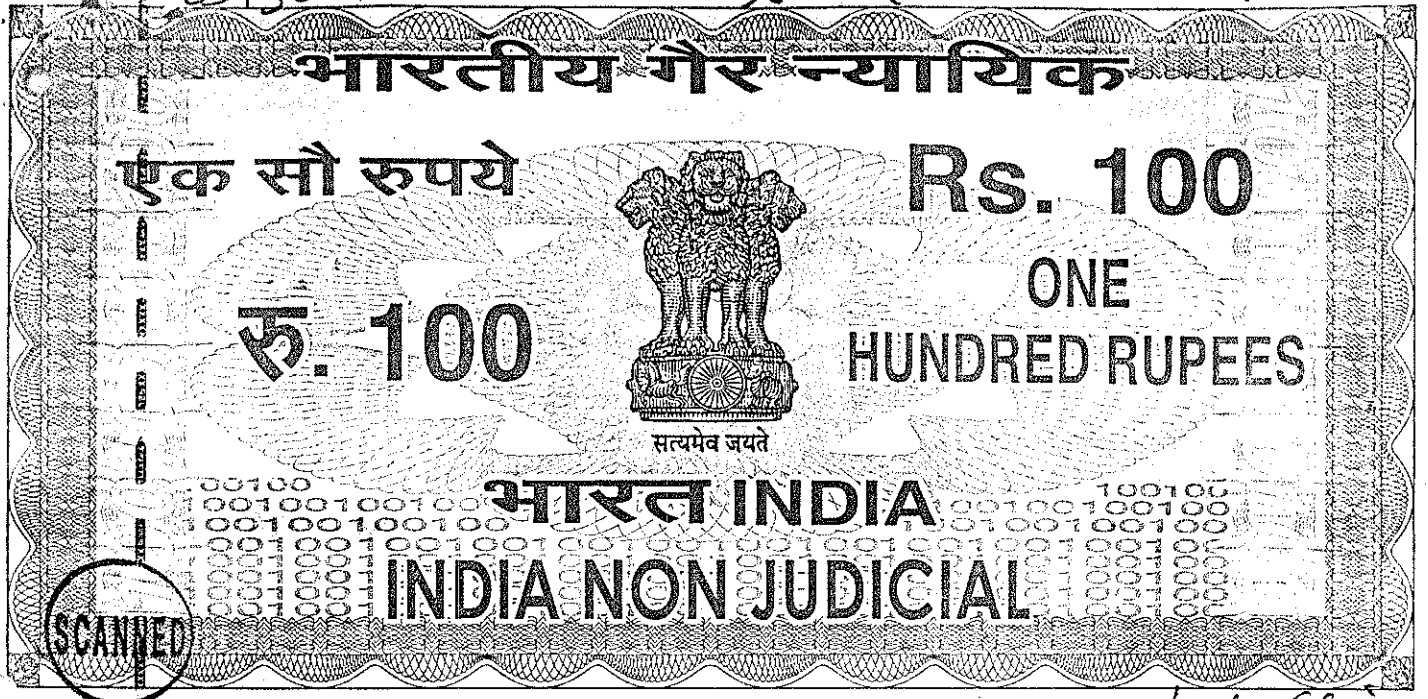


2/3814 2844/01 Apr 3948



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3839 15/4/08 100;
S. Ven. Katesh
G. A. Rao
Mehta and Modi Homes

See

Leela G Chimalgi
P 532030
LEELA G CHIMALGI
STAMP VENDOR
M 121257
6-4-76/A, Veda, Rangun
SECUNDERABAD-500 001

SALE DEED

This Sale Deed is made and executed on this the 25th day of April 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 38years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 57 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. SAVEED KARAN, SON OF MR. SHIVROOP KARAN, aged about 45 years,
2. MRS. NASEEM FATIMA, WIFE OF MR. MOHSIN ABDUL QADER, aged about 39 years, both are residing at 14-3-149, Gulbagh, Kandaswami Lane, Hyderabad, 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

