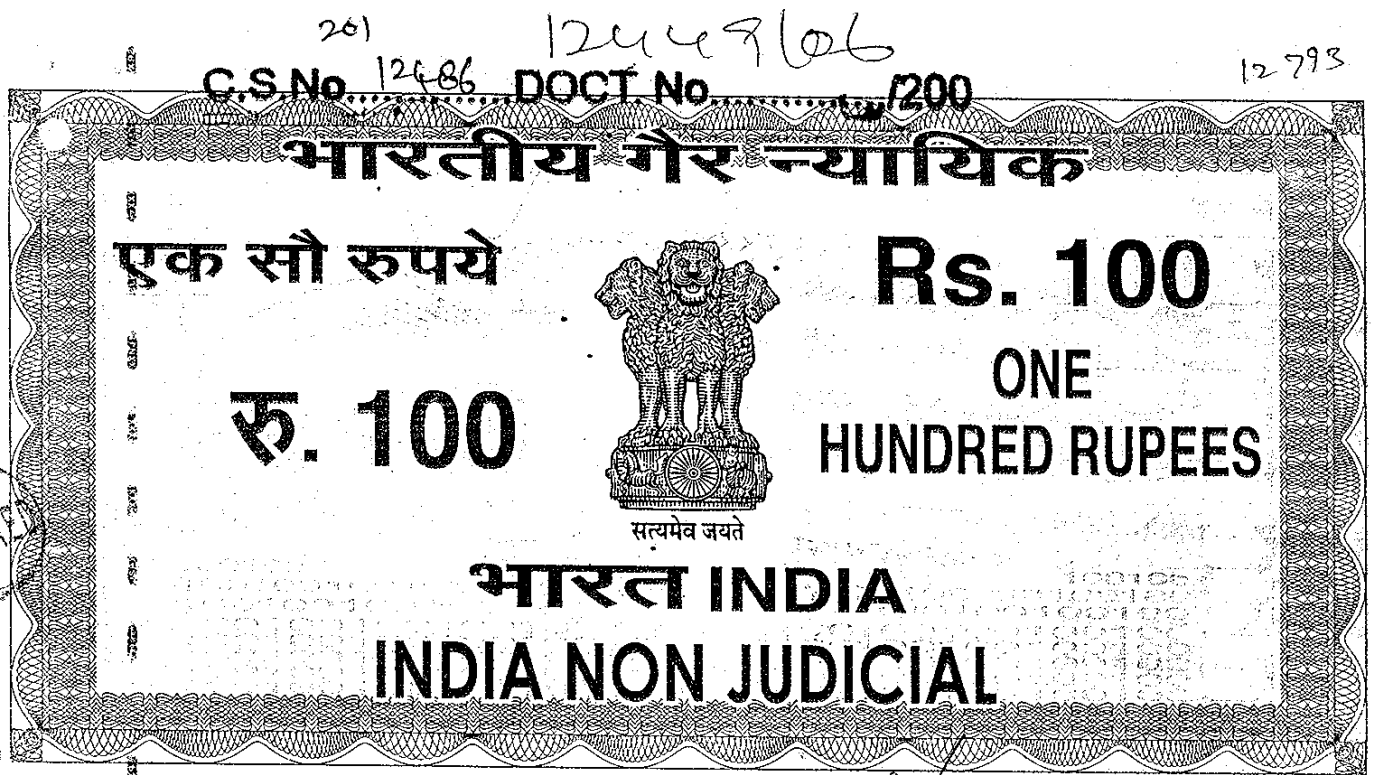




आन्ध्र प्रदेश ANDHRA PRADESH

10048 10/08/2006 1004
d.No. Date Rs.
Name Ch. Ramesh
S/o. D/o. W/o. Narsing Rao.
For Whom Mehta & Modi Homes

K. SRINIVAS
I.V.L. No. 26/98, R.No. 39/2004
City Civil Court,
SECUNDERABAD.

B 312254

SALE DEED

This Sale Deed is made and executed on this the 24th day of 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.)

