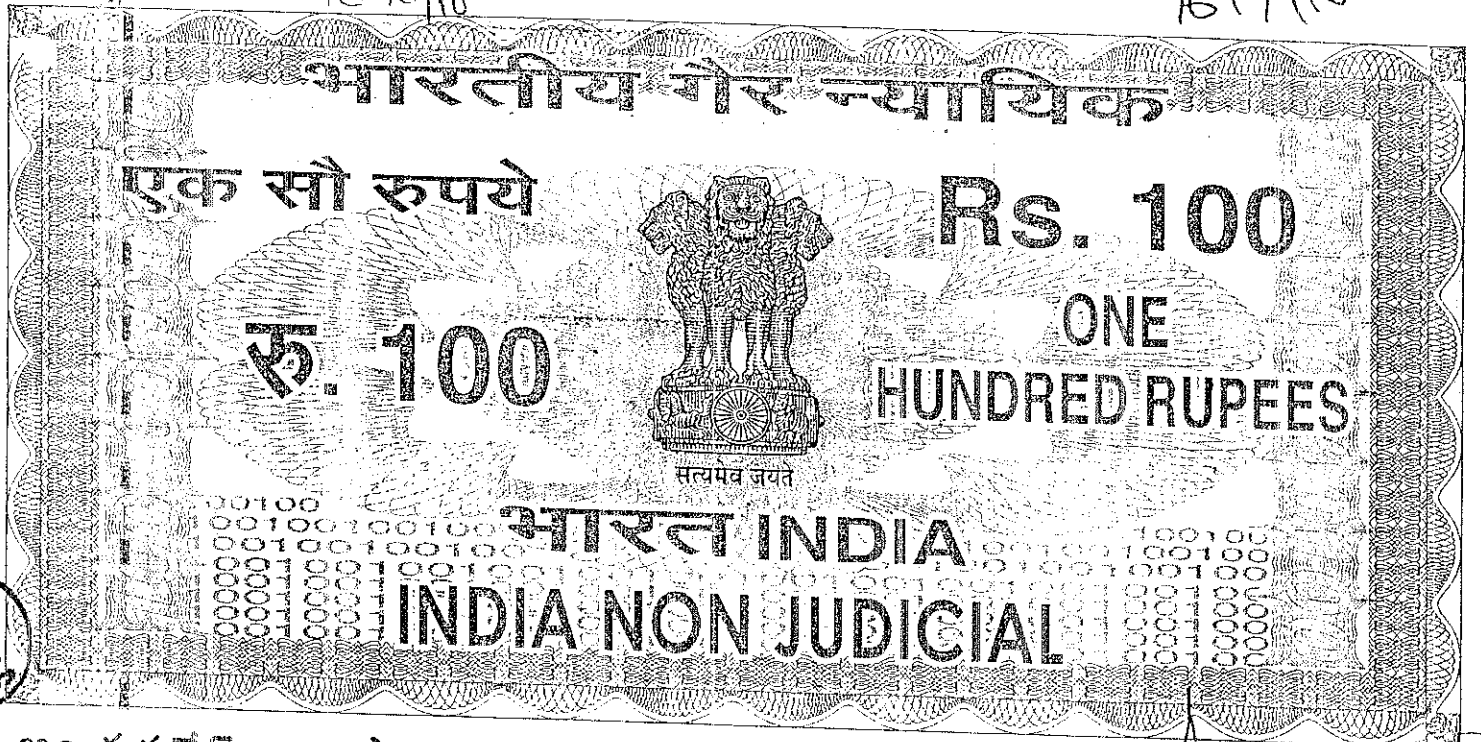


7670/10

7617/10



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
16/10/2010  
Santosh & Shankar  
Mehta & Modi Homes

AM 486552  
DUVA SRINIVAS RAO  
S.V.L. No. 25/1998, R. No: 09/2010  
12-11-696, Warasiguda,  
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 16<sup>th</sup> day of October 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 40 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

