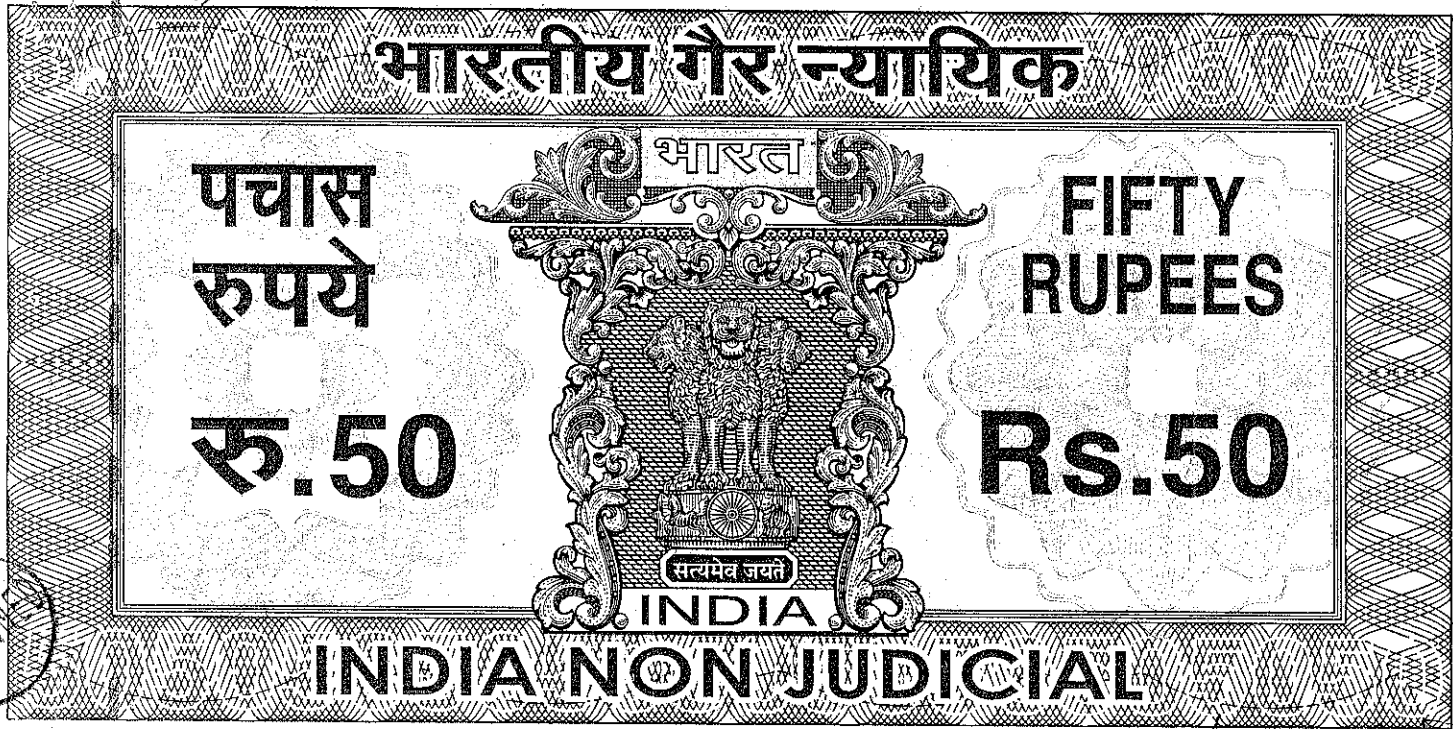


6.4086

4109106

Area 4178



आन्ध्र प्रदेश ANDHRA PRADESH

2773 16/3/06 50/-
 Mr. Mohanlal Jesaji Purohit
 Mr. Jesaji Purohit
 Self Bel-5-4

LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/2006
 5-4-76/A, Cellar, Benigunj
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 16th day of March 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 56 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. MOHANLAL JESAJI PUROHIT, SON OF MR. JESAJI PUROHIT, aged about 44 years, residing at Flat No. 104, Shri Shreenivasa Palace Apts., C-9, Trinetra Super Market Lane, Kamala Nagar, ECIL Post, Hyderabad – 500 062, 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

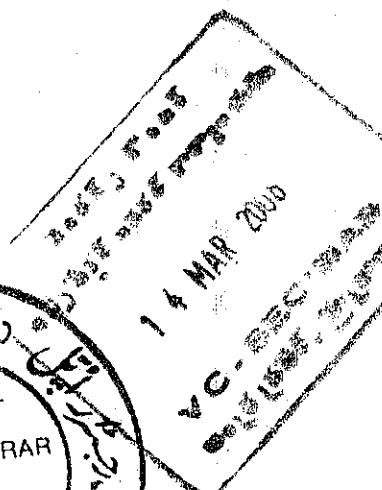
వ పుస్తకము 4103/26
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య.....

