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For Whom Melita & Mode Homes, the

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LICENCED STAMP VENDOR

LIC.No.15-02-30/1998

REN.No.16-02-08/2010

Sub-Bapunagar, Amberpet, Hyd-13.

Cell.No.9989259839

SALE DEED

This Sale Deed is made and executed on this the 22nd day of November 2012 at S. R.O., Uppal, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a partnership firm having its office at 5-4-187/3 & 4, I floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partners Shri Soham Modi, Son of Sri Satish Modi, aged about 42 years, Occupation: Business and Sri Suresh U Mehta, Son of Late Uttamlal Mehta, aged about 62 years, Occupation: Business, hereinafter referred to as the 'Vendor'

AND

- 1. Smt. Sarojini L. Rohit, W/o. Dr. L. G. Rohit, aged about 72 years, Occupation: Housewife, R/o. 8-2-402/2, Road No. 5, Banjara Hills, Hyderabad.
- 2. Shri. Amar V. Shah, S/o. Shri. V. N. Shah, aged about 54 years, Occupation: Business, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.

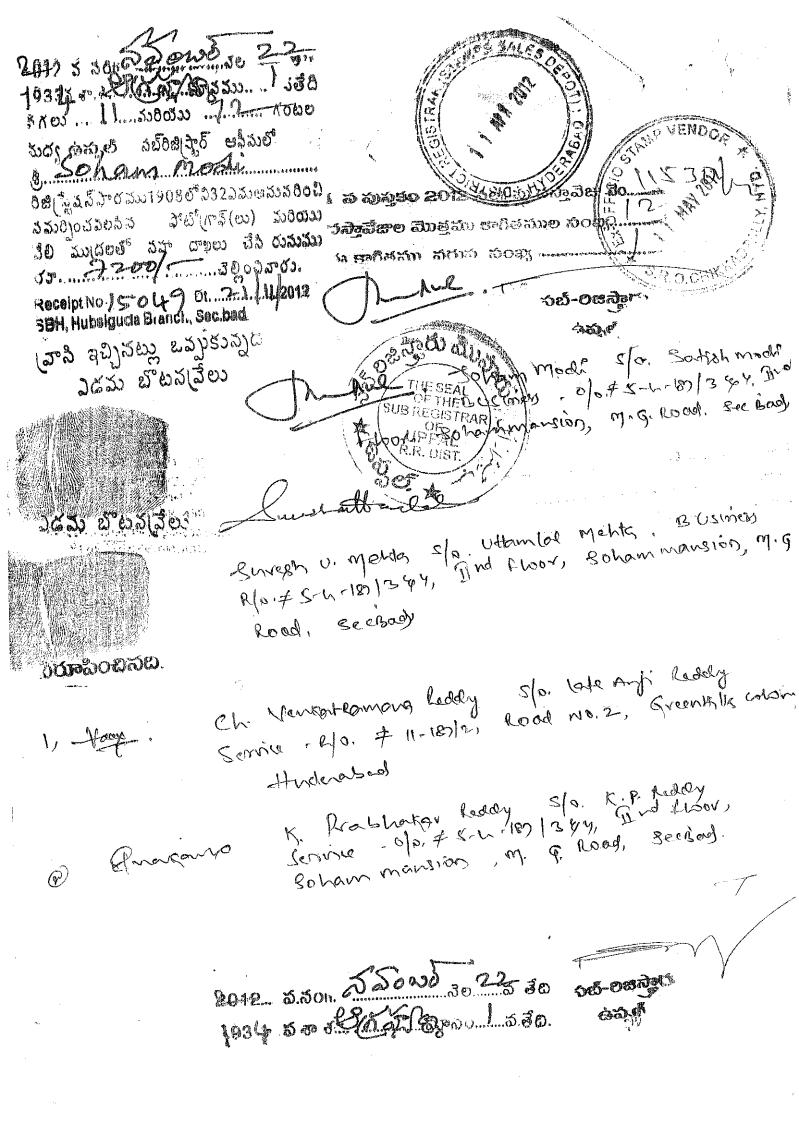
FOR MEHTA & MODI HOMES

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Partner

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- 3. Smt. Meera A. Shah, W/o. Shri. Amar V. Shah, aged about 50 years, Occupation: Housewife, R/o."SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- 4. Shri. Ajit V. Shah, S/o. Shri. V. N. Shah, aged about 52 years, Occupation: Business, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- Smt. Meeta A. Shah, Wife of Shri. Ajit V. Shah, aged 49 years, Occupation: Housewife, R/o. "SHUBHAM", Plot No. 25, Temple Rock Enclave, Tadbund, Secunderabad.
- 6. Shri. Pritesh Rajesh Kotak, Son of Shri. Rajesh C. Kotak, aged about 26 years, R/o.1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
- 7. Smt. Rashmi R. Kotak, Wife of Shri. Rajesh C. Kotak, aged about 49 years, Occupation: Housewife, R/o.1-8-54/12'P3, Venkat Rao Nagar Colony, Secunderabad.
- 8. Smt. Saroj. S. Parikh, wife of Late Shashikanth S. Parikh, aged about 50 years, Hyderabad. Housewife, R/o.1-10-98/6, Dwarakadas Co-op. Society, Begumpet,
