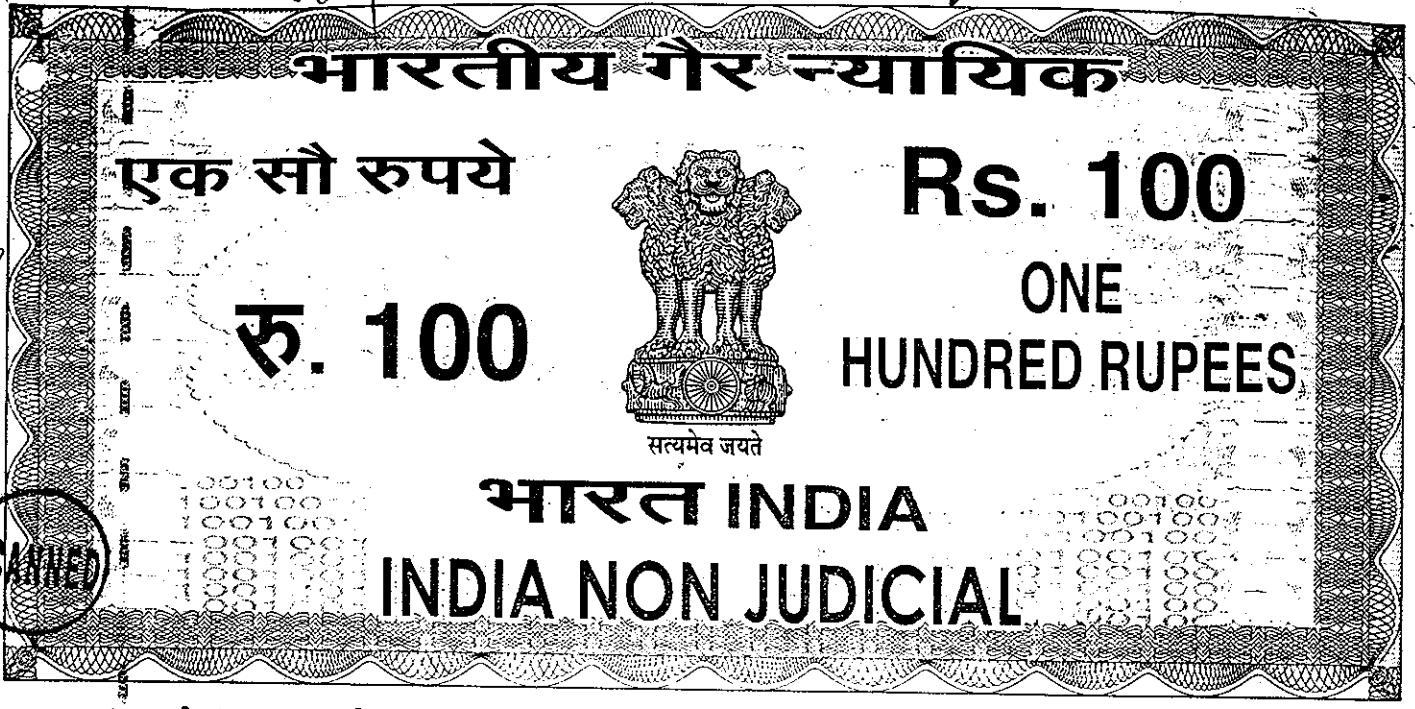


339

6194

6165705



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287492

DATE : 18-06-2008 SERIAL No : 25,332 Denomination : 100

Subscribed By :

M. MEHTA
M. MODI
M. MEHTA

Ch. K. ...