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. 3320/-
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. —
Registration Duty:	
1. In the shape of challan.....	Rs. 1520/-
2. In the shape of cash.....	Rs. —
Registration fee:	
1. In the shape of challan.....	Rs. 2350/-
2. In the shape of cash.....	Rs. —
Other Charges:	
1. In the shape of challan.....	Rs. 100/-
2. In the shape of cash.....	Rs. —
Total Rs.	45320/-

1998 వ సం॥ ఏప్రిల్ 25 లు
 1930- వ.శ.శా. చై.శా. మాసము. 1 వ తేది
 గలు. 12 ను రియం. 1 గంటల మధ్య
 పబ్లిక్ సర్-రిజిస్ట్రారు అఫీసులో

Gaurang Mody
 డిప్యూటీ రిజిస్ట్రారు, 1908 లోని సెక్షన్ 32 ఎ-ను
 ముసరించి సమర్పించిన పరిశీలన ఫోటోగ్రాఫ్లు
 రియం వేరీముద్రలతో సహా దాఖలుచేసి
 రిజిస్ట్రారు ద్వారా 2350/- చెల్లించినారు.
 Receipt No. 764/22 D. Sub. Vide
 H.H. Habdiguda Branch, Sec'bad

సో యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటనపేలు

రియంపించినది.

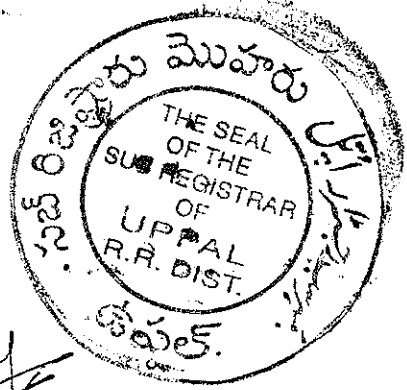
1) **Junaid** s/o Sayed Bin Mody
 s/o Sayed Bin Mody
 5-7-174/Chapel Road
 Hyderabad - 1
 occ. Business

2) **Md. Abdul Razak Siddiqui**
 S/o Mohsin Abdul Qader
 4-3-149 Hammantekdi Amdo -

1998 వ సం॥ ఏప్రిల్ 25 వ తేది
 '930-వ.శ.శా. చై.శా. మాసము. 1 వ తేది.

1 వ పుస్తకము 834/08
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య. 19... కాగితపు వరుస
 సంఖ్య. 18...

పబ్లిక్ రిజిస్ట్రారు



Gaurang Mody
Gaurang Mody

Gaurang Mody
 s/o. Jananthilal Mody
 occ. Business
 R/n. Flat No. 101
 Sapphire Apts, Chitoni Gardens,
 Begumpet, Hyderabad.

Gaurang Mody
 పబ్లిక్ రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. No. 35, 36, 37, 38 & 39 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	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac.2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

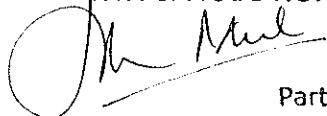
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- a. Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- b. Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- c. Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- d. Shri P. Balram Reddy, S/o. Shri P. Sanjeeva Reddy

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

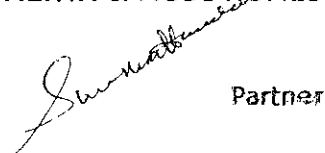
- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. b to d above are the children of Former Owner at serial no. 'a'. All the Former Owners have joined together for the execution of above referred sale deed so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 69 admeasuring 238 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,76,000/- (Rupees Four Lakhs Seventy Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner

వ పుస్తకము 13824/08
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 10 కాగితపు వరుస
 సంఖ్య 2

సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 1908
 No. 13824 of 2008 Date 25/11/08

I hereby certify that the proper deficit
 stamp duty of Rs. 62240/- Rupees. Forty-two thousand
 Seven hundred and forty only
 has been levied in respect of this instrument
 from Sri. Gaurang Mody
 on the basis of the agreed Market Value
 consideration of Rs. 476000/- being
 higher than the consideration agreed Market
 Value.