2006- వ సం॥ మార్చి నెల 16 తేది
 1927- వ.శ.శా. శాస్త్రాధికారి మాసము 2వ తేది
 పగలు 11... మరియు 12 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ Goursang Mody
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన పాబ్లిక్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా చాఖులు చేసి
 రుసుము రూ॥ 1165/- చెల్లించినారు.
 Receipt No. 167228 D.I. 5/3/05 vide
 SBH, Habisiguda Branch, Secbad

శ్రీ సీ యిచ్చినట్లు ఒప్పుకొన్నది.
 ఎడమ బ్రౌటనపేలు



Goursang Mody



నిరూపించినది.

Goursang mody S/o. Jangantribel mody
 occupation : Business . E/o. Flat no. 105,
 Sapphire Apts, Chikoh Gardens, Begumpet,
 Hyderabad, through General Power of
 Attorney for Presentation of documents,
 vide Doc. No. 64 / BR IV / 05 at RO, Uppal.

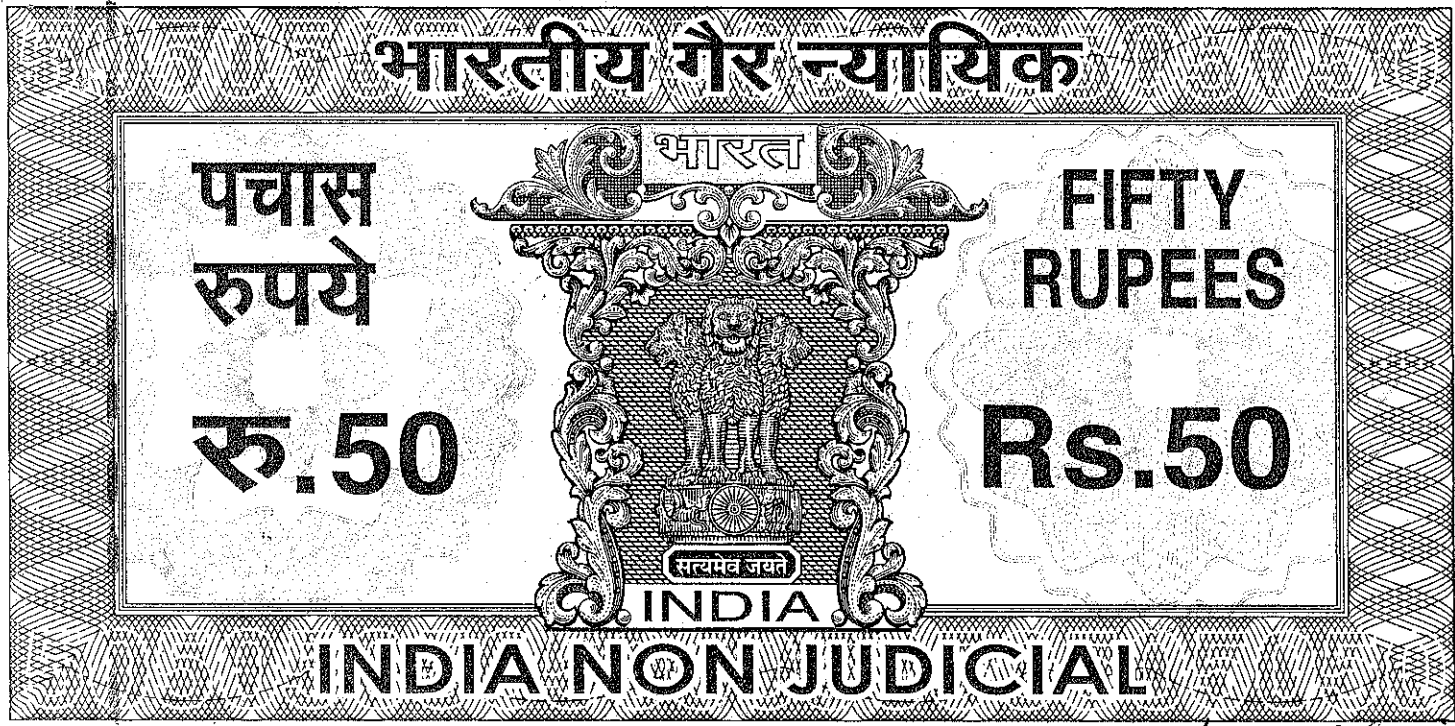
① Prabhakar Reddy

(K. Prabhakar Reddy S/o. K.P. Reddy
 occ. Service (D) S-4-187 / 3 & 4, m.G. Road,
 SEC-BAD.

