

6520/10

Doc no: 6470/2010

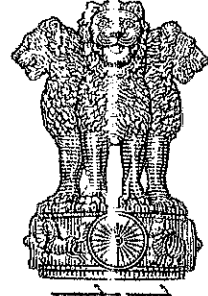
6702

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 492359

S.No. 21136 Date 04/08/2010 Rs. 100  
Sold to Suresh  
S/o. Suresh  
For Ments & modi Homes

K. SATISH KUMAR  
SVL.No.13/2000 R.No.16/2009  
5-2-30, Premavathipet (V),  
Rajendranagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 28<sup>th</sup> day of August 2010 at SRO, Uppal, Rangareddy District by:

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 40 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 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

M/s. RICHMOND BIOSCIENCES PRIVATE LIMITED. a company incorporated under the Companies Act 1956, having its registered office at Queens Plaza, 7<sup>th</sup> floor, 100, S. P. Road, Secunderabad - 500 003., represented by Mr. N. Venkataram Son of Late N. Suryanarayana aged about 57 years, Occupation: Business, residing at H. No. 1-10-63/16, Chikoti Gardens, Begumpet, Hyderabad - 500 016. 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

For MEHTA & MODI HOMES

Page-1 -

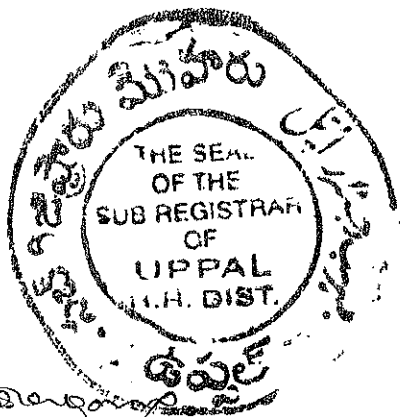
Partner

Partner

The following amounts have been paid in respect of this document.	
<b>Stamp Duty:</b>	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (Sec. 41 of I.S. Act. 1892).....	Rs. 63100/-
3. in the shape of cash (Sec. 41 of I.S. Act. 1892).....	Rs. —
4. adjustment of stamp duty u/s 16 of I.S. Act. 1892, if any.....	Rs. —
<b>II. Transfer Duty:</b>	
1. in the shape of challan.....	Rs. 25200/-
2. in the shape of cash.....	Rs. —
<b>III. Registration fee:</b>	
1. in the shape of challan.....	Rs. 6320/-
2. in the shape of cash.....	Rs. —
<b>IV. User Charges:</b>	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Sub-Registrar	Total: Rs. 94600/-

చిట్టె పుస్తకము 6470 నంబరు  
 పన్నుదాతల మొత్తం కలిగియుండు  
 పంపిణీ... 9... కలిగియుండు వరుస  
 పంపిణీ... 108

సబ్-రెజిస్ట్రారు



శ్రీ K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service  
 రిజిస్ట్రారు, పట్టణము, 1993 లోని సెక్షన్ 62 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు  
 మరియు వేటిముద్రలతో సహా దాఖలు చేసి  
 దుసుము రూ... 6320/-... ఫైల్ చేసారు.

Receipt No. 67913 Di. 19/4/08 Via  
 Habsiguda Branch, Ser'ad  
 ప్రాసెస్ యొక్క పుస్తకం



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service  
 (O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA / SPA NO. 69/2008/08  
 dated 19.4.08 registerer at SRO, Uppal  
 Ranga Reddy District.

- యజమాని**
- 1. G. Subbala, G. SUDHAKAR, S/O. LATE G. SRINIVASA RAO,  
 3-B-2, ANANA NAGAR, RAMANTHAPUR, HYDERABAD-13
  - 2. B. RAJ KUMAR S/o. RAJ KUND RAO  
 OCC. SERVICE .r/o. Alwal, Sec Road

2008.వ.సం|| 19.4.08...నెల...వ తేది  
 1993.వ.సం|| 62.ఎ...నెంబరు...వ తేది.  
 సబ్-రెజిస్ట్రారు

**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.

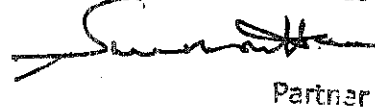
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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. In pursuance of the said development agreement Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh have executed a GPA in favour of the Developer bearing no. 68/IV/2008 dated 19.04.2008 and registered at SRO 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.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

పుస్తకము No. 428/సం. 10  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 9... ఈ కాగితపు వరుస  
 సంఖ్య 2

✓  
 పబ్-03/10/10

I hereby certify that the proper deficit  
 No. 6470 of 2010 Page 301 & 10

I hereby certify that the proper deficit  
 stamp duty of Rs. 88380/- Eighty eight thousand -  
 three hundred and Eighty only  
 has been paid by the applicant  
 R. Prabhakar Reddy  
 on the above mentioned instrument  
 containing a value of Rs. 1264,000/- being  
 higher than the value stated in the blank  
 Value.

