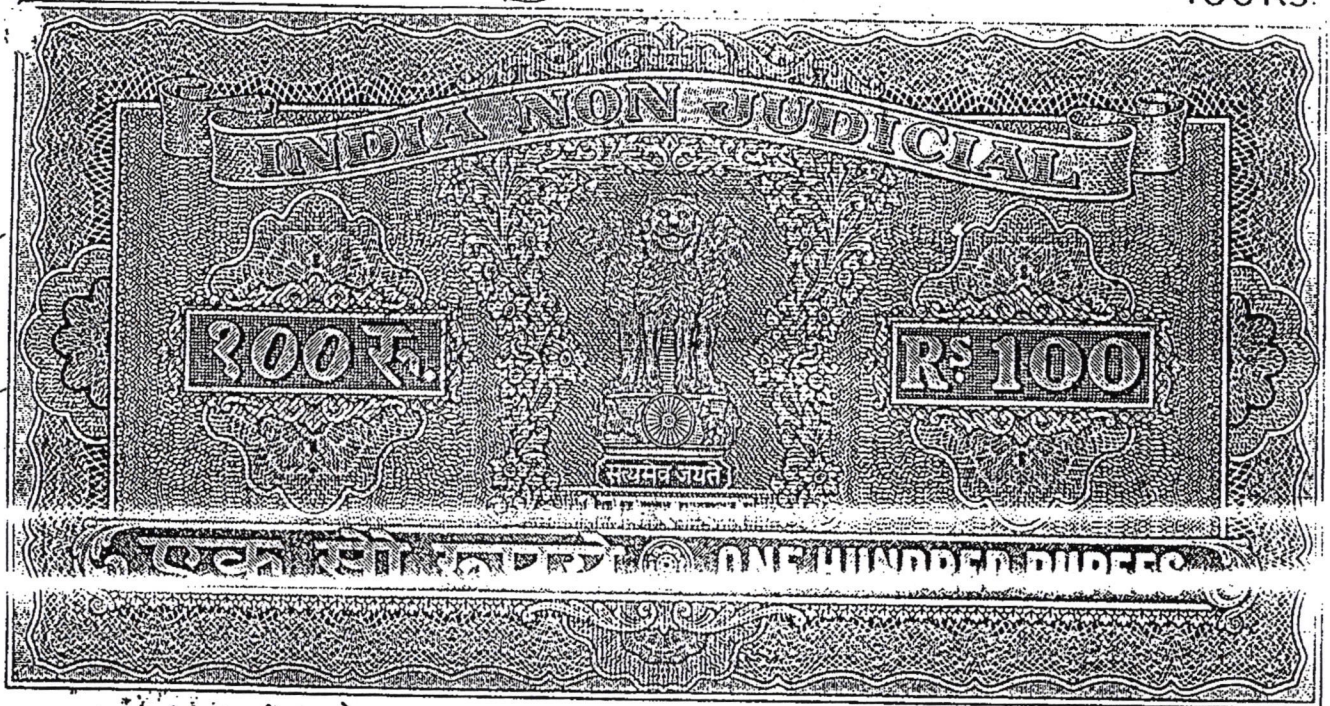


SCANNED

Doc No. 172/2005

100Rs.



12/2
26

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్, ANDHRA PRADESH
Date : 05-02-2005 Serial No : 1,556 Denomination : 100

04AA 620525

Purchased By :
KOKILABEN.J.KADAKIA

For Whom :

SELF

W/O.LATE.JAYANTILAL.M.KADAKIA
HYD



SALE DEED

This Deed of Sale is made and executed on this 7th Day of February 2005 at Hyderabad by and between:

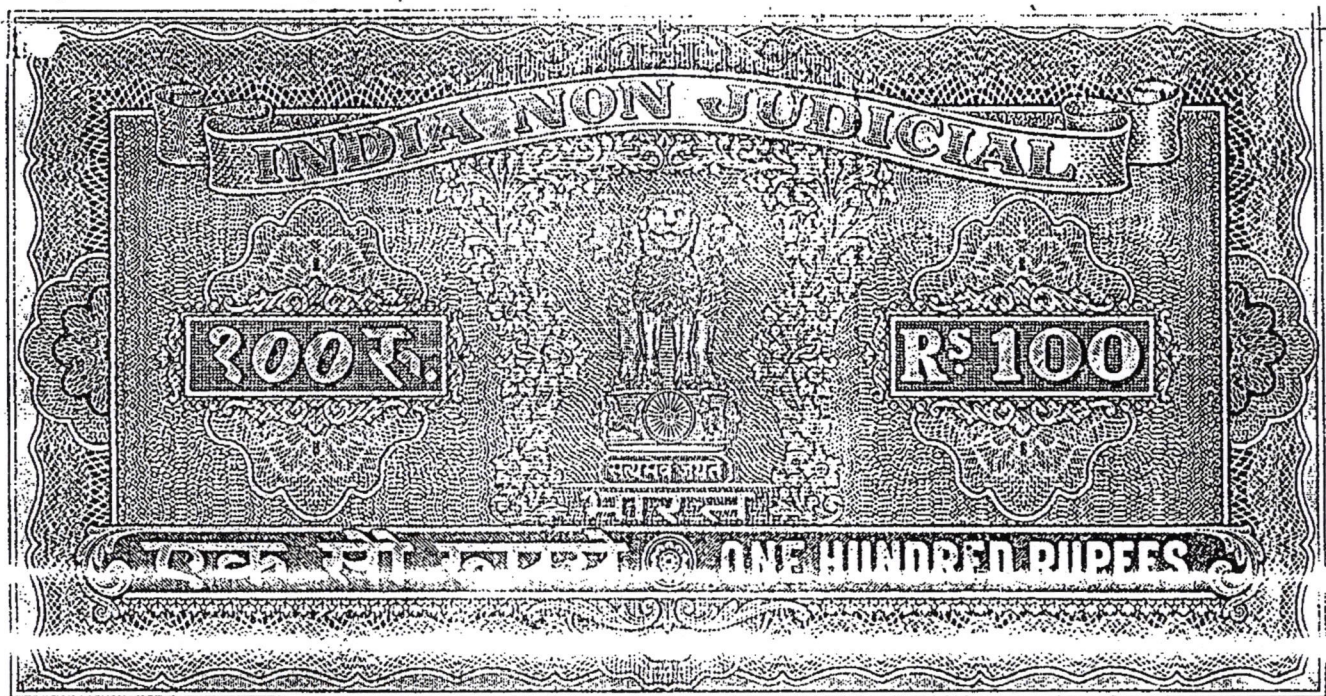
M/S. AHURA HOLDINGS, a duly registered partnership firm having its office at 205, Tarbund, Secunderabad Cantonment and represented by its Partner: Shri Avadesh Badruka Son of Shri Gopal Lal Badruka aged about 32 years resident of 15-9-495, Badruka's, Mehaboobgunj, Hyderabad.

(Hereinafter referred to as "THE VENDOR" which term shall unless repugnant to the context mean and include their legal heirs, successors-in-interest, representatives, agents, and assigns) of the One Part.

AND

SMT. KOKILABEN J KADAKIA wife of Late Shri Jayantilal M Kadakia, aged about 72 years residing at Plot.No.5, Road No.5, Trimurthy Colony, Mahendra Hills Secunderabad - 500 026.

