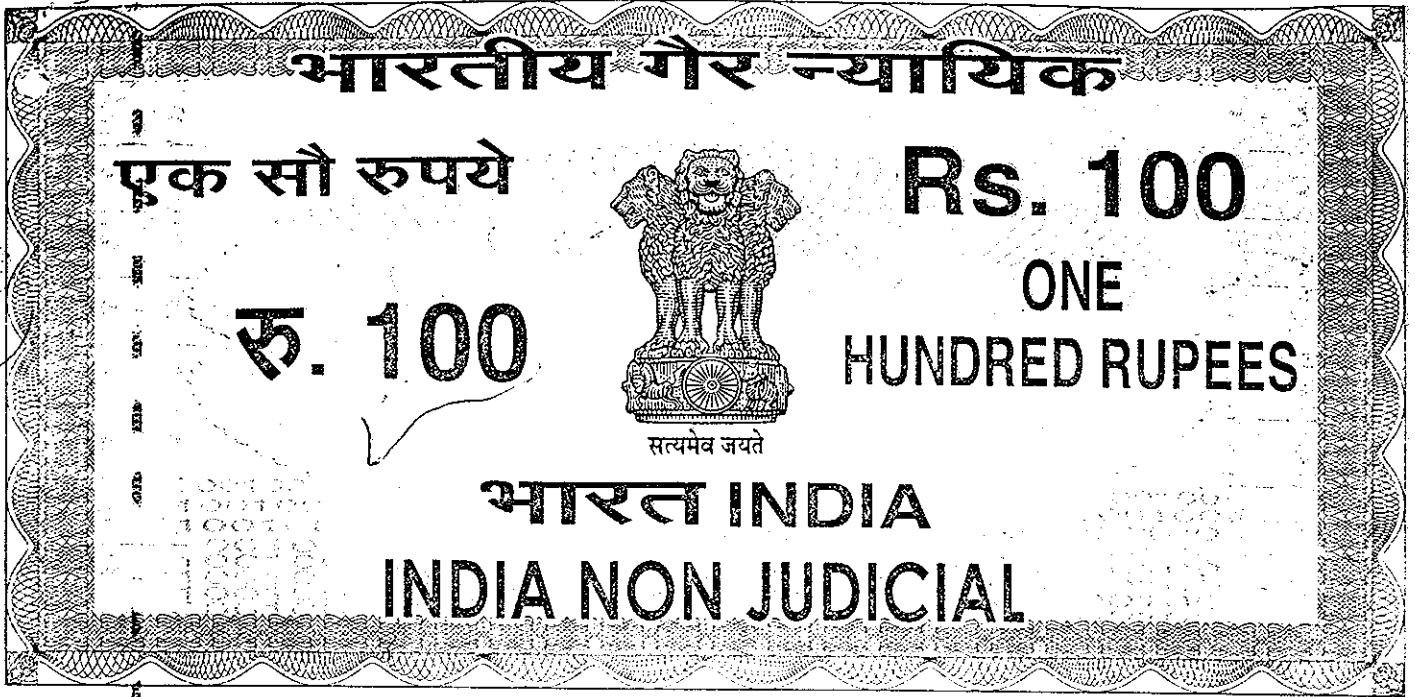


ESB

CM05668

5640/08



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 286131

Date : 05-06-2008 Serial No : 23,131 Denomination : 100

Purchased By :

A. RAMBISH
S/O D. SENKARAM
SECABAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&AG Office, Syd

For Whom :

MEHTA & MODI HOMES
SECABAD

SALE DEED

This Sale Deed is made and executed on this the 23rd day of June 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 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

1. MR. PARIMI DIVAKAR, SON OF MR. P. V. S. K. SARMA aged about 58 years,
2. MRS. PARIMI MANGALA, WIFE OF MR. PARIMI DIVAKAR aged about 53 years, both are residing at 326/6, Poonga Apartments, IInd Avenue, 13th Main Road, Annanagar, Chennai - 600 040, 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 & MODI HOMES

