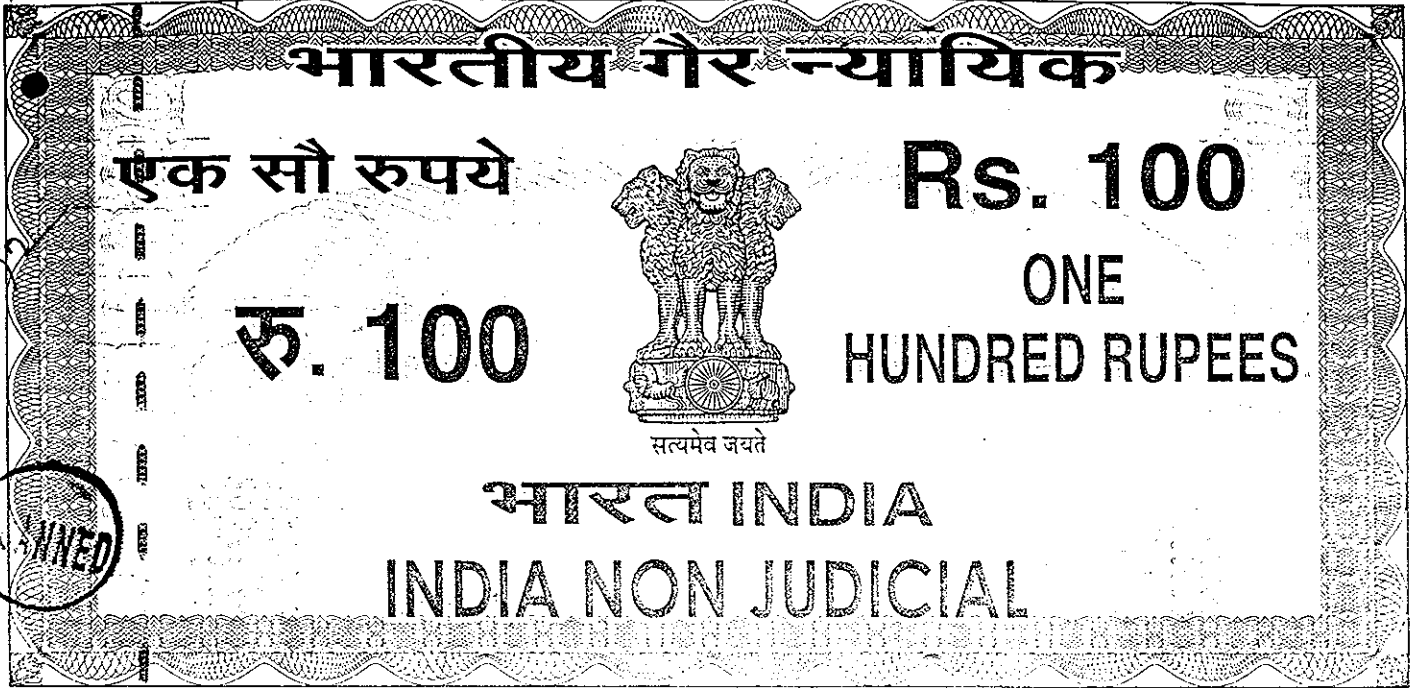


8487 321

8445/08



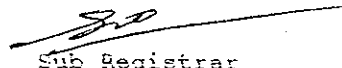
ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 362017

Date : 28-07-2008 Serial No : 30,692 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SEC'DAD


Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MEHTA & MODI HOMES
SEC'DAD.

SALE DEED

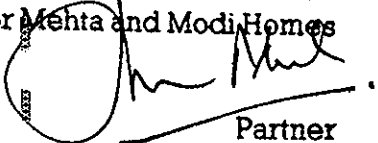
This Sale Deed is made and executed on this the 6th day of September 2008 at Secunderabad by and between:

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

1. MR. NIDAMANURI VENKATESWARA RAO, SON OF MR. RAMAKRISHNAIAH aged about 38 years,
2. MRS. JASTI PRATIMA RAO, WIFE OF MR. N. VENKATESWARA RAO aged about 34 years both are residing at S2, Vijayakrishna Towers, Scientist Colony, Habsiguda, Hyderabad - 500 007, 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


