सौ रुपये HUNDRED RUPEES erat INDIA INDIA NON JUDICIAL ఆంధ్రపదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH K. SRINIVAS S.V.L.No.26/98, R.No.11/2007 CITY GIVIL COURT SECUNDERABAD Melita & modi Homes SALE DEED This Sale Deed is made and executed on this the 15th day of December 2009 at SRO, Uppal, g Ranga Reddy District by: M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3 & 4, 11 Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.) 1 IN FAVOUR OF #MR. VINAY AGNIHOTRI SON OF SHRI LATE. S. C. AGNIHOTRI, aged about 33 years, Occupation: Business, residing at 304, Vani Chowdhary Plaza, Street no. 4, Lane No. 2, Karthikeyanagar, Nacharam, Hyderabad - 500 076., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Partner

For MEHTA & MODI HOMES

Partner

-1-

H

	\
SEMENT	,
Tai the following amounts have been paid in respect of this document:	
Ovry:	
shape of challen based and a read that the state of the s	
a marke of transmitted of the set of a majorithment	
es shape of cash fuls. It of LS Act. 18 Still any Rs. Still any Rs. If Copp.  The shape of cash fuls. It of LS Act. 18 Still any Rs. Still any	
soment of stamp, day u.s. 16 of E.S. A.C. 16 3 ft any Rs. —	
ne shape of challen Rs. 16000	
ne shape of chellan.  The shape of cash 1	
The state of the s	
the shape of challen	<b>1</b>
the shape of cash	•
Charges:	
Charges: the shape of challan	
the snapt of casti	
	٠.
Total: Rs. 76 (80)	
Pr 5 NOIL 18 NO 20 0 10 11 15 15 100	
1- 5.7. Coltasaled 24.50	
<u>ν2</u> νεαν 3 Λοωυ ωρς 3νωσος	
6 708-83/2 5 6 July 5 6 July 6	
C. THE STAL	À
K. P. Led Cer	1
	F
(a) γ (b) γ (c) γ	•
Val UPPAL /1	£:
DPPAL AR. CIST.	•
100 to 100 com 50	
ము కి.ముద్రలక్లో సహ వాఖలువేసి	
ుము రూగు 4000/ పెల్టించినారు.	
400	
eipt No. \$53573 Dt. 15 lis los Promos	
1 Habsique Bearsh Sochad	
The the officers, odd pag	
యిశ్చిశట్లు ఒప్పుకొన్నది	
JAZI IN BU	
Jan 18 manger	
The control of the co	
K. Problekar Reddy, S/o. K. Padma Reddy, Occupation: Service,	
10/10 to 100/10	
CONTROL OF THE PROPERTY OF THE	
of documents, Vide GPA / SPA No. 69 BEN 08 dated 9 408 registerer at SRO, UPPO	
Ranga Reddy District.	
wonds treath sixtist.	
<b>৯০খ</b> ৰ্ম <b>্</b>	
alomin -	
Screen was	
Mo ex all a com	
Or man Kal who	
- Livre	
Sto Iri Dankaj vys.s Service Derdun-Aparturel	
Leventon Mader	
January John Wast	
1 Colodes O 1/21.10	
. /	

Men Coper So p. Sadovalaids
Swite plor No. 649 Predicanager Rouge Hill Hyo. 24

100. 5. 5011. England 30!5. 5 38.

~ 8€ A

## **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(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

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

- C) Vendor herein has entered into an Development Agreement with Ms. 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 Uppal. Ĭn pursuance of the said development Ms. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document 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(P), 41(P), 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.

FOR MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

**Partner** 

. ఎ పుస్తుకము 86.82 టీనీ దన్మినేజాల మొద్దం కాగితముల పంఖ్య . (మ...ఈ రాగితపు వరుశ పంఖ్య ... 2.....

15-08 (pr

No. 25 32 of 200. Date 15 1229

Thereby certicy dies the proper deficit one thouse comp duty of 25.7 150.01 supcess Seventh one thouse this beautiful to respect of this instrument berrosco to the proper deficit instrument berrosco to the P. Reddy Market Value consider a serie of the sounderation agreed Market Value.

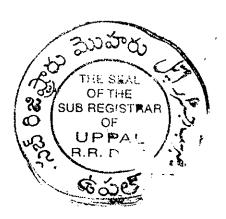
\*RO. Upgal Sup Collector U.S. 4184

\*\*RO. Upgal and Collector U.S. 4184

\*\*RO. Upgal Property and Collector U.S. 4184

\*\*RO. Upgal Property and Collector U.S. 4184

hegistration Endorsement



- 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/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. 333 admeasuring 400 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.8,00,000/- (Rupees Eight Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

# NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 333 admeasuring 400 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 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.8,00,000/- (Rupees Eight Lakhs 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.

