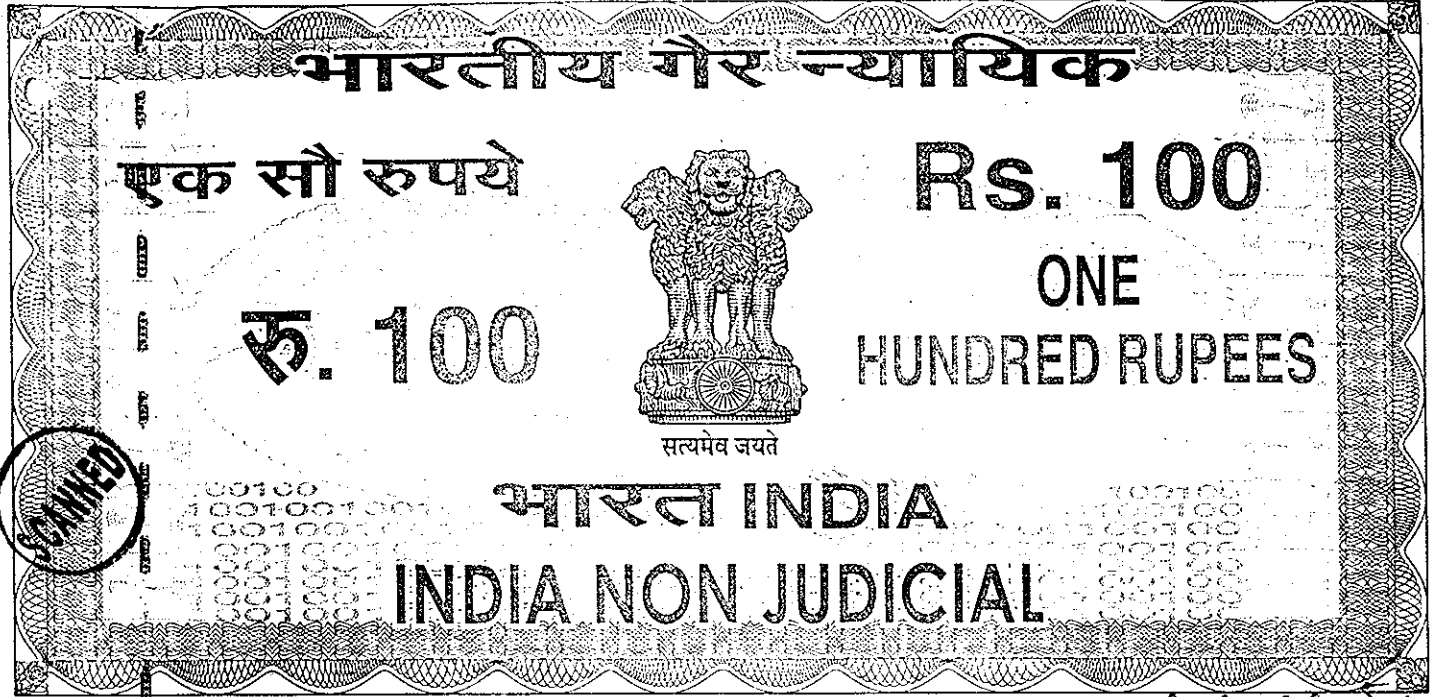


DL No: 4740 (341)

4718108

Acc. No: 4889



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3832 15/05/08 100:
 G. Venkatesh
 A. R. Reddy
 Mehta and Modi Homes

See

L. S. Chinnappa
 P. 532033
LEELA G CHIMALG
 STAMP VENDOR
 N. 12/2007
 5-4-76/A, Colliery, Ranigundla,
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 22nd day of May 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

MR. B. MOHAN VAMSHI VENKAT RAMANA, SON OF MR. B. LAKSHMANA RAO aged about 30 years, residing at H. No. 11-13-52/2/B, Aikapuri, Hyderabad - 500 035, 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