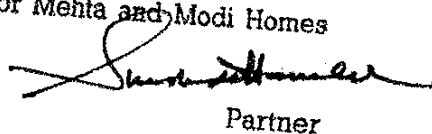
IN FAVOUR OF

1. MR. SAMIR KALIA, SON OF MR. S. K. KALIA, aged about 39 years,
 2. MRS. RUCHI KALIA, WIFE OF MR. SAMIR KALIA, aged about 36 years,
- Both residing at M 31, Greater Kailash, New Delhi - 48., 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

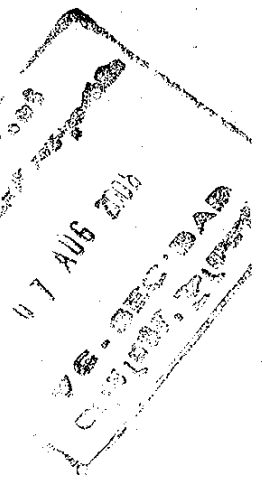
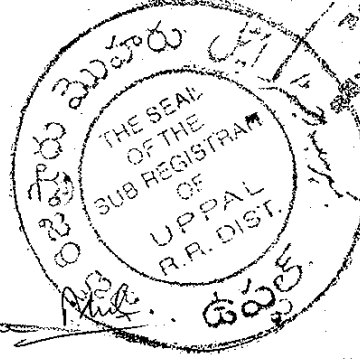
వ పుస్తకము...12...సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య.....1.....

2006 వ సం||...జి.నెల్...నెల్...2...తేది
1928 వ.శ.శా..ఇ.నెల్...నెల్...2...తేది
పగలు...2...మరియు...3...గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ...M. S. Mohan...Modi.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
దుసుము రూ||...11.40./.....చెల్పించినారు.

Receipt No...102911.....DI...24/8/11...Vide
SHH, Mahsiguda Branch, Sec'bad

ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌటనప్రేలు



S/o. Saksh Mohan
Occupation: Business (B) S-4-187/3 & 4
3rd Floor, Mohan mansion, M. G. Road,
SEC-BAD

S/o. Late Attamalai mela
Occupation: BUSINESS - (B) S-4-187/3 & 4
3rd Floor, Mohan mansion, M. G. Road
[SEC-BAD-00]..

S/o. K. P. Reddy
occ: Service S/o. 2-3-4/10/11
Jaiswal colony, Amberpet, Hyderabad.

Krishna Rao
S/o. Rama Rao Occup. BUSINESS
S/o. FLAS NO. 105, SRI SAT APTS. NAGOLE, HYD.

2006వ.సం||...జి.నెల్...నెల్...2...తేది
1928వ.శ.శా..ఇ.నెల్...నెల్...2...తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, 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	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

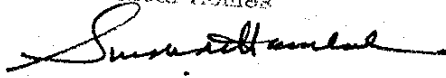
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes



Page 2

1 వ పుస్తకము. 12449/86
దస్తావేజాల మొత్తం కాగితములు
పంఖ్య...7...ఈ కాగితపు వరుస
పంఖ్య...2.....

పద-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1897
No. 12449 of 2001 Date 24/5/06

I hereby certify that the proper deficit
stamp duty of Rs. 11000/- Rupees eleven
thousand Rupees only
has been levied in respect of this instrument
from Sri. Soham Modi
on the basis of the agreed Market Value
consideration of Rs. 225000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 24/5/06

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

Registration Endorsement

An amount of Rs. 20620/- towards Stamp Duty
Including Transfer duty and Rs. 1140/-
towards Registration Fee was paid by the party
through Challan Receipt Number 102916
Dated 24/5/06 SDH Habsiguda Branch Sec'bad.

S.B.H. Habsiguda

A/c No. 01000050780

at S.R.O. Uppal.

NOTE: Construction Agreement filed
along with this sale deed for
Rs. 97200/- and Stamp duty
Paid Rs. 9720/- Dt 24/5/06.

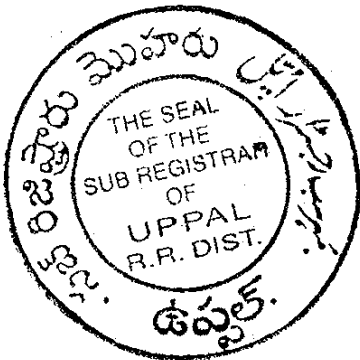
SUB REGISTRAR

NOTE: D.S.D. Rs. 9620/- & D.R.F. Rs. — Total

Rs. 9620/- has been collected as

agreed M.V of Rs. 225000/- Dt 24/5/06.

SUB-REGISTRAR



- E) The Vendee is desirous of purchasing a plot of land bearing no. 201, admeasuring 228 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of **Rs. 2,28,000/- (Rupees Two Lakhs Twenty Eight Thousand Only)** and the Vendor is desirous of selling the same on the following terms and conditions:

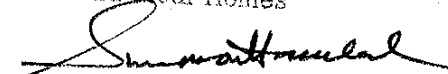
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 201, admeasuring 228 sq. yds. forming part of Sy. No. 291 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. 2,28,000/- (Rupees Two Lakhs Twenty Eight 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. 21,660/- is paid by way of challan no. 102916, dated 24.8.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము 12.9.49/సం॥

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...7...ఈ కాగితపు వరుస

సంఖ్య...3.....