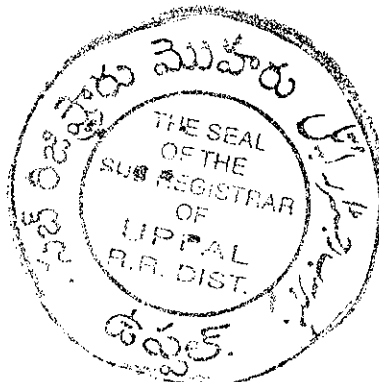
S.R.O. Uppal

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

Registration Endorsement

An amount of Rs. 62240/- towards Stamp Duty
 including Transfer duty and Rs. 2380/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 764127
 Dated 24/11/08 at SBI Habsguda Branch, Sec'bad

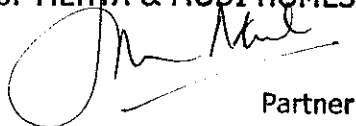
O.B.H. Habsguda
 A/c No. 01000050708
 6.R.O. Uppal.



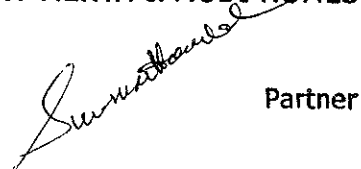
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.69 admeasuring 238 sq. yds. forming part of Sy. Nos. 35 to 39 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. 4,76,000/- (Rupees Four Lakhs Seventy 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. 45220/- is paid by way of challan No. 364127, dated 23.04.08, drawn on SBH, Habsiguda, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

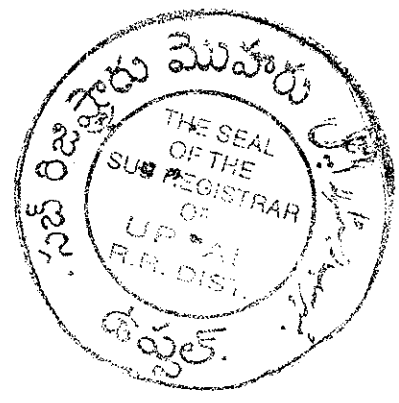

Partner

వ పుస్తకము 3834/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 కాగితపు వరుస
సంఖ్య 3

పట్-రిజిస్ట్రారు

వ పుస్తకము సం॥ (కా.క) పు 3834/08
వెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 3834/1-2008 ఇవ్వడమైన
2008 సం॥ ఏప్రిల్ 25 నెల 25 తేదీ

రిజిస్ట్రారు అధికారి



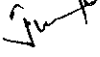

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 69 admeasuring about 238 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, 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. 70
South	40' wide road
East	Plot No. 68
West	Compound wall and neighbours land

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:

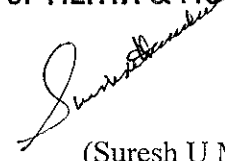
WITNESS:

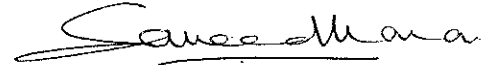
1. 
2. 

For MEHTA & MODI HOMES


Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES

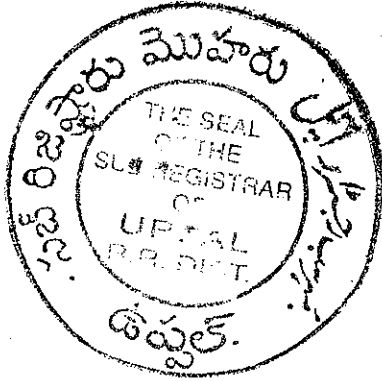

Partner
(Suresh U Mehta)
VENDOR



Naseem fatima
VENDEE

వ పుస్తకము 3834/08
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...4...

పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 69, FORMING A PART

IN SURVEY NO.

35, 36, 37, 38 & 39

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. SAVEED KARAN, SON OF MR. SHIVROOP KARAN

2. MRS. NASEEM FATIMA, WIFE OF MR. MOHSIN ABDUL QADER

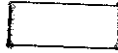
REFERENCE:

AREA:

238

SCALE:
SQ. YDS.

