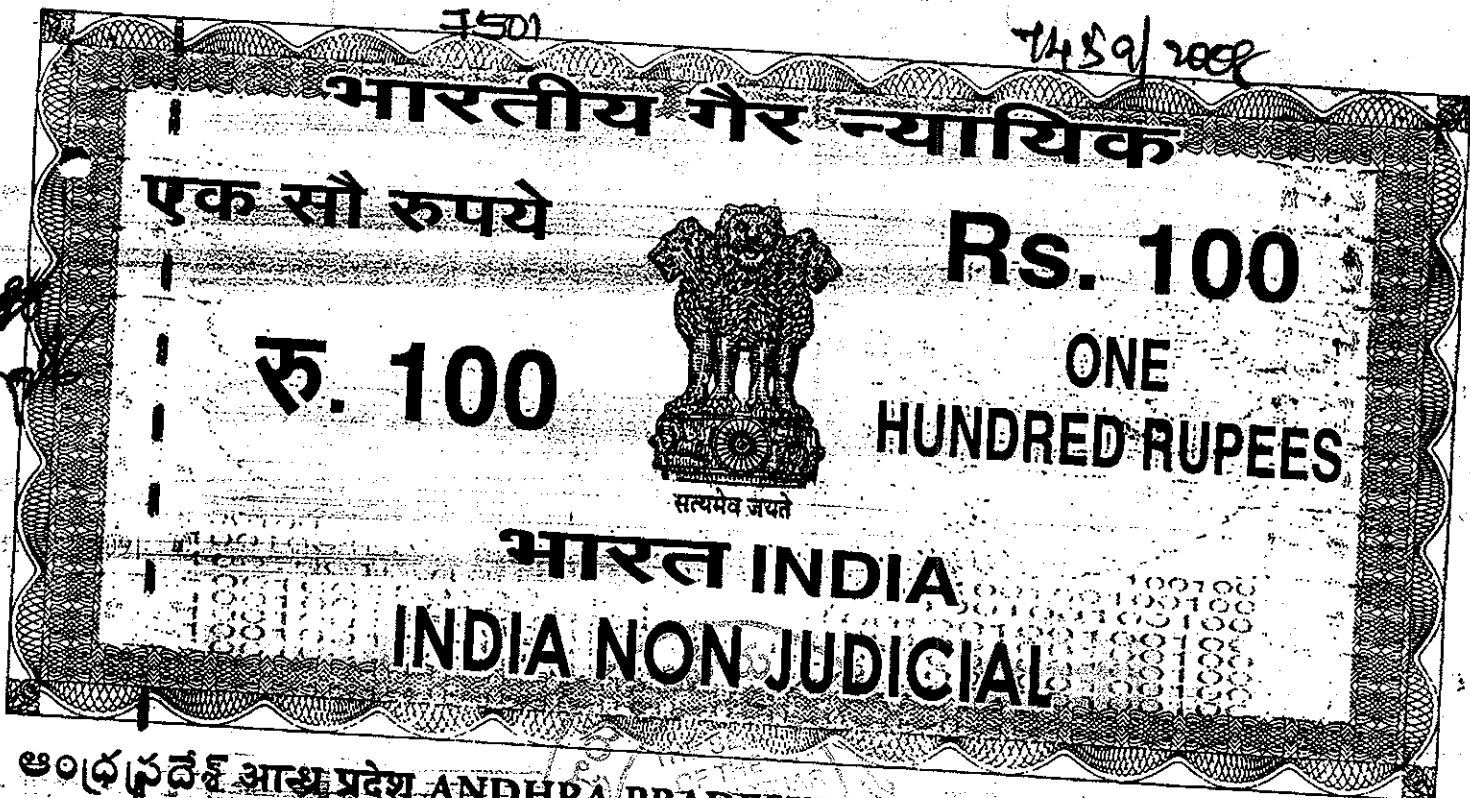


3501

14/5/2008



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date: 05-06-2008

Serial No: 23, 73

K 286127

Purchased by:

M. RAMA SA  
S/O. E. SENKARAM  
SECURAP

For Whom:

MEHTA & MODI HOMES'S  
SECURAP

**SALE DEED**

This Sale Deed is made and executed on this the 31<sup>st</sup> day of July, 2008 at Hyderabad by:

M/S. MEHTA & MODI HOMES, a 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 Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 38 years; Occupation: Business and Sri Suresh L Mehta Son of Late Uttamlal Mehta, aged about 58 years, Occupation: Business, hereinafter referred to as the VENDOR.