(Hereinafter referred to as "THE PURCHASER", for brevity which term shall unless repugnant to the context mean and include their legal heirs, successors-in-interest, representatives, agents, nominees/s and assigns) of the Other Part.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 620526

Date: 05-02-2005 Serial No : 1,557 Denomination : 100

Purchased By :

For Whom :

KOKILABEN.J.KADAKI YA

SELF

K. LATE. JAYANTILAL M. KADAKI YA

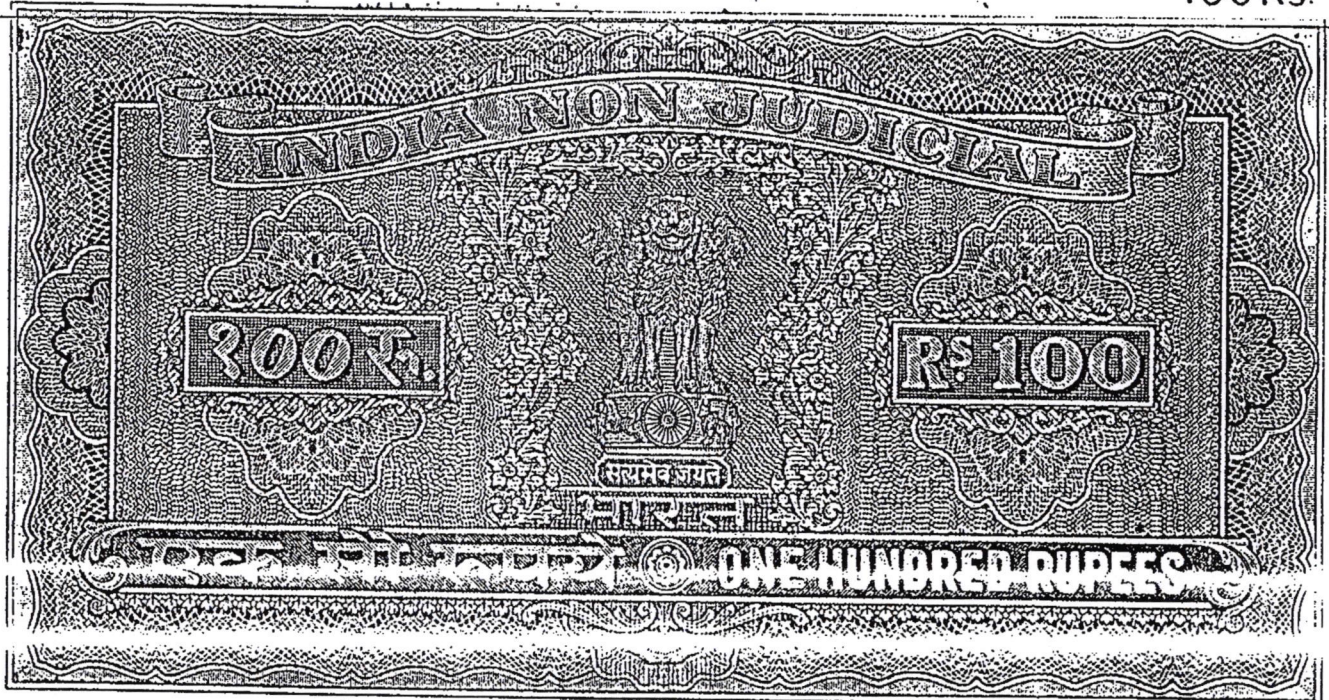
HYD



-2-

WHEREAS:

1. THE VENDOR informed The PURCHASER that THE VENDOR is the absolute owner of major portion of the property bearing no. 205, Akbar Road, Tarbund, Secunderabad Cantonment (more fully described in the Schedule annexed hereto and hereinafter referred to as "The Schedule Property" for brevity) under a Partnership Deed dated 15th May 1995 as reconstituted on and with effect from the 1st of May 1998.
2. THE PURCHASER approached THE VENDOR to purchase a plot admeasuring 1119.33 Sq. Yards.
3. The Schedule Property was originally owned by
 - a) Mr. Erach Shah J Chenoy
 - b) Mrs. Jahmmia E Chenoy
 - c) Erach Shah Chenoy
 All residing at 206, Tarbund, Secunderabad Cantonment (hereinafter referred to as "The Said Chenoy Family" for brevity).
4. WHEREAS the said Chenoy Family had purchased the bungalow bearing no. 205, situated at Tarbund, Secunderabad Cantonment (more fully described in Schedule-I appended hereto) and hereinafter referred to as "The Said Bungalow" for brevity, for an amount of Rs. 10,000.00 from:
 - a) Conday Rajaiah, S/o. Conday Aththaiah
 - b) Conday Satyanarayana, S/o. Conday Anjaiah
 - c) Conday Nammanthaiah, S/o. Conday Anjaiah



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ - ANDHRA PRADESH

G4AA 620527

Date : 05-02-2005 Serial No : 1,558 Denomination : 100

Purchased By :

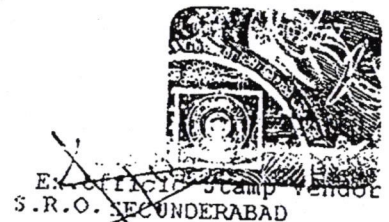
KOKILABEN.J.KADAKI YA

For Whom :

SELF

W/O. LATE. JAYANTILAL.M.KADAKI YA
HYD

-3-



All members of a Joint Hindu Family residing at 6334, Kandaswami Street, Kummaraguda, Secunderabad Deccan, under a registered Sale Deed bearing no. 967 dated 25th November 1937 registered in Book No. I, Volume 171 at Pages 152 to 155 as Serial No. 967 of 1937 (hereinafter referred to as "The Said Conday Family" for brevity).

5. WHEREAS the Said Conday Family had become the absolute owners of The Said Bungalow under a Deed of Partition dated 16th August 1929 executed between:

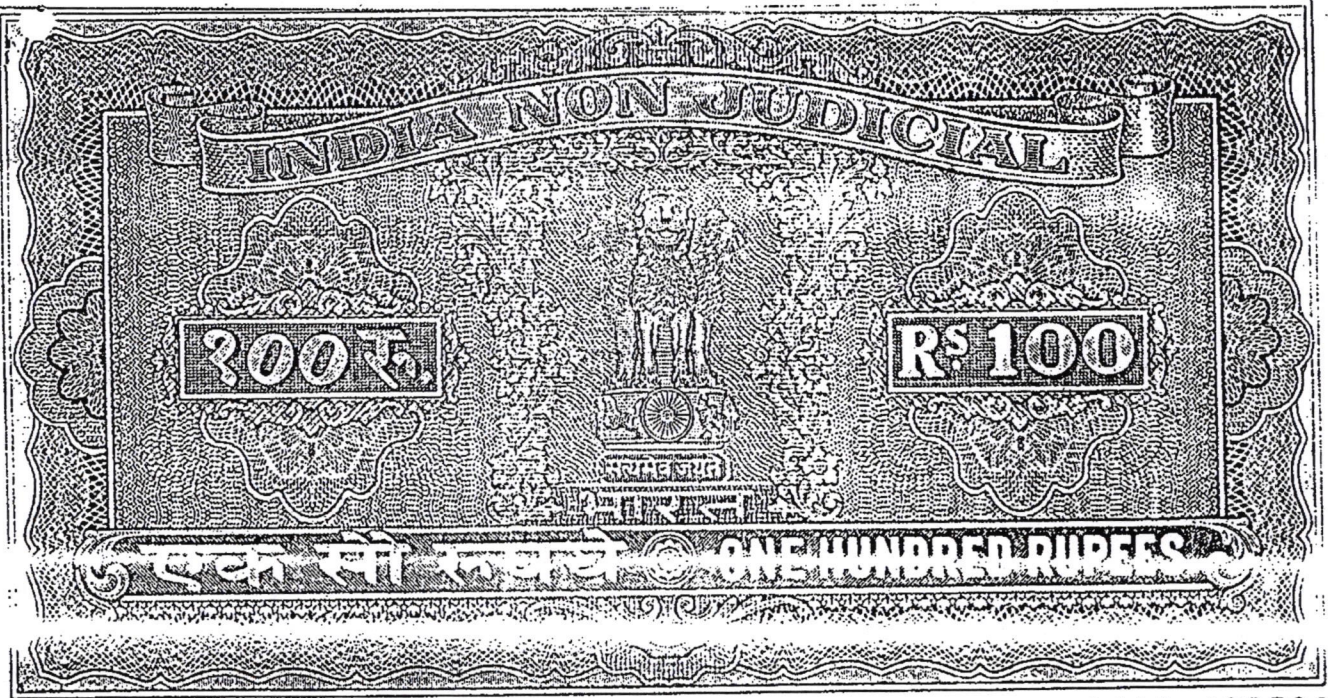
- a) Conday Thathannah
- b) Conday Chintanna
- c) Conday Malliah
- d) Conday Vandarajulu
- e) Conday Rajanna

AND

- a) Conday Anjaiah
- b) Conday Satyanarayana

Which was duly registered in Book I, Volume-131 on pages 101 to 105 has serial number 607 of 1929 by the Sub-Register, Secunderabad.

6. WHEREAS Nawab Erach Yar Jung Bahadur also known as Erach Shah J Chinoy, S/o. Nawab Sohrab Nawaz Jung purchased the Said Bungalow for himself, his wife Mrs. Tehmina R. Chinoy and his son Mr. Astad Erach Shah Chinoy under the Sale Deed dated 25th November 1937 and out of his natural love and affection on the 28th of August 1953 executed a Deed of Gift where under he gifted the said bungalow to his wife Mrs. Tehmina Erach Shah Chinoy and his daughter Mrs. Rutty Erach Shah Chinoy.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 620528

Date : 05-02-2005 Serial No : 1,559 Denomination : 100

Purchased By :

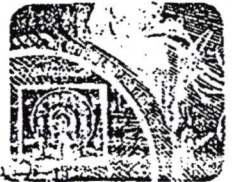
For Whom :

KOKILABEN .J. KADAKI YA

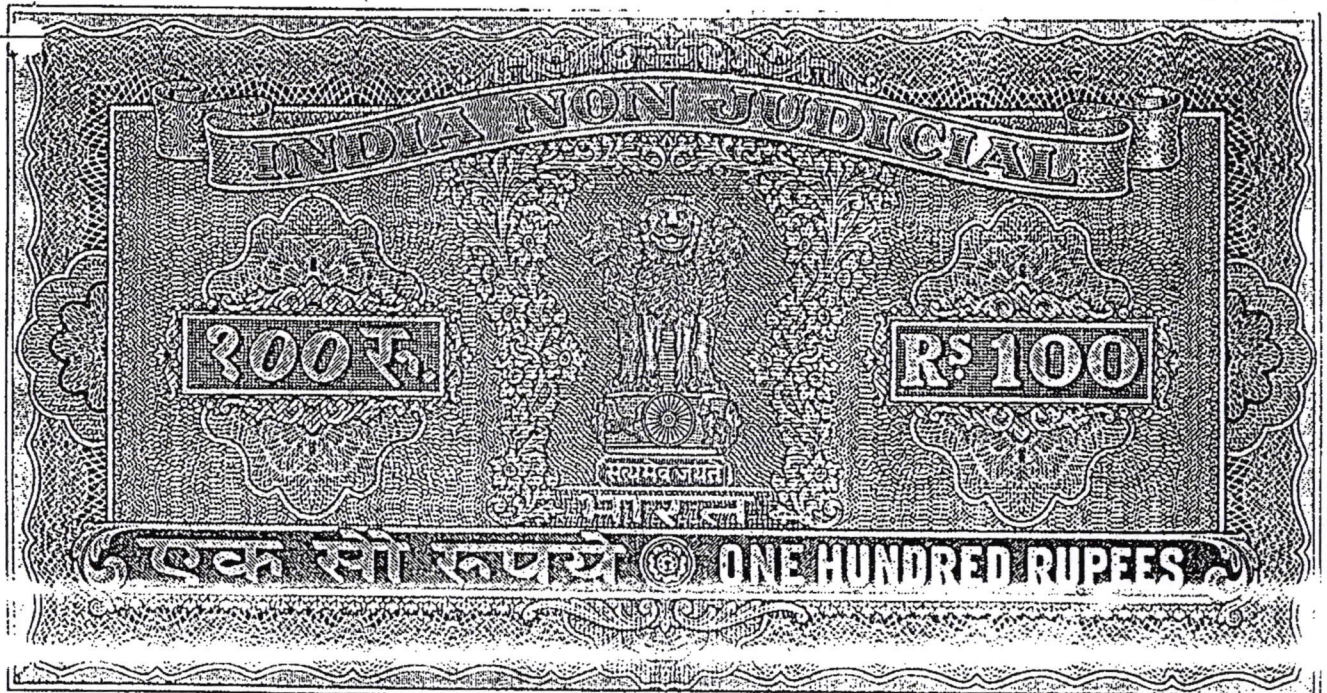
SELF

W/O. LATE. JAYANTILAL .M. KADAKI YA
HYD

-4-

Ex-Officio Stamp Vendor
S.R.O. SECUNDERABAD

7. Mrs. Tehmina Erach Shah Chinoy by a Gift Deed dated 19th November 1959 gifted, transferred and conveyed her share in the said bungalow in favour of her daughter Mrs. Rutty Phiroze Engineer, W/o. Mr. P.S. Engineer and Mrs. Rutty P. Engineer thus became the absolute owner of the Said Bungalow.
8. Mrs. Rutty Phiroze Engineer on the 23rd of July 1960 executed a Power of Attorney in favour of Mr. Astad E. Chinoy which included the power to sell the Said Bungalow.
9. WHEREAS By a Sale Deed dated 20th September 1960 Mr. Astad E. Chinoy as the Power of Attorney of Mrs. Rutty P. Engineer sold the Said Bungalow to Mrs. Meher S. Cardmaster, W/o. S.S. Cardmaster for a consideration of Rs. 26,000/- which was duly registered as Document No. 1328 of 1960 with the Sub-Registrar, Secunderabad. The said Mrs. Meher S. Cardmaster thus became the absolute owner of The Said bungalow which was measuring 30700 sq. yards.
10. Mrs. Meher S. Cardmaster passed away on 2nd January 1989 leaving behind her daughters.
 - a) Ms. Feroza Colah, W/o. Mr. Keki Colah, R/o. 205, Tarbund, Secunderabad Cantonment.
 - b) Ms. Seemonil Nargolwala, W/o. Mr. Mehli Nargolwala, R/o. Giriraj, Altamont Road, Bombay.
10. Mrs. Feroza Colah and Mrs. Seemonil Nargolwala became the absolute owners of The Said Bungalow having acquired the same as legal heirs of Mrs. Meher S. Cardmaster.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

