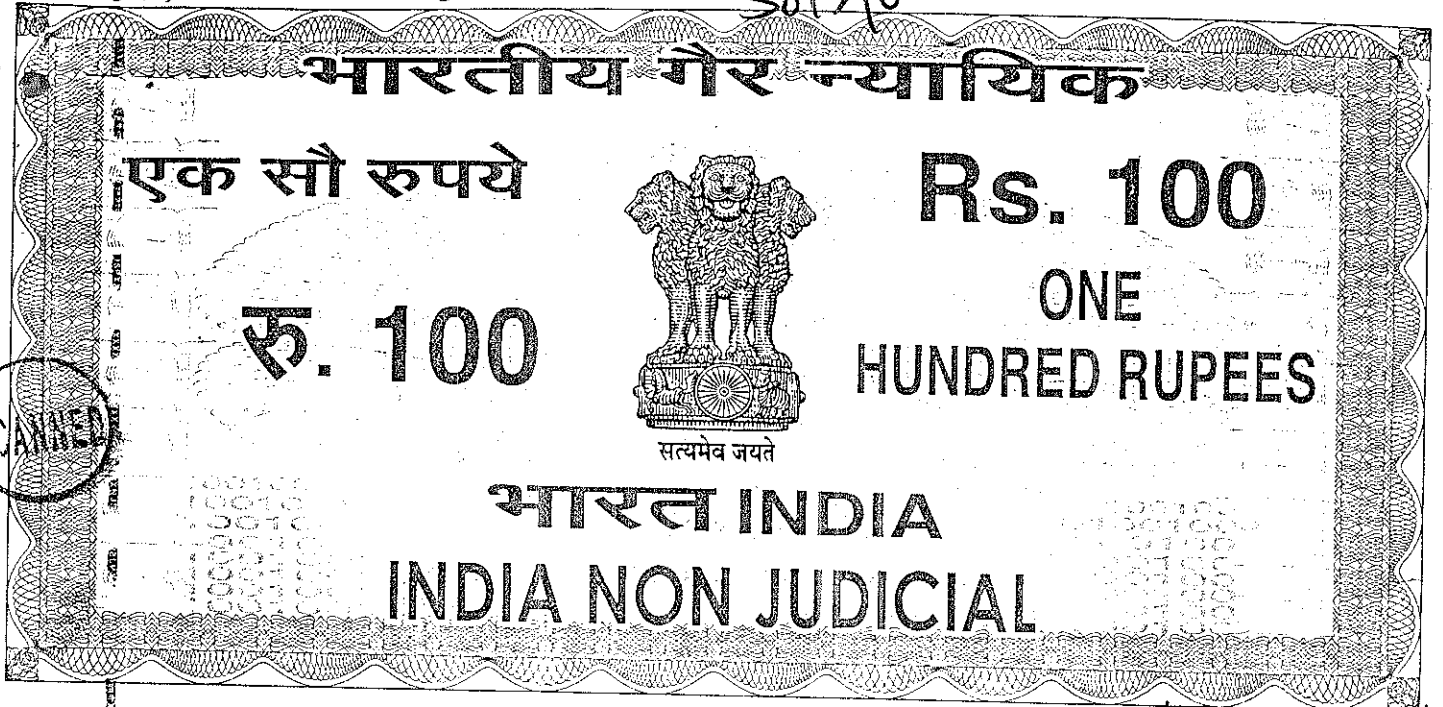


6019

CS NO 5842

5813/08



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3899 21/08 100:

G. Venkatesh

G. A. Rao

mehta and modi Homes

P 532079  
LEELA G CHIMALGI  
STAMP VENDOR

6-4-76/A, Venkateswara Nagar, Secunderabad-500 089

SALE DEED

This Sale Deed is made and executed on this the 27<sup>th</sup> day of JUNE 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 6-4-187/3&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 58 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. SRINIVASA RAO CHELLAPILLA, SON OF MR. SUDARSANA RAO CHELLAPILLA aged about 30 years, residing at H. No. 12-2-421/17C, Vijayausha Apartments, Gudimalkapur, Near Foodworld, Mehdiapatnam, 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 &amp; MODI HOMES

Partner

For MEHTA &amp; MODI HOMES

Partner

Page-1 -

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

**I. 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. 24260/-  
 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. —

