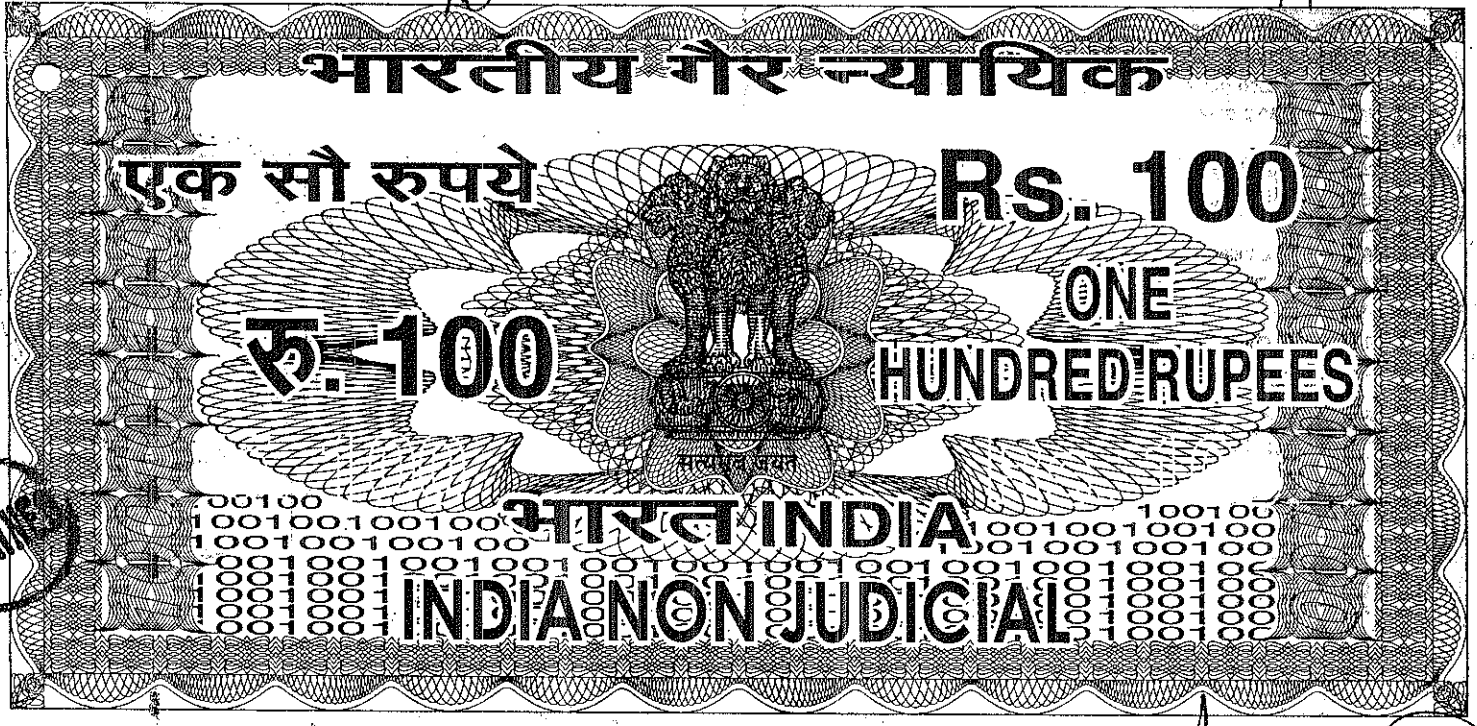


6612/10

6564/10

18/12/10
6841



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No: 13959/30/10/10

Charter Members Santosh & Shankar Mehta & Modi Homes, Hyderabad

AM 133426

DUSA SRINIVAS RAO
C.V.L No: 23/1998. R. No: 09/21
12-11-696, Warasiguda,
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 3rd day of September 2010 at SRO, Uppal, Ranga Reddy District by:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its 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 and Mr. Bhavesh V. Mehta Son of Late. Vasanth U. Mehta, aged about 40 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.)

