

Cs. 6413

6339/05

A/c 6572
100Rs.

S.No. 1788/05 प्रदेस आंध्र प्रदेश ANDHRA PRADESH

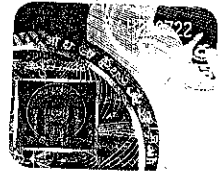
06AA 223722

S/o Mr. Aparna Upreti

S/o Mr. Sameer Kala, R/o Hnd.

Forw. Self

R. W.
K. NARAYAN
SVL No. 43/85
H.No. 38/2004-2008
RAM NAGAR, HYD'BAD.

**SALE DEED**

This Sale Deed is made and executed on this the 30th day of June 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 35 years, Occ: 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

Mrs. APARNA UPRETI, WIFE OF Mr. SAMEER KALA, aged about 28 years, Resident of H.No.8-2-309/3/A, Plot No.116, Road No.14, Banjara Hills, 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

Partner

For Mehta and Modi Homes

Partner

Contd..2.

200 - 5 వ సం॥...నెల...2...తేది
192 7 వ.శ.శా...మాసము...11...తేది

పగలు...1...మరియు...2...గంటల మధ్య
ఉప్పర్ సబ్-రిజిస్ట్రారు అఫీసులో

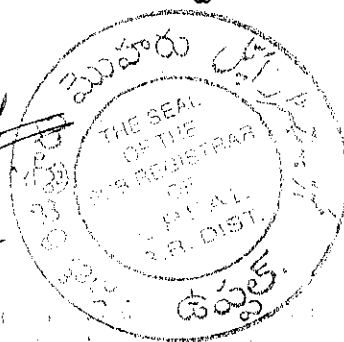
శ్రీ Gaurang Mody
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
మరియు వేలిముద్రలతో / సహ దాఖలుచేసి
రుసుము రూ॥...చెల్పించినారు.

Receipt No. 119158 Dt. 2/7/95
SBH, Habsiguda Branch, Sec'bad.

ప్రాసీ యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాంబనవేలు

1 వ పుస్తకము...నం॥పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...1.....

సబ్-రిజిస్ట్రారు



Gaurang Mody, S/o. Jangantilal Mody occ. Business
R/o. Flat No. 105, Sapphire Apts, Chakraborty Gardens,
Begumpet, Hyderabad, through special power of
Attorney, attested under Power No. 18/1008 at 120,

Hyd. 120/1008

(K. Prabhakar Reddy S/o. Padma Reddy occ. Serv
S-u- 18/1008 at 120, Sec'bad.

① Prabhakar

② Sridhar

Sridhar S/o. Ramakrishna occ. Service
2-3-64/10.120, Amberpet, Hyderabad.

200. 5 వ సం॥...నెల...2...తేది
192. 7 వ.శ.శా...మాసము...11...తేది

[Signature]
సబ్-రిజిస్ట్రారు



12/08/2003 12/08/2003 ANDHRA PRADESH

06AA 223723

Mrs. Aparna Upadhyay

Mr. Sameer Kala. R/o. Hyd.

Self

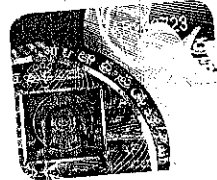
:: 2 ::

R. NARENDER

SVL No. 42/95

R.No. 38/2004-2006

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. 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. No.	Extent of Land (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	Gt. 0-50	Ac. 2-00 Gts.
			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 Gts.
			36	Gt. 60-50	
			37	Gt. 13-50	
				Gt. 85-00	
				Total extent	Ac. 6-05 Gts.

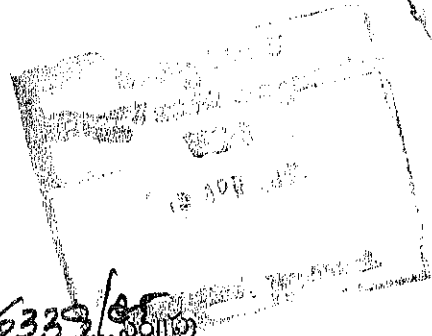
Contd..3.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner



1 వ పుస్తకము 6339/05
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 2

సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act 17 of 189
 No. 6339 of 2005 Date 2/7/05

I hereby certify that the proper deficit
 stamp duty of Rs. 17660/- Rupees. *seventeen thousand*
and six hundred eighty only.

has been layied in respect of this instrument
 from Sri. *Ganrajan 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

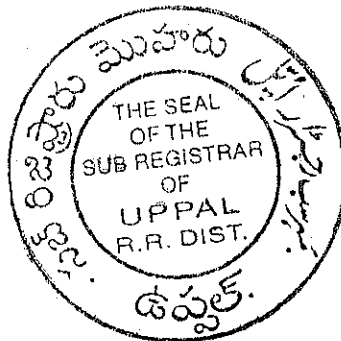
Dated 2/7/05

[Signature]
 Sub Registrar
 and Collector U/S 41 &
 INDIAN STAMP ACT

Registration Enforsement

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 *179158*
 Dated *2/7/05* at SBH Habsiguda Branch, Sec bad

S.B.H. Habsiguda
 A/c No. 01000050780
 of S.R.O. Uppal,





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

06AA 223724

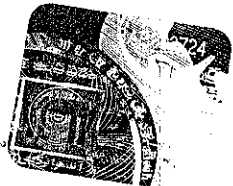
S.No. 17 783 Date 6/5/05 Rs. 100/-

Sold by Mr. Aparna Uprek

S/o. Mr. Sameer Kale :: 2/3 ::

Forwarded by Self

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



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

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..4.



