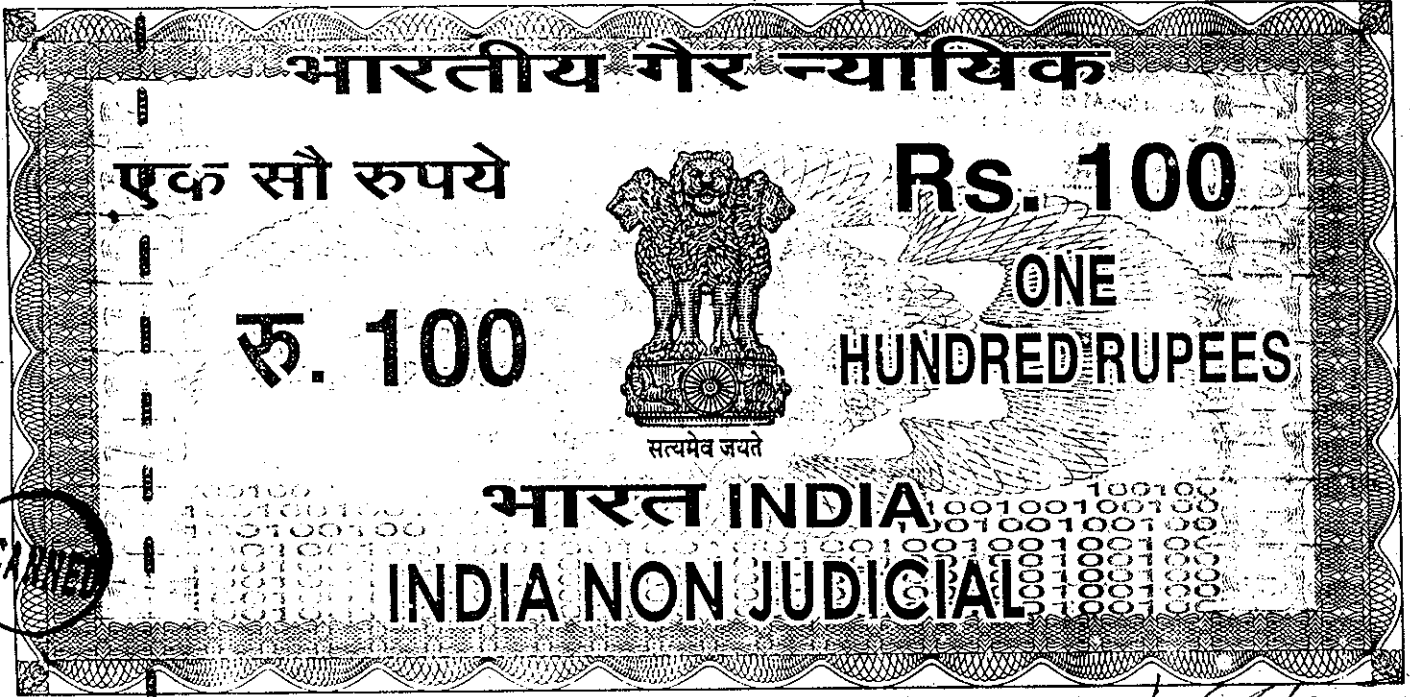


342

CS No: 4707

468408

Ac No: 4853



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chinnay
 P. 532038
LEELA G CHINALG!
 STAMP VENDOR
 N. 12/2008
 6-4-76/A, Colliery Baniqum
 SECUNDERABAD-500 005

3837 15/05/08 100/-
 G. Venkatesh
 Mehta and modi Homes

SALE DEED

This Sale Deed is made and executed on this the 21st day of May 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4/87/3&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. PINAKI GUPTA, SON OF MR. SATCHIDANANDA GUPTA aged about 37 years, residing at 202, Vaishali Apartments, Dharam Karam Road, Ameerpet, 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

For MEHTA & MODI HOMES

[Signature]
 Partner

[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. 2460/- |
| 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. 6960/- |
| 2. in the shape of cash..... | Rs. — |
| III. Registration fee: | |
| 1. in the shape of challan..... | Rs. 1200/- |
| 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. 32160/- |

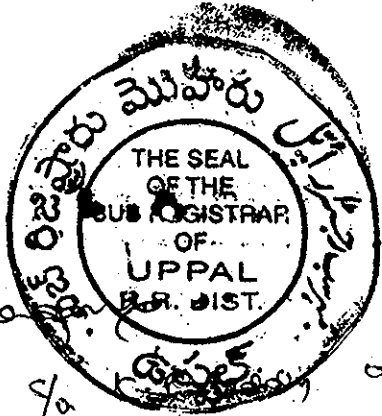
Sub-Registrar

4682/06
 వ పుస్తకము..... సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... 10 ఈ కాగితపు వరుస
 సంఖ్య.....

