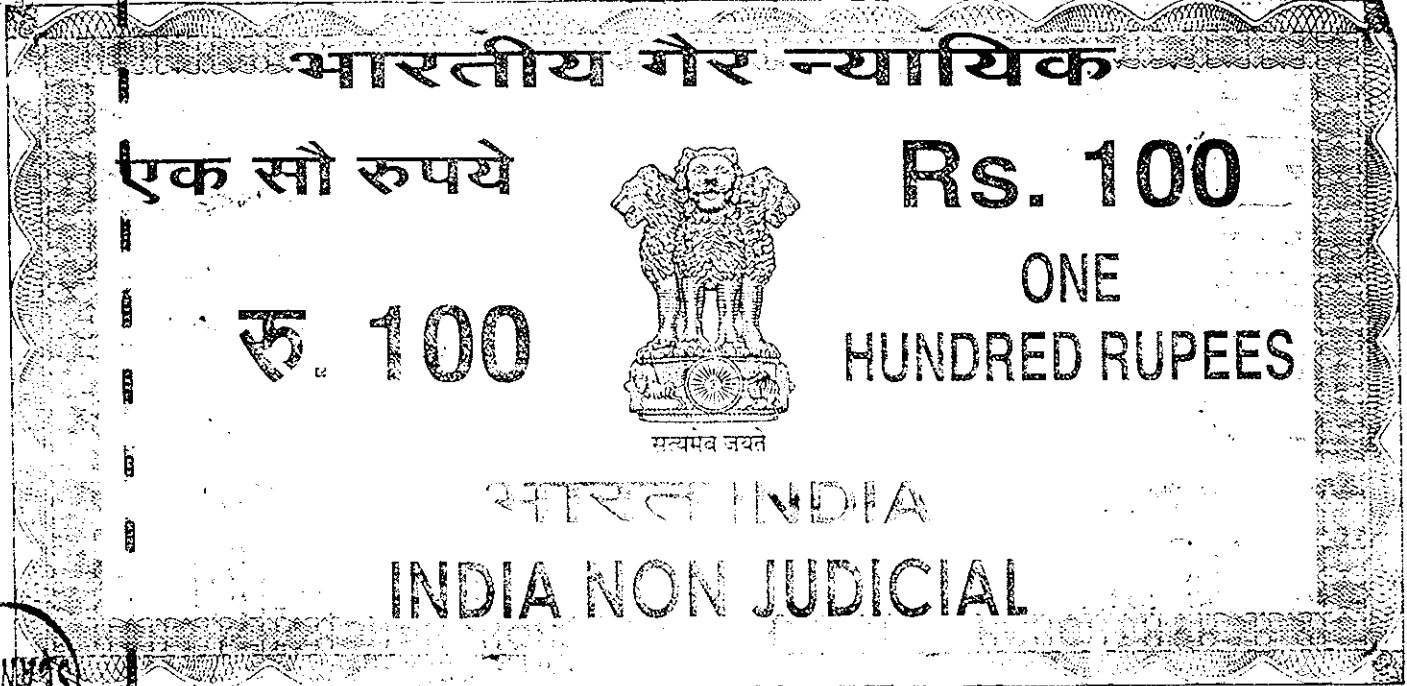


312

Qs no: 4419

5027/08

Acce no: 4866



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH K 283123
 Date: 05-05-2008 Serial No: 19,135 Denomination: 100

Purchased By :
 G. VENKATESH
 S/O. G. A. RAO
 SEC'DAD

[Signature]
 Sub Registrar
 By Office Stamp Vendor

MEHTA & MODI HOMES
 SEC'DAD

SALE DEED

This Sale Deed is made and executed on this the 13th day of May 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered 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 Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 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. Gunda Rajeswara Rao, son of Mr. Gunda Saidulu aged about 38 years, residing at Flat No. 102, Dindus, Sri Gayatri Residency, Plot No. 199, Sripuram Colony, Moosarambagh, Malakpet, Hyderabad - 500 036, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

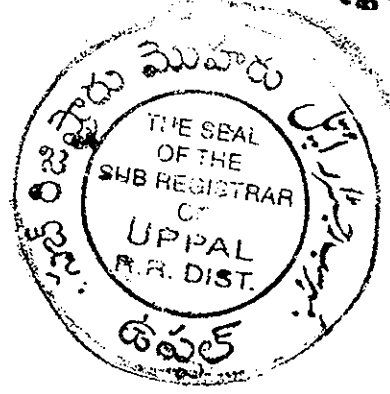
For MEHTA & MODI HOMES
[Signature]
 Partner