- 9. Smt. Neema B. Parikh, Wife of Shri. Bhavesh S. Parikh aged about 37 years, R/o.1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- 10. Shri. Mitesh K. Parikh, Son of Krishna Kant S. Parikh, aged about 26 years, R/o.1-10-98/41, Dwarakadas Co-op. Society, Begumpet, Hyderabad.
- 11. Shri. Harsh J. Baldev, Son of Jitendra Baldev, aged about 23 years, resident of 124, Jeera, Secunderabad.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 42 years, and Sri Suresh U Mehta Son of Late Uttamlal Mehta, aged about 62 years, Occupation: Business, the Partners/ Authorized Representatives of M/s. Mehta and Modi Homes who is the General Power of Attorney Holders by virtue of document no.204/10 dated 18.09.2010, registered at S.R.O., Uppal, Rangareddy District, hereinafter called the "Owners".

IN FAVOUR OF

Mr. MARISETTY SRINADH, SON OF Mr. M. PITCHAIAH aged about 39 years, Occupation: Service, residing at # Q. No. C-1/14, NTPC Township, (PTS) Jyothinagar, Ramagundam, Karimnagar - 505 215., hereinafter referred to as the 'Vendee'.

The terms Vendor, Owners and Vendee shall mean and include their / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

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FOR MEHTA & MODI HOMES

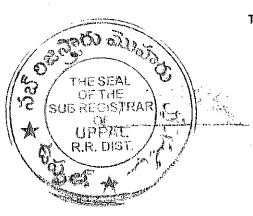
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ENDORSEMENT

pertified that the following amounts	s have nt by
neen paid in respect of the docume Challan No. 5.04. 1.01.2.	1.1.
I Stamp Duty:	Rs. 100
1. In the Shape of Stamp Paper 2. In the Shape of Challan	
(U/s. 41 of I.S. Act. 1899)	Rs. 7-1509
3. In the Shape of Cash	
(U/s. 41 of I.S Act. 1899)	Rs
4. Adjustment of Stamp Duty	Rs
(U/s. 16 of I.S. Act. 1899) if any	00-01
Il Transfer Duty: 1In the Shape of Challan	Rs
2. In the Shape of Cash	Rs
III Registration Fees:	- 7200/-
1. In the Shape of Challan	Rs. 1200
2. In the Shape of Cash	Rs
IV User Charges: 1. In the Shape of Challan	Rs
2. In the Shape of Cash	Rs
TOTAL	Rs: 108100/

Sub Registra:



WHEREAS:

- The Owners are the absolute owners, possessors and in peaceful enjoyment of the land forming survey no.74 (Ac.1-23 Gts.) and Sy. No.75 (Ac.1-22 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring about Ac.3-05 Gts. by virtue registered sale deed bearing document no.3111/07 dated 5.03.07 registered at SRO, Uppal and is hereinafter referred to as the 'Scheduled Land'.
- The Owners purchased the Scheduled Land for a consideration from its previous B) Owners, possessors and pattedars namely:
 - Shri. Samala Janga Reddy, Son of Late Shri Samala Chinna Yadaiah
 - Smt. V. Susheela, Wife of V. V. Subba Rao,
 - Sri Anand S. Mehta, son of Shri Suresh U. Mehta
 - Smt. Chamarty Naga Bala Tripura Sundari W/o. Shri Ch. Ganapathi Prasad
 - Shri. G. Rama Krishna Reddy, son of Shri. G. R. Reddy
 - Shri M. Vijayaram Mohan Rao, son of Shri M. Venkateswar Rao
 - Shri Sajja Venkateswara Rao, son of Shri Subba Rao
 - Shri Boddu Srinivasa Rao, son of Shri B. Amaralingam
 - Shri Sekharam Seri, son of Late Shri. Venkakaih
- The Owners approached the Vendors to develop the Schedule Land into residential houses / plots and the Vendors have agreed to do so. Accordingly, the Vendors and the Owners have entered into Development Agreement dated 30.04.2007 for development of the Schedule Land. The Development Agreement is registered as document no.7827/07, dated 30.04.2007 at the S.R.O. Uppal.
- In pursuance of the said Development Agreement the Vendors have obtained permission from GHMC / HUDA in file no. 0149/CSC/TP1/2008, Permit No.5/69 dated 18.12.08 for developing the Scheduled Land into a gated community consisting of 44 villas / bungalows each having divided share of land (plot of land) along with common amenities like roads, drainage, electric power connection, clubhouse, landscape areas, etc. The Scheduled Land as per sanction shall be made into 44 villas / bungalows along with divided share of land bearing nos. 1 to 44. Hereinafter, the said villas / bungalows along with divided share of land shall be referred to as plot no. 1, plot no. 2, plot no. 3 as
- As per the terms of the Development Agreement, the Owners and the Vendor have agreed to share the proposed developed plots along with construction thereon. Broadly the Owners shall be entitled to 13 villas and the Vendor shall be entitled to 31 villas along with the divided plots of land.
- Accordingly, the Owners have executed a General Power of Attorney in favour of the Vendor vide document no.204/10, dated 18.09.10 registered at SRO, Uppal, for the Vendor's share of plots/bungalows/villas/houses. The Owners shall be entitled to sell their share of plots along with constructions thereon to any intending purchaser without reference to the Vendor. Similarly, the Vendor shall be entitled to sell their plots along with constructions thereon to indenting purchasers without reference to the Owners.

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(35) (°
Endorsement Under Section 41 & 42 IS Act of 1899
Doct. No. 115 350 of 2012 Dated 20/1/2012.
i hereby certify that the proper/deficit Stamp duty of
Rs 100>00 - (Rupees Che Lakh -
has been levied in respect of this instrument document
from Sri/Smt Soham mode
on the basis of the agreed Market Value/
Consideration of Rs. 19, 40, 0001 being
higher that consideration/Agreed Market Value
Sub-Begistrar
S.R.O Uppal and Collection U/S-41&42 as
Tale 92 11/12 on INDIAN STAMP ACT
REGISTRATION ENDORSEMENT
amount of Rs 100200 Towards Stamp Duty
amount of resolutions flowered Stamp Duty
including Transfer Duty and Rs
all all and Registration Fee was paid by the party
THE SEAL THOUgh Challan Receipt Number
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At SBH Habsiguda Branch Sec'bad WELLER SBH Habsiguda Alc.52191012432 of SRO Upp
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- G) By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- H) The proposed project of development on the entire Scheduled Land is styled as 'Villas at Silver Creek'.
- I) The Vendee is desirous of purchasing a plot of land bearing no. 26 admeasuring 173 sq. yds., hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land for a consideration of Rs.14,40,000/-(Rupees Fourteen Lakhs and Forty and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 26 admeasuring 173 sq. yds., forming part of Sy. Nos.74 & 75, Cherlapally Village, Ghatkesar Mandal, R. R. District 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.14,40,000/-(Rupees Fourteen Lakhs and Forty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor / Owners 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 given 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.

