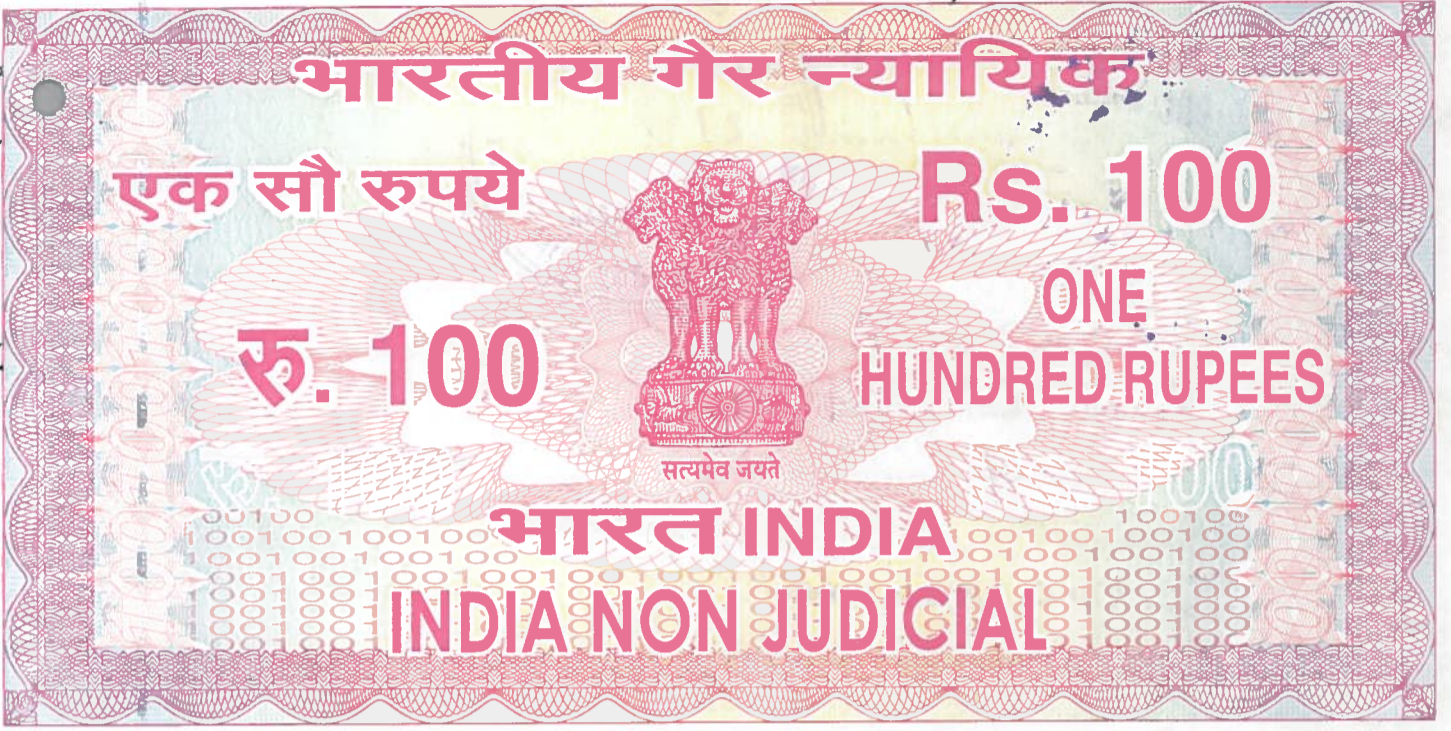


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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 676 Date 11/2/08 Rs. 100/-
Sold to K. P. Reddy
No. W/o. D/o R. Padma Reddy R/o Hrd
For whom Paramount Builders, R/o Sec'bad

L 382293

G. NARSAIAH
S.V.L. No. 11 of 2006
PEERZADIGUDA
UPPAL, R.R. Dist

SALE DEED

This Sale Deed is made and executed on this the 16th day of Februry 2008 at Hyderabad by:

Shri B. Uma Maheswara Rao, Son of Shri Narayana Murthy, aged about 39 years, Occupation: Business, resident of Plot No. 13, Simhapuri Colony, Nagaram Village, Keesara Mandal, Ranga Reddy District hereinafter referred to as the VENDOR.

IN FAVOUR OF

M/s. Paramount Builders, a registered partnership firm having its office at 5-4-187/3 & 4, Second floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner Mr. Soham Modi, son of Sri Satish Modi, aged about 38 years, occupation: Business, hereinafter referred to as the PURCHASER.

B. Uma Maheswara Rao

100
30,000.00/-
269990
15000
100
285017

1 వ పుస్తకము 2007 వ సం॥ 12/68

దస్తావేజు మొత్తం కాగితముల సంఖ్య... 11

ఈ కాగితము వరుస సంఖ్య.....