Sub Registrar
Sub-Office Stamp Vendor
A.S. ... OFFICE, HYD

For Mehta & Modi Homes
MEHTA & MODI HOMES
MEHTA

SALE DEED

This Sale Deed is made and executed on this the th 7 day of July 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 3-4-187/3&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

MRS. ANUPAMA SRIVASTAVA, WIFE OF MR. SHRIJITH KRISHNAN aged about 28 years, residing at 202, Arpitha Enclave, Street No. 6, Lane No. 2, West Marredpally, Secunderabad - 500 026, 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

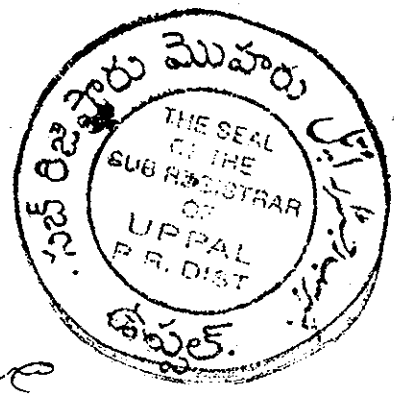
I. Stamp Duty:	
in the shape of stamp paper.....	Rs. 100/-
in the shape of challan (u/s 4 of S.Act, 1899).....	Rs. 35740/-
in the shape of cash (u/s 41 of S.Act, 1899).....	Rs. —
adjustment of stamp duty u/s 16 of S.Act, 1899, if any.....	Rs. —
II. Transfer Duty:	
in the shape of challan.....	Rs. 10240/-
in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 2560/-
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. —
Sub-Registrar.....	Rs. 4800/-

వ పుస్తకము 6.165...స/98
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 10...చ. కాగితపు వరుస
 సంఖ్య.....

1920- వ.శ.శా...
 పగలు...
 కప్పల్ సబ్-రిజిస్ట్రారు లోపేసులో

సబ్-రిజిస్ట్రారు

శ్రీ K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోలోగ్రాఫులు
 పాఠేయు వేరిముద్రలతో సహా దాఖలుచేసి
 సుము రూ... 2560/- చెల్లించినారు.
 Receipt No. 795962 Dt. 4/10/2008
 44, Habisiguda Branch, Sec'bad



నా స యిచ్చినట్లు కప్పాకోపుడు
 చేయమ బ్రాహ్మణులు

K. Prabhakar Reddy
 K. Prabhakar Reddy S/o. K. P. Reddy occ: service
 no 5-4-187/324, 2nd floor, Kolan mansion,
 M. G. Road, Sec'bad, through attested GPA for
 Presentation of documents, vide GPA no 69/12/0
 dt. 19.04.2008 at SRU, Uppal, R.R. Dist

- 1. K. Venkatesh S/o pentaraj. occ: Business, Acharam, and
- 2. Ramobab S/o. Ramachandrar occ: Business
 R/o. 1-10-54, Krishnanagar, Meerpet - moula. Hyderabad

2008 నవంబర్ 24
 1920 చ.శా. ఆంధ్ర ప్రదేశ్ రాష్ట్రం 16 వ సెక్షన్
 సబ్-రిజిస్ట్రారు

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.

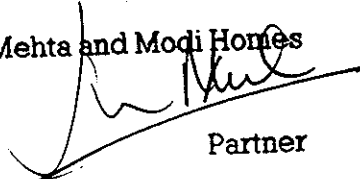
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

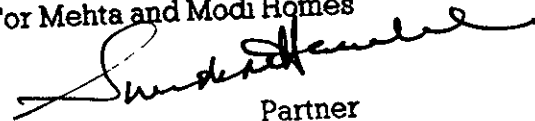
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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/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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

వస్తువు No. 6165 / 2008
రవాణా వేజుల మేరకు చెల్లించిన
సంఖ్య... 10...
సంఖ్య... 2...

Sub-Registrar
Habsiguda

Endorsement Under Section 42 of Act 1 of 1956
No. 6165 of 2008 Date 27/10/08

I hereby certify that the proper deficit
stamp duty of Rs. 45980/- Rupees. Forty five thousand
nine hundred and eighty only
has been levied in respect of this instrument
from Sri. K. Probhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 20000/- being
higher than the consideration agreed Market
Value.

