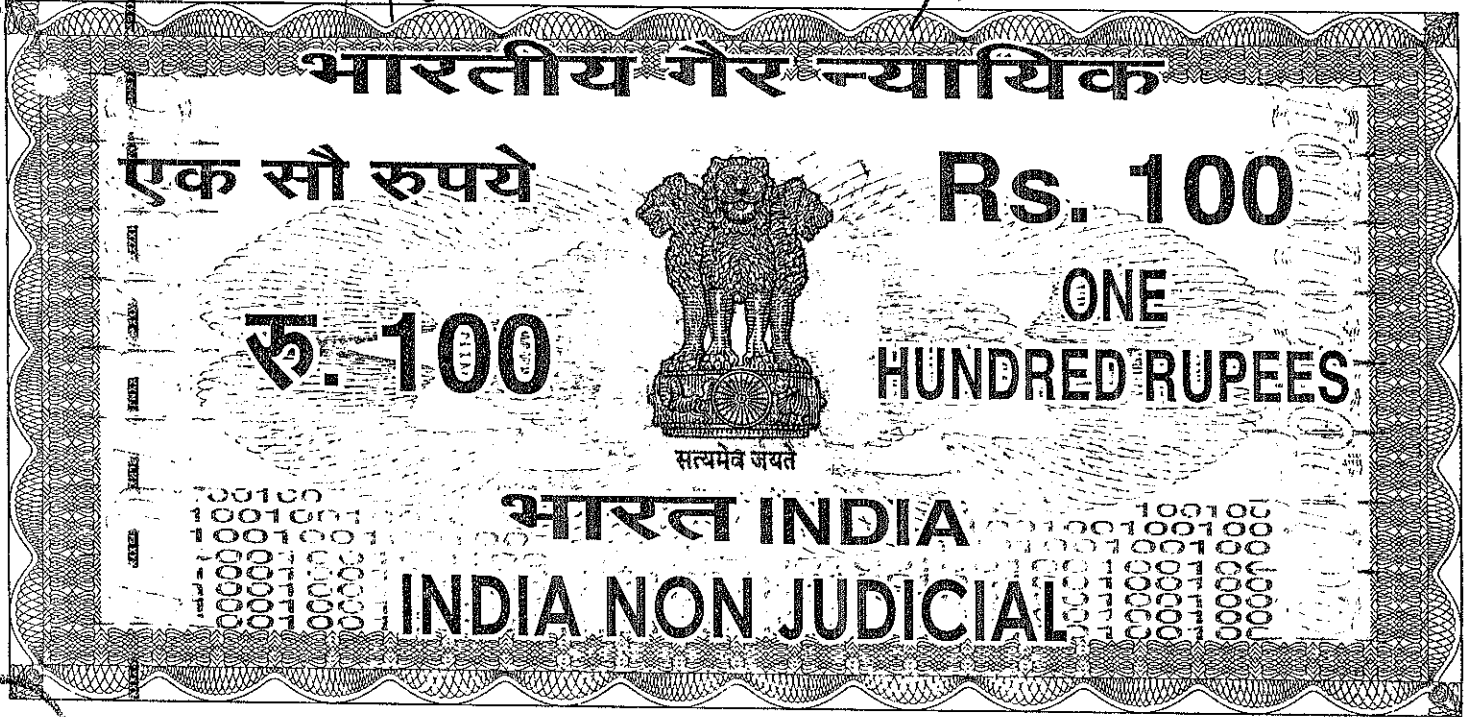


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Doc No 3393/10

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445470

శ్రీ లక్ష్మణ్ కుమార్
 Date: 23/03/2010
 Venkatesh
 C. A. Rao
 For Vendor: Me Mehta & Modi Homes

(Signature)
 K. SATISH KUMAR
 SVL.No.15/2000 P.No.15/2009
 S-2-30, Premavathipet (V),
 Rajamahendravaram (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 10th day of May 2010 at SRO, Uppal, Ranga Reddy District by:

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 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 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

1. MRS. K. RATNAMALA, WIFE OF MR. KALYAN CHAKRAVARTHY aged about 36 years, Occupation: Housewife.
2. MR. KALYAN CHAKRAVARTHY, son of MR. K. CHAKRAPANI RAO aged about 38 years, Occupation: Service, both residing at Flat no 304, Sri Sai Arcade, Street no. 8, Habsiguda, Hyderabad - 500 007, 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