15.11.10
100

INFAVOUR OF

1. DR. SAIBAL DAS, SON OF MR. S. R. DAS aged about 32 years, Occupation: Service
2. MRS. ARPITA DAS, WIFE OF DR. SAIBAL DAS aged about 25 years, Occupation: Housewife, both are residing at TRU-4, ICT Quarters, Habsiguda, Hyderabad - 500 007, hereinafter referred to as the Vendee (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For MEHTA & MODI HOMES

[Signature]
Partner

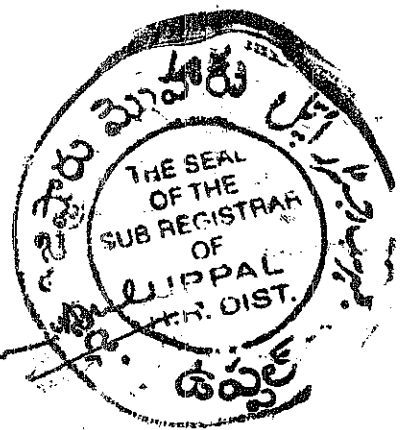
For MEHTA & MODI HOMES

[Signature]
Partner

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. 75650/-
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. 30300/-
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 7575/-
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-Registrar	Total: Rs. 13225/-

వ పుస్తకమునకు
దస్తావేజాల మొత్తం
సంఖ్య... 2... ఈ కార్యక్రమం
తంఖ్య...
2010
MARREDPALAY, SECUNDERABAD



1932 వ.శ.శా.శీ.క్ర... మాసము... తేది
పగలు... మరియు... గంటల మధ్య
ఉన్నట్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Soham Modi.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి

చిసుము రూ... చెల్లించినారు.
Receipt No. 935332... Dt. 3/9/10
M. Habsiguda Branch, Secbad
దాని యొక్కనట్లు ఒప్పుకొన్నది
ఎడమ బ్రాహ్మణులు

(Signature)

Soham Modi s/o. Satish Modi
Occ: Business - (C) 5-4-187/3 & 4,
2nd Floor, Soham mansion, M.G. Road
Secbad - 003.



ఎడమ బ్రాహ్మణులు
(Signature)

Bhavesh Y. Mehta s/o. Late Vasanth U. Meht
Occ: Business - (C) 5-4-187/3 & 4, 2nd Floor
Soham mansion, M.G. Road, Secbad - 003

1. *(Signature)* K. Venkataratnam medipally A.R.Arist
(mathu)

2. *(Signature)* B. Ramesh Kumar s/o. M. V. Kumar Rao
Occ: Business - R/o. Alwal, Secbad.

2000 వ. సం. శా. శీ. క్ర. మాసము... తేది
1932 వ. శా. శా. శీ. క్ర. మాసము... తేది
(Signature) సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. 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.

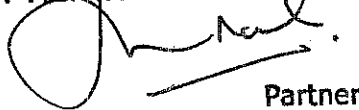
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

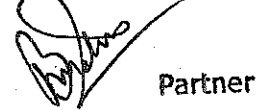
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with 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 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., 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.
- 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)'.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

ప పుస్తకము. 6564/సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 2... ఈ కాగితపు పరుపు
 సంఖ్య... 2...

పవన్ కిషోర్

Endorsement Under Section 42 of Act II of 1908
 No. 6564 of 2010 Date 3/9/10

I hereby certify that the proper deficit
 stamp duty of Rs. 105950/- Rupees one lakh five
thousand nine hundred and fifty only
 has been levied in respect of this instrument
 from Sri. Soham Modi
 on the basis of the agreed Market Value
 consideration of Rs. 1515000/- being
 higher than the consideration agreed Market
 Value.