For MEHTA & MODI HOMES
[Signature]
 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. 21260/-
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. 6160/-
2. in the shape of cash.....	Rs. -
III. Registration fee:	
1. in the shape of challan.....	Rs. 1240/-
2. in the shape of cash.....	Rs. -
IV. Other Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. -
Sub-Registration.....	Rs. 39160/-

1 వ పుస్తకము 502 నెంబర్
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 11 ఈ కాగితపు వరుస
 సంఖ్య 18

సబ్-రెజిస్ట్రారు



1928 వ.శ.శా. డి.సె. 12 వ తేది
 పగలు 11 మరియు 12 గంటల మధ్య
 ఉప్పుల సబ్-రెజిస్ట్రారు అఫీసులో

శ్రీ K. Prabhakara Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ప్రకారం
 అనుసరించి సమర్పించిన అసలు ఖాతాపులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ. 1240/- చెల్లించినారు.

Receipt No. 824607 Dt. 12/12/28
 SBH, Hatisiguda Branch. Sec'bad

దాస యచ్చినట్లు ఒప్పుకొన్నట్లు
 ఎడమ బ్రతువనేలు

Prabhakara s/o. K.P. Reddy o/c. Service
 (1) 5-4-187/344, 2nd floor, Soham mansion,
 M.G. Road, Sec'bad, through attested SPA by
 Presentation of documents, vide SPA No. 69/12/28
 Dt. 19-12-28 at SRO, Uppal, R.R. Dist.



విరూపించినది.

1. K. Srinivas

K. Srinivas s/o KRISHNAMURTHY (KATE) BUSSINAM

No. 10-2-17 FAITHANASAY. PIPE LINE ROAD
 HYDERABAD

2. R.

Ravan s/o. Ramachander o/c. Business
 101 Sri Sri residency, Nagole X Roads, Hyderabad.

200 రూ. సం. 11... డి.సె. 12 వ తేది
 1928 వ.శ.శా. డి.సె. 12 వ తేది.

సబ్-రెజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Pig./H/2007 dated 27/10/2007. The Vendor is desirous of developing the balance land for which building permission from HUDA is yet to be obtained.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకము. 5027 నెంబర్
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య....2.....

పబ్-8 జిల్లా

Instrument Under Section 42 of Act No. 18 of 1908
 No. 5027 of 2008. Date 21/6/08

I hereby certify that the proper deficit stamp duty of Rs. 31220/- (Thirtyone thousand - two hundred and twenty only) Rupees has been levied in respect of this instrument from Sri. K. Prabhakar Reddy on the basis of the agreed Market Value consideration of Rs. 348000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

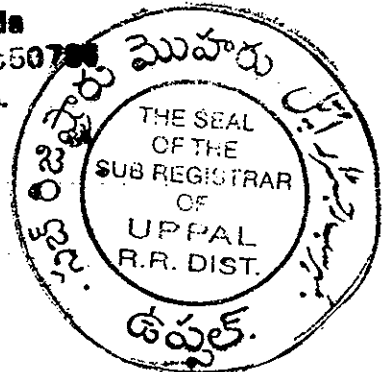
Dated 21/6/08

Sub Registrar and Collector U/S. 41&4 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 31220/- towards Stamp Duty. Including Transfer duty and Rs. 1740/- towards Registration Fee was paid by the part, through Challan Receipt Number 824607 Dated 12/5/08 at SBI Habisiguda Branch, Sec bad.

S.B.H. Habisiguda
 A/c N. 000050700
 of S.R.O. Uppal.

