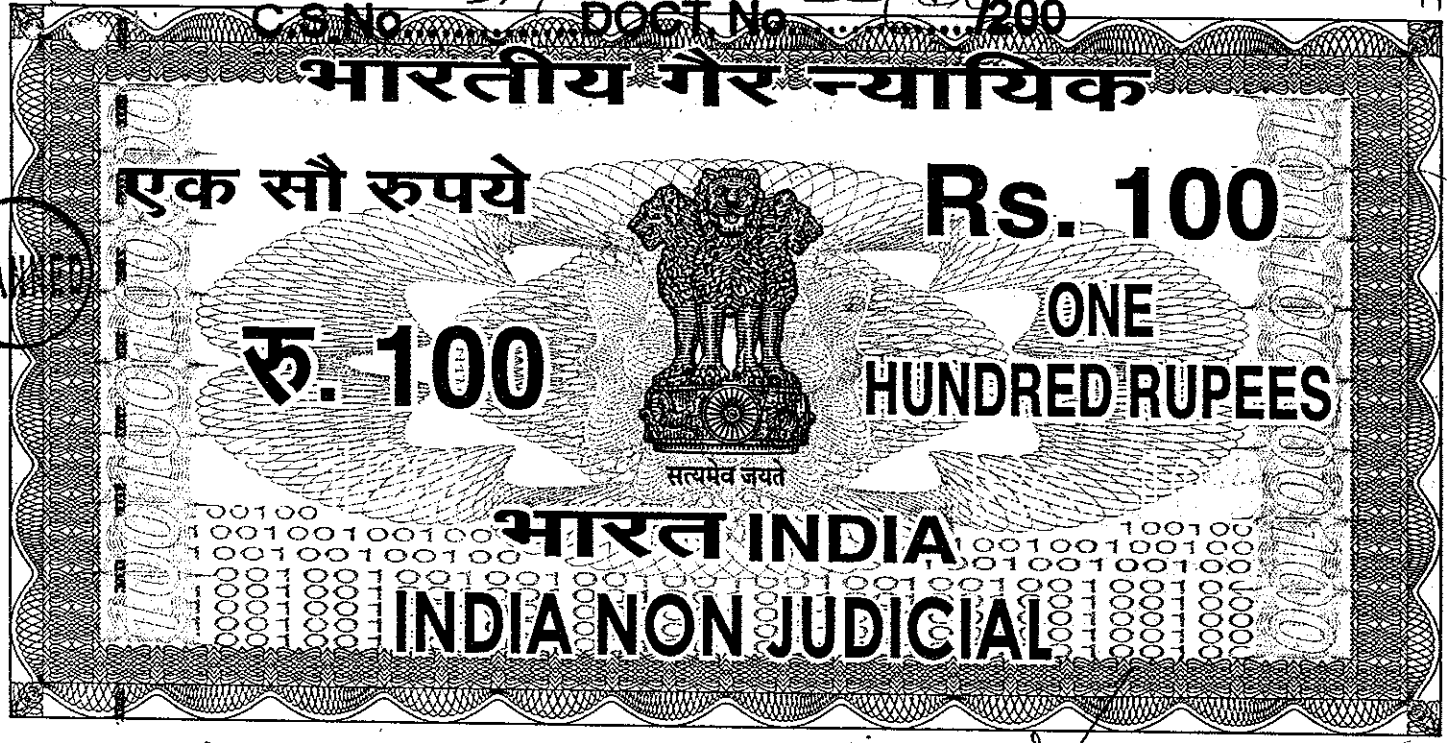


B.No (216)

C.S No 20374 DOCT No 20335/06/200

20841



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

C 603670

S.No. 70670 Date 20/12/2006 Rs. 100/-
 Name D. Phani Kumar
 S/o. D/o. P. S. Mehta
 For Whom Mehta & Modi Homes

Exec
K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 23rd day of December 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