Partner

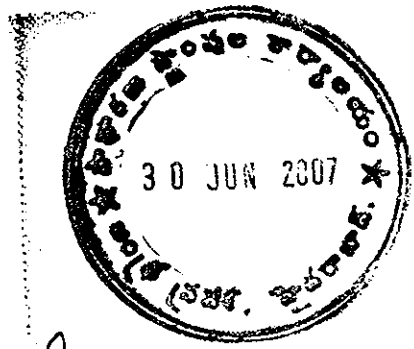
For Mehta and Modi Homes


Partner

Page-1 -

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

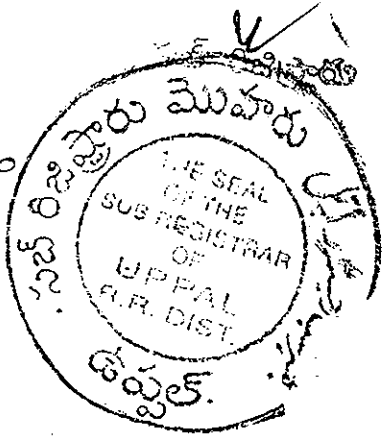
I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 18320/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.Act,1899, if any	Rs. —
II. Transfer Duty:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 2690/-
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-Registrar	Total: Rs. 27210/-



అర్జీ వ సం|| సొహం నివాసము.....వల...వ తది
 1920 వ.శ.శా...శీ...మాసము...వ తది
 పగలు...మరియు...గంటల మధ్య
 కిచ్చి సబ్-రిజిస్ట్రారు అఫీసులో
 K. Prabhakar Reddy
 కిచ్చిపాస్ చట్టము, 1908 లోని సెక్షన్ 32 వ...ను
 సమర్పించి సమర్పించబడిన పోలోగ్రాఫులు
 పేరిట పేరిముద్రలతో సహా దాఖలుచేసే
 నమూనూ రూ|| 2690/- చెల్లించినారు.

శ్రీ కె. ప్రభాకర్ రెడ్డి
 కిచ్చిపాస్ చట్టము కారితముల
 సంఖ్య 60 ఈ కారితపు వరుస
 సంఖ్య 187

చెల్లెట్ No. 823010 Dt. 6/9/07 via Ranga Reddy
 74, Mahsiquada Bazaar, Sec'bad



ఈ యిచ్చినట్లు ఒప్పుకొన్నది
 వడమ తోటనవేలు

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service.
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 63/14/2008
 dated 19.4.08 registerer at SRO, Uppal,
 Ranga Reddy District.

హాసించినది.

① Venkat Ramana Reddy S/o. Brij Reddy
 S/o. 11. 107/2, Green Hills Colony, Hyderabad.
 ② Prateep Kumar S/o. G. Dharmraj
 S/o. Bowbapaty, Sec'bad.

2007 వ. సం|| సొహం నివాసము.....వల...వ తది
 1920 వ.శ.శా.శీ...మాసము...వ తది.

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.

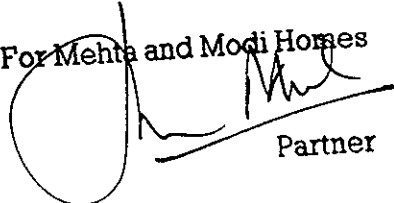
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

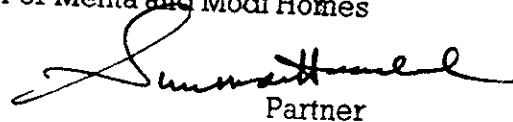
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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. In pursuance of the said development agreement Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh have executed a GPA in favour of the Developer bearing no. 68/IV/2008 dated 19.04.2008 and registered at SRO 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

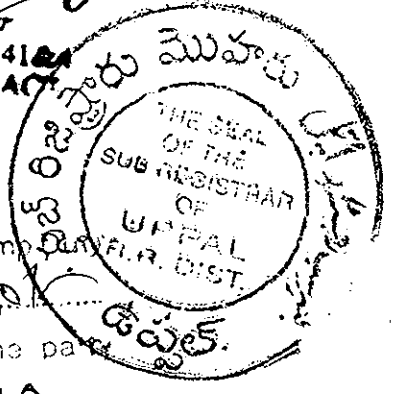

Partner

ప్రస్తుతము Sms/08
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 2 కాగితపు వరుస
 పరిఖ్య.....

పం. రిజిస్ట్రారు

Endorsement Under Section 42 of Act of 1898
 No. 823010 of 2008 dated 6/9/08
 I hereby certify that the proper deficit
 stamp duty of Rs. 48320/- (Rupees forty eight thousand
three hundred and twenty only)
 has been levied in respect of this instrument
 from Sri. K. Babhakor Reddy
 on the basis of the assessed Market Value
 consideration of Rs. 538000/- being
 higher than the consideration agreed Market
 Value.

s.R.O. Uppal
6/9/08
 Sub Registrar
 and Collector U/S. 41 &
 INDIAN STAMP ACT



Registration Endorsement


An amount of Rs. 48320/- towards Stamp Duty
 including Transfer duty and Rs. 2690/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 823010
 Dated 6/9/08 at SBI Hatiskujala Branch Secbad.