MR. SATISH KENADY KASTURI, SON OF MR. K. CHAKRAPANI RAO aged about 45 years, Occupation: Service, residing at S31/C13, 1<sup>st</sup> Floor, DLF – Phase III, Near Neelkanta Hospital, Gurgaon, Haryana – 122 002, 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

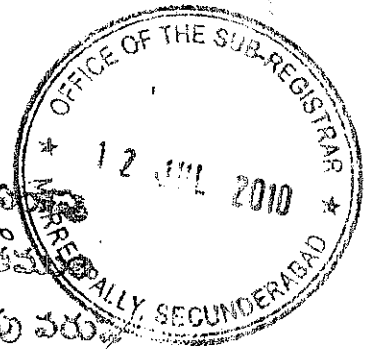
For Mehta and Modi Homes

*Suresh U. Mehta*  
Partner

*Santosh Mehta*  
Partner

**SEMENT**  
 at the following amounts have been paid in respect of this document.

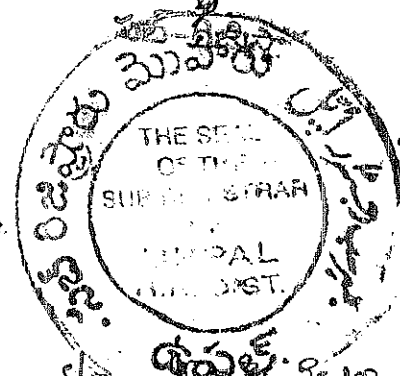
Duty:	
shape of stamp paper	Rs. 100/-
shape of stamp paper of Rs. 100/-	Rs. 38300/-
shape of stamp paper of Rs. 100/-	Rs. 2/-
stamp of stamp paper of Rs. 100/-, if any	Rs. -
of Duty:	
shape of stamp paper	Rs. 15360/-
shape of stamp paper	Rs. -
Chargas:	
shape of challan	Rs. 3840/-
shape of cash	Rs. -
shape of challan	Rs. 100/-
shape of cash	Rs. -
Registrar	Total: Rs. 57200/-



వ సం|| రిజిస్ట్రేషన్... నెల.. 16...  
 - వ.శ.శా... రిజిస్ట్రేషన్... మాసము 24... తేది  
 ... మరియు... /L... గంటల మధ్య  
 సాక్షి-రిజిస్ట్రేషన్ అధికారులు

వ పుస్తకము నెం. 612/వ...  
 దస్తావేజుల మొత్తం కాగితము  
 సంఖ్య... కి... రూ కాగితపు వరు  
 పంఖ్య... 1...

MR. Soham Mani  
 పుస్తకము, 2008 లోని సెక్షన్ 32 ఎ-ను  
 ద్వారా ముద్దించబడిన పాపాగ్రాఫులు  
 ముద్రాపత్రాలతో సహా దాఖలు చేసి  
 ముద్రా... 386/63... చిల్లించినారు.  
 pt No... 386/63... Dt... 16/10/10...  
 Habscuda Branch, Sec'bad



స యిచ్చినట్లు విచ్చుకొన్నట్లు  
 ఎడమ ప్రతిమూలము  
 (Fingerprint)

సహాయకుడు  
 (Fingerprint)

W. Karthi  
 K. Rama Sarithi

2010... వ.సం|| రిజిస్ట్రేషన్... నెల.. 16... వ తేది  
 192... వ.శా.శ... రిజిస్ట్రేషన్... మాసము 24... వ తేది.

K. Prabhakar Reddy s/o. Reddy occ. Service  
 R/o. 5-4-187/344, 2nd Floor, Soham mansion  
 M. G. Road, Sec'bad, Through G.P.A for Presentation  
 of documents, vide G.P.A no. 167/1002/10,  
 dt. 3.09.10 at SRO,  
 Uppal, R.R. Dist.

