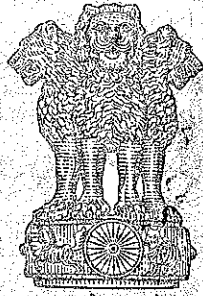


भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 793622

Sl.No. 5728 Dt: 11-08-2011 Rs.100/-

Name : Ramesh

S/o.Narsing Rao

For Whom : M/s.Mehta & Modi Homes

K.SATISH KUMAR

Licenced Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

H.No.5-2-30, Premavathipet (v)

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the ^{30th} day of August 2011 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 41 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Uttamlal Mehta, aged about 63 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

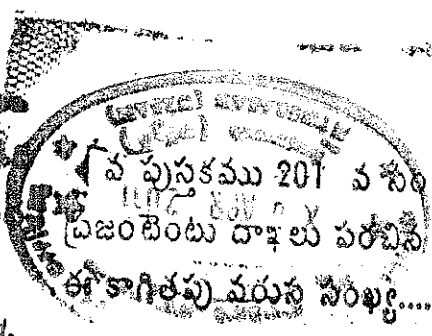
1. Mr. SUDHIR SHARMA, SON OF Mr. RAMESHCHANDER SHARMA, aged about 46 years
2. Mrs. RAJNI SHARMA , WIFE OF Mr. SUDHIR SHARMA, aged about 46 years, both are residing at 102, Plot No. 85, S. R. Residency, Kavuri Hills, Madhapur, Hyderabad - 500 033., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

M/s. MODI HOMES

For MEHTA & MODI HOMES

Rajni Sharma

2011 వ సం॥ డిసెంబరు నెం. 3
 గ్రామీణ శా. 2011 వ సం॥ డిసెంబరు నెం. 12
 లు.....మరియు.....గంటల మ
 పుల్. సబ్-రిజిస్ట్రారు అఫీసులో



2011 వ సం॥ డిసెంబరు నెం. 64/1/11
 ప్రజాబంధం ద్వారా పరిచయం కాగితముల సం. 10
 ఈ కాగితపు వరుస సంఖ్య.....

K. Prabhakar Reddy
 కిస్టేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 ముసరించి సమర్పించవలసిన పోస్ట్ గ్రాఫులు
 రియు వేలిముద్రలతో సహా కాబట్టినవి
 సుము రూ॥ 3400/- చెల్లించినారు.

సబ్-రిజిస్ట్రార్.

Receipt No. 219007 Dt. 30/11/11
 R.H. Prabhakara Branch. Sec'bad

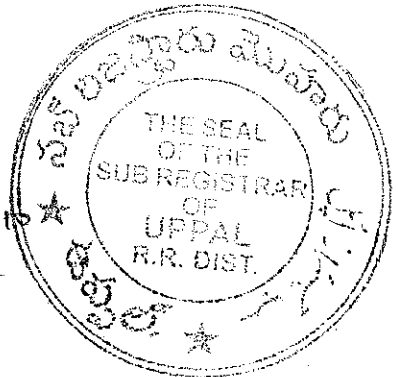
[Handwritten signature]

కయ్యనట్లు అనుకూలం
 ఎకమ బాటనదిలు

[Handwritten signature]



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. 166/BK/R/10
 dated 3.09.10 registered at SRO,
 Ranga Reddy District, Uppal



కాపించబడింది.

[Handwritten signature]
 (Ravi)

S/o. Ramesh, Occ: Service
 R/o. 3-5/466) Lakshma Reddy Colony, Uppal,
 Hyderabad.

శ్రీ. Suresh K. Mallavaraj o/c Business #6.H.W. 3-14/A
 Bhantla w/o Uppal Hyderabad.

2011 వ సం॥ డిసెంబరు నెం. 3 తేదీ సబ్-రిజిస్ట్రార్
 గ్రామీణ శా. 2011 వ సం॥ డిసెంబరు నెం. 12 తేదీ ఉత్పల్

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.,

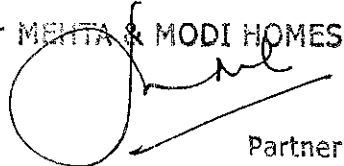
- C) The Vendor herein has entered into an Development Agreement with Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac. 1-09 Gts, as per the terms and conditions contained in the development agreement registered as document no. 6334/07, 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.