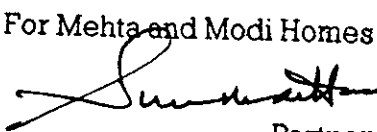
C.D.M. Hatiskujala
 A/c No. 0192000000
 ఉత్పల రిజిస్ట్రారు

- 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/Plg./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.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 321 admeasuring 269 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 5,38,000/- (Rupees Five Lakhs Thirty 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. 321 admeasuring 269 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. 5,38,000/- (Rupees Five Lakhs Thirty 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. 51,110 = /- is paid by way of challan No. 823010, dated 6.09.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

Partner

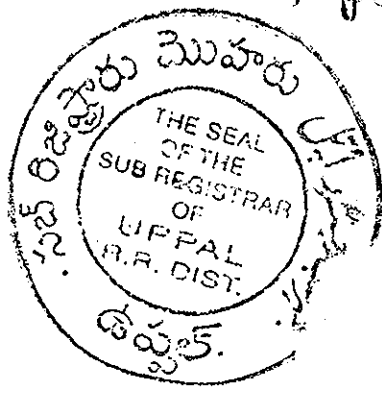
For Mehta and Modi Homes

Partner

శ్రీ పుస్తకము సంఖ్య (పా.క) పు. గొ. పు. క. 108
తస్తానేజాల మొత్తం కాగితముల
సంఖ్య. 10..... ఈ కాగితపు పరుసె
పరిఖ్య. 3.....

పట్-రిజిస్ట్రార్.

శ్రీ పుస్తకము సంఖ్య (పా.క) పు. గొ. పు. క. 108
వెంబడుగా రిజిస్ట్రారు వేయబడి స్వానింతు రిజిస్ట్రారు
నుర్తంపు నెంబరు. గొ. పు. క. 108 కాగితపు పరుసె
సంఖ్య. 10..... ఈ కాగితపు పరుసె
పరిఖ్య. 3.....

పట్-రిజిస్ట్రార్.



SCHEDULED PLOT

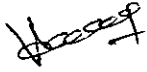
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 321 admeasuring about 269 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No.2 Old Village Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 320
South	Plot No. 322
East	30' wide road
West	Vendor's Land (survey. no. 34)

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:

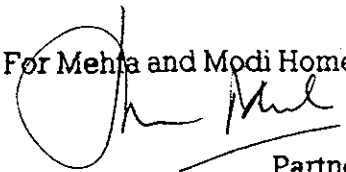
1.



2.



For Mehta and Modi Homes




Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



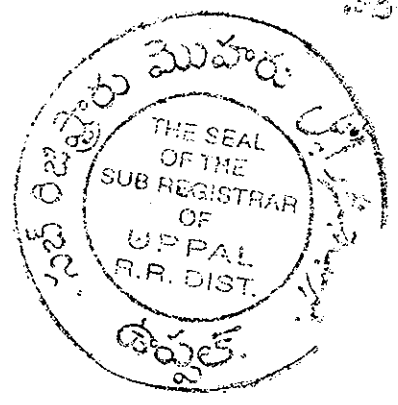
Partner

(Suresh U Mehta)

VENDOR

శుభ్రం
6
4

[Handwritten signature]



REGISTRATION PLAN SHOWING

PLOT NO. 321, 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: 1. MR. NIDAMANURI VENKATESWARA RAO, SON OF MR. RAMAKRISHNAIAH