② Ramona Rao

Ramona Rao S/o. Koteswara Rao, occ. Business
 E/o. 2-3-6/10 Amberpet. Hyderabad.

2006 వ సం॥ మార్చి నెల 16 తేది
 1927 వ.శ.శా. శాస్త్రాధికారి మాసము 2వ తేది.



आन्ध्र प्रदेश ANDHRA PRADESH

स. नं. 2774 Date 14/3/06 Rs. 50/-

Sold to Mr. Mohandal Jesati Purohit

By Mr. Jesati Purohit

For Whom Self Sec-Rad

LEELA G. CHIMALGI 1-6-Clare 2324
STAMP VENDOR
 L.No. 02/2006
 6-4-76/A, Cellar, Nanigunj
SECUNDERABAD-500 003

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. No. 35, 36, 37, 38 & 39 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 | Sy. No. | Extent of Land (in Guntas) | Extent of Land (in Acre) |
|-----------------------------|--------------------|------------|----------------------|--|--------------------------|
| 1. | 9733/2003 | 19/8/2003 | 39 | Gt. 80-00 | Ac.2-00 Gt. |
| 2. | 11955/2003 | 30/09/2003 | 36 37 38 39 | Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00 | Ac. 2-00 Gt. |
| 3. | 13200/2003 | 01/11/2003 | 35 36 37 | Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00 | Ac. 2-05 Gt. |
| Total Extent of Land | | | | | Ac. 6-05 Gts. |

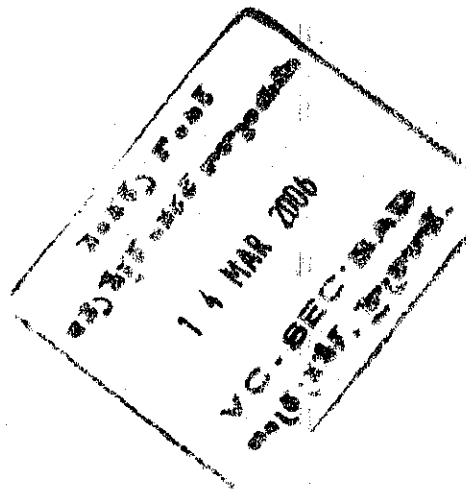
For Mehta and Modi Homes For Mehta and Modi Homes

Partner

Partner

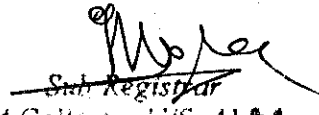
1 వ పుస్తకము..... 4109/06
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య..... 2

సబ్-రిజిస్ట్రార్



Endorsement Under Section 42 of Act II of 1897
 No. 4109 of 2006 Date 16/3/06

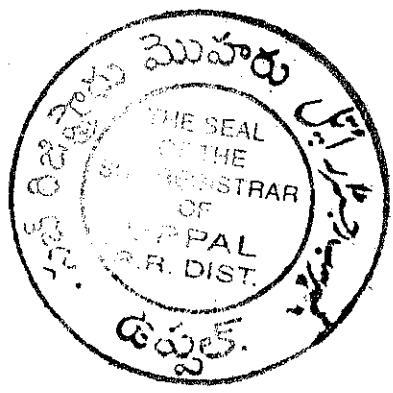
I hereby certify that the proper deficit
 stamp duty of Rs. 20620/- Rupees. Twenty thousand
 Six hundred and seventy only
 has been levied in respect of this instrument
 from Sri. Gaxwanga Madu
 on the basis of the agreed Market Value
 consideration of Rs. 233000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 16/3/06

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

Registration Endorsement

An amount of Rs. 20620/- towards Stamp Duty
 including Transfer duty and Rs. 1165/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 167208
 Dated 17/3/06 at SBH Habsiguda Branch See back

S.B.H. Habsiguda
 A/c No. 010000507
 of S.R.O. Uppal.





आन्ध्र प्रदेश ANDHRA PRADESH

14/3/06
No. 1775
By Mr. Mohanlal Jesaji Parohit
Mr. Jesaji Parohit
self

LEELA G. CHIMALI 325
STAMP VENDOR
L.No. 02/2006
5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

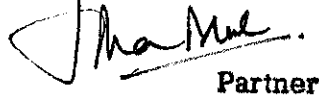
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- Shri P. Balram Reddy, S/o. Shri P. Sanjeeva Reddy

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. b to d above are the children of Former Owner at serial no. 'a'. All the Former Owners have joined together for the execution of above referred sale deed so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.

