

नमः 10

Deed no. 7713/2010



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Santosh & Shankar Hyd
Mehta & Modi Homes Hyd

AM 486555

DUSA PRINIVAS RAO
S.V.L. No. 23/1998, R. No: 09/2010
12-11-696, Warasiguda,
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 20th day of October 2010 at SRO, Uppal, Ranga Reddy 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

1. MR. SUMAN V. AMARNATH, SON OF MR. V. AMARNATH aged about 30 years, Occupation: Service.
2. MRS. IRA SUMAN.VANGIPURAPU, WIFE OF MR. SUMAN V. AMARNATH, aged about 43 years, Occupation: Service, both are residing at Flat No. 3-B, Manikantha Estate, Goutam Nagar, Malkajgiri, Hyderabad - 500 047, 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 and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

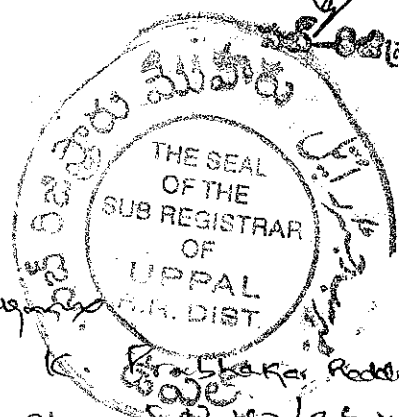
ASSURANCE

Assure that the following amounts have been paid in respect of this document.

Stamp Duty:	
On the shape of stamp papers.....	Rs. 100/-
On the shape of challan u/s 41 of I.S. Act, 1869.....	Rs. 54,300/-
On the shape of challan u/s 41 of I.S. Act, 1869.....	Rs. 2
Adjustment of stamp duty u/s 10 of I.S. Act, 1869, if any	
Transfer Duty:	
On the shape of challan.....	Rs. 21,760/-
On the shape of cash.....	Rs. 4,400/-
Registration fee:	
On the shape of challan.....	Rs. 100/-
On the shape of cash.....	Rs. 100/-
Other Charges:	
On the shape of challan.....	Rs. 100/-
On the shape of cash.....	Rs. 100/-
By Registrar	Total: Rs. 81,900/-



వ పుస్తకము 77/3 నంబరు
 దస్తావేజాల మొత్తం కాగితము
 పంపు... ఈ కాగితపు వయస్సు
 పంపు!



1. వ.సం|| 65/100... నెల... 21...
 2. వ.స.శా. 65/100... మాసము... 29...
 (లు... 2... మొదలు... గంటల మధ్య
 పుట్ నెల- రిపోస్టరు అఫీసులో

..... M.R. Mohan Modli
 పుట్టిన తేదీ: 1948 లోని సెప్టెంబర్ 32 వ-ను
 సంతకం చేయించుటకు వచ్చిన పాపగ్రాఫులు
 యు వేటిముద్రలతో సహా దాఖలుచేసి

..... 5440/... చెల్లించినారు.
 Dept No. 3862/3 Dt. 21/10/10
 Habsiguda Branch, Secbad

వాసం యాచి నట్లు ఒప్పుకొన్నది
 తనము 10/10/10



.....
 వయస్సు 10/10/10

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 వయస్సు 10/10/10

.....
 వయస్సు 10/10/10

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 వయస్సు 10/10/10

.....
 o.c.: Seervic. R/o. 3-2, Manikanta Estate, Goutam Nagar, Malkajgiri, Hyderabad-047.
 Through GFA for presentation of documents, vide GFA no. 16/2010, dt. 2.09.10 at Secbad, Uppal, R.R. Dist.

.....
 Suman V. Amarnath s/o. V. Amarnath, o.c.: Seervic R/o. 3-2, Manikanta Estate, Goutam Nagar, Malkajgiri, Hyderabad-047

.....
 Suman V. Amarnath s/o. V. Amarnath, o.c.: Seervic R/o. 3-2, Manikanta Estate, Goutam Nagar, Malkajgiri, Hyderabad-047

.....
 V. Anjaneyulu 320, Mohan Modli Homes, Secbad

.....
 B. RAJKUMAR s/o. MUKUND RAO, o.c.: BUSINESS R/o. Anwal, Secbad.

