

#### 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, 44,44, 65, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl.	Sale Deed	Dated	Extent of
No.	Doc. No.		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, 45 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

For MEHTA & MODI HOMES

Page-2 -

Partner'

Partner

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No. 27 0. of 200 Date 13 08

I hereby certify that the proper deficit
stamp duty of R. 20320 Rupees Instrument
has been levied in respect of this instrument
from Sri. Success
on the basis of the agreed Market Value
consideration of R. 106.000 ...... being
higher than the consideration agreed Market
Value.

Success
Success
And Collector U/S. 4164

न्ध्र बैंग्यू

Hegistration Endorsement

An amount of Rs. 2010 Contowards Stamp Duty Including Transfer duty and Rs. 2010 towards Registration Fee was paid by the party through Challan Receipt Number 261220 Oated 2815 of at SBITHabsiguda Branch, Sec'bal.

9.8.H. Habelguda 1/6 to. 01900059789 18.2.0, Uppst

Rs. 8120 has been collected as agreed M.V of Rs. 06000 Dt. 26-4-68



H) The Vendee is desirous of purchasing a plot of land bearing no. 308 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 FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 308 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. 3049/- is paid by way of challan No. 762430 dated 22.03.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

FOR MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner

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# SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 308 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. 307 South Plot No. 309 East 30' wide road

West Land

Land belongs to vendor in Sy. 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.

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2. ~~~(

FOR MEHTA & MODI HOMES

Partner

(Soham Modi) VENDOR

For MEHTA & MODI HOMES

**Partner** 

(Suresh U Mehta) V E N D O R

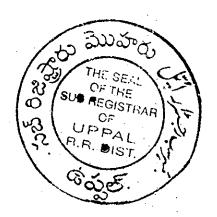
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IN S' BYEY NO.	31, 4	10, 41, 42, 44,	45 G 55			Situated at	
	CHERLA	APALLY VILLA	GE, GHAT	KESAR		Mandal, R.R. Dist.	
VENDOR:							
	1	. MR. SOHAM	MODI, SON OF SR	I SATISH M	ODI		
	2	. MR. SURES	H U. MEHTA, SON	OF LATE SE	RI UTTAMLAL MEH	ITA	
BUYER:							
	2.	DR. AKASAP	U BHAGAVAN, SOI	N OF AKAS	APU PRABHALING	AM	
REFERENCE: AREA:		SCALE: SQ. YDS.	INCL: SQ. MTRS.		EXC	L:	
		t					
	Lan		Plot No. 307			N	
	Land belongs to vendor Sy. No.	32'-6"	56'-2" Plot No. 308		30' wide road		
	No. 34		Plot No. 309				
e No.	4				1. 1.		
WITNESSES:		For	MEHTA & MODI	HOMES	For ME	HTA & MODI HOMES	
1. Roger	2at			Partner		Partner SIG. OF THE VENDOR	
2.	, ~					SIG. OF THE BUYER	

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# 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

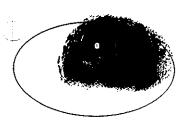




## VENDOR:

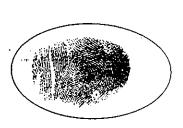
M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.

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





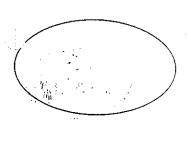
2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.





#### PURCHASER:

1. DR. GUTTI BHAVANI W/O. DR. AKASAPU BHAGAVAN R/O. H. NC. 2-10-1/1 VENKATA NAGAR KAKINADA - 503 003.





2. DR. AKASAPU BHAGAVAN S/O. AKASAPU PRABHALINGAM R/O. H. NO. 2-10-1/1 VENKATA NAGAR KAKINADA - 533 003.

SIGNATURE OF WITNESSES:

1. Paragal

2

FOR MEHTAPS MODI HOMES

**Partner** 

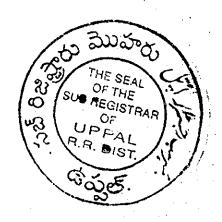
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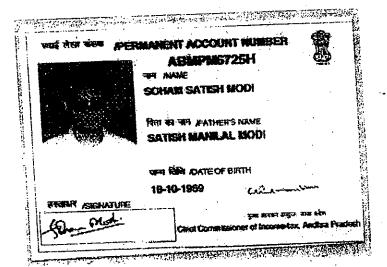
Partner