**IN FAVOUR OF**

1. Shri. Rama Krishna Reddy, S/o. Venkat Reddy, aged about 29 years, Occupation: Business, resident of 2-3-62, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
2. Shri. Yella Reddy, S/o. Venkat Reddy, aged about 30 years, Occupation: Business, resident of 2-3-62, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as the PURCHASERS.

For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

183400  
16500  
100

20000

Business, resident of 2-3-62, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as the PURCHASERS.

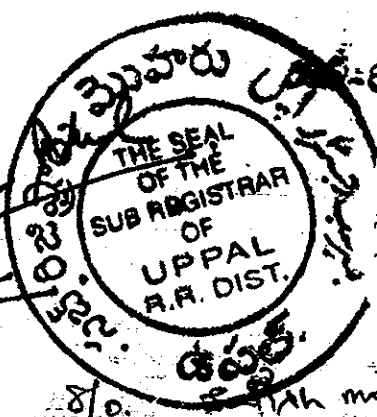
Applicable following amounts have been paid in respect of this document:

Stamp Duty:	
1. In the shape of stamp papers.....	Rs. 100/-
2. In the shape of challan (with 15% 1999).....	Rs. 13600/-
3. In the shape of challan (with 15% 1999).....	Rs. ---
4. In the shape of stamp duty (with 15% Act, 1999, if any).....	Rs. ---
Registration Fee:	
1. In the shape of stamp papers.....	Rs. 16500/-
2. In the shape of cash.....	Rs. ---
User Charges:	
1. In the shape of challan.....	Rs. 100/-
2. In the shape of cash.....	Rs. ---
Sub-Registrar	Total: Rs. 200100/-

1993 వ సం. రిజిస్ట్రేషన్ నెం. 1000  
 1993 వ. సం. రిజిస్ట్రేషన్ నెం. 1000 మాసము 9 వ తేది  
 పగలు..... సురీయు..... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రేషన్ ఆఫీసులో

శ్రీ. Soham Modi.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 తోని సెక్షన్ 32 ఎ-సు  
 అనుసరించి ప్రమర్తించవలసిన పోలోలను  
 మరియు వీలముద్రలతో సహా దాఖలుచేసి  
 ముసుము రూ. 16500/- నిల్వచేసారు.  
 Receipt No. 26264 Di. 31/01/09  
 SBH, Habriguda Branch, Sec'bad

1 నిల్వచేయుటకు... సబ్-రిజిస్ట్రేషన్  
 దీనినేజాల మొత్తం కాగితముల  
 సంఖ్య..... కాగితపు వరుస  
 పరిశ్రమ.....



*[Handwritten Signature]*

దాస యిచ్చినట్లు ఒప్పాచిస్తుంది  
 ఎడమ తోటవంటిలు  
 ఎడమ తోటవంటిలు

Soham Modi  
 R/o. 5-4-187/2 & 4, 2nd floor, Soham man  
 M.G. Road, Sec'bad.

*[Handwritten Signature]*

Sushant V. Mehta  
 R/o. Late Uttam Lal Mehta  
 5-4-187/2 & 4, 2nd floor  
 Soham Mansions, M.G. Road, Sec'bad.

0 Babbar P. Babbar Reddy S/o. P. Sarjeva Reddy  
 R/o. 2-2-23/1/5, SBH Colony, Bagh Amberpet, Hyd-4

0 K.P. Reddy R/o. K.P. Reddy  
 M.G. Road, Sec'bad

100 రూ. వ. సం. రిజిస్ట్రేషన్ నెం. 3/వ తేది  
 1993 వ. సం. రిజిస్ట్రేషన్ నెం. 1000 మాసము 9 వ తేది.  
*[Handwritten Signature]*

The term Vendor and Purchasers shall mean and include their respective heirs, successors, legal representatives, executors, nominees, administrators, assigns, etc.

