

3. Shri Deepak U. Mehta, S/o. Late Shri Uttamlal Mehta, aged about 57 years, Occupation: Business, R/o. Plot No. 83, Jeera, Secunderabad – 500 003.

4. Smt. Harsha D. Mehta, W/o. Shri Deepak U. Mehta, aged about 53 years,

Occupation: Housewife, R/o. Plot No. 83, Jeera, Secunderabad – 500 003.

5. Shri Sudhir U. Mehta, S/o. Late Shri Uttamlal Mehta, aged about 55 years, Occupation: Business, R/o. Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad – 500 003.

6. Smt. Aradhana S. Mehta, W/o. Shri Sudhir U. Mehta, aged about 53 years, Occupation: Housewife, R/o. Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad – 500 003.

7. Shri Bhavesh V. Mehta, S/o. Shri Vasanth U. Mehta, aged about 38 years, Occupation: Business, R/o. Uttam Towers, 3rd Floor, D. V. Colony, Minister Road,

Secunderabad – 500 003.

8. Shri Mehul V. Mehta, S/o. Shri Vasanth U. Mehta, aged about 34 years, Occupation: Business, R/o. Plot No. 21, 1st Floor, Bapu Bagh Colony, P. G. Road, Secunderabad – 500 003.

9. Shri Meet B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 33 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.

10. Shri Rahul B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 30 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad – 500 003.

hereinafter jointly referred to as the PURCHASER.

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

WHEREAS:

- A) Late Smt. Chandu Bai, W/o. Late Venkat Narsimha Rao was the original owner and pattedar of agricultural land in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, Andhra Pradesh, admeasuring about Ac. 10 02 Gts.
- B) Late Smt. Chandu Bai reached the heavenly abode on 23rd August, 1992. During her life time she had sold certain portions of Sy. No. 82/1 to various persons. At the time of her death she was the owner of balance portion of land in Sy. No. 82/1 admeasuring about Ac. 6-12 Gts. This land was bequeathed to her grand daughter Smt. M. Geetha Bai, by will dated 9th June, 1992.
- C) Vide proceedings of the Mandal Revenue Officer, Uppal Mandal bearing no. ROR/Rectification/5/94 dated 18.5.1994, the land admeasuring Ac. 6-12 Gts. of Mallapur Village was mutated in favour of Smt. M. Geetha Bai, W/o. Shri. M. Krishna Rao. The name of the Smt. M. Geetha Bai has been duly recorded as the pattedar and possessor in Sy. No. 82/1 and Passbook no. 51092, (Patta No.24) and Title book no. 171927 has been issued by the MRO in favour of the M. Geetha Bai.

Page - 2 -

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

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ప్రేష్ట్రవ్య 2009 సం./ కా.శ. 192/ స ప్రామింగ్ నిమిత్తం గుర్తింపు సెంజరుగా రిజిప్టరు చేయుండి స్మామింగ్ నిమిత్తం గుర్తింపు సెంజరు 1526 200 \ 30 \ 300 \ 3



- D) Smt. M. Geetha Bai has sold a portion of Sy. No. 82/1 admeasuring about Ac. 0-37 Gts., to the VENDOR by way of registered sale deed registered at Sub Registrar, Uppal bearing document no. 9610/06 dated 29.06.2006.
- By virtue of the above referred document, recitals and records, the VENDOR became the absolute owners and possessors of about Ac. 0-37 Gts., (4,477 Sq yds) of land forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, R.R. 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. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

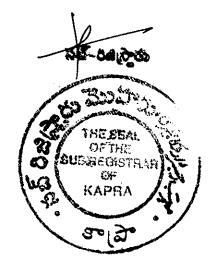
- The PURCHASER has paid the aforesaid total consideration of Rs. 1,20,00,000/-(Rupees One Crore Twenty Lakhs Only) and the receipt of which is hereby admitted and acknowledged by the VENDOR.
- 2. For the total sale consideration as mentioned above the VENDOR do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-37 Gts., (4,477 Sq yds) in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. 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 the absolute property belonging to it and 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 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 it is the true and lawful owner of the Scheduled Property. The VENDOR hereby covenants that no other person(s) other than the VENDOR have 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.

FOR MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

Partner



- 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 give warranty of title. The VENDOR hereby declares that it 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 any 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.
- 6. The VENDOR has on this day delivered the total Link Documents of the Scheduled Property to the PURCHASER. The VENDOR has on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER. The PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
- 7. The VENDOR hereby covenants it 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 it has no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
- 9. The VENDOR hereby covenants 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 declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 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 declare 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. 11,90 929- paid by way of Challan No. 967962 dated 23.7.09 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

FOR MENTA & MODI HOMES

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ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 0-37 Gts., (4,477 Sq. yds) in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, under S.R.O. Kapra and bounded by:

North	Railway Track
South	Sy. No. 82/1 part (Road) & Neighbours land
East	Open land
West	Land belonging to Vendor in Sy. No. 82/1.