**II. Transfer Duty:**  
 1. in the shape of challan.....Rs. 6960/-  
 2. in the shape of cash.....Rs. —

**III. Registration fee:**  
 1. in the shape of challan.....Rs. 1940/-  
 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. —

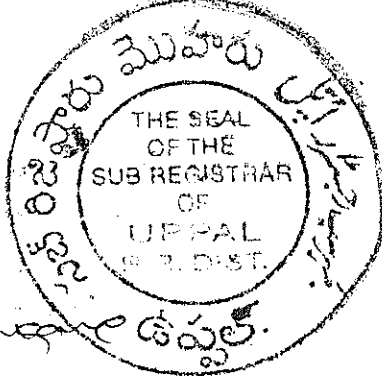
Sub-Registrar.....Rs. 33160/-

1930 వ.శ.సం|| 27/5/08  
 దస్తావేజుల మొత్తం కాగితముల  
 సంతకము 100/- కాగితపు వరుణ  
 పంపిణీ.....

పద-రిజిస్ట్రారు

1930- వ.శ.సం|| 27/5/08  
 1930- వ.శ.సం|| 27/5/08  
 పద-రిజిస్ట్రారు ఆఫీసులో

K. Prabhakar Reddy  
 పద-రిజిస్ట్రారు ఆఫీసులో  
 పద-రిజిస్ట్రారు ఆఫీసులో



Receipt No. 795627 Dt. 27/5/08 via

హబిసిగూడా శాఖ

హబిసిగూడా శాఖ

K. Prabhakar Reddy S/o. C.P. Reddy  
 Occ. Service (0) 5-4-187 (3 & 4, 2nd floor,  
 Solam mansion, M. G. Road, Sec'bad, through  
 attested GPA for presentation of documents. vide  
 GPA no. 69/12/08, Dt. 19.04.08 at SRO, Uppal,  
 R.L. Dist

విరూపిణి

TS SHANKARAO S/o Sri TS.P. MURTHY  
 Plot No-63, H.T. COLONY MOULALI HYD-20

S. KAMESWARA RAO, S/o Sri S. Mukhalingeswara Rao,  
 Flat no-204, Sri Manu's Anjali Apts, Vijayapuri, ECIL  
 Post, Hyd-62.

200 వ.శ.సం|| 27/5/08 వ.శ.సం|| 27/5/08  
 1930 వ.శ.సం|| 27/5/08 వ.శ.సం|| 27/5/08

పద-రిజిస్ట్రారు

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, 41, 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.

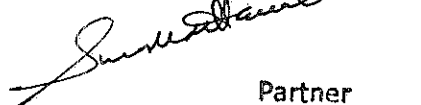
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with 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.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40, 41, 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

వ పుస్తకము 5813/స  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...10...ఈ కాగితపు వరుస  
 సంఖ్య.....2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act No. 19  
 No. 5813 of 2008. Date 27/6/08

I hereby certify that the proper deficit  
 stamp duty of Rs. 31220/- Rupees Thirteen thousand  
 two 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. 368000/- being  
 higher than the consideration/agreed Market  
 Value.

S. R. O. Uppal

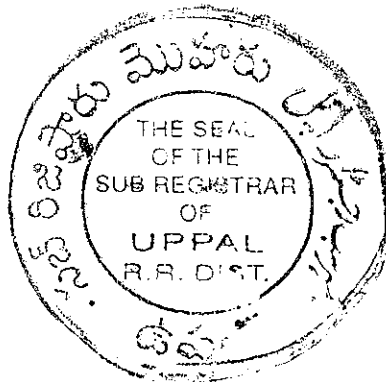
Date 27/6/08

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

Registration Endorsement

An amount of Rs. 31220/- towards Stamp Duty  
 including Transfer duty and Rs. 1740/-  
 towards Registration Fee was paid by the party  
 through Chalan Receipt Number 795627  
 Dated 27/6/08 at SRI Habsiguda Branch Secbad.

