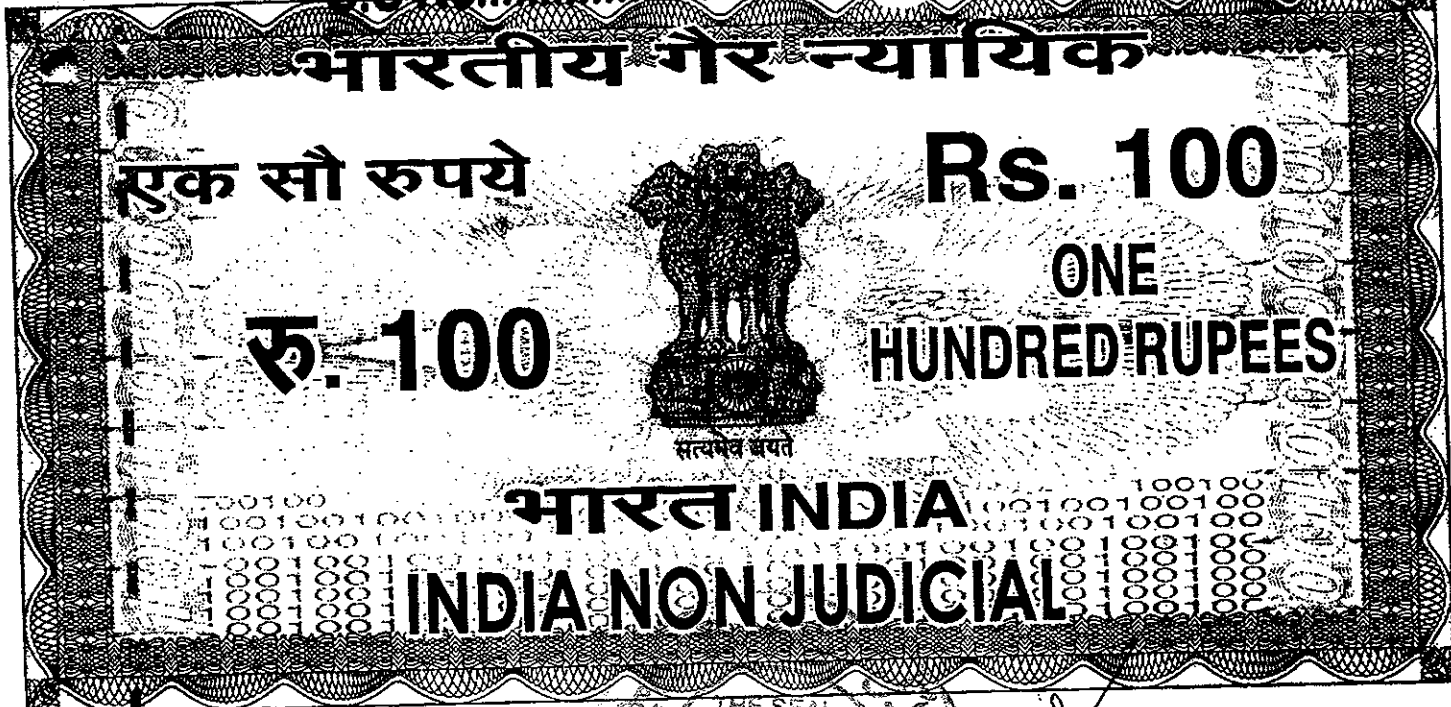


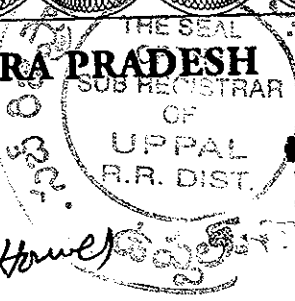
222

C.S No 20424 DOCT No 20383/2006

20890



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 S.No. 7073 Date 20/12/2006 100/-  
 Name D. Phani Kumar  
 S/o. D.N. Mehta  
 For Mehta & Modi Homes