IN WITNESSES WHEREOF this Deed of Sale is made and executed on this the 21st day of July, 2009 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. Hoor

2. Rossover

FORMEHUN & MODI HOMES

Partner

Soham Modi

FOR MEHTA & MODI HOMES

Partner

Suresh U Mehta (VENDOR)

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

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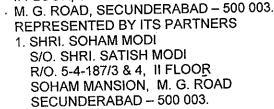
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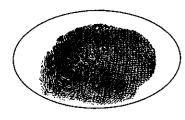






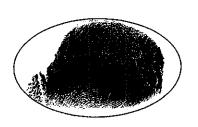
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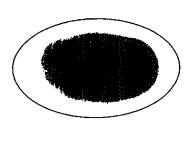
2. SHRI, SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA R/O. 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.





PURCHASERS:

1. SHRI, SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA R/O. UTTAM TOWERS 4TH FLOOR, MINISTER ROAD D. V. COLONY SECUNDERABAD - 500 003. (vendee & Agent. No.2)





2. SMT. KUSUM S. MEHTA W/O. SHRI. SURESH U MEHTA R/O. UTTAM TOWERS 4TH FLOOR, MINISTER ROAD D. V. COLONY SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

2.

FOR MEHTA & MODI HOMES

Partner

FOR MEHTAN& MODI HUMES

Partner

SIGNATURE OF EXECUTANTS

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

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SIGNATURE(S) OF BUYER(S)

SIGNATURE OF THE REPRESENTATIVE

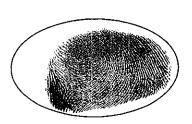
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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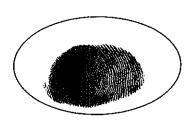
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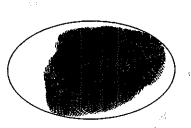
PURCHASERS:

3. SHRI. DEEPAK U. MEHTA S/O. LATE UTTAMLAL MEHTA R/O. PLOT NO. 83 JEERA SECUNDERABAD – 500 003.



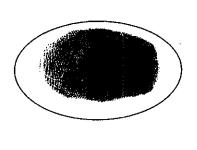


4. SMT. HARSHA D. MEHTA W/O. SHRI. DEEPAK U. MEHTA R/O. PLOT NO. 83 JEERA SECUNDERABAD - 500 003.





5. SHRI. SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA R/O. PLOT NO. 21 BAPUBAGH COLONY P. G. ROAD SECUNDERABAD -- 500 003.





6. SMT. ARADHANA S. MEHTA W/O. SHRI. SUDHIR U. MEHTA R/O. PLOT NO. 21
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD – 500 003.

SIGNATURE OF WITNESSES:

1. Hoose

2. PARCEY

FOR MEHTA & MOD! HOMES

Partner

FOR MEHTA & MODI HOMES

SIGNATURE OF EXECUTANTS

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

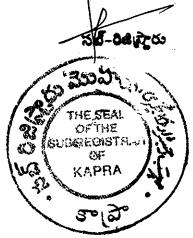
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SIGNATURE(S) OF BUYER(S)

SIGNATURE OF THE REPRESENTATIVE

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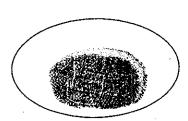


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





PURCHASERS:

7. SHRI. BHAVESH V. MEHTA S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS 3RD FLOOR MINISTER ROAD D. V. COLONY SECUNDERABAD – 500 003.

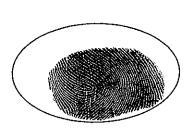
SECUNDERABAD - 500 003.
(Representative to Purchaser No. 3, 4, 5 8 6)





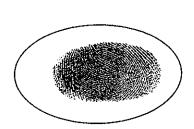
8. SHRI. MEHUL V. MEHTA S/O. LATE VASANT U. MEHTA R/O. PLOT NO. 21 1ST FLOOR BAPUBAGH COLONY P. G. ROAD SECUNDERABAD – 500 003.

(Representative to Purchaser 100. 9 & 10





9. SHRI. MEET B. MEHTA S/O. LATE BHARAT U. MEHTA R/O. UTTAM TOWERS 4TH FLOOR MINISTER ROAD P. G. ROAD SECUNDERABAD – 500 003.





