

Co. 5577/2005

5525/05

38

As 5664
100Rs.



03AA 554874

ఆంధ్ర ప్రదేశ్ ఆంధ్రప్రదేశ్ ANDHRA PRADESH
S.No. 2329 / Date. 9/06/05 Rs. 100/-

Sold to. Rupa Krishnan Iyer

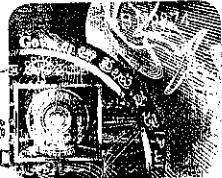
Sto. W/O. D/s. Krishnan Padmanabhan Iyer

For whom. Self R/o Sec-bad

R. NAIKENDER
R. NAIKENDER

SVL No. 42/35

R.No. 35/2004-2008
RAM NAGAR, HYD'BAD



SALE DEED

This Sale Deed is made and executed on this the 10th 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, Occupation: Business and Sri. Suresh U Mehta, Son of Late Uttamial 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. RUPA KRISHNAN IYER, WIFE OF SRI. KRISHNAN PADMANABHAN IYER, aged about 38 years, Resident of 401, Janya Apartments, Padma Rao Nagar, Secunderabad.

hereinafter referred to as the "Vendee" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

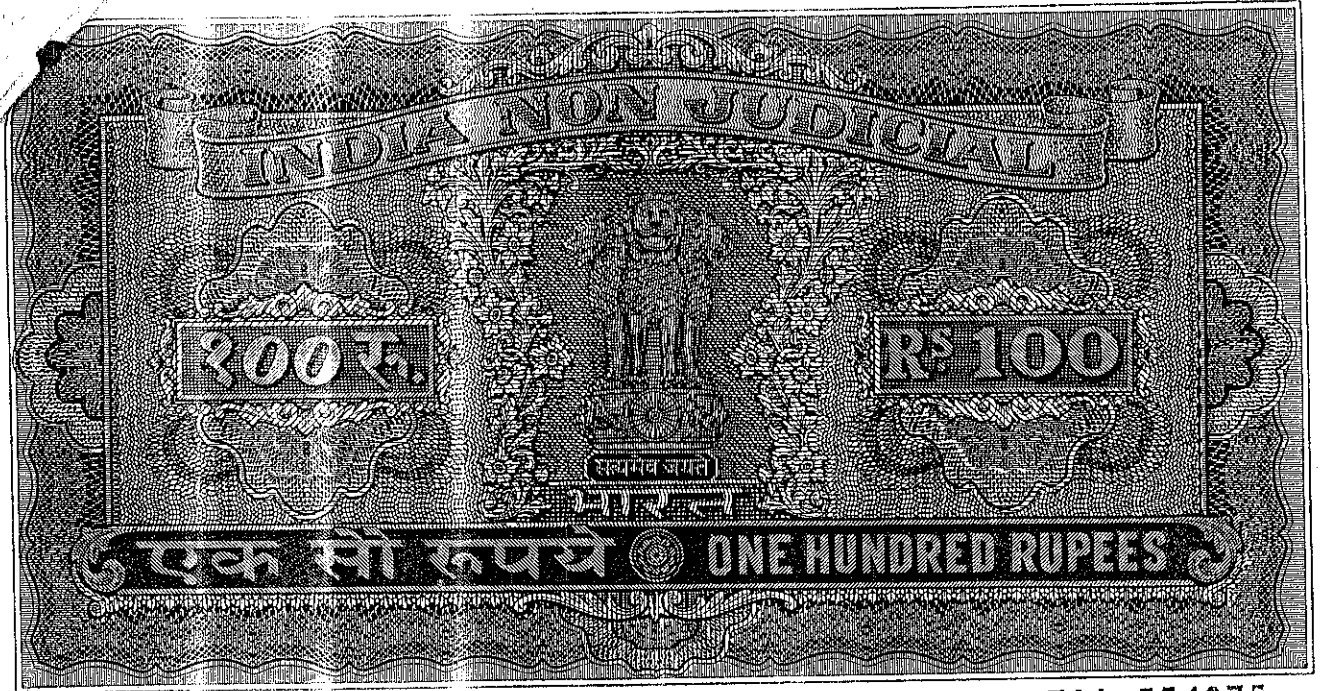
For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Contd..2.