**WHEREAS:**

A) The Vendor is the absolute owner and possessor of the land admeasuring about ~~Ac. 15.32 Gts.~~ forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	12465/2007	05.10.2007	Ac. 4-00 Gts
2.	1359/07	07.02.2008	Ac. 3-00 Gts
3.	4783/08	17.05.2008	Ac. 0-35 Gts
4.	Agr. of sale Cum GPA No. 4784/08	17.05.2008	Ac. 7-37 Gts

B) The PURCHASERS approached the VENDOR to sell a portion of above referred land admeasuring about Ac. 0-22 Gts., forming a part of Sy. No. 294 of Cherlapally Village, Ghatkesar Mandal, R.R. District hereinafter referred to as the Scheduled Property and which is more fully described in the schedule given here under for a total consideration of Rs. 31,25,000/- (Rupees Thirty one Lakhs ~~Twenty Five Thousand Only~~) on the terms and conditions given hereunder.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-**

- The PURCHASERS has paid the aforesaid total consideration of Rs. 31,25,000/- (Rupees Thirty one Lakhs Twenty Five Thousand Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.
  - The sum of Rs. 22,25,000/- paid by way of Cheque no. 729071 dated 18.02.08 drawn on Andhra Bank, Sainikpuri Branch.
  - The sum of Rs. 9,00,000/- paid by paid by way of Cheque no. 729076 dated 04.08.2008 drawn on Andhra Bank, Sainikpuri Branch.
- For the total sale consideration as mentioned above the VENDOR do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-22 Gts., forming a part of survey no. 294 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASERS by way of absolute sale.
- The VENDOR hereby covenant that the Scheduled Property was its absolute property and the VENDOR is absolute owner of the same and no other person other than the VENDOR have any right, title or interest in respect of the Scheduled Property or any portion thereof.

For Mehta and Modi Homes

For Mehta and Modi Homes

*[Signatures]* Partner Partner Page - 2 -

~~The total sale consideration as mentioned above the VENDOR do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-22 Gts., forming a part of survey no. 294 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASERS by way of absolute sale.~~

For Mehta and Modi Homes

For Mehta and Modi Homes

*[Signatures]*

1 వ పుస్తకము... సంగ...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య... 2

పబ్-రిజిస్ట్రార్.

Assessment Under Section 42 of Act 1 of 1927

No. 7459 of 200. Date 31/7/08

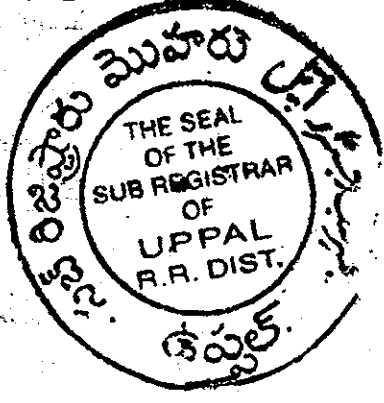
I hereby certify that the proper deficit  
stamp duty of Rs. 183,400/- One lakh eighty three  
Thousand four hundred only  
has been levied in respect of this instrument  
from Sri. Saham Modi  
on the basis of the agreed Market Value  
consideration of Rs. 33,50,000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal Sub Registrar  
and Collector. U/S. 41 & 44  
INDIAN STAMP ACT  
31/7/08

Registration Endorsement

An amount of Rs. 1,83,400/- towards Stamp Duty  
Including Transfer duty and Rs. 16,500/-  
towards Registration Fee was paid by the party  
through Challan Receipt No. 808634  
Dated 31/7/08 at SBI Habasguda Branch Sec. was  
higher than the consideration agreed.

S.B.H. Habasguda  
A/c No. 0100005978  
S.R.O. Uppal



4. The VENDOR has on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASERS and the PURCHASERS shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
5. The VENDOR hereby covenant he 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 PURCHASERS in the concerned departments.
6. The VENDOR hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
7. Stamp duty and Registration amount of Rs. 2,00,000/- paid by way of Challan No. 803634 dated 31.07.2008 drawn on State Bank of Hyderabad, Habsiguda Branch, Habsiguda, Hyderabad.


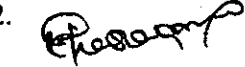
SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac: 0-22 Gts. forming a part of survey no. 294 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy, under S. R. O. Uppal and bounded by:

North	: Village settlement
South	: Land belonging to Vendors
East	: Land belonging to Vendors
West	: 60 ft wide road

IN WITNESS WHEREOF the VENDOR and PURCHASERS 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.

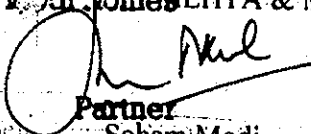
WITNESSES: Habsiguda, Hyderabad.

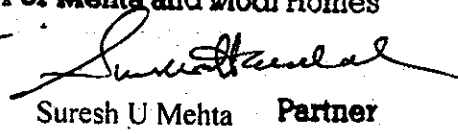
1. 
2. 