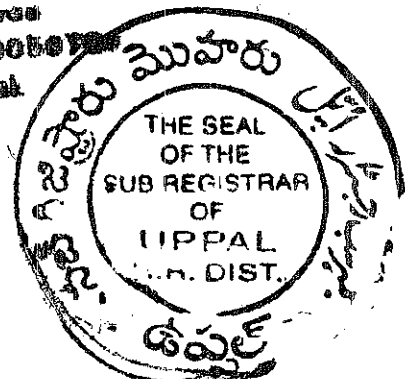
S.R.O. Uppal
 dated 3/9/10

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

Registration Endorsement

An amount of Rs. 105950/- towards Stamp Duty
 including Transfer duty and Rs. 7575/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 935332
 dated 3/9/10 at SRI H Hapsiguda Branch, Sec'bad

S. S. N. Hapsiguda
 A/c No. 0100000000
 S.R.O. Uppal

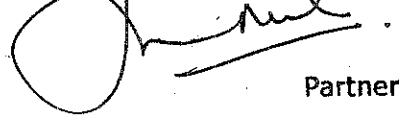


- H) The Vendee is desirous of purchasing a plot of land bearing no. 372 admeasuring 174 sq. yds along with semi-finished construction having a total area of 1749 sft hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.15,15,000/- (Rupees Fifteen Lakhs Fifteen Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

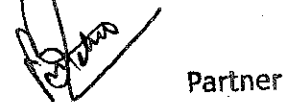
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 372 admeasuring 174 sq. yds. along with semi-finished construction having a total area of 1749 sft 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 Property 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.15,15,000/-(Rupees Fifteen Lakhs Fifteen Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs. 4,40,000/-(Rupees Four Lakhs Forty Thousand Only) paid by way of Cheque No. 892729, dated 27.08.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd.
 - ii. Rs. 2,00,000/-(Rupees Two Lakhs Only) paid by way of Cheque No. 325234, dated 02.07.10 drawn on SBI, Silguri, West Bengal, India.
 - iii. Rs. 1,98,000/-(Rupees One Lakh Ninety Eight Thousand Only) paid by way of Cheque no. 437155, dated 02.06.10, drawn on SBH, Habsiguda Branch, Hyderabad.
 - iv. Rs. 1,50,000/-(Rupees One Lakh Fifty Thousand Only) paid by way of Cheque No. 384371, dated 02.07.10 drawn SBI, Silguri, West Bengal, India.
 - v. Rs. 1,50,000/-(Rupees One Lakh Fifty Thousand Only) paid by way of Cheque No. 095589, dated 02.07.10 drawn on SBI, Silguri, West Bengal, India.
 - vi. Rs. 3,50,000/-(Rupees Three Lakhs Fifty Thousand Only) paid by way of Cheque No. 437164, dated 03.09.10 drawn on SBH, Habsiguda Branch, Hyderabad
 - vii. Rs. 25,000/-(Rupees Twenty Five Thousand Only) paid by way of Cheque No. 437152, dated 16.05.10 drawn on SBH, Habsiguda Branch, Hyderabad
 - viii. Rs. 2,000/-(Rupees Two Thousand Only) paid by way of Cheque No. 437154 dated 20.05.10 drawn on SBH, Habsiguda Branch, Hyderabad
 - ix. The Vendor hereby covenant that Scheduled Property 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 the Scheduled Property.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

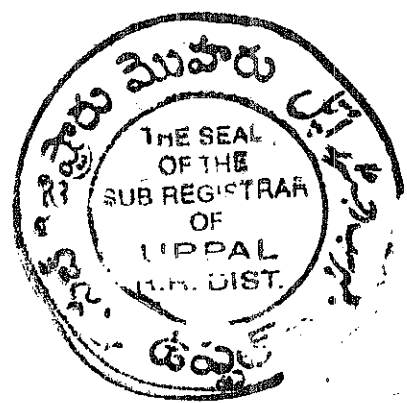

Partner

1 వ పుస్తకము సం॥ (కా.శ) పు. ర. 566/10
దస్తావేజాల మొత్తం కారితముల
పంఖ్య. (2) ఈ కారితపు పుస్తక
పంఖ్య. 3.....

పబ్-రిజిస్ట్రార్

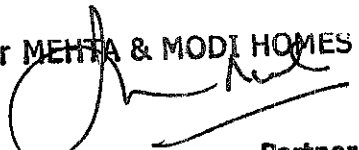
1 వ పుస్తకము సం॥ (కా.శ) పు. ర. 566/10
నింబరుగా రిజిస్టరు చేయబడి స్వామిగారు నిమిత్తం
గుర్తింపు నింబరు 566/2.....1 2010 జనవరి 20వ
తేదీ పంపిణీ చేయబడినది.....