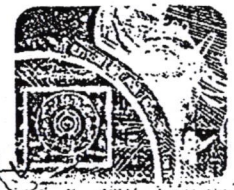
04AA 620529

Date : 05-02-2005 Serial No : 1,560 Denomination : 100

Purchased By :
KOKILABEN.J.KADAKIYA

For Whom :

SELF

S/o. LATE. SATANTILAL N. KADAKIYA
HYD

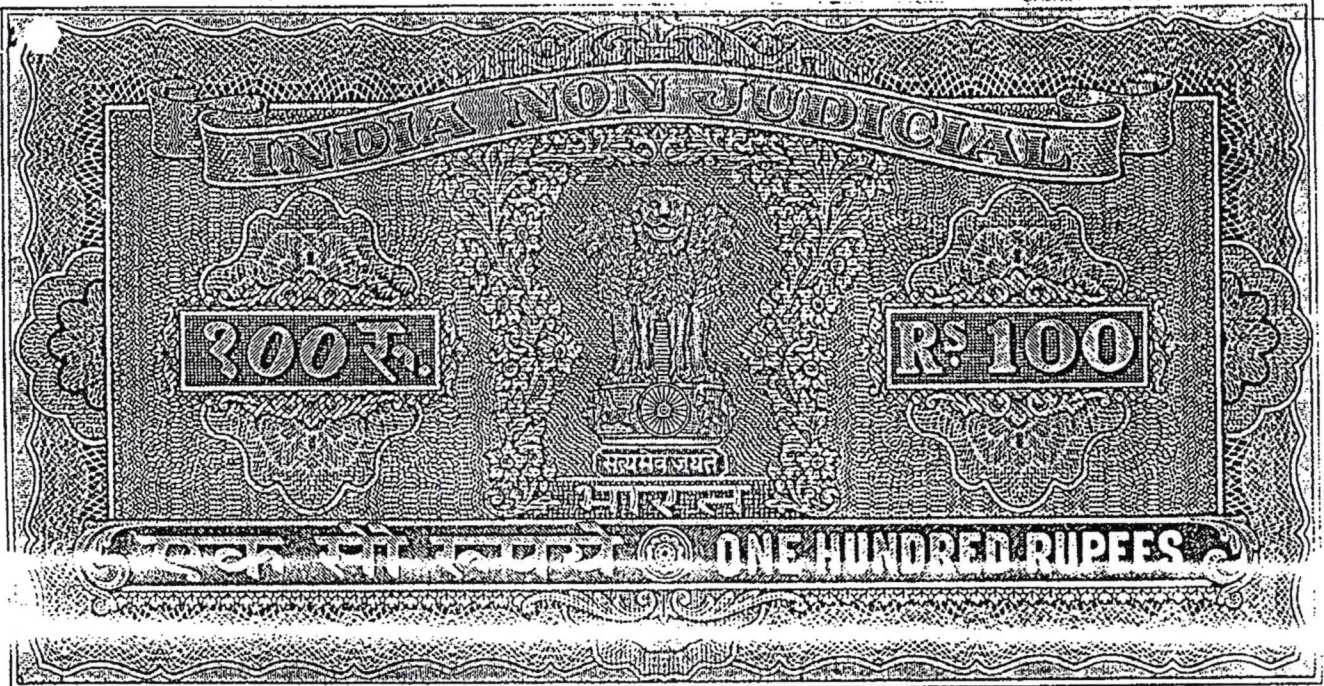
S.R.O. HYDERABAD

-5-

11. Mrs. Feroza Colah and Mrs. Seemonil Nargolwal after having discussions with

- Sri Bimal Poddar, S/o. Late Sri B.P. Poddar, R/o. Poddar Niket, 3/1/1, Ali Askar Road, Bangalore - 560 052.
- Sri Abhishek Poddar, S/o. Sri B.K. Poddar, R/o. Poddar Niket, 3/1/1, Ali Askar Road, Bangalore - 560 052.
- Sri Gopal Lal Badruka, S/o. Late Sri Bankatlal Badruka, R/o. Badruka's., Mehboobgunj, Hyderabad.
- Sri Avadesh Badruka, S/o. Sri Gopal Lal Badruka, R/o. Badruka's Mehboobgunj, Hyderabad.

Jointly agreed to develop a large part of The Said Bungalow in partnership and decided to introduce parts of their individual and joint properties in The Said Bungalow (a part of the 15,350 sq. yds. that fell to the undivided share of each of them out of the total 30,700 sq. yds. Constituting The Said Bungalow) which are mentioned and detailed in the case of Mrs. Feroza Colah and Mrs. Seemonil Nargolwala as Schedule-2 and Schedule-3 respectively in the partnership deed dated 15th May, 1995 and so also detailed herein below as Schedule-II and Schedule-III respectively hereto and hereinafter referred to as the Schedule-II and Schedule-III Property respectively for brevity, as their respective capitals in the partnership firm and with the said intention started a partnership firm known as "AHURA HOLDINGS" ("The Firm" for brevity) under the aforementioned partnership deed under which the said partnership commenced from the 1st of April, 1995.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 620530

Date: 05-02-2005 Serial No : 1,561 Denomination : 100

Purchased By :

For Whom :

