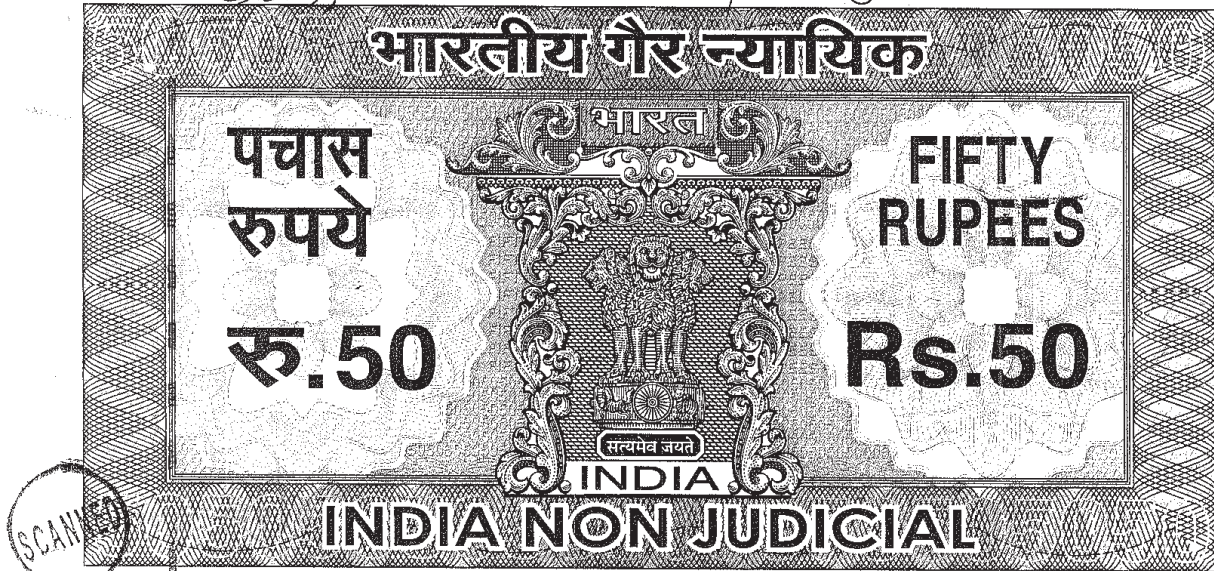


G.2289

2308/2006

Acc. No. 2330



आन्ध्र प्रदेश ANDHRA PRADESH

195140

Date: 14-02-2006 Serial No.: 4,153 Denomination: 50

Purchased By: GIRIDHAR MURTHY For Whom: SELF & OTHERS

S/O C.K.N. MURTHY
HYDERABADSub Registrar
Ex. Office Stamp Vend
S.R.C. UPPAL**SALE DEED**

This Sale Deed is made and executed on this the 16th day of February 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. C. N. GIRIDHAR MURTHY, SON OF MR. C. K. N. MURTHY, aged about 47 years,
2. MRS. USHA G. MURTHY, WIFE OF MR C. N. GIRIDHAR MURTHY, aged about 44 years,

Both are residing at 201, Vineyard Castle, I-99, P&T Colony, Snehapuri Colony, Nacharam, 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

1వ పుస్తకము 2006 నవంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.../.....

200 6 వ సం॥...నెల...16...తేది
192 7 వ.శ.శా...మాసము...27...తేది
పగలు...3...మరియు...4...గంటల మధ్య
ఉన్న సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ Gaurang Mody
రిజిస్ట్రార్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు పేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥...1020...చెల్పించారు
Receipt No. 166633 Dt. 16/11/21
SBH, Habsiguda Branch, Sec'bad

శాసన యిచ్చినట్లు ఒప్పుకొన్నది.
విదము బ్రతునధులు



నిరూపించినది.