రిజిస్ట్రార్ జరికా




- 4
2. The Vendor further covenant that the Schedule Property 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 Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.
 3. The Vendor have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.
 4. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Property unto and in favour of the Vendee in the concerned departments.
 5. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property 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.
 6. Stamp duty and Registration amount of Rs. 1,13,625/- is paid by way of challan No. 935332, dated 03.09.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Ranga Reddy District.

For MEHTA & MODI HOMES

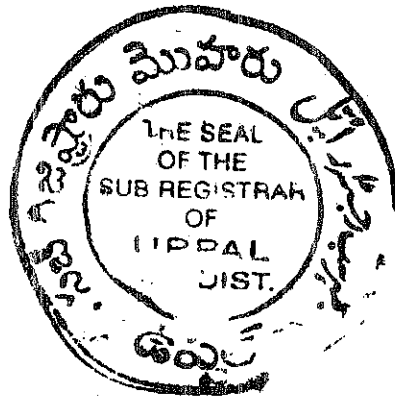

Partner

For MEHTA & MODI HOMES


Partner

పుస్తకము 6566/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 1... ఈ కాగితపు వరుస
సంఖ్య 4.....

పబ్-రిజిస్ట్రార్



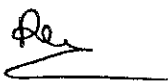
SCHEDULED PROPERTY

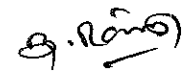
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 372 admeasuring about 174 sq. yds, along with semi-finished construction having a total area of 1749 sft in the project known as "Silver Oak Bungalows Phase III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Tot-lot area
South	Plot No. 373
East	30' wide road
West	Plot No. 369

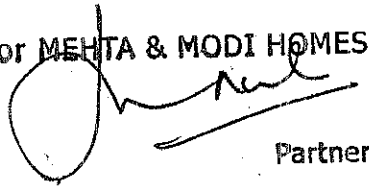
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

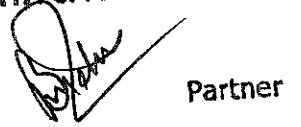
1. 

2. 

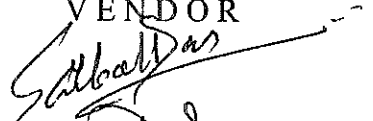
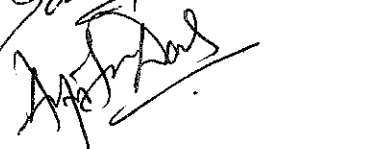
For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

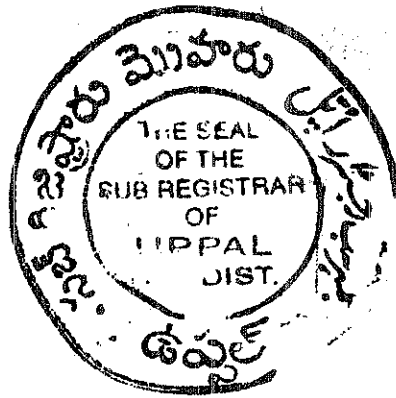
(Soham Modi)
VENDOR

1. 
2. 

VENDEE

10
వ పుస్తకమునకు...సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 12 ఈ కాగితపు వరుస
సంఖ్య 5

పబ్-రెజిస్ట్రార్



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 372 in the project known as "SILVER OAK BUNGALOWS PHASE-III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District

(a) Nature of the roof : R. C. C. (G+1)

(b) Type of Structure : Framed Structure

2. Age of the Building : Under Construction

3. Total Extent of Site : 174 sq. yds.

4. Built up area Particulars:

a) Portico & Terrance Area : 319 Sft

b) In the Ground Floor : 793 Sft

c) In the First Floor : 637 Sft

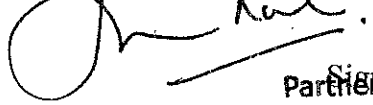
Total Built up Area : 1749 Sft

5. Annual Rental Value :

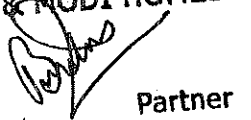
6. Municipal Taxes per Annum :