Satish Kenedy Kasturb s/o. K. Chakrapani Rao  
 occ. Service - R/o. 521/13, 1st Floor,  
 DLF- Phase-III, Near Neelkanti Hospital, Gurgaon  
 Haryana - 122 012

K. C. SRINIVAS s/o K. S. N. MURTHY  
 occ. BUSINESS H.No. 2-2-1133/517  
 NALLAKUNTA - HYD-44

K. Rama Sarithi occ. Service  
 D/O. K. S N. Murthy H. No. 2-2-3133/5/7  
 New Nallakunte Hyd-44

**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.

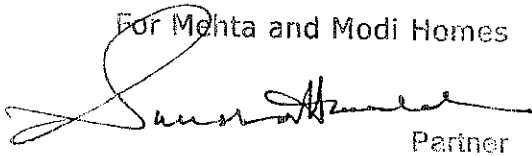
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

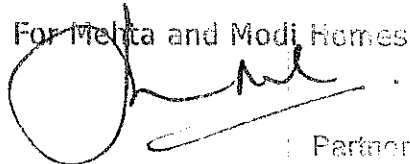
- C) The Vendor herein has entered into an Development Agreement with Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac. 1-09 Gts, as per the terms and conditions contained in the development agreement registered as document no. 6334/07,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

For Mehta and Modi Homes  
  
Partner

1 వ పుస్తకము... 7617/10/10  
 దస్తావేజాల మొత్తం కారితముల  
 పంఖ్య..... ఈ కారితపు వరుస  
 పంఖ్య 2.....

పట్టణం  
 పట్టణం

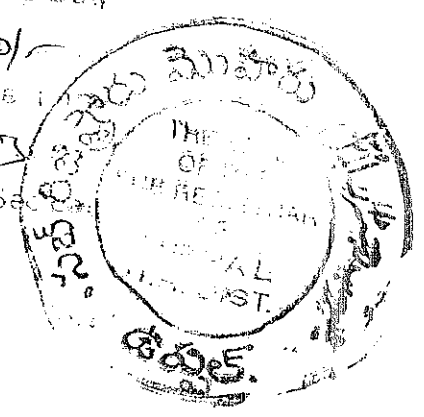
...ent Under Section 42 of Act 1 of 1913  
 No. 7617 of 2010 Date 16/10/10  
 I hereby certify that the proper deficit  
 stamp duty of Rs. 53,660/- Rupees Fifty Three thousand  
 Six hundred and sixty only  
 has been levied in respect of this instrument  
 from Sri. MR. Soham Meeli  
 on the basis of the agreed Market Value  
 consideration of Rs. 7,68,000/- being  
 higher than the consideration agreed Market  
 Value.

MR. O. Uppal  
 16/10/10  
 Sub Registrar  
 and Collector U.S. 41 & C  
 INDIAN STAMP ACT

Registration Endorsement

Stamp duty of Rs. 53,660/- towards Stamp Duty  
 including Transfer duty and Rs. 3840/-  
 towards Registration Fee was paid by the  
 through Challan Receipt Number 3861-63  
 Dated 16/10/10 at CHH Mahisajuda Branch Sec

S. B. H. Mahalingam  
 A/c No. 0100008078  
 of R.R.O. Uppal

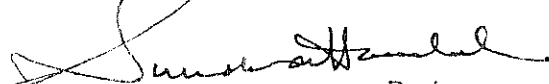


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed 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. 389 admeasuring 192 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 7,68,000/- (Rupees Seven Lakhs Sixty 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. 389 admeasuring 192 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. 7,68,000/- (Rupees Seven Lakhs Sixty 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.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