Gaurang Mody

Gaurang mody S/o. Jeyanthilal mody occ'nsi
R/o. 105, Sapphire apts, Chikoti Gardens, Begump
Hyderabad, through General Power of Attorney
Attested, vide doc. no. 64/267/05 at SRC, app

① *Prabha Raddi*

(K. Prabha Raddi S/o. Padma Raddi
occ'nsi (C) S-4-15 TQ 4, M.G. Road, Sec 8

② *Rajesh*

Rajesh S/o Rishopal

- R/o. Upper R.R. Dist

2006 వ. సం॥...నెల...16 వ తేది

1927 వ.శ.శా...మాసము...27 వ తేది.

సబ్-రిజిస్ట్రారు



आन्ध्र प्रदेश ANDHRA PRADESH

195142

Date : 14/02/2006 Serial No. : 4,155 Denomination : 50

Purchased By :

GIRIDHA MURTHY

SELF & OTHERS

S/O C.F.W. MURTHY
HYDERABAD

Sub Registrar
Ex. Office Stamp Vendo
S.R.O. UPPAL

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.

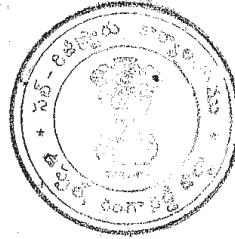
For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

న పుస్తకము: 2205
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య: 1 ఈ కాగితపు వరుస
సంఖ్య: 2
పబ్లికేషన్



Endorsement Under Section 42 of Act II of 1864
No. 2305 of 2006 Date 16/2/06

I hereby certify that the proper deficit
stamp duty of Rs. 18000/- Rupees
Eighteen thousand only
has been levied in respect of this instrument
from Sri. Gauranga Reddy
on the basis of the agreed Market value
consideration of Rs. 204000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Dated 16/2/06
Sub Registrar
and Collector U.S. 4104
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 18000/- towards Stamp Duty
including Transfer duty of Rs. 1020/-
towards Registration Fee is paid by the party
through Challan Receipt Number 166632
Dated 16/2/06 at SBI Habsiguda Branch, Sec 6

G.B.H. Habsiguda
A/c No. 01900050700
of S.R.O. Uppal.



NOTE: D.S.D. Rs. 60/- & D.R.F. Rs. — Total
Rs. 60/- has been collected as
agreed M.V of Rs. 204000/-

SUB REGISTRAR



आन्ध्र प्रदेश ANDHRA PRADESH

195137

Date : 14-07-2006 Serial No. : 4,150 Denomination : 50

Purchased By :
CHIDAMBAR MURTHY

For Whom :
SELF & OTHERS

S/O C.K.N.MURTHY
HYDERABAD

Sub-Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

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.

- 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.
- 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.
- The Vendee is desirous of purchasing a plot of land bearing no. 33 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/- (Two Lakhs Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For Mehta and Modi Homes

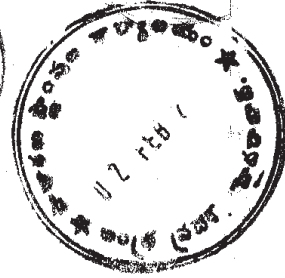
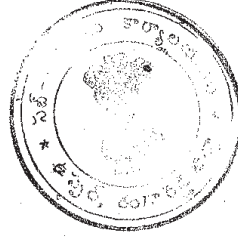
[Signature]
Partner

For Mehta and Modi Homes

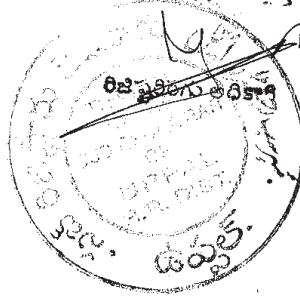
[Signature]
Partner

1వ పుస్తకము... 2308/106
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య... 3

పబ్లికేషన్స్



1వ పుస్తకము సం॥ (భా. 4) పు... 2308/106
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు... 2308... 1-2006...
 2006 సం॥ ఫిబ్రవరి... 16... తేది





आन्ध्र प्रदेश ANDHRA PRADESH

195138

Date : 14-02-2006 Serial No. : 42151 Denomination : 50

Purchased By : **CHITTEBHAR MURTHY** For Whom : **SELF & OTHERS**

S/O C.K.N.MURTHY
HYDERABAD

[Signature]
Sub Registrar
Ex. Office Stamp Vender
S.R.O. UPPAL

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 33 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 Vendee for a consideration of **Rs. 2,04,000/- (Two Lakhs Four 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.

