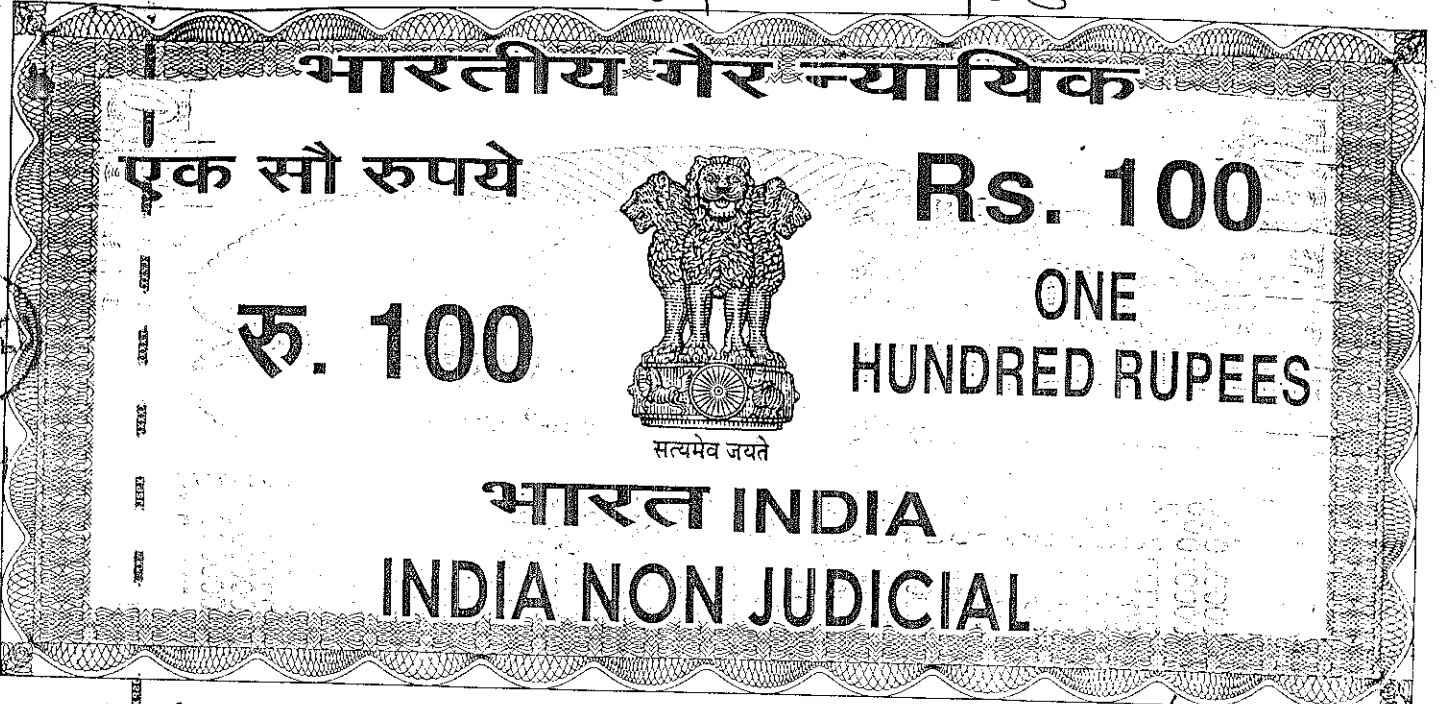


6957

Docf No :- 6929/08



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Leela Chimalgi
P 313800

LEELA G CHIMALGI
STAMP VENDOR

5-4-76/A, Central Railway
SECUNDERABAD-500 003

69570 23/7/08 1000
 Sold to G. VENKAT RSH
 by G. A. RAO
 For M/S. MEHTA & MODI HOMES

Sec

SALE DEED

This Sale Deed is made and executed on this the 26th day of July 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. S. SRIKANTH, SON OF MR. K. SREEDHAR aged about 30 years, residing at LIG-B, 355 Dr. A. S. Rao Nagar, Secunderabad - 500 062, 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