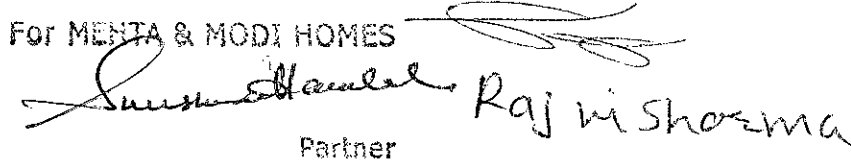
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.

- 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 MENTA & MODI HOMES


Partner

For MENTA & MODI HOMES


Partner

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం... 6411/11
 ప్రజలెంటు దాఖలు పరచిన తాగితముల సం... 10
 ఈ తాగితపు వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రార్.

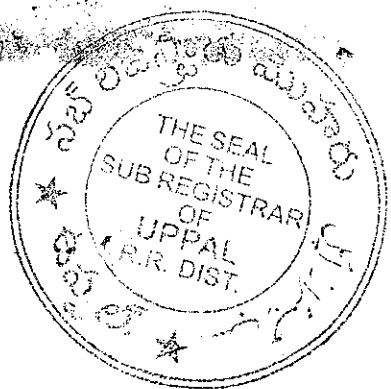
ENDORSEMENT

Certified that the following amounts have been paid in respect of the document by
 Challan No. 283007, Dt. 30/8/11

- I. Stamp Duty:
 - 1. In the Shape of Stamp Paper Rs. 100/-
 - 2. In the Shape of Challan (u/s.41 of I.S. Act 1899) Rs. 3680/-
 - 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. 19920/-
 - 2. In the Shape of Cash Rs. —
- III. Registration Fee:
 - 1. In the Shape of Challan Rs. 3680/-
 - 2. In the Shape of Cash Rs. —
- IV. User Chrges:
 - 1. In the Shape of Challan Rs. 100/-
 - 2. In the Shape of Cash Rs. —

TOTAL Rs. 52200/-

Sub-reg.
U.P.P.



- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 374, admeasuring 174 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 6,96,000/- (Rupees Six Lakhs Ninety Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

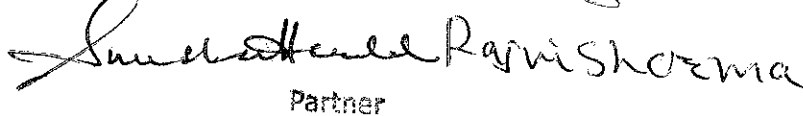
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 374, admeasuring 174 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. 6,96,000/- (Rupees Six Lakhs Ninety 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.

FOR MEHTA & MODI HOMES


Partner

FOR MEHTA & MODI HOMES


Partner

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం.....6411/11
 ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం.....10
 ఈ కాగితపు వరుస సంఖ్య.....3

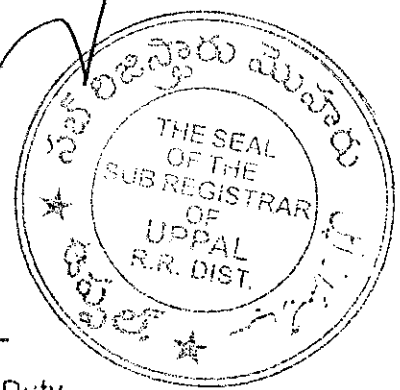
నబ్-రిజిస్ట్రార్.

Instrument Under Section 42 of Act II of 1901
 No. 6411 of 2011 Date 3/9/11

I hereby certify that the proper deficit
 stamp duty of Rs. 4862/- Rupees forty eight thousand
six hundred and twenty only
 has been levied in respect of this instrument
 from Sri. H. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 696000/- being
 higher than the consideration agreed Market
 Value.