7. Executant's Estimate of the MV of the Building : Rs. 15,15,000/-

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

Date: 03.09.2010

Signature of the Executants

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

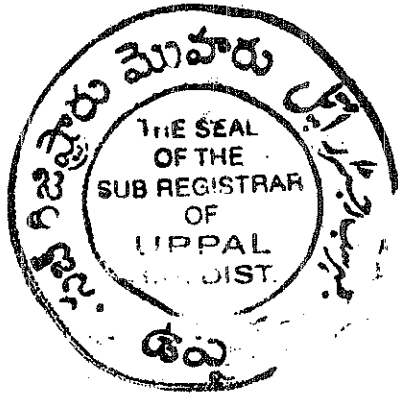
Date: 03.09.2010

Signature of the Executants

1. 
2. 

1 వ పుస్తకము రికార్డుల సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 2... ఈ కాగితపు వరుస
సంఖ్య... 6.....

పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 372, FORMING A PART

IN SURVEY NO. 31, 40, 41, 42, 44, 45 & 55

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.

BUILDER: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. BHAVESH V. MEHTA SON OF LATE. VASANTH U. MEHTA

BUYER: 1. DR. SAIBAL DAS, SON OF MR. S. R. DAS

2. MRS. ARPITA DAS, WIFE OF DR. SAIBAL DAS

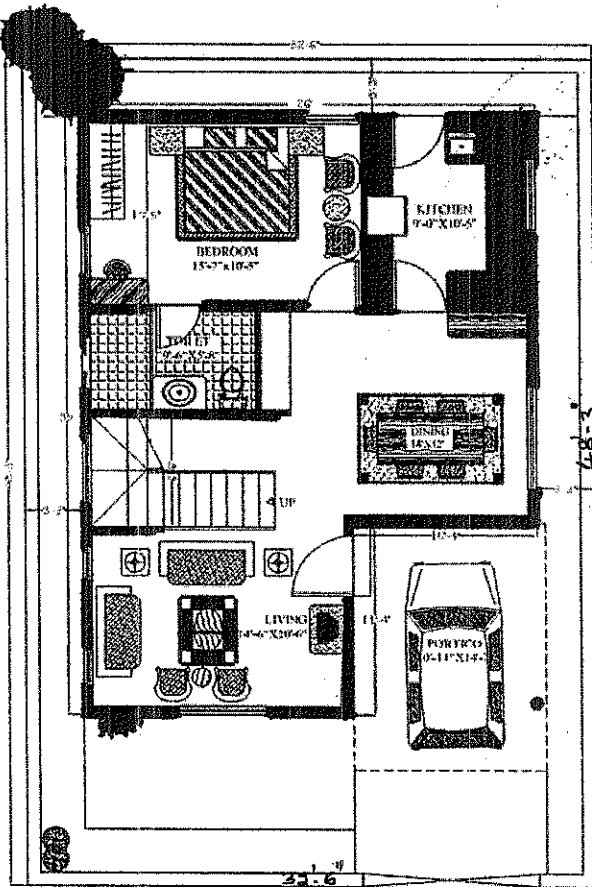
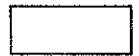
REFERENCE:
AREA: 174