For Mehta and Modi Homes

[Signature]
Partner

[Signature]
Partner

ENDORSEMENT
 Certified that the following amounts have been paid in respect of this document:

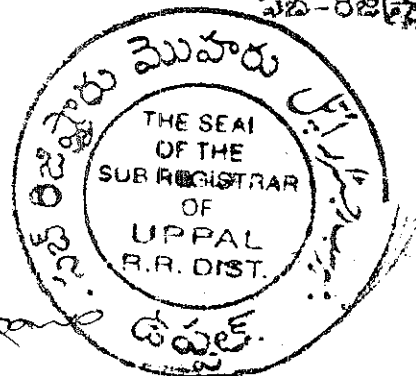
| | |
|-------------------------------------------------------------|--------------------|
| I. Stamp Duty: | |
| 1. in the shape of stamp papers..... | Rs. 100/- |
| 2. in the shape of challan (u/s.41 of I.S.Act, 1899)..... | Rs. 29900/- |
| 3. in the shape of cash (u/s.41 of I.S.Act, 1899)..... | Rs. — |
| 4. adjustment of stamp duty u/s.46 of I.S.Act, 1899, if any | Rs. — |
| II. Transfer Duty: | |
| 1. in the shape of challan..... | Rs. 400/- |
| 2. in the shape of cash..... | Rs. — |
| III. Registration fee: | |
| 1. in the shape of challan..... | Rs. 2100/- |
| 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. 40000/- |

1. వ పుస్తకమున 229... సంఖ్యలో
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 100. ఈ కాగితపు వరుస
 సంఖ్య.....

1926 వ.శ.సా. ప్రవేశమునకు... తేదీ
 పగలు..... మరియు..... గంటల మధ్య
 ఉప్పుల సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 26-ను
 అనుసరించి సమర్పించవలసిన ఖాబ్ గ్రాఫులు
 మరియు వే.ముద్రలతో సహా దాఖలుచేసి
 ముసుము రూ. 4000/- వెల్లించినారు.

Receipt No. 804221 of 26/10/08
 MH Habiscuda Branch, Sec'bad



పబ్-రిజిస్ట్రారు

వాస యిల్లునట్లు ఒప్పుకొన్నది
 ఎడమ త్రోటనద్రాలు



సహాపించినది

① [Signature]

V.S.N. CHARLU, 9/0 Venukanchamma, Reddy Colony, APSRTC
 Plot No. 75, Sarinallampeta, ECIL Po Hyd 500021.

② [Signature]

Rama Rao 8/0. Venkateswara Sec. Business
 R/o. 1-54, Krishna Nagar, Mantali, Hyderabad.

1000 వ. సంఖ్య... తేదీ
 1926 వ. శా.సా. ప్రవేశమునకు... తేదీ

[Signature]
 పబ్-రిజిస్ట్రారు

WHEREAS:

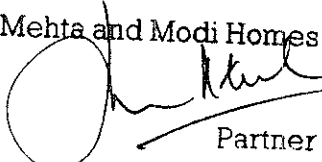
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

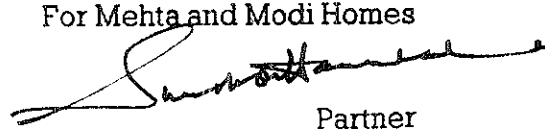
| Sl. No. | Sale Deed Doc. No. | Dated | Extent of Land |
|---------|--------------------|------------|------------------|
| 1. | 10661/2005 | 9.11.2005 | Ac. 2-05 Gts., |
| 2. | 11023/2005 | 17.11.2005 | Ac. 1-06 Gts., |
| 3. | 1759/2006 | 27.01.2006 | Ac. 0-35.5 Gts., |
| 4. | 12254/2006 | 19.08.2006 | 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 and Modi Homes

Partner

For Mehta and Modi Homes

Partner

పుస్తకం 6729 సంఖ్య
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య... 10 ఈ కాగితపు వరుస
 సంఖ్య... 2

