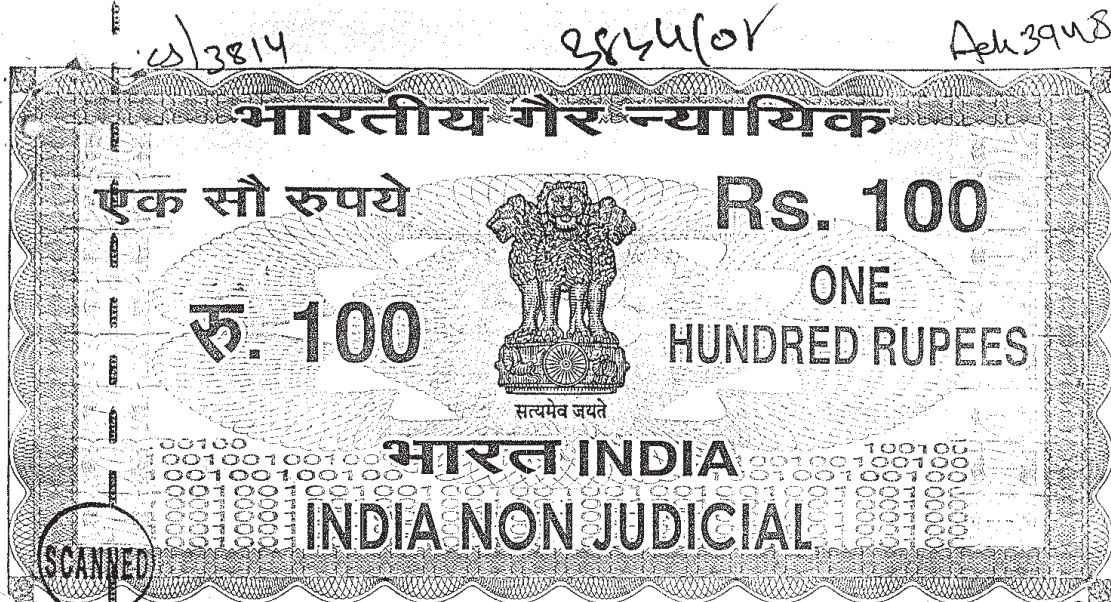




ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
3829 15/4/08 100: See
To: Ven. Katesh
By: A. R. Ramesh
Mehta and Modi Homes

P 532030
LEELA G CHIMALG:
STAMP VENDOR
N. 12/11-
6-4-76/A, 10th: Ranigummi
SECUNDERABAD-500 001

SALE DEED

This Sale Deed is made and executed on this the 25th day of April 2008 at Secunderabad by and between:

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 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 57 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. SAVEED KARAN, SON OF MR. SHIVROOP KARAN. aged about 45 years,
2. MRS. NASEEM FATIMA, WIFE OF MR. MOHSIN ABDUL QADER, aged about 39 years, both are residing at 14-3-149, Gulbagh, Kandaswami Lane, 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 & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

The following amounts have been paid in respect of this document:

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. 33220/-
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. —
5. For Duty:	
1. In the shape of challan.....	Rs. 9520/-
2. In the shape of cash.....	Rs. —
Registration fee:	
1. In the shape of challan.....	Rs. 2500/-
2. In the shape of cash.....	Rs. —
3. For Charges:	
1. In the shape of challan.....	Rs. 100/-
2. In the shape of cash.....	Rs. —
Total Rs. 45320/-	

100/- వ సం॥ చాలన్ నెల 25 లు
 30- వ.శ.శా. చాలన్ మాసము కేది
 గలు 12 ను రియ 1 గంటల మధ్య
 పర్వ సబ్-రిజిస్ట్రారు అఫీసులో

Gaurang Mody
 డిప్యూటీ రిజిస్ట్రారు, 1908 లోని సెక్షన్ 32 ఎ-ను
 నుసరించి సమర్పించవలసిన జాబ్ గ్రాఫులు
 చేయు వేదిముద్రలతో సహ దాఖలుచేసి
 సెక్షన్ రూ॥ 2500/- చెల్లించివారు.
 Receipt No. 24122 Di. 24.10.18 Vide
 H.H. Habbiguda Branch, Sec'd