సబ్-రిజిస్ట్రారు

2007 వ సం॥ డిసెంబరు నెల 16 వ తేది

1929 వ. శా.శ. సం॥ 27 వ తేది

పగలు..... మరియు..... గంటల మధ్య

కీసర సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి.....

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను

అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు

వేలిముద్రలతో సహా దాఖలు చేసి రుసుము

రూ॥ 15,000..... లు చెల్లించినారు

వాసియిచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన నేలు



B. Uma Maheswara Rao

B. Uma Maheswara Rao

s/o. Narayana murthy, occ: Business
40. Plot No. 13, Simhapuri Colony,
Nageram Village, Keesara (M), R.R. Dist.



నిరూపించినది

1. K. B. Reddy

K. B. Reddy s/o. K. Dharma Reddy
occ: Business - 40. 54, Chakoti Purem,
Kushniguda, Hyderabad.

2. K. Prabhakar Reddy

K. Prabhakar Reddy s/o. K.P. Reddy
occ: Service - R/o. 5-4-18/34
2nd floor, M.G. Road, Keesara.

[Handwritten signature]

2007 వ సం॥ డిసెంబరు నెల 16 వ తేది

సబ్-రిజిస్ట్రారు

1929 వ. శా.శ. సం॥ 27 వ తేది

కీసర

The term VENDOR and the PURCHASER shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, executors, nominees etc.

WHEREAS:

- A) Late Shri. Yerra Yellaiah, S/o. Ushaiah, was the original owner and pattedar of land admeasuring about Ac. 0-12 Gts., in survey no. 181, of Nagaram Village, Keesara Mandal, Ranga Reddy District, herein referred to as the Scheduled Property, by virtue of occupancy right certificate issued by the Revenue Divisional Officer, Hyderabad East Division, dated 30.9.1993 in file no. J/2743/1989.
- B) After the death of Late Shri. Yerra Yellaiah, S/o. Ushaiah, the Scheduled Property devolved to his wife Smt. Yerra Narsamma. Patta Passbooks and title books (Patta No. 653, Passbook No. 386038 and Title book No. 383184) were issued in her favour by the MRO, Keesara.Ranga Reddy District.
- C) Smt. Yerra Narsamma along with her sons jointly executed a sale deed for the Scheduled Property in favour of Shri Uma Maheswara Rao the VENDOR herein. The said sale deed was registered as document no. 1258/2000 dated 11.04.2000 at the SRO Shamirpet.
- D) As per the proceedings of the MRO bearing no. B/739/04 dated 17.9.2004, the name of the VENDOR was mutated in the revenue records. Patta Passbook and title book have been issued in favour of the VENDOR by the Mandal Revenue Office, Keesara Mandal, R. R. District as per the details given below.

S.No.	Name of Pattedar	Patta & Passbook no.	Titlebook no.	Extent of land in Sy. No. 181
I	Uma Maheswara Rao	785 / 431134	431134	Ac. 0-12 Gts.

- E) By virtue of the above referred documents, recitals and records, the VENDOR is the absolute owner and possessors of about Ac. 0-12 Gts., in survey no. 181, of Nagaram Village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein.
- F) THE VENDOR approached the PURCHASER to sell the Scheduled Property and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) on the terms and conditions given hereunder.

B. Uma Maheswara Rao

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 దస్తావేజు మొత్తము కాగితముల సంఖ్య 4
 ఈ కాగితము వరుస సంఖ్య 2

[Signature]
 సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

By challan No. 85730 Dt. 16/12/07

I. Stamp Duty:

- 1. in the shape of stamp papers *SP/Kesara* Rs. 100
- 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 269900
- 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 shape of challan Rs. —
- 2. in the shape of cash Rs. —

III. Registration fees:

- 1. in the shape of challan Rs. 15000
- 2. in the shape of cash Rs. —

IV. U.S. Duty:

- 1. in the shape of challan Rs. 100
- 2. in the shape of cash Rs. —

Total Rs. 285100

[Signature]
 SUB REGISTRAR
 KEESARA

పుస్తకము 2007 సం॥ (కా.క.1979) నంబరు
 1268 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1529-I.1268.....2007
 ఇవ్వడమైనది
 2007 సం॥ డిసెంబరు నెల 16 వ తేదీ



[Signature]
 సబ్-రిజిస్ట్రారు ఆధికారి

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.
 - a. The sum of Rs. 1,00,000/- paid to VENDOR, by way of Cheque no. 958476 dated 17.11.2007 drawn on HDFC Bank, S.D. Road branch.
 - b. The sum of Rs. 29,00,000/- paid to the VENDOR, by way of Payorder no. 138697 dated 09.02.2008 drawn on HDFC Bank, S.D. Road branch.
2. For the total sale consideration as mentioned above the VENDOR does hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-12 Gts., in survey no. 181, of Nagaram Village, Keesara Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
3. The VENDOR hereby covenants that the Scheduled Property is his absolute property and that the VENDOR herein alone is the absolute owner of the same and no other person other than the VENDOR has any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR herein above mentioned.
4. The VENDOR hereby declares and covenants that he is the true and lawful pattedar of the Scheduled Property. The VENDOR hereby covenants that no other person(s) other than the VENDOR has any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR and none of his / her heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASER.
5. The VENDOR further covenants that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby gives warranty of title. The VENDOR hereby declares that he / she has not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by and person either claiming through the VENDOR or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDOR alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDOR shall indemnify the PURCHASER fully for such losses.

