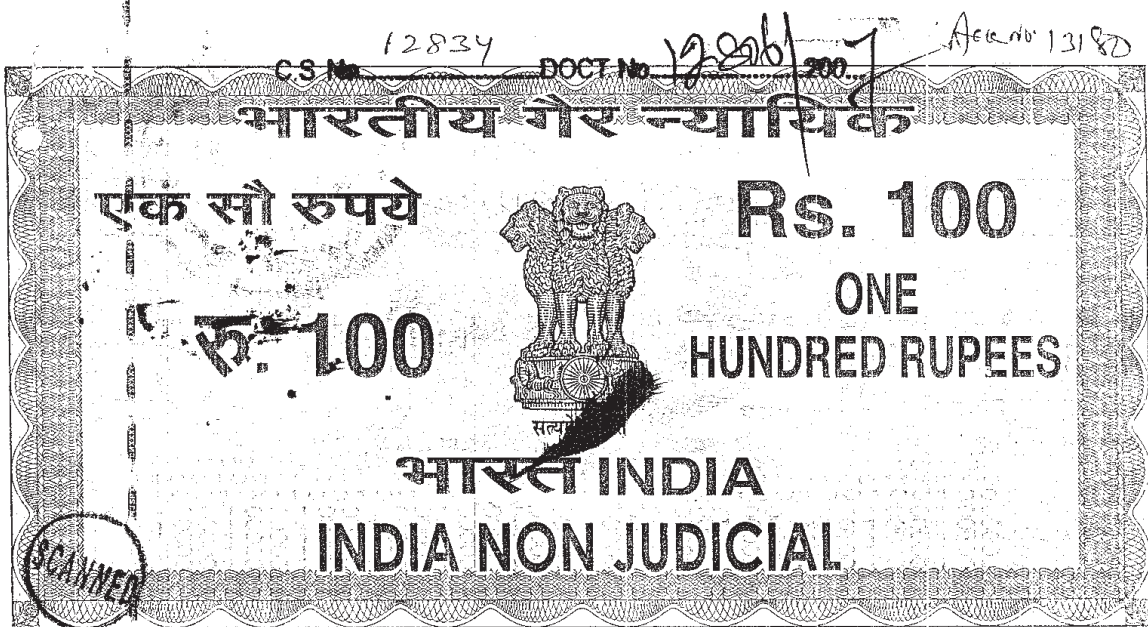




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 226005

Date : 09-10-2007 Serial No : 18,843 Denomination : 100

Purchased By :

G. VENKATESH  
S/O. G. A. RAO  
SECUNDERABAD

Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.O. UPPAL

For Whom :

MAHTA & MODI HOMES

SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 31 day of October 2007 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, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

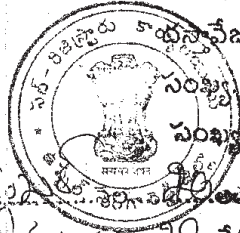
MRS. JHANSI LAKSHMI SAKAMURI, W/o. MR. SAKAMURI DURGA PRASAD, aged about 52 years, residing at C/o. Mr. V. G. Prasad, Flat No. 203, Vijaya Towers, Kalyan Nagar, III phase, Motinagar, Hyderabad - 500 018., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



1 వ పుస్తకము... 12.12.2006

అనువేషణల మొత్తం కాగితముల

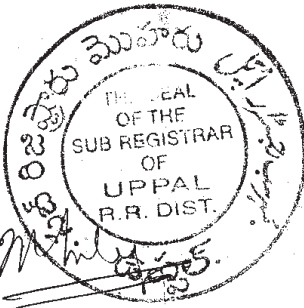
సంఖ్య..... ఈ కాగితపు వరుస

సంఖ్య.....

192 వ.శ.శా.వార్షిక... మాసము... తేది  
పగలు... మరల... గంటల మధ్య  
ఉప్పుల సబ్-రెజిస్ట్రారు ఆఫీసులో

శ్రీ. Gaurang mody  
రిజిస్ట్రేషన్ చట్టము, 1908 లో సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు  
మరియు రిలీముక్రంతో సహా దాఖలుచేసి  
తునుము డి.ఎ.బి. చెల్లించినారు.