V.R.O. Uppal
 3/9/11

Sub Registrar
 and Collector U/S. 4120
 INDIAN STAMP ACT



REGISTRATION ENDORSEMENT

An amount of Rs. 48620/- towards Stamp Duty
 including Transfer Duty and Rs. 3480/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 2890007
 Dated 3/9/11. At SBH Habsiguda Branch Sec'bad
 SBH Habsiguda A/c.52191012432 of SRO Uppal

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. 52,200/- is paid by way of challan No. 289007, dated 30/8/2011, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 374, admeasuring about 174 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "SILVER OAK BUNGALOWS PHASE - III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

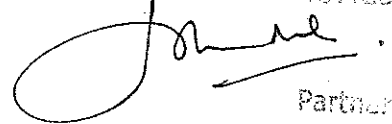
North	Plot No. 373
South	Plot No. 375
East	30' wide road
West	Plot No. 371

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.  (witness)
2.  (S Suresh)

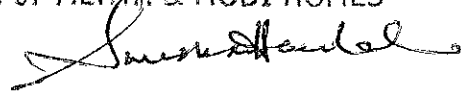
For MEHTA & MODI HOMES



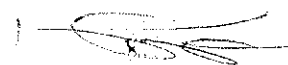
Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES



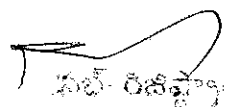
(Suresh Mehta)
VENDOR



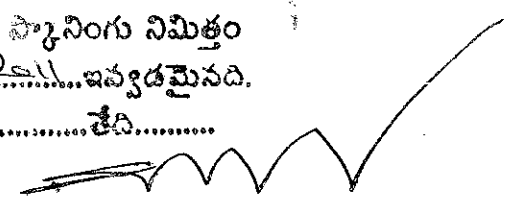
VENDEE

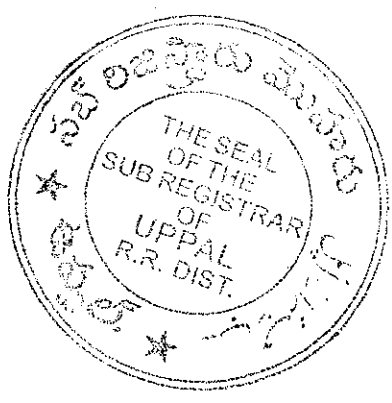
✓ 2 Rajni Sharma

న పుస్తకము 201 వ గల వ్రాసిన అక్షరములు నెం..... 6411/11
ప్రకారము వాటిని పరచిన అక్షరముల నెం. 1.2...
ఈ వ్రాసిన అక్షరముల సంఖ్య..... 4.....


సబ్ రిజిస్ట్రార్.

1వ పుస్తకము సం॥(శా.శ.)పు..... 6411/11
నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు..... 1..... 2..... ఇవ్వడమైనది.
2011 సం॥ సెప్టెంబరు నెల..... 3..... తేది.....


రిజిస్ట్రారు అధికారి



REGISTRATION PLAN SHOWING

PLOT NO. 374, FORMING A PART

IN SURVEY NO.

31, 40(P), 41(P), 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. MR. SUDHIR SHARMA, SON OF MR. RAMESHCHANDER SHARMA

2. MRS. RAJNI SHARMA, WIFE OF MR. SUDHIR SHARMA

REFERENCE:
AREA:

174

SCALE:
SQ. YDS.

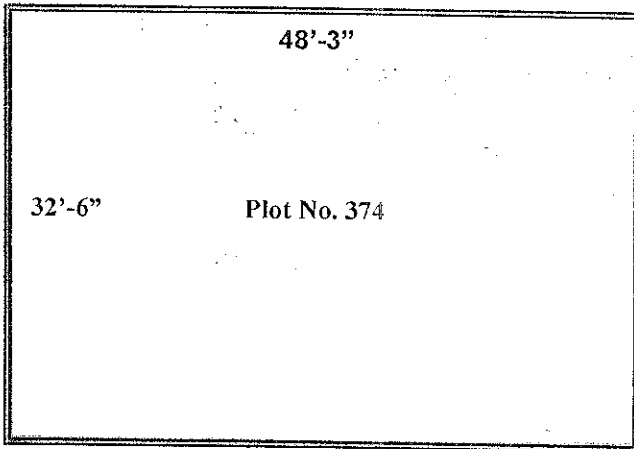
INCL:
SQ. MTRS.



EXCL:



Plot No. 371



30' wide Road



For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

WITNESSES:

1.

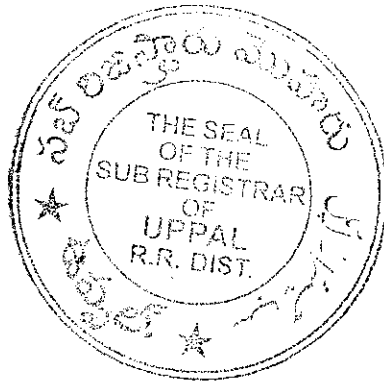
2.