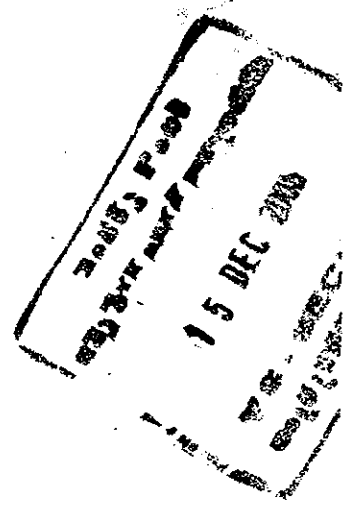
IN FAVOUR OF

1. MR. K. RAGHUNATH, SON OF MR. K. ADITYA, aged about 30 years,
 2. MR. K. ADITYA, SON OF MR. K. RAGHAVA CHARYULU, aged about 56 years,
- Both are residing at 102, Ashoka Enclave, Opp: Vijaya Bank, Motinagar, Hyderabad – 500 038, 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
[Signature]
 Partner

For Mehta and Modi Homes
[Signature]
 Partner

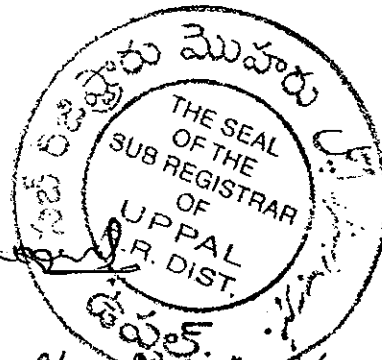
వ పుస్తకము...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు తరుస
 సంఖ్య...



200 (వ.సం||...
 192...
 పగలు...
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

సబ్-రిజిస్ట్రారు

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



రుసుము రూ||...
 Receipt No...
 Dt...
 BH, Habsiguda Branch, Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌలనవ్రేలు



...
 (0)5-4-187/34, 11 floor, SOHAM MANSION,
 M.G. Road, Sec-bad attested through. ...
 presentation of Documents vide Doc no. 201/BK12/0.
 at SRO, Uppal.

నిరూపించినది.

[Handwritten signature]

K. Satyanarayana & Co. K. Narayana Chari
 1-8-185, FIRST FLOOR, Chiklaadepally
 Hyderabad - 20.

② *[Handwritten signature]*

S. Pradeep Kumar S/o. S. Hanu... Employee
 R/o. 1-4-263. New Bunderpally, Sec-bad.

200 (వ.సం||...
 192...
 సబ్-రిజిస్ట్రారు

WHEREAS:

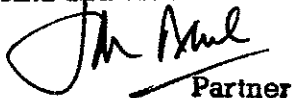
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

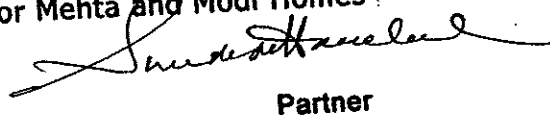
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము. 2-నికేషన్లు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....9....ఈ కాగితపు వరుస
 సంఖ్య.....2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 1859
 No. 20335 of 2006. Date 23/12/06

I hereby certify that the proper deficit stamp duty of Rs. ~~10000~~ Rupees ~~Seven thousand~~ eighty seven only has been levied in respect of this instrument from Sri. B. P. Reddy on the basis of the agreed Market Value consideration of Rs. 307000/- being higher than the consideration agreed Market Value.

Seven

NOTE: D.S.D. Rs. 17060 & D.R.F.Rs. 1000/- Total
 Rs. 18060 has been collected as agreed M.V of Rs. 307000 Dt. 23/12/06
 Vide chno. 104100 of 6112106

S.R.O. Uppal [Signature] Sub-Registrar and Collector U/S. 41 & 42 of INDIAN STAMP ACT