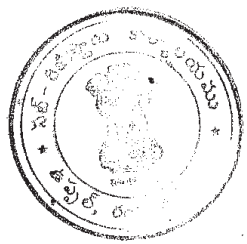
For Mehta and Modi Homes

[Signature]
Partner

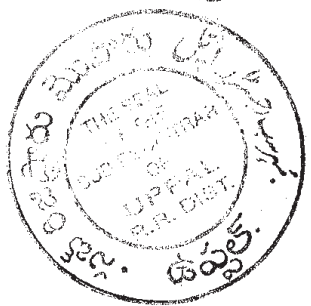
For Mehta and Modi Homes

[Signature]
Partner

1వ పుస్తకము 2208/సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 8... ఈ కాగితపు వరుస
 సంఖ్య 4.....



సచి-రిజిస్ట్రేషన్





आन्ध्र प्रदेश ANDHRA PRADESH

195139

Date : 14-02-2006 Serial No. 4, 152 Denomination : 50

Purchased By :

CHIDHAR MURTHY

SELF & OTHERS

S/O C.K.N.MURTHY

HYDERABAD

Sub Registrar
Ex-Officio Stamp V
S.R.O. UPPAL

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. 13,120/- is paid by way of Challan No. B-166637, dated 16.02.06 drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

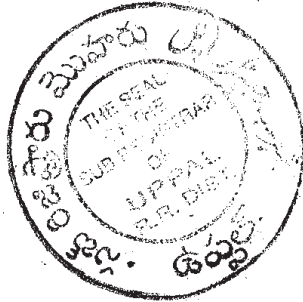
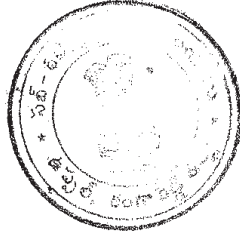

Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము 230వ పేజీ
దస్తావేజాల మొత్తం కఠితముల
సంఖ్య. ఈ కఠితపు వరుస
సంఖ్య 5

పబ్-రిజిస్టరు





आन्ध्र प्रदेश ANDHRA PRADESH

195141

Date : 14-02-2006 Serial No : 4,154 Denomination : 50

Purchased By : GIRESDHAR MURTHY For Whom : SELF & OTHERS

S/O C.K.N.MURTHY
HYDERABAD

Sub Registrar
Ex.Officio Stamp Vendo
S.R.O. UFFAL

SCHEDULED PLOT

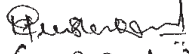
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 33 admeasuring about 204 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	:	Plot No. 34
South	:	Landscaped Garden
East	:	40' wide road
West	:	Plot No. 44

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:

For Mehta and Modi Homes

WITNESSES:

1. 
(C.K.N. Murthy)

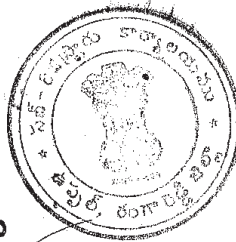
2. 
(Bhasker Reddy)


VENDOR

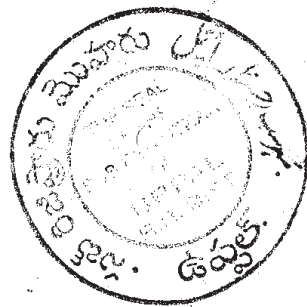

VENDOR

Usha K. Murthy
VENDEE

1 వ పుస్తకము. 2308 స్థానము
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వరుస
 సంఖ్య... 6.....