SCHEDULE OF PROPERTY

For Mehta and Modi Homes MEHTA & MODI HOMES

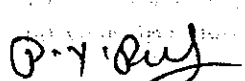
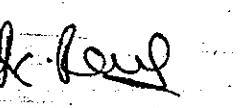
For Mehta and Modi Homes

  
Partner  
Soham Modi

  
Suresh U Mehta Partner

VENDORS

IN WITNESS WHEREOF the VENDOR and PURCHASERS 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.

1 వ పుస్తకము 7459 నంబర్/08

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య 7 ఈ కాగితపు వరుస

సంఖ్య 2

సబ్-రిజిస్ట్రార్

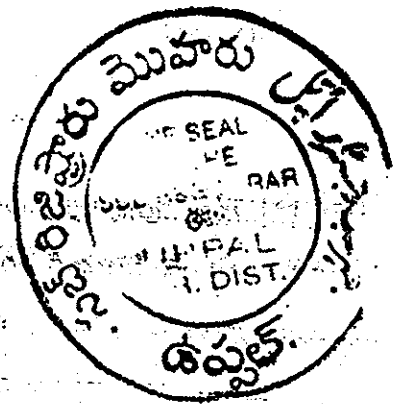
1 వ పుస్తకము సం॥ (కా.క) పు... 7459/08

నింబరుగా రిజిస్ట్రార్ చేయబడి స్కానింగు నిమిత్త

గుర్తింపు నింబరు 7459... 1-2008 నవ్వడమైన

2008 సం॥... నిల... 31... 08

రిజిస్ట్రార్



Copy of Doct. No. 7459 of 2008

Copy Compared By B. JAYANTH REDDY

(Reader)

By 31.01.09 (Examiner)