సుఖ వ సంఖ్య... 21... నెల... 21... 00
 1920 వ.శ.శా... మాసము... శ్రీ... తేది
 పగలు... 11... మరియు... 12 గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వాని
 అనుసరించి సబ్-రిజిస్ట్రారు వద్ద
 మరియు సేవించుచున్న సహ చాఖలుచేసి
 రుసుము రూ... 1200/- చెల్లించినారు.
 Receipt No. 824600 Dt. 13/10/08 vide
 254H, Habsiguda Branch, Sec'bad



ద్రాసి యిచ్చినట్లు ఒప్పుకొన్నట్లు
 ఎడమ బ్రతువనవలె

శ్రీ... యా
 (C) S-4-187/3 & 4, 2nd floor, Sehamnagar, M. G.
 Road, Sec'bad, through attested GFA for Presentation
 of documents, వాటి GFA No. 69/1322/08 Dt.
 19.04.2008 at Sec, Uppal, R.R. Dist.



చదువించినది.
 1) Dola Gupta

(Dola Gupta, D/o. S.K. Das Sharma
 occ: Housewife, R/o. 202, Vaishali Apts,
 Dharam Karam Road, Ammerpet, Hyderabad.

2) Pavan

Pavan Kumar s/o (Anisha murtly occ: Business
 No 1-44 Uppal M M Dist

2008 వ. సంఖ్య... నెల... వ తేది
 1920 వ. శా.శా... మాసం... వ తేది.

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.

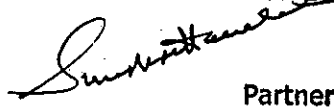
| Sl. No. | Sale Deed Doc. No. | Dated | Extent of Land |
|---------|--------------------|------------|----------------|
| 1. | 7876/2006 | 25.05.2006 | Ac. 1-09 Gts., |

- 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 & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకము 4682/08
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య 10 ఈ కాగితపు వరుస
 సంఖ్య ✓

సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 1890
 No. 4682 of 2008 Date 21/1/08

I hereby certify that the proper deficit one
 stamp duty of Rs. 2220/- Rupees two thousand
two hundred and twenty 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. 3,40,000/- being
 higher than the consideration, agreed Market
 Value.

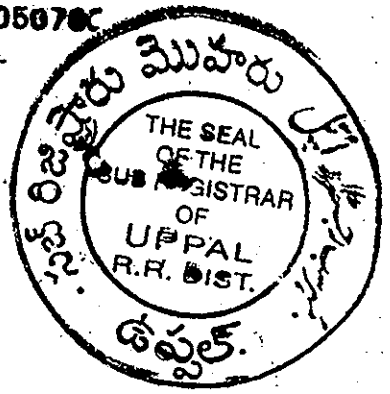
S. R.O. Uppal
21/1/08

Sub Registrar
 and Collector U.S. 4184
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 21,220/- towards Stamp Duty
 including Transfer duty and Rs. 12,000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 822460
 Dated 12/1/08 at SRH Habsiguda Branch, Sec 6 &

S.B.H. Habsiguda
 A/c No. 0100005070C
 S.R.O. Uppal



H) The Vendee is desirous of purchasing a plot of land bearing no. 342 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:

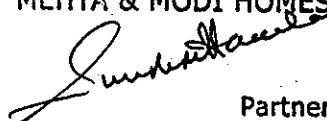
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 342 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. 824603 dated 13.05.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

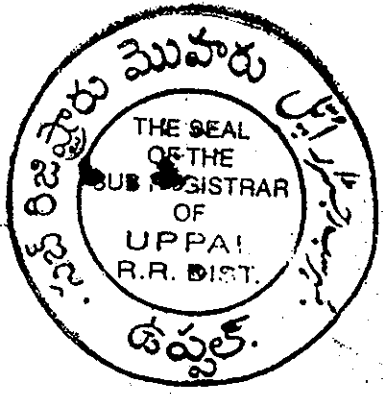

Partner

1 వ పుస్తకము..... 4682/05
 దస్తావేజాల మొత్తం కాగితముం
 సంఖ్య..... 10 ఈ కాగితపు వరుస
 సంఖ్య..... 2