సచి-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 33, FORMING A PART

IN SURVEY NOS. 35, 36, 37, 38 & 39**SITUATED AT**

CHERLAPALLY VILLAGE,

GHATKESAR

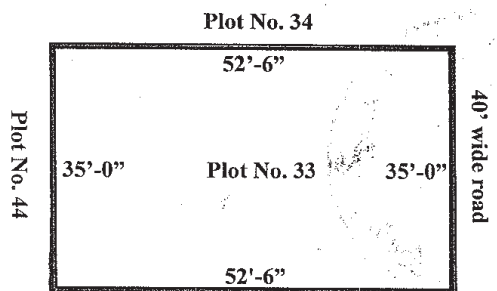
MANDAL, R. R. DIST.**VENDORS:** M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

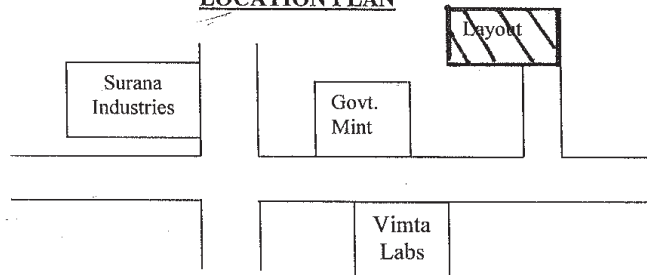
2. SRI SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

VENDEE: 1. SRI C. N. GIRIDHAR MURTHY, SON OF SRI C. K. N. MURTHY

2. SMT. USHA G. MURTHY, WIFE OF SRI C. N. GIRIDHAR MURTHY

REFERENCE:
AREA: 204**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Landscaped Gardens

LOCATION PLAN

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

WITNESSES:

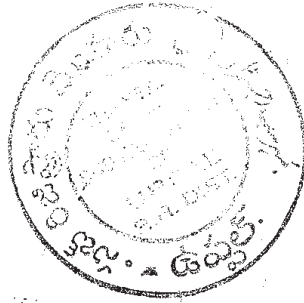
- 1.
- 2.

Usha G. Murthy

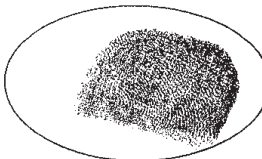
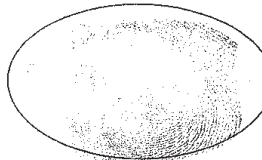
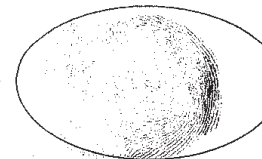
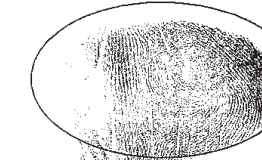
SIG. OF THE VENDEE

వ పుస్తకము 2302/సర్ది
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 8... ఈ కాగితపు వరుస
సంఖ్య... 7...

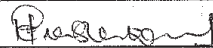
చిట్-రిజిస్ట్రార్



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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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. 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.
			<u>GPA FOR PRESENTATION OF DOCUMENTS:</u> MR. GAURANG MODY S/O. MR. JAYATILAL MEHTA R/O. FLAT NO. 105, SAPPHIRE APTS CHIKOTI GARDENS BEGUMPET, HYDERABAD
			<u>PURCHASERS:</u> 1. MR. C. N. GIRIDHAR MURTHY S/O. MR. C. K. N. MURTHY R/O. 201, VINEYARD CASTLE I-99, P&T COLONY SNEHAPURI COLONY, NACHARAM HYDERABAD - 500 076
			2. MRS. USHA G. MURTHY W/O. MR C. N. GIRIDHAR MURTHY R/O. 201, VINEYARD CASTLE I-99, P&T COLONY SNEHAPURI COLONY, NACHARAM HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

1. 

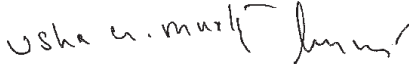
2. 

For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes


 SIGNATURE OF THE EXECUTANT'S
 Partner


 SIGNATURE OF THE PURCHASER

P/33

1 వ పుస్తకము 2300 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...
సంఖ్య...

సబ్-రిజిస్ట్రార్