06AA 223725

आंध्र प्रदेश ANDHRA PRADESH

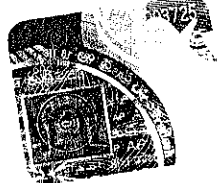
S.No. 17384 Date 6/1/2004

D.O. Mrs. Aparna Upret

S.A. ✓ Mr. Sameer Kale R/o. Hyd.

For witness Sy.

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



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.

D) The Vendee is desirous of purchasing a plot of land bearing No.4, 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.4, 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/- (Rupees Two Lakhs Four Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..5.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
17/8/85 6/5/85 100/-

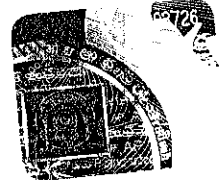
06AA 223726

Mrs. Aparna Upeti

Sameer Kala R/o. Hyd. 5 ::

Self

R. NARAYAN
R. NARAYAN
SVL No. 42/85
R.No. 38/2004-2006
RAM NAGAR, HYD'BAD.



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.

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..6.



S.No. 12788 Date 6/10/05 Rs. 100/-

06AA 223712

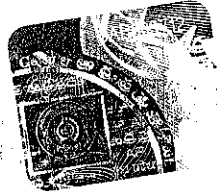
JAY Mrs. Aparna Upadhyay

S/c ✓ Mr. Sameer Kola R/o. Hyd.

For with self :: 6 ::

RW
JUDICIAL

VL No. 42/95
29/2004-2005
RAJ NAGAR, HYD'ABAD



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.

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. 179158, dated 01.07.05, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

Contd..7.



S.No. 2287 Date 6/5/05 Rs 100/-

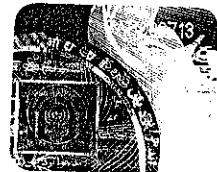
06AA 223713

For Mr. Aparna Upeth

S/o Mr. Sameer Kala R/o. Hpt.

For Mr. Ravi :: 7 ::

R. HARINDER
SVL No. 42/95
R.No. 33/2004-2006
RAM NAGAR, HYD'BAD.



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 4, admeasuring about 204 Sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH :: 40' Wide Road.

SOUTH :: Compound Wall & Neighbour's Land.

EAST :: Plot No. 3.

WEST :: Plot No. 5.

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. (K. P. Reddy)
2. (SRIHAR)

1. (Soham Modi)

2. (Suresh U Mehta)

VENDORS.

Aparna Upeth

VENDEE.

LOCATION PLAN SHOWING

PLOT NO. 4, 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, SON OF SRI SATISH MODI

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

VENDEE: SMT. APARNA UPRETI, WIFE OF SRI SAMEER KALA,

REFERENCE:

AREA:

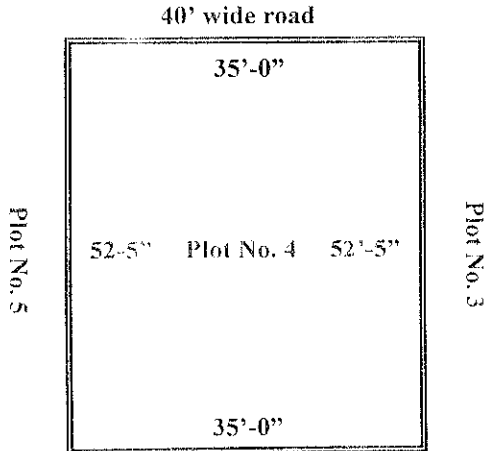
204

SCALE:

SQ. YDS.

INCL:

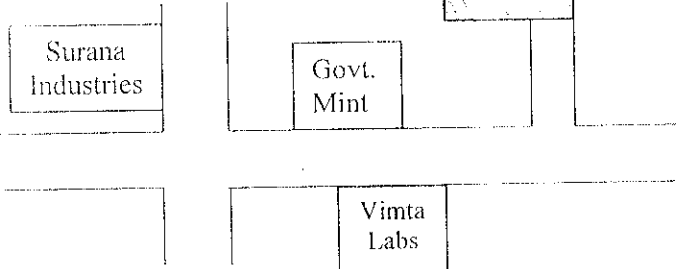
SQ. MTRS.



Compound wall &
Neighbours Land

LOCATION PLAN

Layout



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

SIG. OF THE VENDOR

WITNESSES:

1. *[Signature]*

2. *[Signature]*

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

FINGER PRINT
IN BLACK INK (LEFT
THUMB)

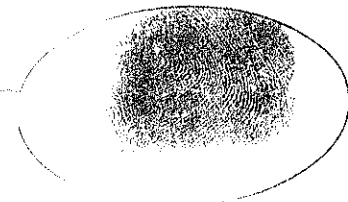
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

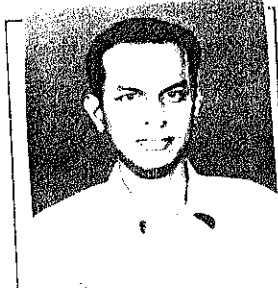
VENDORS:-



M/s MEHTA & MODI HOMES,
Rep. by its Partners Mr. SOHAM
MODI, having its (o) 5-4-187/384
M.G. Road, Sec' 3ad.



2 MR. SURESH U. MEHTA
(o) 5-4-187/384,
III Floor, SOHAM MANSION
M.G. Road, Sec' 3ad.



SPN
MR. GAURANG MODY
R/o Flat No. 105, SAPPHIRE
APTE, CHIKOLI GARDENS,
BEGUMPET, HYDERABAD
PURCHASER:-



MRS. APARNA UPRETI
H NO:- 8-2-309/3/A,
Plot No. 116, Road No. 14
Banjara Hills, Hyderabad.

SIGNATURE OF WITNESSES:

1. [Signature]

2. [Signature]

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIGNATURE OF THE EXECUTANT'S

Aparna Upreti