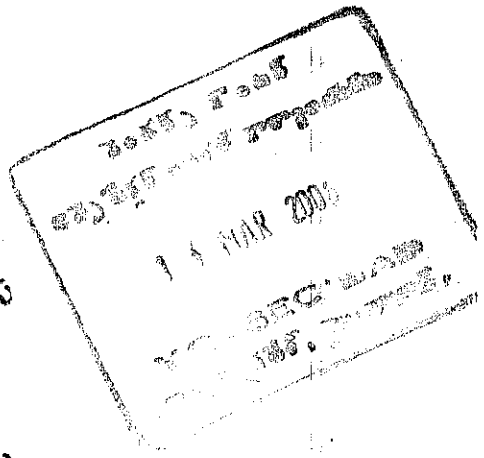
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

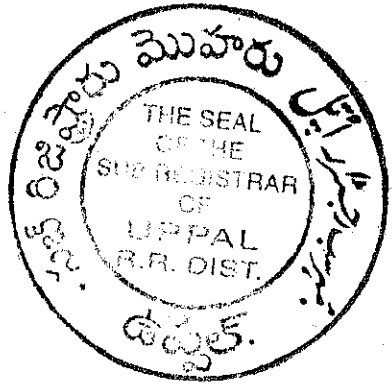
1వ పుస్తకము.....4109/06
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....2

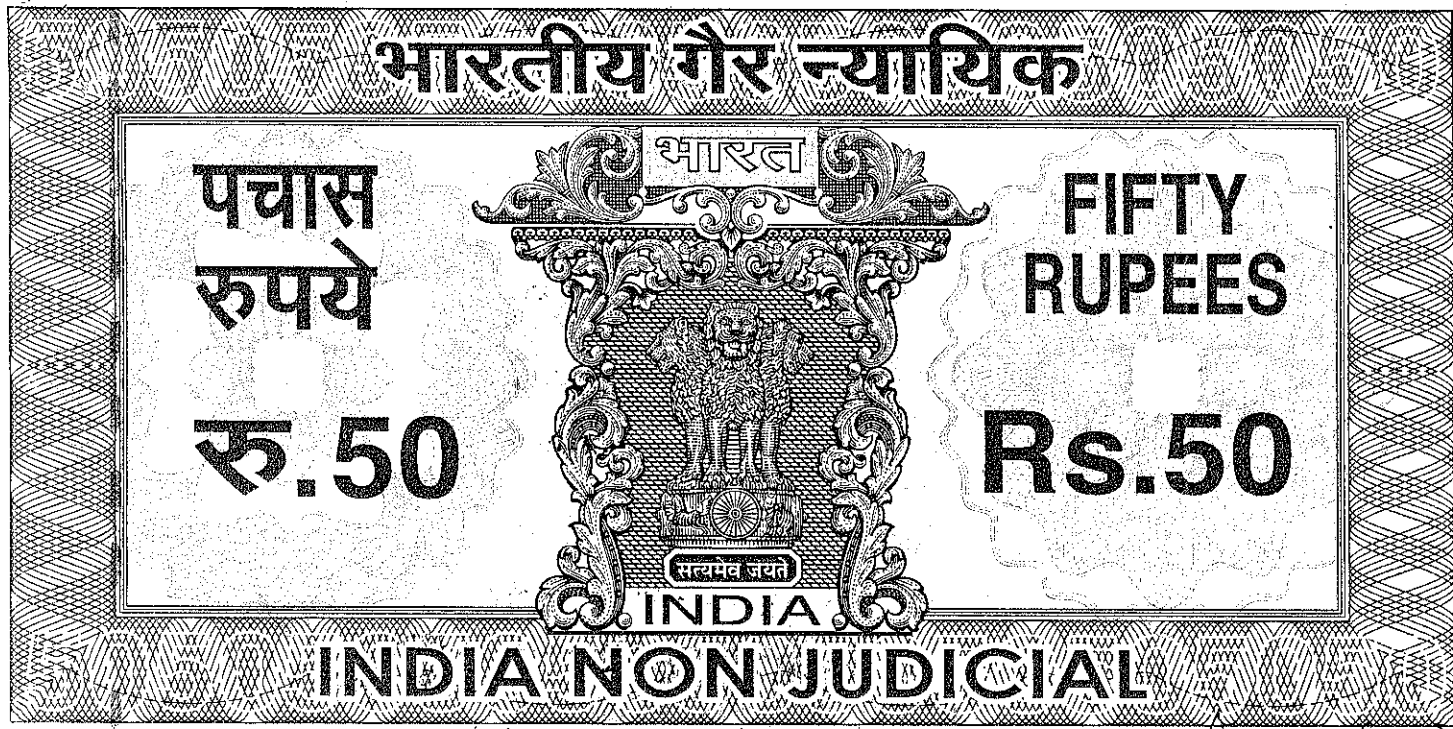


సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (కా.క) పు...4109/06
 నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నింబరు...1-2006 ఇవ్వడమైన
 2006 సం॥ మార్చి 14 నెల...16...ఈ

రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

स. नं. 9776 Date 11/3/06
बोला Mr. Mohanlal Jeeb Purohit
को Mr. Jeeb Purohit
के लिए Sec-Bad

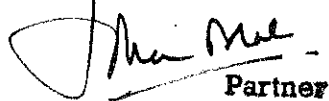
L-G-Chetty
A 112326
LEELA G. CHIMALGI
STAMP VENDOR
L.No. 02/2006
5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

- D) The Vendee is desirous of purchasing a plot of land bearing no. 2 admeasuring 233 Sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of **Rs. 2,33,000/- (Rupees Two Lakhs Thirty Three Thousand Only)** and the Vendor is desirous of selling the same on the following terms and conditions:

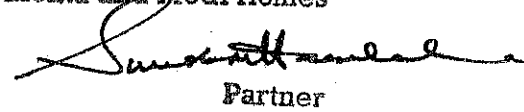
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 2 admeasuring 233 Sq. yds. forming part of Sy. Nos. 35 to 39 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. 2,33,000/- (Rupees Two Lakhs Thirty Three 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.

For Mehta and Modi Homes


Partner

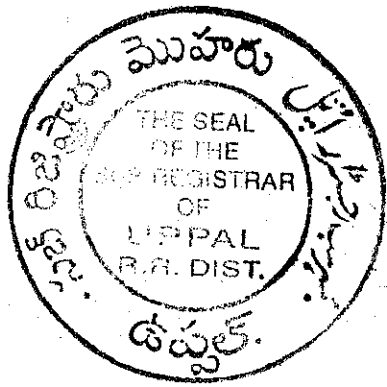
For Mehta and Modi Homes

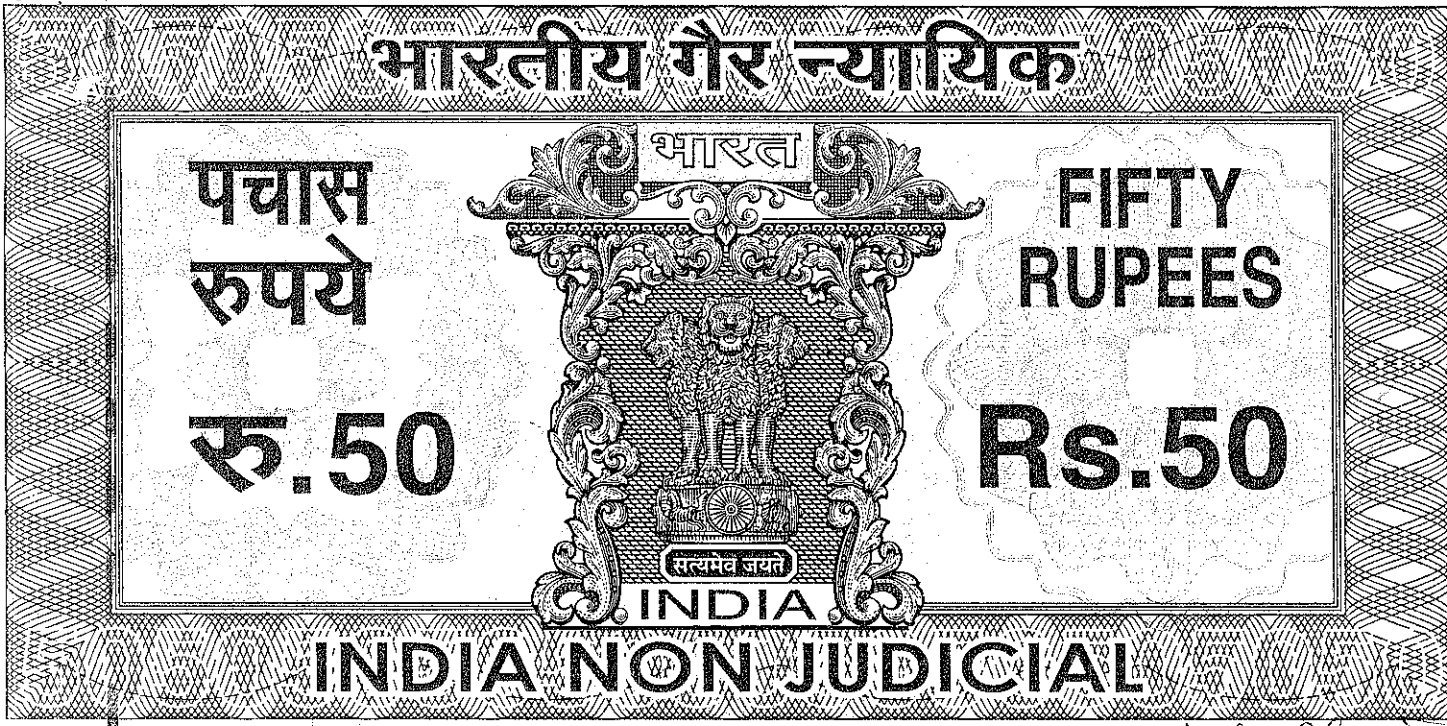

Partner

1వ పుస్తకము.....410...
రస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

14 MAR 2015





आन्ध्र प्रदेश ANDHRA PRADESH
 2777
 Mr. Mohanlal Jesaji Purohit
 Mr. Jesaji Purohit
 Self Sec-Rad

L-G-Gleesey
 112327
LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/2000
 5-4-76/A, Cellar, Banigunj
 SECUNDERABAD-500 003

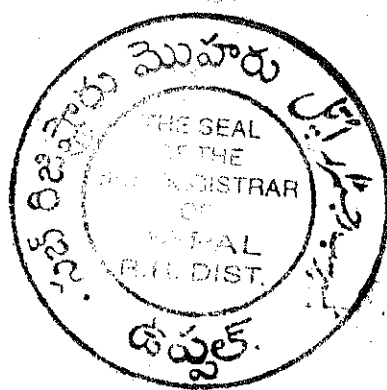
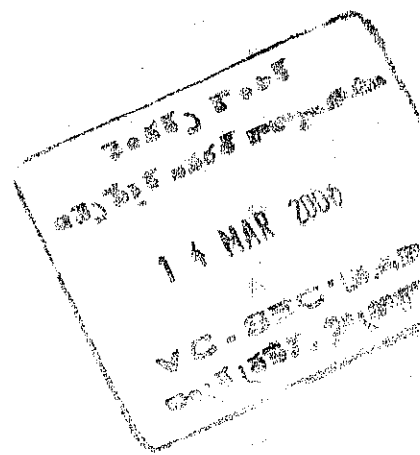
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled 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. 21,930/- is paid by way of Challan No. 167278, dated 15.03.06, drawn on SBH, Habsiguda Branch, Hyderabad.

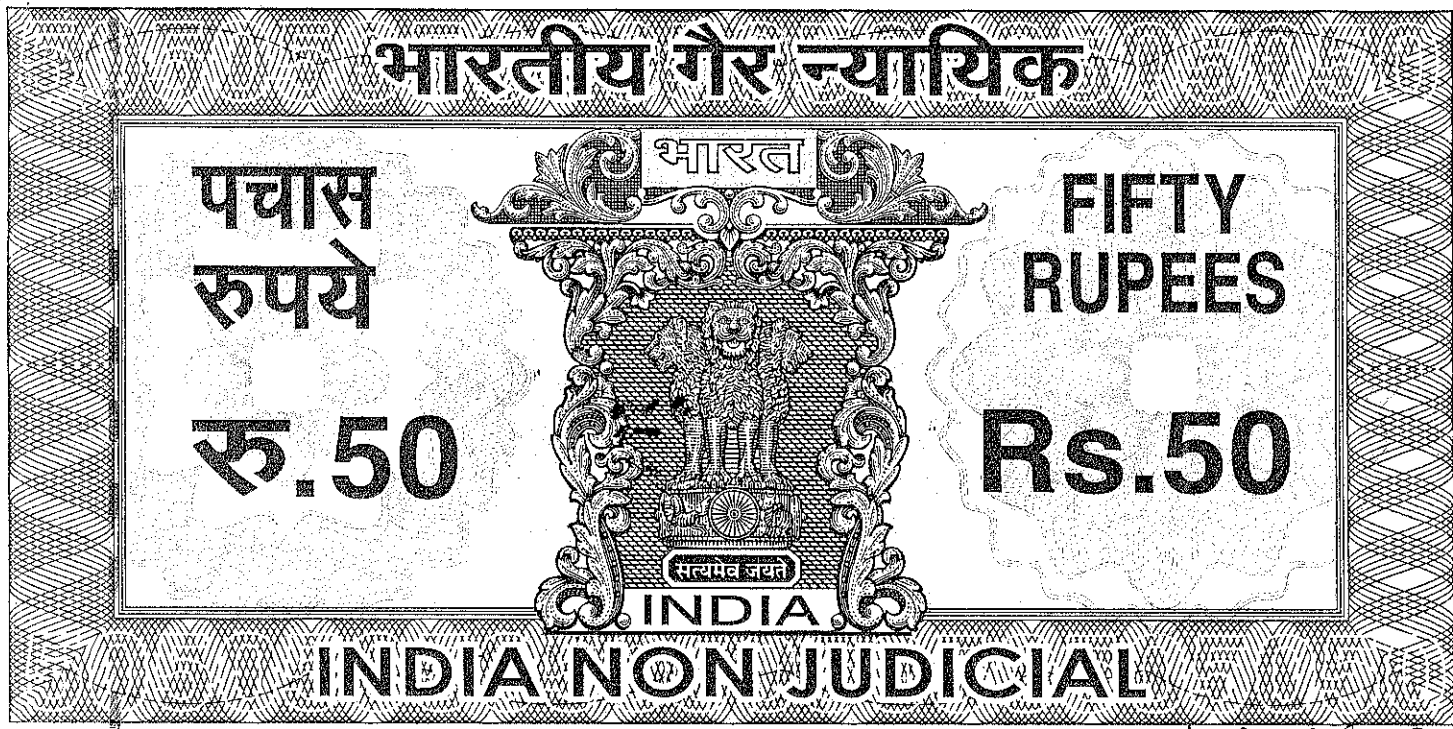
For Mehta and Modi Homes
Shri. Mod...
 Partner