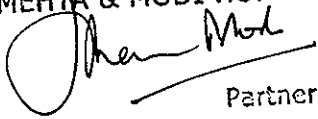


H) The Vendee is desirous of purchasing a plot of land bearing no. 312 admeasuring 174 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3.48.000/- (Rupees Three Lakhs Forty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

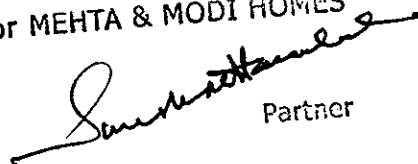
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 312 admeasuring 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village. Ghatkesar Mandal, Ranga Reddy 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.3.48.000/- (Rupees Three Lakhs Forty Eight 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. 33,060/- is paid by way of challan No. 13-05-08, dated 13-05-08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

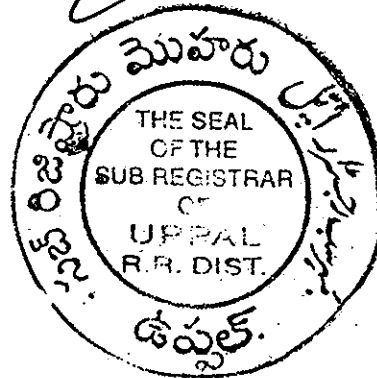

Partner

1 వ పుస్తకము కదిపి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..!!.....ఈ కాగితపు వరుస
సంఖ్య.....2.....

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.న) పు...5027/08
నింబరుగా రిజిస్ట్రారు కేసుబడి గుర్తింపు నిమిత్తం
గుర్తింపు నింబరు 5027/08-200 కివ్వబడును
200 సం|| పు...2.....

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 312 admeasuring about 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No.2 Old Village Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on: Old Village, Block No. 2.

North	Plot No. 311
South	Plot No. 313
East	Commercial Complex
West	30' 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. K. Srinivas

2. [Signature]

For MEHTA & MODI HOMES

[Signature]

Partner

(Soham Modi)

VENDOR

For MEHTA & MODI HOMES

[Signature]

Partner

For MEHTA & MODI HOMES

[Signature]

Partner

(Suresh U Mehta)

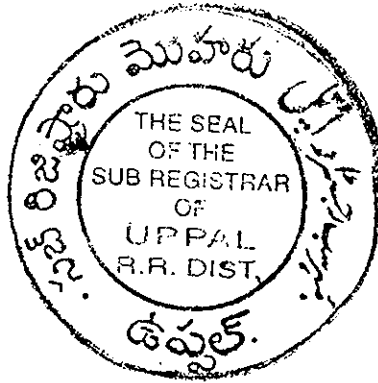
VENDOR

[Signature]

VENDEE

1 వ పుస్తకము 5022 గ్రామం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...!!.....ఈ కాగితపు వరుస
సంఖ్య...4.....