K. SRINIVAS G 603669  
 S.V.L. No. 26/08, R.No. 39/2006  
 City Civil Court,  
 SECUNDERABAD

**SALE DEED**

This Sale Deed is made and executed on this the 23<sup>rd</sup> day of December, 2006 at Secunderabad 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**

MR. G. POORNA KALYANA CHAKRAVARTHY, S/O. MR. G. MADHUSUDANA RAO, aged about 39 years, residing at 129, SBI Colony, Gandhinagar, Hyderabad - 500 080, 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

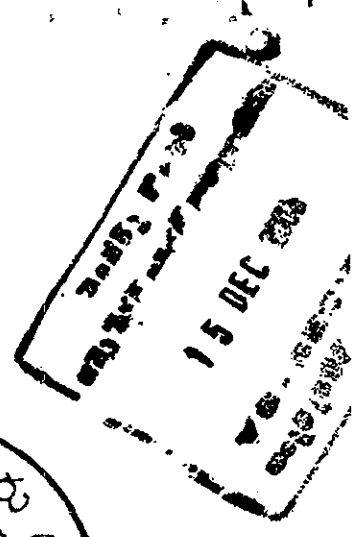
*[Signature]*  
 Partner

For Mehta and Modi Homes

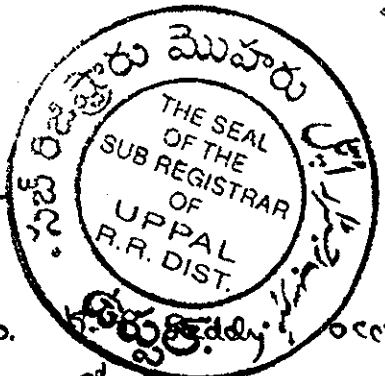
*[Signature]*  
 Partner

TRUE COPY  
*[Signature]*  
 SUB-REGISTRAR

సంఖ్య.../...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య.../.....



సబ్-రిజిస్ట్రారు



200 వ సం||...  
192 వ సం||...  
పగలు...మరియు...  
కొప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ...  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 మేను  
అనుసరించి సమర్పించవలసిన పాత్రాధారాలు  
మరియు వేలిముద్రలతో సహా కాబట్టిన

రుసుము రూ|| 360 /  
Receipt No. 108156  
Sec' Bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
ఎడమ బ్రావనవ్రేలు



చూపించినది.

*[Signature]*

*[Signature]*

శ్రీ...  
సంఖ్య...  
10-4-187/324, 2nd Floor, Soham mansion,  
M.G. Road, Sec' Bad, through attested GPa  
for Presentation of Documents, vide doc.  
no. 201/BK/1/06 at seo, Uppal.

K. SATYAJI ARAYAN s/o K. N. Acharya.  
Occ: PAT Employee 1-8-185- Uppal  
Hyderabad,

J. Pradeep Kumar s/o J. Dharmajit s/o Employee  
No. 1-10-263, new Bommarpally Sec' Bad

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

సబ్-రిజిస్ట్రారు

TRUE COPY  
SUB-REGISTRAR

## 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.

Page 2

For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

TRUE COPY  
SUB-REGISTRAR

1 వ పుస్తకము 20880  
 Certified that the stamp duty on this document is Rs. 7615/- Ac t on the subsequent Sale deed registered as No. 20383 of 2006 at S.R.O. Uppal of U.P. Dist. fund of stamp duty can be claimed on this stamp

[Signature]  
 SUB-REGISTRAR

Instrument Under Section 42 of Act (I) of 187  
 No. 20383 of 2006 Date 23/12/06

I hereby certify that the proper deficit stamp duty of Rs. 7615 Rupees Seven Thousand Seven Hundred and Ten Rupees only has been levied in respect of this instrument from Sri. K. Prabhakar Reddy on the basis of the agreed Market Value consideration of Rs. 272000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