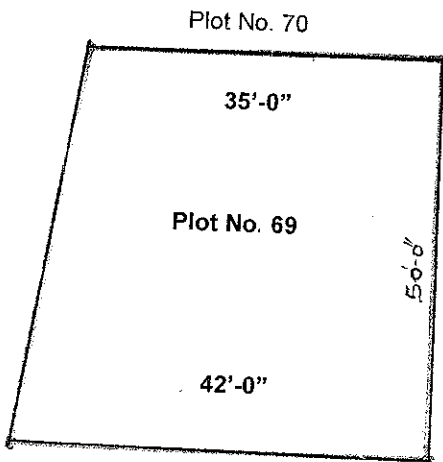
INCL:
SQ. MTRS.



EXCL:



Compound wall and Neighbors Land



For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR

Naseem fatima

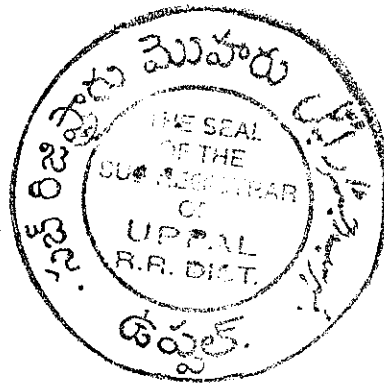
SIG. OF THE BUYER

WITNESSES:

- 1.
- 2.

వ పుస్తకము 2824/08
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 5

సబ్-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

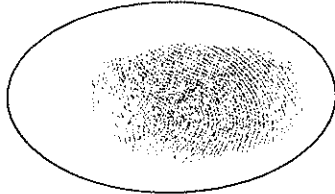
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



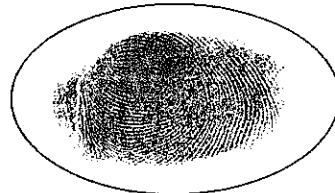
VENDOR:

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

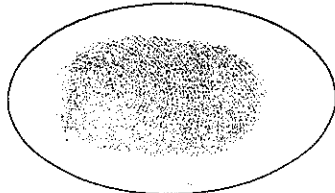


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



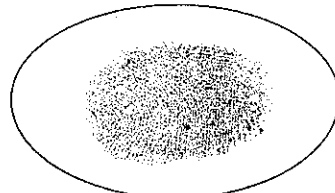
GPA FOR PRESENTING DOCUMENTS:

MR. GAURANG MODY
S/O. JAYANTHILAL MODY
R/O. FLAT NO. 105
SAPPHIRE APARTMENTS
CHIKOTI GARDENS BEGUMPET
HYDERABAD.



PURCHASER:

1. MR. SAVEED KARAN
S/O. MR. SHIVROOP KARAN
R/O. 14-3-149, GULBAGH
KANDASWAMI LANE
HYDERABAD.



2. MRS. NASEEM FATIMA
W/O. MR. MOHSIN ABDUL QADER
R/O. 14-3-149, GULBAGH
KANDASWAMI LANE
HYDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

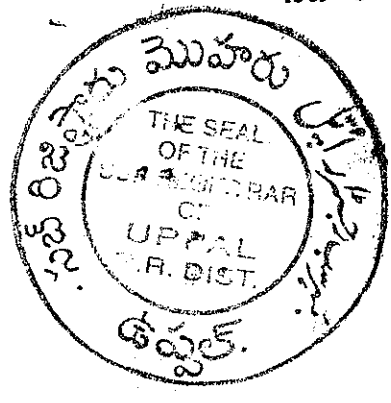
For MEHTA & MODI HOMES

Partner

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 3834/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10.....ఈ కాగితపు వరుస
సంఖ్య 6.....