For MEHEL & MODE HOMES

Partner

For MEHTA & TODI HOMES

Partner

- 2 からまかい 2011 (でき) 10 8542 (のし あいめない 68まか 2000 - おっこっか 2000 で からので 1000 1 862月 - 200 中ではるない 2009ないないないとして 200

THE SECTION OF THE SUB RECUSTRAR OF UPPALL R.R. C

- 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. 76,000/- is paid by way of challan no. \$\\$3\\$73, dated 15.12.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

FOR MEHTAL MODI HOMES

Partner

For MEHTA & TODI HOMES

Partner

సంఖ్య (*O - ాగితపు* **వరు**స్తి పంఖ్య ... క

THE SWITTER
OF THE
SUB RECOTTAR
OF
UP PAL
R.R. D

### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 333 admeasuring about 400 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 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

30' wide road

South

Park

East

Open Land (Survey no. 25)

West

Plot no. 334 & 335

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:

WIFMESS:

2.

For MEHTA & MODI HOMES

Partner

(Soham Modi) VENDOR

FOR MEHTA & MODI HOMES

Partner

(Suresh U Mehta) V E N D O R

MENDEE

నస్తావేజుల మొత్తం కాగితముల పంఖ్య ...! ది.మ. చిత్రపు వరుస 300g. S.

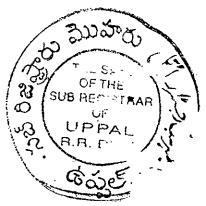
		SHOWING		NO. 333, FC			<u> </u>	Situated at
EY NO.		40, 41, 42, 4		CHAT	/ECAD		Ms	andal, R.R. Dist.
	CHERI	M/S. MEHTA			(ESAR	DV ITC DA		illuur, II.II. Dioa
: 							INTINEINO	
		1. MR. SOH					1 MACUTA	
		2. MR. SUR MR. VIJAY						
		WIR. VIJA17	<u> </u>		-	. O. AOM		
NCE:	400	SCALE: SQ. YDS.		INCL: SQ. MTRS.	9		EXCL:	
			30' Wide	Road				
					<del></del>		_	N A
,			51	-3,				
					-	Open		
	<u>.</u>					Lanc		
	ot No	65'-0"	*,		1	1&(S)	Ý	
	. 334	65	333		1	ärvey		
	Plot No. 334 & 335					Open Land &(Sprvey No. 25)		
	Si .					25)	•	
			42'-11	]				
	,				•			
	•		Pari	(				
					MOHJIGUI	₹ <b>C</b> :	For Lafi	TA & MODI HOME
			For i	SEPTEMBER 1		<u> </u>		of the les
SSES	: _		. (		Partr	ner /	hee	Partn
1/80	1				• ====		S	IG. OF THE VENDO
o h							Ving	Agniloti
11(1)	<b>\</b>							IG. OF THE BUYER

\$ . \$ .

> . :

•

ఎ పుస్తకరు 85 కెట్మే రస్తావేజూల ఏట్కం కాగితపు వరుప పుర్ము, మీడి చాగితపు వరుప పుర్ము, మీడి.....



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

FINGER PRINT IN BLACK (LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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

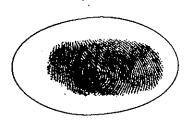
- 1. MR. SOHAM MODI S/O. MR. SATISH MODI
- 2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003





GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 69/BKIV/2008 Dt: 19.04.2008:

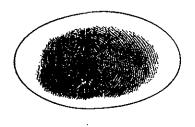
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD -- 500 003.





BUYER:

MR. VINAY AGNIHOTRI S/O. LATE. SHRI. S. C. AGNIHOTRI R/O. 304, VANI CHOWDHARY PLAZA, STREET NO. 4, LANE NO. 2, KARTHIKEYANAGAR, NACHARAM, HYDERABAD – 500 076





FOR MELITA & MODI HOMES

Partner

SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

. ఎ పుస్తకము**85**12. మీట్లు దస్తావేజాల మొత్తం కాగితముల పంఖ్య. 11...ఈ కాగితపు పరుశ సంఖ్య. 2

THE SEA OF THE SUB REASTRAR OF UP PAL R.R. D





MAN CONTRACTOR CONTRACTOR AND CONTRA

. ఎ పుస్తుకము**క్షు శిస్త్రి** చస్తావేజుల మెబగ్రం కాగితముల సంఖ్య...! దే. ఈ కాగితపు పరుశ **పంఖ్య... క** 

16-08 A

SUBRECISTIAN OF UPPAL.
P.R.D.

स्थाई तेखा चंख्या '/PERMANENT ACCOUNT NUMBER

AIYPK2089F





नाम /NAME SRIDEVI KALICHETI

पिता का नाम /FATHER'S NAME VENKATA RAMI REDDY NARALA

जन्म विभिः /DATE OF BIRTH

19-04-1977

हरताक्षर /SIGNATURE

Richly

Chief Commissioner of Income-tax, Andhra Pradesh



Family Members Details

4.2 c	Name		Date of Birth	Age
	(10)	Wife	08/02/84	22

BHARAT SCOUTE .