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



GROUND FLOOR PLAN

AREA OF GROUND FLOOR = 793 SFT

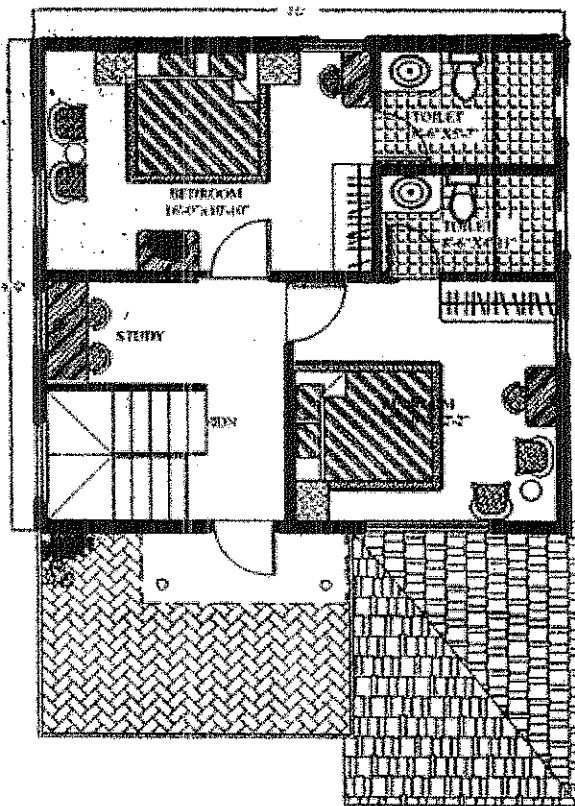
AREA OF FIRST FLOOR = 637 SFT

BUILT-UP AREA = 1430 SFT

PORTICO AREA = 159 SFT

TERRACE AREA = 160 SFT

TOTAL AREA = 1749 SFT



FIRST FLOOR PLAN



WITNESSES:

-
-

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOM

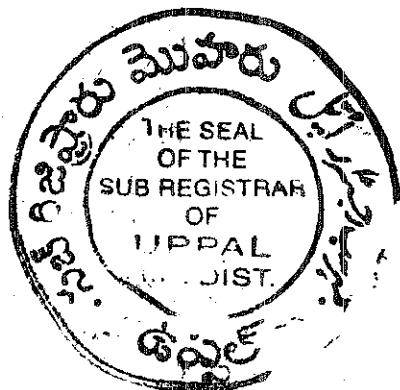
Partn

SIG. OF THE VENDOR

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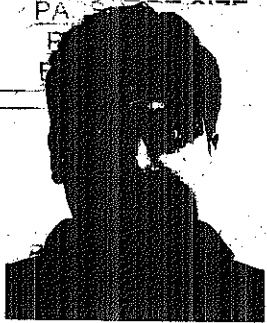



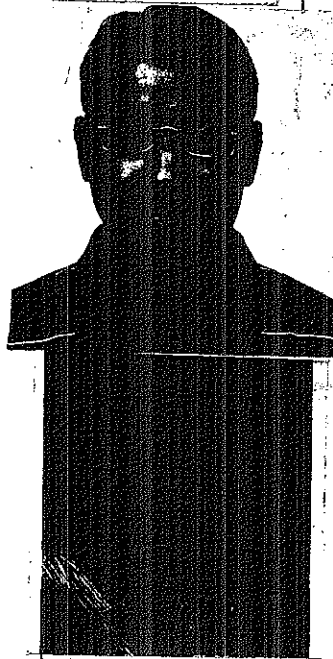
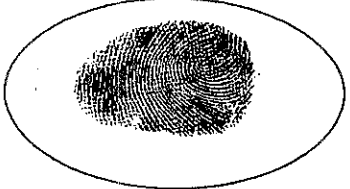


10
పల్లెటూరు మొదటి
దశావళి మొత్తం కాగితముల
పంఖ్య. 12 కాగితపు వరుస
సంఖ్య. 7

[Handwritten signature]

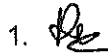
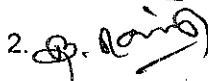


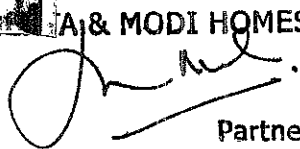
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI 2. MR. BHAVESH V. MEHTA S/O. LATE. VASANTH U. MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003
			
			BUYERS: 1. DR. SAIBAL DAS S/O. MR. S. R. DAS R/O. TRU-4, IICT QUARTERS HABSIGUDA HYDERABAD - 500 007 2. MRS. ARPITA DAS W/O. DR. SAIBAL DAS R/O. TRU-4, IICT QUARTERS HABSIGUDA HYDERABAD - 500 007 REPRESENTATIVE: 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.
			