2010... వ.సం|| 65/100... నెల... 21...
 192... వ.స.శా. 65/100... మాసము... 29...
 వయస్సు- రిపోస్టరు

.....
 వయస్సు- రిపోస్టరు

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(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

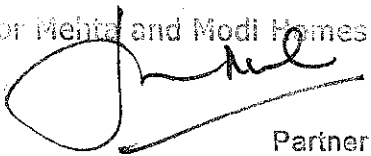
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

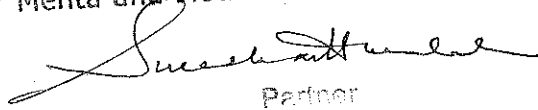
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Ms. 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 Ms. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document 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(P), 41(P), 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 and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1. చ ప్రస్తుతము 7.713/2010
 దస్తావేజాల మొత్తం కాగితముల
 పరిష్కారమును కలిగివున్న వారు
 పంపిణీ చేయబడినది

76-000/2010

Sub-section under Section 42 of Act II of 1908
 No. 7713 of 2010 Date 21/10/10

I hereby certify that the proper deficit stamp duty of Rs. 76060 Rupees seventy six thousand and sixty only has been levied in respect of this instrument from Sri. MR. Soham Modi on the basis of the agreed Market Value consideration of Rs. 10,88,00,000 being higher than the consideration agreed Market Value.

S.R.O. Uppal

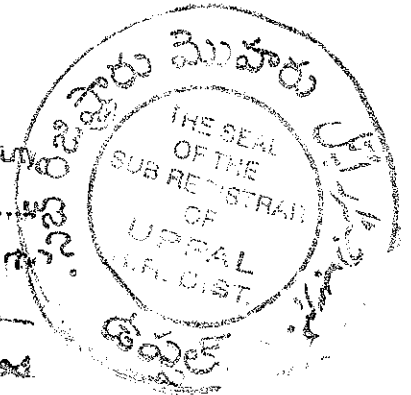
21/10/10

Sub Registrar and Collector U/S. 41 & 42 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 76,060/- towards Stamp Duty including Transfer duty and Rs. 540/- towards Registration Fee was paid by the party through Challan Receipt Number 386283 Dated 21/10/10 at SBI Habsiguda Branch Secbad

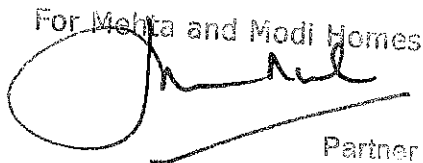
S.S.H Habsiguda
 A/c No. 010000607
 S.R.O. Uppal

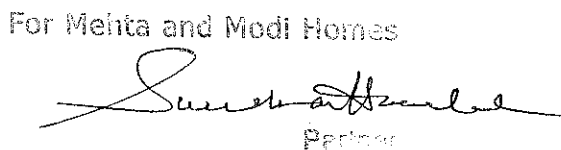


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide Permit No. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed 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. 309 admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.10,88,000/- (Rupees Ten Lakhs Eighty 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. 309 admeasuring 272 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 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.10,88,000/-(Rupees Ten Lakhs Eighty 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.

For Mehta and Modi Homes

Partner

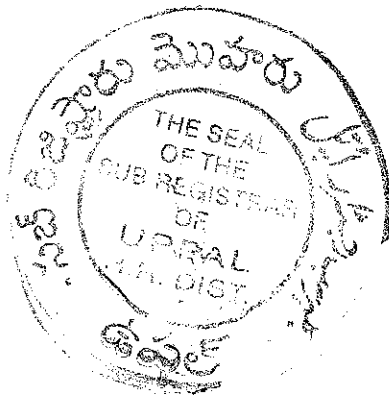
For Mehta and Modi Homes

Partner

వ పుస్తకము. 777/10
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 3.....

పట్టణము

వ పుస్తకము సంఖ్య (కా.క) 777/10
నింబరుగా రిజిస్టరు చేయబడి స్వామిగారు నిమిత్తం
గుర్తింపు నింబరు 777/10... 2010 ఇవ్వబడినది
2010 సంఖ్య... 21.....

రిజిస్ట్రారు అధికారి



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. 81,600/- is paid by way of challan No. 286253, dated 21.10.10, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad

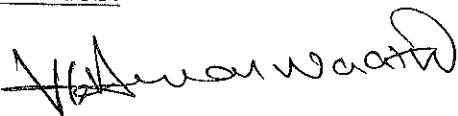
SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 309 admeasuring about 272 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 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 and bounded on:

North	Plot No. 308
South	30' wide road
East	30' wide road
West	Open Land (Sy. No. 34)

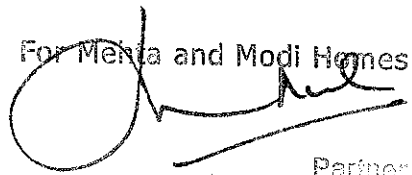
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

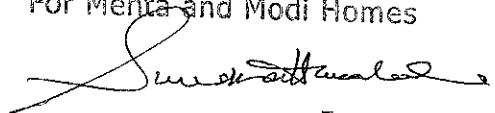
For Mehta and Modi Homes



Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes



Partner

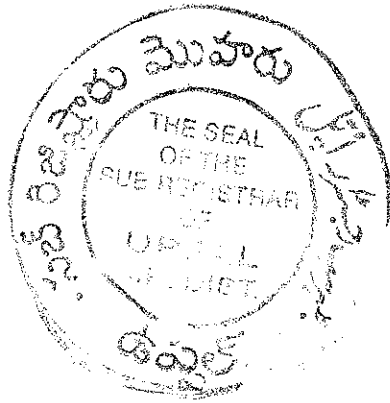
(Suresh U Mehta)
VENDOR



VENDEE

1 వ పుస్తకముగి. 7. 13/నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య...4.....