Partner

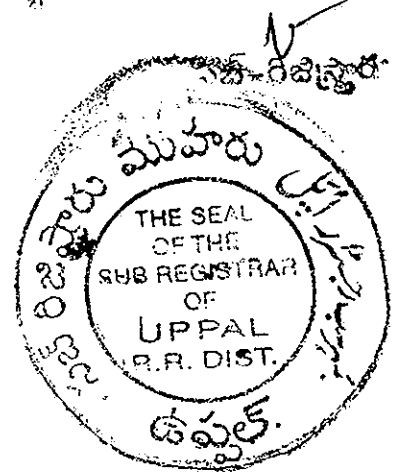
For MEHTA & MODI HOMES

Partner

The following amounts have been paid in respect of this document:

Stamp Duty:	
1. in the shape of stamp papers	Rs. 100/-
2. in the shape of challan (u/s. 41 of I.S. Act, 1899)	Rs. 28320/-
3. in the shape of cash (u/s. 41 of I.S. Act, 1899)	Rs. -
4. adjustment of stamp duty (u/s. 16 of I.S. Act, 1899, if any)	Rs. -
Transfer Duty:	
1. in the shape of challan	Rs. 8120/-
2. in the shape of cash	Rs. 2030/-
Registration fee:	
1. in the shape of challan	Rs. 100/-
2. in the shape of cash	Rs. -
Sub-Registration	
1. in the shape of challan	Rs. -
2. in the shape of cash	Rs. -
Total:	Rs. 38670/-

1వ పుస్తకము...
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుష
 సంఖ్య...



అర్జీ వ సం||... నెల... 23... 1930 వ.శ.కా... మాసము... 2... తేది
 పగలు... 11... మరియు... 12... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Prebhakar Reddy...
 రిజిస్ట్రేషన్ నెంబర్... 1908 లోని సెక్షన్ 32 ఎ/మ
 అనుసరించి సమాఖ్యించబడిన ఈ బోగ్రాఫులు
 మరియు వేటిఫికేషన్లతో సహా దాఖలు చేసి
 రుసుము రూ... 2030/-... చెల్లించినారు.

Receipt No. 823716... 023/6/08...
 'RH' Handwritten Search, Sec'bad

శ్రీ... S/o. K.P. Reddy occ. Service
 (a) 5-4-18/3 & 4, 2nd floor, Soham mansion,
 M. G. Road, Sec'bad, through attested GFA bar
 Presentation of documents, vide GFA NO. 69/8/08
 Dt. 19.06.08 at Sec, Uppal, R. R. Dist.

దాని యిచ్చినట్లు...
 ఎ...

రూపించినది.

①

Kiran S/o. Ramachandrarao, Occ. Business
 (b) 1-54, Kamalanager, PSNE. Hnd

②

Pavan Kumar S/o. Venishna Motilal occ. Business
 No 1-44 Uppal R R Dist

200వ సం||... నెల... 23... 1930 వ.శ.కా... మాసం... 2... తేది

శబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55. situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

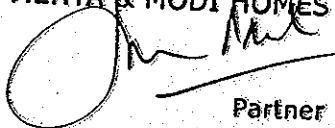
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

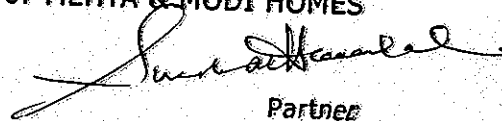
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40, 41, 42, 44 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The Vendor is desirous of developing the balance land for which building permission from HUDA is yet to be obtained.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకము...
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య... 1... ఈ కాగితపు వరుస
 సంఖ్య... 2...

సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act No. 5640 of 2006 Date 23/6/08

I hereby certify that the proper deficit stamp duty of Rs. 36440/- Rupees. *Thirty six thousand four hundred and forty only* has been levied in respect of this instrument from Sri. *K. Prabhakar Reddy* on the basis of the agreed Market Value consideration of Rs. *400000/-* being higher than the consideration agreed Market Value.

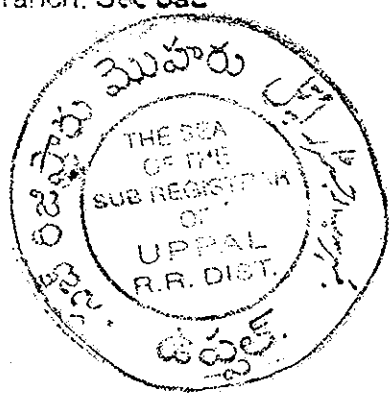
S R.O. Uppal
 dated 23/6/08

Sub Registrar
 and Collector O/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 36440/- towards Stamp Duty including Transfer duty and Rs. 20301/- towards Registration Fee was paid by the part, through Challan Receipt Number. 823716 Dated 23/6/08 at SEZ H. Habsiguda Branch. Sec 14A