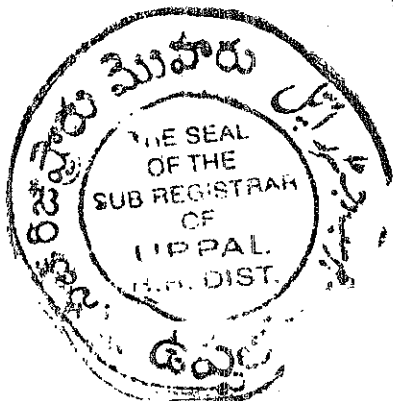
S.R.O. Uppal  
 No. 301 & 10

Registrar  
 and Collector U.P. 41 & 4  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 88380/- for the Stamp Duty  
 including the fee of Rs. 6320/-  
 towards the registration of the party  
 through C.A. No. 670183  
 Dated 20/10/10 at Uppal Branch Secbad

S.B.M. Hendigunde  
 A/c No. 010300060787  
 S.R.O. Uppal



**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.

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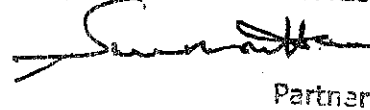
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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. In pursuance of the said development agreement Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh have executed a GPA in favour of the Developer bearing no. 68/IV/2008 dated 19.04.2008 and registered at SRO 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.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

ఆ పుస్తకము... 420/నం...  
 దీనిపై జరిగిన మొత్తం/కాగితముల  
 సంఖ్య... 9... ఈ కాగితపు వయస్సు  
 సంఖ్య... 2

పబ్-రెజిస్ట్రార్

I hereby certify that the proper deficit  
 No. 6470 of 2010. Date 30/8/10

Stamp Duty of Rs. 88380/- Eighty eight thousand  
 three hundred and Eighty only

has been paid by the applicant  
 R. Prabhakar Reddy

on the value of Rs. 1264000/- being  
 higher than the market value.

S.R.O. Uppal

Date 30/8/10

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

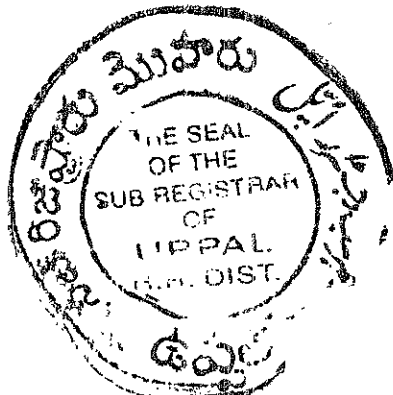
registration Endorsement

An amount of Rs. 88380/- for Stamp Duty  
 including fee of Rs. 6320/-

towards the registration of the party  
 through C.A. No. 670183

Dated 20/8/10 at Uppal Branch Secbad

S.B.M. Habigude  
 A/c No. 01000000987  
 S.R.O. Uppal

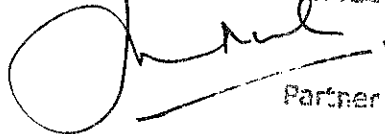


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide Permit No 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The Proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III).
- H) The Vendee is desirous of purchasing a plot of land bearing no. 319 admeasuring 316 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 12,64,000/- (Rupees Twelve Lakhs Sixty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

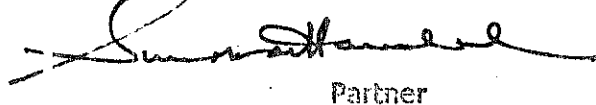
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 319 admeasuring 316 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. 12,64,000/- (Rupees Twelve Lakhs Sixty Four 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.

