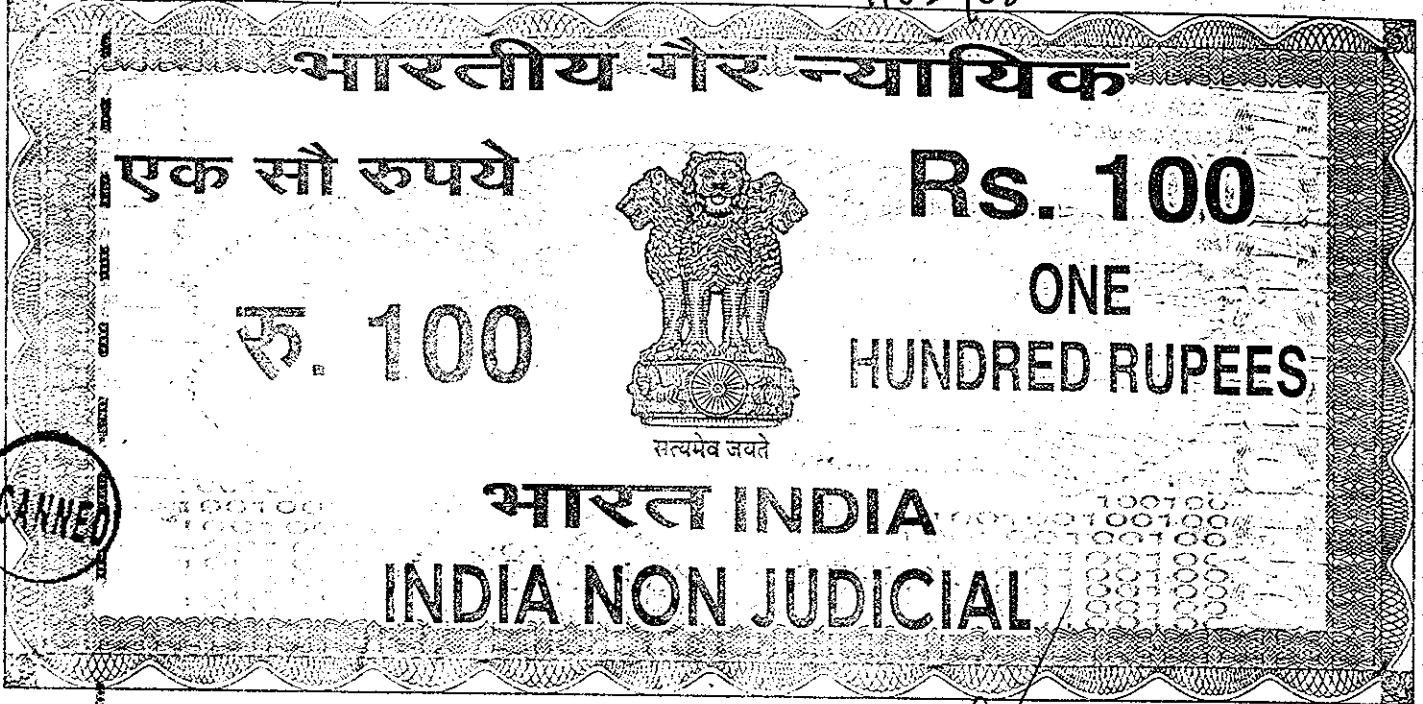


253

0.12.24

1162/08

Andhra Pradesh



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 265595

No. 59119 Date: 04/12/2007
 Sold to: Venkatesh
 S. o. B. by: G. A. Rao
 For: M/S. Mehta & Modi Homes

K. Srinivas
 SVL No. 26/98, R. No. 11/2007
 City Civil Court
 SECUNDERABAD

SALE DEED

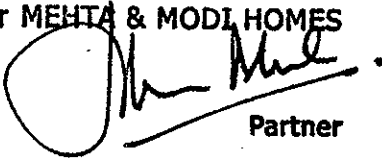
This Sale Deed is made and executed on this the 9nd day of February 2007 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years and Mr. Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