పబ్లిక్ రికార్డు
 ఆఫీసరు

Endorsement Under Section 42 of Act II of 1877

No. 692 of 2008 Date 21/7/08

I hereby certify that the proper deficit

stamp duty of Rs. 37700/- Rupees Thirty Seven Thousand Seven Hundred

has been levied in respect of this instrument

from Sri. K. Pathan Rao

on the basis of the agreed Market Value

consideration of Rs. 120000/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal

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

26/7/08

Registration Endorsement

An amount of Rs. 37700/- towards Stamp Duty

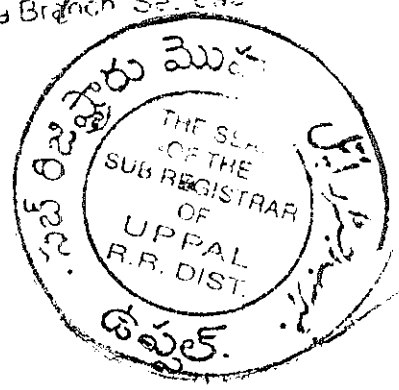
including Transfer duty and Rs. 2000/-

towards Registration Fee was paid by the party

through Challan Receipt Number 204221

Dated 26/7/08 at SBI Habisiguda Branch Sec: 41

S.B.H. Habisiguda
 A/c No. 01000050780
 of S.R.O. Uppal.

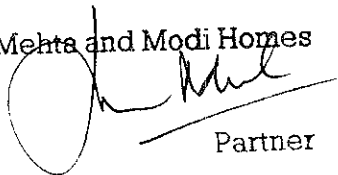


- H) The Vendee is desirous of purchasing a plot of land bearing no. 336 admeasuring 210 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.4,20,000/- (Rupees Four Lakhs Twenty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

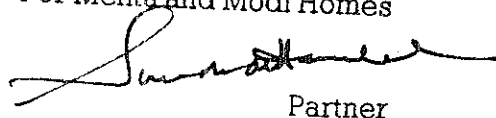
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 336 admeasuring 210 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.4,20,000/- (Rupees Four Lakhs Twenty 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. 39,900/- is paid by way of challan No. 804221, dated 26.7.2008, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

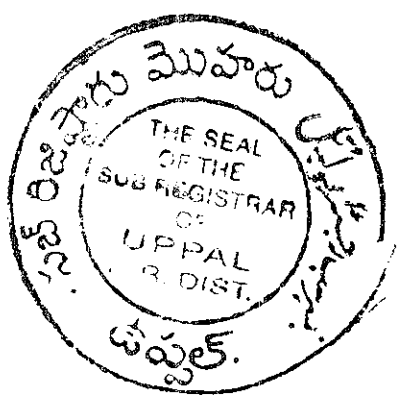

Partner

1 వ పుస్తకము 6929 సంఖ్య
దస్తావేజులు మొత్తం కాగితము
పరిమాణం 10 ఈ కాగితపు వరుణ
పరిమాణం 3

✓
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు. 6929/08
నెంబరుగా రిజిస్టరు చేయబడి స్వామిగారు నిమిత్తం
గుర్తింపు నెంబరు 6929-1-2008 జనవరి 26
2008 సం॥ సెప్టెంబరు 26 తేదీ

రిజిస్ట్రారు అధికారి



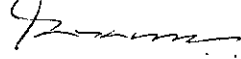
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 336 admeasuring about 210 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 | Plot No. 337 |
| South | 30' wide road |
| East | Plot No. 343 |
| West | 30' wide road |

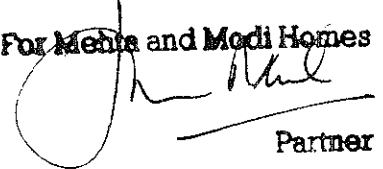
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For Mehta and Modi Homes

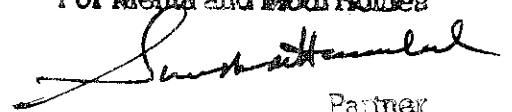


Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



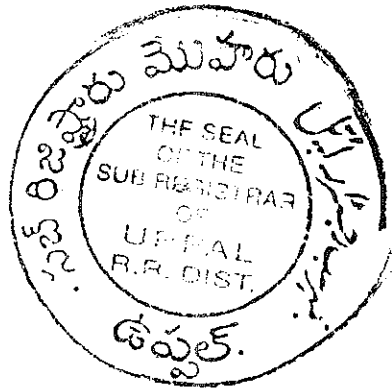
Partner

(Suresh U Mehta)