10. SHRI. RAHUL B. MEHTA S/O. LATE BHARAT U. MEHTA R/O. UTTAM TOWERS 4TH FLOOR MINISTER ROAD P. G. ROAD SECUNDERABAD – 500 003.

SIGNATURE OF WITNESSES:

1. - Hoose

2. Proscop

FOR MEHTA- MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner SIGNATURE OF EXECUTANTS

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

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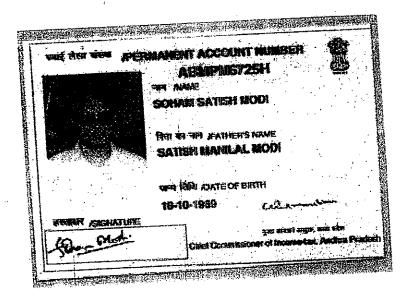
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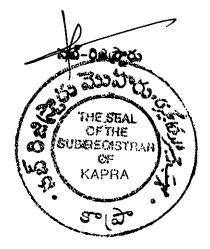


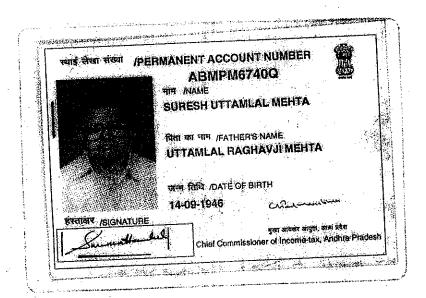


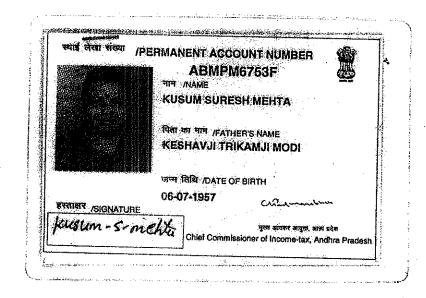
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Partner

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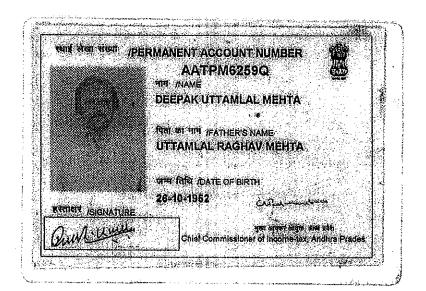


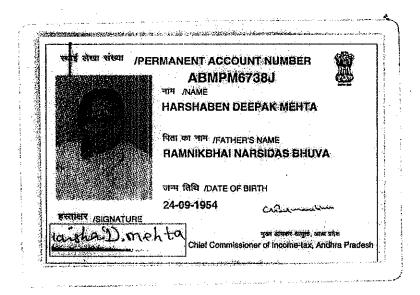
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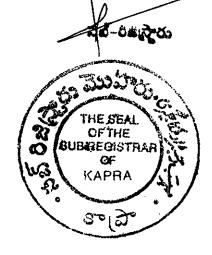


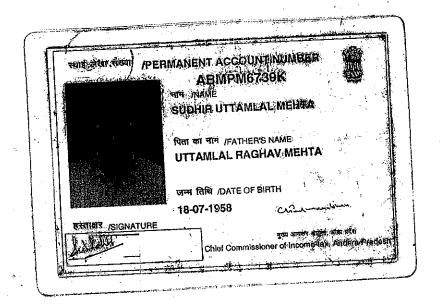


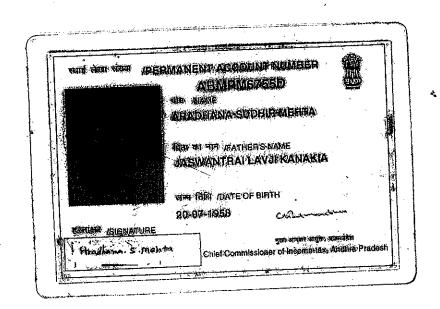




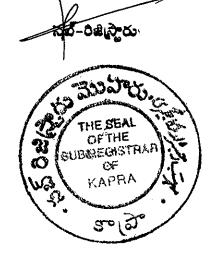
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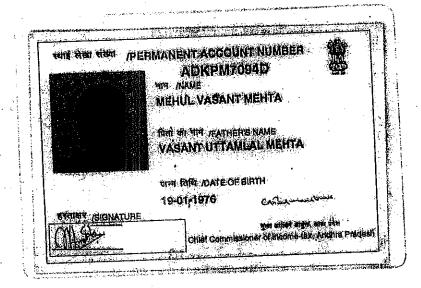