S. R. O. Uppal

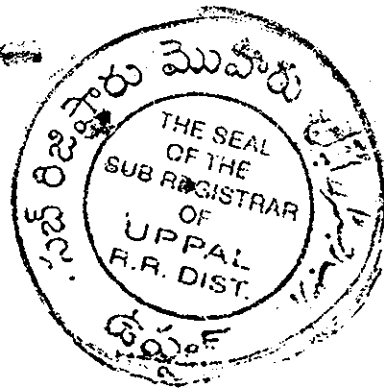
27/10/08

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

Registration Endorsement

An amount of Rs. 45980/- towards Stamp Duty
including Transfer duty and Rs. 2560/-
towards Registration Fee was paid by the party
through Chalan Receipt Number 795967
Dated 27/10/08 at SRI Habsiguda Branch Sec 433

S. R. O. Habsiguda
No. 010000591
S. R. O. Uppal

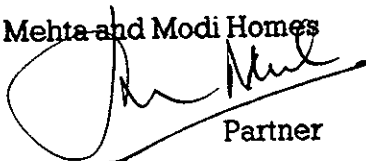


- H) The Vendee is desirous of purchasing a plot of land bearing no. 339 admeasuring 256 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.5,12,000/- (Rupees Five Lakhs Twelve Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

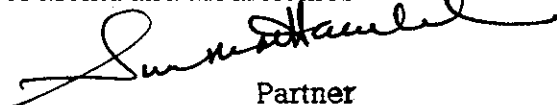
1. The Vendor do hereby convey, transfer and sell the Plot No. 339 admeasuring 256 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.5,12,000/- (Rupees Five Lakhs Twelve 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. 48,640/- is paid by way of challan No. 795967, dated 04.07.2008, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

1 వ పుస్తకము 6165...స/08
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...3.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.క) పు... 6165...
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 6165...1-2008 కేవలము
2008 సం|| జూలై...నెల... 7... తేదీ

రిజిస్ట్రారు అధికారి



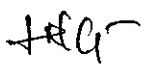
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 339 admeasuring about 256 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

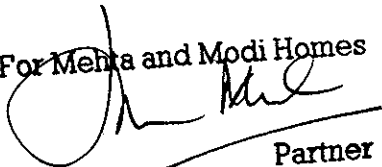
North	Nala
South	Plot No. 338
East	Plot No. 340
West	30' wide road

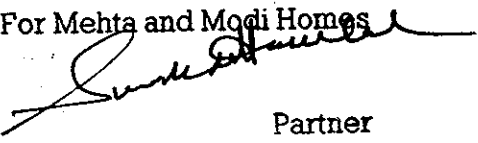
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For Mehta and Modi Homes

Partner
(Soham Modi)
VENDOR

For Mehta and Modi Homes

Partner
(Suresh U Mehta)
VENDOR


VENDEE

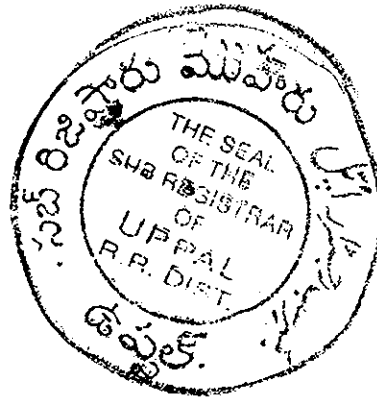
...వ ప్రస్తుతము 6/65/08

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 10 ... ఈ కాగితపు వరుస

సంఖ్య 4

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 339, 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

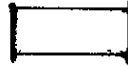
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MRS. ANUPAMA SRIVASTAVA, WIFE OF MR. SHRIJITH KRISHNAN