03AA 554875

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

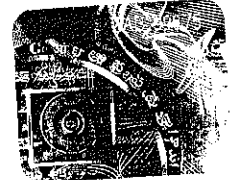
S.No. 23292 Date 9/05/06 Rs 100

Sold to Rupa Krishna Suer

S/o. W/o D/d Krishna Padmanabhan Suer

For whom Seller

R. NARENDER
SVL No. 42/95
R.No. 33/2004-2006
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



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554876

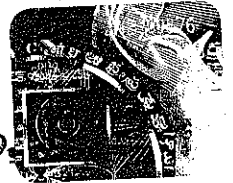
S.No. 23293 Date 9/6/05 Rs. 100/-

R uy
R. NARENDER
SVL No. 42-85

Sold to Rupa Krishnan Iyer

St. W/o/D. Krishnan padmanabhan Iyer R.No. 3S/2004-2008
RAM NAGAR, HYD'BAD

For whom Seller R/o Scibad



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:

- a. Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy.
- b. Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- c. Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- d. 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

For Mehta and Modi Homes

Contd..4.

J. Mehta
Partner

S. Mehta
Partner



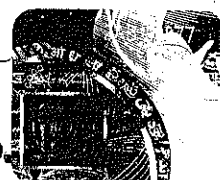
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 23294 Date 9/6/05 Rs. 100/-

03AA 554877

Sold to Rupe Krishnan Iyer.

For whom Krishnan Radhakanabhan Iyer
Scriber

R uy
R. NARESH
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.38, 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.38, 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) by way of Ch.No. Nil, Dt: Nil, issued by Sundaram Home Finance, drawn on ICICI Bank, Chennai Mount Road Branch. The Vendor hereby admit and acknowledge the receipt of the said consideration.

Contd..5.

For Mehta and Modi Homes

Mehta
Partner

For Mehta and Modi Homes

Sundaram
Partner

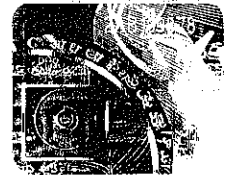


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 554878

S.No. 2329 Date 9/6/05 Rs. 100/-

R. NARENDER
SVL No. 42/95



Sold to Rupa Krishnan Iyer

R.No. 38/2004-2006
RAM NAGAR, HYD'BAD.

S/O/W/ODD Krishna padmanobhan Iyer

R/o Sate

For whom Sell

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.

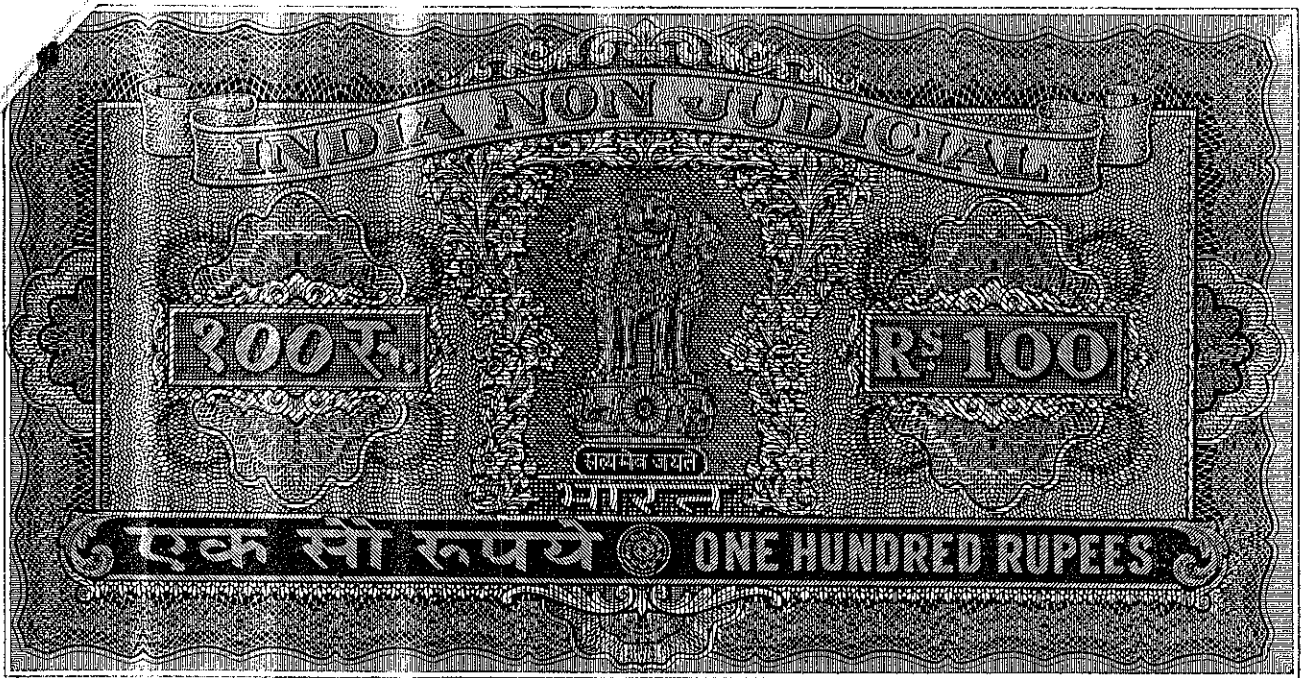
For Mehta and Modi Homes

For Mehta and Modi Homes

Contd..6.

