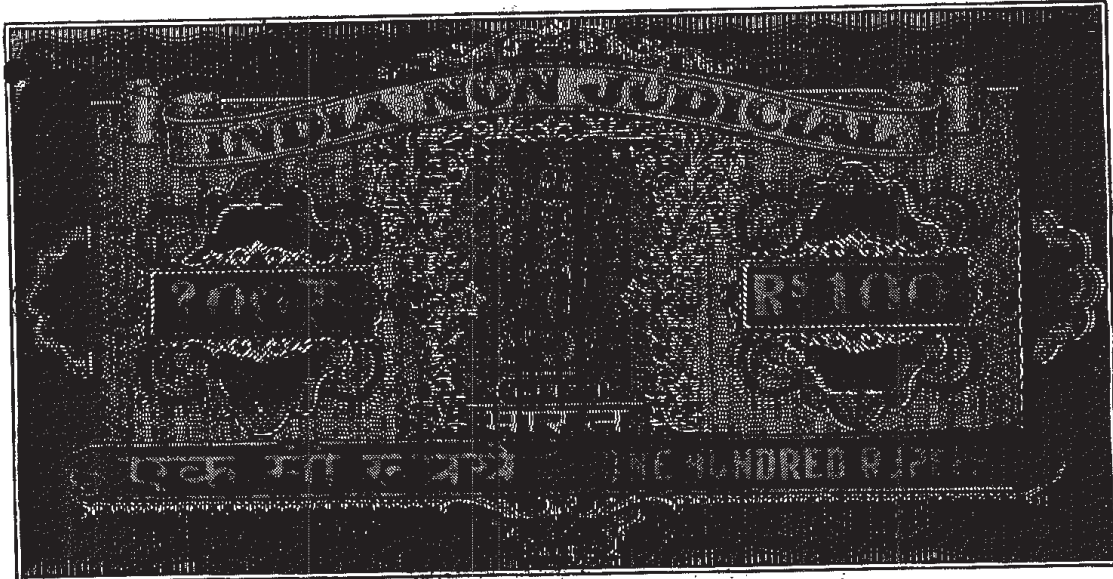


Copy of Record no. 10044/95
 Copy retained by the Registrar
 Copy examined by the Registrar

17/9/07

సబ్-రిజిస్ట్రారు కార్యాలయము
 ఉప్పల్, రంగారెడ్డి జిల్లా





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S No 33824 Date: 21.10.05 Rs 100/-

Sold to: Girish Subramanian
90 Subramanian

For whom: Self & others

08AA 325975

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



:: 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 Vendees 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 Vendees 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

Shan Modi
Partner

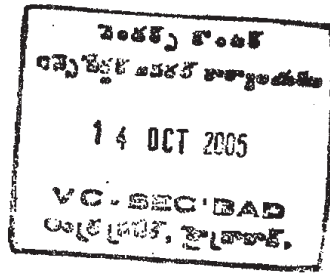
For Mehta and Modi Homes

Suresh Kumar
Partner

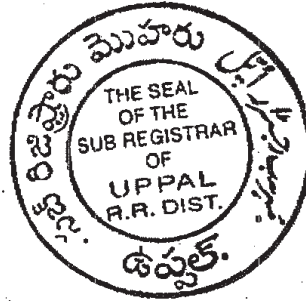
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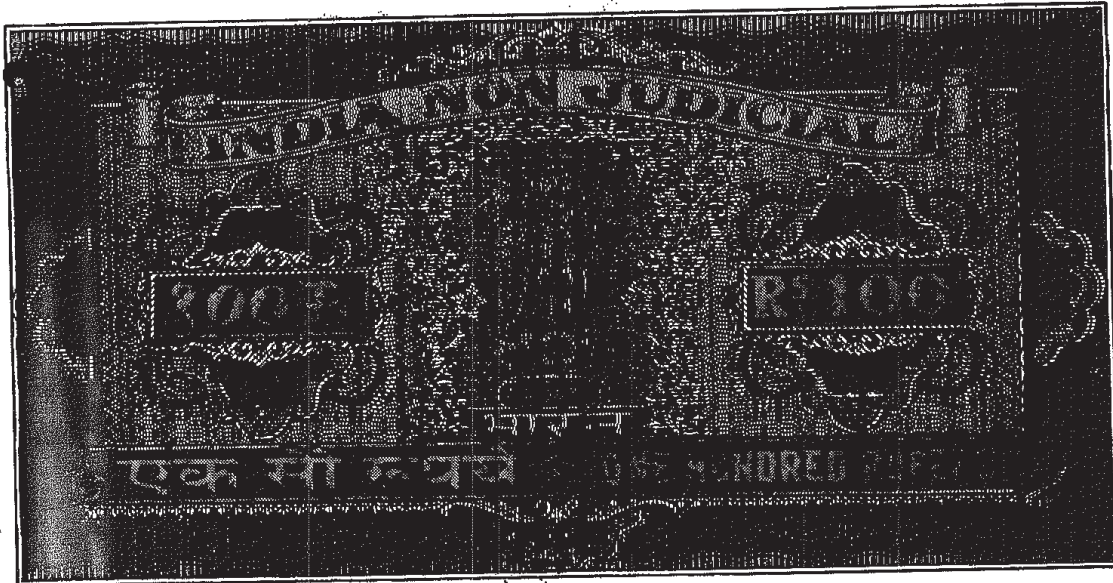
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[Signature]