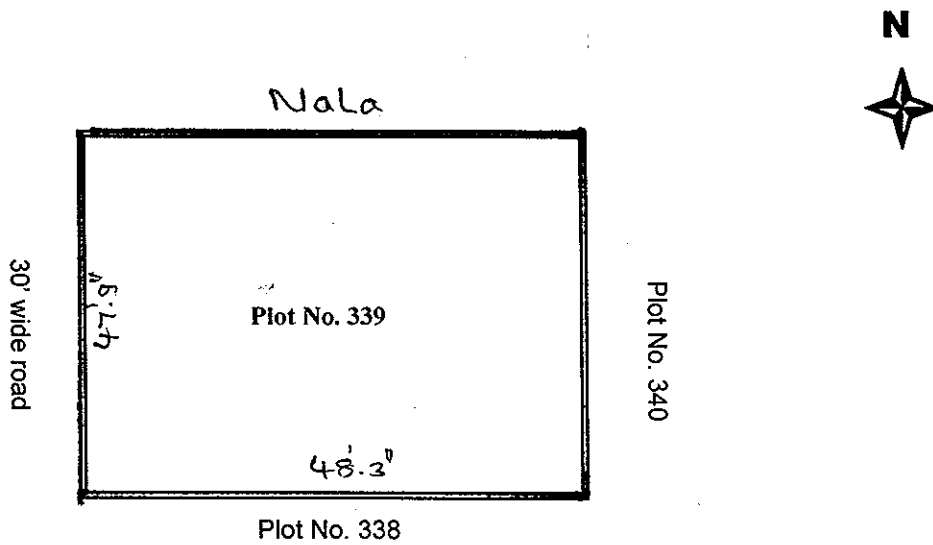
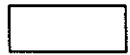
REFERENCE:
AREA: 256

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

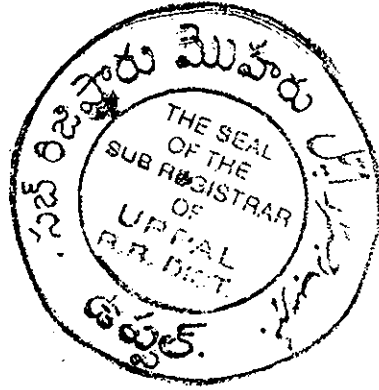
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

వ పుస్తకము 6.1.65.స/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..10...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

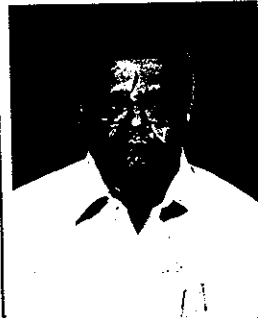
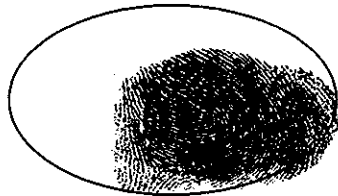
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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.

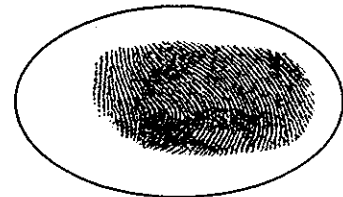
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



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

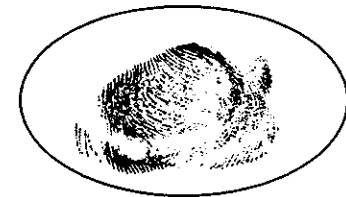
GPA FOR PRESENTING DOCUMENTS:

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



PURCHASER:

MRS. ANUPAMA SRIVASTAVA
W/O. MR. SHRIJITH KRISHNAN
R/O..202, ARPITHA ENCLAVE
STREET NO. 6, LANE NO. 2
WEST MARREDPALLY
SECUNDERABAD - 500 026.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

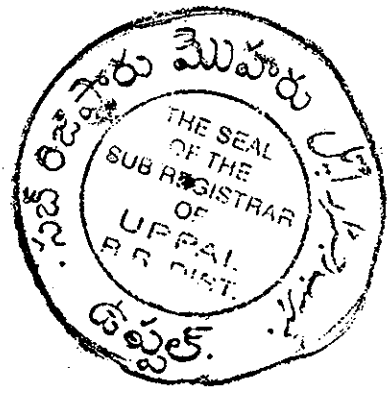
Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS

వ పుస్తకం 6165...న/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10....ఈ కాగితపు వరుస
సంఖ్య 6.....