VENDOR

శా. ప్ర. సము. 6.2.2.1. పంపించి
అభ్యంతరం తెలుగు కారితము
పంపించి... (ప. ఈ కారితపు వరుణ
పంపించి... 4

అధికారి



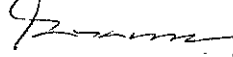
SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 336 admeasuring about 210 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 | Plot No. 337 |
| South | 30' wide road |
| East | Plot No. 343 |
| West | 30' wide road |

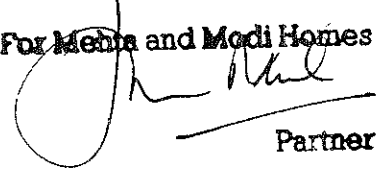
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For Mehta and Modi Homes

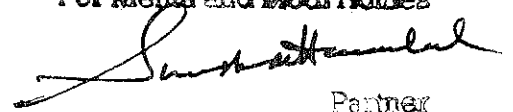


Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



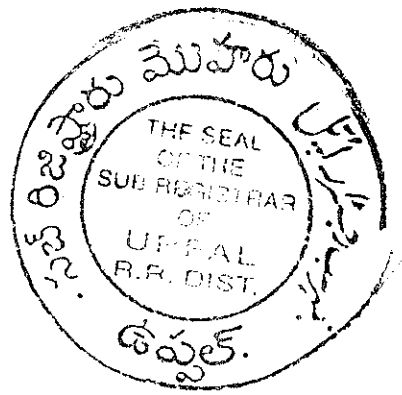
Partner

(Suresh U Mehta)

VENDOR

శా. ప్ర. స. మ. 67 కి. సా. నా. శా.
కర్తవ్యములను నిర్వహించు కార్యముల
సంబంధమున... (ప. శా. కార్యములను నిర్వహించు
సంబంధమున...)

సా. కార్యములను నిర్వహించు



REGISTRATION PLAN SHOWING

PLOT NO. 336, 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. S. SRIKANTH, SON OF MR. K. SREEDHAR

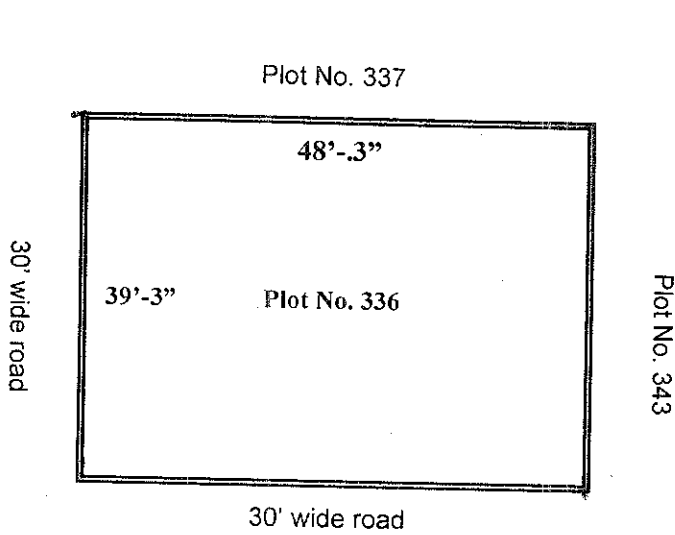
REFERENCE:
AREA: 210

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

WITNESSES:


1. *[Signature]*

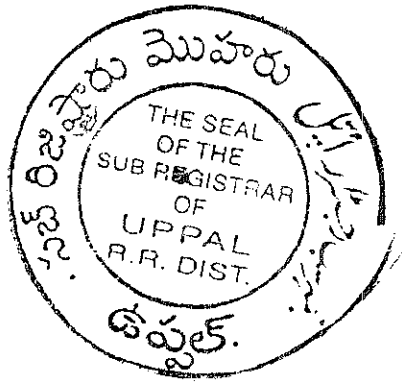
2. *[Signature]*

SIG. OF THE VENDOR


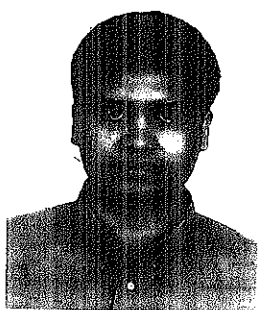

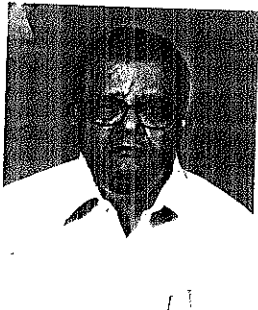


SIG. OF THE BUYER

1 వ పుస్తకము: 6929 సర్కారు/06
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య: 10 ఈ కాగితపు వరుస
సంఖ్య: 5

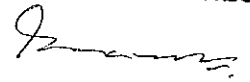


సబ్-రెజిస్ట్రారు



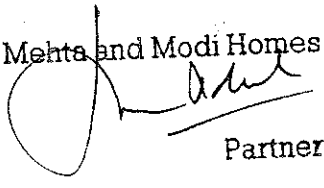
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| |  |  | <p>VENDOR:</p> <p>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.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> |
| |  |  | <p>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.</p> |
| |  |  | <p>GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 69/BKIV/2008:</p> <p>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.</p> |

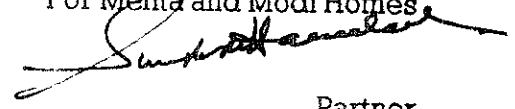
SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes

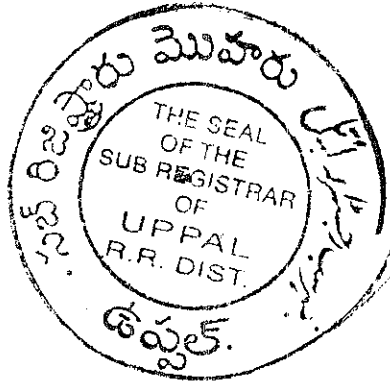

Partner

For Mehta and Modi Homes






Partner
SIGNATURE OF EXECUTANTS

1. పుస్తకము 6929 నంబరు
దస్తవేజులు మొత్తం కాగితములు
సంఖ్య 10... ఈ కాగితపు పరువ
సంఖ్య 6

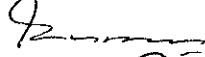
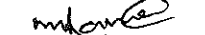
అధికారి - రెవెన్యూ



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

| SL NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|--------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| |  |  | <p><u>PURCHASER</u></p> <p>MR S SRIKANTH S/O MR K SREEDHAR R/O LIG-B, 355 DR A S RAO NAGAR SECUNDERABAD - 500 062</p> |
| |  |  | <p><u>REPRESENTATIVE</u></p> <p>MR K SREEDHAR S/O LATE SHRI K R KRISHNA MURTHY R/O LIG-B, 355 DR A S RAO NAGAR SECUNDERABAD - 500 062</p> |

SIGNATURE OF WITNESSES

1. 
2. 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

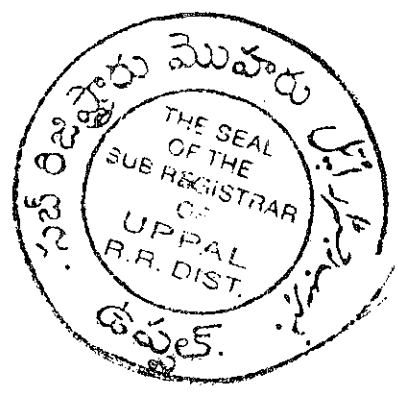
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Sreedhar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal Ranga Reddy District


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.../0... త: కాగితపు వరుస
సంఖ్య.../1.....

