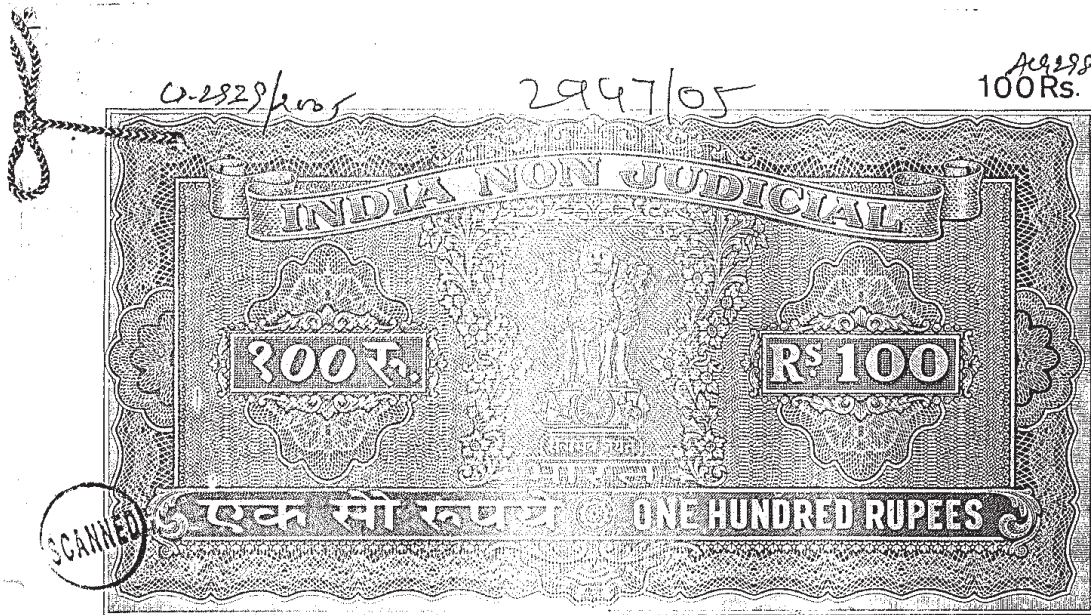




ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 786352

S.No. 11318 Date 29/3/05 Rs. 100/-

Sold to Mr. PAVAN KUMAR DESAI

S/o. W. Narsing Rao Desai

For whom Sell by attested SALE DEED

R. NARENDER
SVL No. 42/95
R.No. 38/2004-2006
RAM NAGAR, HYD'BAD.



This Sale Deed is made and executed on this the 30th day of March, 2005 at 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 35 years, Occupation: Business and Sri. Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 55 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. PAVAN KUMAR DESAI, SON OF SRI. NARSING RAO DESAI, aged about 34 years,
2. Mrs. RASHMI, WIFE OF SRI. PAVAN KUMAR DESAI, aged about 30 years,

Both are Residents of 203, Siddhi Apartments, Sham Karan Road, Ameerpet, Hyderabad.

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

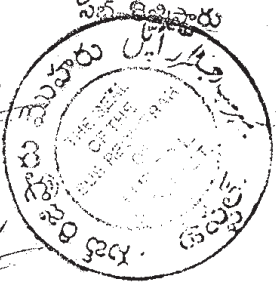
[Signature]
Partner

Contd..2.

200 వ సం||...నెల...తేది
 192 వ.శ.శ...మాసము...తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఏ-ను
 అనుసరించి సమర్పించబడిన బిల్-గ్రాఫులు
 మరియు దినిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ|| 970/- చెల్లించి
 Receipt No. 747967 Dt. 20/3/87
 SBH, Habshibasa Branch, Sakhad.

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



ప్రాసెయిన్లు క్లుప్తం కొన్నది.
 ఎడమ బ్రాటసప్రేలు



Gaurang mady slo. Jayantlal mady oca.
 Business - 40 feet no 105, Sapphire apt,
 Chikra Gardens, Begumpet Hyderabad.
 through Special Power of Attorney, attested
 with Power No. 18/2005 at SRO, Hyderabad.

1. (Signature)
 S/O Late D.K. Kanungo
 R/o H-103, Mayapuri
 Madhya Pradesh

2. (Signature)
 (K. Prasanna Reddy slo. Padma Reddy
 oca: Serial no 5-11-187/184, m. g. 2005
 Sakhad)

200 వ.సం||...నెల...తేది
 192 వ.శ.శ...మాసము...తేది

(Signature)

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 11319 Date 29/10/05 Rs. 100/-

Sold to: Mr. Govan Kumar Debi

S/o. ~~Mr. Govan Kumar Debi~~ ~~Mr. Govan Kumar Debi~~ A/o ~~Mr. Govan Kumar Debi~~ 2

For whom: Self & others

05AA 786353

R. NARENDER
SVL No. 42/95
R.No. 38/2004-2008
RAM NAGAR, HYD'BAD.



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. 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 Ac. 2-00 Gts.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 Gt. 85-00 Ac. 2-05 Gts.
Total extent				Ac. 6-05 Gts.

