

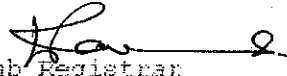
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 226005

Date : 09-10-2007 Serial No : 18,843 Denomination : 100

Purchased By :

G. VEMKATESH  
S/O. G. A. RAO  
SECUNDERABAD

  
Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.O. UPPAL

For Whom :

MAHTA & MODI HOMES

SECUNDERABAD

SALE DEED

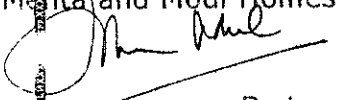
This Sale Deed is made and executed on this the <sup>8<sup>th</sup></sup> 31 day of October 2007 at Secunderabad by and between:

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, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

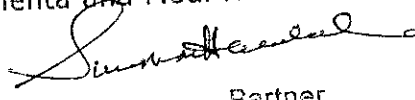
IN FAVOUR OF

MRS. JHANSI LAKSHMI SAKAMURI, W/o. MR. SAKAMURI DURGA PRASAD, aged about 52 years, residing at C/o. Mr. V. G. Prasad, Flat No. 203, Vijaya Towers, Kalyan Nagar, III phase, Motinagar, Hyderabad - 500 018., 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

1 వ పుస్తకము.....



హస్తవేచాల మొత్తం కాగితముల

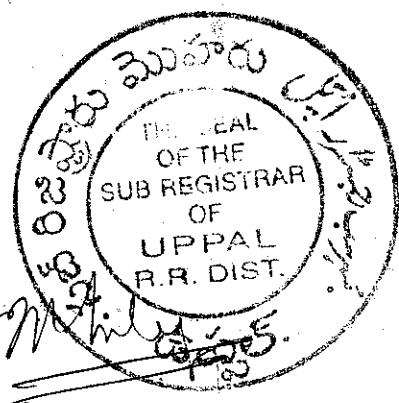
సంఖ్య..... ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రార్

1927 వ.శ.శా. చంద్రశేఖర మాసమునై... తేది  
పగలు..... మరియు..... గుంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ గౌరంగ్ మోదీ  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు  
మరియు ఫీలిములతో సహా దాఖలుచేసి  
తునుము డా. ఎ. ఎ. చిల్లించినారు.



Receipt No. 602172 Dt. 16/4/07 Vide  
శ్రీ గౌరంగ్ మోదీ

నాసి యిచ్చినట్లు ఒప్పుకోవడం  
ఎడమ ప్రాంతంపై



శ్రీ గౌరంగ్ మోదీ

Gaurang mody s/o. Jayanthilal mody  
occ: Business. Flt no. 105  
Sapphire Apts, Chirkota Gardens, Begumpet  
Hyderabad, through attested GPA for  
Presentation of documents, vide GPA No.  
64/1/2007, at SRO, Uppal, R.R. Dist

నిరూపించినది.

శ్రీ గౌరంగ్ మోదీ

s/o. K. P. Reddy occ: Service  
5-4-187/3 & 4, 2nd floor, M. G. Road  
Sec'bad

శ్రీ కిరణ్

Kiran s/o Rama Rao occ: Business  
Flt. no. 101, 5th. Stn. App - Nagole 'x' Road  
Hyderabad.

2007 ఏ.పి.సం|| వేదంబుర్ నెం. 20 వ తేది  
1927 వ.శ.శా. చంద్రశేఖర మాసం 29 వ తేది.

పబ్-రిజిస్ట్రార్

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.

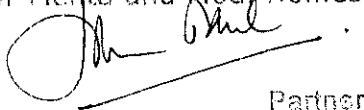
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- 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

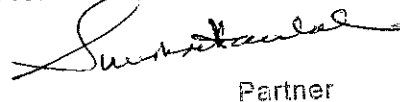
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 67 admeasuring 310 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,34,000/- (Rupees Four Lakhs Thirty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

1 వ పుస్తకము ద్వారా  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య.....ఈ కాగితపు వరుస  
 సంఖ్య.....