C. B. H. Habsiguda  
 O/A No. 01000040000

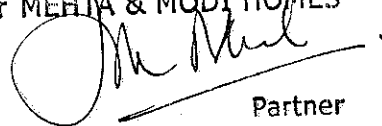


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The Vendor is desirous of developing 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. 347 admeasuring 174 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,48,000/- (Rupees Three Lakhs Forty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

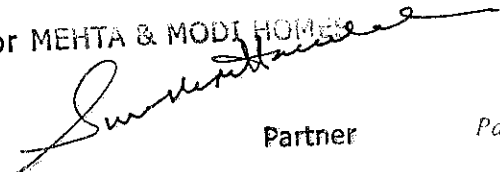
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 347 admeasuring 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 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.3,48,000/- (Rupees Three Lakhs Forty 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.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

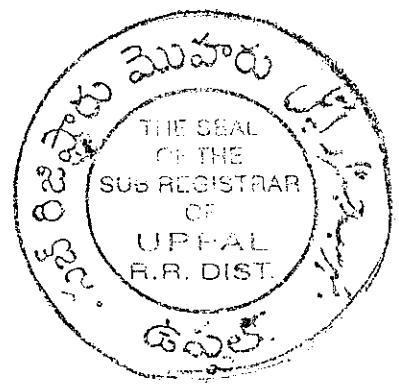
  
Partner

1 వ పుస్తకము. 5813/108  
దస్తావేజాల మొత్తం కాగితము  
సంఖ్య... 10... ఈ కాగితపు వరుషా  
సంఖ్య... 3.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (కా.కె) పు... 5813/108  
నెంబరుగా రిజిస్టరు చేయబడిన పుస్తకము నమోదు  
గుర్తింపు నెంబరు 5813... 1-2008 ఇవ్వబడిన  
2008 సంఖ్య... నెం. 27... తది

రిజిస్ట్రారు అధికారి



7. Stamp duty and Registration amount of Rs. 33,060/- is paid by way of challan No. 795622, dated 27.06.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

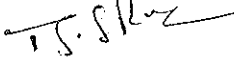

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 347 admeasuring about 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

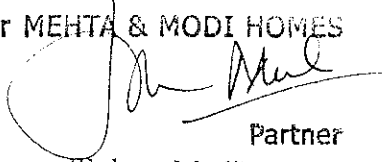
North	Park
South	Plot No. 346
East	30' wide Road
West	Plot No. 345 & Park

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:

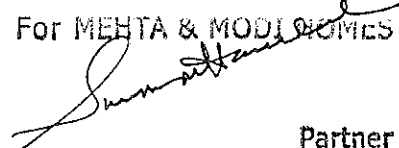
WITNESS:

1.   
T.S. SHANKER RAO
2.   
(S. KAMESWARA RAO)

For MEHTA & MODI HOMES

  
Partner  
(Soham Modi)  
VENDOR

For MEHTA & MODI HOMES

  
Partner  
(Suresh U Mehta)  
VENDOR

VENDEE





**REGISTRATION PLAN SHOWING**

PLOT NO. 347, 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:** MR. SRINIVASA RAO CHELLAPILLA, SON OF MR. SUDARSANA RAO CHELLAPILLA

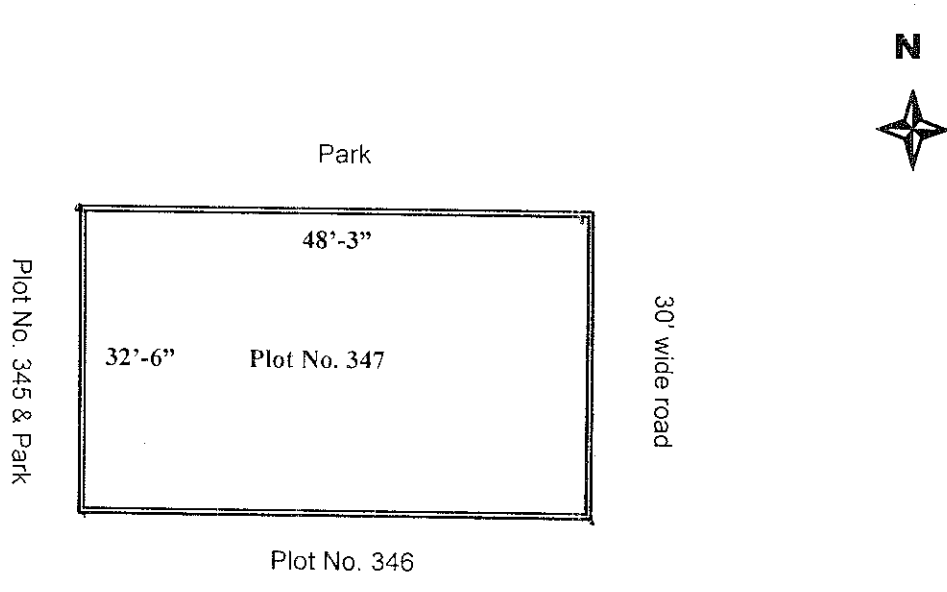
**REFERENCE:**  
**AREA:** 174

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



**WITNESSES:**

1. *T.S.R.*  
T.S. SHANKER RAO

2. *S.Rao*  
(S. KAMESWARA RAO)