I. Stamp duty:
 1. In the shape of stamp paper Rs. 100/-
 2. In the shape of stamp (Sec. 109) Rs. 40920/-
 3. In the shape of stamp (Sec. 109) Rs. -
 4. Payment of stamp duty (Sec. 109) Rs. -
 II. Transfer fee:
 1. In the shape of challan Rs. 11220/-
 2. In the shape of cash Rs. -
 III. Registration fee:
 1. In the shape of challan Rs. 2930/-
 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. 55220/-

OFFICE OF THE
 DISTRICT REGISTRAR
 RANGA REDDY DISTRICT
 23 SEP 2008
 HABSQUUDA BRANCH

2008 వ.సం|| మే...నం|| 18...
 1922 వ.స.సా...వై.కె.శి.మా...సం...28...తది
 పగలు...11...మరియు...12...గంటల మధ్య
 ఉప్పు సబ్-రజిస్ట్రారు ఆఫీసులో

శ్రీ K.B. Reddy
 రిజిస్ట్రారు ఆఫీసు, 1922 వ.సం...నెక్స్ 32 ఎ-ను
 అనంతపురం సహాయకమండలి పోస్టోగ్రాఫులు
 మరియు వెలియూడ్రలతో సహా దాఖలుచేసి
 చసుము రూ|| 2930/-...వెల్లిందినారు.

Receipt No. 3998/12...Dt. 18/5/2008
 Habsquuda Branch, Sec'bad
 ప్రాంత రిజిస్ట్రారు ఆఫీసులో
 ఎ.కె.ఎ.బి.నాథులు

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 69/BCEW/2008
 dated 19.4.08 registerer at SRO,
 Ranga Reddy District.



1) P. Raghavver; S/o. P. Somashek; occ: Service
 H. No. 12-1-87; Lalapet; Sec'bad-17
 2) B. Raj Kumar s/o. Rajkumar Reddy occ: Service
 R/o. Aival, Sec'bad,

2008 వ.సం|| మే...నం|| 18...వ తది
 1922 వ.స.సా...వై.కె.శి.మా...సం...28...వ తది

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(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar* Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

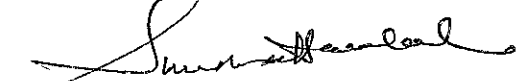
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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 Ms. 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. In pursuance of the said development agreement Ms. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40(P), 41(P), 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

పుస్తకము 3393/10
 ద్వారా మొత్తం కాగితముల
 విలువ.....ఈ కాగితపు వరుస
 నెంబర్.....2

ఎన్. రెవెన్యూ

Section 42 of Act II of 1908
 33930/10, Date 18/5/10
 Proper deficit
 52640/- Fifty two thousand
 Six hundred and forty only
 K.P. Reddy
 Collector U/S. 41
 INDIAN STAMP ACT
 18/5/10

Registration Endorsement

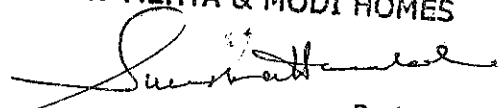
An amount of Rs. 52640/- towards Stamp
 Including Tax Rs. 2920/-
 towards Rec. was paid by the party
 through Ch. No. 397/17
 dated 18/5/10 at the Sub-Registrar's Branch, Secbad

S.S. H. H. H. H.
 A/c No. 01000050707
 24.5.10

- 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.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 323 admeasuring 293 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.5,86,000/- (Rupees Five Lakhs Eighty Six 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. 323 admeasuring 293 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 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.5,86,000/- (Rupees Five Lakhs Eighty Six 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. 55,670/- is paid by way of challan no. 399817 dated 10.05.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

3393/10
సంఖ్య 3393/10
వయస్సు 19 వయస్సు
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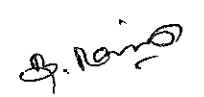
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 323 admeasuring about 293 sq. yds. in the project known as "Silver Oak Bungalows (Phase-III)" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

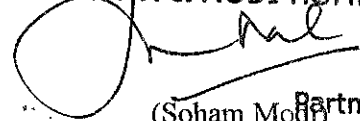
North	Plot No. 322
South	Plot No. 324
East	30' wide road
West	Open Land (Sy. No. 34)

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:

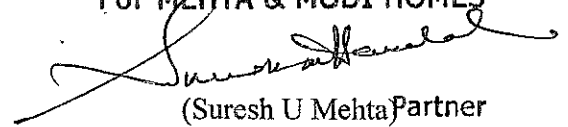
1. 
2. 

For MEHTA & MODI HOMES



(Soham Modi) Partner
VENDOR

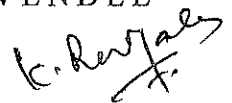
For MEHTA & MODI HOMES



(Suresh U Mehta) Partner
VENDOR



VENDEE



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9...
...