1 వ పుస్తకము! 10046/105
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...6.....



పబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325976

S. No 33825 91.10.05.2007

Sold To G. Laksh Subramanian

S/o. D/o. S/o. Subramanian. And

For Whom R. S. Chandra

:: 5 ::

S. K. RUKMINI

S.V.L. No. 51/84, R.No. 13/2005

REGIMENTAL BAZAR, SEC' BAD-23.



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 Vendeas being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendeas fully for such losses.

4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendeas.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

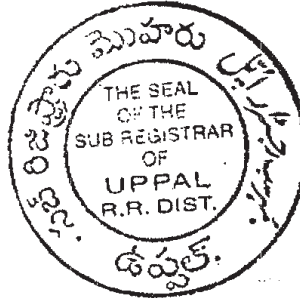
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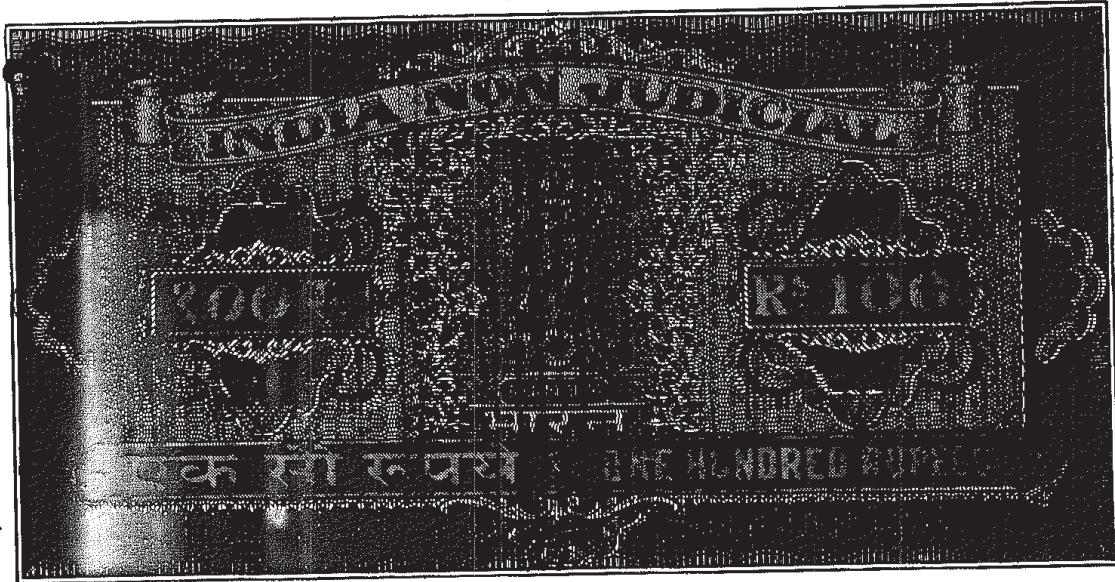
1 వ పుస్తకము 100 రూ. / 100
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య...

సంకల్ప కంఠ
 రిజిస్ట్రార్ జనరల్ కార్యాలయము
 14 OCT 2005
 VC-SEC'HEAD
 అధ్యక్షుడు, హైదరాబాద్.