పబ్లికేషన్లు



REGISTRATION PLAN SHOWING

PLOT NO. 312, FORMING A PART

IN SURVEY NO. 31, 40, 41, 42, 44, 45 & 55

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: MR. GUNDA RAJESWARA RAO SON OF MR. GUNDA SAIDULU

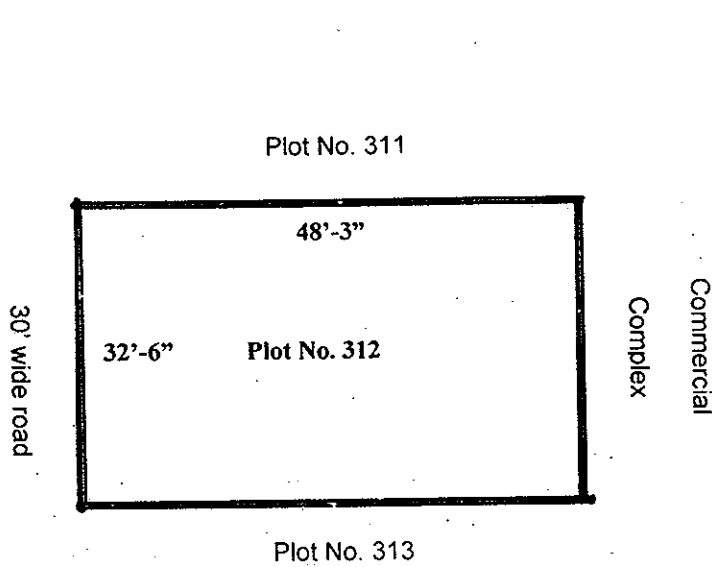
REFERENCE:
AREA: 174

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1. *K. Anita*

2. *[Signature]*

For MEHTA & MODI HOMES

[Signature]
Partner

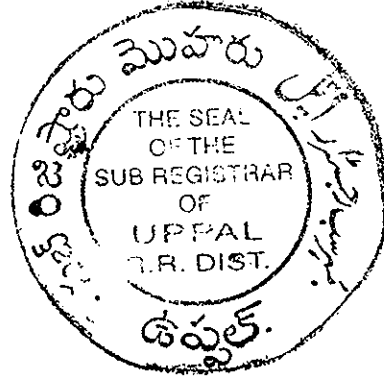
For MEHTA & MODI HOMES

[Signature]
Partner
S.G. OF THE VENDOR


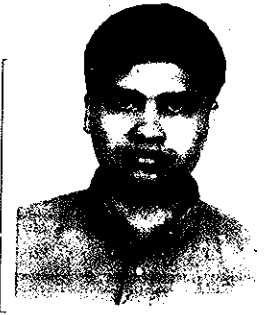





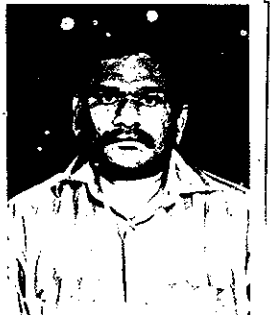
[Signature]
SIG. OF THE BUYER

1 వ పుస్తకము. 2019/10/10
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...!!.....ఈ కాగితపు వరుస
సంఖ్య.....5.....


సబ్-రెజిస్ట్రారు




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

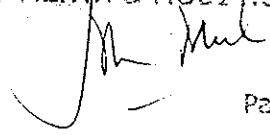
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S MEHTA & MODI HOMES. HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>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.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p>
			<p><u>VENDOR:</u></p> <p>MR. GUNDA RAJESWARA RAO, S/O.MR. GUNDA SAIDULU R/O. FLAT NO. 102, DINDUS, SRI GAYATRI RESIDENCY, PLOT NO. 199, SRIPURAM COLONY, MOOSARAMBAGH, MALAKPET, HYDERABAD - 500 036.</p>

SIGNATURE OF WITNESSES:

1. 

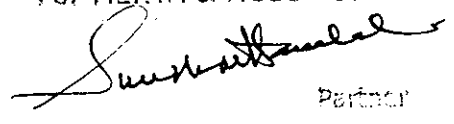
2. 

For MEHTA & MODI HOMES



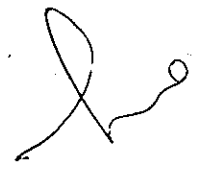
Partner

For MEHTA & MODI HOMES



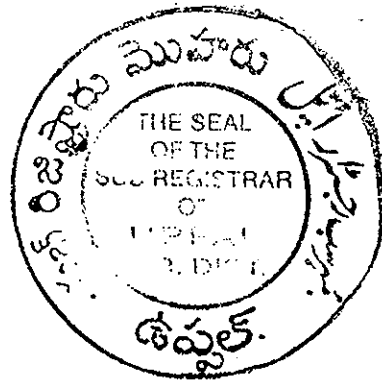
Partner

SIGNATURE OF EXECUTANTS



1 వ పుస్తకము కనిగొనిన
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...11... ఈ కాగితపు వరుస
సంఖ్య...6.....

పబ్-8 జి.కె.కె.

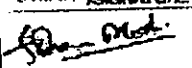


PERMANENT ACCOUNT NUMBER
ABMP16725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1969

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
DLBAP011193022002

FRODO BILBO BAGGINS
 K PAVAN REDDY
 2-3-456789
 JOISUR, GUNDELA
 HYDERABAD

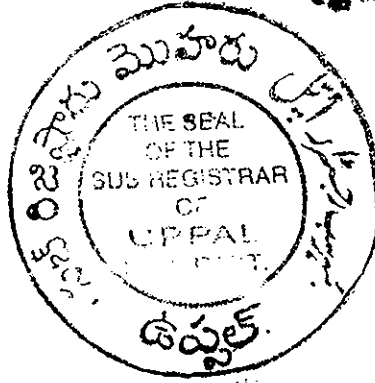
30-07-2002 **DUPLICATE**

Licencing Authority
 RTA-HYDERABAD-EE

Signature

1 వ పుస్తకము DR.2.9.102
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...!!...ఈ కాగితపు వరుస
సంఖ్య...9.....