			
			

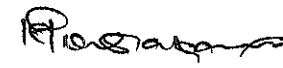
SIGNATURE OF WITNESSES:

- 
- 


 M/S. MEHTA & MODI HOMES
 Partner


 For MEHTA & MODI HOMES
 Partner
 SIGNATURE OF EXECUTANTS

We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

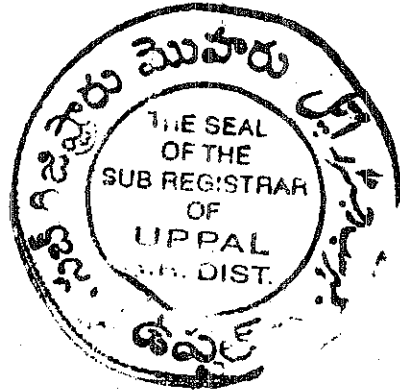



 1. Saibal Das


 2. Arpita Das

వ పుస్తకము రిజిస్ట్రేషన్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1.2 ఈ కాగితపు వరుష
సంఖ్య... 8

పబ్-రిజిస్ట్రేషన్

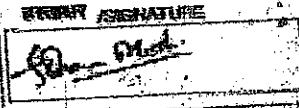


PERMANENT ACCOUNT NUMBER
AWSP16725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
10-10-1980

हस्ताक्षर / SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh


REPRESENTATIVE:


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI


15/03/1974
 Permanent Account Number
AWSP8104E

हस्ताक्षर / Signature




Prabhaakar

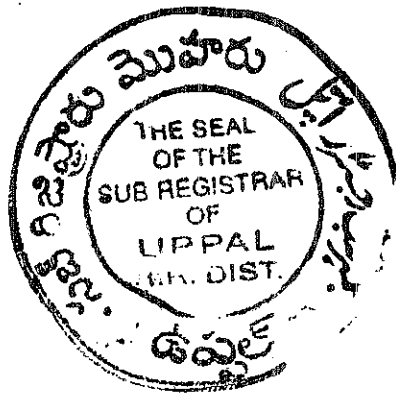
FOR MEHTA & MODI HOMES


 Partner



పుస్తకము రిజిస్ట్రేషన్
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య 12... ఈ కాగితపు వరుస
పంఖ్య 9.....

పట్టణము




स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

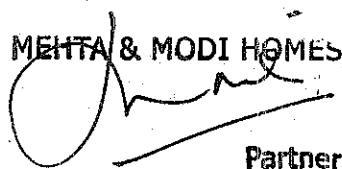
हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी / Chief Commissioner of Income Tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / बताने के लिए मुख्य आयकर अधिकारी, आयकर भवन, हरीश बग, हैदराबाद - 500 004

In case this card is lost/ found, kindly inform/return to the issuing authority, Chief Commissioner of Income Tax, Anyakan Bhavan, Harish Bag, Hyderabad - 500 004