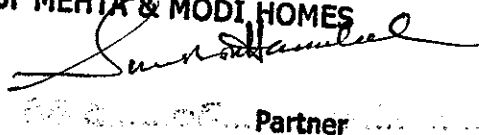
IN FAVOUR OF

1. MR. IMRAN MOHAMMED KHAN, SON OF MR. R. M. KHAN aged about 37 years,
2. MRS. ASRA FATIMA KHAN, WIFE OF MR. IMRAN MOHAMMED KHAN aged about 35 years both are residing at 301, Jayanti Apartments, Opp. Post Office, Begumpet, Hyderabad - 500 016, 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 & MODI HOMES


 Partner

For MEHTA & MODI HOMES

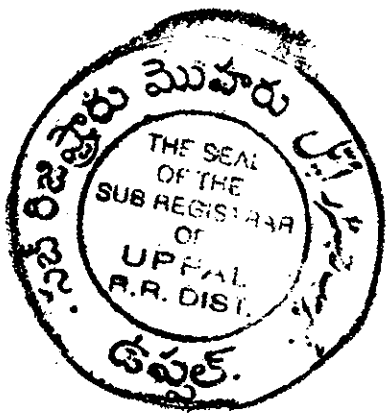

 Partner

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

I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 5600/-
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 the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 3650/-
2. in the shape of cash.....	Rs. —
IV. User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Total: Rs. 69650/-	

Sub-Registrar

1వ పుస్తకము..... 11640/-
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....



పబ్-రిజిస్ట్రారు

అర్జీ వ సంస్కారమునకు... నెల... వ తేది
 1927 వ.శ.శా... మాసము... వ తేది
 పగలు... మరియు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ప్రకారం
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ|| 3650/- చెల్లించినారు.

Receipt No. 762291 Di. 2/2/06 vide Prasanna
 SBM, Habisiguda Branch, Sec'bad

దాని యిచ్చినట్లు ఒప్పుకొన్నట్లు
 ఎడమ త్రోవనడము

Prasanna s/o. K. P. Reddy occ. Service
 07 S-N-187/344, 2nd Floor, Soham mansion,
 M.G. Road, Sec'bad, through attested GPA for
 Presentation of documents, vide GPA no.
 20/344/2006 at SRO, Uppal, R.R. Dist



చిరూపించినది.

- ① P. Raghunath s/o. P. Janakiah occ. Service
 H.No. 12-1-87, Lakshmi, Sec'bad-17
- ② Biran s/o. Ramakrishna occ. Service
 23 84/10/24 Amberpet, Hyderabad.

2007వ సం||... వ తేది
 1927వ.శ.శా... మాసం... వ తేది.

Prasanna
 సబ్-రిజిస్ట్రారు

WHEREAS:

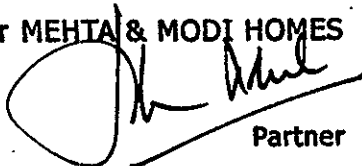
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule 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 layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకము..... 116408
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....!! ఈ కాగితపు వరుస
 సంఖ్య..... 2

సబ్-రిజిస్ట్రారు
 Instrument Under Section 42 of Act (I) of 1913
 No. 1164 of 2008 Date 2/2/08

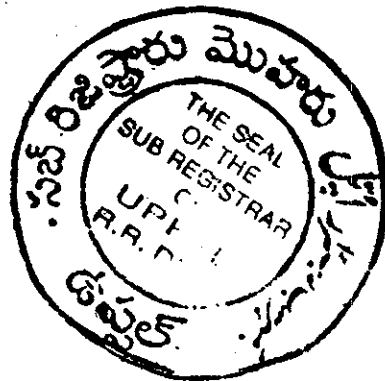
I hereby certify that the proper deficit
 stamp duty of Rs. 65600/- Rupees Sixty five
 thousand Six hundred only
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 110000/- being
 higher than the consideration agreed Market
 Value.

S. R.O. Uppal
 2/2/08
 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 65600/- towards Stamp Duty
 including Transfer duty and Rs. 3650/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 762291
 Dated 2/2/08 at SBI Habsiguda Branch Sec bad

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



- E) The Vendee is desirous of purchasing a plot of land bearing no. 253 admeasuring 365 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 7,30,000/- (Rupees Seven Lakhs Thirty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

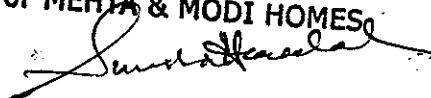
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 253 admeasuring 365 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. 7,30,000/- (Rupees Seven Lakhs Thirty 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. 69350/- is paid by way of challan No. 76 2291, dated 02.02.08 drawn on SBH, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