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- 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.
- Stamp duty and Registration amount of Rs. 1,08,000/- is paid by way of challan No. 15049, dated 21.11.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.26, admeasuring about 173 sq. yds., in the project known as 'VILLAS AT SILVER CREEK' forming part of Sy. Nos.74 & 75, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 25	
South	Plot No. 27	
East	30" wide road	
West	Plot No. 16	

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

Partner

(Soham Modi)

VENDOR FOR MEHTA-G, MODIL HOMES

(Suresh U Mehta)

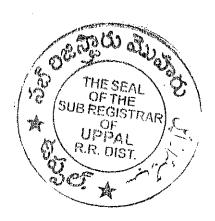
VENDOR

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THE SEAL OF THE SUR REGISTRAR OF UPPAL R.R. DIST.

REGISTRATION PLAN	SHOWING PLOT NO.26, F	FORMING A PART	THE STATE OF THE S
IN SURVEY NO. 7	4 & 75	Situated at	
C	HERLAPALLY VILLAGE,	GHATKESAR Mandal, R. R	. Dist
VENDOR: M	1/S. MEHTA & MODI HOMES REPI		
. 1	MR. SOHAM MODI, SON OF SRI	SATISH MODI	
. 2	. MR. SURĘSH U. MEHTA, SON C	OF LATE SRI UTTAMLAL MEHTA	
BUYER: M	IR. MARISETTY SRINADH, SON O	DEMR. M. PITCHAIAH	
REFERENCE: AREA: 173	SCALE: INCL: SQ. YDS. SQ. MTRS	EXCL:	
	Plot No. 25	N	
Piot No. 16	48'-0" 32 6 Plot No. 26	30' wide road	
	Plot No. 27	7	
WITNESSES: 1. House	For MEHTA &	MODI HOMES FOR MENTA & MU Partner SIG. OF TI	Partner HE VENDOR
		↓	THE BUYER

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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





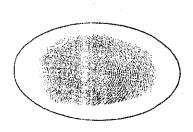
VENDOR:

M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 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





BUYER:

MR. MARISETTY SRINADH S/O. MR. M. PITCHAIAH R/O. # Q. NO. C-1/14 NTPC TOWNSHIP, (PTS) JYOTHINAGAR RAMAGUNDAM KARIMNAGAR - 505 215.

SIGNATURE OF WITNESSES:

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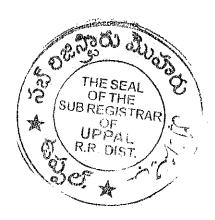
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SIGNATURE OF THE EXECUTANTS

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SIGNATURE(S) OF SUYER(S)





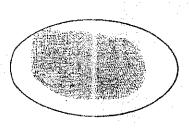
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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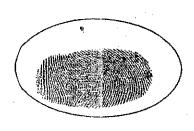
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





WITNESSESS:

1. MR. CH. VENKATA RAMANA REDDY S/O. LATE ANJI REDDY R/O. H. NO: - 11-187/2 ROAD NO. 2, GREENHILLS COLONY SAROORNAGAR HYDERABAD.