[Signature]  
 Sub-Registrar and Collector U/S. 41 & 4 INDIAN STAMP ACT

NOTE: D.S.D. Rs. 17060/- & D.R.F. Rs. 1000/- Total Rs. 18060/- has been collected as agreed M.V of Rs. 272000/- Dt. 23/12/06 vide Ch.No. 104094 of 06/12/2006

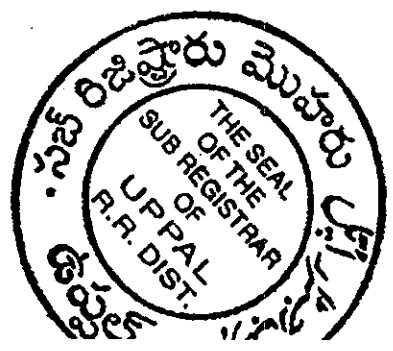
[Signature]  
 SUB-REGISTRAR

Registration Endorsement

An amount of Rs. 26535/- towards Stamp Duty including Transfer duty and Rs. 260/- towards Registration Fee was paid by the party through Challan Receipt Number 108156 dated 23/12/06 at S.B.H. Habsiguda Branch Sec'ed.

S.B.H. Habsiguda  
 A/c No. 01000050700  
 of S.R.O. Uppal

NOTE: Construction Agreement filed along with this sale deed for Rs. 1922000/- and Stamp duty Paid Rs. 19229/- Dt. 23/12/06.

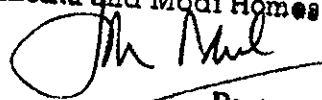


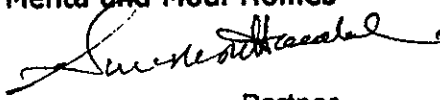
TRUE COPY  
[Signature]  
 SUB-REGISTRAR

- E) The Vendee is desirous of purchasing a plot of land bearing no. 223, admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,72,000/- (Rupees Two Lakhs Seventy Two 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. 223, admeasuring 272 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. 2,72,000/- (Rupees Two Lakhs Seventy Two 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. 26,990 /- is paid by way of challan no. C-108116, dated 23.12.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes  
  
Partner

For Mehta and Modi Homes  
  
Partner

Page 3

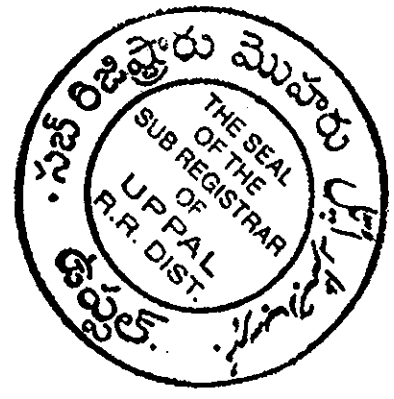
TRUE COPY  
  
SUB-REGISTRAR

Certified that the stamp duty on the document denoted w/s 16 of T.S. Act on the subsequent Sale deed registered as No. 20382 of 2006. The refund of stamp duty can be claimed on this stamp.

**SUB-REGISTRAR**  
 సబ్ రిజిస్ట్రారు

1వ పుస్తకము సం॥ (కా.క) పు... 20382/06  
 నంబరుగా రిజిస్టరు చేయబడి స్కానింగు విమిత్తం  
 గుర్తింపు నంబరు 0283-1-200 ఆవ్యదమ్మప  
 200 సం॥ సం॥ 2006.05.09

*[Signature]*  
 రిజిస్ట్రారు



Copy of Deed No. 20382 of 2006  
 Copy Compared By B. JAYANTH REDDY  
 Examined By (Reader)  
 By (Examiner)  
 Date 13.05.09

సబ్-రిజిస్ట్రారు కార్యాలయము  
 ఉప్పల్, రంగారెడ్డి జిల్లా  
 సబ్ రిజిస్ట్రారు మొహరు  
 THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.  
 ఉప్పల్