KOKILABEN.J.KADAKIYA

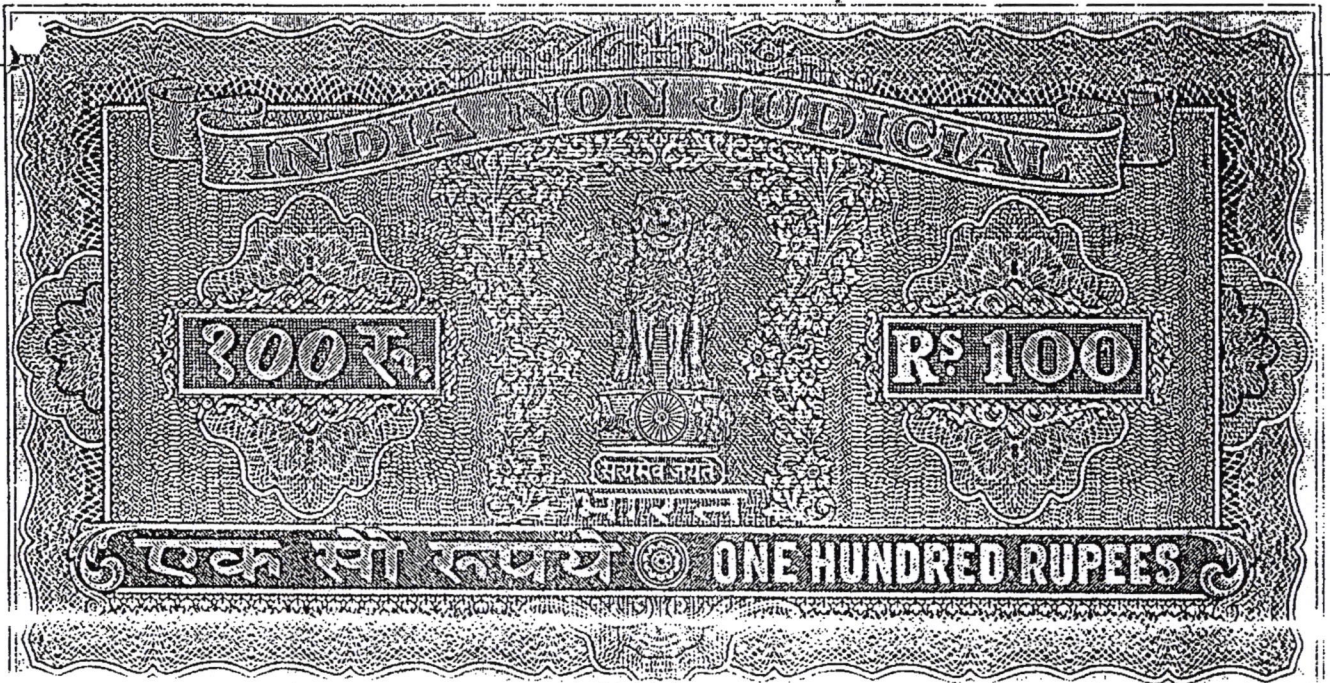
SELF

W/O. LATE. JAYANTILAL.M.KADAKIYA
HYD

-6-

Ex. Office Stamp Vendor
S.R.O. SECUNDERABAD

12. WHEREAS By the above act, The Firm had become the absolute owner of the Schedule-II and Schedule-III Property, which are hereinafter jointly referred to as "The Firm Property" and none of the partners have any individual claims over the firm property. Hence the right, title, and interest in respect of The Schedule Property came to be vested in The Vendor as the full and absolute owner thereof.
13. WHEREAS Mrs. Feroza Colah and Mrs. Seemonil Nargolwal had retired from the above mentioned Partnership Firm vide a Retirement Deed date 30th April, 1998 and M/s. Bimal Poddar, Abhishek Poddar, Gopal Lal Badruka and Avadesh Badruka had agreed to continue the Partnership Firm and reconstituted the Partnership Firm with effect from the 1st of May, 1998.
14. WHEREAS the re-constituted firm (also referred to as "The Firm" hereafter) has subsequently been successful in getting the Firm Property cleared of the pending agricultural and urban land ceiling, vide letter no. ULC/SBD/GLRS/1/40/76 dated 10th December 2002 with persistent and diligent follow up and investment in terms of efforts time and funds and thereafter The Firm Property is to be divided into several plots out of which THE PURCHASER being desirous of purchasing an open plot admeasuring 1119.33 sq. yds. (more fully detailed in Schedule IV and outlined and marked in red color in the plan appended hereto as Annexure-A and hereafter referred to as "The Schedule IV Property" for brevity) has approached THE VENDOR and THE VENDOR on being so approached has agreed to the same on payment of the sale consideration of Rs. 54,00,000/- (Rupees fifty Four Lakhs Only) subject to the terms and conditions mentioned hereunder:



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 698854

Date : 05-02-2005 Serial No : 3,032 Denomination : 100

Purchased By :

K. PRAEAKAR REDDY

For Whom :

MRS. KOKILABEN J. KADAKIYA

S/O. K. P. REDDY

W/O. LATE. JAYANTILAL M. KADAKIYA

R/O. HYD

R/O. HYD -7-



S. R. O. Golconda

Ex. Officio Stamp Vendor
S. R. O. GOLCONDA

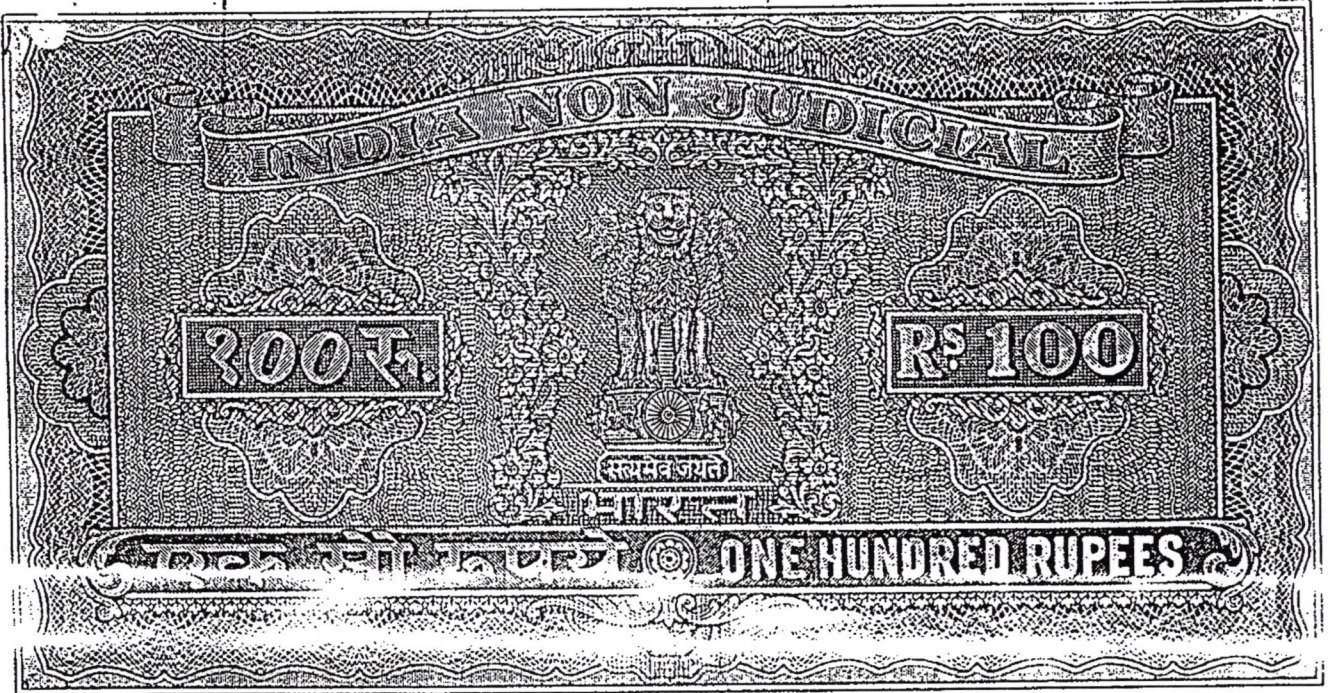
NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In consideration of **THE PURCHASER** having paid to **THE VENDOR** a sum of Rs. 54,00,000/- (Rupees fifty Four Lakhs Only) in the following manner:
 1. Rs. 10,00,000/- (Rupees Ten Lakhs Only) by Cheque No. 520841, dated 03.12.2004, drawn on HDFC Bank, Lakdikapol Branch, Hyderabad.
 2. Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) by Cheque No. 520898, dated 23.12.2004, drawn on HDFC Bank, Lakdikapol Branch, Hyderabad.
 3. Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) by Cheque No. 520942, dated 08-12-2004, drawn on HDFC Bank, Lakdikapol Branch, Hyderabad.
 4. Rs. 4,00,000/- (Rupees Four Lakhs Only) by Cheque No. 520921, dated 05.02.2005, drawn on HDFC Bank, Lakdikapol Branch, Hyderabad.