✓
పబ్-రిజిస్ట్రారు



Family Members Details

| S.No | Name | Relation | Date of Birth | Age |
|------|-------|----------|---------------|-----|
| 2 | Kusum | Wife | 06/07/51 | 55 |
| 3 | Hari | Son | 13/12/81 | 25 |

D.P.L. No. 114
BHARAT SCOUTS & GUIDES - II
PARADISE, SEC' BAD
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER

ABMPNG725H

नाम NAME
SONAM SATESH MODI

पिता का नाम FATHER'S NAME
SATESH MANLAL MODI

जन्म तिथि DATE OF BIRTH
19-10-1989

हस्ताक्षर SIGNATURE
Sonam Modi

Client Commissioner of Income-tax, Andhra Pradesh

INDIA NON RESIDENT LICENCE
ANDHRA PRADESH

DRIVING LICENCE
OLDAPG11193822082

प्रमाणित किया है
K PART 2-3-4/1982
JATINA, HYDRABAD
HYDRABAD

31/07/2002 DUPLICATE

Licensing Authority
ETA-HYDRABAD-E2

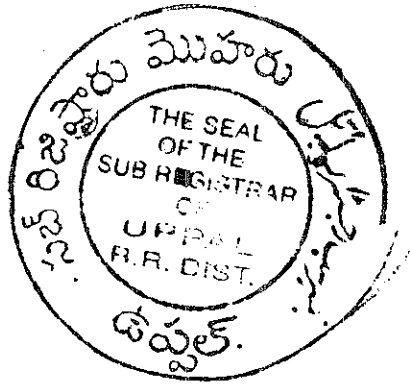
For Mehta and Modi Homes

Sonam Modi
Partner

For Mehta and Modi Homes

Sonam Modi
Partner

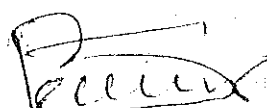
శాసనసభా 6729. పం. 8
అధికారులు సాక్షిగా ఉండాలి
మార్చి 10... వారసులు వారు
...
✓





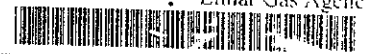
Family Members Details

| S.No | Name | Relation | Date of Birth | Age |
|------|-------------------|----------|---------------|-----|
| 2 | Savithri | Wife | 14/03/51 | 54 |
| 3 | Sreedhar Srikanth | Son | 03/09/77 | 28 |


 CARDS ISSUING OFFICE
 DPL KAPRA
 21/11/2005
 వరదాసు రెడ్డి ఎన్.ఎస్.ఆర్. / ఎ.ఎస్.ఆర్.

HOUSEHOLD CARD

Card No : PAP1587303J0079
 F.P Shop No : 303
 పేరు : కల్లూమారి . శ్రీనివాస్
 Name of Head of Household : Kallumari . Sreedhar
 తండ్రి/భర్త పేరు : కృష్ణ మూర్తి
 Father/ Husband Name : Krishna Murthy
 పుట్టిన తేదీ/Date of Birth : 01/06/1947
 వయస్సు/Age : 58
 వృత్తి/Occupation : Retired Employee
 ఇంటి నెం./House No. : 1-15-49/355
 వీధి /Street : KAPRA
 Colony : Dr.A.S.RAO NAG.
 Ward No. : 22 / Ward-22
 Municipality : కపరా / Kapra
 జిల్లా /District : రంగారెడ్డి / Ranga Red.
 Annual Income (Rs.) : 36,000
 LPG Consumer No. : 93454 (Single)
 LPG Dealer Name : Ennar Gas Agencies