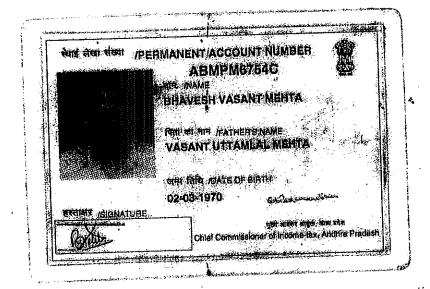




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ఈ కాగితపు వరున సంఖ్య	

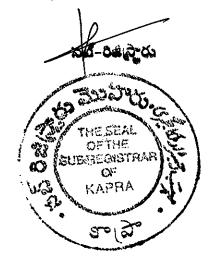






इस्र मार्ट में थी / मिस्र जोने पर कृपमा मारी सेर्ने वाले आध्यावर की शृचित /स्विपस कर दे पुड़ा आध्यावर जीशुक्त, आध्यावर प्रवन, बशीर वाग, स्थाबाद - 500,004

స్వేశము 2009వ సం పు.1.61.	A. Taring Berev
మొత్తము కాగితముల సంఖ్య17.	
ఈ కాగితపు వరున సరఖ్య	





Family Members Details

Name	Relation	Date of Birth	Age
` .sh ₂	Wife	08/02/84	22

HOUSEHOLD CARD

Card No

F.P Shap No

್ನ ಹೊಟ್ಟರು, ಕಾರ್ಯಿಗಳ

Name of Head of

: Mehtz, Ranul

Household

සලයි.[අරු වරා

1.00

Father/ Husband name : Bhara:

තුණුවස්ර/Date of Birth ; 04/12/1989

emmy/Age

ವೃತ್ತಿ /Occupation

: Own Business

and thouse No. : 2-2-557,491,5571 AND TOWERS

: All wind the bolds.

Colony Ward

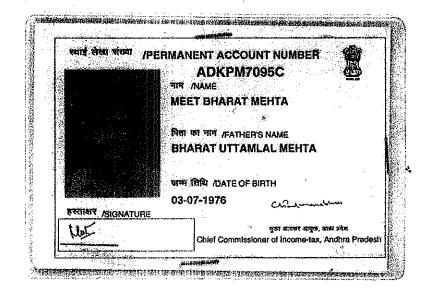
Circle

Chale VIE

ಪತ್ಷ-/District

: Eraren (Homaba)

(Rs.) ; 160,000 www.iii.istagaThophic)



इसे कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें मुख्य आयकर आयुक्त. आयकर भवन, बंशीर बाग,

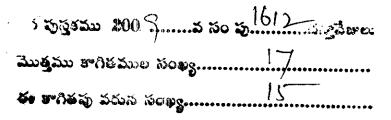
हैदराबाद - 500 004.

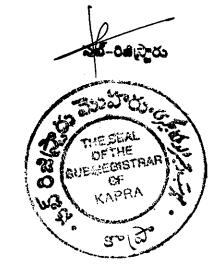
In case this card is lost/found, kindly inform/return to the issuing authority:

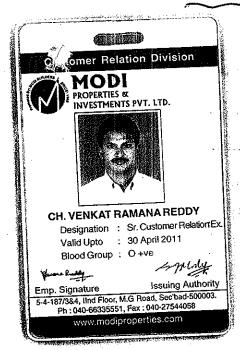
Chief Commissioner of Income-tax,

Aayakar Bhavan,

Basheerbagh, Hyderabad - 500 004.







Res. Address:

11-13-184/1, Road No.1, Green Hills Colony, Saroomagar, Hyderabad.

In case of Emergency Call: 9246165561

- 1. Employee must display this card while on duty
- 2. This card has to be surrendered while leaving the organization
- 3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESS >

INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE DLEAP01197482009 PRABHAKAR REDOY K
K PADMA REDOY
2-3-64/10/24
JAISWAL CARDEN
AMBERDE E
HYDERARAB

Barrens

Signature

Issued on: 18-06-2009

Licencing Authority RTA-HYDERABAD-EZ

M4417303/08

Class Of Vehicle

<u>Validity</u>

Non-Transport

LMV,MC

Transport

Hazardous Validity

03-01-2015

Badge No.

Reference No.

Original LA.

54791995

DOB

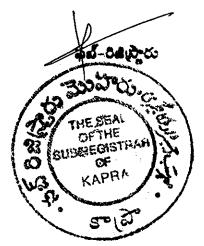
RTA HYDERABAD - EAST 15-01-1974

Blood Gr.

Date of 1st issue

04-01-1995

1వ పుస్టకము 200్న్వ	సం పు.1612
	17
ఈ కాగికపు వరు న సంఖ్య	16





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