*[Signature]*  
 పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 1899  
 No. 12806 of 2002 Date 12/11/02

I hereby certify that the proper deficit  
 stamp duty of Rs. 28960 Rupees *Twenty eight thousand*  
*five hundred 96 only Rupees only*  
 has been levied in respect of this instrument  
 from Sd. *Gowrang mody*  
 on the basis of the agreed Market Value  
 consideration of Rs. 424000 being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal

*[Signature]*

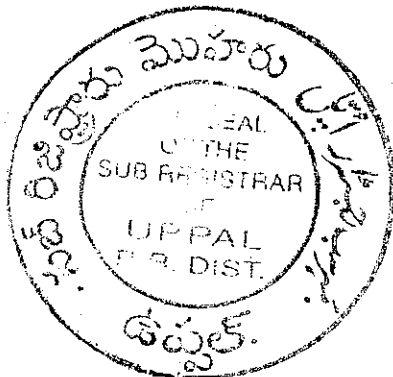
*[Signature]*  
 Sub Registrar

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

Registration Endorsement

An amount of Rs. 28960 towards Stamp Duty  
 including Transfer duty and Rs. 2170  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 602172  
 Dated 12/11/02 at SHH Habsiguda Branch Sec'bad.

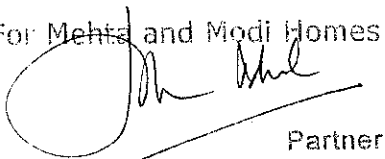
S.B.H. Habsiguda  
 No No. 0167050788  
 S.R.O. Uppal.



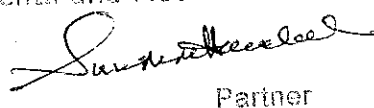
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.67 admeasuring 310 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. 4,34,000/- (Rupees Four Lakhs Thirty Four 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 be.onging 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. 41,225 /- is paid by way of challan No. 602172, dated 17-11-07, drawn on SBH, Habsiguda, Hyderabad.


For Mehta and Modi Homes

  
Partner

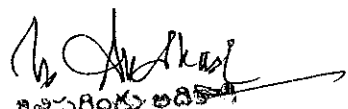
For Mehta and Modi Homes

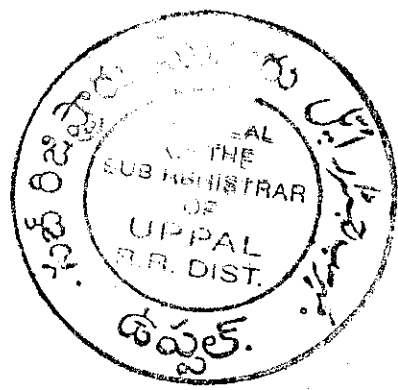
  
Partner

1 వ పుస్తకము. రి.సి.డి. సంగం  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య..... ఈ కాగితపు వరుస  
 సంఖ్య.....

  
 పబ్-రిజిస్ట్రారు

1 వ పుస్తకము (కా.క) పం... 12806/07  
 నేంబరుగా రిజిస్ట్రారు పేరుచేసి స్వామిం గు నిమిత్తం  
 గుర్తింపు నేంబరు 12. 2007 ఇవ్వడమై  
 2007 సంవత్సరం 20... తేది

  
 రిజిస్ట్రారు అధికారి



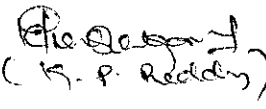
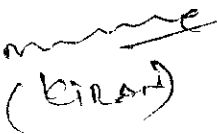
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.67 admeasuring about 310 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

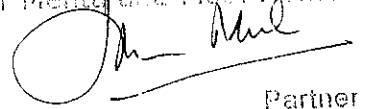
North	40' wide road
South	Neighbours land
East	Plot No. 65 & 66
West	Road

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.   
(K. P. Reddy)
2.   
(KIRAN)

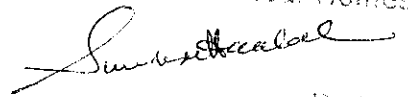
For Mehta and Modi Homes



Partner

(Soham Modi)  
VENDOR

For Mehta and Modi Homes



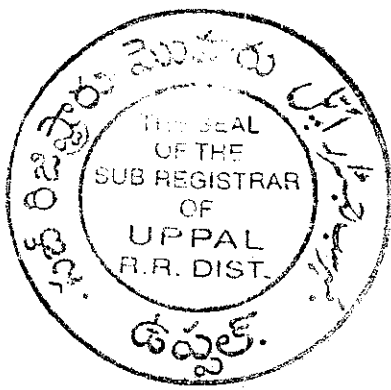
Partner

(Suresh U Mehta)  
VENDOR

1 వ పుస్తకము దిశిదిబ/సంగం  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....9.....ఈ కాగితపు వరుస  
సంఖ్య.....4.....