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

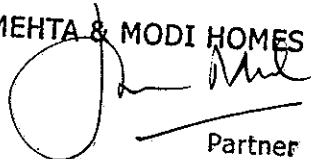


H) The Vendee is desirous of purchasing a plot of land bearing no. 305 admeasuring 203 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,06,000/- (Rupees Four Lakhs Six Thousand Only) and the Vendor is desirous of selling the same on 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. 305 admeasuring 203 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy 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.4,06,000/- (Rupees Four Lakhs Six 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. 38,570 /- is paid by way of challan No. 223716, dated 23.06.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

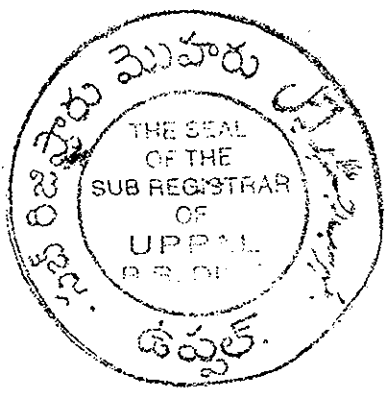

Partner

1 వ పుస్తకము 5640/సంపు
రెస్ట్రానేజుల మొత్తం కాగితముల
సంఖ్య... 1 ఈ కాగితపు వరుస
సంఖ్య... 3

సబ్-రెజిస్ట్రార్

1 వ పుస్తకము సంపు (కా.శ) పు. 5640/108
సెంటరుగా రిజిస్ట్రారు చేయబడి స్కానింగు విమిక్తం
గుర్తింపు సెంటరు. 5640.1-208 ఇవ్వడమైన
2008 సంపు. 208 నెం. 23 టీ

రిజిస్ట్రారు ఆరికా



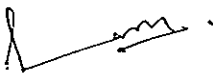
SCHEDULED PLOT

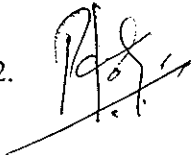
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 305 admeasuring about 203 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44,45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 304
South	Plot No. 306
East	30' wide road
West	Vendors land (survey no. 34)

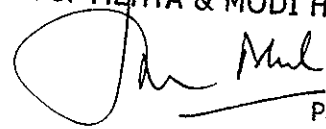
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

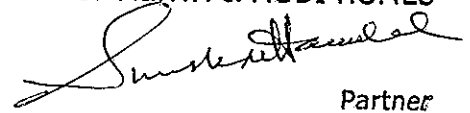
2. 

For MEHTA & MODI HOMES

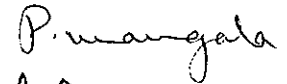

Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES


Partner

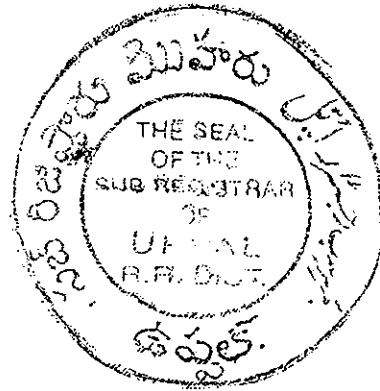
(Suresh U Mehta)
VENDOR




VENDEE

1 వ పుస్తకము: 2640/శాఖ
దస్తావీజాల మొత్తం కాగితముల
సంఖ్య: 11 ఈ కాగితపు వరుస
సంఖ్య: 4