[Signature]
 Partner

For MEHTA & MODI HOMES

[Signature]
 Partner

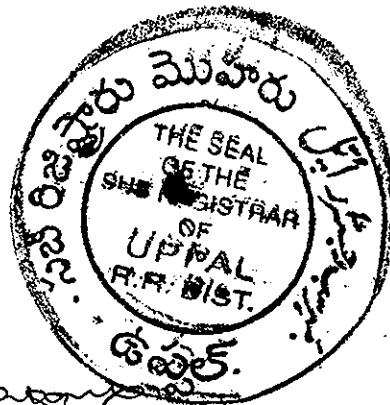
ENDORSEMENT	
Certified that the following amounts have been paid in respect of this document:	
I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 24260/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty (u/s.16 of I.S.Act, 1899, if any)	Rs. —
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 6960/-
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 1240/-
2. in the shape of cash.....	Rs. —
IV. User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Sub-Total Rs. 33360/-	

1 వ పుస్తకము గురించి సాక్షి
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 10 ఈ కాగితపు వరుస
 సంఖ్య 1

సంఖ్య = 1 వ సంఖ్య... నెల 22 వ తేది
 1930 వ.శ.శా. కేంద్ర... మాసము... తేది
 పగలు... మరయు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32వ-ను
 అనుసరించి సమర్పించవలసిన ఊటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 చుసుము రూ॥ 1240/- చెల్లించినారు.



Receipt No. 824799 Dt. 22/04/08
 RSH, Habsiguda Branch. Sec'bad.

Prabhakar

ప్రాసెస్ యిచ్చినట్లు ఉప్పుకోస్తున్న
 ఎడమ బ్రాహ్మణపేట

Prabhakar S/o. K. P. Reddy occ. Seneise
 (1) 5-4-181/3 & 4, 2nd floor, Soham nagar,
 M. G. Road, Sec'bad, through attested GPA for
 Presentation of documents, vide GPA No. 69/8/08
 dt. 19.04.2008 at SRO, Uppal, R.R. Dist.



నిరూపించినది.

① Kiren S/o. Ramachander Rao occ. Seneise
 1-10-54, H3 colony, RUSHIGUDA, HYD

② Mr. S. Suresh S/o. Gellain occ. Anurag Kb. Seva/Habsiguda
 Uppal. HYD

200. రివ. సంఖ్య... నెల 22 వ తేది
 1930 వ.శ.శా. కేంద్ర... మాసము... వ తేది.

సబ్-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.

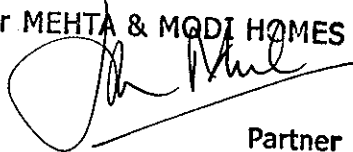
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

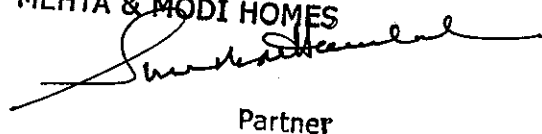
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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, 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


Partner

For MEHTA & MODI HOMES


Partner

Page

1 వ పుస్తకమునది. 1/1/2011
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 10..... ఈ కాగితపు వరుస
 సంఖ్య 12.....

పబ్-రిజిస్ట్రారు

Noted under Section 42 of Act II of 1907
 No. 4718 of 2008. Date 22/3/2011

I hereby certify that the proper deficit
 stamp duty of Rs. 31220/- Rupees. *Thirty one thousand*
two hundred and twenty
 has been levied in respect of this instrument
 from Sri. *K. Prabhakar Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. *36000/-* being
 higher than the consideration, agreed Market
 Value.

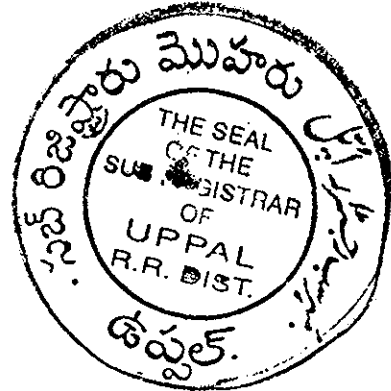
to R.O. Uppal

[Signature]
 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 31220/- towards Stamp Duty
 Including Transfer duty and Rs. 1240/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number *824799*
 Dated *22/3/11* at SBH Habsiguda Branch, Sec'bad.

