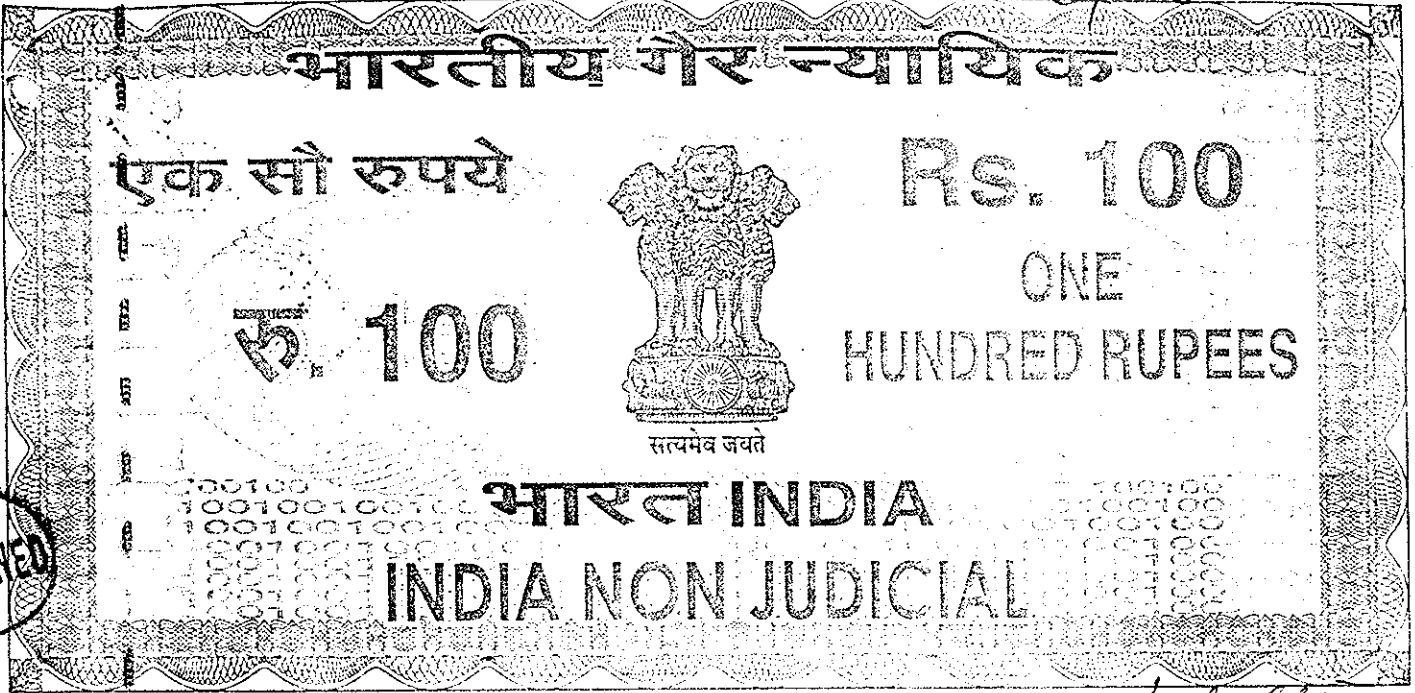


PI01100 210

673

6053

6006/08



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

5028 27/5/08 100-
 Sec-BAD
 G. VENK. KRISH. H.
 S/O G. RAO
 MEHTA & MODI HOMES

L. Chinnay
 N 523055
 LEELA G CHIMALA
 STAMP VENDOR
 SECUNDERABAD-500 00

300
 1/2
 TAILOR

SALE DEED

This Sale Deed is made and executed on this the 30th day of June 2008 at Secunderabad 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 57 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. IBRAHIM ABDUL HAMEED MUNSHI, SON OF MR. ABDUL HAMEED MUNSHI, aged about 35 years, residing at 406, Sheshangri Mansion, Anand Nagar, Khairtabad, Hyderabad, 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

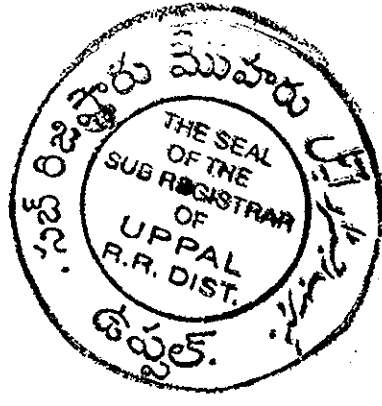
33,260
 2390
 100
 35,650

7500

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

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. 33360/-
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. _____
Transfer Duty:	
1. in the shape of challan.....	Rs. 9560/-
2. in the shape of cash.....	Rs. _____
III. Registration fee:	
1. in the shape of challan.....	Rs. 2390/-
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.....	Total: Rs. 43020/-

1 వ పుస్తకము. రూ. 100/- వదిలి
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....