For Mehta and Modi Homes

Mehta Modi
Partner

For Mehta and Modi Homes

Sumathilal
Partner

Contd..3.

1 వ పుస్తకము... 942/సంఖ
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 పరిధి...

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act of 1892
 No. 2947 of 2001 Date 30/3/05

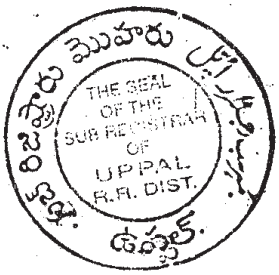
I hereby certify that the proper deficit
 stamp duty of Rs. 2260/- Rupees
 has been levied in respect of this instrument
 from Shri. Gannanag Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 194,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub-Registrar and Collector U/S. 41&4
 Dated 30/3/05 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 2260/- towards Stamp Duty
 Including Transfer duty and Rs. 470/-
 towards Registration Fee was paid by the party
 through Chalan Receipt Number 757985
 Dated 30/3/05 at SBI Habsiguda Branch, Sec bad.

S.B.H. Habsiguda
 A/c No. 01000050788
 of S.R.O. Uppal.



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 11320 Date 29/3/05 No. 100/-

05AA 786354

Sold to M.V. Ravi Kumar Desai
S/o. V. Narasing Rao Durgam Cheru, N/0 3474

R. HANUMANTH
SVL No. 42/95
R.No. 30/2004-2006
RAM NAGAR, HYD'ABAD



For whom: Self & others

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 tentative layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

Contd..4.

For Mehta and Modi Homes

Mehta Modi
Partner

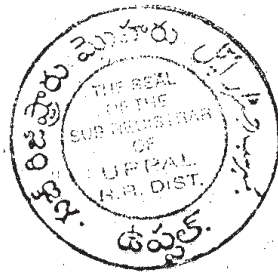
For Mehta and Modi Homes

Sumant Kumar
Partner

1 వ పుస్తకము... 94/95 సం.పు
 దస్తవీజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 పుస్తకం...
 పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం. (కా.త) 94/95
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు విమర్శం
 గుర్తింపు నెంబరు... 1-2005 వ్యవధి
 2005 సం. చివరికి... 95

[Signature]
 రిజిస్ట్రారు/సబ్ రిజిస్ట్రారు



100Rs.

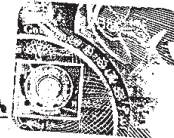


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 1132-1 Date 19/2/05 Rs. 100/-

05AA 786355

Sold to: M/s. Ravi Kumar Reddy
S/o. W/o. Narsimha Rao Debi H/o. Hyd
For whom: Self & others :: 4 ::

R. W.
R. MACUNDER
SVL No. 42/95
R.No. 30, 2004-2006
RAM NAGAR, HYD'BAD.



D) The Vendee is desirous of purchasing a plot of land bearing No.68, admeasuring 194 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 1,94,000/- (Rupees One Lakh Ninety 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.68, admeasuring 194 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. 1,94,000/- (Rupees One Lakh Ninety 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.

Contd..5.

For Mehta and Modi Homes

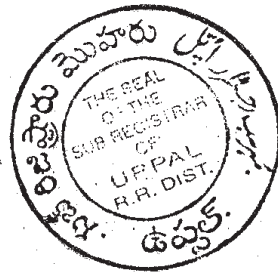
Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము... 2/2/03
 కస్తానేజుల మొత్తం రుగితముల
 గుంట్లు... ఈ... ఈ కాగితపు పయిన
 పంఖ్య 4.....

హక్ రిజిస్ట్రారు

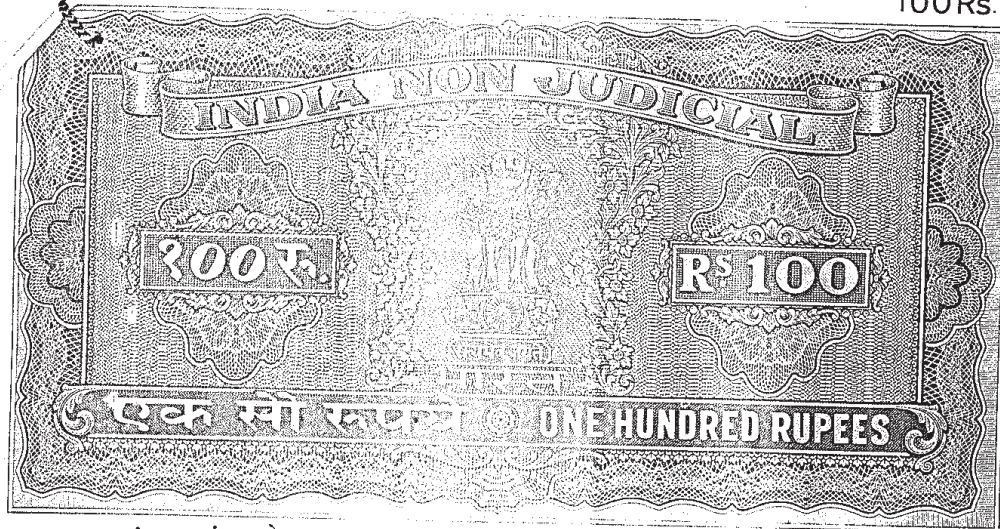


...