For Mehta and Modi Homes
S...
 Partner

1వ పుస్తకము.....4.10.99/96
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

11/3/66 50/-
 27/8
 sold to Mr. Mohan Lal Jesati Purohit
 Mr. Jesati Purohit
 for whom self Sec-Red

L-G-Gheeray
A 112328

LEELA G. CHIMALGI
 STAMP VENDOR
 L.No. 02/4000
 5-4-76/A, Collier, Tanigunj
 SECUNDERABAD-500 003

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 2 admeasuring about 233 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Raṅga Reddy District, marked in red in the plan annexed hereto, bounded on:

| | | |
|-------|---|--------------------------------|
| North | : | 40' wide road |
| South | : | Compound wall & Neighbors Land |
| East | : | Plot No. 1 |
| West | : | Plot No. 3 |

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. (R. P. Reddy)
2. (RAMANNA)

For Mehta and Modi Homes

Partner
 VENDOR

For Mehta and Modi Homes

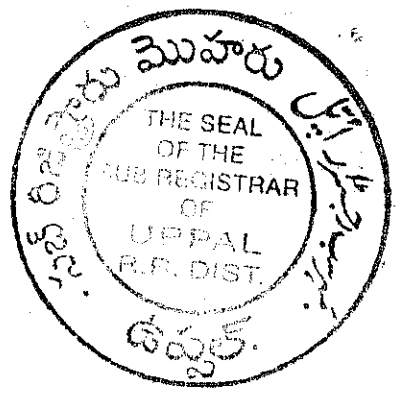
Partner
 VENDOR

VENDOR


1వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

14 MAR 2009
VC-REGISTRATION

సబ్-రెజిస్ట్రార్



| | | | |
|--|-----------------|---|--------------------------|
| REGISTRATION PLAN SHOWING | | PLOT NO. 2 FORMING A PART | |
| IN SURVEY NOS. 35, 36, 37, 38 & 39 | | Situated at | |
| CHERLAPALLY VILLAGE, | | GHATKESAR | |
| | | Mandal, R.R. Dist. | |
| VENDORS: M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS | | | |
| 1. SRI SOHAM MODI, S/O. SRI SATISH MODI | | | |
| 2. SRI SURESH U. MEHTA, S/O. LATE UTTAMLAL MEHTA | | | |
| VENDEE: MR. MOHANLAL J. PUROHIT, S/O. MR. JESATI PUROHIT | | | |
| REFERENCE: | SCALE: | INCL: | EXCL: |
| AREA: 233 | SQ. YDS. | SQ. MTRS. <input type="checkbox"/> | <input type="checkbox"/> |



Plot No. 3

Com. Wall & Neigh. Land

52'-6"

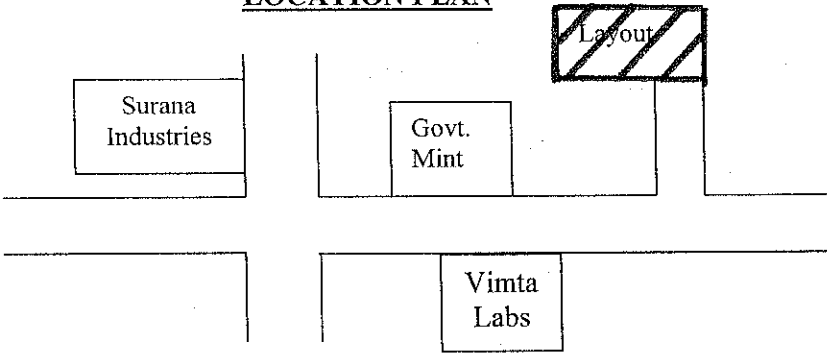
40'-0"
Plot No. 2
40'-0"

52'-6"

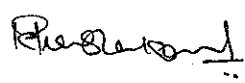
40' wide road

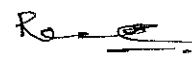
Plot No. 1

LOCATION PLAN




WITNESSES:

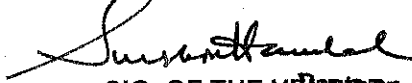
1. 