G.S.H. Habsiguda
 A/c No. 01000050100
 R.O. Uppal

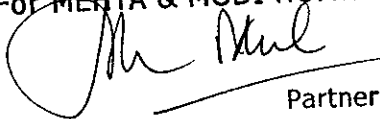


- H) The Vendee is desirous of purchasing a plot of land bearing no. 341 admeasuring 174 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,48,000/- (Rupees Three Lakhs Forty Eight Thousand Only) and the Vendor is desirous of selling 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. 341 admeasuring 174 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.3,48,000/- (Rupees Three Lakhs Forty Eight 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. 33,060/- is paid by way of challan No. 824797, dated 22.05.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

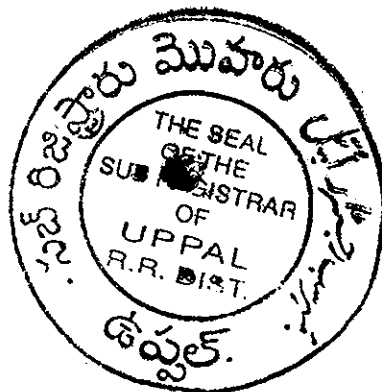

Partner

1 వ పుస్తకము (గి.డి.సి.సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 10 ఈ కాగితపు వరుస
సంఖ్య..... 1

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.స) పు.....
నిబంధనగా రిజిస్ట్రారు చేయబడి స్థానికు నిమిత్తం
గుర్తింపు నిబంధన..... 1-2009 ఇవ్వడమైన
2009 సం|| నెల..... 12..... తేది

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 341 admeasuring about 174 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: Block No. 2, Old Village.

North	Plot No. 340
South	Plot No. 342
East	30' wide road
West	Flat No. 338

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:

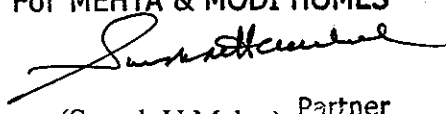
WITNESS:

1. 

2. 

For MEHTA & MODI HOMES

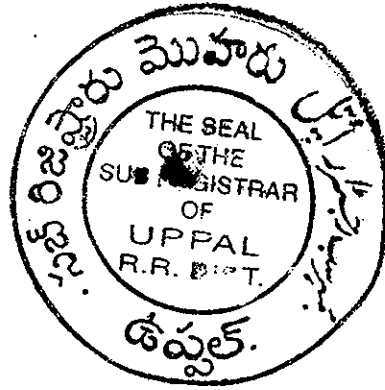
Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES

Partner
(Suresh U Mehta)
VENDOR


VENDEE

1 వ పుస్తకము ద్వారా సర్కారు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 1.10. ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 341, FORMING A PART

IN SURVEY NO.