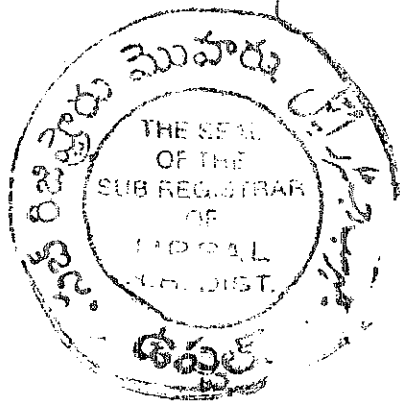
  
Partner

అ పుస్తకము నంబు 7617/10  
జిల్లా మొదటి మొదటి కార్యముల  
సంఖ్య 8  
కార్యము 7

సబ్-రెజిస్ట్రార్

అ పుస్తకము నంబు (కా.న) అంబు 7617/10  
కలెక్టరు కార్యముల వేమనూరు పట్టణ నియంత్రణ  
కార్యముల సంఖ్య 7170 ..... 1206  
2016 నంబు 6772/16

సబ్-రెజిస్ట్రార్



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. 57,600/- is paid by way of challan No. 386163, dated 16.10.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 389 admeasuring about 192 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	Tot-lot area & Commercial space
South	Plot No. 390
East	30' wide road
West	Plot no. 383

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. Srinivas*  
(K. Srinivas)

2. *K. Ramesh*  
(K. Ramesh Savithri)

For Mehta and Modi Homes

*[Signature]*

Partner

(Soham Modi)  
VENDOR

For Mehta and Modi Homes

*[Signature]*

Partner

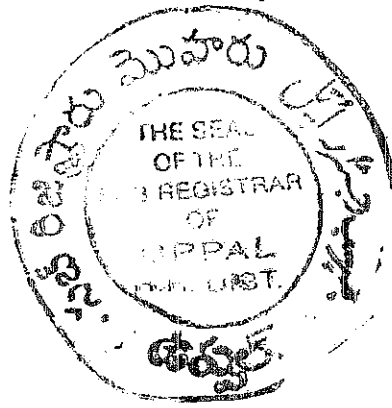
(Suresh U Mehta)  
VENDOR

*[Signature]*

VENDEE

వ పుస్తకము...గె.బి.నె/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య...4.....