...

REGISTRATION PLAN SHOWING

PLOT NO. 323, 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: 1. MRS. K. RATNAMALA, WIFE OF MR. KALYAN CHAKRAVARTHY

2. MR. KALYAN CHAKRAVARTHY, SON OF MR. K. CHAKRAPANI RAO

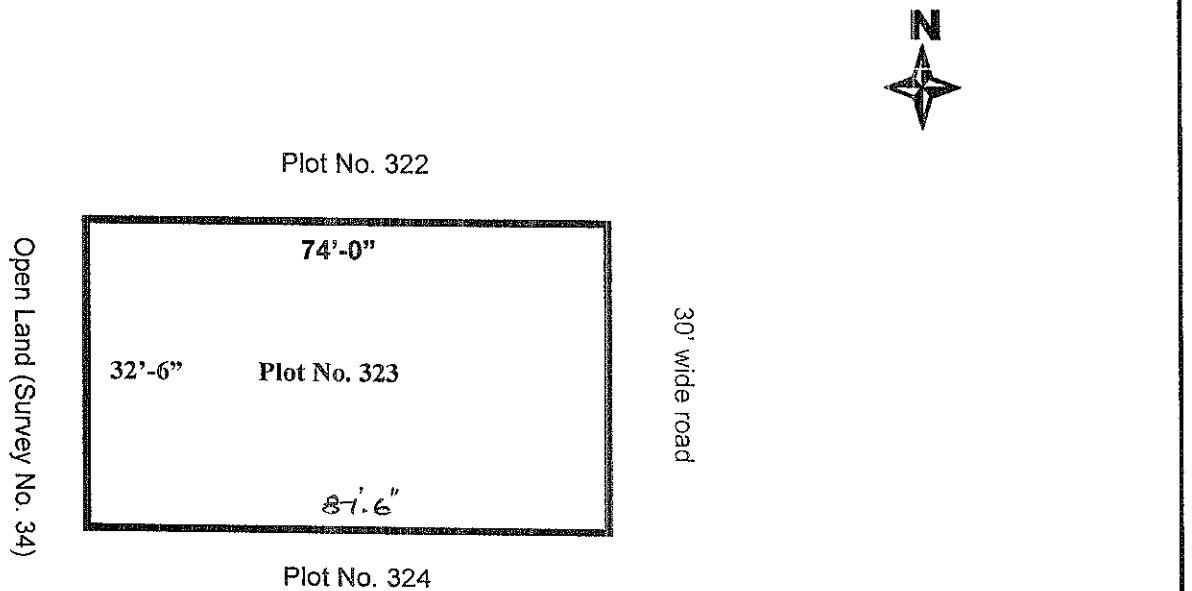
REFERENCE:
AREA:

SCALE: 293
SQ. YDS.

INCL:

SQ. MTRS.

EXCL:



For MEHTA & MODI HOMES

Suresh U. Mehta
Partner

For MEHTA & MODI HOMES

Soham Modi
Partner

WITNESSES:

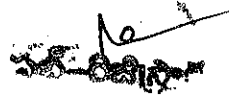
- 1. *[Signature]*
- 2. *[Signature]*

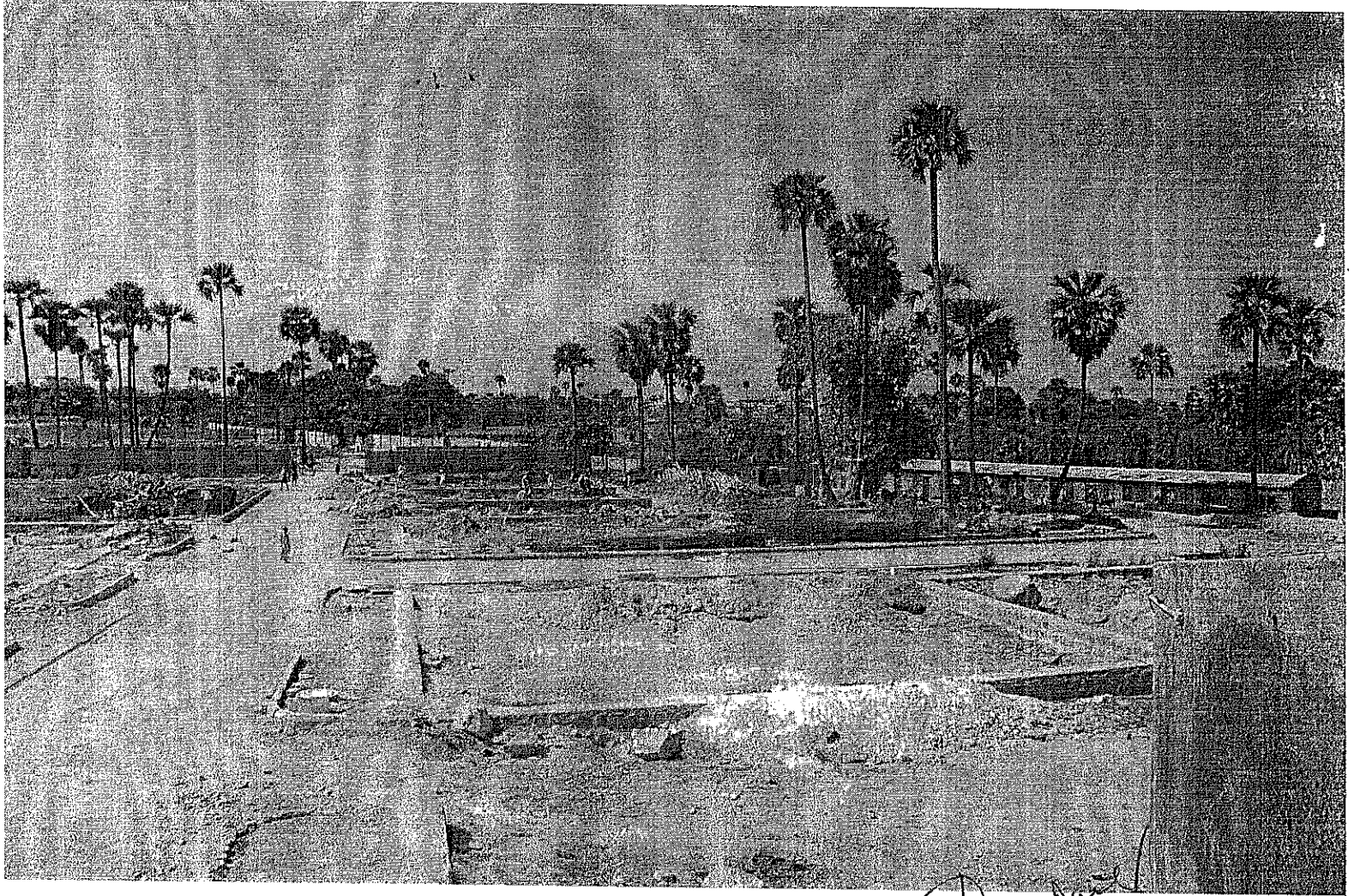
SIG. OF THE VENDOR

K. Ratnamala

SIG. OF THE BUYER

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సంఖ్య.....



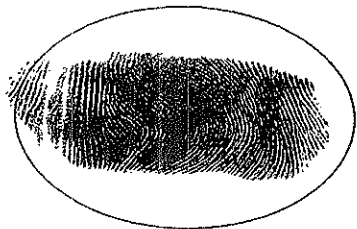

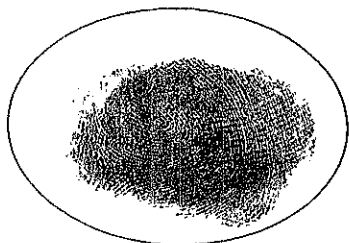

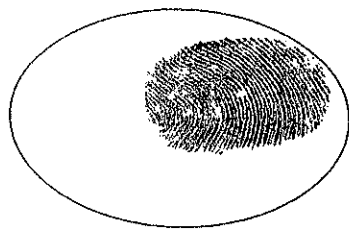

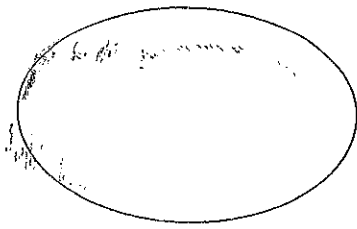

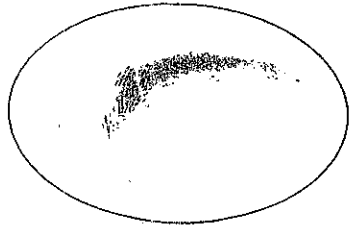



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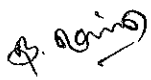
పుస్తకము 3398/10
సంఖ్య 9... ఈ కాగితపు పరుక
పంఖ్య 6

పద్-రేఖా

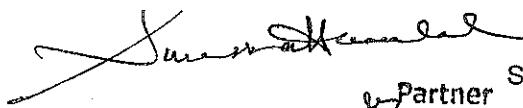
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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 REPRESENTED 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 VIDE DOC.NO. 69/BKIV/2008: 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.
			