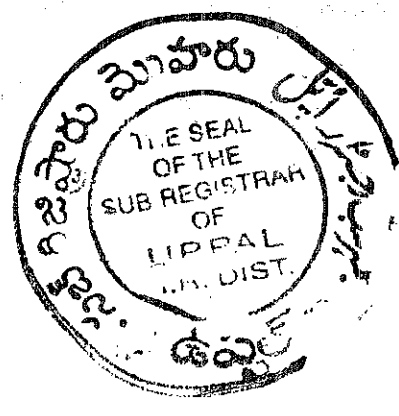
For MEHTA & MODI HOMES


 Partner



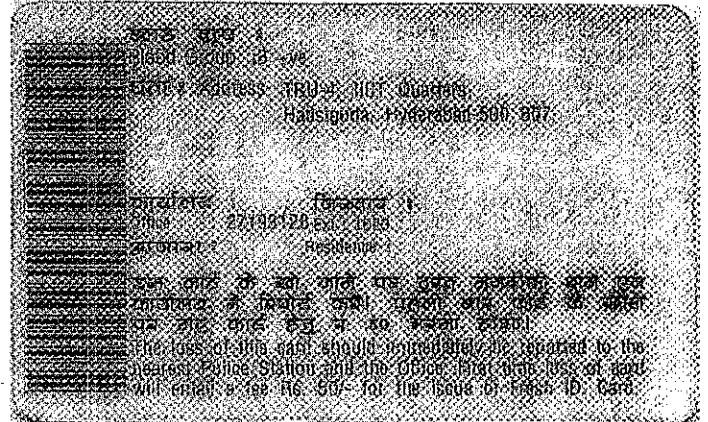
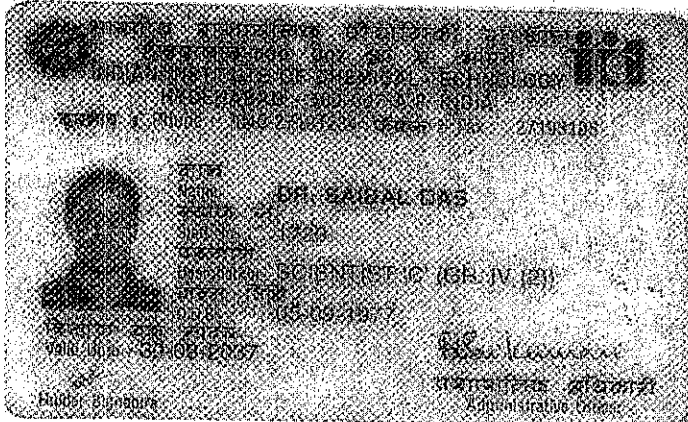
ప పుస్తకము 266/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య. 12 ఈ కాగితపు వరుష
పంఖ్య 10

పత్ నివాస

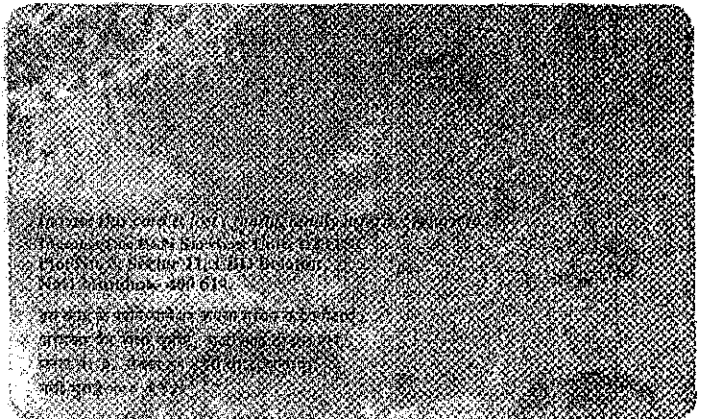
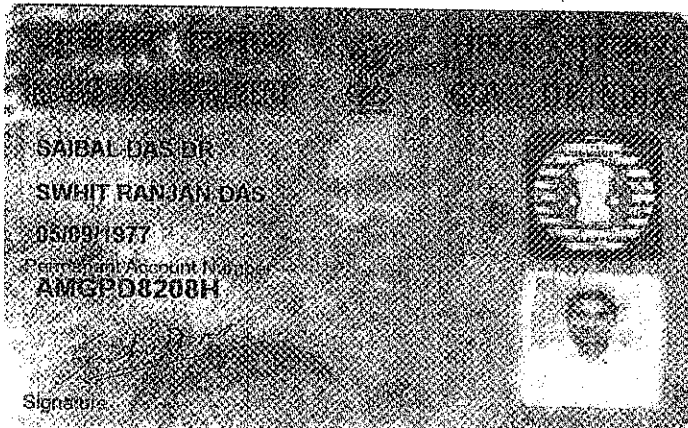


Details of Dr Saibal Das

Copy of ID Card



Copy of PAN Card

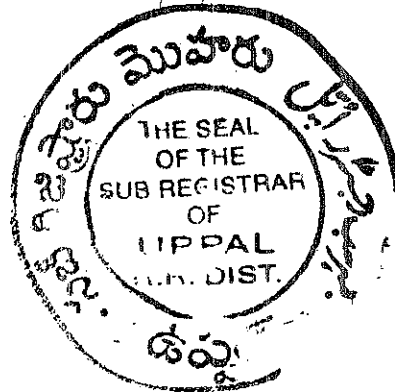


Dated: 31.08.2010


[Dr Saibal Das]
IICT, Hyd-500607.

ప పుస్తకము 6564/సం. 10
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 12. ఈ కాగితపు వరుస
సంఖ్య.....

పట్ - రిజిస్ట్రార్



ప పుస్తకము రంగస్థలము
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... 1. ఈ కాగితపు వరుస
సంఖ్య..... 2


పబ్లికేషన్