2. 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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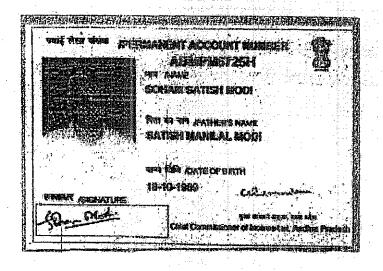
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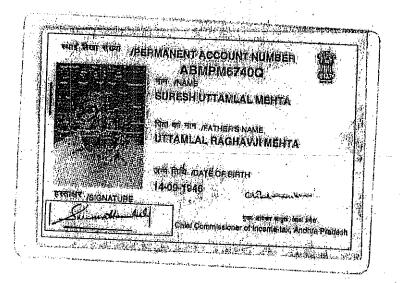
SIGNATURE OF THE EXECUTANT

FOR MEHTA & MODI HOMES

SIGNATURE OF THE BUYER

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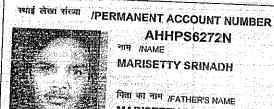




For MEHTA & MODI HOMES

Partner

FOR MEHTA MODI HOMES .



MARISETTY PITCHAIAH

जन्म तिथि /DATE OF BIRTH

एंस्ताक्षर /SIGNATURE

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्र आयंकर आयुक्त, इलाहाबाद

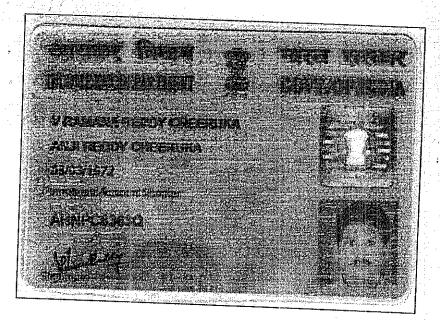
COMMISSIONER OF INCOME-TAX, ALLAHABAD

Minadh

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दे' आयकर आयुक्त, आयकर भवन, 38, महात्मा गांधी मार्ग, इलाहाबाद - 211001.

In case this card is lost/found,kindly inform/return to the issuing authority: Commissioner of Income-tax, Aayakar Bhawan, 38, Mahatma Gandhi Marg, Allahabad - 211 002.

THE SEAL OF THE SUB REGISTRAR CT. R.R. DIST.

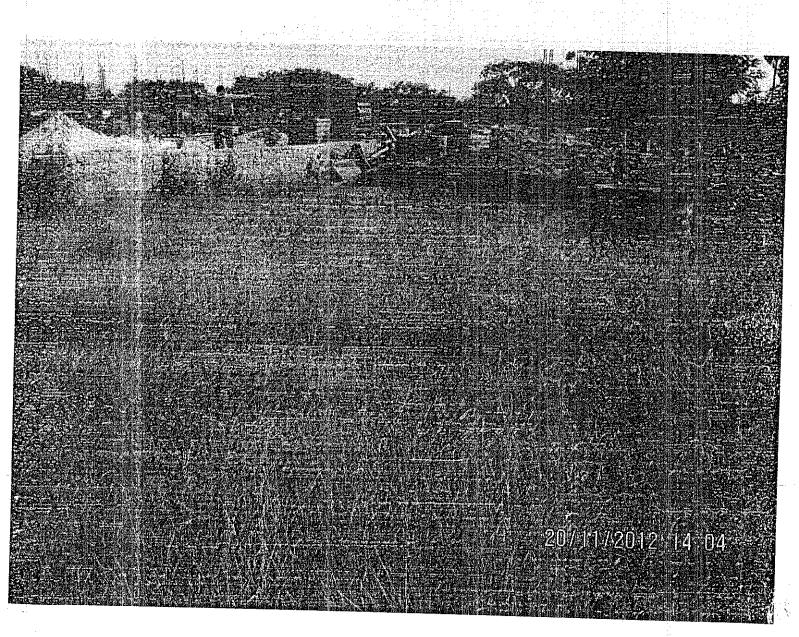


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For MEHTA & MODI HOMES

Partner

FOR MEHTA & MODI HOMES

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