పబ్లికేషన్





**REGISTRATION PLAN SHOWING** PLOT NO. 389,

**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:** MR. SATISH KENADY KASTURI, SON OF MR. K. CHAKRAPANI RAO

**REFERENCE:**  
**AREA:** 192

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

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



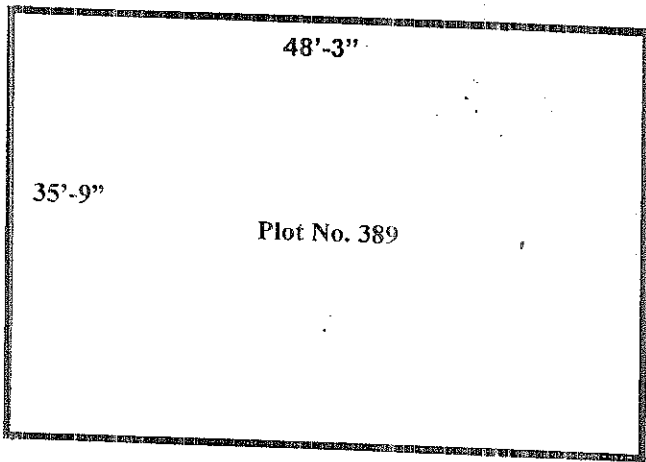
**EXCL:**



Tot-lot area & Commercial space



Plot No. 383



30' wide Road

Plot No. 390

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

**WITNESSES:**

1. K. E. Srinivas

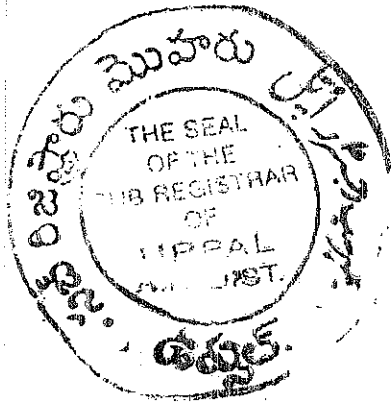
2. K. Rana Sarithri

SIG. OF THE VENDOR

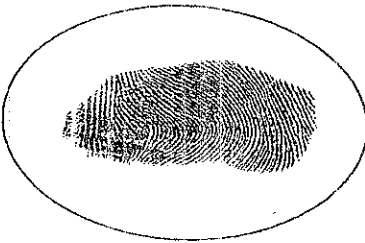

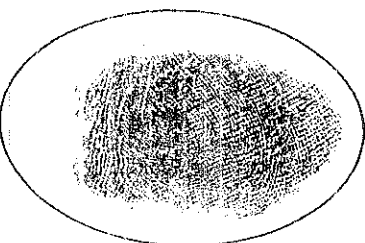

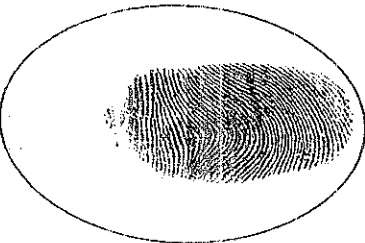

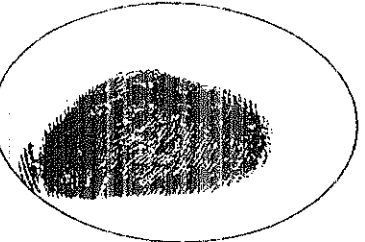

SIGN. OF THE BUYER

వి. పుస్తకము. రె. 6. 17/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 5 కం కాగితపు వరుస  
సంఖ్య. 5

చేయబడినది ✓



**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
			<b>VENDOR:</b> M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, 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 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.
			<b>GPA FOR PRESENTING DOCUMENTS</b> <b>VIDE GPA NO. 167/BKIV/2010, Dated: 3.09.2010</b>  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.
			<b>BUYER:</b>  MR. SATISH KENADY KASTURI S/O MR. K. CHAKRAPANI RAO R/O. S31/C13, 1 <sup>ST</sup> FLOOR DLF - PHASE III NEAR NEELKANTA HOSPITAL GURGAON HARYANA - 122 002

**SIGNATURE OF WITNESSES:**

*K. C. S. K. S. S. S.*

*K. Rama Sairam*

For Mehta and Modi Homes

*Suresh U. Mehta*

Partner

For Mehta and Modi Homes

*Soham Modi*

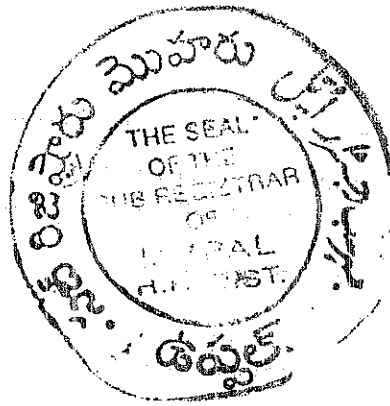
SIGNATURE OF EXECUTANTS Partner

*Satish Kenady*

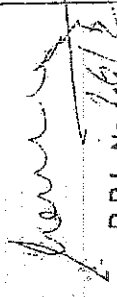
SIGNATURE(S) OF BUYER(S)

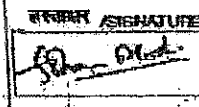
అతి సభ్యులు 2617/10  
దస్తావజుల నియంత్రణ కార్యదర్శి  
పంపిణీ కార్యదర్శి  
పంపిణీ

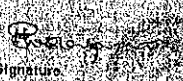
సీల్



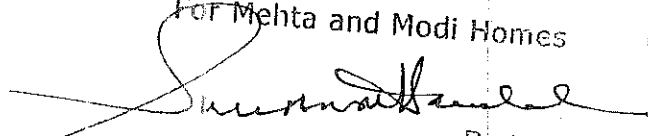
Family Members Details			
S.No	Name	Relation	Date of Birth
2	Kusum	Wife	06/07/51
3	Hari	Son	15/12/81

