

SALE DEED

This Sale Deed is made and executed on this the 1815 day of December, 2006 at

City Civil Court, SECUNDERABAD

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

MRS. AASOORI RAGHAVAN RAJALAKSHMI, WIFE OF MR. M. N. GOPI, aged about 33 years, residing at 102, Vignan Towers, Plot No. 63, A. S. Rajunagar, Kukatpally, Hyderabad - 500 072, 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 Mekta and Modi Homes

Partner

Secunderabad by and between:

For Mehta and Modi Homes

Page 1

Partner

ದಸ್ತಾವೆಜಲ ಮುಕ್ತಂ ಕಾಗಿಕಮುಲ సంఖ్య....మ్...ఈ కాగితపు వరుస രാലു..... 2007 3 non 900 8 800 18 192 B 3. 3. 3 CO ALL ... 2 Nam. 2. 8. 30 పగలు....! మ8యు / గంటల మధ్య ్ K. M. Brabhekan Recloser 8జిగ్జ్ షన్ పట్టము, 1908 లోని సెక్షన్ 32 ఏ-ను ముహరు అను సరించి సమర్పించవలిసిన **పోటో గ్రాహ్నలు** మరియు పేలిముడ్రలతో సహ దాఖలుచేస్తి. SUB REGISTRAF Grand. UPPAL Receipt No. 108uug Dt 17 11071de Grown 4. oce. Service Ro. 2-2-60/10/er, Amberget, Hoderabod, through attested QPA for Presentation of 201/BX [104 Documents. Vide DOC. NO. et seo, uppal.

^{ురూ}పించిన**ది.**

ఉప్పల్ సవే-రిజిస్ట్రారు అఫీసులో

SBH, Habsiguda Branch, Sec'bad

భాశీ యిచ్చినట్లు ఒప్పుకొన్నట

ఎడను త్రొజనవేలు

Kirem Ready Mo. Marshing Leddy octi. Susiness Pla. Flat No. 101, Sã sai Apris. Magore,

HOTE PANAN RUMAR SO KRISHNA a me a redocupped at M. M. M.

> 20013. NOIL ... 90 5 A. B. . 30. . 183 38 192.8వ.శా.శ....ఎక్కిడ్డ్...మాపంది.గ్రేవ తేది.

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.	Sale Deed	Dated	Ded. C
No.	Doc. No.	Buiça	Extent of Land
1.	1756/2004	13/02/2004	
2.	1757/2004	13/02/2004	202 Sq. Yds. 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 1/2 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

For Mehta and Modi Homes

Page 2

Partner

Partner

I hereby certify that the proper deficit stamp duty of Rs. 20060 Rupees. Taken I housand has been levied in respect of this instrument from Srik Albert Market Value consideration of Rs. 25000 being higher than the consideration agreed Market Value.

SRO. Uppal

Sub Registration

and Confector U.S. ATRA

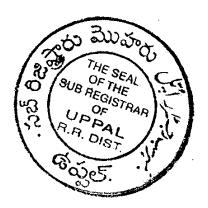
INDIAN STAMP ACT

An amount of Rs. 39320 Towards Stamp Duty Including Transfer duty and Rs. 120 towards Registration Fee was paid by the party through Challan Receipt Number 168445

5.B.H. Habeiguus A/c No. 01000056788 & S.R.O. Uppel

NOTE: Construction Agreement filed along with this sale deed for Rs (93600) and Stamp duty
Paid Rs (9360) Dt (8) 1 (0)

SUB REGISTAR



E) The Vendee is desirous of purchasing a plot of land bearing no. 207, admeasuring 224 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,24,000/- (Rupees Two Lakhs Twenty 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:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 207, admeasuring 224 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. 2,24,000/- (Rupees Two Lakhs Twenty 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.
- 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. 40535-/- is paid by way of challan no. 6108446 12102, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

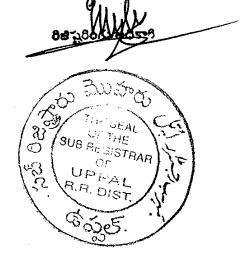
For Mehta and Modi Homes

Partne

Page 3

1 వ పుస్తకము..ని.మీ.సంగా దస్తావేజాల మొత్తం కాగితముల సంఖ్య....మీ...ఈ కాగితపు వరుస సంఖ్య....మీ...

ෲඩ්-පිස්ලුල්



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 207, admeasuring about 224 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	Plot No. 208
South	Plot No. 206
East	Plot No. 204
West	40' wide road

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. Hotel

2.