TRUE COPY  
*[Signature]*  
 SUB-REGISTRAR

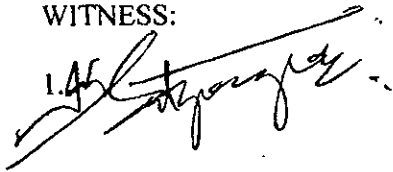
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 223, admeasuring about 272 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	Plot No. 222
South	Plot No. 224
East	40' wide road
West	Plot No. 232

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:

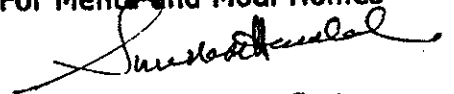
1. 

2. 

For Mehta and Modi Homes

  
Partner  
(Soham Modi)  
VENDOR

For Mehta and Modi Homes

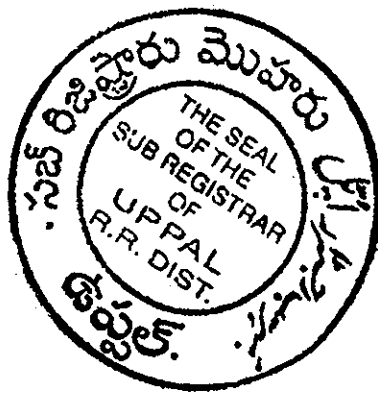
  
Partner  
(Suresh U Mehta)  
VENDOR

  
VENDEE  
(Smt)

TRUE COPY  
  
SUB-REGISTRAR

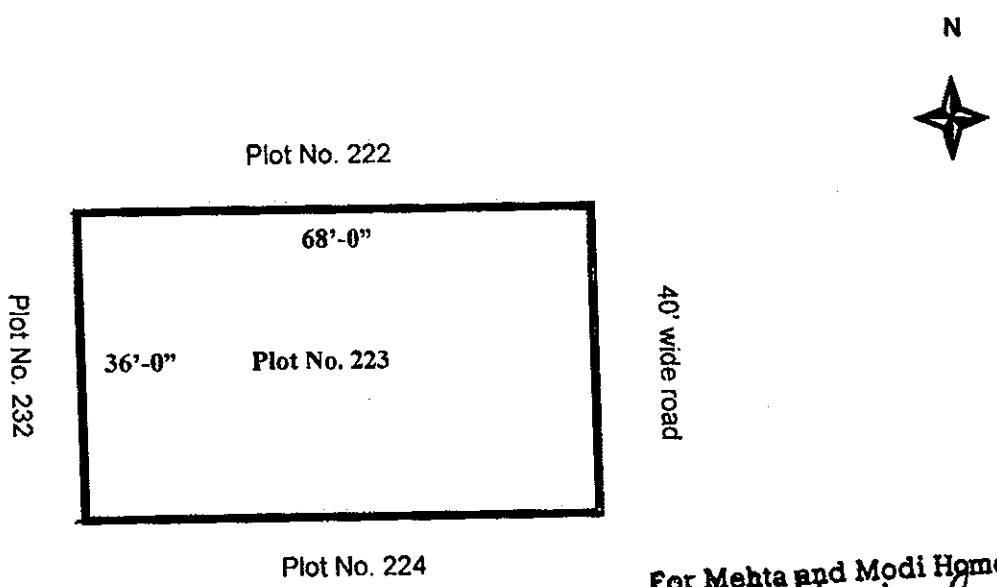
Certified that the stamp duty on the above document is denoted w/s 16 of I.S. Act on the subsequent sale deed registered as No. 100 of 1954 of the Sub-Registrar S.R.Q. Uppal and no refund of stamp duty can be claimed on this stamp.