FOR MENTA & MODI HOMES

  
Partner

FOR MENTA & MODI HOMES

  
Partner

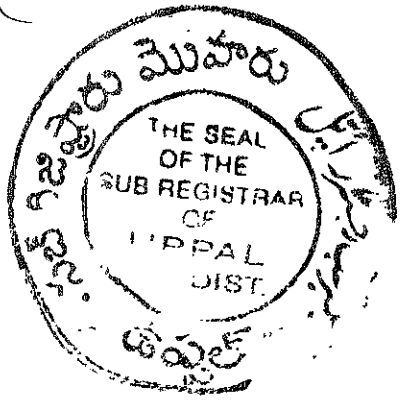
6470/10

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*[Handwritten signature]*

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...  
... 1000 ...  
... 20 ...

*[Handwritten signature]*  
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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. 94,800/- is paid by way of challan No. 670183, dated 28.08.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

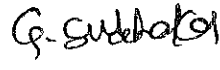
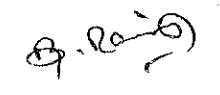
**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 319 admeasuring about 316 sq. yds., forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No.2, Old Village Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	4' wide nala
South	Plot no. 320
East	30' wide road
West	Survey No. 34 (Open land)

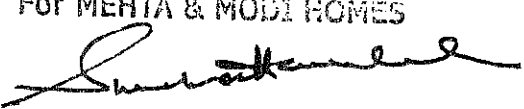
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

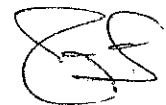
1. 
2. 

FOR MEHTA & MODI HOMES  


(Soham Modi)  
 VENDOR

For MEHTA & MODI HOMES  


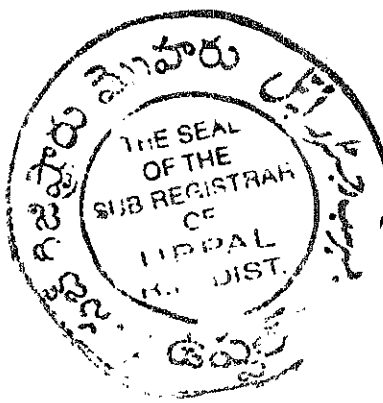
Partner  
 (Suresh U Mehta)  
 VENDOR



VENDEE

6420/20  
9  
4

*[Handwritten signature]*



**REGISTRATION PLAN SHOWING**

PLOT NO. 319, 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:** M/S. RICHMOND BIOSCIENCES PRIVATE LIMITED, REPRESENTED BY