ముగ్ - వ సం||...నెల...వ తేది
 1920- వ.శ.శా...మాసము...వ తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో
 శ్రీ K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన టాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 చుసుము రూ||...చెల్పించినారు.
 Receipt No. 795960 of 27/10/20. Vid
 3BH, Habsiguda Branch, Sec'bad

ద్రాస్ యిచ్చినట్లు ఒప్పుకోవ్వడ
 ఎదమ ప్రాబంధాలు

K. Prabhakar Reddy
 లు 5-4-187/3 & 4,
 M. G. Road, Sec'bad,
 Representation of documents,
 20/10/06 at SRG, Uppal.

S/P. K. Prabhakar Reddy Sec'bad
 2nd Floor, 30th Main
 through attested GPA by
 vide GPA No.



విరూపించినది.

1. గ్రా. కమిషన్ లో గాల్గొన్న రికార్డులు అనుబంధం వల్ల

2. డిప్యూటీ సెక్షనరీ గారి ద్వారా అనుబంధం వల్ల

2002 వ. సం||...నెల...వ తేది
 1920 వ. శా.శా...మాసము...వ తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

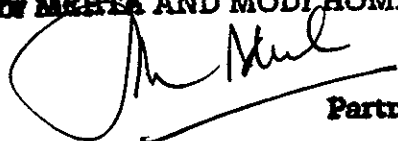
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds
7.	2557/2004	01/03/2004	202 Sq. Yds
8.	2558/2004	01/03/2004	202 Sq. Yds
9.	2559/2004	01/03/2004	202 Sq. Yds
10.	2560/2004	01/03/2004	202 Sq. Yds
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

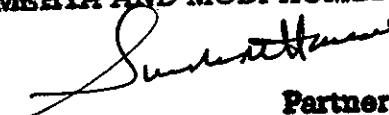
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For MEHTA AND MODI HOMES


Partner

For MEHTA AND MODI HOMES


Partner

1 నా స్వము.....సంగి

దస్తావేజాల మొత్తం కాగితముం

సంఖ్య.....శం కాగితపు వరుణ

సంఖ్య.....2.....

[Signature]

సబ్ రిజిస్ట్రార్

Sub-registrar under Section 42 of Act II of 1897
No. 6006.....of 200. & Date 6/7/08

I hereby certify that the proper deficit
stamp duty of Rs. 42920/- Rupees. *Forty two thousand -
nine 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. *478000/-* being
higher than the consideration agreed Market
Value.

[Signature]

S.R.O. Uppal

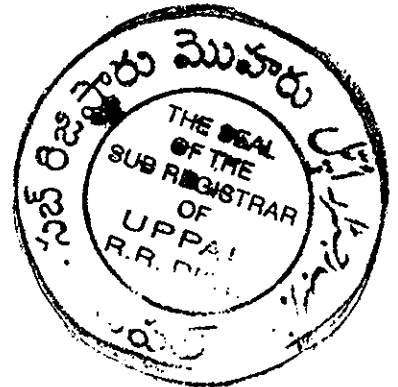
[Signature]

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

Registration Endorsement

An amount of Rs. *42920/-* towards Stamp Duty
Including Transfer duty and Rs. *2390/-*
towards Registration Fee was paid by the party
through Challan Receipt Number *725960*
Dated *6/7/08* at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
A/c No. 01000050700
at S.R.O. Uppal.



- E) The Vendee is desirous of purchasing a plot of land bearing no. 210, admeasuring 239 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,78,000/- (Rupees Four Lakhs Seventy 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. 210, admeasuring 239 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. 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. 4,78,000/- (Rupees Four Lakhs Seventy 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. 45,410/- is paid by way of challan no. 795960 dated 04.07.08, drawn on SBH, Habsiguda, Hyderabad.