For MEHTA & MODI HOMES

*[Signature]*  
Partner

For MEHTA & MODI HOMES

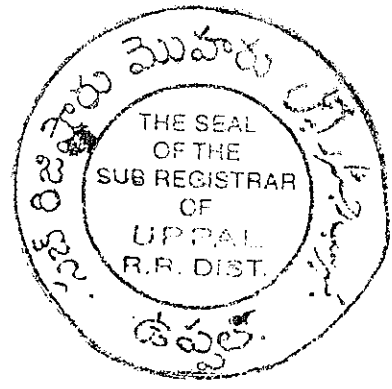
*[Signature]*  
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

1 వ పుస్తకము...  
దస్తావేజాల మొత్తం కాగితము  
సంఖ్య...  
సంఖ్య...

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
--------	--	--	--



**VENDOR:**

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

1. MR. SOHAM MODI  
S/O. MR. SATISH MODI



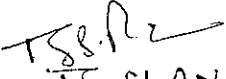
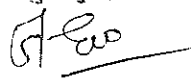
2. MR. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.



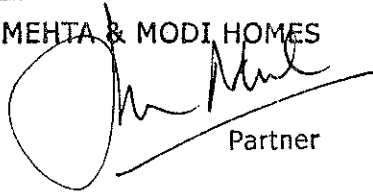
**GPA FOR PRESENTING DOCUMENTS:**

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.

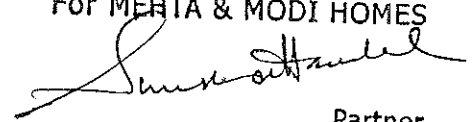
SIGNATURE OF WITNESSES:

1.   
T.S. SHANKAR RAO
2.   
(S. KAMESWARA RAO)

For MEHTA & MODI HOMES

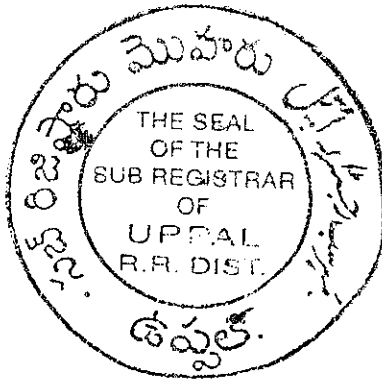
  
Partner

For MEHTA & MODI HOMES





  
Partner  
SIGNATURE OF EXECUTANTS

1 వ పుస్తకము ద్వారా సంగ్రహ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...10...ఈ కాగితపు వరుస  
సంఖ్య...6.....

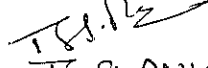

సబ్-రజిస్ట్రారు



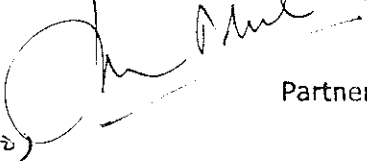
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUYER:</b>  MR. SRINIVASA RAO CHELLAPILLA S/O. MR. SUDARSANA RAO CHELLAPILLA R/O. H. NO. 12-2-421/17C VIJAYA USHA APARTMENTS, GUDIMALKAPUR, NEAR FOOD WORLD MEHDIPATNAM HYDERABAD.
			<b>REPRESENTATIVE:</b>  MR. SUDARSANA RAO CHELLAPILLA S/O. GOPALA SWAMY CHELLAPILLA R/O. H. NO. 12-2-421/17C VIJAYA USHA APARTMENTS, GUDIMALKAPUR, NEAR FOOD WORLD MEHDIPATNAM HYDERABAD.

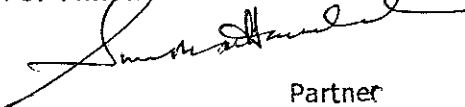
SIGNATURE OF WITNESSES:

-   
S. SHANKAR RAO
-   
S. KAMESWARA RAO

For MEHTA & MODI HOMES

  
Partner

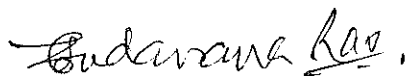
For MEHTA & MODI HOMES

  
Partner

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. Sudarsana Rao Chellapilla, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.