SIGNATURE OF EXECUTANTS

- A Kheganan

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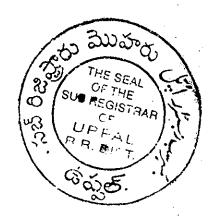
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हर है। इसका माना भवानक है। कहानी है कुना का उन का में कार स इन बार से सरेक्स में, इह इंडिमान के किन जी लाती है कि बाज की लिस मेंसर जेक, का भाग प्राप्तका । १८४ मा १९ जा आजानी में अमेनजाने हैं, और उसे राजान हो छेर सहादता और सुप्तन प्राप्त करें िनदी तमें क्षाप्रस्त पत्त है।

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> मार्ग गामान्य के राष्ट्रमति के आदेश से दिया गया EN ONDER OF THE PRESIDENT OF THE REPOSITIO OF INDIA



The second section -

वि. वि. एस. सुववा राष P. V. S. SUBBA RAC छते पासपार अधिकारी For Passport Office

**दिशाखपट्टण** म

- जीव/रण

ा स्टब्स है जाता है है। जमें की विकास अन्तिस  $\tilde{\mathcal{Q}}(1) = \tilde{\tau}^{1} \left( \tilde{\sigma}_{2}^{2} + \tilde{\sigma}_{3}^{2} + \tilde{\sigma}_{3}^{2} - \tilde{\sigma}_{3}^{2} \right)$ 

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रामार्थं कार हमा किसे की है। ये राजा में केश गां मा क्षेत्रां काफ का उसते क्या प्रोपान कोल के क्षेत्र है है हैन राजा जान देनों भा प्राप्त है देखान के पिट्ट नहीं

प्रणान का प्राप्त क्यों से उस्त था ता हा दूर का तुन्ता किन अवहरू करण है जिल्लाक प्रणान भीताओं को तत्त्व की दूरता जिल्लाक के ना किनाय कारण जिल्लाक के सर्वाद भीताओं के किना की दूरता है जिल्ला कारण से निवृत्त करणों जाता

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THE THUMOSUMES AT THE MEANEST OF MASSION POST.

#### CAUTION

THE PASSPORT IS THE PROPERTY OF THE COVERNMENT OF INDIA, ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGAUSING THIS PASSPORT, INCLUDING DEMAND FOR ITS SUBMENDER, SHOULD BE COMPUTED WITH IM-MEDIATELY.

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PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST.

IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF
A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

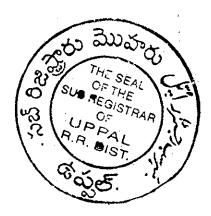
LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

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प्रयोध प्रसार, मात्रा गायाराय के एत्याकी के प्राप्त मा, अन सब ही विश्वकर इस बात में सर्वेक्स के, को एक्कि गाँव गाँवा में मात्री है कि देव एक की बिख तेक खोळ, अवस्थी में असे-जान दें, और १ - १ के हों ें कि समस्या और मुख्य प्रसार करें

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F. V. S. SUBBA RAL इते पासपाटं अध्यक्षशी For Passport-Office विशासपट्टणम Visekhapatnam

লাক্ষ্য হৈ মাধ্যম ২ ছি. ৮ ৪৯ খা হাৰ্য সাহ ১৯৯১ চা টেই চাই ১৯ ৪৯খন চাই হছঙ

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#### वंदर्शिकरण

ियों में रहने बाते मारतीय नायारिकों को मलाह दो जाती है कि वे जपने को निकटतम भारतीय किए। किया प्राप्तिक काला से ।

#### **धेलाय**नी

 प्रति प्रति ग्रह्मा की ग्रह्मीं है। यामचेट अधिकारी में इस प्रतियेट के संदर्भ में कोई चूदना भि.हो थर किसों इसे सुपुर्द करना रासित है, उनका तुस्त अनुपातन किया जाए।

यह पासभेट डाऊ दारा किये भी देश में बाहर न मेजा आए। यह पासपेट दारक या उसके ं रें ने ही होना चंडिए ! इसमें किसी भी प्रकार के केरबदल या विकृत नहीं किया जात दारिष्

पारपोर्ट पुत्र जाता, भोति हो जात्र या अप्ट हो जाने पर उसको रिगेर्ट तत्कात भारत में निकटतन ऑफेकरी को (का जी पारक विदेश में हो | तिकटतन मारतीय पिशन को और स्थानीय पृक्षित को है। उनकी अहिए। निरहीयन पूछनाछ के परचात ही प्रतिपुष्क पासपोर्ट आही

### REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

#### CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA, ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS EURRENDER, SHOULD BE COMPLIED WITH IM-MEDIATELY.

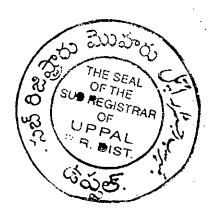
PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTE-RCD OR MUTILATED IN ANY WAY.

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