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 305, FORMING A PART

IN SURVEY NO. 31, 40, 41, 42, 44 & 45

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

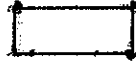
BUYER: 1. MR. PARIMI DIVAKAR, SON OF MR. P. V. S. K. SARMA

2. MRS. PARIMI MANGALA, WIFE OF MR. PARIMI DIVAKAR

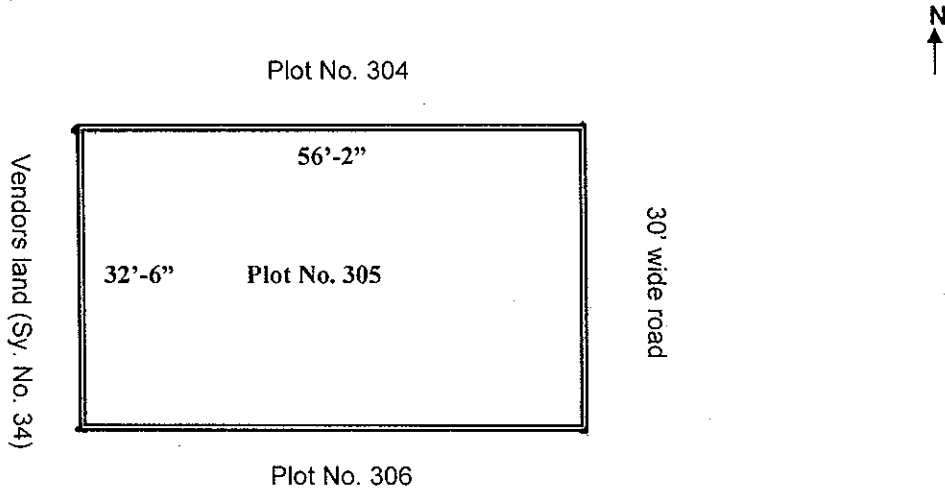
REFERENCE:
AREA: 203

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner


For MEHTA & MODI HOMES

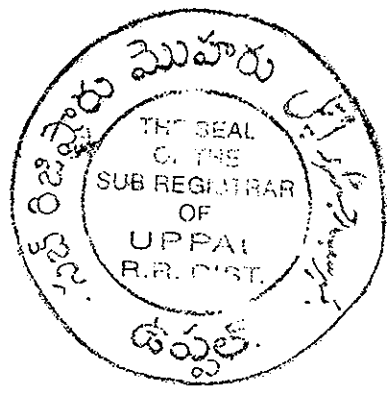
Partner

SIG. OF THE VENDOR



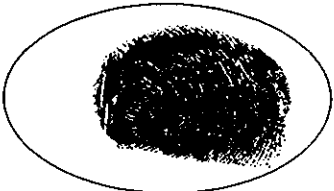







P. Mangala
SIG. OF THE BUYER

వ త్తెంబడి 5640/08
వస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 4... ఈ కాగితపు వరుస
సంఖ్య... 5


ఉప-వి. రిజిస్ట్రారు




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

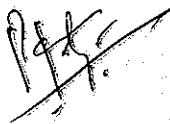
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>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.</p>
			<p><u>PURCHASER:</u></p> <p>1. MR. PARIMI DIVAKAR S/O. MR. P. V. S. K. SARMA R/O. 326/6, POONGA APARTMENTS IIND AVENUE, 13TH MAIN ROAD ANNANAGAR, CHENNAI - 600 040.</p>
			<p>2. MRS. PARIMI MANGALA W/O. MR. PARIMI DIVAKAR R/O. 326/6, POONGA APARTMENTS IIND AVENUE, 13TH MAIN ROAD ANNANAGAR CHENNAI - 600 040.</p>

SIGNATURE OF WITNESSES:

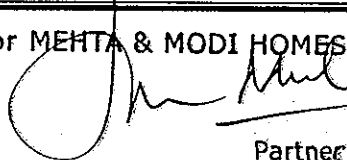
1.



2.

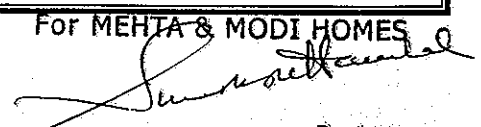


For MEHTA & MODI HOMES



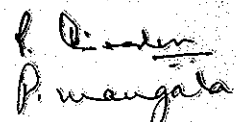
Partner

For MEHTA & MODI HOMES



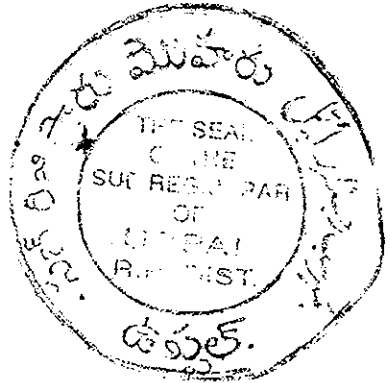
Partner

SIGNATURE OF EXECUTANTS



1 వ పుస్తకము కిరీటం / సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 11... ఈ కాగితపు వరుస
సంఖ్య... 6.....