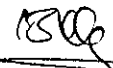
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

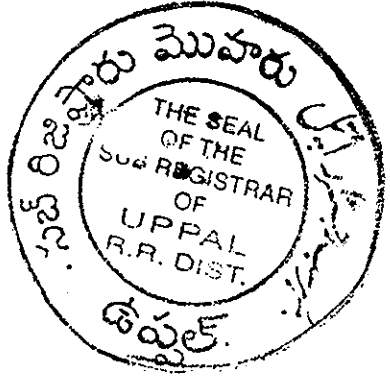
1 వ పుస్తకము సం॥ (కా.శ) పు... 6000/68
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య... 3... ఈ కాగితపు వర
 సంఖ్య... 3.....


 రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (కా.శ) పు... 6000/68
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు. 6000/68... 1-2009 ఇవ్వడమైన
 2009 సం॥ జులై... నెల... 4... తేదీ



రిజిస్ట్రారింగు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 210, admeasuring about 239 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Compound wall & neighbor's land
South	Plot No. 209
East	Plot No. 201
West	40' 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. *SM (Suresh)*

2. *Seey*

For Mehta and Modi Homes

Soham Modi

(Soham Modi)
VENDOR

Partner

For Mehta and Modi Homes

Suresh U Mehta

(Suresh U Mehta)
VENDOR

Partner

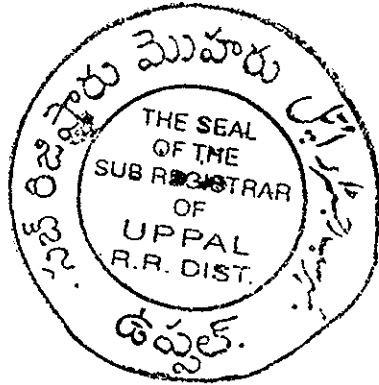
x *Prachi*

VENDEE

1 న పుస్తకము.....వం||ని
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య...8...ఈ కాగితపు వయో
తేదీ...4.....

1000

జడ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 210, FORMING A PART

IN SURVEY NO. 291

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

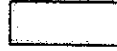
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. IBRAHIM ABDUL HAMEED MUNSHI, SON OF MR. ABDUL HAMEED MUNSHI

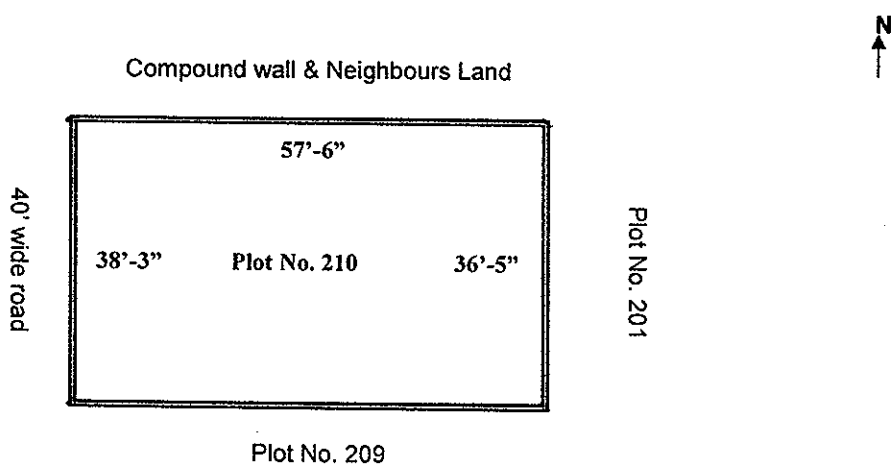
REFERENCE:
AREA: 239

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

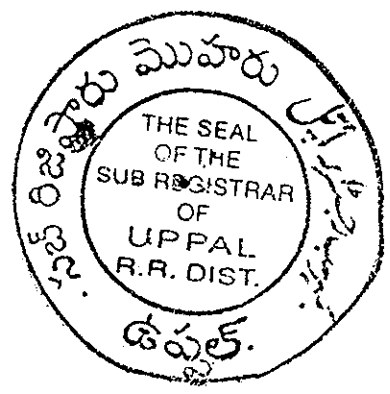
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER


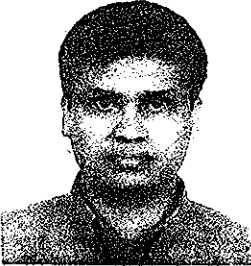
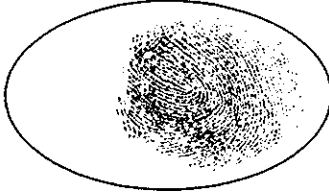



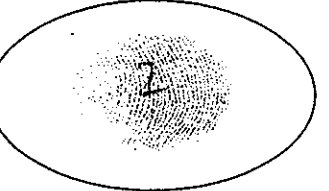



1 వ పుస్తకము. 60.06/నాశి
దస్తావేజాల నమోదు కార్యముల
సంఖ్య... 2... ఈ కార్యముల నందు
పరిష్కారము... క...