పబ్-రిజిస్ట్రారు

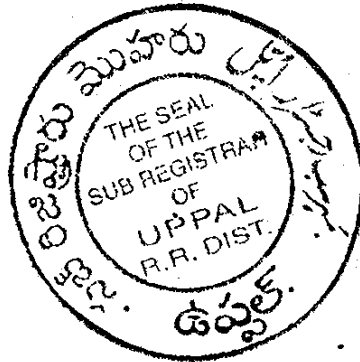
1వ పుస్తకము సం॥ (కా.4) పు...12.9.49/06

నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు.12.9.49.1-2006 ఇవ్వడమైన

2006 సం॥ అక్టోబరు...నెల...ఏళ్ళు...శీట

రిజిస్ట్రారు



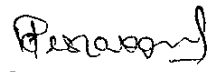
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 201, admeasuring about 228 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	: Compound wall and neighbour's land
South	: Plot No. 202
East	: 40' wide road
West	: Plot No. 210

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)

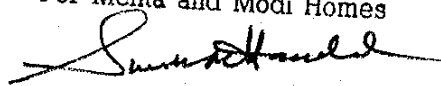
2. 
(KRISHNA RAO)

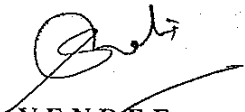
For Mehta and Modi Homes


Partner

(Soham Modi)

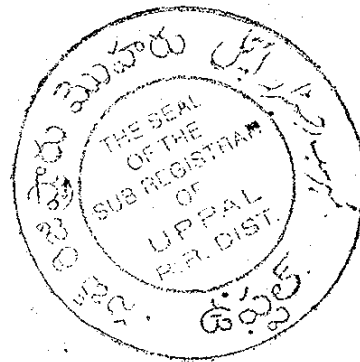
VENDOR
For Mehta and Modi Homes


(Suresh U Mehta) Partner
VENDOR


VENDEE

1 వ పుస్తకము..12.5.99/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....7...ఈ కాగితపు వరుస
సంఖ్య....4.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 201, FORMING A PART

IN SURVEY NOS. 291**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

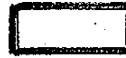
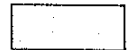
Mandal, R.R. Dist.**VENDOR:** M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

VENDEE: MR. SAMIR KALIA, SON OF MR. S. K. KALIA

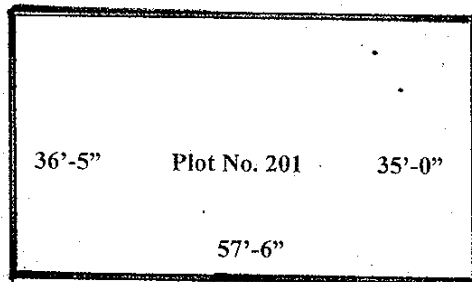
MRS. RUCHI KALIA, WIFE OF MR. SAMIR KALIA

REFERENCE:
AREA: 228**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

N

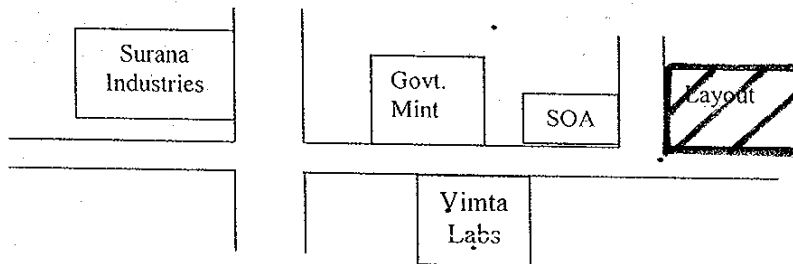
Compound wall &
Neighbour's LLand

Plot No. 210



40' Wide road

Plot No. 202

LOCATION PLAN

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner**SIG. OF THE VENDOR****WITNESSES:**

1.

2.