SUB-REGISTRAR





<b>REGISTRATION PLAN SHOWING</b>		PLOT NO. 223, FORMING A PART	
<b>IN SURVEY NO.</b>	291	<b>Situated at</b>	
CHERLAPALLY VILLAGE, GHATKESAR		<b>Mandal, R.R. Dist.</b>	
<b>VENDOR:</b>	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		
<b>BUYER:</b>	MR. G. POORNA KALYANA CHAKRAVARTHY, SON OF MR. G. MADHUSUDANA RAO		
<b>REFERENCE:</b>	<b>SCALE:</b>	<b>INCL:</b>	<b>EXCL:</b>
<b>AREA:</b>	272	SQ. YDS.	SQ. MTRS.



For Mehta and Modi Homes  
*[Signature]*  
 Partner

For Mehta and Modi Homes  
*[Signature]*  
 Partner

WITNESSES:

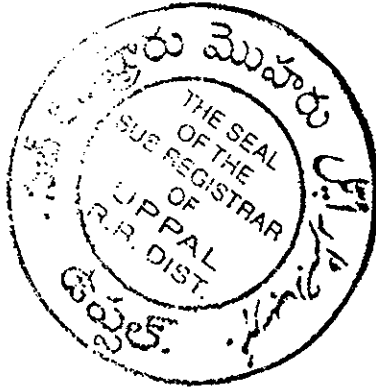
1. *[Signature]*  
 2. *[Signature]*

SIG. OF THE VENDOR  
  
*[Signature]*  
 SIG. OF THE BUYER  
 (GPA)

TRUE COPY  
*[Signature]*  
 SUB-REGISTRAR

Certified that the stamp duty borne by this document is debited as per 15 వ లిసము on the తప్పిపోయిన Sale deed registered as No. సంఖ్య: 8 of కోకాగిరి పురం S.R.O. Uppal and no refund of stamp can be పొందదు this stamp.

SUB-REGISTRAR  
 సబ్-రిజిస్ట్రార్



108/100E/20/1999

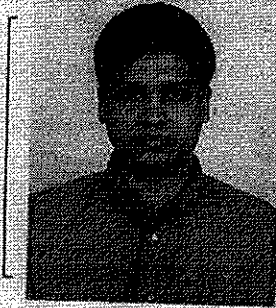
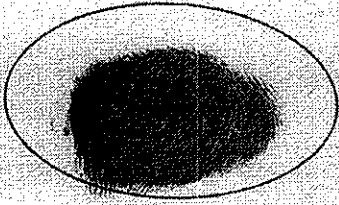
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

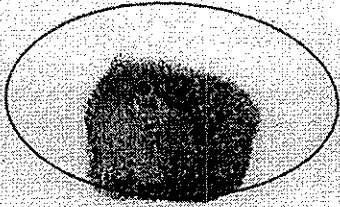
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



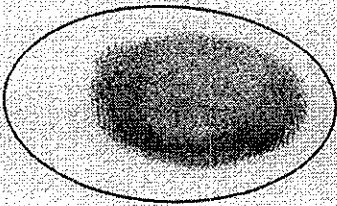
VENDOR:

M/S. MEHTA & MODI HOMES,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. 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.



GPA FOR PRESENTING DOCUMENTS:

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

SIGNATURE OF WITNESSES:

1.   
2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

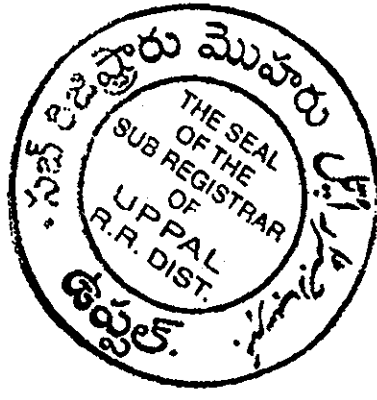
Partner  
SIGNATURE OF EXECUTANTS

(9/12)

TRUE COPY  
  
SUB-REGISTRAR

1వ పుస్తకము 2018  
Certified that the stamp duty paid on this  
document is calculated in accordance with the provisions of I.S. Act  
and subsequent Sale deed registered  
at the office of the Sub Registrar  
at Uppal and no refund of stamp duty  
can be claimed on this stamp.