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.స) పు..... 4682/05
 ఎంబరుగా రిజిస్ట్రారు చేయబడిన వస్తువులను నిమిత్తం
 గుర్తింపు నెంబరు..... 1-200 కు అనుబంధమైన
 200 సం॥ డ్యు..... నెంబరు..... 45

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 342 admeasuring about 174 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: Block No. 2, Old Village.

| | |
|-------|---------------|
| North | Plot No. 341 |
| South | Plot No. 343 |
| East | 30' wide road |
| West | Plot No. 337 |

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. *Sola Gupta*

2. *Poffe*

For MEHTA & MODI HOMES

Soham Modi

Partner

(Soham Modi)

VENDOR

For MEHTA & MODI HOMES

Suresh U Mehta

Partner

(Suresh U Mehta)

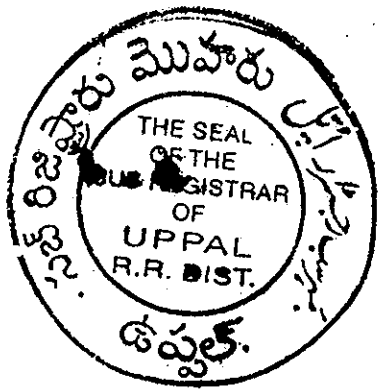
VENDOR

Paul

VENDEE

1 వ పుస్తకము..... 9682/10
దస్తావేజాల మొత్తం కాగితము
సంఖ్య..... 10 ఈ కాగితపు వరుణ
సంఖ్య..... 4

✓
సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 342, 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:

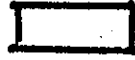
MR. PINAKI GUPTA, SON OF MR. SATCHIDANANDA GUPTA

REFERENCE:
AREA:

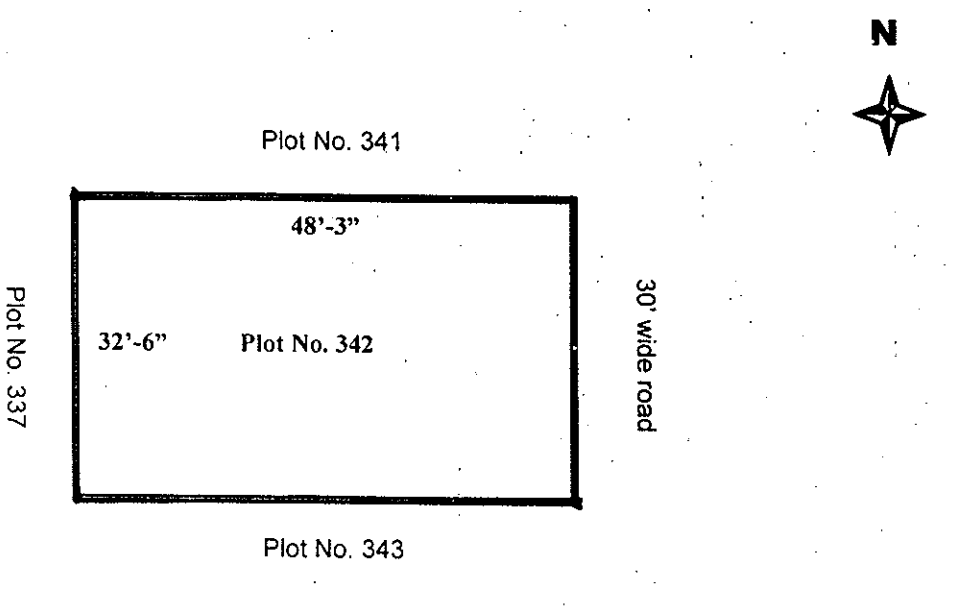
174

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1. *Sole Gupta*

2. *[Signature]*

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner
SIG. OF THE VENDOR

[Signature]
SIG. OF THE BUYER

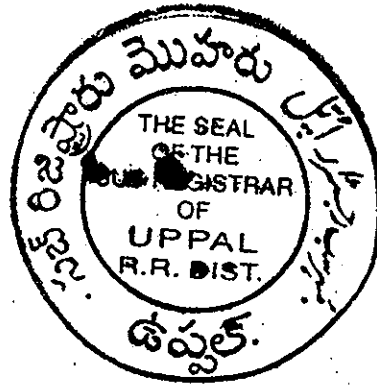
1వ పుస్తకము.....4682/08/సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....10 ఈ కాగితపు వరుస