HOUSEHOLD\_CARD Card No : PAPI67881501086 F.P Shop No

ేందు

Name of Head of 1 Mohia, Rahyi Household

নল্*3/হানু* ক্ষর

Fether/ Husband name : Bisara:

තුදීරම්ර/Date of Birth ; 64/12/1989

éssiny/Áge 129 /Occupation

: 24

Our Strings

702 An Mause No. \$2-2-577,491,UTTAM TONESS

22 /Street : MOMESTER POND Colony ripidicetoxy

Ward Circle

Circle Vitt ⊏gr /District 13rdrum / Hydembyl

(Rs) 100,000

No. (1) : 453394 (Another)

me (1) : Navraina Enterprises 1000

No. (21 : / 16 (2) :

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

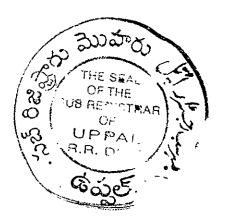


15/01/1974 Permanent Accou AWSPP8104E





ు పుస్తకము**శ్వశం ఓస్క్** మారోజుల మొత్తం కాగితముత ముఖ్య... (మీ. ఈ కాగితపు వరువ ముఖ్య... 9



F1356246<2IND7606087M1411018<<<<<<<<<<< 

ĝ

3 /Sex

08/06/1976

नन्नतिथि /Date of Birth

KANPUR UP

जारी करने की लिख /Date of Issue 02/11/2004

समादित की लिपि /Date of Expiry

01/11/2014

HYDERABAD

INDIAN

The states /Place of Birth तन्द्रीयना Nationality

Red and anna /Given Names YANIY Sumame AGNIHOTRI

राष्ट्रीय कोड /Country Code

टाईप /Туре

1356246 पासर्वार्ट ने. /Passport No.

भारत गणराज्य REPUBLIC (독 ALCINI



इसके दुशरा, भारत नणसान्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात में मरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वाहक की बिना रोक-टोक, आजारी में आने-जाने हैं, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उम् आवश्यकता हो ।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE HEARER TO PASS PRESLY WITHOUT LET OR HINDRANCE, AND TO APPORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भाग्त एणराज्य के राष्ट्रपति के आदेश से दिया गया 57 ONDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



.... :...

HARAYANA पासपोर्ट अधिकारी For Pessport Officer हैदराबाव/Hyderabad.

पंत्रीकर**्** 

विदेशों में राज्ये आहे पार्ताप अर्थाकों को महारू दी लाही है कि वे अपने को निकटाम पिशन । योगी पर पंजीकृत करता से ।

# घेतायः श

वह पानवोर्ड पारत अरकार की सम्पति है। पासकोर्ड ऑफकारी से इस पासकोर्ड के संदर्भ में कोई सूचना विश्वतं पर दिसामें हो मुद्दुरं करना बामित है, उसका तुस्ता अनुस्त्रत क्रिया जाए।

यह पासपोर्ट डाक प्राप्त किसी भी देश से दाला न भेवा उगाए। यह पामर्पेट छातक वर उसके हार। वाचिकृत व्यक्ति के कार्य में ही होता वाहिए। इसमें किशी मी वक्षा के कंप्यटन का विकृत नहीं किया कानां शक्तिए ।

प्रधानोर्ट गुण जन्मा, भोती हो जाना या नन्द हो जाने पर उसको विपोर्ट तत्करण पारत में निकत्तम कसमर्द औरकारी की (तथा धरि धारक विदेश में हो) विकटनम भगतीर मिदन हो और स्तानीय पुनिश को दी वानी चाहिए। निकायित पुछताए के दश्यान ही जीतुमक दाससीई जारी

### REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION  $\ell$  POST.

### CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY ROLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING PASSPORT, INCL DEMAND FOR ITS SURRENDER, SHOULD US COMPLIED WITH IM-MEDIATELY,

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OF MUST ATTOMICS. RED OR MUTHLATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORY AUTHORITY IN INDIA OR (IF THE HOLDER IS ADROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE ENQUIRES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का माम/कान्यूनी अमिनाबक iName of Father/Legal Guardian SATISH CHANDRA AGNIHOTRI

ess esse /Name of Mother LAXRI AGNIHOTRI ति या वत्नी का मध्य Name of Spause EEPALI AGNIHOTRI

LAT NO.304 VAHINI CHOUDHARY

PLAZA KARTIKEYA NAGAR

पुराने पासपोट का में. और इसके जादी होने का स्थान एवं तिथे /Old Passport No. with date and Place of Issue VACHARAM HYDERABAD AP 500076

HYDA09643604 targa at. File No.

では STAL OF THE S