			BUYERS: 1. MRS. K. RATNAMALA W/O. MR. KALYAN CHAKRAVARTHY R/O. FLAT NO 304 SRI SAI ARCADE, STREET NO. 8 HABSIGUDA HYDERABAD - 500 007 2. MR. KALYAN CHAKRAVARTHY S/O. MR. K. CHAKRAPANI RAO R/O. FLAT NO 304 SRI SAI ARCADE, STREET NO. 8 HABSIGUDA HYDERABAD - 500 007

SIGNATURE OF WITNESSES:

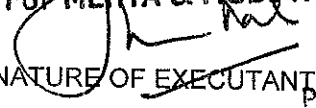
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MEHTA & MODI HOMES

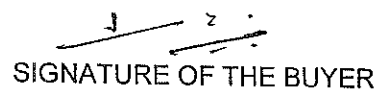


K. Kalyan
Partner

For MEHTA & MODI HOMES




SIGNATURE OF EXECUTANTS
Partner



SIGNATURE OF THE BUYER

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

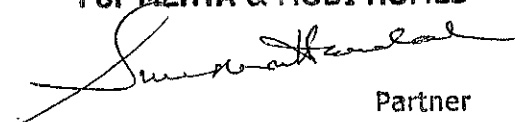
D.P.L. No. 114
 BHARAT SCOUTS & GUIDES-II
 BHARADWAJ, SEC' BAD
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
AWSP6725H
 नाम / NAME
SONAM SATISH MODI
 पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI
 जन्म तिथि / DATE OF BIRTH
16-10-1989
 हस्ताक्षर / SIGNATURE

 Chief Commissioner of Income Tax, Andhra Pradesh

Prabhat

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP67104E
 Signature


HOUSEHOLD CARD
 Card No : PAR16481500816
 P.F. Slip No : 815
 Type : Above 40%
 Name of Head of Household : Manu Suresh
 Religion : Hindu
 Father's (Guardian) : Uthappa
 Date of Birth : 15/12/34
 Sex : M
 Education : 10+1
 Occupation : Business
 Soc. Sec. No. : 2-3-377
 Address : MYSTER ROAD
 Colony : D.V. COLONY
 Ward : 55
 City : Hyderabad
 State : Andhra Pradesh
 Annual Income (Rs.) : 190,000
 LPG Consumer No. (1) : NE66359(Single)
 LPG Dealer Name (1) : Navratri Enterprises, DC
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

ప పుస్తకము..... 339
దస్తావేజుల మొత్తం కాగితము
సంఖ్య..... 9... ఈ కాగితపు వరుష
సంఖ్య..... 8

పల్-రిజిస్ట్రార్



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Ramamala	Wife	30/04/74	31
3	Sai Sashank	Son	25/11/98	7
4	Sai Sushant	Son	03/03/03	2

R. Reddy
 Asst. Executive Engineer
 C/o S C Corpn RR Dist
 DPL SUPERVISOR

05/08/2005

కార్యదాతని పంపిణీ/వేలిపూర్ణ తారీఖేయము తది. ఎస్.ఆర్.ఎ. / ఎ.ఎస్.ఎ.

HOUSEHOLD CARD

Card No : PAP1586177B0300
 F.P Shop No : 177
 పేరు : కస్తూరి . కళ్యాణ్ చక్రవర్తి
 Name of Head of Household : Kasturi . Kalyan Chakravarthy
 తండ్రి/భర్త పేరు : చక్రపాణి రావు
 Father/ Husband Name : Chakrapani Rao
 పుట్టిన తేదీ/Date of Birth : 05/10/1971
 వయస్సు/Age : 34
 వృత్తి /Occupation : Employee-Private
 ఇంటి.నెం./House No. : sri sai.arkade Fno-304
 వీధి /Street : 8- HABSIGUDA
 Colony : SNEHANAGAR
 Ward No. : 2/ Ward-2
 Municipality : ఉపల / Uppal
 జిల్లా /District : రంగ రెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 150,000
 LPG Consumer No. : 606553/(Double)
 LPG Dealer Name : Sujatha Gas Agency I , HPC



C. Revyalee

3393/10
అనుకము.....
దస్తావేజాల ముత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుణ
సంఖ్య.....

చిట్టెరి

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