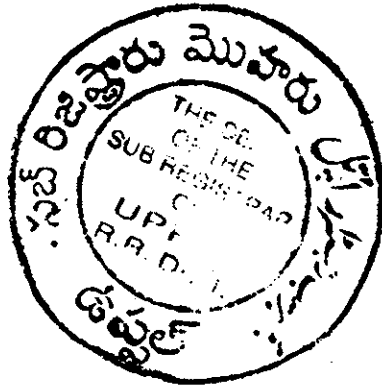

Partner

1 వ పుస్తకము.....సం॥ 116/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....11...ఈ కాగితపు వరుస
సంఖ్య.....2

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము-సం॥ (కా-కె) లు.....116/08
వెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు.....1-2008 ఇవ్వడమైన
2008 సం॥ గ్రే/14 వ రేడియల్.....తేది

రిజిస్ట్రారు అధికారి





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 253 admeasuring about 365 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

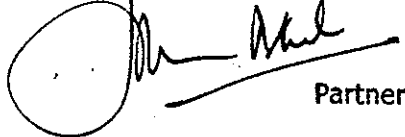
North	40' wide road
South	100' wide road
East	Plot No. 254
West	Plot No. 252

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:

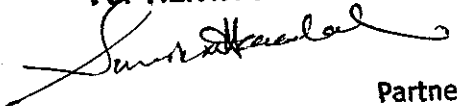
1. 
2. 

For MEHTA & MODI HOMES

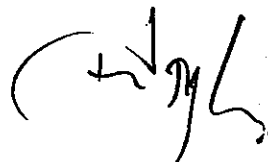

Partner

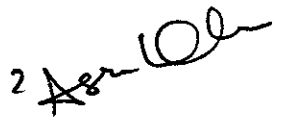
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES


Partner

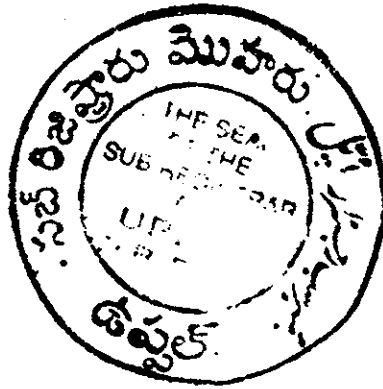
(Suresh U. Mehta)
VENDOR



2 
VENDEE

1 వ పుస్తకము..... 116/01
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య..... 1 క కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు ✓



REGISTRATION PLAN SHOWING

PLOT NO. 253, 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. IMRAN MOHAMMED KHAN, SON OF MR. R. M. KHAN

2. MRS. ASRA FATIMA KHAN, WIFE OF MR. IMRAN MOHAMMED KHAN

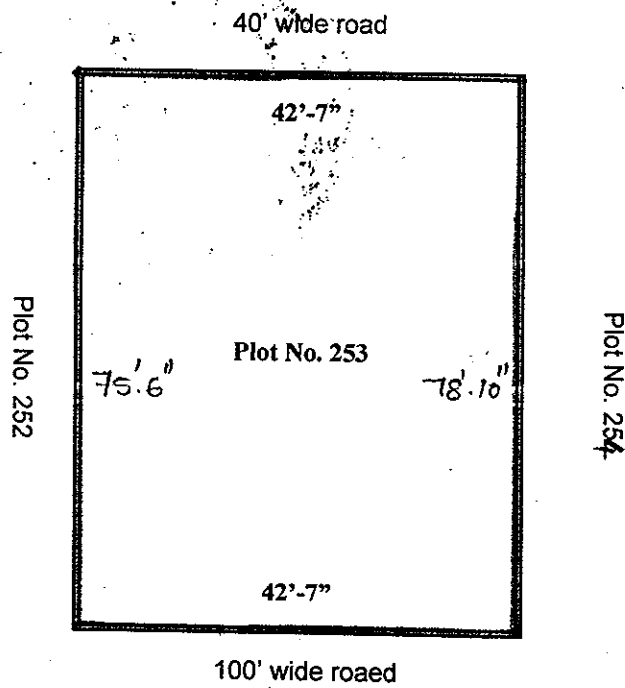
REFERENCE:
AREA: 365

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

WITNESSES:

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

SIG. OF THE VENDOR

[Signature]