**REGISTRATION PLAN SHOWING**

AGRICULTURAL LAND

**IN SURVEY NO.** 294

CHERLAPALLY VILAGE

GHATKESAR

**MANDAL, R.B. DIST.**

**VENDOR:**

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

1. SHRI SOHAM MODI, SON OF SHRI SATISH MODI
2. SHRI SURESH U. MEHTA, SON OF LATE SHRI UTTAMLAL MEHTA

**PURCHASER:**

SHRI RAMA KRISHNA REDDY & SHRI YELLA REDDY, SONS OF SHRI VENKAT REDDY

**REFERENCE:**

**AREA:**

Ac. 0-22 GTS

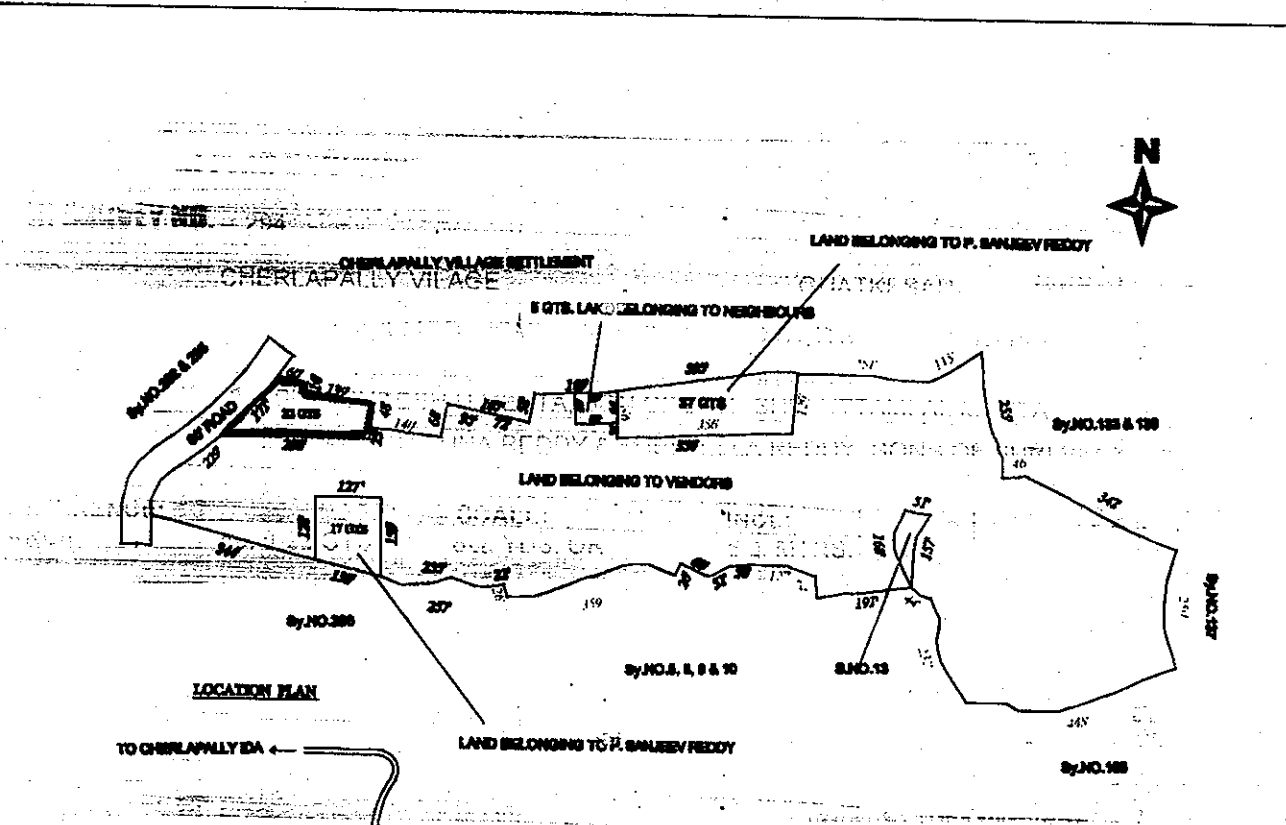
**SCALE:**

SQ. YDS. OR

**INCL:**

SQ. MTRS.

**EXCL:**



**WITNESSES:**

1. *[Signature]*
2. *[Signature]*

For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta & Modi Homes

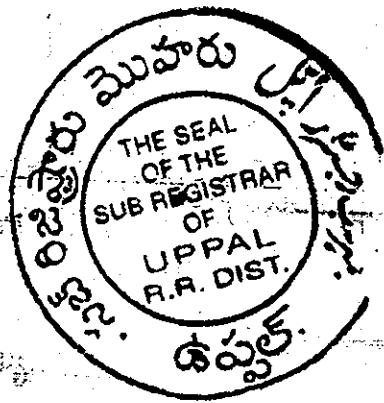
*[Signature]*  
Partner  
SIG. OF THE VENDOR

*[Signature]*  
SIGNATURE OF PURCHASERS

*[Signature]*

1 వ పుస్తకము... సంఖ్య...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య... 4.....

సబ్-రెజిస్ట్రార్.

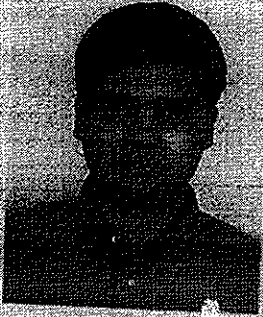
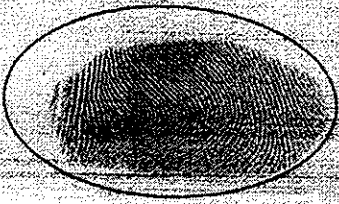


1000



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

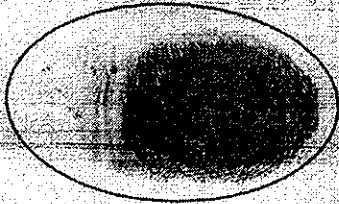
SL NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

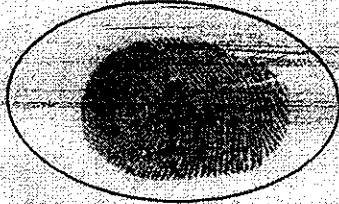
M/S. MEHTA & MODI HOMES,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD  
REP. BY ITS PARTNERS.

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

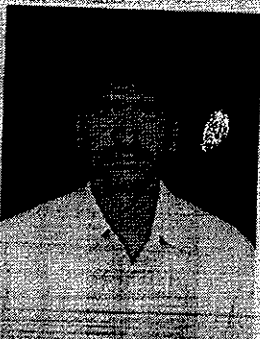
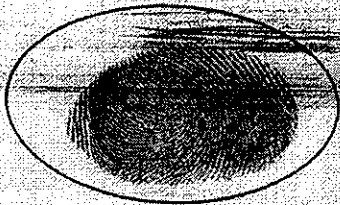


2. MR. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
(O) 5-4-187/3 & 4, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.

PURCHASERS:



1. MR. RAMA KRISHNA REDDY  
S/O. MR. VENKAT REDDY  
R/O 2-3-62  
CHERLAPALLY VILLAGE  
GHATKESAR MANDAL  
RANGA REDDY DISTRICT.