Towards the total sale consideration mentioned above, receipt of which, **THE VENDOR** does here by acknowledge by affixing its signature hereto. The vendor hereby irrevocably and absolutely conveys, grants, transfers, sells the schedule property along with all rights appurtenant hereto including all easements, privileges connected to it to the purchaser to have and to hold the same absolutely and forever free from all encumbrances, charges, liens, claims and demands whatsoever.

2. All expenses for the purpose of stamp duty and registration of this sale deed shall be borne exclusively by the purchaser.

[Handwritten signature]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C4AA 620531

Date : 05-02-2005 Serial No : 1,562 Denomination : 100

Purchased By :

For Whom :

OKILABEN.J.KADAKIYA

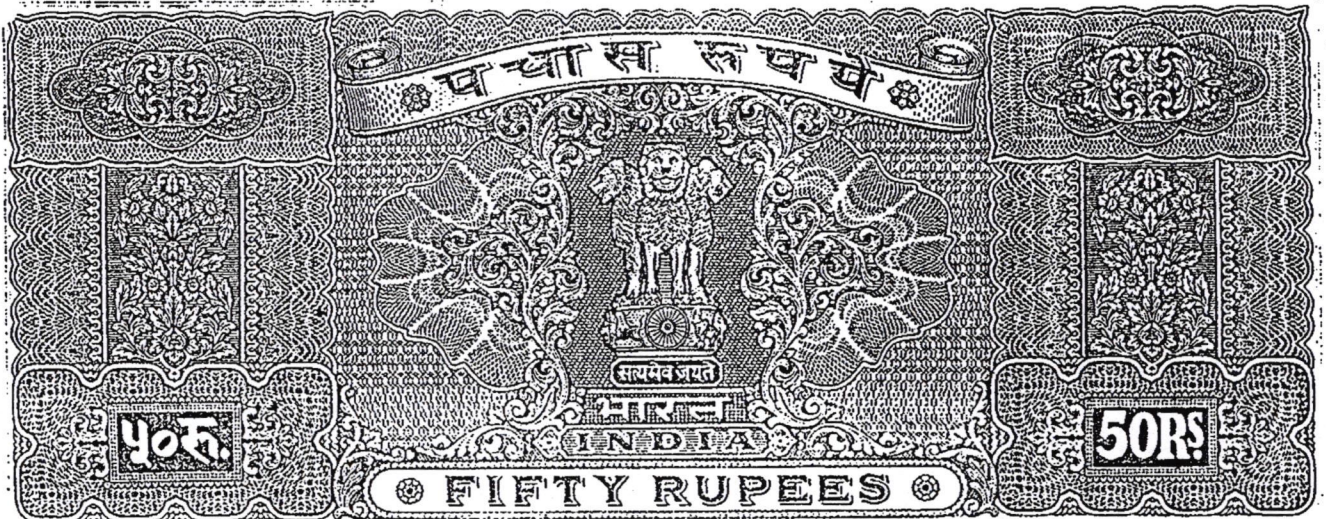
SELF

J.LATE.JAYANTILAL.M.KADAKIYA

-S-

500 Rupees
Ex. Office
S.R.O. SECUNDERABAD

3. THE VENDOR hereby covenants with THE PURCHASER that THE VENDOR has solely got absolute, good and perfect right, title and authority to the Schedule Property and that THE VENDOR has not at any point of time caused to be done or knowingly done any act, deed or thing whereby The Schedule Property is changed / encumbered or the sole and absolute title of THE VENDOR to the Schedule Property been affected in any manner.
4. THE VENDOR has obtained due permission from all appropriate authorities including under The Urban Land Ceiling Department for the above sale and there are no impediments legal or otherwise for the registration of this sale deed to effect the conveyance as contemplated hereunder, between the parties hereto in favour of THE PURCHASER.
5. THE VENDOR hereby declares and covenants with THE PURCHASER that there are no encumbrances, charges, liens, attachments, claims or demand whatsoever on The Schedule Property and the same is not the subject matter of any suit or litigation or proceedings of any kind whatsoever, and has not been offered as security or otherwise to any person, in any
6. THE VENDOR hereby covenants with THE PURCHASER that THE VENDOR shall at all times subsequent to the execution of these presents keep THE PURCHASER totally and completely covered, free and indemnified against all possible claims whatsoever, in respect of The Schedule Property hereby sold and convey irrevocably in favour of THE PURCHASER and shall at all times subsequent to the execution of these presents, on THE PURCHASER putting THE VENDOR on notice of and so requiring THE VENDOR to make good any loss or injury that may have been caused to THE PURCHASER on account of any defect in title of THE VENDOR, immediately take all steps necessary and proper to safeguard and protect the right, title and interest of THE PURCHASER and to make good all or any loss or injury that may have been or be likely to be caused to THE PURCHASER thereby.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 05-02-2005 Serial No : 3,033 Denomination : 50

Purchased By :

K.PRABHAKAR REDDY

For Whom :

MRS.KOKILABEN J. KADAKIYA

W/O.K.P.REDDY
R/O.HYD

W/O.LATE.JAYANTILAL M.KADAKIYA
R/O.HYD

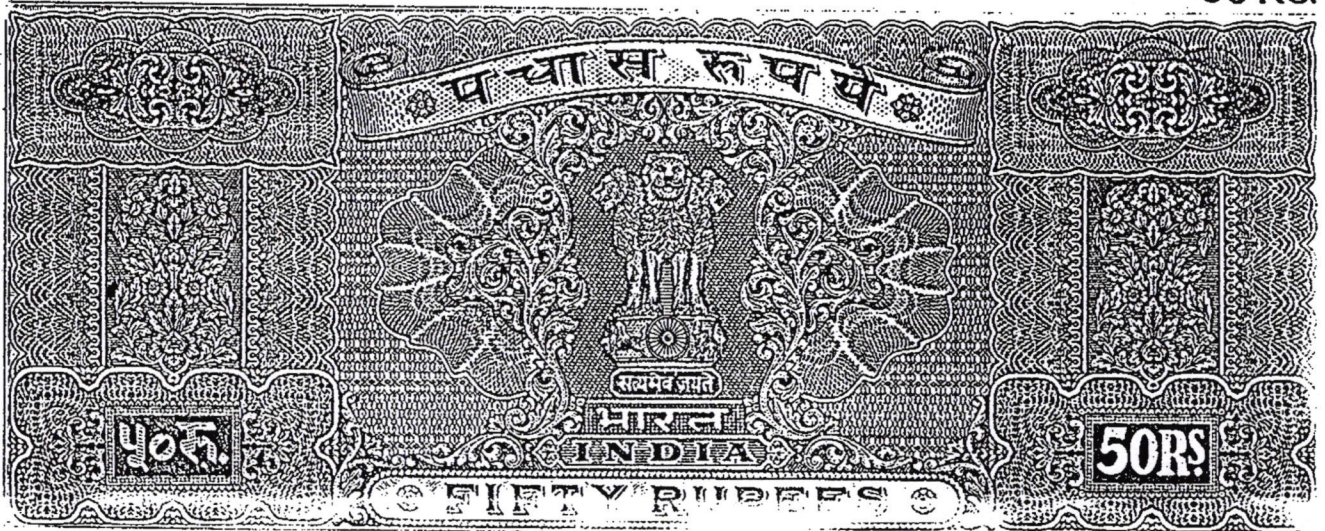
[Signature]
Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. GOLCONDA