పబ్-రిజిస్ట్రారు



भारत गणराज्य REPUBLIC OF INDIA

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार



भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार



(Handwritten signature)

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 IT SHOULD BE KEPT IN THE CUSTODY OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR REPLICATED IN ANY MANNER.
 IN THE EVENT OF DETENTION OR SEIZURE OF THIS PASSPORT, THE HOLDER SHOULD IMMEDIATELY REPORT TO THE NEAREST PASSEPORT AUTHORITY IN INDIA.
 IN THE EVENT OF DETENTION OR SEIZURE OF THIS PASSPORT IN ANOTHER COUNTRY, THE HOLDER SHOULD IMMEDIATELY REPORT TO THE NEAREST INDIAN CONSULATE OR PASSEPORT OFFICE.
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REGISTRATION
 FOREIGN CITIZENS RESIDENT IN INDIA ARE ADVISED TO REGISTER WITH THE NEAREST PASSEPORT OFFICE IN THEIR RESIDENCE.
 REGISTRATION IS REQUIRED FOR ALL FOREIGNERS RESIDENT IN INDIA FOR A PERIOD EXCEEDING SIX MONTHS.

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

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भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

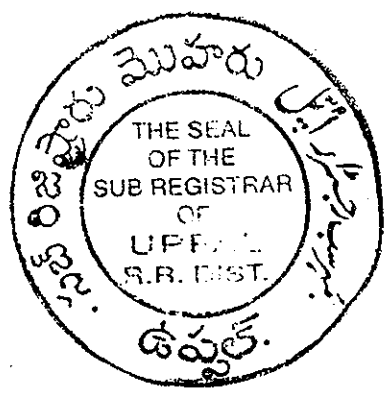
भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

भारत गणराज्य के पासपोर्ट को जारी करने का अधिकार

1 వ పుస్తకము 2022.11.15
దస్తావేజుల మొత్తం కాగితము
సంఖ్య.....11.....ఈ కాగితపు వరుస
సంఖ్య.....8.....

సబ్-రెజిస్ట్రారు



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 004419/2008 of SRO: 1507(UPPAL)

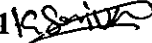
Presentant Name(Capacity): **K.PRABHAKAR
REDDY(GP)**


Report Date: 02/06/2008 12:20:25

This report prints the list of parties for whom Photos and FPs are Manual Enclosures

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2	Manual Enclosure	Manual Enclosure	(EX) M/S.MEHTA & MODI HOMES 5-4-187/3&4, II FLOOR SOHAM MANSION, M.G.ROAD, SEC'BAD	
3	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	
4	Manual Enclosure	Manual Enclosure	(EX) SURESH U.MEHTA [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	

Identified by

Witness 1 

Witness 2 

Photos and TIs

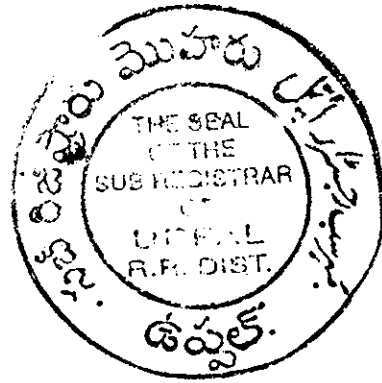
captured by me 

Capture of Photos and TIs

done in my presence

1 వ పుస్తకము 2027 నాటికి
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..!!.....ఈ కాగితపు వరుస
సంఖ్య.....91.....

సబ్-రిజిస్ట్రార్






Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 004419/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): **K.PRABHAKAR
REDDY(GP)**


Report Date: 02/06/2008 12:19:57

This report prints the Photos and FPs taken on 02/06/2008 12:17:42

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) GUNDA RAJESWARA RAO FLAT NO.102, DINDUS, SRI GAYATRI RESIDENPLOT NO.199, SRIPURAM COLONY, MOOSARAMBA	