Sub Registrar  
Uppal



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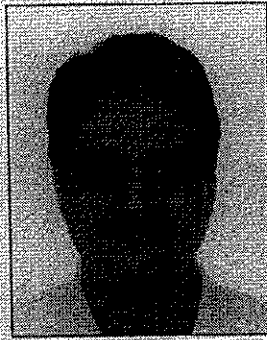
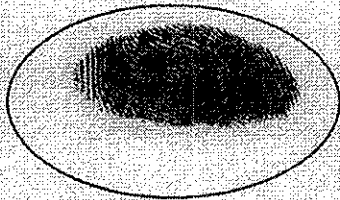
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL NO

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

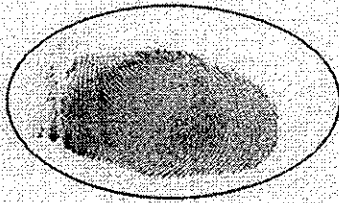
PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



PURCHASER:

MR. G. POORNA KALYANA CHAKRAVARTHY  
S/O. MR. G. MADHUSUDANA RAO  
R/O. 129, SBI COLONY  
GANDHINAGAR  
HYDERABAD - 500 080.



REPRESENTATIVE:

G. DEVAKI DEVI  
D/O. MR. G. MADHUSUDANA RAO  
R/O. 129, SBI COLONY  
GANDHINAGAR  
HYDERABAD - 500 080.

SIGNATURE OF WITNESSES:

*[Handwritten signatures of witnesses]*

For Mehta and Modi Homes

*[Handwritten signature]*  
Partner

For Mehta and Modi Homes

*[Handwritten signature]*  
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, G. Devaki, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurance, Uppal, Ranga Reddy District.

*[Handwritten signature]*

SIGNATURE OF THE REPRESENTATIVE

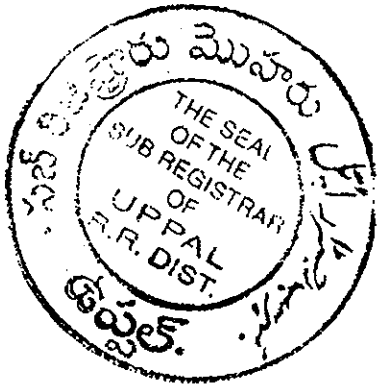
*[Handwritten signature]*

SIGNATURE(S) OF BUYER(S)

TRUE COPY  
*[Handwritten signature]*  
SUB-REGISTRAR

Certified copy of the original document is denoted as 1/61/2014/2014  
 దస్తావేజుల మొత్తం కాగితములు  
 a. నమంబ్య...చే...ఈ కాగితపు పరుగు  
 E.R.O. Uppal and no refund of stamp duty  
 can be claimed on this stamp.

SUBREGISTRAR  
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1/61/2014/2014

INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH



DRIVING LICENCE  
DLDAP044193822002  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/70724  
JAISWOL GARDEN  
AMBERPET  
HYDERABAD



00072002 DUPLICATE

Authorizing Authority  
ETA, HYDERABAD, EC

PERMANENT ACCOUNT NUMBER  
ABMPM6725H  
FOR FATHER'S NAME  
SATISH MANILAL MODI  
STATE DATE DATE OF BIRTH  
18-10-1969

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18-10-1969

भारत गणराज्य REPUBLIC OF INDIA

INDIAN PASSPORT  
B2791005  
MODI  
SOUTH KARNATAKA  
INDIAN MODI 18-10-1969  
HYDERABAD  
9-10-2009 8-10-2010

भारत गणराज्य के अधीन में जारी की गयी है। यह वीजा केवल प्रवेश के लिए ही मान्य है।

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For Mehta and Modi Homes  
Partner

For Mehta and Modi Homes

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2019/1  
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