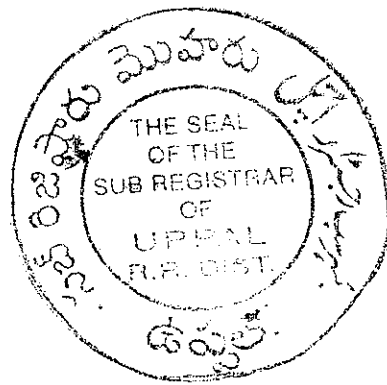
SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)

శ్రీ పుస్తకం. SFH3/పద్య  
పట్టణం మొదట అందినది  
సంఖ్య. 10. పాఠశాల కమిటీ  
సంఖ్య. 7.

మొదటి పేజీ

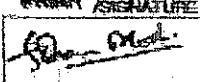


PERMANENT ACCOUNT NUMBER  
**AEMPM6725H**

NAME  
**SONAM SATISH MODI**

FATHER'S NAME  
**SATISH MANLAL MODI**

DATE OF BIRTH  
**18-10-1988**

SIGNATURE  


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH  
 DRIVING LICENCE  
**DLBAP011193022002**

PROBABLE SEX  
**M**

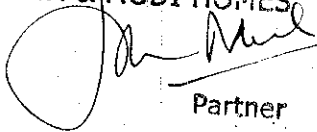
K PRADESH  
**2-3-64/10274**

JOINSURANCE  
**HYDERABAD**

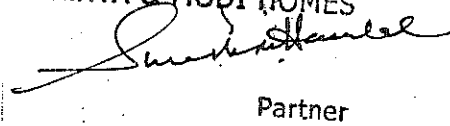
10/07/2002 **DUPLICATE**

LICENSING AUTHORITY  
 RTA-HYDERABAD-02

For MEHTA & MODI HOMES

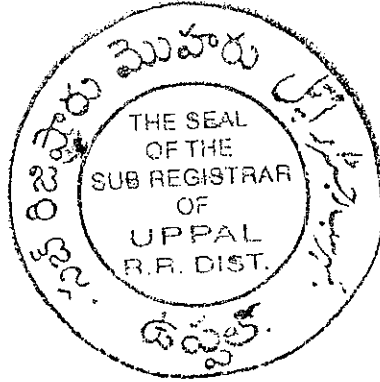
  
 Partner

For MEHTA & MODI HOMES

  
 Partner

1వ చుట్టకము. కౌన్సిలర్  
దస్తావేజాల మొత్తం కాగితము  
పంఖ్య... 10... ఈ కాగితపు వరుస  
పంఖ్య... 8.....

✓  
పబ్-రిజిస్ట్రారు





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHELLAPILLA SRINIVASA RAO  
SUDARSANA RAO CHELLAPILLA

31/12/1977  
Permanent Account Number  
AIHPC2777M

Signature



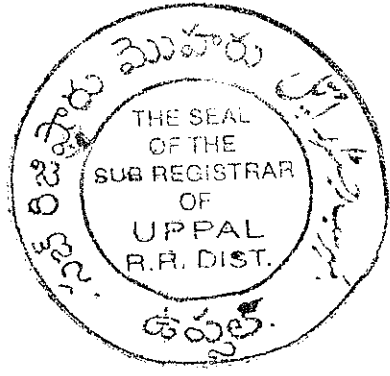
1803007

यह कार्ड के खोलने / पाने पर कृपया सूचित करें / सूचित करें  
आयकर रिटर्न सेवा इकाई, एन एस सी एल  
पहली मंजिल, टाईम्स टॉवर, कामला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर परेज, मुंबई - 400 013.

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Kamala Mills Compound,  
S.B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91 22 2601 2601  
e-mail: ita@nsdl.com

1 వ పుస్తకము. 25/3/98  
రస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 10. ఈ కాగితపు వతున  
సంఖ్య.....

పబ్-రిజిస్ట్రారు





1 వ పుస్తకము కి. 1. 2/ సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 10... ఈ కాగితపు వరుస  
సంఖ్య... 10.....

సబ్-రిజిస్ట్రారు