శ్రీ రిజిస్ట్రారు

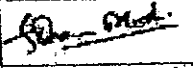


स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER
ABMP6725H

नाम NAME
SONAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE


प्रमुख आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH LICENCE
ANDHRA PRADESH

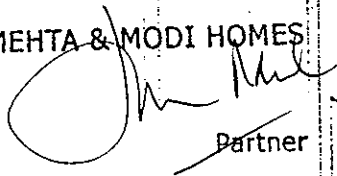
DRIVING LICENCE
DLBAP011193022002

प्रमाणिक ड्राइवर K
K PABU REDDY
2-3-84/3024
JOISUN EASER
HYDERABAD

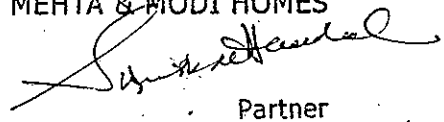
30-07-2002 **DUPLICATE**

Licensing Authority
RTA-HYDERABAD-2

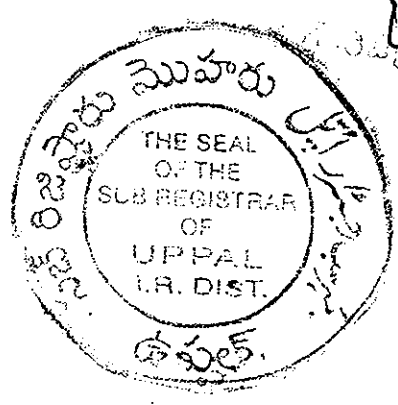
For MEHTA & MODI HOMES


 Partner

For MEHTA & MODI HOMES

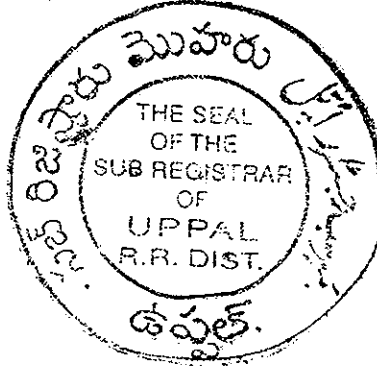

 Partner

17 2640/108
మొదటి పేజీ
పేజీ 4
పేజీ 7



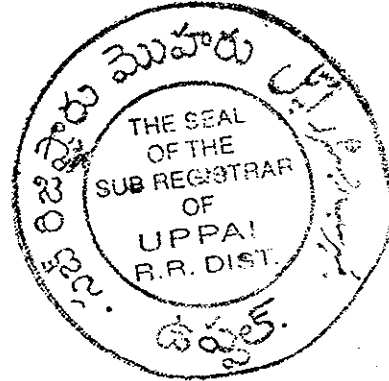
1 వ పుస్తకము గ్రహణ స్థానం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 11... ఈ కాగితపు వరుణ
సంఖ్య... 8.....

పబ్లికేషన్ రిజిస్ట్రారు



1 వ పుస్తకమునకిది...నంబ్ర
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...1...ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు





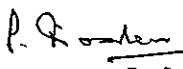


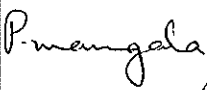
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005668/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 23/06/2008 13:13:57

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) PARIMI DIVAKAR ANNANAGARCHENNAI	
2			(CL) PARIMI MANGALA ANNANAGARCHENNAI	

Identified by

Witness 1

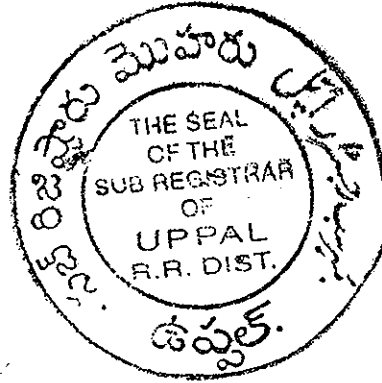
Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

వ పుస్తకము 2014/15
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 11... ఈ కాగితపు వరుస
సంఖ్య... 10...


సబ్-రిజిస్ట్రారు





18/03/2008 11:42

వ ప్రస్తుతము 564/08
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 11... ఈ కాగితపు పత్రం
సంఖ్య... 11...


సహాయక కమిషనరు