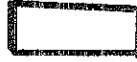
MR. N. VENKATARAM SON OF LATE N. SURYANARAYANA

**REFERENCE:**  
**AREA:**

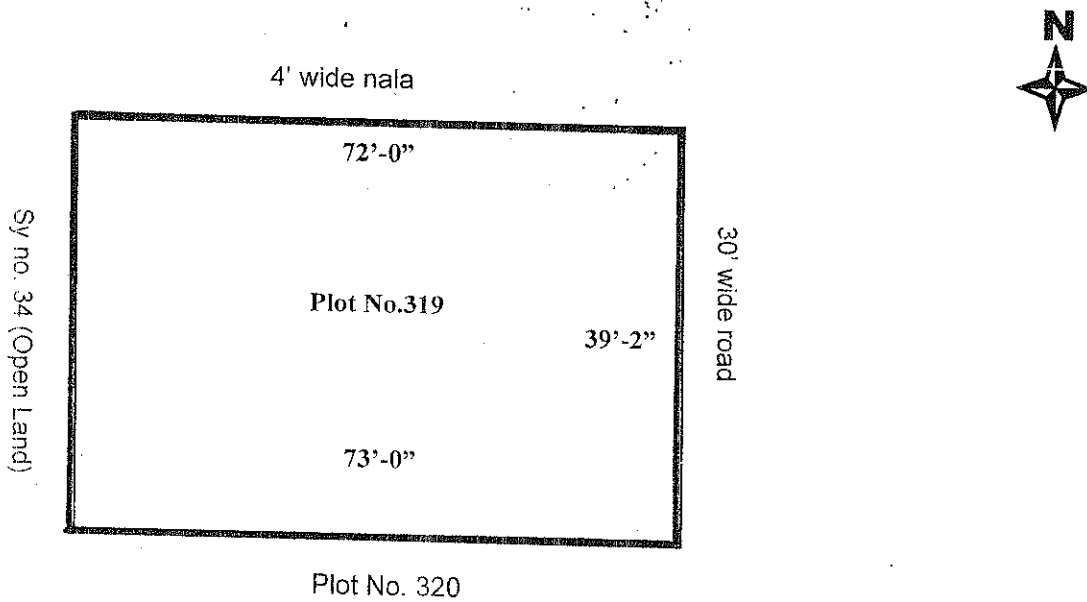
316

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

*[Signature]*  
Partner

*[Signature]*  
Partner

**WITNESSES:**

1. *G. Sridhar*

2. *G. Ramu*

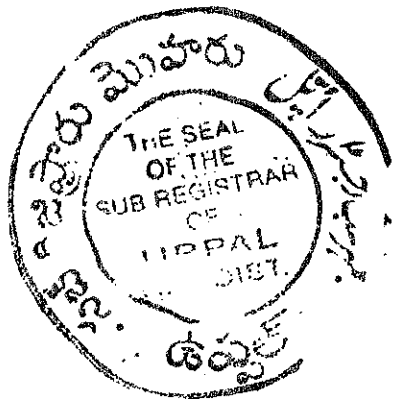
**SIG. OF THE VENDOR**

*[Signature]*

**SIGN. OF THE BUYER**

పుస్తకము 6470/నంబు  
టెస్టామెంటు మొత్తం కాగితముల  
పరిఖ్య 9 ఈ కాగితపు వరుస  
పరిఖ్య 5

హబ్ రిజిస్ట్రార్



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

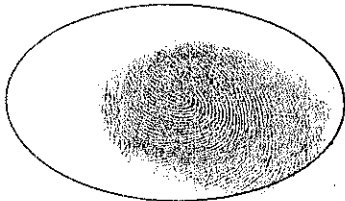
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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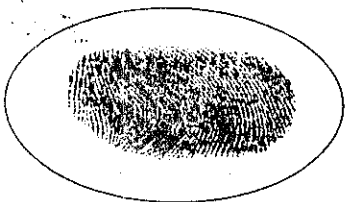
**VENDOR:**

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

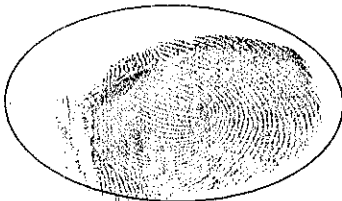


2. MR. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSIOM, M. G. ROAD  
SECUNDERABAD - 500 003



**GPA FOR PRESENTING DOCUMENTS  
VIDE DOC.NO. 69/BKIV/2008 Dt: 19.04.2008:**

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:**

M/S. RICHMOND BIOSCIENCES  
PRIVATE LIMITED HAVING ITS OFFICE AT  
QUEENS PLAZA, 7<sup>TH</sup> FLOOR, 100  
S. P. ROAD, SECUNDERABAD - 500 003.  
REPRESENTED BY  
MR. N. VENKATARAM  
S/O. LATE N. SURYANARAYANA  
R/O.H. NO. 1-10-63/16, CHIKOTI GARDENS  
BEGUMPET, HYDERABAD - 500 016

**SIGNATURE OF WITNESSES:**

1. G. Subhakar
2. B. Vinod

For MEHTA & MODI HOMES  
  
Partner

For MEHTA & MODI HOMES  
  
Partner

**SIGNATURE OF EXECUTANTS**



Family Members Details			
S.No	Name	Relation	Date of Birth Age
2	Kusum	Wife	06/07/51 55
3	Hari	Son	15/11/81 25

D.P.L. No. 114  
 BHARAT SCOUTS & GUIDES - II  
 BHARAT SCOUTS & GUIDES - SEC'YAD  
 16/07/2006  
 16/07/2006

**PERMANENT ACCOUNT NUMBER**

**AWSP104E725H**

**आपका नाम / YOUR NAME**  
SONAR SATESH MODI

**पिता का नाम / FATHER'S NAME**  
SATESH MANLAL MODI

**आपका जन्म तिथि / DATE OF BIRTH**  
16-10-1969

**सहस्रहस्ताक्षर / SIGNATURE**

Chief Commissioner of Income-tax, Andhra Pradesh

**आयकर विभाग / INCOME TAX DEPARTMENT**

**भारत सरकार / GOVT OF INDIA**

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSP104E

*[Signature]*  
Signature

*[Photo]*  
0683076

**HOUSEHOLD CARD**

Card No : PAP1678813081G

ET Shop No : 815

Area : Baram, Achy

Name of Head of Household : Mehta, Suresh

Household Reg No : 198200

Partner / Husband name : Urmila

Engg. Reg. No / Date of Birth : 15/12/1948

Sex / Age : M / 58

Engg. Reg. No / Occupation : C / Business

Acad. Reg. No. / House No. : 2-1-577

Ag. Street : KINSTER ROAD

City : D.V. COLONY

Ward : 1-5-2

Circle : 1-2-5

Circle VIII

Dist. / District : Baram / Hyderabad

Annual Income (Rs.) : 190,000

LPG Consumer No. (I) : NE46359/(Single)