జానీ యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ చేతున గోలు

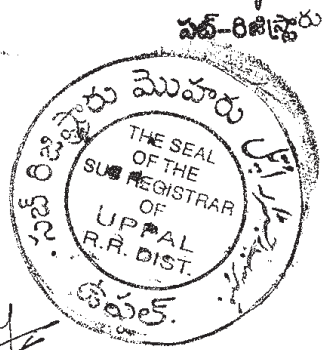
చిరూపించినది.

1) Jun 20 2018
 Jun 20 2018
 s/o Sanyal Bin o m o l
 5-1-1841 elopal Red
 produced 1

2) Mr. Abdul Razzak Siddiqui
 S/o Mohim Abdul Qader
 4-2-149 harnamanteki Akids -

100/- వ సం॥ చాలన్ నెల 25 వ తేది
 30- వ.శ.శా. చాలన్ మాసము కేది

వ పుస్తకము 3834/68
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 19 కాగితపు వరుస
 సంఖ్య 18



Gaurang Mody
 s/o. Jayanthilal Mody
 occ. Business
 R/o. Flat No. 101
 Sapphire Apts, Chitron Gardens,
 Begumpet, Hyderabad.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-05 Gt. forming part of Sy. No. 35, 36, 37, 38 & 39 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Guntas)	Extent of Land (in Acre)
1.	9733/2003	19/8/2003	39	Gt. 80-00	Ac. 2-00 Gt.
2.	11955/2003	30/09/2003	36 37 38 39	Gt. 0-50 Gt. 18-50 Gt. 9-00 Gt. 52-00 ----- Gt. 80-00	Ac. 2-00 Gt.
3.	13200/2003	01/11/2003	35 36 37	Gt. 11-00 Gt. 60-50 Gt. 13-50 ----- Gt. 85-00	Ac. 2-05 Gt.
Total Extent of Land					Ac. 6-05 Gts.

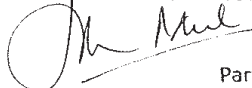
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- Shri P. Sanjeeva Reddy, S/o. Late Shri P. Sai Reddy,
- Shri P. Radha Krishna Reddy, S/o. Shri P. Sanjeeva Reddy
- Ms. P. Gayatri, D/o. Shri P. Sanjeeva Reddy
- Shri P. Balram Reddy, S/o. Shri P. Sanjeeva Reddy

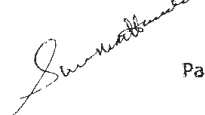
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Scheduled Land stood in the name of Shri P. Sai Reddy as patta land (patta no. 20, passbook no. 177970, title deed no. 10420) and upon his death on 27/05/1998 the patta was granted to Former Owner at serial no. 'a' above by effecting mutation in the revenue records. Former Owners at serial no. b to d above are the children of Former Owner at serial no. 'a'. All the Former Owners have joined together for the execution of above referred sale deed so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.
- C) The Vendor have plotted the Scheduled Land into Plots and have obtained a layout from HUDA vide Permit No. 50/MPZ/HUDA/04 dated 30/09/2004.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 69 admeasuring 238 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,76,000/- (Rupees Four Lakhs Seventy Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వి హాస్టేజీలు 28/2/08
 దస్తావేజుల మొత్తం కాగితములు
 సంఖ్య 174 కాగితపు వరుస
 సరిఖ్య 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1908
 No. 3836 of 2008 Date 25/2/08

I hereby certify that the proper deficit
 stamp duty of Rs. 42740/- Fourteen thousand
 Seven hundred and forty only
 has been levied in respect of this instrument
 from Sri. Gaurang Mody
 on the basis of the agreed Market Value
 consideration of Rs. 476000/- being
 higher than the consideration agreed Market
 Value.