2. MRS. JASTI PRATIMA RAO, WIFE OF MR. N. VENKATESWARA RAO

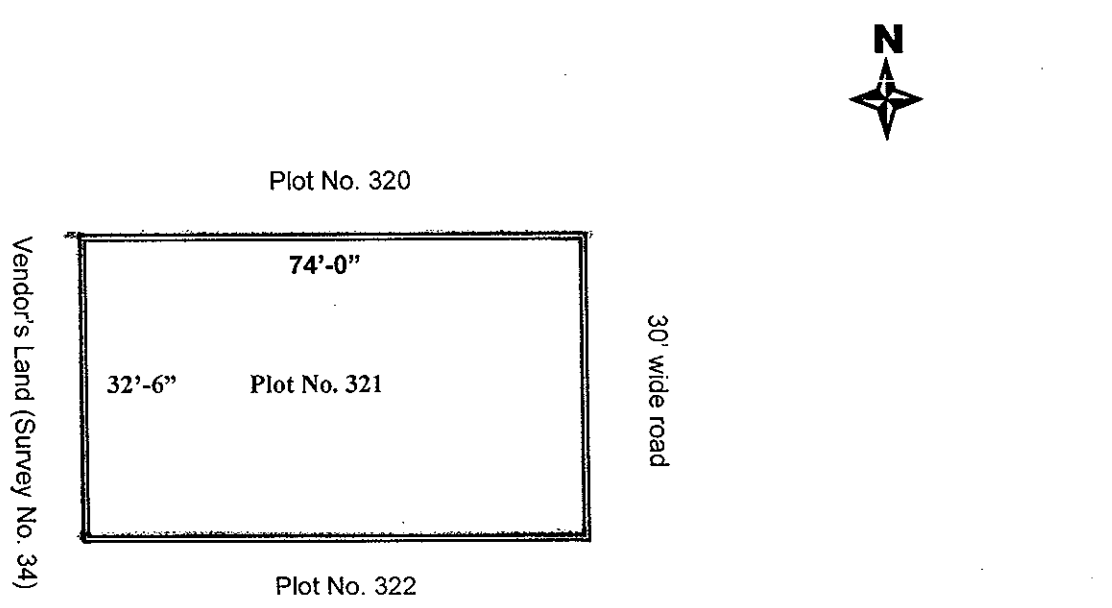
REFERENCE:
AREA: 269

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For Mehta and Modi Homes
[Signature]
Partner

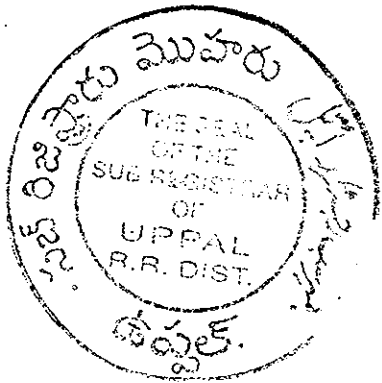
For Mehta and Modi Homes
[Signature]
Partner

SIG. OF THE VENDOR



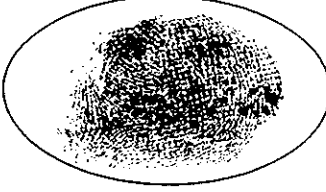



WITNESSES:
1. *[Signature]*
2. *[Signature]*

శ్రీ పద్మావతి కుమార్తె గుమ్మల
దస్తవేజుల మొత్తం
సంఖ్య 10 ఈ కాగితం వల్ల
సంఖ్య 5



పబ్లిక్ రిజిస్ట్రారు

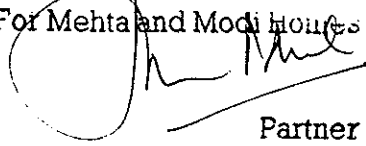


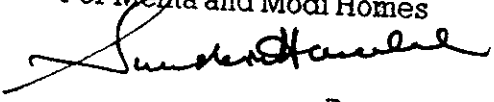
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II 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, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<u>GPA FOR PRESENTING DOCUMENTS:</u> 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.

SIGNATURE OF WITNESSES:

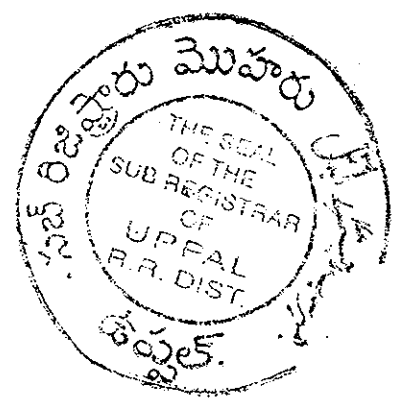
1. 
2. 