Receipt No. 602172 Dt. 17/11/07. Vide  
శ్రీ. Gaurang mody Branch, Sec'bad



నాసి యిచ్చినట్లు ఒప్పుకోవడం  
ఎడమ బ్రాహ్మణులు



విరూపించినది.

Gaurang mody s/o. Jayanthilal mody  
occ. Business. P.O. Flat No. 105  
Sapphire Apts, Chikora Gardens, Begumpet  
Hyderabad, through attested G.P.A for  
Presentation of documents, vide G.P.A No.  
64/34/2007, at SRO, Uppal, R.R. Dist  
s/o. K. P. Reddy occ. Service  
5-4-187/3 & 4, 2nd floor, M. G. Road  
Sec'bad

1. శ్రీ. శ్రీ. శ్రీ. శ్రీ.

2. Kiran s/o Rama Rao occ. Business  
P.O. 101, 5th. Stn. Appa Nagole 'x' Road  
Hyderabad.

200 వ.శ.సం... వార్షిక... నెల... 20 వ తేది  
192 వ.శ.శా.వార్షిక... మాసం... 29 వ తేది.

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<br>37<br>38<br>39 | Gt. 0-50<br>Gt. 18-50<br>Gt. 9-00<br>Gt. 52-00<br>-----<br>Gt. 80-00 | Ac. 2-00 Gt.             |
| 3.                   | 13200/2003         | 01/11/2003 | 35<br>36<br>37       | Gt. 11-00<br>Gt. 60-50<br>Gt. 13-50<br>-----<br>Gt. 85-00            | Ac. 2-05 Gt.             |
| Total Extent of Land |                    |            |                      |                                                                      | Ac. 6-05 Gts.            |

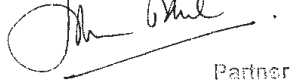
All the above three Sale Deeds are registered at the office of Sub-Registrar of Uppal, R.R. District and are executed by the following owners:

- 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

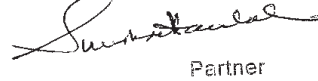
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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. 67 admeasuring 310 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,34,000/- (Rupees Four Lakhs Thirty Four Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

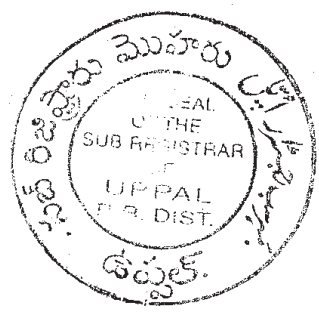
  
Partner

1 వ పుస్తకము 2806 నంబరు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య.....ఈ కాగితపు వరుస  
 సంఖ్య..2.....  
 పబ్-రిజిస్ట్రారు

Stamp duty paid Under Section 42 of Act 19 of 1894  
 No. 2806 of 2007 Date 12/11/07  
 I hereby certify that the proper deficit  
 stamp duty of Rs. 2806 Rupees. Twenty eight thousand  
nine hundred 88 only Rupees only  
 has been levied in respect of this instrument  
 from Sri. Gourang mody  
 on the basis of the agreed Market Value  
 consideration of Rs. 425000 being  
 higher than the consideration agreed Market  
 Value.  
 S.O. Uppal  
 Sub Registrar  
 and Collector U/S. 41 & 4  
 INDIAN STAMP ACT

Registration Endorsement  
 An amount of Rs. 2806 towards Stamp Duty  
 including Transfer only and Rs. 2170  
 towards Registration Fee was paid by the party  
 through Challan Recd. Number 602172  
 Dated 12/11/07 at SHRI Habsiguda Branch Sec'bad.

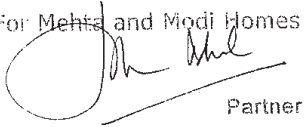
S.B.H. Habsiguda  
 A/c No. 014-0050789  
 S.B.O. Uppal



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

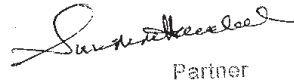
1. The Vendor do hereby convey, transfer and sell the Plot No.67 admeasuring 310 sq. yds. forming part of Sy. Nos. 35 to 39 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 4,34,000/- (Rupees Four Lakhs Thirty Four 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 be onging 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. 41,225/- is paid by way of challan No. 602172, dated 17-11-07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes



Partner

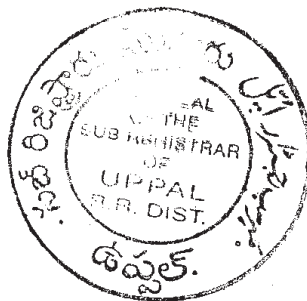
For Mehta and Modi Homes



Partner

పబ్-రిజిస్ట్రారు

*[Handwritten signature]*  
 22-10-2023



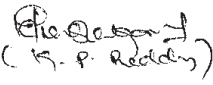
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.67 admeasuring about 310 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:

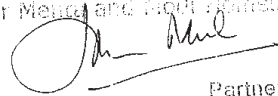
|       |                  |
|-------|------------------|
| North | 40' wide road    |
| South | Neighbours land  |
| East  | Plot No. 65 & 66 |
| West  | Road             |

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:

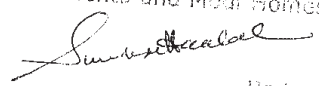
1.   
(K. P. Reddy)
2.   
(Kiran)

For Mehta and Modi Homes

  
Partner

(Soham Modi)  
VENDOR

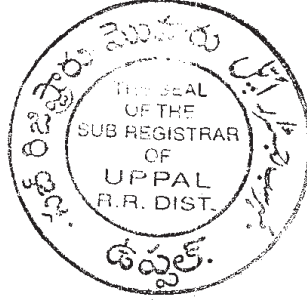
For Mehta and Modi Homes

  
Partner

(Suresh U Mehta)  
VENDOR

1 వ పుస్తకము దిశ్చిదిగ/సంగ్రాహ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

PLOT NO. 67, FORMING A PART

**IN SURVEY NO.** 35, 36, 37, 38 & 39**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

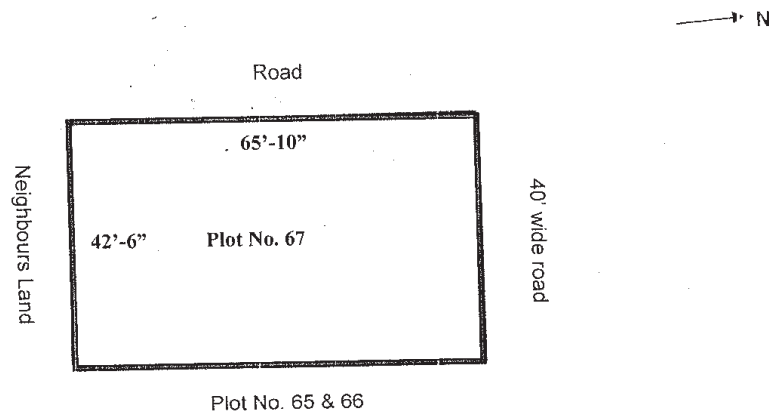
**Mandral, R.R. Dist.****VENDOR:** M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

**BUYER:** MRS. JHANSI LAKSHMI SAKAMURI, WIFE OF MR. SAKAMURI DURGA PRASAD**REFERENCE:**  
**AREA:**

310

**SCALE:**  
**SQ. YDS.****INCL:**  
**SQ. MTRS.****EXCL:****WITNESSES:**

1.

2.

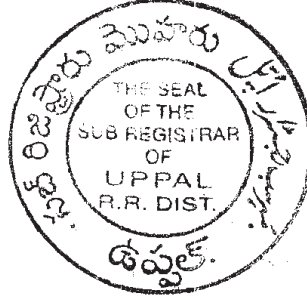
For Mehta and Modi Homes

  
Partner

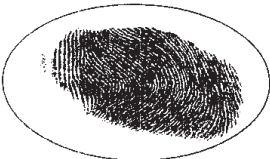
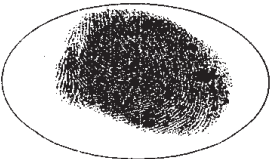
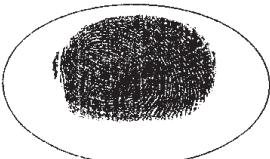
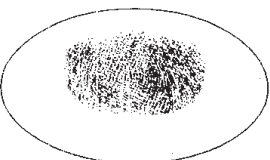
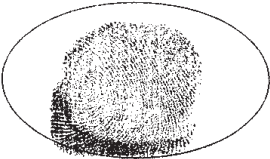
For Mehta and Modi Homes