-9-

7. THE VENDOR covenants with THE PURCHASER that THE PURCHASER shall henceforth and for all times subsequent to the execution thereof and there under entering upon and into the absolute, sole and complete possession of The Schedule Property be entitled to peacefully and quietly continue in possession and enjoy all rent/s and profits and benefits of or from The Schedule Property, without any hindrance, interruption or disturbance from or by THE VENDOR or any person or persons claiming through or under or in trust for THE VENDOR.
8. THE VENDOR does hereby also agree, promise and undertake that THE VENDOR shall at all times hereafter, immediately on being so called upon by THE PURCHASER to do, so do, effect and execute at the expense of THE PURCHASER all such further acts, deeds or things that may be reasonably required by THE PURCHASER for the better and more effectual conveyance of any right, title or interest arising out of or in relation to The Schedule Property to THE PURCHASER.

cesses, betterment taxes and all or any other assessments, charges, levies as may be applicable or leviable on The Schedule Property or chargeable on The Schedule Property for amenities availed whether for water, sewage or electricity or any other under all or any possible law or legislation has been duly paid and fully settled by them prior to the execution of the sale deed till the date of execution of the sale deed and shall be the sole responsible of THE VENDOR and THE VENDOR hereby solemnly undertakes, promises and accepts that all or any liability in that regard prior to the date of execution of the Sale Deed shall solely be that of THE VENDOR and their estate and THE VENDOR solemnly promises to immediately reimburse any such amounts that THE PURCHASER may be required to pay up including any costs that THE PURCHASER may have had to incur towards or for any legal expenses to protect or safeguard any such right, title or interest of THE PURCHASER under these presents for the duration prior to its execution.

50 Rs.



भारत INDIA

3011 732259

Date : 05-02-2005 Serial No : 3,034 Denomination : 50

Purchased By :

K.PRABHAKAR REDDY

For Whom :

MRS.KOKILABEN J. KADAKIYA,

O.K.P.REDDY
R/O.HYDW/O.LATE.JAYANTILAL M.KADAKIYA
R/O.HYDSub Registrar
Ex.Officio Stamp Vendor
S.R.O. GOLCONDA

-10-

SCHEDULE - I

All the major portion of all that piece and parcel of land and building known as Bungalow No. 205, bearing GLR Survey No. 622, situated at Tarbund, Secunderabad Cantonment with all the buildings thereon admeasuring 30700 sq. yds. Situated and lying and being in Tarbund, Secunderabad Cantonment and bounded:

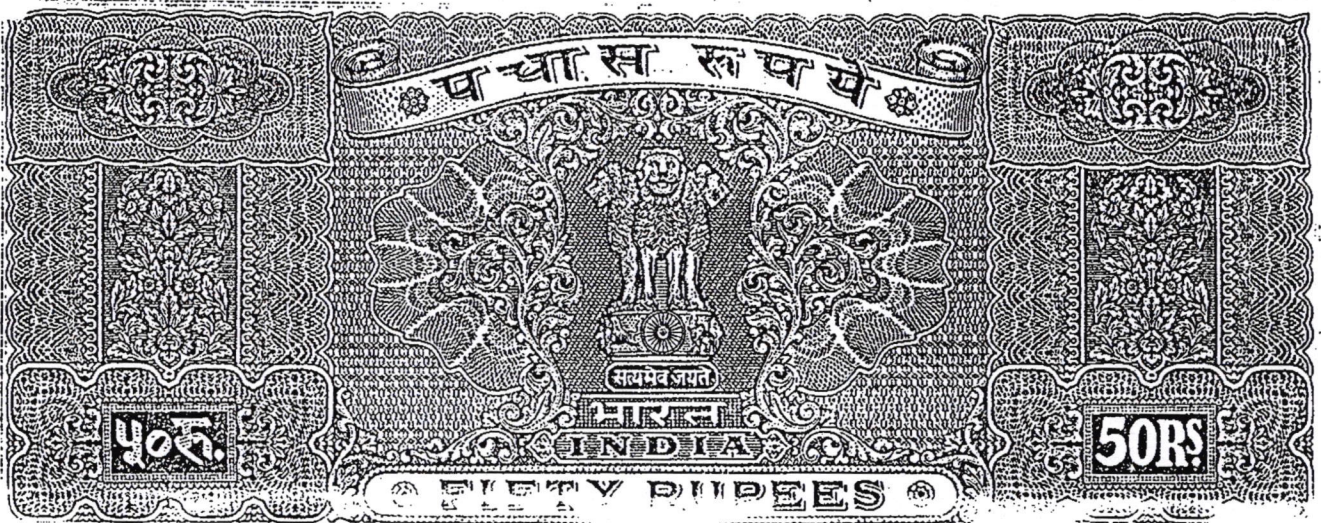
NORTH	: By Neighbor's Property
EAST	: By Neighbor's Property
SOUTH	: By Neighbor's Property
WEST	: By A Public Road

SCHEDULE II

All the part and parcel of the property introduced by Mrs. Feroza Colah into the partnership firm, AHURA HOLDINGS, admeasuring 12,243.08 sq. yds in GLR Survey No. 622 situated Tarbund, Secunderabad Cantonment and bounded:

NORTH	: By Neighbor's Property
EAST	: By Neighbor's Property
SOUTH	: By Neighbor's Property
WEST	: By A Public Road

50 Rs.



०५-०२-२००५ तारीख को अहमदाबाद, गुजरात प्रदेश

०५-०२-२००५

Date : 05-02-2005 Serial No : 3,035 Denomination : 50

Purchased By :

For Whom :

K.PRABHAKAR REDDY

MRS.KOKILABEN J. KADAKIYA

Sub Registrar

Ex.Officio Stamp Vendor
S.R.O. GOLCONDA

'O.K.P.REDDY
R/O.HYD

W/O.LATE.JAYANTILAL M.KADAKIYA
R/O.HYD

-11-

SCHEDULE - III

All the part and parcel of the property introduced by Mrs. Seemonil Nargolwala into the partnership firm, AHURA HOLDINGS, admeasuring 10,168.809 sq. yds in GLR Survey No. 622 situated Tarbund, Secunderabad Cantonment and bounded:

NORTH	: By Neighbor's Property
EAST	: By Neighbor's Property
SOUTH	: By Neighbor's Property
WEST	: By Neighbor's Property

SCHEDULE IV (Schedule Property)

All the picce and parcel of land admeasuring 1119.33 sq. yds forming a part of Bungalow No. 205, in GLR Survey No. 622 situated Tarbund, Secunderabad Cantonment and bounded:

NORTH	: By 30' Road
EAST	: By Neighbor's Plot
SOUTH	: By Neighbor's Plot
WEST	: By Plot Belonging to Smt Usha L Sanghani

and delineated in "red" color in the Plan is enclosed



ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

0044 332261

Date : 05-02-2005 Serial No : 3,036 Denomination : 50

Purchased By :

K. PRABHAKAR REDDY

For Whom :

MRS. KOKILABEN J. KADAKIYA

W/O. K. P. REDDY
R/O. HYD

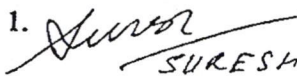
W/O. LATE. JAYANTILAL M. KADAKIYA
R/O. HYD

Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. GOLCONDA

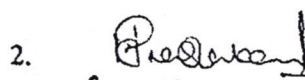
-12-

IN WITNESS WHEREOF THE VENDOR herein above named have affixed their signature unto this agreement for sale, on the day, month and year first above mentioned.