31, 40, 41, 42, 44 & 45, 55

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. B. MOHAN VAMSHI VENKAT RAMANA, SON OF MR. B. LAKSHMANA RAO

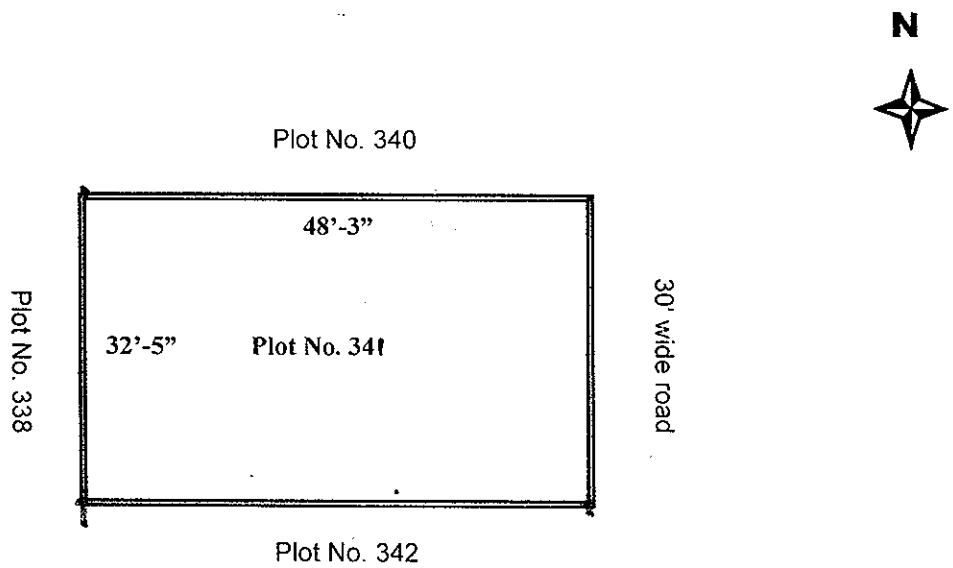
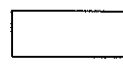
REFERENCE:
AREA: 174

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES For MEHTA & MODI HOMES

Partner

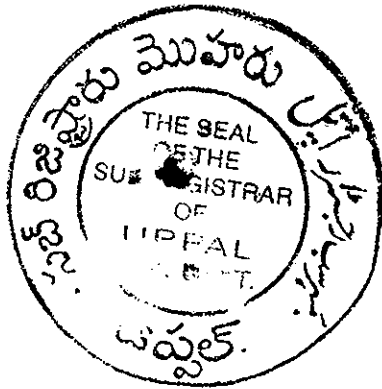
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

1 వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య...
సంఖ్య...

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

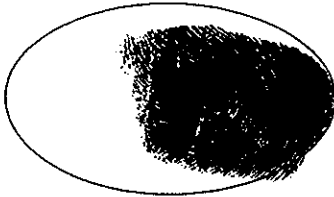
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

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

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

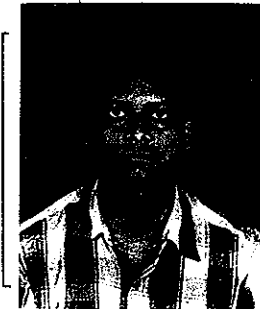


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



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.



PURCHASER:

MR. B. MOHAN VAMSHI VENKAT RAMANA
S/O. MR. B. LAKSHMANA RAO
R/O. H. NO. 11-13-52/2/B
ALKAPURI
HYDERABAD - 500 035.

SIGNATURE OF WITNESSES:

1.

2.

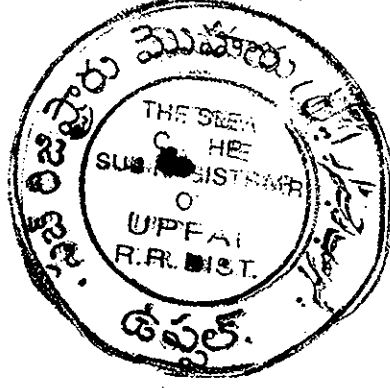
For MEHTA & MODI HOMES For MEHTA & MODI HOMES

Partner Partner

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము ది. 1.8.1954
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య..... 6.....

✓
పబ్-రిజిస్ట్రారు

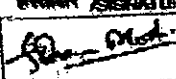


PERMANENT ACCOUNT NUMBER
ABMP16725H

NAME
SOHAN SATESH MODI

FATHER'S NAME
SATESH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

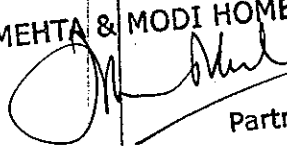
ANDHRA PRADESH
 DRIVING LICENCE
DLDAPO11193072002

PRABHU SURESH K
 K PRABHU SURESH
 2-3-1473024
 JOINTS ENGINEER
 HYDERABAD

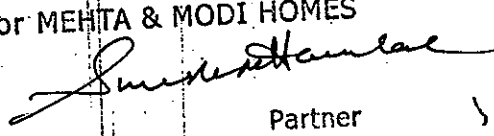
30/07/2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-E2

