

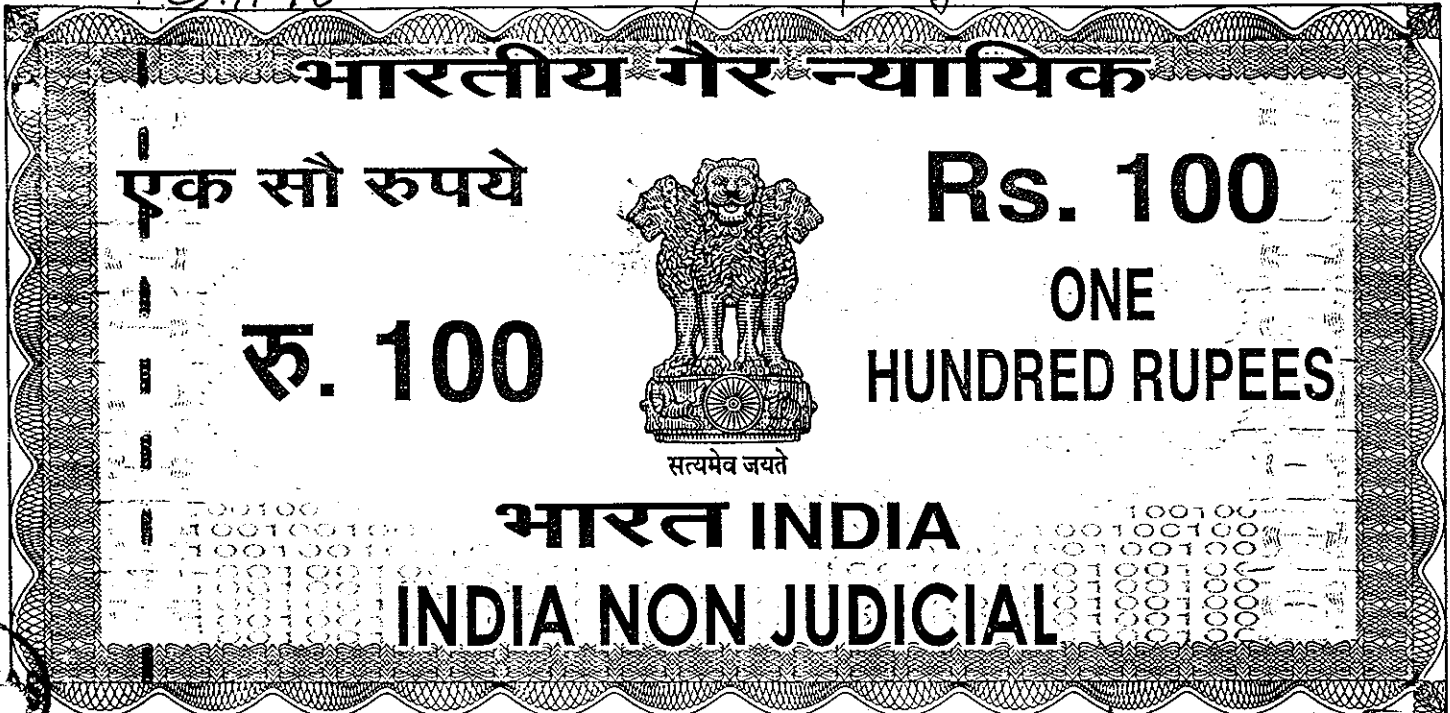
(241)

10.1143

11/41/07

241

And 11/65



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 28/1/07
 9665
 Sold by C. H. Ramiah
 Managing Partner
 Mehta and Modi Homes

L. G. Chimalgi
 D 5920368
LEELA G. CHIMALGI
 STAMP VENDOR
 No. 02/2009
 6-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 24th day of January 2007 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

MR. ASHFAQ AHMED, SON OF MR. MOHD. ZIAUDDIN, aged about 46 years, residing at 14-8-427/3, Puranapul, Hyderabad - 500 012, 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

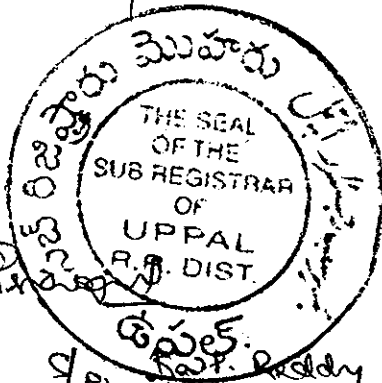
వ పుస్తకము... సంగ్రహము
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...