2. *[Signature]*

SIG. OF THE BUYER

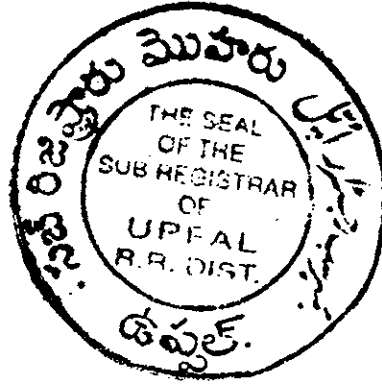
1 వ పుస్తకము.....116/04 నంబర్

దస్తావేజుల మొత్తం కాగితము

సంఖ్య.....!! ఈ కాగితపు వరుస

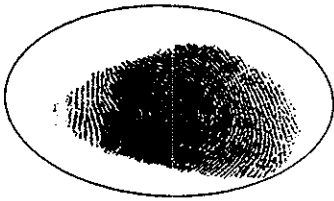
సంఖ్య.....5

సబ్-రిజిస్ట్రారు



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

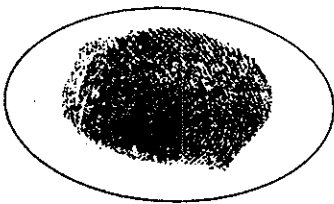
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--



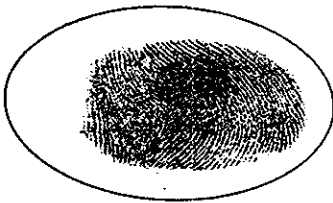
VENDOR:

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
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF EXECUTANTS

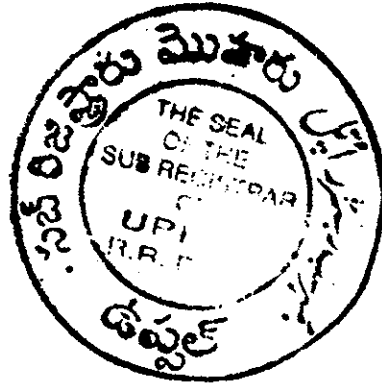
1 వ పుస్తకము..... 116701

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..... 11. ఈ కాగితపు వరుస

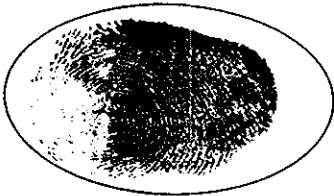
సంఖ్య..... 6....

సబ్-రిజిస్ట్రారు



**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
--------	--	--	--



BUYER:

1. MR. IMRAN MOHAMMED KHAN,
S/O. MR. R. M. KHAN
R/O. 301, JAYANTI APARTMENTS,
OPP. POST OFFICE,
BEGUMPET,
HYDERABAD - 500 016



2. MRS. ASRA FATIMA KHAN,
W/O. MR. IMRAN MOHAMMED KHAN
R/O. 301, JAYANTI APARTMENTS,
OPP. POST OFFICE,
BEGUMPET,
HYDERABAD - 500 016



REPRESENTATIVE:

MR. RAIS MOHAMMED KHAN
S/O. LATE F. M. KHAN
R/O. 301, Jayanti Apts,
OPP:- Post office
Begumpet, Hyderabad.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

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,
Mr. R. M. Khan, 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

SIGNATURE(S) OF BUYER(S)

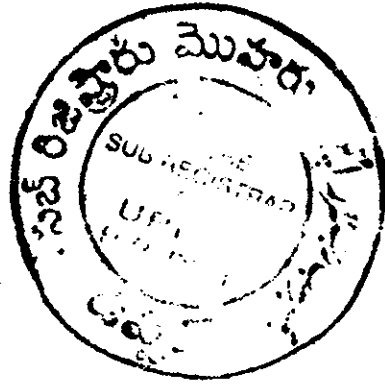
1 వ పుస్తకము..... 1162/05

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..... (1) ఈ కాగితపు వరుస

సంఖ్య..... 2

సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
 DLDAPO11193822002
PRABHAKAR REDDY K
K PADMA REDDY
 2-3-64/18724
JATSWAL GARDEN
AMBERPET
HYDERABAD

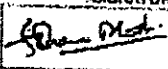
30/07/2002 **DUPLICATE**
 Licencing Authority
 RTA-HYDERABAD-EZ