Page - 3 -

B. Gema ma Hegwara Rao

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6. The VENDOR has on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
7. The VENDOR hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the PURCHASER in the concerned departments.
8. The VENDOR hereby further covenants that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The VENDOR hereby covenant that the VENDOR has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDOR to clear the same.
10. The VENDOR further declares that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1of 1973.
11. The VENDOR further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. The VENDOR hereby further declares that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDOR will be liable for payment of deficit duty.
13. Stamp duty and Registration amount of Rs. 2,85,000/- paid by way of Challan No. 851301 dated 16.02.2008 drawn on State Bank of Hyderabad, Keesara Branch, R.R. District.

B. Uma maheswara Rao

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SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 0-12 Gts., forming survey no. 181, of Nagaram Village, Keesara Mandal, Ranga Reddy District, under S. R. O. Keesara and bounded by:

North	: Sy. No. 184
South	: Sy. No. 182
East	: Sy. No. 180
West	: Sy. No. 183

IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.


WITNESSES:

1. K. B. Reddy.
2. 



VENDOR

for M/s. Paramount Builders

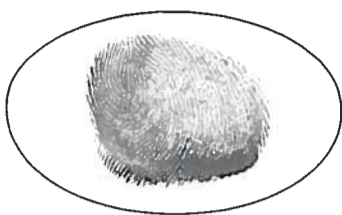




PURCHASER Partner

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దస్తావేజు మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితము వరుస సంఖ్య..... 5

సబ్-రిజిస్ట్రారు



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>VENDOR:</u> SHRI B. UMA MAHESWARA RAO S/O. SHRI NARAYANA MURTHY R/O. PLOT NO. 13 SIMHAPURI COLONY NAGARAM VILLAGE KEESARA MANDAL RANGA REDDY DISTRICT.
			<u>PURCHASER:</u> M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3 & 4 SECOND FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNER MR. SOHAM MODI SON OF SRI SATISH MODI

SIGNATURE OF WITNESSES:

1. *K. B. Reddy*
2. *R. S. Reddy*

B. Uma Maheswara Rao



SIGNATURE OF THE EXECUTANT'S


For Paramount Builders
Soham Modi
Partner

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దస్తావేజు మొత్తము కాగితముల సంఖ్య
ఈ కాగితము వరుస సంఖ్య

సబ్-రిజిస్ట్రారు



 सत्यमेव जयते Election Commission Of India భారత ఎన్నికల సంఘము IDENTITY CARD గుర్తింపుకార్డు GNH7229412	
	
Elector's Name : B Umamaheswara Rao ఎలరు పేరు : బి ఉమామహేశ్వర రావు Father's Name : Narayana murthi తండ్రి పేరు: నారాయణ మూర్తి Sex : M Age as on 1-1-2003 32 లింగము : పు 1-1-2003 నాటికి వయస్సు	

Address:	చిరునామా
P NO 12	P NO 12
Nagaram	నాగారం
Nagaram	నాగారం
Nagaram	నాగారం
 Electoral Registration Officer ఎలక్షన్ రిజిస్ట్రేషన్ అధికారి MEDCHAL Assembly Constituency మేడ్చల్ విధానసభ నియోజకవర్గము Place: Nagaram స్థలము: నాగారం Date / తేదీ : 05-05-2003 This card may be used as an identity card under different Government schemes ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో గుర్తింపు కార్డుగా ఉపయోగించవచ్చును GNH7229412 258 / 2635	

B. Umamaheswara Rao

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[Handwritten Signature]

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For Paramount Builders
Sham Modi
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H
नाम / NAME	SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH	18-10-1969
हस्ताक्षर / SIGNATURE	<i>Sham Modi</i>

मुख्य आयकर अधिकारी, अहमदाबाद
Chief Commissioner of Income-tax, Ahmedabad

1. కుటుంబ సంరక్షణ సంఘం నంబర్..... 1268
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8
 ఈ కాగితము వరుస సంఖ్య..... 8

సబ్-రిజిస్ట్రారు

CHIEF COMMISSIONER OF INCOME-TAX, APURVA DIVISION
 PERMANENT ACCOUNT NUMBER / ABMPM6725H
 యా పేరు / FATHERS NAME / SOHAM SATISH MODI
 యా తల్లి పేరు / FATHERS NAME / SATISH MANILAL MODI
 యా పేరు / DATE OF BIRTH / 18-10-1969
 SIGNATURE / *[Signature]*



For Paramount Builders
[Signature]
 Partner