సబ్-రిజిస్ట్రారు



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15.11.81	25

D.P.L. No. 114
BHARAT SCOUTS & GUIDES - II
 BHARAT SCOUTS & GUIDES - II
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER

ABMP16725H

नाम NAME
SOMAJI SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1969

हस्ताक्षर SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH

DRIVING LICENCE

DLDAP011193622002

FRANCOIS MERRY K
K PRADEEP REDDY
2-3-67/100
JRI SIVA SARDAR
HYDERABAD

36-07-2002 DUPLICATE

Licensing Authority
 R.T.A. HYDERABAD-2

For Mehta and Modi Homes

[Signature]

Partner

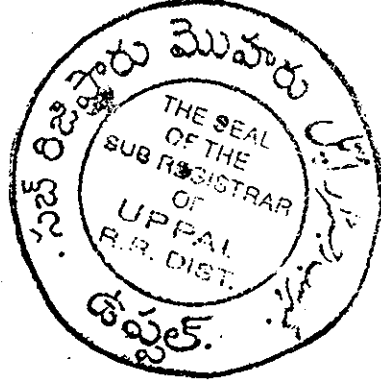
For Mehta and Modi Homes

[Signature]

Partner

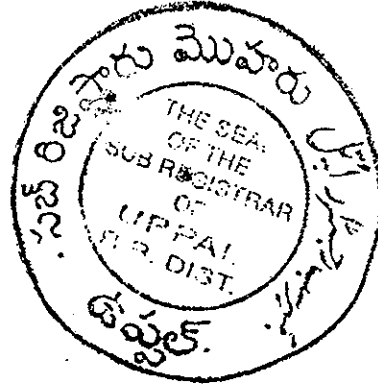
వ పుస్తకము 6.6.5...స/08
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...7.....

సబ్-రిజిస్ట్రారు



- వ పుస్తకము 6/65... పేజీ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 8.....

సబ్-రిజిస్ట్రారు



देशीयता
देशीयता का अर्थ है कि जिस देश के नागरिक के रूप में किसी व्यक्ति को मान्यता दी जाती है, उसे ही वह व्यक्ति देशीय माना जाता है।

देशीयता
देशीयता का अर्थ है कि जिस देश के नागरिक के रूप में किसी व्यक्ति को मान्यता दी जाती है, उसे ही वह व्यक्ति देशीय माना जाता है।

REGISTRATION
INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGIS-
TER THEMSELVES AT THE NEAREST INDIAN MISSION/POST

CAUTION
THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF
INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE
DEMAND FOR ITS SURRENDER SHOULD BE 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 AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTE-
RED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMM-
EDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN
INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN
MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE
ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का नाम/नाम/पिता का नाम/Name of Father/Legal Guardian
KAMAL KISHORE SRIVASTAVA

माता का नाम/Name of Mother
RENU SRIVASTAVA

पति का नाम/Name of Spouse

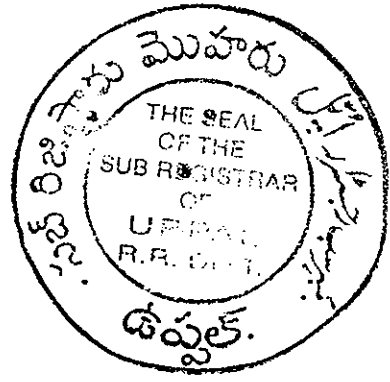
पता/Address
**FLAT NO 202 ARPITHA ENCLAVE
ST NO 6 LANE NO 2 WEST MARRED
PALLY SECUNDERABAD 500026 AP**