2. MR. YELLA REDDY  
S/O. MR. VENKAT REDDY  
R/O 2-3-62  
CHERLAPALLY VILLAGE  
GHATKESAR MANDAL  
RANGA REDDY DISTRICT.

SIGNATURE OF WITNESSES:

- 
- 

For Mehta and Modi Homes

Partner

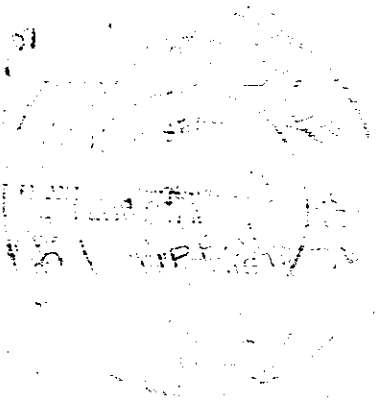
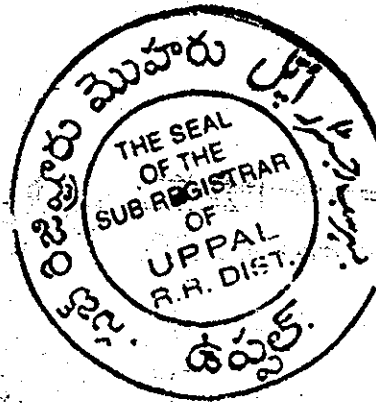
For Mehta and Modi Homes

Partner


SIGNATURE OF THE EXECUTANT'S

1వ పుస్తకము... 189... సాక్షి  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య... 5...

పబ్-రిజిస్ట్రార్



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



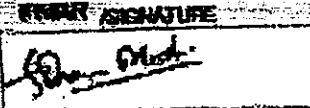
*[Handwritten Signature]*  
 D.P.L. No. 114  
 BHARAT SCOUTS & GUIDES - II  
 BHARAT SCOUTS & GUIDES - PARADISE, SEC 'BAD'  
 16/07/2006  
 16/07/2006

PERMANENT ACCOUNT NUMBER  
**AEMPM6725H**

NAME  
**SONAM SATISH MODI**

FATHER'S NAME  
**SATISH MANJAL MODI**

DATE OF BIRTH  
**18-10-1989**

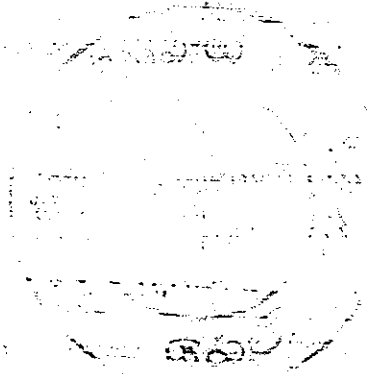
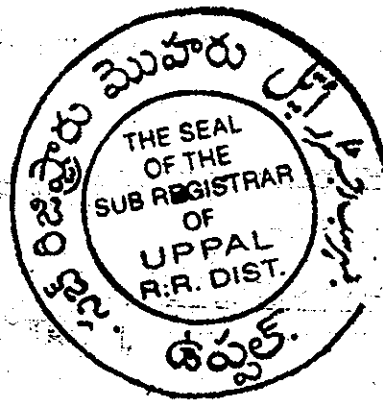
SIGNATURE  



Chief Commissioner of Income-tax, Andhra Pradesh

CRUM COPY  
 CRUM COPY

1 వ పుస్తకము. గి. కె. నంబూరి  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... 9..... ఈ కాగితపు వర్షం  
సంఖ్య..... 6.....

పబ్/రిజిస్ట్రార్.






**Family Members Details**

Relation	Date of Birth	Age
Wife	03/02/83	23
Daughter	28/07/04	2


**Issuing Officer**  
 D.P. Centre, Charlapally  
 10/01/2006

**HOUSEHOLD CARD**

Card No : PAPI587388F0178  
 F.P Shop No : 388  
 పేరు :  
 Name of Head of Household :  
 పండ్ల/భర్త పేరు :  
 Father/ Husband Name : Venkata Reddy  
 పుట్టిన తేదీ/Date of Birth : 12 Jun 77  
 వయస్సు/Age : 29  
 వృత్తి/Occupation : Employee-Private  
 గౌ.సం./House No. : 2-3-62  
 రోడ్ /Street : CHARLA PALLY  
 Colony : C. CHARLAPALLY  
 Ward No. : 58 4/ Ward-4  
 Municipality : కపరా / Kapra  
 జిల్లా /District : డి.రా. రెడ్డి / Ranga Reddy  
 Annual Income (R4.) : 24,000  
 LPG Consumer No. : (No Cylinder)  
 LPG Dealer Name :  