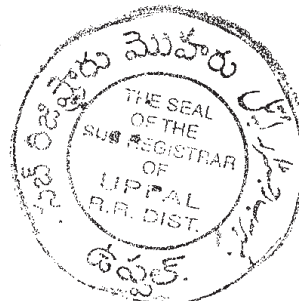
S R.O. Uppal

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

Registration Endorsement

An amount of Rs. 42740/- towards Stamp Duty
 including Transfer duty and Rs. 2380/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 76422
 Dated 24/2/08 at SBH Habsiguda Branch, Sec'bad

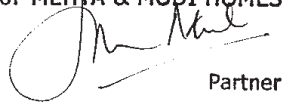
O.B.H. Habsiguda
 A/c No. 01000050705
 S.R.O. Uppal.



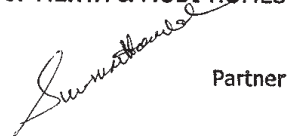
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No.69 admeasuring 238 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. 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. 4,76,000/- (Rupees Four Lakhs Seventy 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. 45220/- is paid by way of challan No. 364122, dated 23.04.08, drawn on SBH, Habsiguda, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

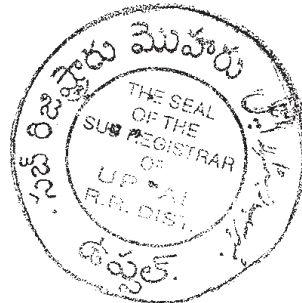

Partner

1వ పుస్తకము 3834/08
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 10 కాగితపు వరుస
 సంఖ్య 3

పబ్-రిజిస్ట్రారు

2వ పుస్తకము సం॥ (కా.క) పు 3834/08
 పింబరుగా రిజిస్టరు చేయబడి స్వామింగు నిమిత్తం
 గుర్తింపు నెంబరు 3834-1-2008 ఇవ్వడమైన
 2008 సం॥ ఏప్రిల్ 25 నెం. 25 తేది

రిజిస్టరేషన్ అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 69 admeasuring about 238 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

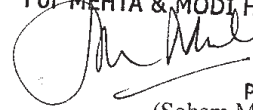
North	Plot No. 70
South	40' wide road
East	Plot No. 68
West	Compound wall and neighbours land

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:

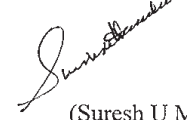
WITNESS:

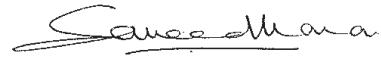
1. 
2. 

For MEHTA & MODI HOMES


Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES


Partner
(Suresh U Mehta)
VENDOR


Naseem fatima
VENDEE

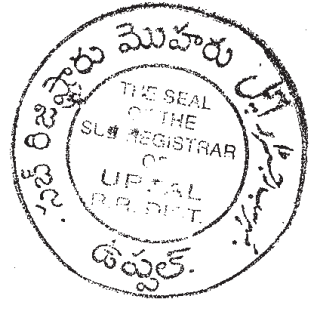
వ పుస్తకము 3834/08

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...4...

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 69, FORMING A PART

IN SURVEY NO.

35, 36, 37, 38 & 39

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. SAVEED KARAN, SON OF MR. SHIVROOP KARAN

2. MRS. NASEEM FATIMA, WIFE OF MR. MOHSIN ABDUL QADER

REFERENCE:**AREA:**

238

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

EXCL:

Compound wall and Neighbors Land

Plot No. 70

35'-0"

Plot No. 69

42'-0"

50'-0"

Plot No. 68

40' wide road



For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

WITNESSES:

1.

2.