For MEHTA & MODI HOMES

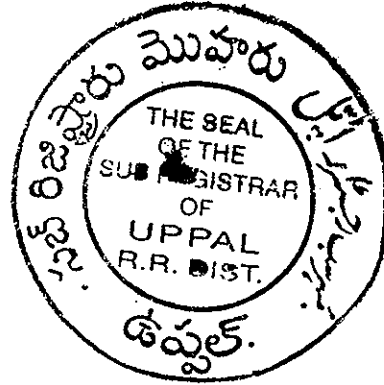

 Partner



For MEHTA & MODI HOMES


 Partner

1 వ పుస్తకము... 1.1.1. సర్కారు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 7.....

పబ్-రిజిస్ట్రారు

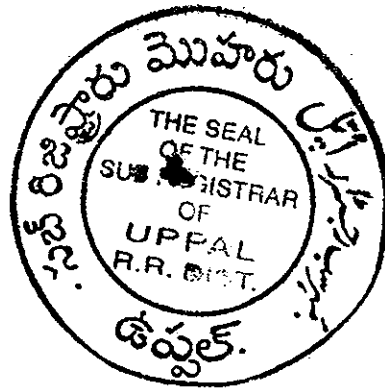


 <p>Election Commission Of India భారత ఎన్నికల సంఘము IDENTITY CARD గుర్తింపుకార్డు</p> <p>JJK6821516</p>  <p>Elector's Name : B MOHAN VAMSI VENKAT RAMANA పేరు : బి మోహన్ వంశి వెంకట్ రమణ Father's Name : B Lakshmana Rao తండ్రి పేరు: బి లక్ష్మన్న రావు Sex : M Age as on 1-1-2003 : 25 లింగము : పు 1-1-2003 నాటికి వయస్సు</p>	<p>Address: 11-13-52/2/B 11-13-52/2/B Alakapuri Saroor Nagar Hyderabad</p> <p>11-13-52/2/B అంకాపురి సరూర్ నగర్ హైదరాబాద్</p> <p>Electoral Registration Officer ఎన్నికల నమోదు కార్యదర్శి MALAKPEETA Assembly Constituency</p> <p>Place: Hyderabad స్థలము: హైదరాబాద్ Date / తేదీ : 29-10-2003</p> <p>This card may be used as an identity card under different Government schemes ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో గుర్తింపు కొరకు ఉపయోగించవచ్చును</p> <p>JJK6821516</p>
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Mu

1 వ పుస్తకమునకు. పం. సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 8.....

పబ్-రిజిస్ట్రారు





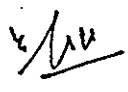
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 004740/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K.PRABHAKAR
REDDY(GP)

Report Date: 22/05/2008 13:15:01

This report prints the Photos and FPs taken on 22/05/2008 13:14:32

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) MOHAN VAMSHI VENKAT RAMANA B. H.NO.11-13-52/2/B, ALKAPURIHYDERABAD	

Identified by
Witness 1
Witness 2



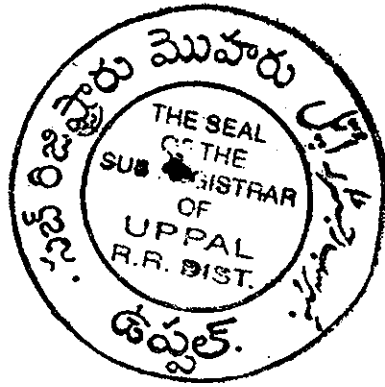

Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence

1 వ పుస్తకమునకి.డి.సి.స్థానం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 10....ఈ కాగితపు వరుస
సంఖ్య.....


పబ్-రిజిస్ట్రారు





25/04/2008 11:50

1వ పుస్తకము. 17.12.19...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 1.0... ఈ కాగితపు వరుస
సంఖ్య... 10


పబ్-రిజిస్ట్రారు