**Election Commission of India**  
 భారత ఎన్నికల సంఘము  
**IDENTITY CARD**  
 గుర్తింపు కార్డు

AP/32/219/804390



**Elector's Name** P. Ramakrishna Reddy  
 ఎలక్టరు పేరు ప. రామకృష్ణ రెడ్డి

**Father's/Mother's/Husband's Name** P. Venkata Reddy  
 తండ్రి/తల్లి/భర్త పేరు ప. వెంకట రెడ్డి

**Sex** M  
 లింగము పు

**Age as on 1-1-95** 20  
 1-1-95 వాటికి వయస్సు

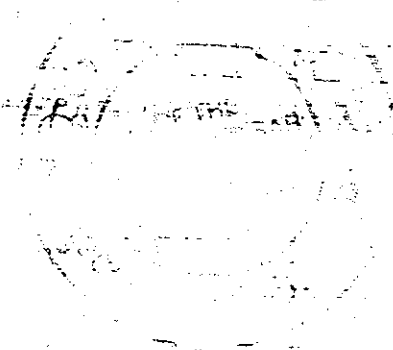
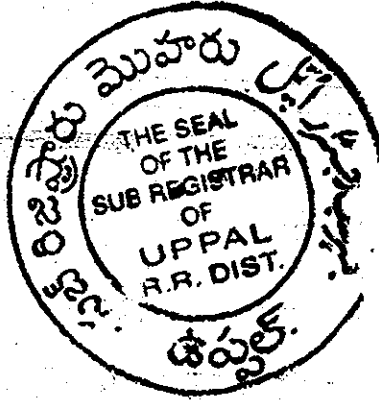
**Address / చిరునామా**  
 2-3-62  
 Chinna Charlapalli  
 Ghatkesar  
 2-3-62  
 ఎన్.కె.వల్లభ  
 పులివెందుల


**Electoral Registration Officer**  
 ఎలక్టరల్ రిజిస్ట్రేషన్ అధికారి  
 Assembly Constituency  
 ఏడానపల్లి నియోజకవర్గము  
 Medchal మేదక్  
 Place/ స్థలము Medchal మేదక్  
 Date /తేదీ 15-12-1995

This Card may be used as an identity card under different Government schemes  
 ఈ కార్డును వివిధ ప్రభుత్వ పథకములలో గుర్తింపుకాగ్ధ గా ఉపయోగించవచ్చును  
 MPIC No : 15/12/00/002/01132/02  
 269-656

1వ ప్రకటన 24.5.99 పంపించిన  
రెజిస్ట్రేషన్ మొదల కాలియం  
పంపించిన 9 తూర్పు గోదావరి జిల్లా  
పంపించిన 9

పబ్-రెజిస్ట్రేషన్





**Family Members Details**

No	Name	Relation	Date of Birth	Age
2	Suvarna	Wife	01/12/65	41
3	Yella Reddy	Son	26/10/79	27


10/01/2006

10/01/2006

10/01/2006

**HOUSEHOLD CARD**

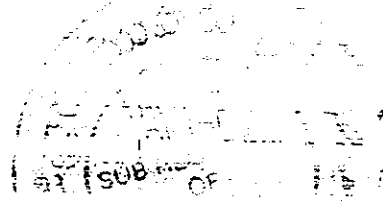
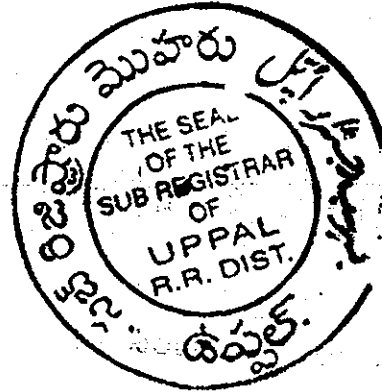
Card No : PAP1587388F0142  
 F.P Shop No : 388  
 పేరు : పల్లె వెంకట్ రెడ్డి  
 Name of Head of Household : Palle . Venkat Reddy  
 తండ్రి/భర్త పేరు : మల్లా రెడ్డి  
 Father/ Husband Name : Malla Reddy  
 పుట్టిన తేదీ/Date of Birth : 12-Jan-58  
 వయస్సు/Age : 48  
 వృత్తి/Occupation : Employee-Private  
 ఇం.సం./House No. : 3-62  
 రోడ్ /Street : CHERLAPALLY  
 Colony : CHERLAPALLY  
 Ward No. : 4 / Ward-4  
 Municipality : కపరా / Kapra  
 జిల్లా /District : రంగారెడ్డి / Ranga Reddy  
 Annual Income (Rs.) : 36,000  
 LPG Consumer No. : 9999/( Single )  
 LPG Dealer Name : Ennar Gas Agencies I , IOC