2

200 వ సం॥... 24... తది
 192 వ.శ.శా... మాసము... తది
 పగలు... మరియు... గంటల మధ్య
 ఉప్పునీ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

పేరు...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫాటోగ్రాఫులు
 మరియు పేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥... చెల్లించినారు.
 Receipt No. 10368 Dt. 24/11/18
 SBH, Hapsiguda Branch, Sec'bad.



సాక్షి లుద్దినట్లు ఒప్పుకొన్నట్లు
 ఎడమ ప్రాంతము

శ్రీమంత్రి. శ్రీమంత్రి రెడ్డి
 అండ్ సన్స్ 18/34, 2nd Floor,
 M.G. Road, Sec'bad, through attested GPR
 for Presentation of documents, vide doc. no
 201/BR/18 at RO, Uppal.

నిరూపించినది.

① KIRAN KUMAR s/o. RAMESH REDDY
 OFF: BUSINESS CLERK. FLAT NO. 101, SRI SAH ADIS
 NAGOLE COLONY. HYDERABAD

② Salar Kishore s/o Shashi Kiran Rao
 OFF: BUSINESS CLERK
 s/o sypd, Uppal

200 వ సం॥... 24... తది
 192 వ.శ.శా... మాసము... తది

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.

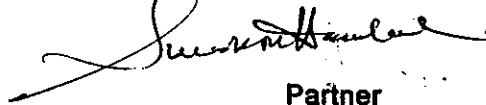
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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


Partner

1వ పుస్తకము... 11.11.11... స్వగృహ
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 2... ఈ కాగితపు వరుస
 సంఖ్య... 2...

సబ్-రిజిస్ట్రారు

Sub-Registrar (Under Section 42 of Act 11 of 1907)
 No. 1161 of 2007 Date 24/11/07

I hereby certify that the proper deficit
 stamp duty of Rs. 29150/- Rupees
 One hundred forty only
 has been levied in respect of this instrument
 from Sri. K. P. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 32500/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar and Collector U/S. 41 & 4
 INDIAN STAMP ACT
 Dated 24/11/07

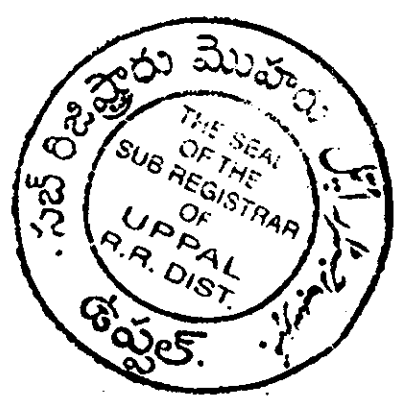
Registration Endorsement

An amount of Rs. 46520/- towards Stamp Duty
 including Transfer duty and Rs. 1625/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 185366
 Dated 24/11/07 at SRI Habsiguda Branch Sec bank

S.B.H. Habsiguda
 A/c No. 01000050700
 of S.B.O. Uppal.

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 174800/- and Stamp duty
 Paid Rs. 17480/- Dt. 24/11/07

SUB REGISTRAR

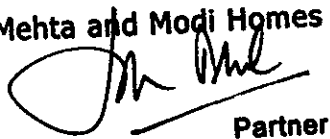


- E) The Vendee is desirous of purchasing a plot of land bearing no. 241 admeasuring 325 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 3,25,000/- (Rupees Three Lakhs Twenty Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

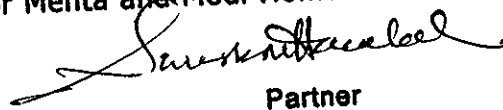
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- a. The Vendor do hereby convey, transfer and sell the Plot No. 241 admeasuring 325 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. 3,25,000/- (Rupees Three Lakhs Twenty Five 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. 48,250/- is paid by way of challan No. C 109368, dated 24.01.2007, drawn on SBH, Habsiguda, Hyderabad.


For Mehta and Modi Homes


Partner

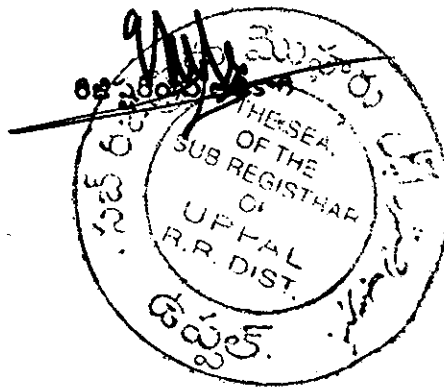
For Mehta and Modi Homes


Partner

శ్రీ వ పుస్తకము... 1141/స్వ...
వస్తావే బాల మొత్తం కాగితముల
సంఖ్య... 8... ఈ కాగితపు వరుస
సంఖ్య... 3


పబ్-టిటిస్టారు

శ్రీ వ పుస్తకము సం॥ (కా.క) పు... 1141/స్వ...
నంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నంబరు 1141... 1-200 వవ్వకమ్మన
200 వంతుల వారినిల... 24 తది



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 241 admeasuring about 325 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. 242
South	Plot No. 240
East	Plot No. 236
West	40' wide Road

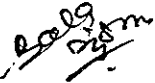
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

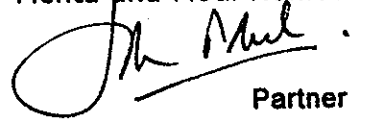
1.