సబ్-రిజిస్ట్రారు





इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से विनम्र
इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वाहक को बिना रोक-टोक,
आजादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुख प्रदान करें
जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY
CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR
HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



Adme
A
उप-निर्देशक
अधीक्षक/Superintendent
पासपोर्ट कार्यालय, हैदराबाद.
Passport Office, Hyderabad.

भारत गणराज्य REPUBLIC OF INDIA

1
Sharma

राष्ट्रियता/ Nationality: INDIAN
पिता का नाम/ Name of Father: SOHAM SATISH SOHAMKUMAR MODI
पिता का पता/ Address of Father: Mumbai (MS)
जन्म का स्थान/ Place of Birth: Mumbai (MS)
जन्म तिथि/ Date of Birth: 18-10-1969
संस्थापक/ Issued At: PO HYDERABAD
संस्थापक की तिथि/ Date of Issue: 9-10-2000
संस्थापक की तिथि/ Date of Expiry: 8-10-2010

राष्ट्रियता/ Nationality: IND
पिता का नाम/ Name of Father: MODI
जन्म का स्थान/ Place of Birth: Mumbai (MS)
जन्म तिथि/ Date of Birth: 18-10-1969

पासपोर्ट नं./ Passport No.: B 2791005

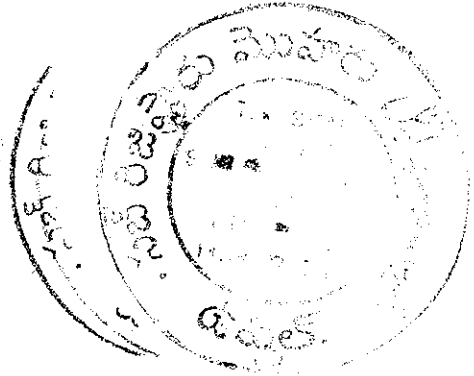
INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGIS-
TER THEMSELVES AT THE NEAREST INDIAN MISSION/ POST.
THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF
INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE
PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING
DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IM-
MEDIATELY.
IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF
A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTE-
RED OR MUTILATED IN ANY WAY.
LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMM-
EDIATELY 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.


भारतीय नागरिकों को सूचित है: भारतीय नागरिकों को सूचित है कि वे अपने पासपोर्ट को सुरक्षित रखें और इसे नष्ट, चुराई या क्षतिग्रस्त होने से बचाव करें।
भारतीय नागरिकों को सूचित है: यदि आप भारत के बाहर हैं, तो आपको अपने पासपोर्ट की नकल को सुरक्षित रखना चाहिए।
भारतीय नागरिकों को सूचित है: भारत सरकार का पासपोर्ट भारत के नागरिकों के उपयोग के लिए है।
भारतीय नागरिकों को सूचित है: भारत सरकार के पासपोर्ट को सुरक्षित रखना चाहिए।
भारतीय नागरिकों को सूचित है: भारत सरकार के पासपोर्ट को सुरक्षित रखना चाहिए।
भारतीय नागरिकों को सूचित है: भारत सरकार के पासपोर्ट को सुरक्षित रखना चाहिए।
भारतीय नागरिकों को सूचित है: भारत सरकार के पासपोर्ट को सुरक्षित रखना चाहिए।
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भारतीय नागरिकों को सूचित है: भारत सरकार के पासपोर्ट को सुरक्षित रखना चाहिए।



पिता का नाम/ Name of Father/Legal Guardian: SOHAM SATISH MODI
पिता का पता/ Address of Father: (Mumbai) TARULATA MODI
पिता का पता/ Address of Spouse: TEJAL MODI
पिता का पता/ Address: PLOT NO. 280 RD NO. 25
JUBILEE HILLS HYDERABAD (AP)
पासपोर्ट नं./ Passport No.: C 834093
पासपोर्ट की तिथि/ Date of Issue: 12.7.1988
पासपोर्ट की तिथि/ Date of Expiry: HYDERABAD
पासपोर्ट की तिथि/ Date of Expiry: 19697/00