1

సబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

PLOT NO. 67, FORMING A PART

**IN SURVEY NO.**

35, 36, 37, 38 & 39

**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. JHANSI LAKSHMI SAKAMURI, WIFE OF MR. SAKAMURI DURGA PRASAD

**REFERENCE:  
AREA:**

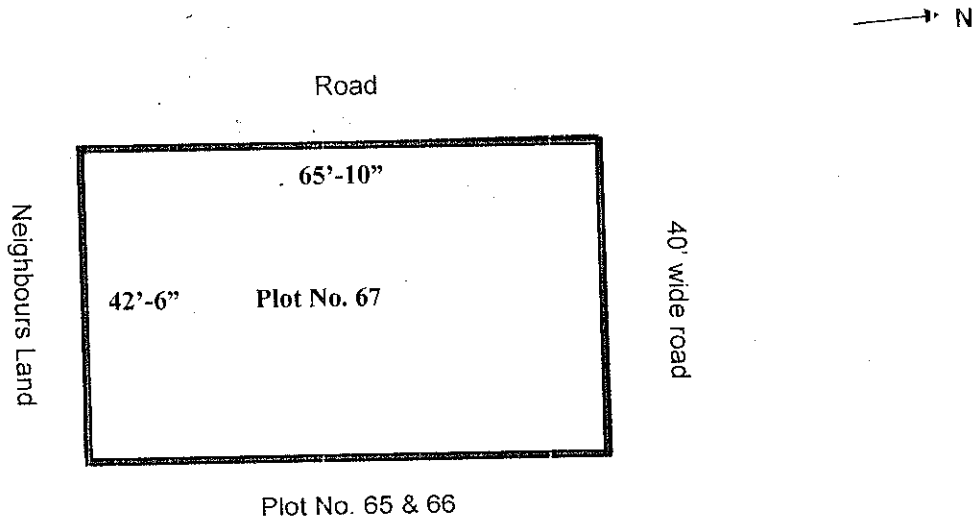
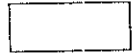
310

**SCALE:  
SQ. YDS.**

**INCL:  
SQ. MTRS.**



**EXCL:**



For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

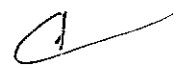
**SIG. OF THE VENDOR**

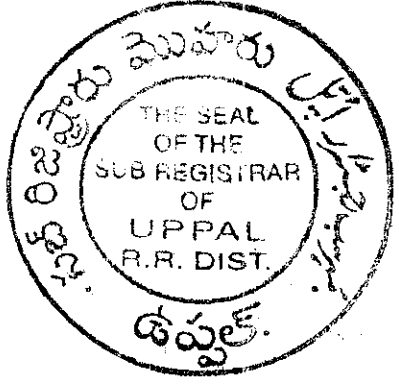
**WITNESSES:**

1. *[Signature]*

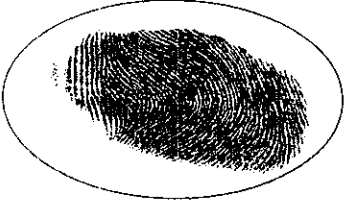

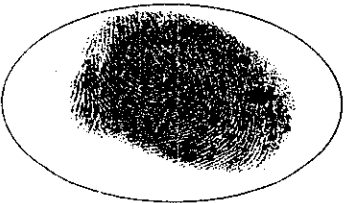

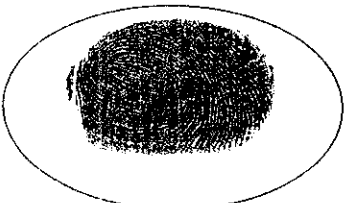

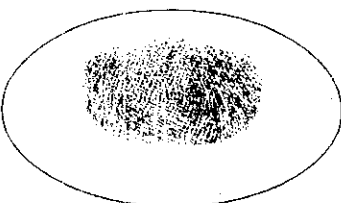

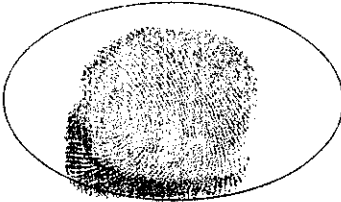

2. *[Signature]*

1 వ పుస్తకము ది. 10.6/2011  
తస్తావేజాల మొత్తం కాగితముల  
పంపు... 9... ఈ కాగితపు వరుస  
పంపు... 5.....