PG Dealer Name (I) : Nerram Enterprise, ROC

PG Consumer No. (I) : 1

PG Dealer Name (I) :

For MEHTA & MODI HOMES

*[Signature]*

Partner

For MEHTA & MODI HOMES

*[Signature]*

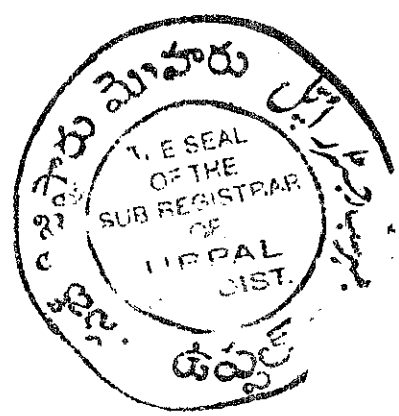
Partner

64207


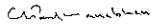
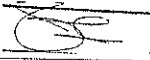
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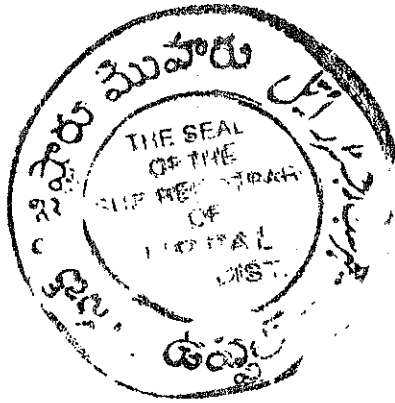


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AAUPN9039L	
नाम /NAME	VENKATARAM NUKALA	
पिता का नाम /FATHER'S NAME	SURYANARAYANA NUKALA	
जन्म तिथि /DATE OF BIRTH	04-01-1953	
हस्ताक्षर /SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income Tax, Andhra Pradesh



చేతున్నము...  
దస్తావేజాం మొగ్గుం కాగితముం  
పంఖ్య... 9-16 కాగితపు వరుస  
సంఖ్య... 8

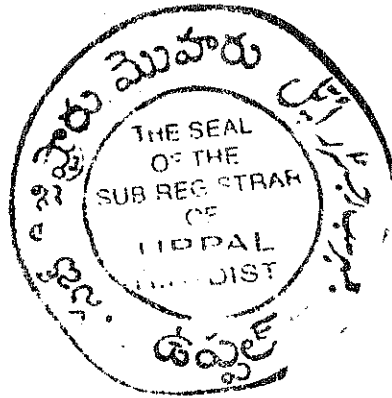
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మే-19-1916





6490/10  
9  
9

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దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

3760

శ్రీమతి / *M. K. Reddy & Sons. Hmes Kop of*  
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. *Charu madri*

దస్తావేజు స్వభావము	<i>Agrent</i>	<i>Agrent</i>	<i>Agrent</i>
దస్తావేజు విలువ	<i>19,64,000</i>	<i>13,16,000</i>	<i>22,26,000</i>
స్టాంపు విలువ రూ.	<i>100</i>	<i>100</i>	<i>100</i>
దస్తావేజు నెంబరు	<i>6470/</i>	<i>6471/</i>	<i>6472/</i>
రిజిస్ట్రేషన్ రుసుము	<i>1000</i>	<i>1000</i>	<i>1000</i>
లోటు స్టాంపు(D.S.D.)	<i>6320</i>	<i>1000</i>	<i>1000</i>
GHMC (T.D.)	<i>63100</i>	<i>13000</i>	<i>22160</i>
యూజర్ ఛార్జీలు	<i>100</i>	<i>100</i>	<i>100</i>
అదనపు షీట్లు	<i>25200</i>	<i>100</i>	<i>23200</i>
5 x .....	<i>94800</i>	<i>14100</i>	<i>67000</i>
మొత్తం	<i>1,04,280</i>	<i>14,200</i>	<i>67,000</i>

**RETURN**

(అక్షరాల)

SUB-REGISTRAR

తేది

*3/8*

రూపాయలు మాత్రమే)

వాపసు తేది

*[Signature]*  
 సబ్ - రిజిస్ట్రార్

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