स्थायी लेख 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**


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

भारत गणराज्य REPUBLIC OF INDIA

पंजीकृत संख्या / **Registration No.**
82791005

नाम / **Name**
SOHAM SATISH MODI

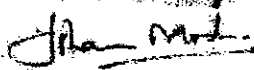
राष्ट्रियता / **Nationality**
INDIAN

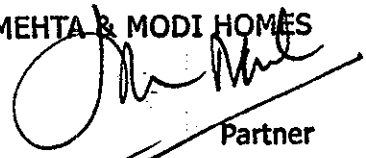
लिंग / **Sex**
MALE

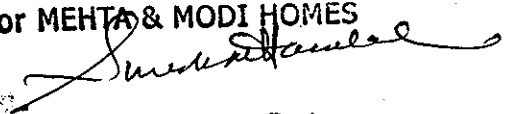
जन्म तिथि / **Date of Birth**
18-10-1969

पता / **Address**
PO HYDERABAD

वैधता / **Valid till**
8-10-2010

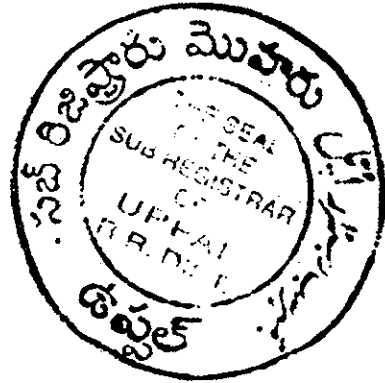
हस्ताक्षर / **Signature**


For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

1వ పుస్తకము..... 116/04
దస్తావేజులు మొత్తం కాగితము
సంఖ్య..... 1) ఈ కాగితపు వరుస
సంఖ్య..... 8.....

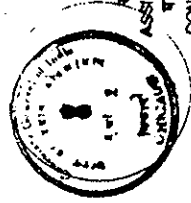
పబ్-రిజిస్ట్రారు



THE PASSPORTS OF INDIA ARE VALID FOR TRAVEL TO ALL COUNTRIES EXCEPT THOSE TO WHICH SPECIAL ARRANGEMENTS HAVE BEEN MADE BY THE GOVERNMENT OF INDIA. THE PASSPORTS OF INDIA ARE VALID FOR TRAVEL TO ALL COUNTRIES EXCEPT THOSE TO WHICH SPECIAL ARRANGEMENTS HAVE BEEN MADE BY THE GOVERNMENT OF INDIA.

Deepa Jan
 DEEPA JAN

ASSISTANT CONSULAR OFFICER
 CONSULATE GENERAL OF INDIA
 1000 N. LAKE ST.
 CHICAGO, ILLINOIS



REPUBLIC OF INDIA

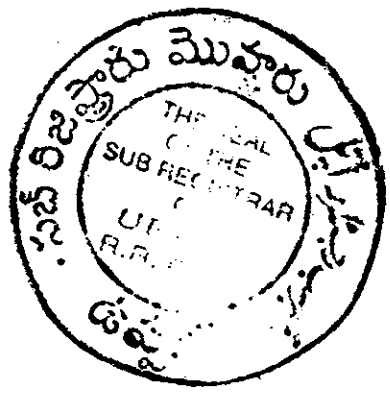


Type of Passport: IND Country Code: IND Passport No.: Z 1507002
 Name: KHAN
 Surname: IMRAN MOHAMMED
 Nationality: INDIAN Sex: MALE Date of Birth: MAR 19, 1971
 (SEVENTY ONE)
 Place of Birth: ALONG, ARUNACHAL PRADESH
 Place of Issue: CHICAGO
 Date of Issue: APR 30 2001 Date of Expiry: APRIL 29, 2011 (F)

(29) L,

1 వ పుస్తకము... 11/6/2014
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... 1/ ఈ కాగితపు వరుస
సంఖ్య..... 9