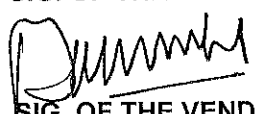
2. 

For Mehta and Modi Homes

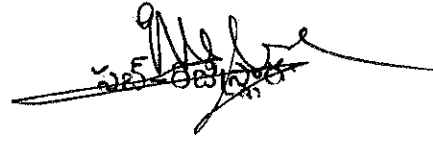

Partner

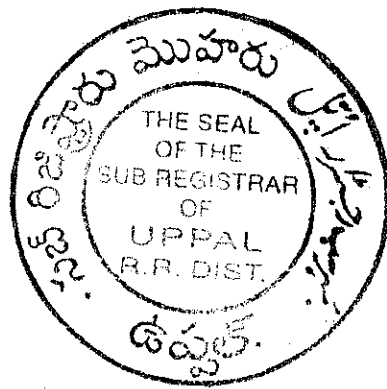
For Mehta and Modi Homes


SIG. OF THE VENDOR


SIG. OF THE VENDEE

1వ పుస్తకము..... 4109/196
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య..... 2


సబ్ రిజిస్ట్రార్



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

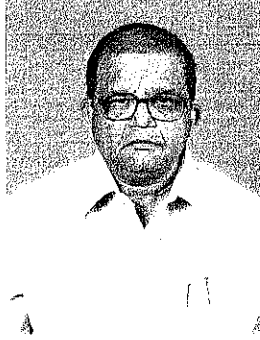
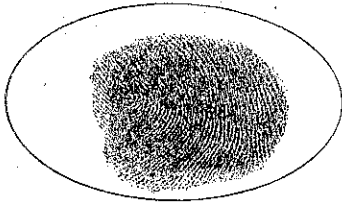
| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|--------|--|--|--|
|--------|--|--|--|



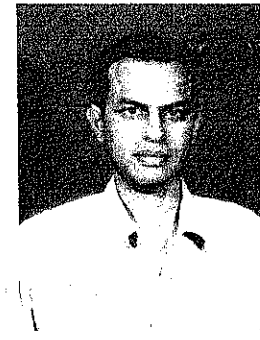
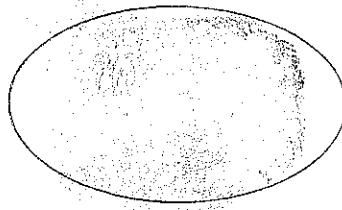
VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.

- MR. SOHAM MODI**
S/O. MR. SATISH MODI

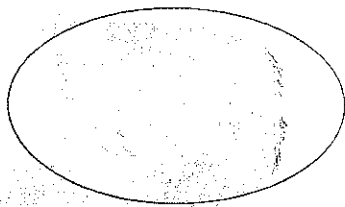


- MR. SURESH U. MEHTA**
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTATION OF DOCUMENTS:

MR. GAURANG MODY
S/O. MR. JAYATILAL MEHTA
R/O. FLAT NO. 105, SAPPHIRE APTS .
CHIKOTI GARDENS
BEGUMPET,
HYDERABAD



PURCHASERS:

- MR. MOHANLAL JESAJI PUROHIT**
S/O. MR. JESAJI PUROHIT
R/O. FLAT NO. 104
SHRI SHREENIVASA PALACE APATS,
C-9, TRINETRA SUPER MARKET LANE
KAMALA N NAGAR, ECIL POST
HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

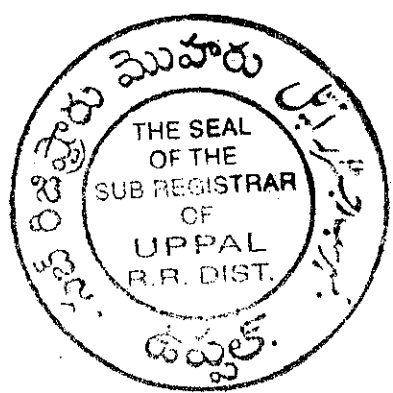
For Mehta and Modi Homes

Partners **SIGNATURE OF THE EXECUTANTS**

SIGNATURE OF THE PURCHASER

4109/06
1వ పుస్తకము.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....
సంఖ్య.....

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ఉప్పల్



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