2.



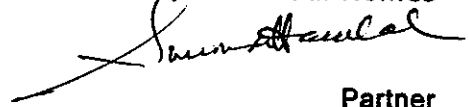
For Mehta and Modi Homes



Partner

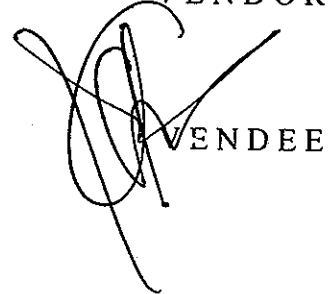
(Soham Modi)
VENDOR

For Mehta and Modi Homes



Partner

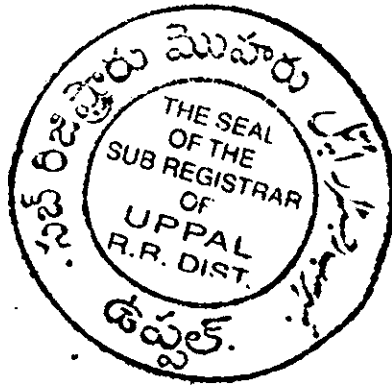
(Suresh U Mehta)
VENDOR



VENDEE

1 వ పుస్తకము...1141/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...4...ఈ కాగితపు వరుస
సంఖ్య.....4.....

A.
పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 241, FORMING A PART

IN SURVEY NO. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

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

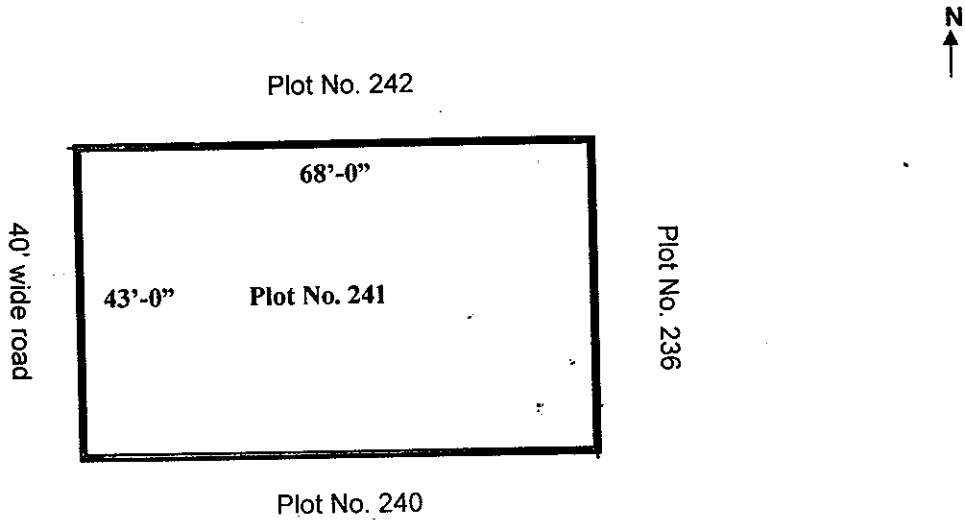
BUYER: MR. ASHFAQ AHMED, SON OF MR. MOHD. ZIAUDDIN

REFERENCE:
AREA: 325

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



For Mehta and Modi Homes

[Signature]

Partner

For Mehta and Modi Homes

[Signature]

Partner

SIG. OF THE VENDOR

[Signature]

SIG. OF THE BUYER

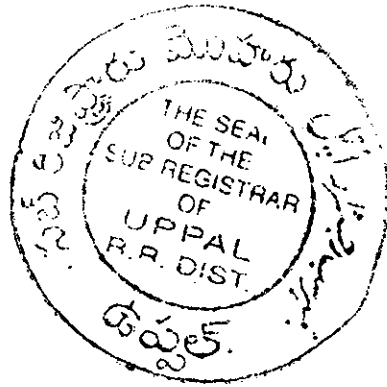
WITNESSES:

1. *[Signature]*

2. *[Signature]*

12 నామకము. 1141/2004
ఉస్మావేజాల మొట్టం కాగితముల
పరిమితి... 8... త+ కాగితపు పరిమాణం
పరిమితి... 5