Family Members Details

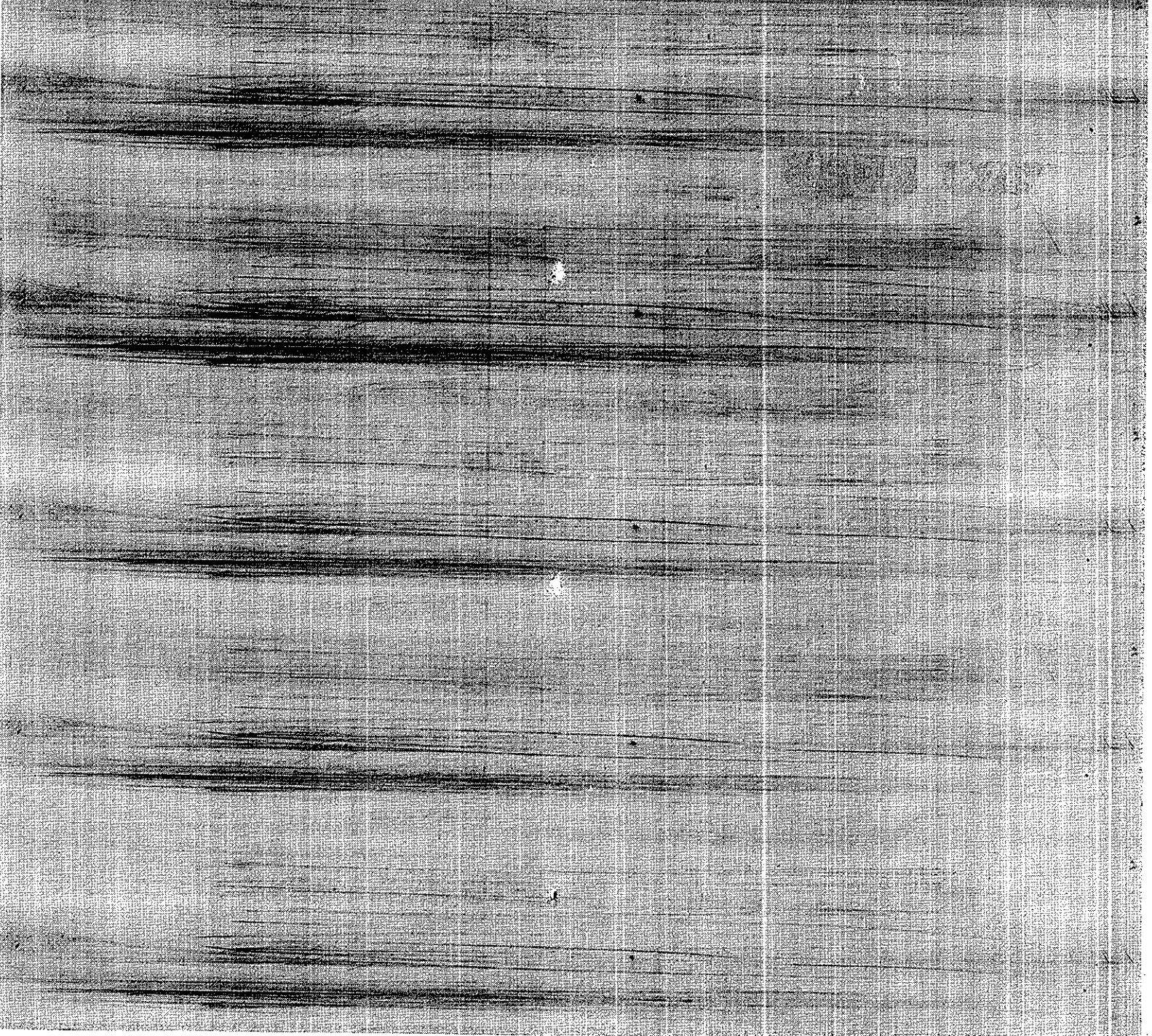
వ పుస్తకమునా. కె. గ. సంగం శి  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య... 8.....

పబ్-రిజిస్ట్రార్





[3568/31-01-2009]



వ లు స్వము 24.59 వంతుల  
దస్తవేజల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య... 7.....

పబ్-రెజిస్ట్రార్