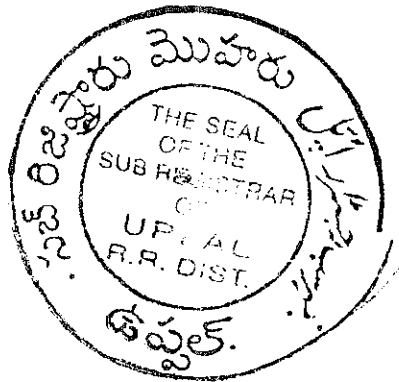
దేవులపల్లి 6729 సంఖ్యలో

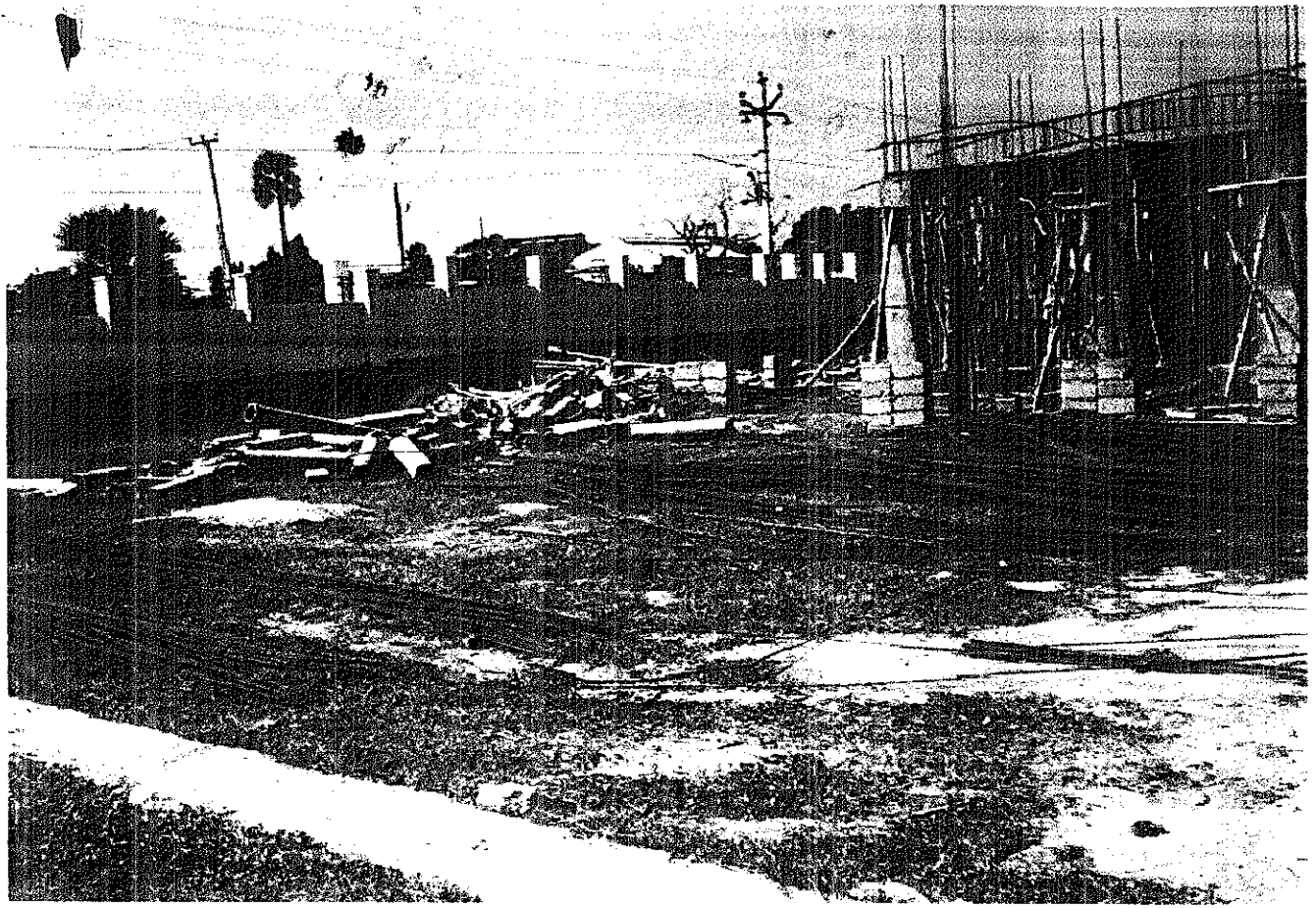
దస్తావేజుల మొత్తం కారితము

సంఖ్య... 10... ఈ కారితపు వరుస

సంఖ్య... 9.....

సన్-3-19-1950





పాపపుస్తకము... సంఖ్య
దస్తావేజులు మొత్తం కాగితము
సంఖ్య 10 ఈ కాగితపు వరుణ
పంఖ్య 10

పద్-రిజిస్ట్రారు