పద్-రిజిస్ట్రార్



1

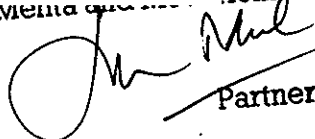
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>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.</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, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p>GPA FOR PRESENTING DOCUMENTS:</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>PURCHASER:</p> <p>MR. IBRAHIM ABDUL HAMEED MUNSHI S/O. MR. ABDUL HAMEED MUNSHI R/O. 406, SHESHANGRI MANSION ANAND NAGAR, KHAIRTABAD HYDERABAD.</p>
			<p>REPRESENTATIVE:</p> <p>MR. MOHAMAD NAZIR ALI S/O. MOHAMAD ISBAL ALI R/O. 106, SHEENGERI MANSION ANAND NAGAR, CHAIRABAD HYDERABAD.</p>

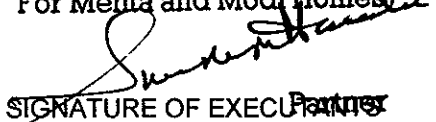
SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes


Partner

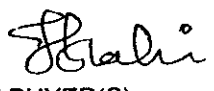
For Mehta and Modi Homes


SIGNATURE OF EXECUTIVE PARTNER

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

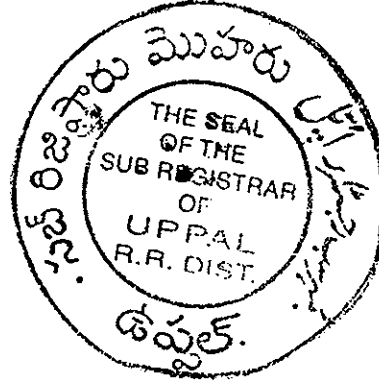
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. NAZIR ALI, MD. as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

X 
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము. 60006/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...సి...ఈ కాగితపు వరుస
సంఖ్య...రీ.....

సబ్-రిజిస్ట్రారు

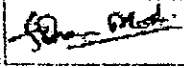


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H


नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI


जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


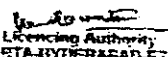
प्रमुख आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

INDIA UNION DRIVING LICENCE
ANDHRA PRADESH

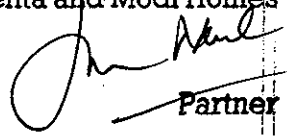
DRIVING LICENCE
 DLDAPO11193622002


PRABHAKAR REDDY K
K PABAK REDDY
 2-3-84/10224
JATINDR GARIN
ANDHRA
HYDERABAD

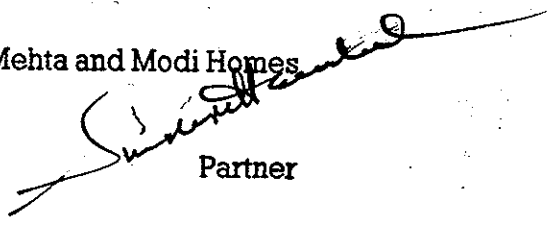
30-07-2002 **DUPLICATE**


 Licencing Authority
 RTA-HYDERABAD-2

For Mehta and Modi Homes


 Partner

For Mehta and Modi Homes


 Partner

దస్తవీరు కమ్యూ. 6006/1007

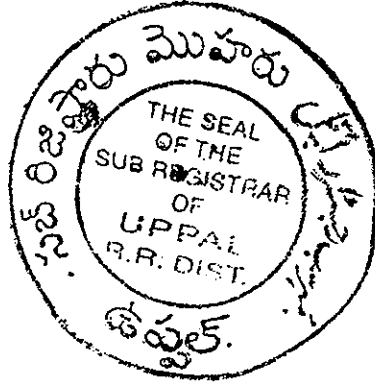
దస్తవీరు కమ్యూ. మొత్తం కారితముల

సంఖ్య... 7... కారితపు నమోదు

సంఖ్య... 7.....

[Signature]

వి.కె. రవిచంద్రారావు



1 వ పుస్తకము. 6000/నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...శ్రీ...ఈ కాగితపు వరుస
సంఖ్య...శ్రీ.....

శ్రీ

పబ్-రిజిస్ట్రారు