SUB-REGISTRAR

Registration Endorsement

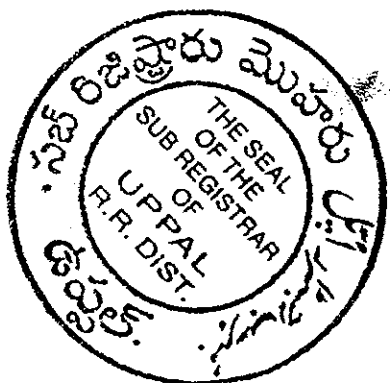
An amount of Rs. ~~5000~~ 25330 towards Stamp Duty including Transfer duty and Rs. ~~53100~~ 535 towards Registration Fee was paid by the party through Challan Receipt Number 108152 Dated 23/12/06 at SBI Habsiguda Branch Sec 44

NOTE: D.S.D. Rs. 4685 & D.R.F.Rs. — Total
 Rs. 4685 has been collected as agreed M.V of Rs. 307000 Dt. 17/11/06

SUB-REGISTRAR

S.B.I. Habsiguda
 A/c No. 01000059700
 of S.R.O. Uppal.

NOTE: Construction Agreement filed along with this sale deed for Rs. 1964500/- and Stamp duty Paid Rs. 196451/- Dt. 23/12/06.



SUB-REGISTRAR

E) The Vendee is desirous of purchasing a plot of land bearing no. 216 admeasuring 307 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 3,07,000/- (Rupees Three Lakhs and Seven 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:

- a. The Vendor do hereby convey, transfer and sell the Plot No.216 admeasuring 307 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. 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.3,07,000/- (Rupees Three Lakhs Seven 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. 39,700/- is paid by way of challan No. C-108152, dated 23.12.26, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

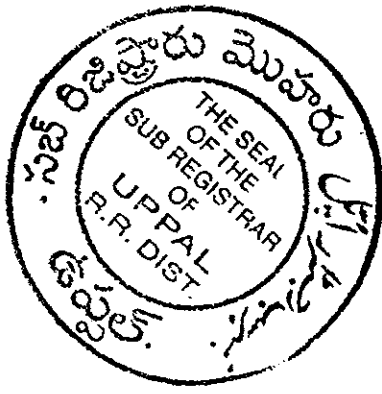

Partner

1 వ పుస్తకము. 2.03.2006 నాంబూరు
డస్ట్రావేజుల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 3.....

~~పద-రిజిస్ట్రారు~~

1 వ పుస్తకము సం॥ (కా.న) పు... 20335/06
నంబూరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు... 20335-1-2006 ఇవ్వడమై
2006 సం॥ డిసెంబరు... 23వ తేదీ

~~రిజిస్ట్రారు~~



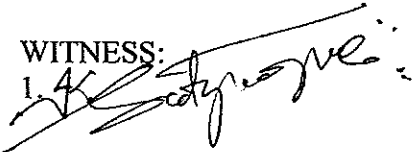

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.216 admeasuring about 307 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

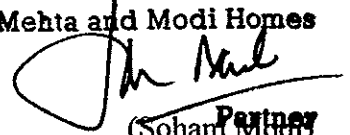
North 40' wide road
South Plot No. 217
East Plot No. 215
West 40' wide road

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:

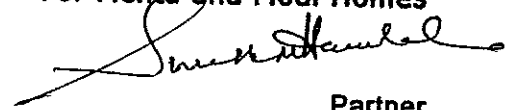
WITNESS:

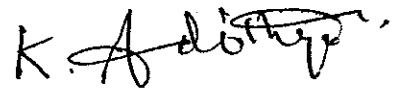
1. 
2. 

For Mehta and Modi Homes


Partner
(Soham Modi)
VENDOR

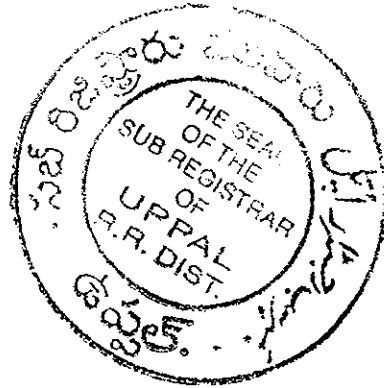
For Mehta and Modi Homes


Partner
(Suresh U Mehta)
VENDOR


VENDEE

|| వ పుస్తకము 2020 సంవత్సరం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
సంఖ్య.....4.....