~~1141/2004~~



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



**DRIVING LICENCE
OLDAP01193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-6/10/10/10
JAISHAM GARDEN
AMBERKEY
HYDERABAD**

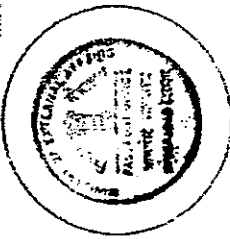
2001-2002 **DUPLICATE**

Licensing Authority
RTA-HYDERABAD.E



THIS IS A DUPLICATE OF THE ORIGINAL LICENCE WHICH IS NOT VALID FOR THE PURPOSES OF THE LICENSING ACT, 1988. THE ORIGINAL LICENCE IS VALID FOR THE PURPOSES OF THE LICENSING ACT, 1988. THE ORIGINAL LICENCE IS VALID FOR THE PURPOSES OF THE LICENSING ACT, 1988.

BY ORDER OF THE COMMISSIONER OF THE
REPUBLIC OF INDIA



Passport Office, Hyderabad.

PERMANENT ACCOUNT NUMBER
ABMPM6725H

NAME
SOHAM SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1969

SIGNATURE
[Signature]

Chief Commissioner of Income Tax, Andhra Pradesh

REPUBLIC OF INDIA

INDIAN PASSPORT

Country Code: IND
Passport No.: B2791005

Name: SOHAM SATISH MODI
Sex: MALE
Date of Birth: 18-10-1969

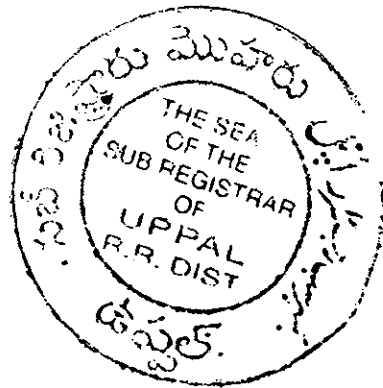
Place of Issue: HYDERABAD
Date of Issue: 9-10-2000
Date of Expiry: 8-10-2010

For Mehta and Modi Homes
[Signature]
Partner

Partner

నా ప్రస్తుతము 1141 స్టంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 100... ఈ కాగితపు వరుస
సంఖ్య..... 1.....


చేత్-రిజిస్ట్రార్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEXPA4354E

नाम /NAME
ASHFAQ AHMED

पिता का नाम /FATHER'S NAME
MOHD ZIDUDDIN

जन्म तिथि /DATE OF BIRTH
12-07-1960

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

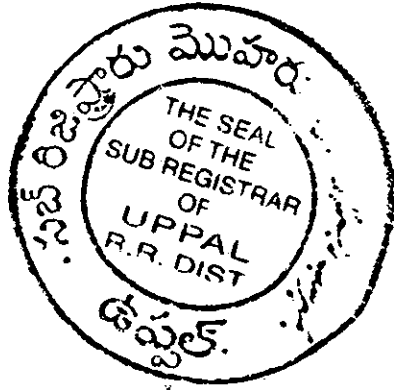


इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basbeerbagh,
Hyderabad - 500 004.

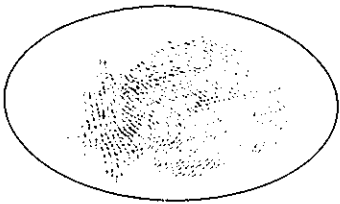
1 వ పుస్తకము...11.5.1...సంఖ్య
దస్తావేజుల మొత్తం కాగితము
సంఖ్య...8...ఈ కాగితపు వరుస
సంఖ్య...8.....

సబ్-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
---------	--	--	--



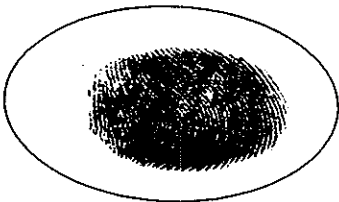
VENDOR:

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

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

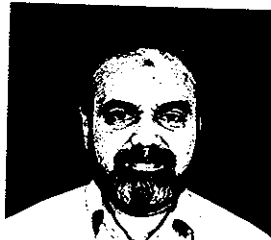


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



BUYER:

MR. ASHFAQ AHMED
S/O. MR. MOHD. ZIAUDDIN
R/O. 14-8-427/3, PURANAPUL
HYDERABAD - 500 012.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

1 వ పుస్తకము. 11/11/1954. స్థానం
ఉత్తరవేణుల నెయ్యం కాగితముల
సంఖ్య... 6... ఈ కాగితపు పరుస
పంఖ్య... 6...


సబ్ రిజిస్ట్రార్