సబ్-రిజిస్ట్రారు



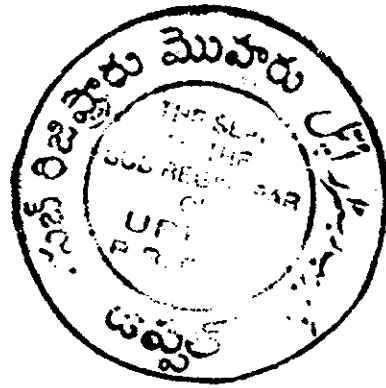
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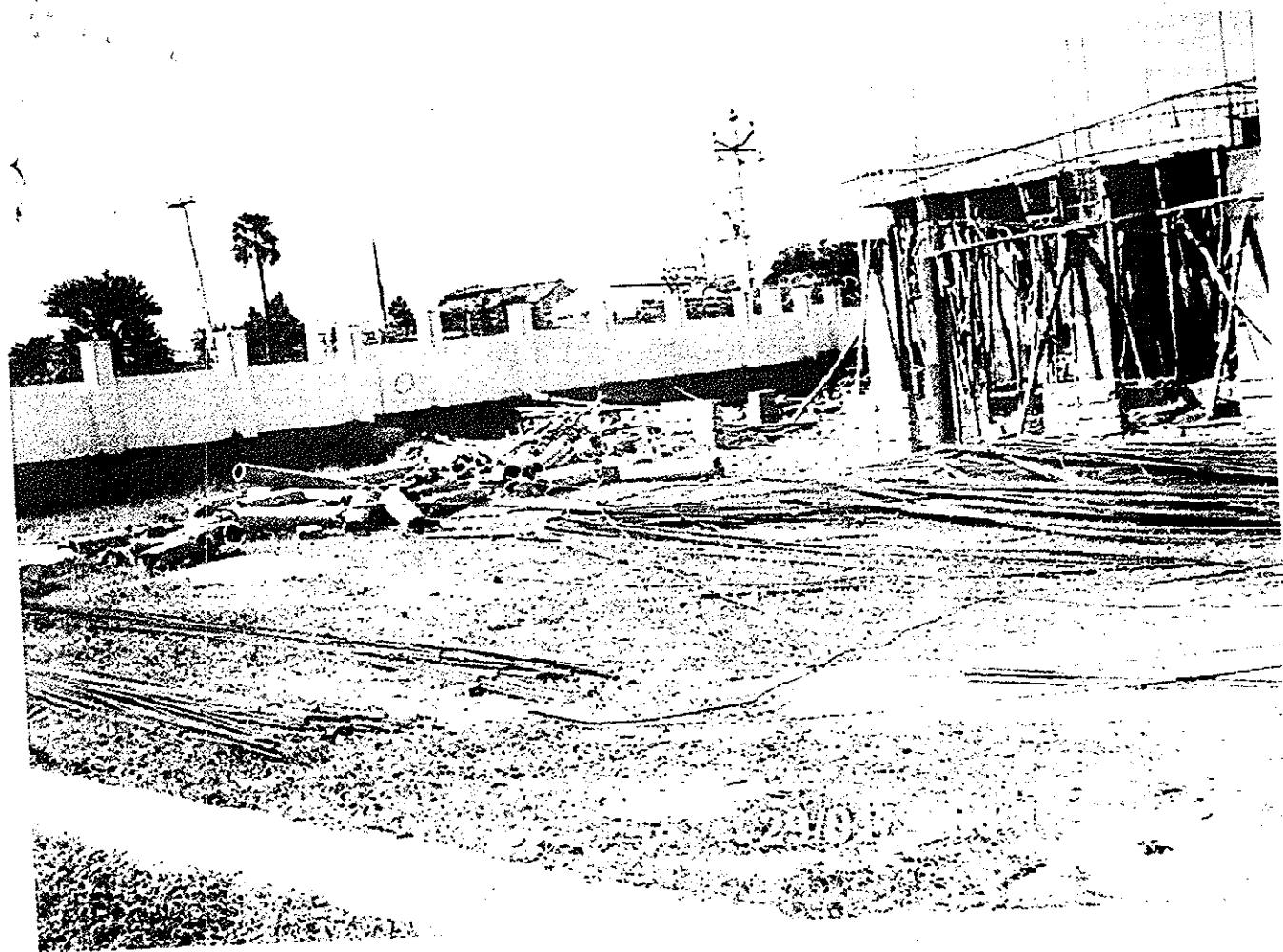
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సంఖ్య.....10....

సబ్-రెజిస్ట్రారు





1 వ పుస్తకము.....1164/1000
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....11..ఈ కాగితపు వరుస
సంఖ్య.....11.....

సబ్-రిజిస్ట్రారు