పబ్-రజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 216, FORMING A PART

IN SURVEY NO. 291**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

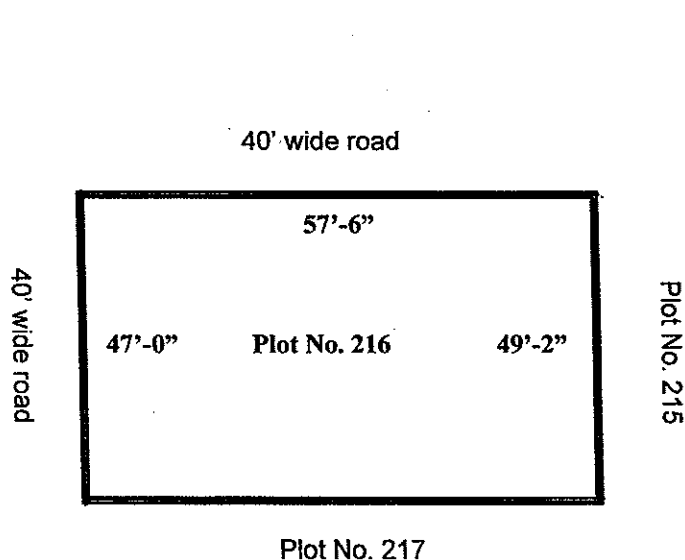
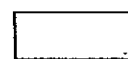
Mandal, R.R. Dist**VENDOR:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

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

2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: 1. MR. K. RAGHUNATH, SON OF MR. K. ADITYA

2. MR. K. ADITYA, SON OF MR. K. RAGHAVA CHARYULU

REFERENCE:
AREA: 307**SCALE:**
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

N



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

WITNESSES:

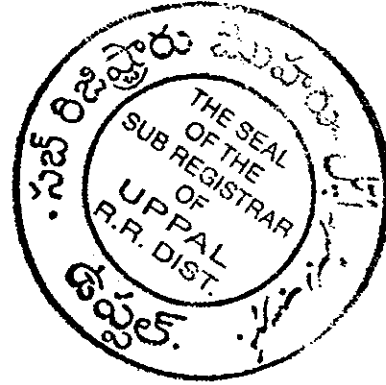
1.

2.

SIG. OF THE VENDOR**SIG. OF THE BUYER**

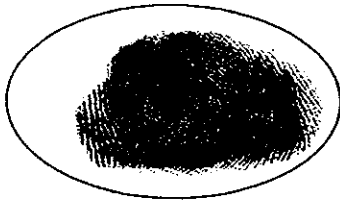
1వ పుస్తకము. 7.9.33 నామ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 5

సబ్-రిజిస్ట్రార్



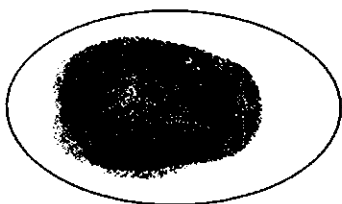
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



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

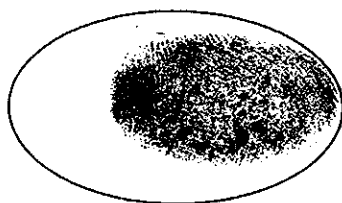
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



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.

GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.



SIGNATURE OF WITNESSES:

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

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

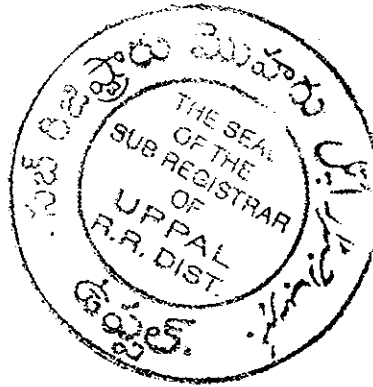
[Signature]
Partner

SIGNATURE OF EXECUTANTS




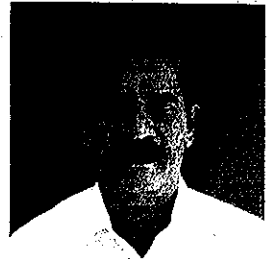
[Signature]

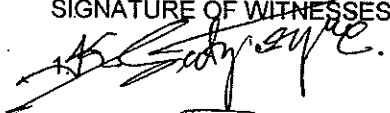

1వ పుస్తకము 2023/నం. 5
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 6.....