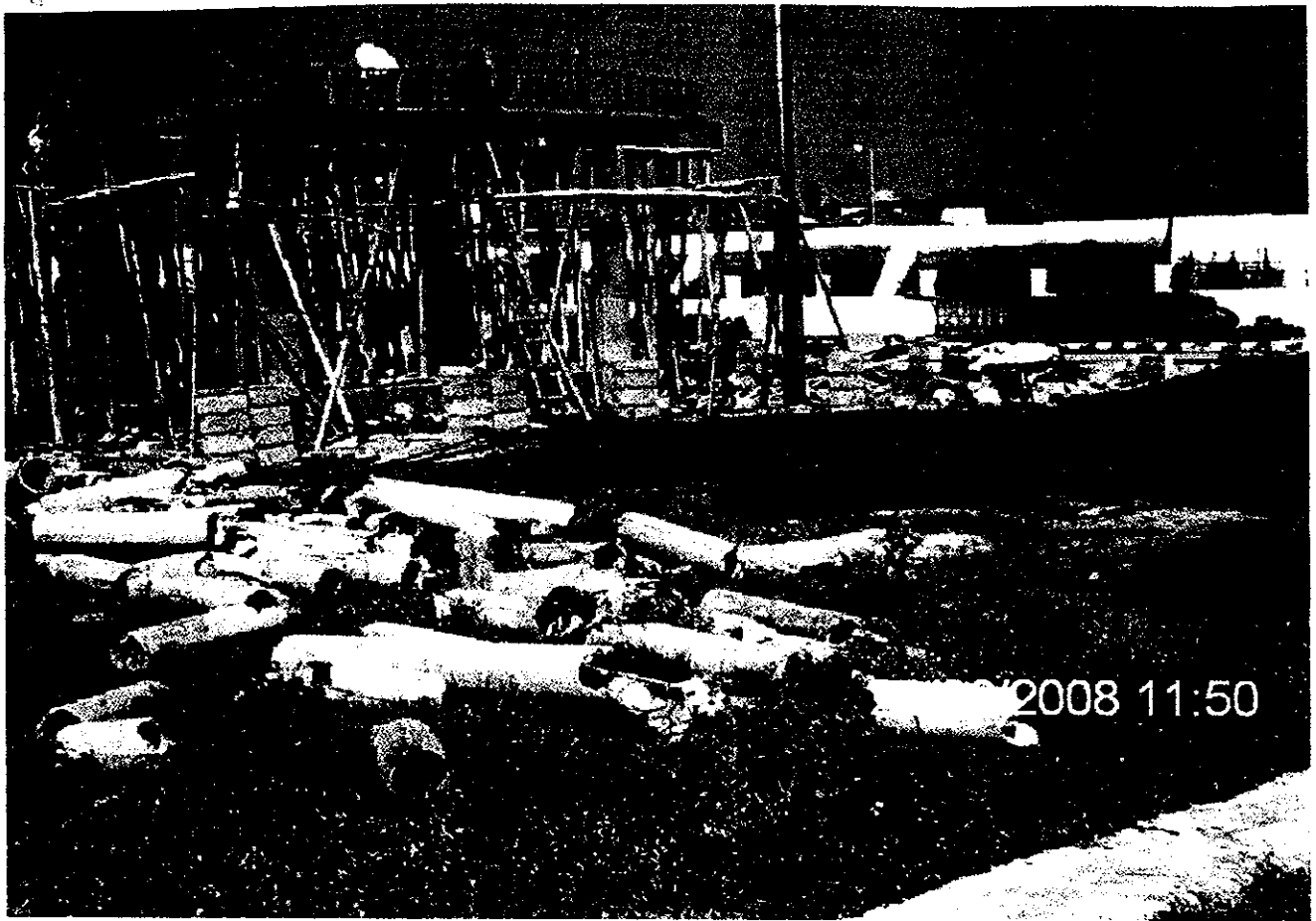
पुराने पासपोर्ट का नं./Old Passport No./Old Passports
फाइल नं./File No.
HYDA06269307

Srivastava

వ పుస్తకము. 16...స/09
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 9.....

సబ్-రిజిస్ట్రారు





6165-108
పంజాబ్ ప్రభుత్వం
పంజాబ్ ప్రభుత్వం మొదటి కార్యదర్శి
పంజాబ్ ప్రభుత్వం ఈ కార్యదర్శి వారు
పంజాబ్ ప్రభుత్వం 10