Rajni Sharma

SIG. OF THE BUYER

వ పుస్తకము 201 వ సం॥ను దస్తావేజు నెం.....6411/11
ప్రజంటెంటు దాఖలు పరచిన కారితముల సం.....12...
ఈ కారితపు పరుస సంఖ్య.....

సబ్-రజిస్ట్రార్.



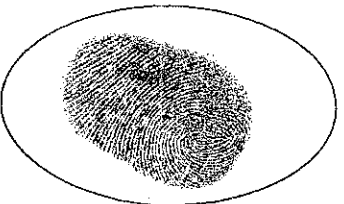
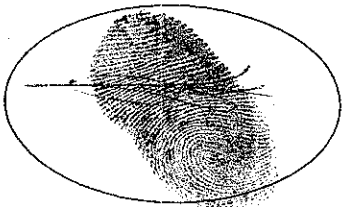
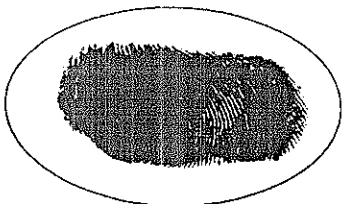
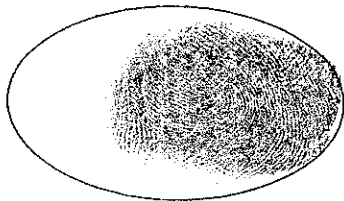
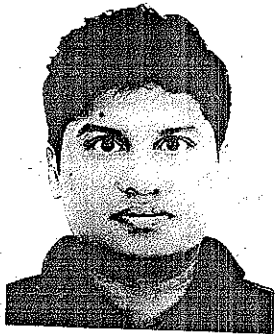
PHOTOGRAPHS AND

PRINTS AS PER SECTION 32A OF THE REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II 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, II FLOOR
SOHAM MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003

**GPA FOR PRESENTING DOCUMENTS,
VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:**

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.

BUYERS:

1. MR. SUDHIR SHARMA
S/O.MR. RAMESHCHANDER SHARMA
R/O. PLOT NO. 85, S. R. RESIDENCY
KAVURI HILLS, MADHAPUR
HYDERABAD - 500 033

2. MRS. RAJNI SHARMA
W/O. MR. SUDHIR SHARMA
R/O. 102, PLOT NO. 85, S. R. RESIDENCY
KAVURI HILLS, MADHAPUR
HYDERABAD - 500 033

SIGNATURE OF WITNESSES:

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

SIGNATURE OF THE EXECUTANTS

Partner

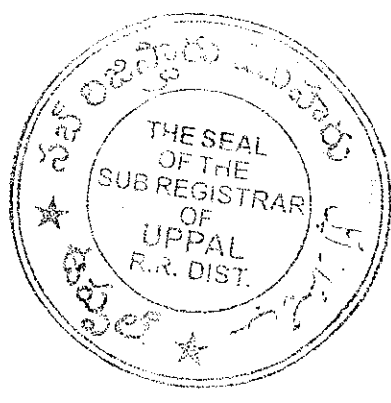
We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of District Registrar, Ranga Reddy District.

Prabhakar Reddy

Rajni Sharma

1* వ పుస్తకము 201 వ సం॥పు రస్తావేజు నెం.....6411/11
ప్రజంబెంటు దాఖలు పరచిన తాగితముల సం.....12...
ఈ తాగితపు వరుస సంఖ్య.....6

నల్-రిజిస్ట్రార్.