సబ్-రజిస్ట్రారు



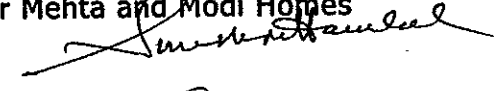

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>PURCHASER:</u></p> <p>1. MR. K. RAGHUNATH S/O. MR. K. ADITYA R/O. 102, ASHOKA ENCLAVE OPP: VIJAYA BANK MOTINAGAR HYDERABAD – 500 038.</p>
			<p><u>BUYER CUM REPRESENTATIVE:</u></p> <p>2. MR. K. ADITYA S/O. MR. K. RAGHAVA CHARYULU R/O. 102, ASHOKA ENCLAVE OPP: VIJAYA BANK MOTINAGAR HYDERABAD – 500 038.</p>

SIGNATURE OF WITNESSES:

 2. 

For Mehta and Modi Homes


 Partner

For Mehta and Modi Homes


 Partner
 x SIGNATURE OF EXECUTANTS

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

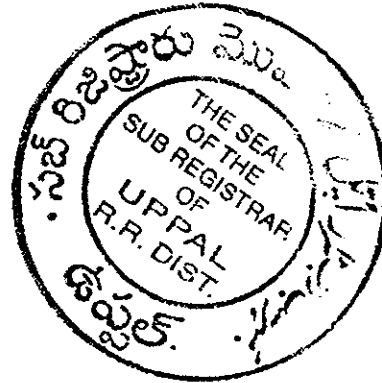
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Aditya, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


 SIGNATURE OF THE REPRESENTATIVE

x 
 SIGNATURE(S) OF BUYER(S)

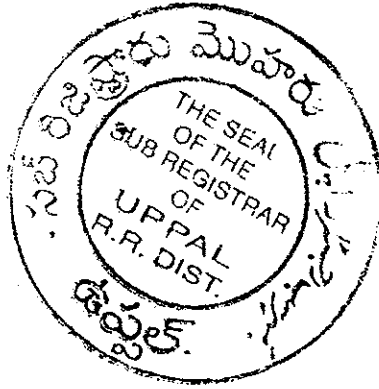
1వ పుస్తకము 2వ పుస్తకము
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...గో.....ఈ కాగితపు వరుస
సంఖ్య.....గో.....

సబ్-రిజిస్ట్రార్



1వ పుస్తకము...
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
పంఖ్య...

సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE

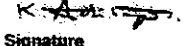
ANDHRA PRADESH

DRIVING LICENCE

41382001

SATYANARAYAN CHARYULU
SRI K. CHARYULU
PNO - K. CHARYULU
KALYAN NAGAR, S'S COLONY

HYDERABAD



Signature

Issued on: 01/05/2006


Licencing Authority
RTA-HYDERABAD - CE

Class Of Vehicle

Validity

Non-Transport

LMV,MC

30/04/2011

Transport

Hazardous Validity

Badge No.

DLRAP009148352006

Reference No.

RTA HYDERABAD - CENTRAL

Original LA

19/10/1949

DOB

Blood Gr.

Date of 1st issue

19/03/2001



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
41382001

SATYANARAYAN CHARYULU
SRI RANGA CHARYULU
PNO-10, SRI RANGA ENCLAVE
KALYAN, NAGAR, G.C.'S COLONY
HYDERABAD



K. A. S.
Signature
Issued on: 01/05/2006

K. S. S.
Licencing Authority
RTA-HYDERABAD - CI

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV,MC	30/04/2011
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLRAP009148352006	
<u>Original LA</u>	RTA HYDERABAD - CENTRAL	
<u>DOB</u>	19/10/1949	
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<u>Date of 1st issue</u>	19/03/2001	