చేయబడినది



REGISTRATION PLAN SHOWING

PLOT NO. 309,

IN SURVEY NO.

31, 40(P), 41(P), 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:

1. MR. SUMAN V. AMARNATH, SON OF MR. V. AMARNATH

2. MRS. IRA SUMAN.VANGIPURAPU, WIFE OF MR. SUMAN V. AMARNATH

REFERENCE:

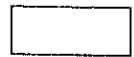
AREA: 272

SCALE:
SQ. YDS.

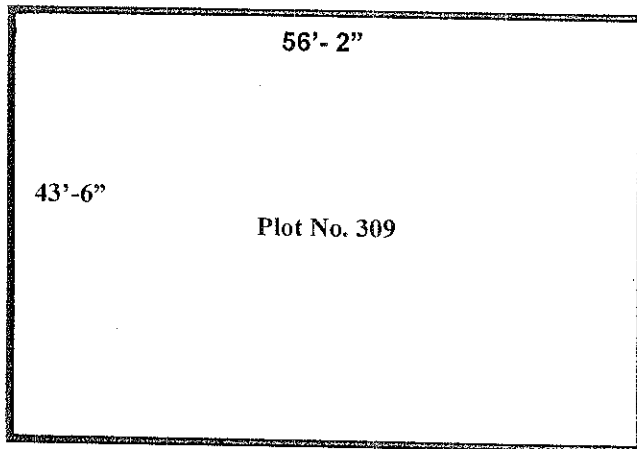
INCL:
SQ. MTRS.



EXCL:



Open Land (Sy. NO. 34)



Plot No. 308

56'-2"

43'-6"

Plot No. 309

30' wide Road

30' wide road

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

WITNESSES:

1.

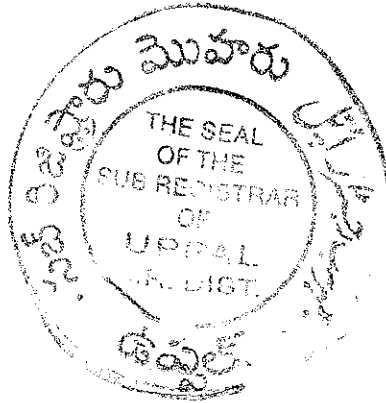
2.

SIG. OF THE VENDOR

SIGN. OF THE BUYER

1 వ పుస్తకము.గి.నె.వి.నంబు
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య.....ఈ కాగితపు వరుస
పంఖ్య.....

పబ్-రిజిస్ట్రార్

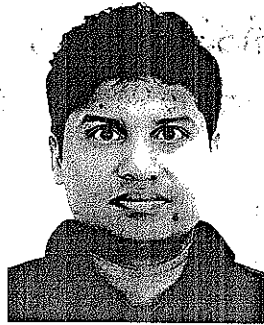


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

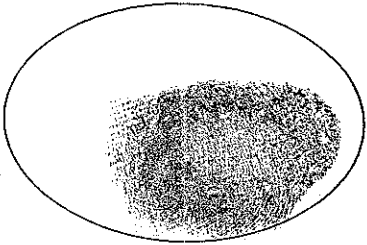


VENDOR:

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

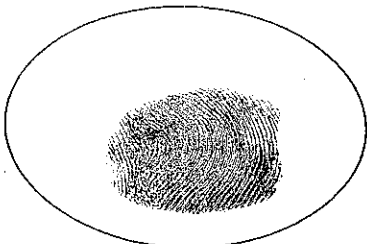
1. MR. SOHAM MODI
S/O. MR. SATISH MODI

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



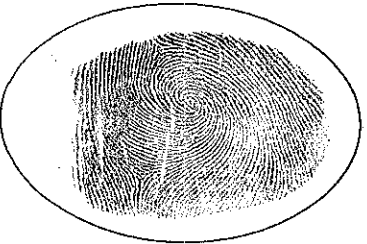
GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 167/BKIV/2010, Dated: 3.09.2010

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.