...

...

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

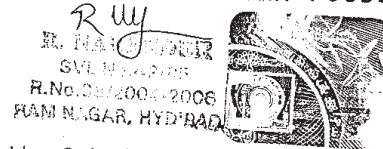
05AA 786356

S.No. 11322 Date 24/3/05 Rs. 100/-

Sold to Mr. Ravi Kumar DCL

S/o. W/o. Nursing Rao DCL 5 11/0 Hyd

For whom Self & others



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.

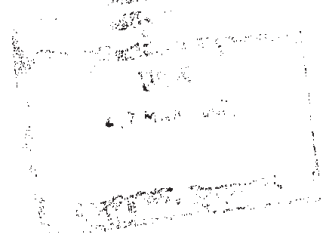
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

7. Stamp duty and Registration amount of Rs. 23,745/- is paid by way of challan No. 787987, dated 30.3.05, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

For Mehta and Modi Homes

Contd..6.

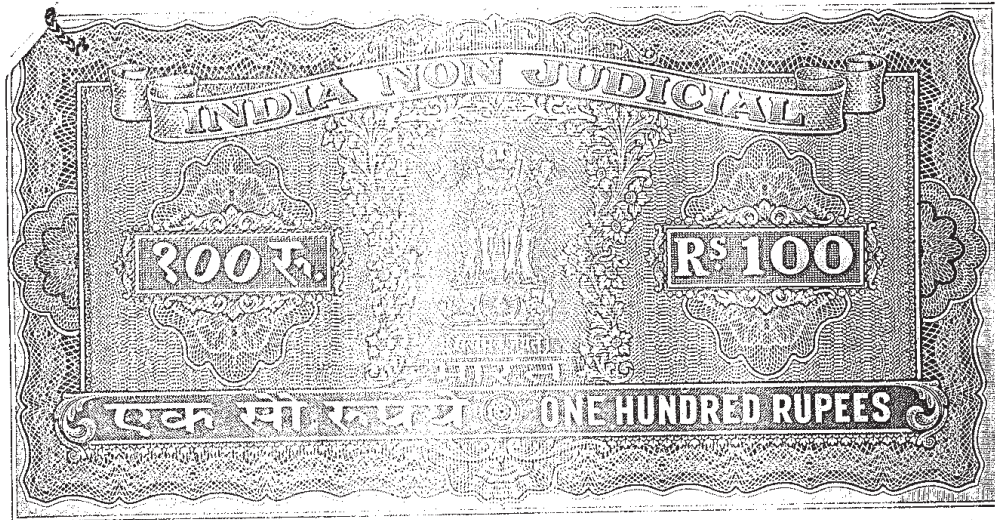


1 న పుస్తకము 2.9/4/1980
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య...ఈ...కాగితపు పరుస
సంఖ్య...చ


సబ్-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 71373 Date 29/10/2006

05AA 786357

Sold to Mr. Pavan Kumar D.M.
S/o. W. Parthasarathy Rao D.M. N/o Hyd.
For whom Recd. 9/10/2006 :: 6 ::

R. Narasimha
R. NARASIMHA
SVL No. 42/96
R.No.39/2004-2006
RAM NAGAR, HYD'BAD.



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.68, admeasuring about 194 Sq. yds. forming part of Sy. Nos.35, 36, 37, 38 and 39, situated at Cherlapally Village, Ghatkesar, Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on: Block no.2

NORTH :: Plot No. 70.

SOUTH :: 40' Wide Road.

EAST :: 40' Wide Road.

WEST :: Plot No. 69.

more fully shown in the plan in red colour annexed hereto.

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. *(Signature)*
(Gargu)
2. *(Signature)*
(K. P. Reddy)

(Signature)
(Soham Modi)
VENDOR

(Signature)
(Suresh U Mehta)
VENDOR

(Signature)
VENDEE.

or M

SECTION PLAN SHOWING		PLOT NO. 68, FORMING A PART	
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, S/O. SRI SATISH MODI		
	2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA		
VENDEE:	1. MR. PAVAN KUMAR DESAI, SON OF MR. NARSING RAO DESAI,		
	2. MRS. RASHMI, WIFE OF PAVAN KUMAR DESAI,		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 194	SQ. YDS.	SQ. MTRS.	

Plot No. 70

Plot No. 69

Plot No. 71

40' wide road

40' wide road

35'-0"

50'-0"

Plot No. 68

50'-0"

35'-0"

40' wide road

LOCATION PLAN

Surana Industries

Govt. Mint

Vimta Labs

Layout

WITNESSES:

1. *[Signature]*

2. *[Signature]*

[Signature]
Partner

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIG. OF THE VENDOR

For Mehta and Modi Homes

[Signature]
Partner

1వ పుస్తకము 294/6/1967
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

[Signature]
పరిశీలకు

