

u. Mastana

S.V.L. No. 09/2009 H.No. 8-3-228/678/209 YOUSUFGUDA, HYDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 29th day of January 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

### <u>IN FAVOUR OF</u>

- 1. MR. BALA VIJAY BHASKER KANUPARTHY, SON OF MR. K. V. RAMANAIAH aged about 44 years, Occupation: Service
- 2. MRS. K. HIMABINDU, WIFE OF MR. BALA VIJAY BHASKER KANUPARTHY aged about 38 years, Occupation: Service, both are residing at 54/2RT, Vijay Nagar Colony, Hyderabad - 500 057, hereinafter referred to as the Vendee (which term shall 23.5. mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

FOR MEHTA & MODI HOMES

Page-1 -

Partner

only and a have been paid in respect of and the 2 in the shape person (u.S.41 of I.S.Ac., 1899).

3. in the shape person fulls. 41 of I.S.Ac., 1899).

4. adjustment of signap duty u/s. 16 of I.S., Aci, 1899, If any Rs. Ivanels. ----Re 8120 1. Whe shape of challan. 2. in the shape of cash.... .Rs. 2030(  $|\infty|$ 1 \$ 50 55 5500 60 54 ... 3016 1931- J. H. F. S. F. ... J. S. ... 30 దస్తావేజుల మొత్తం కాగిత**ము**త పగలు....!....మరియు./. 1 .....గంటల మధ్య సంఖ్య....ట..ఈ కాగితపు వరున ఉప్పత్ సబ్-రిజిస్టారు అఫీసులో 3 Soham Mooli రిజ్మిస్టేషన్ చ్చ్రము, 1963 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించనలేసిన పోటోగ్రాఫులు పేలిముద్రలతో సహ దాఖలుచేసి మరియు THE SEAL OF THE మసుము రూ॥..... ? అకెల్ల ....... చెల్లించినారు. SUB REGISTRAR OF Receipt No. 555407-029/11/12.10 UPPAL 19H Habsiquida Bramin, Sec'tad A.R. DIST డాని యిచ్చినట్లు ఒ**ప్పుకాన్నిక్**రి Prosperga ఎక్కుబ్బాబ్ట్ టన్మల్లలు

K. Prahhakar 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. 69/3829/38 registerer at SRO, PP

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P.Roghuren; 310:1-P. Jamaich; OCL: Sentice; H.No:-12-1-87, Lalapot: Secretal-18

@ B. Ray Cumer 4/2. MUKUMO ROCO.

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### 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.	Sale Deed	Dated	Extent of
No.	Doc. No.		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.	Sale Deed	Dated	Extent of
	No.	Doc. No.	4	Land
l	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. In pursuance of the said development agreement Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh have executed a GPA in favour of the Developer bearing 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.

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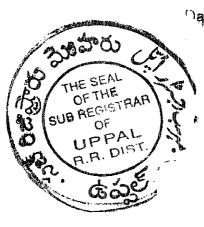
pent lineer Section 42 of Act | of Lag 604 of 2010 Date 29/1/10 I hereby certify that the proper deficit stamp duty of Re So. MAO (Rupeos This) Si'n thousen tous hundred and tally has been levied in respect of this instrument Bum Sri Moles. Swam Model on the bar 3 of the agreed Market Value consideration of the Mobile being higher than the consideration agreed Marks Value. S.R.O. Uppal

29/1/10 and Collection ! NIHAN STAKE

Hegistration Endorsement

An amount of Rs. 36, 440 L. towards Stamp Dury Including Transfer duty and Rs. 2020 towards Registration Fee was paid by the party through Challen Receipt Number SSZY02 Daled 29, 11, 10 at SBITH absigned Branch Sec'bad

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- 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. 306 admeasuring 203 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,06,000/- (Rupees Four Lakhs 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 FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 306 admeasuring 203 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. 4,06,000/- (Rupees Four Lakhs 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. 38,570/- is paid by way of challan No. 553407, dated 29.01.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

FOR MEHTER & MODI HOMES

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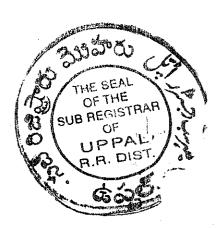
For MEHTA & MODI HOMES

Partner

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Page-3 -

Topy I



### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 306 admeasuring about 203 sq. yds. 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, bounded on:

North

Plot No.305

South

Plot No.307

East

30' wide road

West

Sy.No.41(Open land)

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:

2.