సంఖ్య.....5

పబ్-రిజిస్ట్రారు ✓



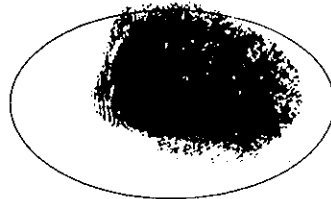
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

| 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. ROAD, SECUNDERABAD
REP. BY ITS PARTNERS:

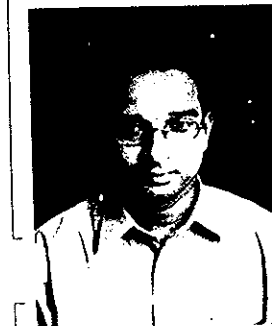
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



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.

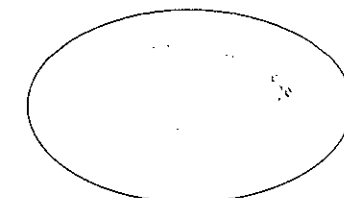
GPA FOR PRESENTING DOCUMENTS:

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



PURCHASER:

MR. PINAKI GUPTA
S/O. MR. SATCHIDANANDA GUPTA
R/O. 202, VAISHALI APARTMENTS
DHARAM KARAM ROAD
AMEERPET
HYDERABAD - 500 016.



SIGNATURE OF WITNESSES

1. *Zola Gupta*
2. *[Signature]*

For MEHTA & MODI HOMES For MEHTA & MODI HOMES
[Signature] *[Signature]*
Partner Partner

SIGNATURE OF EXECUTANTS

[Signature]

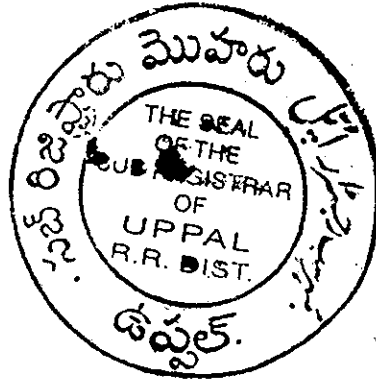
1వ పుస్తకము..... 4682/108

దస్తానేజాల మొత్తం కాగితముల

సంఖ్య..... 10. ఈ కాగితపు వరుస

సంఖ్య..... 6.....

సబ్-రిజిస్ట్రారు

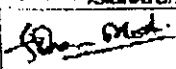


PERMANENT ACCOUNT NUMBER
AEEMP6725H

NAME
SOHAM SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

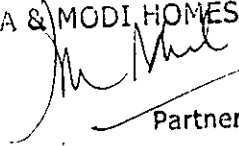
ANDHRA PRADESH LICENCE
ANDHRA PRADESH

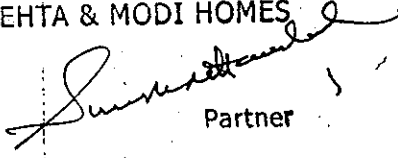
DRIVING LICENCE
DLBAP011193022002

PRAMOD KUMAR K
K PRAMOD KUMAR
2-3-4-11-11-11
JATSIKUMAR SAMSON
HYDERABAD

2007/2002 **DUPLICATE**

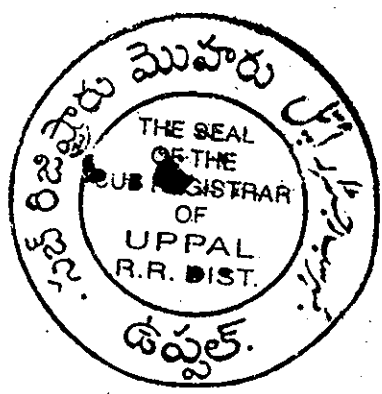
Licensing Authority
ETA-HYDERABAD-02

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

1 వ పుస్తకము..... 4682/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 10 ఈ కాగితపు వరుస
సంఖ్య..... 9