వ పుస్తకము 3834/08
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 7

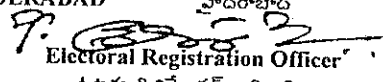
సబ్-రిజిస్ట్రారు ✓

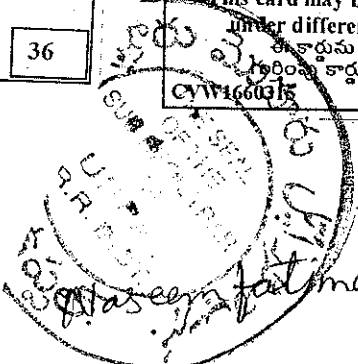



Election Commission Of India
 భారత ఎన్నికల సంఘము
IDENTITY CARD
 గుర్తింపుకార్డు
 CVW1660315

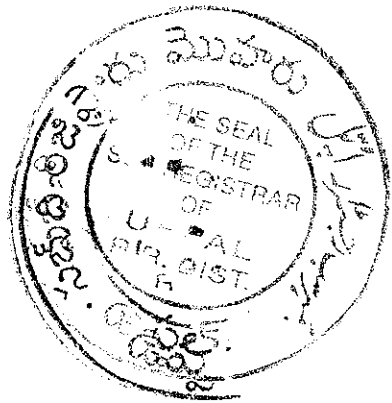
Elector's Name : Naseem Fatima
 ఓటరు పేరు : నసీమ్ ఫాతీమా
Husband's Name : Mohsin Abdul qader
 భర్త పేరు: మోహిన్ అబ్దుల్ ఖాదర్
 Sex : F Age as on 1-1-2003 36
 లింగము : స్త్రీ 1-1-2003 వాటికి వయస్సు

Address: చిరునామా
 4-3-149/3 4-3-149/3
 BoggulaKunta బొగ్గులకుంట
 BoggulaKunta బొగ్గులకుంట
 HYDERABAD హైదరాబాద్
 7. 
 Electoral Registration Officer
 ఓటరు రిజిస్ట్రేషన్ అధికారి
 MAHARAJGUNJ Assembly Constituency
 మహారాజ్ గంజ్ విధానసభ నియోజకవర్గము
 Place: HYDERABAD
 స్థలము: హైదరాబాద్
 Date / తేదీ : 24-09-2003
 This card may be used as an identity card
 under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కార్డుగా ఉపయోగించవచ్చును
 CVW1660315 14 / 447


 NASEEM FATIMA

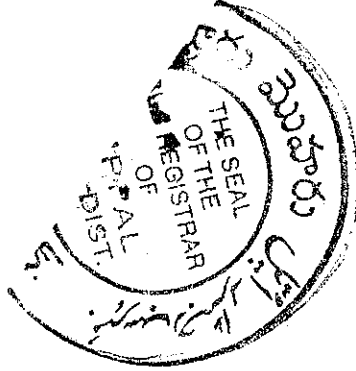
1వ పుస్తకము 2834/08
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 8

సబ్-రిజిస్ట్రారు



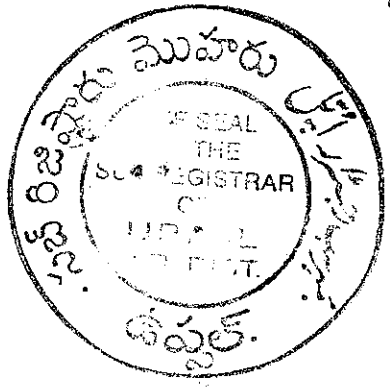
CALIFORNIA
DRIVER LICENSE CLASS: C
EXPIRES 11-17-09 ID# A4395102
SAVEED ROOP KARAN
24800 EARLS CT
CALABASAS CA 91302
SEX: M HAIR: BLK EYES: BRN
HT: 5-11 WT: 170 DOB: 11-17-61
RSTR: CORR LENS
10/23/2007 587 27 FD/09