For Mehta and Modi Homes

 Partner



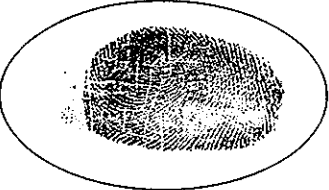

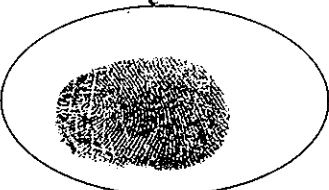

For Mehta and Modi Homes

 Partner
SIGNATURE OF THE EXECUTANTS

Trust
 పన్ను వేజులు కారితముల
 సంఖ్య 60 ఈ కారితపు వరుణ
 సంఖ్య 6

సక-రచన

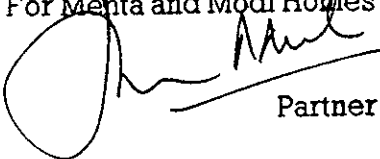


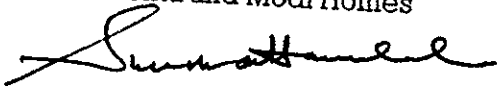
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUYER:</u> 1. MR. NIDAMANURI VENKATESWARA RAO S/O. MR. RAMAKRISHNAIAH R/O. S2, VIJAYAKRISHNA TOWERS SCIENTIST COLONY HABSIGUDA HYDERABAD - 500 007.
			2. MRS. JASTI PRATIMA RAO W/O. MR.N. VENKATESWARA RAO R/O. S2, VIJAYAKRISHNA TOWERS SCIENTIST COLONY HABSIGUDA HYDERABAD - 500 007.
			<u>REPRESENTATIVE:</u> MRS. KARUNA RAO MADMANCHI W/O. VENUMADHAV MADAMANCHI R/O. S2, VIJAYAKRISHNA TOWERS SCIENTIST COLONY HABSIGUDA HYDERABAD - 500 007.

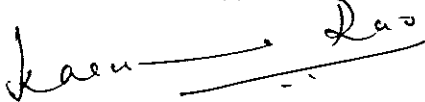
SIGNATURE OF WITNESSES:

1. 
 2. 

For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

 SIGNATURE OF EXECUTANTS
 Partner

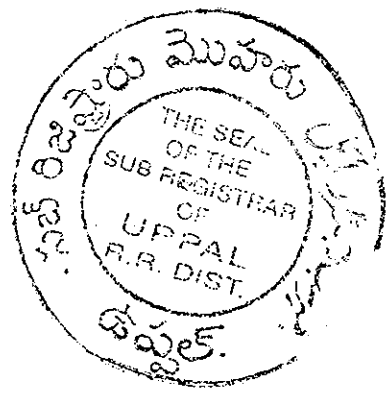
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
 I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
 Mrs. Karuna Rao Madmanchi, as I / We cannot appear personally before the Registering Officer in the Office of Sub-
 Registrar of Assurances, Uppal, Ranga Reddy District.


 SIGNATURE OF THE REPRESENTATIVE

1 N. Venkateswara Rao, 2 Jasti Pratima
 SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము ఇన్వెంటరీ
చిన్నాపేజుల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 7

h
ఉప-రిజిస్ట్రారు



Family Members Details			
S.No	Name	Relation	Date of Birth / Age
2	Kusum	Wife	06/07/51 / 55
3	Hari	Son	13/11/81 / 25

D.P.L. No.114
BHARAT SCOUTS & GUIDES-II
 BHARADWAJ, SECT. BAD
 16/07/2006
 16/07/2006

PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम NAME
SOHAN SATESH MODI

पिता का नाम FATHER'S NAME
SATESH MANILAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE
Sohan Modi

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

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT OF INDIA**

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E

Prabhakar Reddy K
 Signature

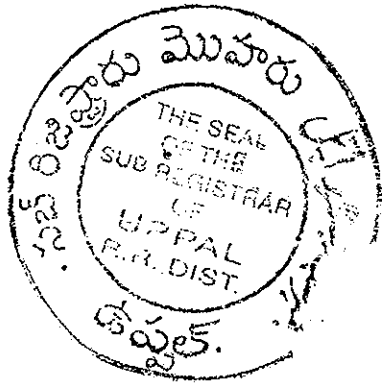
00652006

For Mehta and Modi Homes
[Signature]
 Partner

For Mehta and Modi Homes
[Signature]
 Partner

శ్రీ బ్రహ్మశ్రీ శ్రీ గుమ్మం
సామంతుల మొదల వారికి
సాక్షాత్తులు ఈ కార్యమునకు
సంఖ్య 8

సహాయక
[Handwritten Signature]



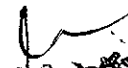
1 వ పుస్తకము...
దస్తావేజుల మొత్తం కాగితము
సంఖ్య 10.....ఈ కాగితపు వరుస
సంఖ్య 9.....

సబ్-రిజిస్ట్రారు





1 వ ప్రకాశము 20/5/08
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య 10 ఈ కాగితపు పరువ
పాఖ్య 10


స.కె. రెడ్డినాథు