[Signature]
Partner

[Signature]
Partner



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S.No. 23256 Date 9/6/05 Rs. 100/-
 Sold to Rupa Krishnan Zyer
 St. W/0944 Krishnam padmarajesh Zyer
 For whom Self No. Scised

03AA 554881

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



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. 24,900/- is paid by way of challan No. 13.185075, dated 10.06.2005, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

Contd..7.

LOCATION PLAN SHOWING

PLOT NO. 38, 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: SMT. RUPA KRISHNAN IYER, WIFE OF SRI KRISHNAN PADMANABHAN IYER

REFERENCE:
AREA: 204

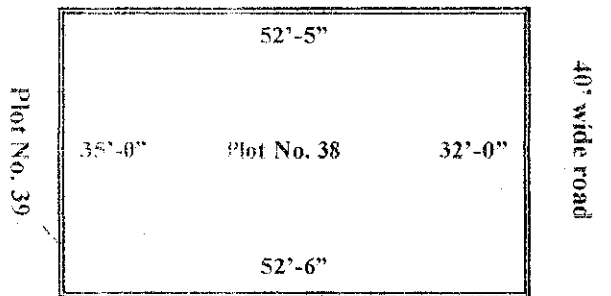
SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:

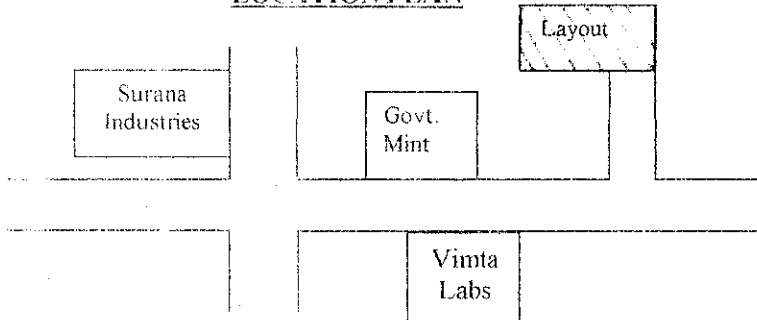


Tennis & Volleyball court



Plot No. 37

LOCATION PLAN



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIG. OF THE VENDOR

WITNESSES:

1. *[Signature]*

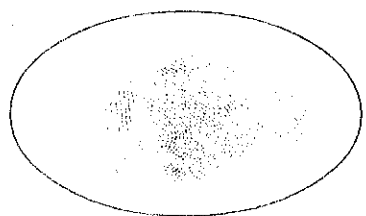

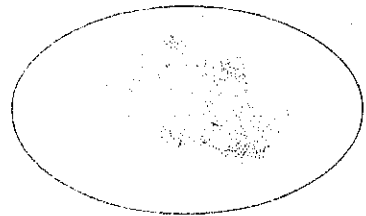





2. *[Signature]*

[Signature]
SIG. OF THE VENDEE

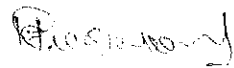
Partner


Partner

**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<p>VENDOR:-</p> <p>M/s. MEHTA & MODI HOMES having its (b) S-U-187/3 & 4 M.G. Road, Sec'bad, Rep. by its Partners Mr. SOHAM MODI</p>
			<p>2. Mr. SURESH U. MEHTA (b) S-U-187/3 & 4, 3rd block, soham mansion, M.G. Road, Sec'bad - 500 003. SPN:- Mr. GAURANG MODY</p>
			<p>(b) Flat no. 105, Sapphire Apts, Chikoh Gardens, Begumpet, HYDERABAD</p>
			<p>PURCHASER: Mrs. RUPA KRISHNAN IYER Fl. 401, Janya APTS, Padmarao Nagar Sec'bad.</p>

SIGNATURE OF WITNESSES

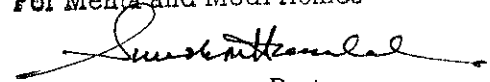
1. 

2. 

For Mehta and Modi Homes


 Rupa Krishnan Iyer
 Partner

**SIGNATURE OF THE EXECUTANT'S
For Mehta and Modi Homes**


 Partner