FOR MEHTA & MODI

Partner

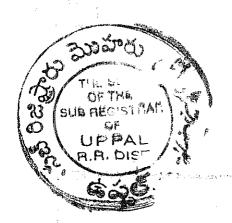
(Soham Modi) VENDOR

For MEHTA & MODI HOMOS

Partner (Suresh U Mehta)

VENDOR

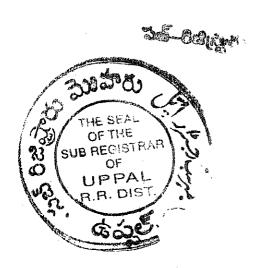
35-86Kg/



The Santa

kegisi katiun i	PLAN SHOWING	PLOT NO. 306, FORMING	A PART	
N SU VEY NO.	31, 40, 41, 42, 4	4, 45 & 55		Situated at
(	CHERLAPALLY VIL	LAGE, GHATKESAR	, Mand	al, R.R. Dist
/ENDOR:	M/S. MEHTA	& MODI HOMES, REPRESEN	FED BY ITS PARTNERS	
	1. MR. SOHA	AM MODI, SON OF SRI SATISH	MODI	
	2. MR. SURE	ESH U. MEHTA, SON OF LATE	SRI UTTAMLAL MEHTA	
BUYER:	1. MR. BALA \	/IJAY BHASKER KANUPARTH	Y, SON OF MR. K. V. RAMANA	IAH
	2. MRS. K. HIN	MABINDU, WIFE OF MR. BALA	VIJAY BHASKER KANUPARTI	łΥ
REFERENCE: AREA:	SCALE: 203 SQ. YDS.	INCL: SQ. MTRS.	EXCL:	
		Plot No. 305	N	
Open Land in Sy. No.41	32'-7"	56'-2" Plot No. 306 32'-6"	30' wide Road	
		Plot No. 307		
WITNESSES:	_	For MEHTA & MOD	Partner Partner	Partner THE VENDOR

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# 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

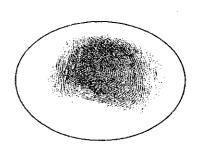




## VENDOR:

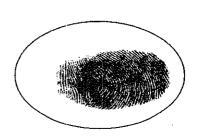
M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.

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.

SIGNATURE OF WITNESSES:

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For MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES &

Partner

SIGNATURE OF EXECUTANTS

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SUB REGISTRAR OF UPPAL P.R. DIST.

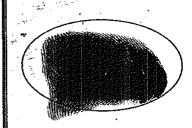
### PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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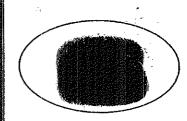




PRESENTANT / SELLER / BUYER

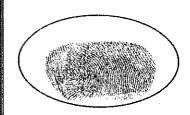
### **BUYERS:**

1. MR. BALA VIJAYA BHASKER KANUPARTHI S/O. MR: K. V. RAMANAIAH R/O. 54/RT, VIJAY NAGAR COLONY, HYDERABAD - 500057





2. MRS. HIMA BINDU KANUPARTHI W/O. MR. K. BALA VIJAYA BHASKER R/O. 54/RT, VIJAY NAGAR COLONY, HYDERABAD - 500057





### REPRESENTATIVE:

MR. K. MURALI GOPALA KRISHNA MURTHY S/O. MR. K. V. RAMANAIAH R/O. 54/RT. VIJAY NAGAR COLONY, HYDERABAD - 500057.

**QF WITNESSES:** 

1. 2. FOR MEHTA & MODI HQMES

Partner

FOR MEHITA- MODI HOMES

SIGNATURE OF EXECUTANTS

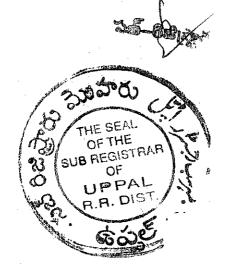
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

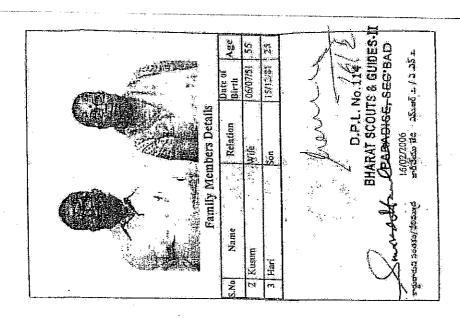
We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Murali Gopala Krishna Murthy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

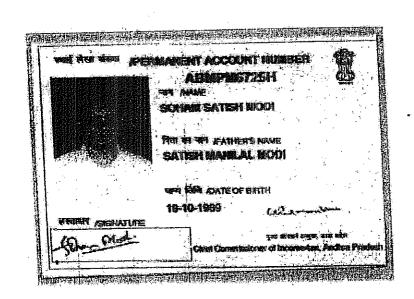
16. M. h. le - Muty. SIGNATURE OF THE REPRESENTATIVE

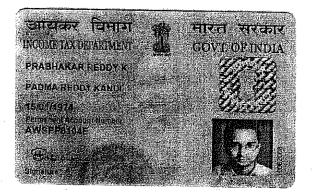
SIGNATURE(S) OF BUYER(S)