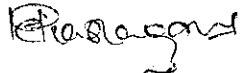
  
సబ్-రిజిస్ట్రారు




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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA &amp; MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III 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 &amp; 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. GAURANG MODY S/O. JAYANTHILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHIKOTI GARDENS BEGUMPET HYDERABAD.</p>
			<p><u>PURCHASER:</u></p> <p>MRS. JHANSI LAKSHMI SAKAMURI W/O. MR. SAKAMURI DURGA PRASAD R/O. C/O. MR. V. G. PRASAD PLOT NO. 44, FLAT NO. 203, VIJAYA RESIDENCY KALYAN NAGAR, III PHASE MOTINAGAR CROSS ROAD HYDERABAD - 500 018.</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. V. G. PRASAD S/O. MR. SRIHARI RAO R/O. PLOT NO. 44, FLAT NO 203 VIJAYA RESIDENCY, KALYAN NAGAR, III PHASE MOTINAGAR CROSS ROAD HYDERABAD - 500 018.</p>

SIGNATURE OF WITNESSES:

1. 

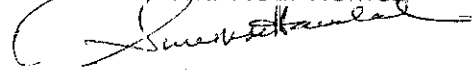
2. 

For Mehta and Modi Homes



Partner

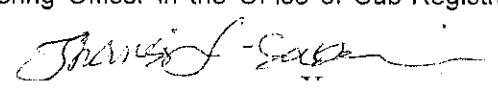
For Mehta and Modi Homes



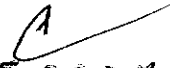
SIGNATURE OF EXECUTANTS

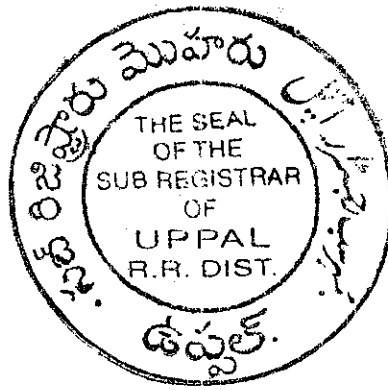
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

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



1 వ పుస్తకము ది. 1966/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....9...ఈ కాగితపు వరుస  
సంఖ్య...6.....

  
సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

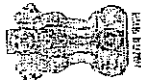


DRIVING LICENCE  
DL DAP011193822002

PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/10/24  
JAISWAL GARDEN  
AMBERPET  
HYDERABAD

20072002 DUPLICATE

Licensing Authority,  
ATA, HYDERABAD-EC

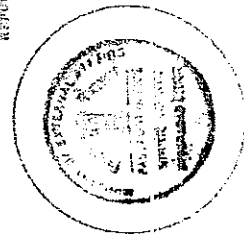


1. ये प्रमाणपत्र केवल तभी जारी किया जा सकता है जब कि आवेदनकर्ता को भारत में वाहन चलाने के लिए आवश्यक सभी शारीरिक और मानसिक गुण प्राप्त हों।

THESE ARE THE OBJECTS AND MEMBERS IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHICH IT MAY CONCERN TO ALLOW THE DRIVERS TO DRIVE WITHOUT LET OR HINDERANCE AND TO AFFORD THEM THE NECESSARY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT OF THE  
REPUBLIC OF INDIA

प्रमाणपत्र जारी करने के लिए  
परमिटिंग अधिकारी,  
आ.ए. हैदराबाद-ए.सी.  
परमिटिंग अधिकारी,  
आ.ए. हैदराबाद-ए.सी.  
Transport Office, Hyderabad.