BUYERS:

1. MR. SUMAN V. AMARNATH
S/O. MR. V. AMARNATH
R/O. FLAT NO. 3-B, MANIKANTHA ESTATE
GOUTAM NAGAR
MALKAJGIRI
HYDERABAD - 500 047



2. MRS. IRA SUMAN VANGIPURAPU
W/O. MR. SUMAN V. AMARNATH
R/O. FLAT NO. 3-B, MANIKANTHA ESTATE
GOUTAM NAGAR
MALKAJGIRI
HYDERABAD - 500 047



SIGNATURE OF WITNESSES:

1.

2.

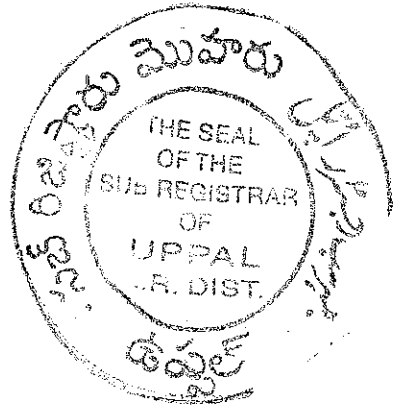
and Modi Homes

For Mehta and Modi Homes

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము. 7. 7. 2. 10
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య 6.....

పబ్-రిజిస్ట్రార్



S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	25

Family Members Details

Suresh Kumar
D.P.L. No. 114
BHARAT SCOUTS & GUIDES-II
BAPADRISE, SEC' BAD
16/02/2006
#63555 35 2556.2 / 2.25.2

PERMANENT ACCOUNT NUMBER
AB81PM67ZSH

नाम / NAME
SOHAN SATESH MODI

पिता का नाम / FATHER'S NAME
SATESH RAMLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1999

हस्ताक्षर / SIGNATURE
Sohan Modi

Chief Commissioner of Income Tax, Andhra Pradesh

Prabhakar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

Prabhakar
Signature

HOUSEHOLD CARD

Card No : PAP638150M16
F.P. Shop No : 815
Ward : 25
Name of Head of Household : Nisha Suresh
Age/Ag No : 25/2500
Father/Husband name : Umamali
Eng No, Date of Birth : 15/12/1948
Sex/Age : M/58
Occupation : Civil Business
Acc No/House No : 2-3-577
Stp/Street : MINISTER ROAD
Colony : D V COLONY
Ward : 25
Circle : Circle VIII
Dist/District : Hyderabad
Annual Income (Rs.) : 190,000
LPG Customer No. (1) : NE4630(Single)
LPG Dealer Name (1) : Navarone Enterprises, OC
LPG Customer No. (2) :
LPG Dealer Name (2) :

For Mehta and Modi Homes

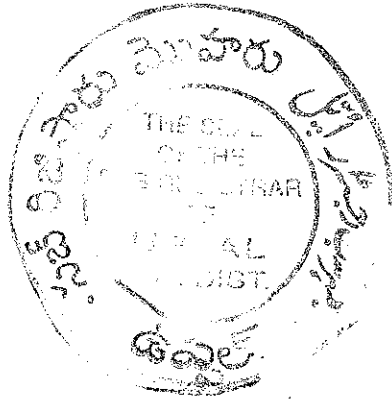
Prabhakar
Partner

For Mehta and Modi Homes

Suresh Kumar
Partner

. వ పుస్తకము. గె. గె. డి. పం. 1
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... గె. ఈ కాగితపు పరుష
సంఖ్య. గె.

పద్-రిచిన్




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMAN VANGIPURAPUAMARNATH
VANGIPURAPU AMARNATH
14/03/1980
Permanent Account Number
AIWPA8190R

Suman
Signature



Suman

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

IRA SUMAN VANGIPURAPU
GIRISH SAHASRABUDHE
03/12/1966
Permanent Account Number
AHMPV8220G

IRA
Signature

भारत सरकार

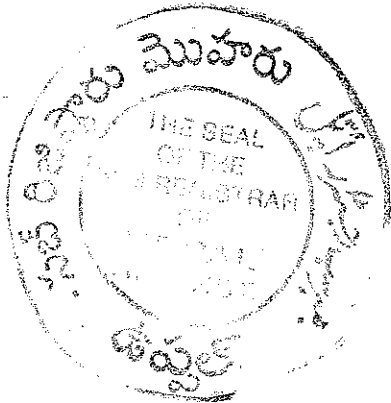


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IRA

వ పుస్తకము. 7.7.3. / 10
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 9..... ఈ కాగితపు వరుణ
సంఖ్య..... 8.....

వద్ద రుబ్బ





శ్రీ పుస్తకముగె.గె.పె.పం.
దిస్తావేజాల మొత్తం కాగితముల
పంఖ్య...గె...ఈ కాగితపు వరుస
పంఖ్య...గె.....

పం. గె.పం.