Identified by

Witness 1 

Witness 2 

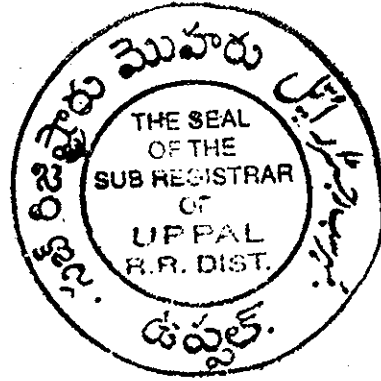
Photos and TIs
captured by me

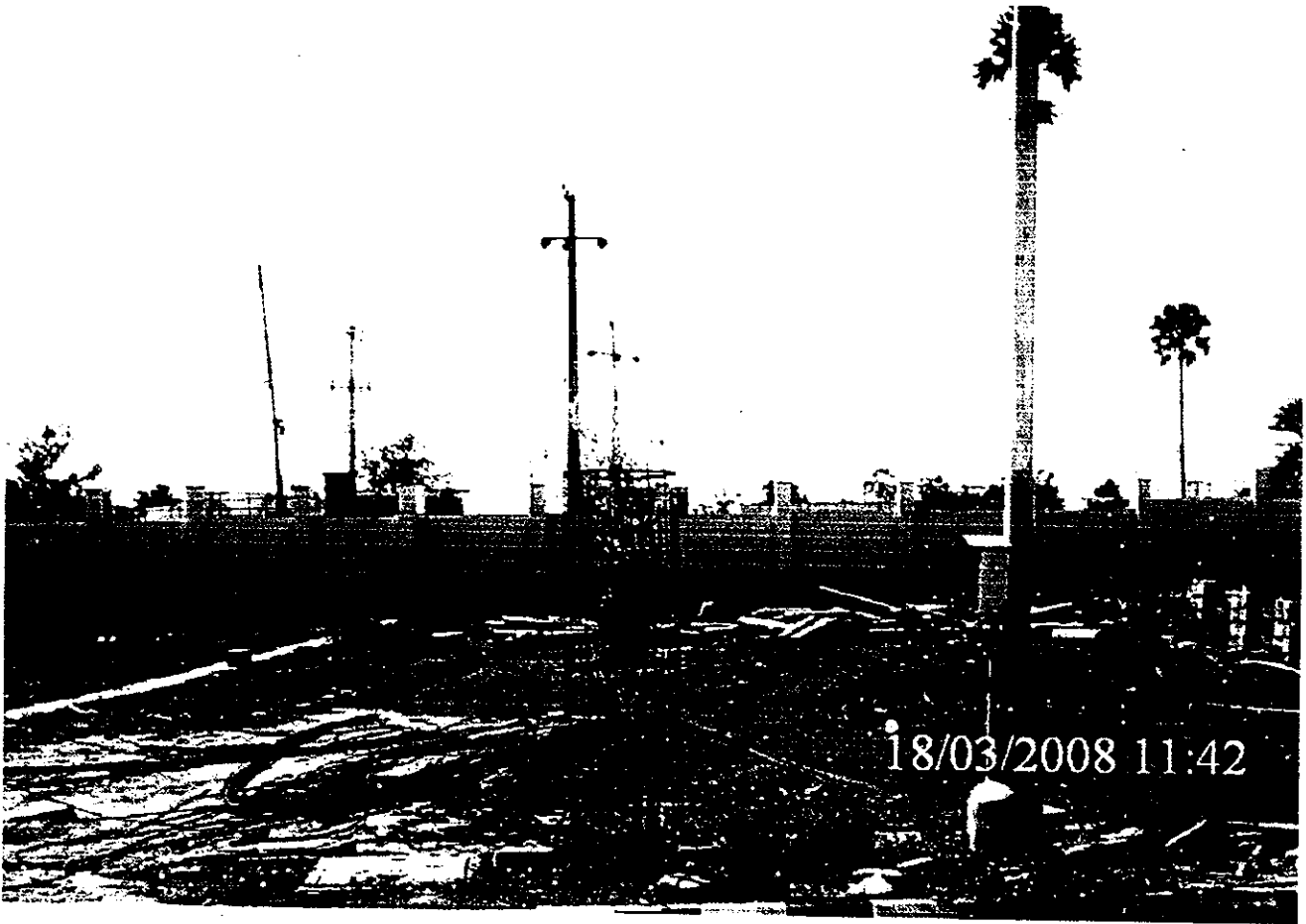


Capture of Photos and TIs
done in my presence

1 వ పుస్తకము.....సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....!!...ఈ కాగితపు వరుస
సంఖ్య.....10.....

పద్-రిజిస్ట్రారు





18/03/2008 11:42

1వ పుస్తకమున...?ని/సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...||...ఈ కాగితపు వరుస

సంఖ్య...||.....

~~సబ్-రిజిస్ట్రారు~~