సబ్-రిజిస్ట్రారు



సంకల్ప కంఠ
 రిజిస్ట్రార్ జనరల్ కార్యాలయము
 14 OCT 2005



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325977

S. No. 33826 24.10.05 Rs. 100/-
 Sold To G. Venkatesh Sathuramoni DR. R. RUKMINI
 S/o. Dr. Sathuramoni, Hsd S.V.L. No. 81/84, R. No. 13/2005
 For Whom Dr. S. Sathuramoni 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/- is paid by way of challan No. 3-137761, dated 24.10.2005 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Mehta Modi
Partner

For Mehta and Modi Homes

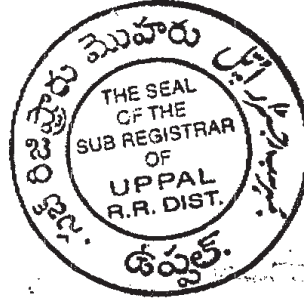
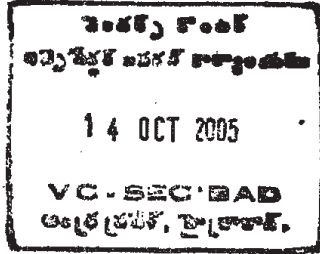
Mehta Modi
Partner

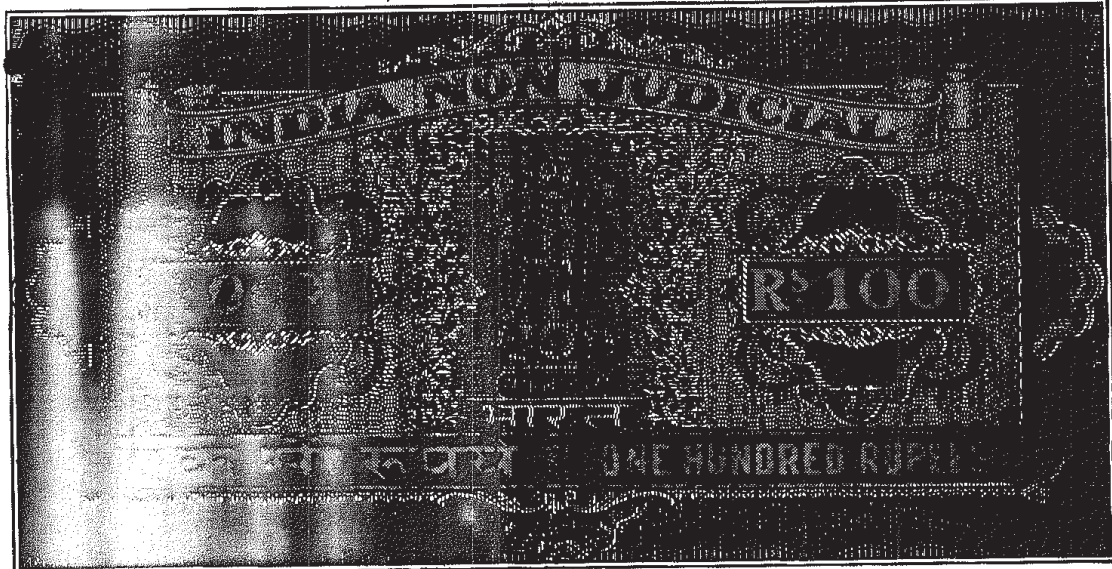
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1 వ పుస్తకము 100 రూపాయలు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 4

పబ్-రిజిస్ట్రారు



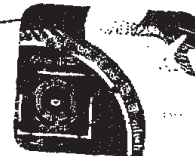


ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 325978

1. No. 33/25 dated 10.05.1007
 Sold To: Suresh Subramaniam
 S/o. D/o. S. Subramaniam of REGIMENTAL BAZAR, SEC' BAD-25.
 For: Whom: All Suresh

Smt. K. RUKMINI

S.M.L. 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, Chackeser Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on: (as village)

NORTH :: Park.

SOUTH :: Plot No. 26.

EAST :: Park.

WEST :: 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:

Per Mehta and Modi Homes

WITNESSES:

1. S. R. Reddy

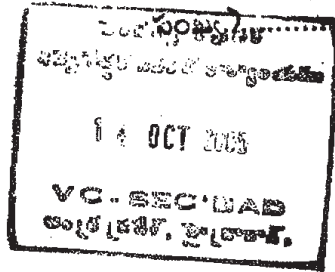
2. S. R. Reddy

(Soham Reddy)
 VENDOR
 (Suresh U Mehta)
 VENDOR

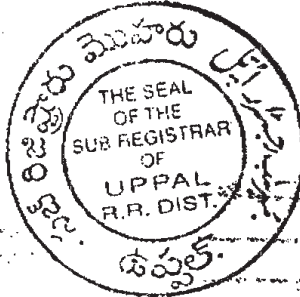
1. S. R. Reddy
 2. S. R. Reddy

TRUE COPY
 REGISTRATION

1వ పుస్తకము 10000/95
దస్తవీజాల మొత్తం కారితముల
సంఖ్య 10 ఈ కారితపు వరుస



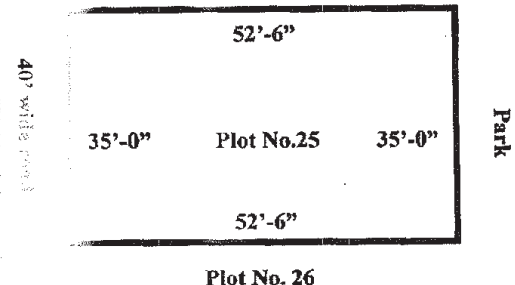
సబ్-రిజిస్ట్రారు



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		
	SRI MOHAM MODI, SON OF SRI SATISH MODI		
	SRI SURESH U MEHTA, SON OF LATE SRI UTTAM LAL MEHTA		
VENDEE:	1. MR. GIRISH SUBRAMANIAN, S/O. MR. SUBRAMANIAN		
	2. MR. VIDYA GIRISH, W/O. MR. GIRISH SUBRAMANIAN		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA:	SQ. YDS. OR	SQ. MTRS.	



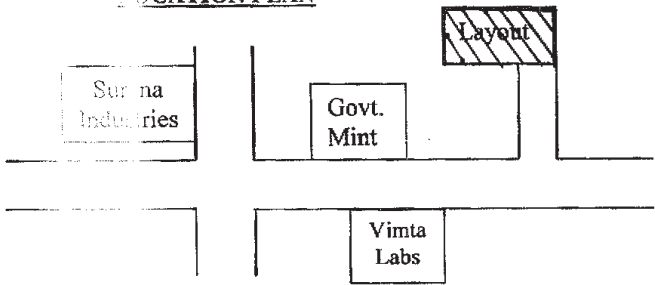
Park



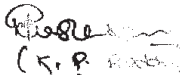
Plot No. 25

Plot No. 26

LOCATION PLAN

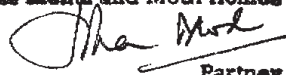


WITNESSES:

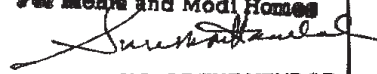
1. 
(K. R. Reddy)

2. 
(Srinivas)

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


SIG. OF THE VENDOR

1. 
SIG. OF THE VENDEE

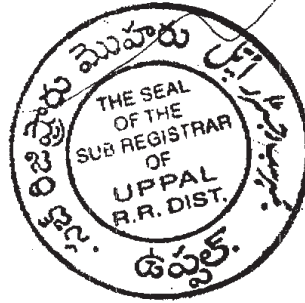
2. 

TRUE COPY

REGISTRAR

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

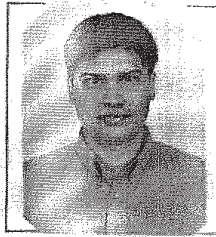
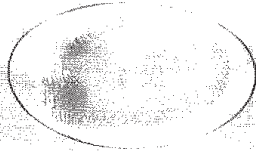
[Handwritten signature]
పబ్లికేషన్



[0/14-09-2007]

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

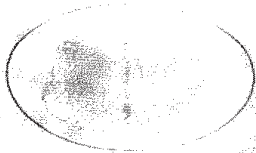
SL.NO.	FINGER PRINT (LEFT & RIGHT)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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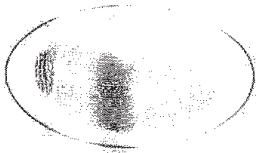
VENDOR:

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

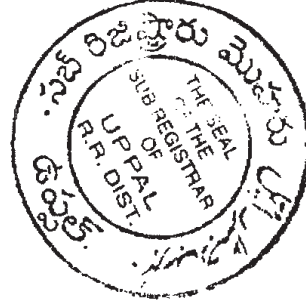
1 వ పుస్తకము 10009/95

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...9.....

సబ్-రిజిస్ట్రారు



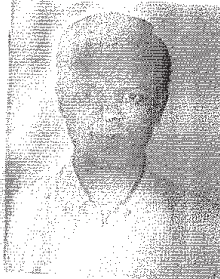
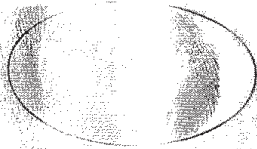
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.

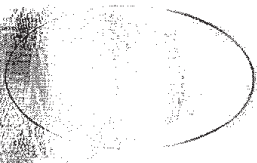
FINGER PRINT
LACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

**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. *For Mehta and Modi Homes*

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIGNATURE OF THE EXECUTANT'S

SIGNATURE OF THE PURCHASER

[Signature]

TRUE COPY
[Signature]
HYDERABAD

1 వ పుస్తకము 00.44/95
దస్తవేజాల మొత్తం కాగితము
సంఖ్య.....10 ఈ కాగితపు వరుస
సంఖ్య.....10


సబ్-రిజిస్ట్రార్