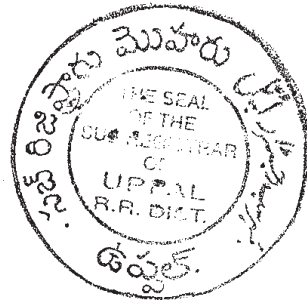
SIG. OF THE VENDOR

Naseem fatima

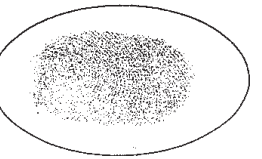
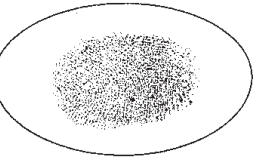
SIG. OF THE BUYER

వ పుస్తకము 2824/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 5

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. GAURANG MODY S/O. JAYANTHILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHIKOTI GARDENS BEGUMPET HYDERABAD.
			PURCHASER: 1. MR. SAVEED KARAN S/O. MR. SHIVROOP KARAN R/O. 14-3-149, GULBAGH KANDASWAMI LANE HYDERABAD.
			2. MRS. NASEEM FATIMA W/O. MR. MOHSIN ABDUL QADER R/O. 14-3-149, GULBAGH KANDASWAMI LANE HYDERABAD.

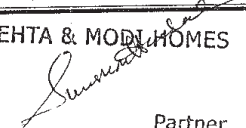
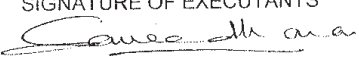
SIGNATURE OF WITNESSES:

- 
- 

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner
SIGNATURE OF EXECUTANTS

Naseem fatima

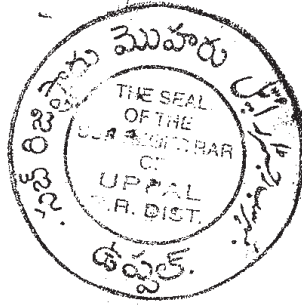
1 వ పూస్తకము..... 3834/08

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య: 10..... ఈ కాగితపు వరుస

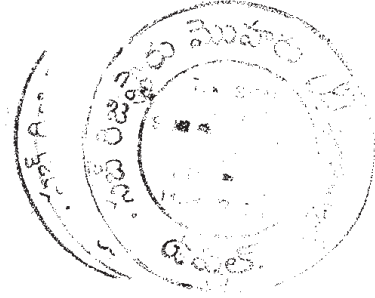
సంఖ్య: 6.....

సబ్-రిజిస్ట్రారు



వ పుస్తకము 3834/98
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 7

సబ్-రిజిస్ట్రార్




Election Commission Of India
 భారత ఎన్నికల సంఘము
IDENTITY CARD
 గుర్తింపుకార్డు
 CVW1660315



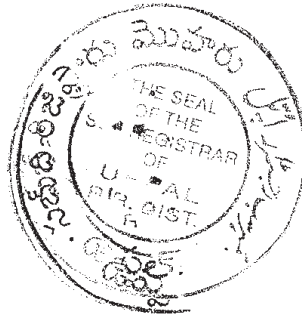
Elector's Name : Naseem Fatima
 ఓటరు పేరు : నసీమ్ ఫాతీమా
 Husband's Name : Mohsin Abdul qader
 భర్త పేరు: మోహిన్ అబ్దుల్ ఖాదర్
 Sex : F Age as on 1-1-2003 36
 లింగము : స్త్రీ 1-1-2003 వాటికి వయస్సు

Address: చిరునామా
 4-3-149/3 4-3-149/3
 BoggulaKunta బొగ్గులకుంట
 BoggulaKunta బొగ్గులకుంట
 HYDERABAD హైదరాబాద్
 Electoral Registration Officer
 ఓటరు రిజిస్ట్రేషన్ అధికారి
 MAHARAJGUNJ Assembly Constituency
 మహారాజ్ గంజ్ విధానసభ నియోజకవర్గము
 Place: HYDERABAD
 స్థలము: హైదరాబాద్
 Date / తేదీ : 24-09-2003
 This card may be used as an identity card
 under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కార్యంగా ఉపయోగించవచ్చును
 CVW1660315 14 / 447

నసీమ్ ఫాతీమా
 CVW1660315
 14 / 447

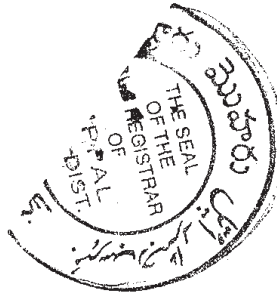
1 వ పుస్తకము 3234/08
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 10... ఈ కాగితపు వరుస
సంఖ్య..... 8...