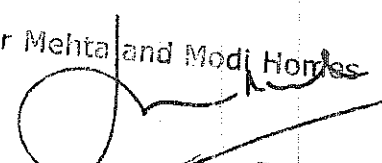
  
 D.P.L. No. 114  
**BHARAT SCOUTS & GUIDES - II**  
 16/02/2006  
 16022006  
 16022006

PERMANENT ACCOUNT NUMBER  
**AE00166725H**  
 SOHAI SATISH MODI  
 FARMER'S NAME  
**SATISH HARILAL MODI**  
 DATE OF BIRTH  
**18-10-1983**  
 SIGNATURE  
  
 Chief Commissioner of Income Tax, Andhra Pradesh

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA  
**PRABHAKAR REDDY K**  
**PADMA REDDY KANDU**  
 15/01/1978  
 Permanent Account Number  
**AWSP8104E**  
 Signature  
  
 16022006

**HOUSEHOLD CARD**  
 CITE No : PAT167881500816  
 FI Shop No : 815  
 Name of Head of Household : Mehta, Suresh  
 Father's Usual Residence : Uthamala  
 Date of Birth : 15/10/1948  
 Sex : M  
 Occupation : Own Business  
 House No./House No. : 21-577  
 Street : MINISTER ROAD  
 City : D.Y. COLONY  
 Ward : 2  
 Circle : VIII  
 District : Guntur / Hyderabad  
 Annual Income (Rs.) : 190,000  
 LPG Customer No. (1) : NE46358(Single)  
 LPG Dealer Name (1) : Narayana Enterprises, (CC)  
 LPG Consumer No. (2) :  
 LPG Dealer Name (2) :

For Mehta and Modi Homes  
  
 Partner

For Mehta and Modi Homes  
  
 Partner

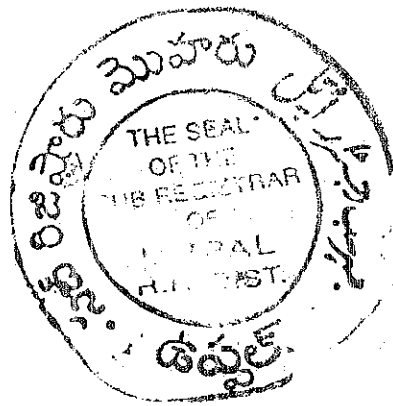
వెళ్ళినది 26/7/10

దస్తవేరియం కార్యదానము

పట్టణ కార్యదానము

పట్టణ

సర్కారు





భారత ఎన్నికల సంఘము  
గుర్తింపుకార్డు

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

KGY4390738



ఒకరు పేరు : సతీష్ కెన్నెడీ కె

Elector's Name : Satish Kennedy K

కంట్రి/కల్చర్/భర్త పేరు : జివి ఎమ్ శర్మ కె

Other's Name : Gvm Sharma

లింగము / Sex : పు / M

పుట్టిన తేదీ / Date of Birth XX/XX/1968

KGY4390738

చిరునామా :

2-2-3/3/8

శివమ్ రోడ్ , విద్యా నగర్ , హైదరాబాదు

Address:

2-2-3/3/8

Shivam Road , Vidya Nagar ,  
Hyderabad

Date: 06/11/2008

ప్రతిపాదన సంకేతము  
ఒకరు పేరు

59...అంబర్పేట జనపనభ నియోజక వర్గం

Facsimile Signature of  
Electoral Registration Officer

59 - AMBERPET Assembly Constituency

చిరునామాలో మార్పు ఉన్నట్లయితే మారిన చిరునామాలో మీ పేరు జాబితాలో చేర్చుటకై మీరు అనే సంబంధిత కార్య పొందుటకై సంబంధిత ఫోరంలో ఈ కార్డు వలెందు తెలుపవలెను.

In case of change in address, mention this Card No. in the relevant form for including your name in the Roll at the changed address and to obtain the card with same number

*6/11/08 Kennedy*

1. వ పుస్తకము గె. 617/స్కా  
డస్ట్రావేజుల మొత్తం కాగితముల  
పంఖ్య..... ఈ కాగితపు వరుణ  
పంఖ్య.....

పట్-...