PERMANENT ACCOUNT NUMBER  
ABMIPM6725H

नाम: सोहम सतिश मदी  
FATHER'S NAME: SATISH MANILAL MODI

जन्म तिथि: 19-10-1969

CHIEF COMMISSIONER OF REGISTRATION ANDRE TRAFFIC

भारत गणराज्य REPUBLIC OF INDIA

IND B2791005

MODI

SOHAM SATISH MODI

INDIAN MALE 19-10-1969

MUMBAI (MS)

PO HYDERABAD

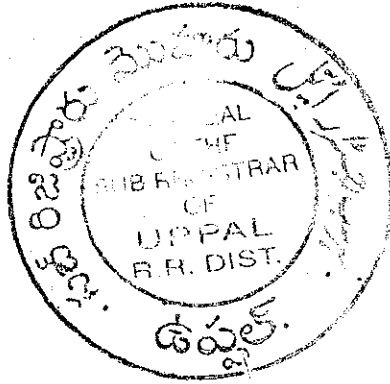
9-10-2000 8-10-2010

For Mehta and Modi Homes  
*Mehta*  
Partner

For Mehta and Modi Homes  
*Modi*  
Partner

1 వ పుస్తకము. ది. వి. వి. సంగ్రహము  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

✓  
పట్-రిజిస్ట్రాడు



**NEW JERSEY**

Motor Vehicle  
Commission

CLASS: D

**AUTO DRIVER LICENSE**

*Handwritten signature*

S0212 40173 55622  
DOB: 05-16-1952

JHANSI L SAKAMURI  
1 GENOVA CT  
EDISON NJ 08817-2200

ISSUED: 03-17-2006 EXPIRES: 03-30-2010

ENDOR:


RESID:

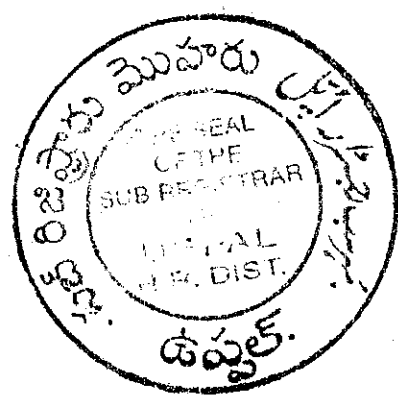
SEX HGT EYES  
F 5-01 BRN



30212 40173 55622 JS RERC 21.00

1 వ పుస్తకము 2106/సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...9...ఈ కాగితపు వరుస  
సంఖ్య...10.....