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/1/81	25

D.P.L. No. 114
BHARAT SCOUTS & GUIDES - II
PARADISE - SEC' BAD

16/02/2006
ಶುಭಕರ ಕೆ. ಎಸ್.ಎಸ್.ಎ. / ೨.೨೬

PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SOHAN SATEH MODI

FATHER'S NAME
SATEH MANLAL MODI

DATE OF BIRTH
19-10-1969

SIGNATURE
Sohan Modi

Chief Commissioner of Income Tax, Andhra Pradesh

Prabhakar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

Prabhakar

0042008

HOUSEHOLD CARD
: PAYP8250M16

Card No. : 218
F.I. Slip No. : 218
Tab : 218

Name of Head of Household : Mehta, Suresh
Date of Birth : 15/10/1944
Sex : M
Occupation : Govt. Employee

Father/Husband Name : Lalalal
Date of Birth : 15/10/1944
Sex : M
Occupation : Govt. Employee

House No./House No. : 23-577
St./Street : MINSTER ROAD
City : D.V. COLONY
Ward : 2
Circle : Circle VIII

Annual Income (Rs.) : 190,000
JPG Customer No. (1) : ME46359(Single)
JPG Dealer Name (1) : Narraone Enterprises, JCC
JPG Customer No. (2) :
JPG Dealer Name (2) :

For MEHTA & MODI HOMES

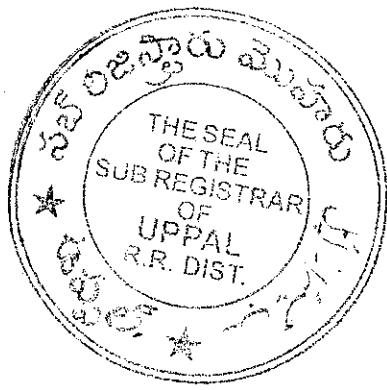
Suresh Mehta
Partner

For MEHTA & MODI HOMES

Prabhakar
Partner

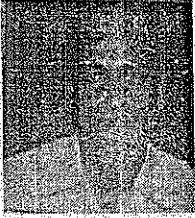
వస్తువేరుకొను వస్తువు తప్పకేలా నెం..... 6411/11
ప్రజనరీయ వాణిజ్య పరిషత్ వారిచేయు వం..... 60.....
ఈ వాణిజ్య పరిషత్ వారిచే.....

వేద-విజ్ఞానం



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAMPS6086N



नाम /NAME

SUDHIR SHARMA

पिता का नाम /FATHER'S NAME

RAMESH CHANDER SHARMA

जन्म तिथि /DATE OF BIRTH

14-11-1964

हस्ताक्षर /SIGNATURE

आयकर निदेशक (प्रणाली)

DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले
प्रधिकारी को सूचित / वापस कर दें
आयकर निदेशक (प्रणाली)
ए. आर. ए. सेन्टर, भूतल
ई-२, इन्देवालयन एक्सटेन्शन
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to
the issuing authority :

Director of Income Tax (Systems)

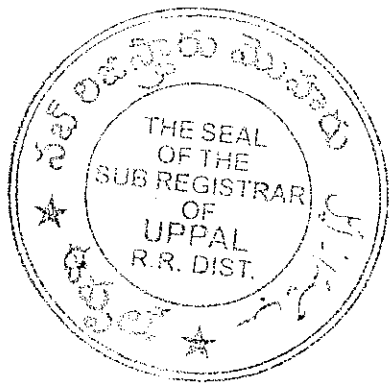
ARA Centre, Ground Floor

E-2, Jhandewalan Extn.

New Delhi - 110 055

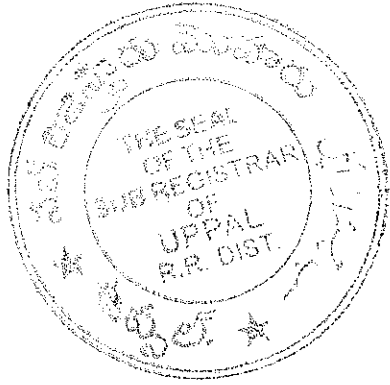
న పుస్తకము 201 వ సంఖ్య తిరిగి వేయబడినది 6411/11
ప్రజారెంటు చార్జీలు పట్టిక కార్యముల సం... 10...
ఈ కార్యము నకు సంబంధించినది 8

వి.-02-95.



వ స్తుకము 201 వ సం॥పు దస్తావేజు నెం...64/1/11
ప్రజలెంటు దాఖలు పరచిన కాగితముల సం....10...
ఈ కాగితపు వరుస సంఖ్య.....9.....

సబ్-రిజిస్ట్రార్.





వ పుస్తకము-201 వ సం॥పు దస్తావేజు నెం.....6411/11
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం.....10
ఈ కాగితపు వరుస సంఖ్య.....10.....

నబ్-రిజిస్ట్రార్.