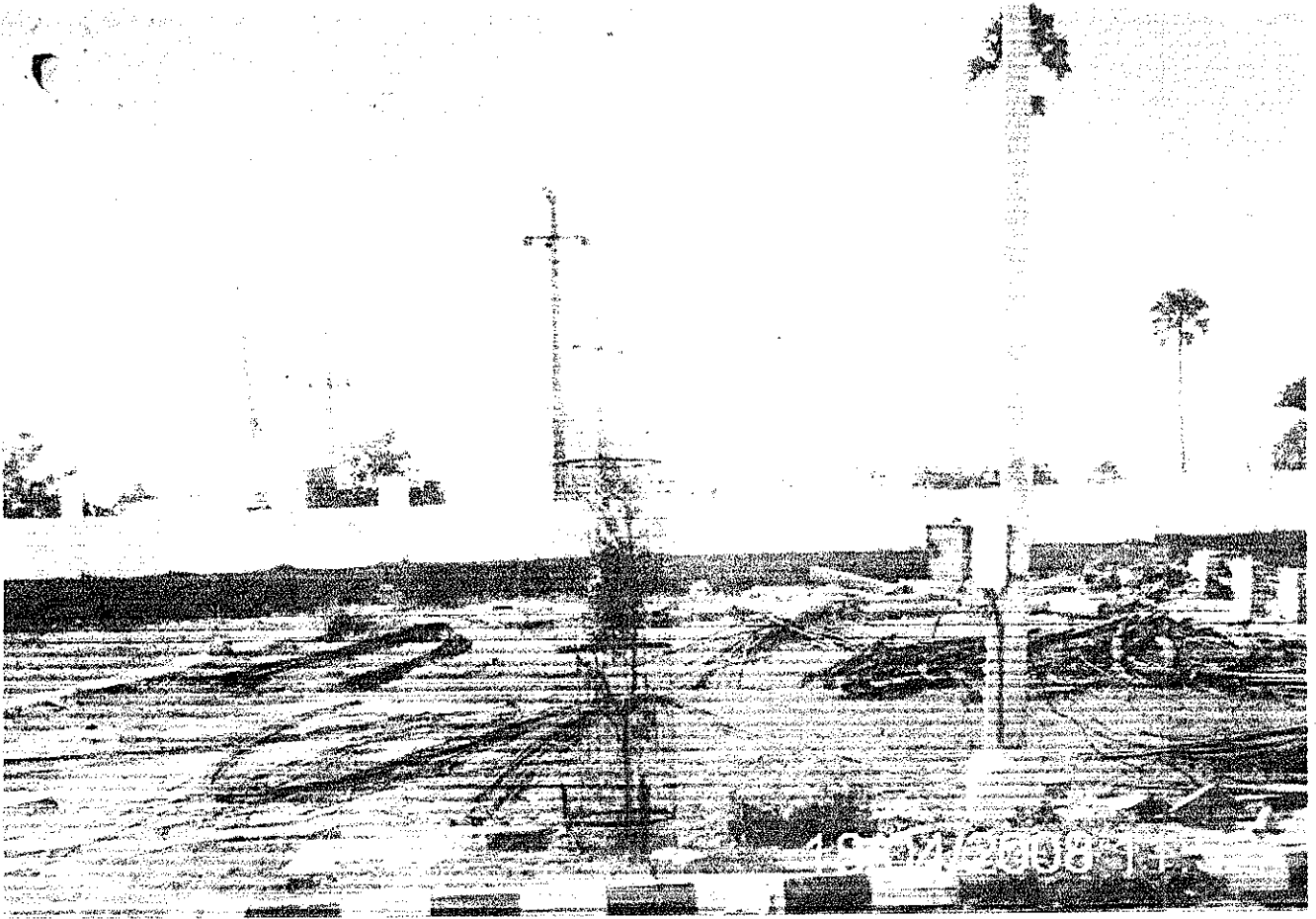
Saveed Roop Karan



వ పుస్తకము 3224/08
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సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య.....9.....

సబ్-రిజిస్ట్రార్





న పుస్తకము.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10... ఈ కాగితపు వరుస
సంఖ్య.....10

సబ్-రిజిస్ట్రారు