పబ్-రిజిస్ట్రారు



PERMANENT ACCOUNT NUMBER

ACFPG6032K



EMPLOYEE NAME
PINAKI GUPTA

FATHER'S NAME
SATCHIDANANDA GUPTA

DATE OF BIRTH
15-01-1971

SIGNATURE

Pinaki

(PRADEEP K. MISRA)

आयकर आयुक्त (कंप्यूटर सेक्टर)

Commissioner of Income-tax (Computer Operations)

इस कार्ड को खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कंप्यूटर सेक्टर),
पूरवी ब्लॉक-II, तल संख्या-3,
विवेकानन्द मार्ग,
रामकृष्ण पुरम, नई दिल्ली-110066.

In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-tax (Computer Operations),
Level III, East Block II,
Vivekananda Marg, R.K.Puram,
New Delhi - 110 066.

Pinaki



कर्मचारी भविष्य निधि संगठन
EMPLOYEES' PROVIDENT FUND ORGANISATION

PINAKI GUPTA
Father's Name / Date of Birth / Address
SATCHIDANANDA GUPTA
15/01/1971
FLAT NO 202, VAISHALI APTS
7-1-70A DHARAM KARAM ROAD
AMEERPET, HYDERABAD, 500016

National Social Security Number
12000002647044



Pinaki

Holder's Signature

सभी के लिये सामाजिक सुरक्षा
Social Security For All

कृपया ध्यान दें : Please Note :

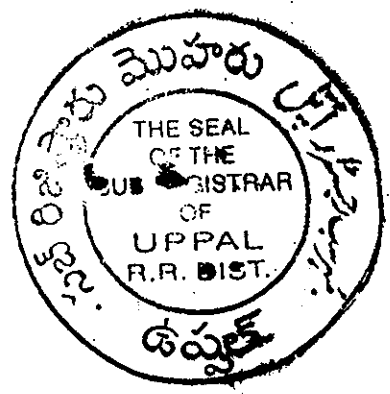
अनधिकृत व्यक्ति को मिलने पर कृपया वापिस करें।
If this card is found please return to :
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Pinaki

केंद्रीय भविष्य निधि आयुक्त
Central Provident Fund Commissioner

1 వ పుస్తకము.....^{4682/98}నంబు
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య.....10 ఈ కాగితపు వరుస
సంఖ్య.....8.....

సబ్-రిజిస్ట్రారు




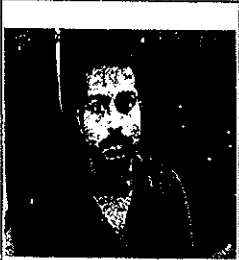

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 004707/2008 of SRO: 1507(UPPAL)

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

Report Date: 21/05/2008 12:05:10

This report prints the Photos and FPs taken on 21/05/2008 12:04:30

| SINo. | Thumb Impression | Photo | Name and Address of the Party | PartySignature |
|-------|---|---|--|---|
| 1 |  |  | (CL) PINAKI GUPTA 202, VAISHALI APTSDHARAM KARAM ROAD, AMEERPET, HYDERABAD |  |


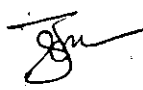
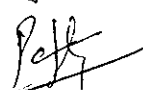
Identified by

Witness 1

Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

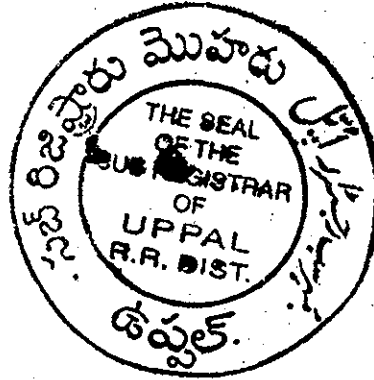
1 వ పుస్తకము..... 4682/05

దస్తావేజుల మొత్తం కాగితముం

సంఖ్య..... 10... ఈ కాగితపు వరుస

సంఖ్య..... 9.....

సబ్-రిజిస్ట్రారు





25/04/2008 11:50

4682/08

1 వ పుస్తకము.....సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....10 ఈ కాగితపు వరుస

సంఖ్య.....10



సబ్-రిజిస్ట్రారు