WITNESSES:

1. 
SURESH P. BHATT


VENDOR

2. 
(K. Prabhakar Reddy)

కొకిలబెన్. జ. కడకియా.
PURCHASER

Statement Regarding the Market Value of the Property Filed

Under Rule of Andhra Pradesh of Undue Valuation of instrument Rule, 1975,
M.L. AHURA HOLDING, Rep. by Anandish Son/et Sopal Lal Bedruke

Resident of 15-9-485 Bedruke's, melboudgung, Hnd is hereby declare & State of the best of
my knowledge and belief the market value of the property intended to be attend is as follows.

Sl. No.	Sy No.	Place	Value per	Total Market
	PLOT NO.	Area	Sq Yard/Acre	Value

1	GLE SW. 100. 600 BUNGLOW NO. 100	119.33 Sq. Yd.	Rs. 10000/-	Rs. 10000/-
---	-------------------------------------	-------------------	-------------	-------------

Station 1 Seesad

Date: 11/02/05

Signature of Executant

REGISTRATION PLAN SHOWING OPEN PLOT BEARING, GLR
IN SURVEY NOS. 622, FORMING PART OF BUNGLOW 201 Situated at
TARBUND, SECUNDERABAD CANTONMENT, A.P.

VENDORS: M/s. AHURA HOLDINGS, Rep. by its Partner

SRI. AVADESH BADRUKA

S/o. GOPAL LAL BADRUKA.

VENDEE: SMT. KOKILABEN. J. KADAKIA

W/o. LATE. JAYANTILAL.M. KADAKIA

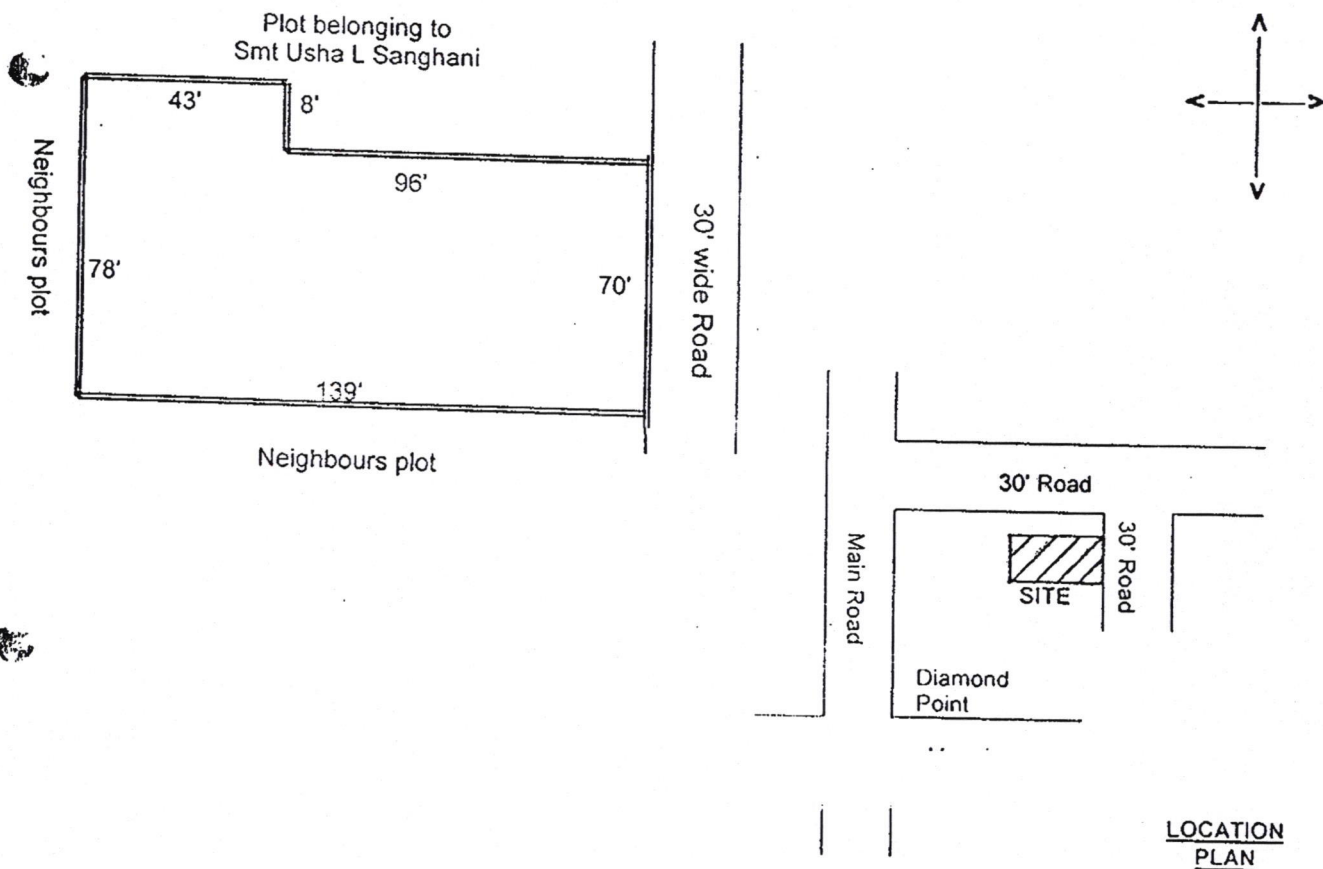
REFERENCE:

SCALE: 1" =

AREA: 119.33

SQ. FT. OR

SQ. METRS



WITNESSES:

1. [Signature]

2. [Signature]

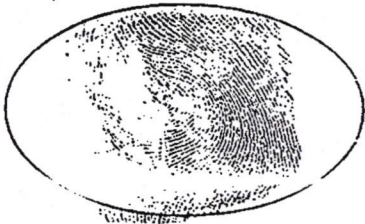
[Signature]
SIG. OF THE VENDOR

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

SI.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



VENDOR:-

M/s. AHURA HOLDINGS

a duly registered firm having its

(a) 205, Taabund, Sec Bad Cantonment

Badlika.

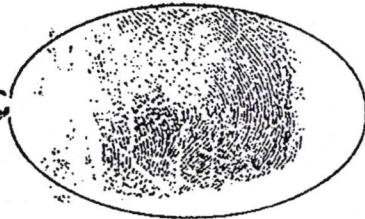
PURCHASER:-

Mrs. Kokilaben J. Kadakia

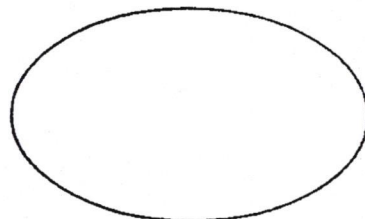
R/o. Plot No. 5, Road No. 5

Thimushy colony, Mahendra Hills

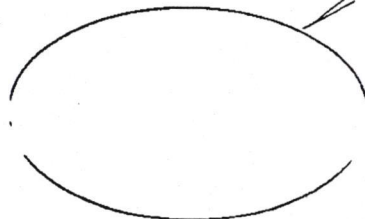
Sec Bad - 500 026.



PASSPORT SIZE
PHOTO
BLACK & WHITE



PASSPORT SIZE
PHOTO



SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF THE EXECUTANT'S