SIG. OF THE VENDEE

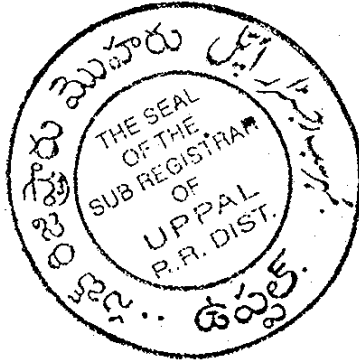
1 వ పుస్తకము 12.44.9/66 సం॥

దస్తావేజాల మొత్తం కాగితముల

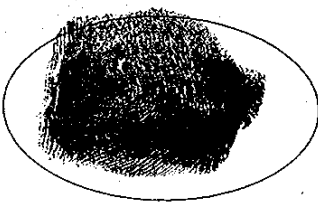
సంఖ్య... 7... ఈ కాగితపు వరుస

సంఖ్య... క...

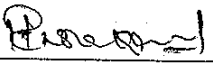
పల్-రిజిస్ట్రార్



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

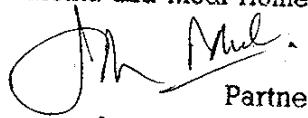
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNERS.
			1. MR. 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.

SIGNATURE OF WITNESSES:

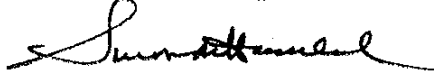
1. 

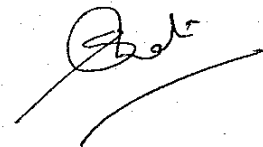
2. 

For Mehta and Modi Homes

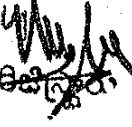

Partner

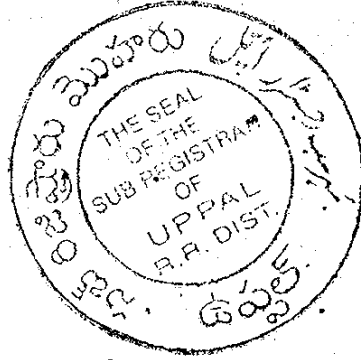
For Mehta and Modi Homes


Partner
SIGNATURE OF THE EXECUTANT'S

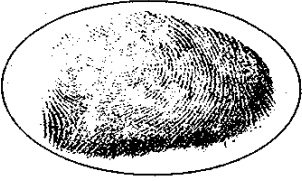
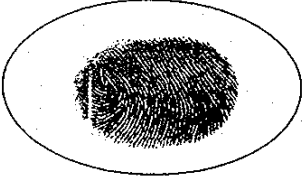
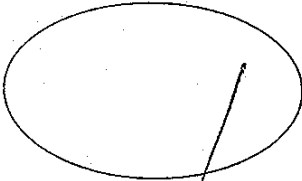
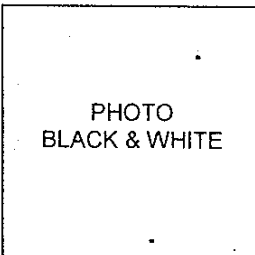


1 వ పుస్తకము. 12.4.4.9/హంప
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య...శ...ఈ కాగితపు వరుస
సంఖ్య.....6

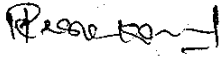

పబ్లికేషన్



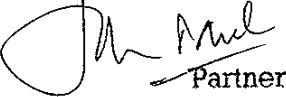
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			MR. SAMIR KALIA G-8A/6, DLF PHASE 1, GURGAON, HARYANA
			MRS. RUCHI KALIA G-8A/6, DLF PHASE 1 GURGAON HARYANA
		 PHOTO BLACK & WHITE	

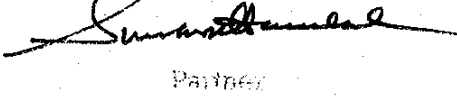
SIGNATURE OF WITNESSES:

- 
- 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

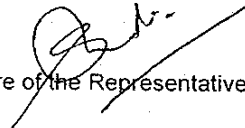

Partner

SIGNATURE OF EXECUTANTS

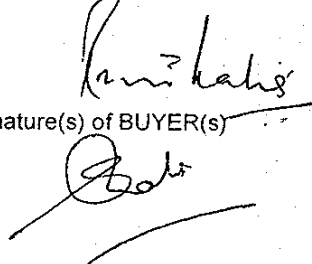
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
MR. SAMIR KALIA as I/ We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

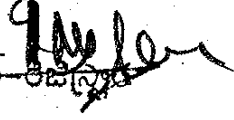
Signature of the Representative



Signature(s) of BUYER(s)



1 వ పుస్తకము. 2549/సరావ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..శ...ఈ కాగితపు వరుస
సంఖ్య...శ.....


సబ్ రిజిస్ట్రార్