  
పబ్-రిజిస్ట్రారు

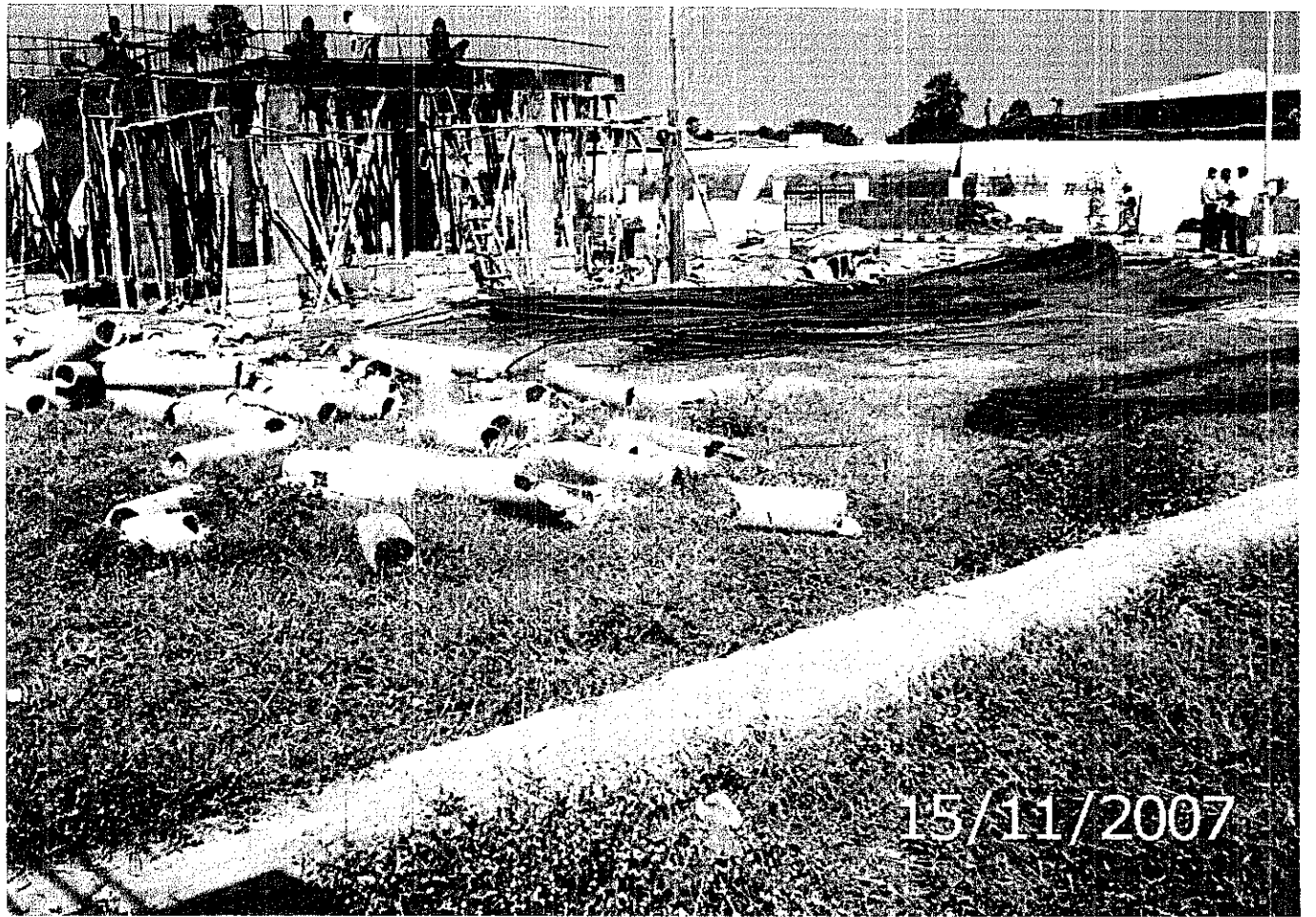





SOB - Buyer Info Table										
Block No	A	67	Sold	Yes	Booking Date	Area	351	Aggr Executed	Car	
Parking	Booked by	Jagdish	Pmt. Scheme	QIS	Phone	9399329210	Buyer Name	Mr. Sakamurti Durga Prasad	Address	
Occupation	Works for	Bank of New York USA	Sale Amt	3000000	Total Amt	3000000	Other Amt	110218	Receipts	
HL Req	HL App for	0	HL Released	0	HL From	QIS	App Made	HL Approved	Reg Done	
NOC	Doc Complete	HL Release	Sale Completed	HL Release	Payments Terms					
Date	Description	Amount	Cheque No	Paid	PDC	PDC Dt	Exp date			
30-Jan-06	Booking Amount	25000	Cash	✓						
01-Mar-06	1st Instalment	100000	W/b Transfer	✓						
01-Apr-06	2nd Instalment	120000	W/b Transfer	✓						
01-Jul-06	3rd Instalment	300000		✓						
01-Oct-06	4th Instalment	300000		✓						
01-Jan-07	5th Instalment	300000		✓						
01-Apr-07	6th Instalment	300000								
01-Jul-07	Final Amount	175000								
30-Jan-06	Booking amount received	25000	Cash	✓						
21-Feb-06	Payment Received	102427	W/b Transfer	✓						
02-Mar-06	2nd Instalment	122681	W/b Transfer	✓						
11-Dec-06	Payment received	311180	CASH	✓						
15-Mar-07	Payment Received	306950	CASH	✓						
24-Mar-07	Payment Received	303025	CASH	✓						
20-Jul-07	Payment Received	210120	CASH	✓						
30-Jan-06	Receipts									
22-Mar-07	Service Tax Provision	57600								
22-Mar-07	Vat Provision	30000								
30-Apr-07	Entry Taxes	32708								
12-Jul-07	Reg. Tax For Form 549	12330								
31-Jul-07	Property Tax Incidentals	7500								
30-Jan-06	Towards		Amount		Cheque No	Cleared	Receipt No			
30-Jan-06			25000					1319		
30-Jan-06			102427						✓	
30-Jan-06			122681						✓	
30-Jan-06			311180						✓	
30-Jan-06			306950						✓	
30-Jan-06			303025						✓	
30-Jan-06			210120						✓	

Taken By Work Done





1 వ పుస్తకము ది.సి.ది. 6/సం. 107  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... 9 ..... ఈ కాగితపు వరువె  
సంఖ్య..... 9 .....

  
సబ్-రిజిస్ట్రార్