సబ్-రిజిస్ట్రారు



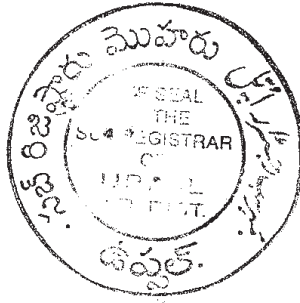
CALIFORNIA
DRIVER LICENSE
EXP RES 11-17-09 CLASS: C
A6395102
SAVEED ROOP KARAN
24800 EARLS CT
CALABASAS CA 91302
SEX: M HAIR: BLK EYES: BRN
HT: 5-11 WT: 170 DOB: 11-17-61
RSTR: CORR LENS
10/23/2007 587 27 FD/09

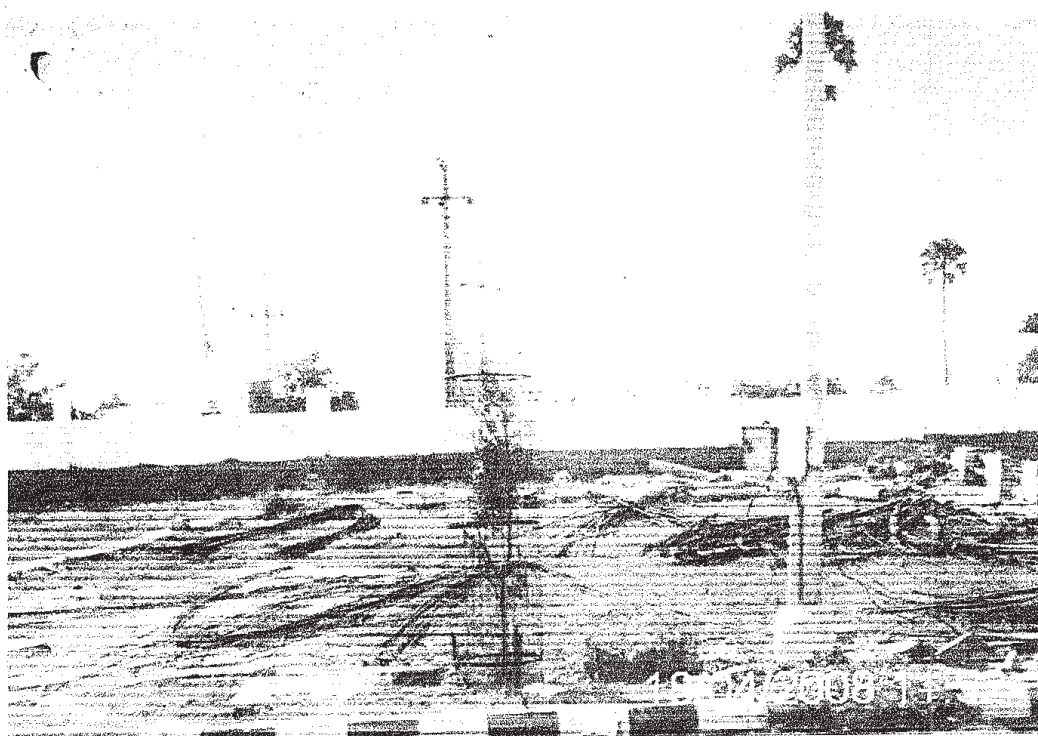
Saveed Roop Karan



వ పుస్తకము 3834/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10. ఈ కాగితపు వరుస
సంఖ్య...9

సబ్-రిజిస్ట్రార్





న పుస్తకము.....
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....10 ఈ కాగితపు వరుస
సంఖ్య.....10

సబ్-రిజిస్ట్రారు