For Mehta and Modi Homes

Partner (Soham Modi) VENDOR

For Mehta and Modi Homes

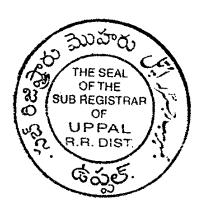
(Suresh U Mehta) V E N D O R

VENDEE

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DONS 4

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REGI ^{TRATION}	PLAN SI	IOWING	PLOT NO. 207, FC	RMING A PAR	Τ	
N SURVEY NO.	291	· · · · · · · · · · · · · · · · · · ·				Situated a
-	CHERLA	PALLY VILL	AGE, GHATK	ESAR		Mandal, R.R. Dist
/ENDOR:	M	S. MEHTA 8	MODI HOMES REPR	ESENTED BY	ITS PARTNE	
	1.	MR. SOHAM	M MODI, SON OF SRI	SATISH MODI		
	2.	MR. SURES	SH U. MEHTA, SON O	F LATE SRI UT	TAMLAL MEH	ITA
BUYER:	M	RS. AASOC	RI RAGHAVAN RAJA	LAKSHMI, WIFI	E OF MR. M. I	N. GOPI
REFERENCE: AREA:		SCALE: SQ. YDS.	INCL: SQ. MTRS.		EXC	EL:
						-3
			·			N
			Plot No. 208			*
			57'-6"			
	40' wide road	·35'-0"	Plot No. 207		Plot No. 204	
			•		•	
			Plot No. 206			
			For Mehia and	Yodi Homes Pertner	· For Meh	to and Modi Homes
WITNESSES:						Partner
1. Attg						SIG. OF THE VENDO
$\mathcal{N}_{\mathcal{L}_{\kappa}}$	/			·	•	Dorange
2.						SIG. OF THE BUYE

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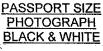
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THE SEAR OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

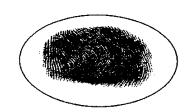
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

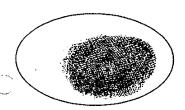




VENDOR:

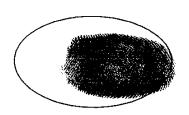
M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.

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 MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.





GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, 3RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD – 003.

SNATURE OF WITNESSES:

1.

2. مرسل

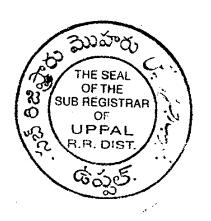
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

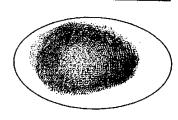
SIGNATURE OF EXECUTANTS



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

SL.NO.

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IN BLACK
(LEFT THUMB)



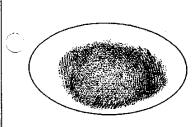
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE



NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

PURCHASER:

MRS. AASOORI RAGHAVAN RAJALAKSHMI W/O. MR. M. N. GOPI R/O. 102, VIGNAN TOWERS, PLOT NO. 63 A.S. RAJUNAGAR, KUKATPALLY HYDERABAD – 500 072.





REPRESENTATIVE:

MR. A. V. RAGHAVAN S/O. MR. A. S. V. CHARY R/O. 102, VIGNAN TOWERS, PLOT NO. 63 A.S. RAJUNAGAR, KUKATPALLY HYDERABAD – 500 072.

SIGNATURE OF WITNESSES:

1.

2.

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.

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

D. 1 Co town

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము.....న్ని..... దస్తావేజుల మొత్తం కాగితముల సంఖ్య....రో....ఈ కాగితపు వరుస పంఖ్య.....న్.....

Will service and the service a



Class Of Vehicle Validity

Non-Transport MCWG 10/08/2008

Transport

Hazardous Validity

Badge No

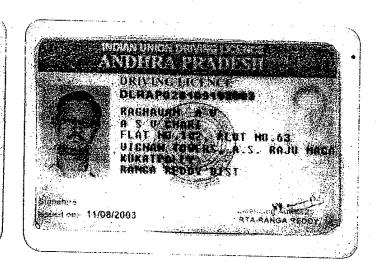
Original No. 29446/SD/1983Opt

Original LA: SECUNDERBAD; ANDHRA PRADESH

DOB: 07/01/1947

Blood Gr.

Date of 1st Issue 11/08/1983



! ప పుస్తకము. ఎ.ఎ......సంగా దస్తావేజుల మొత్తం కాగితముల సంఖ్య......మీ..ఈ కాగితపు వరుస సంఖ్య.....మీ.... పంఖ్య.....మీ...... పబ్-రిజిస్తారు