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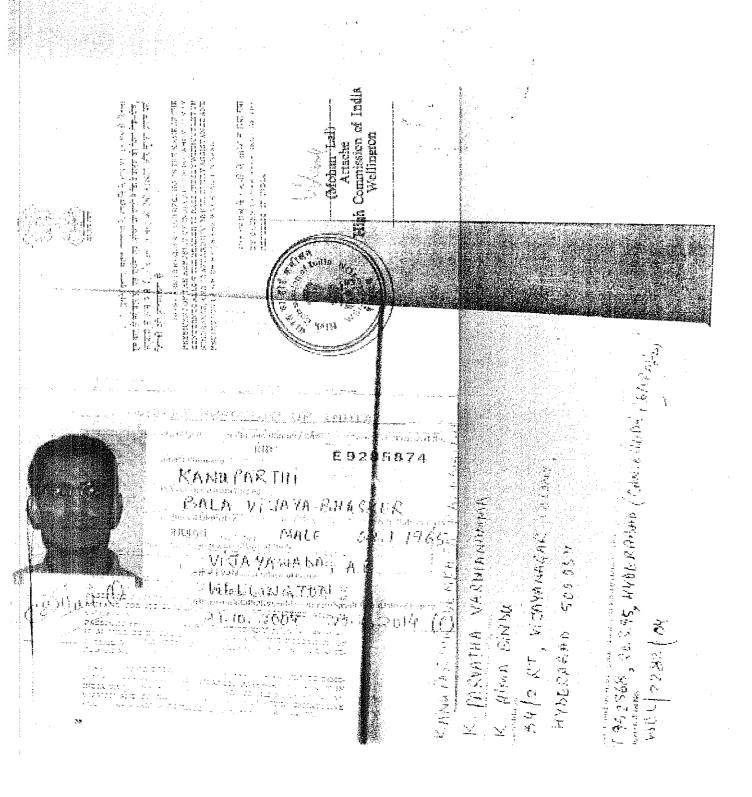






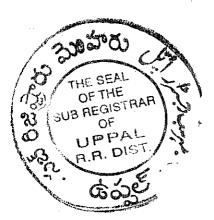
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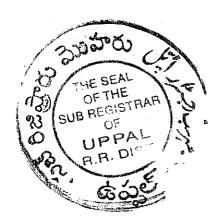
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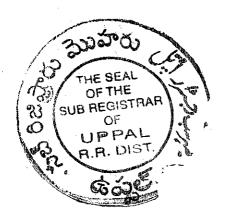
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HYDERNBAD

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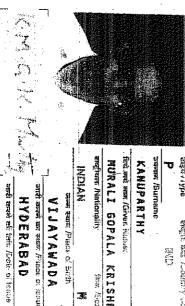
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MEL/ JUH/03

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THE SEAL OF THE SUB REGISTRAR OF UPPAL A.R. DIST.

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जारी करने का स्थाल (में) 80% वा १९९७

MIJAYAHADA

KRISHNA DIST

12/03/1951

জন্মান্যথ /Date of Birth

HYDERABAD

सन्मादित की लियि /Date of Expiry

13/02/2017

14/02/2007

God tale /Piece of Sigh



दियं जाये लाल /Given Nume: राष्ट्रीयसः /Nationalin augu Type MURALI GOPALA KANUPARTHY Š KRISHWA MURTHY 発見が良 ۳,

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माराजा वाजाराज्य



काकी द्वार, भगत भगत के शामानि के बात पर, पन तब से लिएक इस बाप से क्षेत्रका के अप्रामित पूर्व परिवाली आहे हैं कि वे प्रस्तानी किस दिख्य है अर्थ अस्त्राही से कामे-कामें में, और क्ष्में कर साह दो में भी सहामार और सुराव प्रस्ता कों विस्तरी ससे अवस्थान है।

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रेक्षा अन्यात्र एता की मुख्युक्ति हेच नाव्येत होते दिवस सहस्त्र त्राप्त अन्यात्रक रक्ता व्यवस्त्र कालामान्य प्रयोक्ति रुक्त पुरुष्ट स्थानमञ्जात एका संस्थाति



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### ोसारका

ाय मरु दि परता तराम को प्राप्ति है। स्टार्कि संभित्तकों से इस मात्रकें के संदर्भ में प्रदेश पूजा क्लिने पर केंकि हैं से स्वर्ध मात्रक मात्रित हैं, स्वरक सुक्त क्ल्यूयान

का नहीं हैं डाम तम किसी भी देश में बाहा म भीता जाया। यह सातनीई क्षक था उसके अप नहीं पूरा जातिह में कार्य में ही दीना यशिया इसनें तिसी भी काम के फिसका मा विद्वा नहीं विज्ञा कार्य महीच्या

प्रसारिक पुत्र परणा, देविन यो जाम १८ वक हो जाने पर अमुकी दिनेते सरकता जाम में निकल्पन इसमोर्ड अधिवादी की (१८८ व्या समझ दिवेश में छो) निकल्पम मन्तरीय किल को और इसकीय मुन्ति। जो की जानी नाविद्य निवादीन पूर्णमाठ के गणसा की अधिमूत्क गणसाईट उसी निवाद करण्या।

### RECESTRATION

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