  
Partner**SIG. OF THE VENDOR**

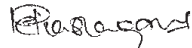
1 వ పుస్తకము ది. 10/11/2019 న  
దస్తావేజాల మొత్తం కాగితముల  
పరిష్కారము... 9... ఈ కాగితపు వరుస  
సంఖ్య... 5.....  
సబ్-రిజిస్ట్రారు



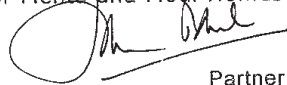
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL. NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                            | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                        | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                                                                                                                        |
|---------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |    |    | <b>VENDOR:</b><br>M/S. MEHTA & MODI HOMES,<br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD<br>REP. BY ITS PARTNERS.<br>1. MR. SOHAM MODI<br>S/O. MR. SATISH MODI                              |
|         |    |    | 2. MR. SURESH U. MEHTA<br>S/O. LATE UTTAMLAL MEHTA<br>(O). 5-4-187/3 & 4, III FLOOR<br>SOHAM MANSION, M. G. ROAD<br>SECUNDERABAD - 500 003.                                                                                                 |
|         |    |    | <b>GPA FOR PRESENTING DOCUMENTS:</b><br>MR. GAURANG MODY<br>S/O. JAYANTHILAL MODY<br>R/O. FLAT NO. 105<br>SAPPHIRE APARTMENTS<br>CHIKOTI GARDENS BEGUMPET<br>HYDERABAD.                                                                     |
|         |   |   | <b>PURCHASER:</b><br>MRS. JHANSI LAKSHMI SAKAMURI<br>W/O. MR. SAKAMURI DURGA PRASAD<br>R/O. C/O. MR. V. G. PRASAD<br>PLOT NO. 44, FLAT NO. 203, VIJAYA RESIDENCY<br>KALYAN NAGAR, III PHASE<br>MOTINAGAR CROSS ROAD<br>HYDERABAD - 500 018. |
|         |  |  | <b>REPRESENTATIVE:</b><br>MR. V. G. PRASAD<br>S/O. MR. SRIHARI RAO<br>R/O. PLOT NO. 44, FLAT NO 203<br>VIJAYA RESIDENCY, KALYAN NAGAR, III PHASE<br>MOTINAGAR CROSS ROAD<br>HYDERABAD - 500 018.                                            |

SIGNATURE OF WITNESSES:

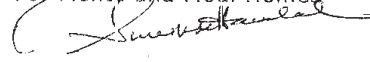
1.   
2. 

For Mehta and Modi Homes



Partner

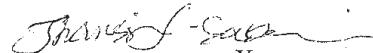
For Mehta and Modi Homes



SIGNATURE OF EXECUTANTS

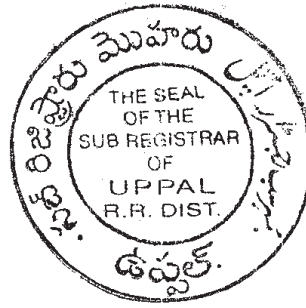
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. V. G. Prasad, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances. Uppal, Ranga Reddy District.



1 వ పుస్తకము ది. 1966. సం॥  
దస్తావేజాల మొత్తం కాగితములి  
సంఖ్య.....9....ఈ కాగితపు వరుస  
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**  
 DRIVING LICENCE  
 DLDAPO1-193822002  
**PRABHAKAR REDDY K**  
**K PADMA REDDY**  
 2-3-64/18724  
**JAISWAL GARDEN**  
**AMBERPET**  
**HYDERABAD**

10072002 DUPLICATE

Licensing Authority,  
 RTG-HYDERABAD-EC

PERMANENT ACCOUNT NUMBER  
**ABPM6725H**

NAME  
**SOHAM SATISH MODI**

DATE OF BIRTH  
**18-10-1969**

DATE OF ISSUE  
**18-10-2010**

DATE OF EXPIRY  
**18-10-2015**

DATE OF BIRTH  
**18-10-1969**

DATE OF ISSUE  
**18-10-2010**

DATE OF EXPIRY  
**18-10-2015**

भारत गणराज्य REPUBLIC OF INDIA

IND **B2791005**

MODI

SOHAM SATISH MODI

INDIAN male 18-10-1969

MUMBAI (ms)

PO HYDERABAD

9-10-2000 8-10-2010

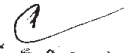
For Mehta and Modi Homes

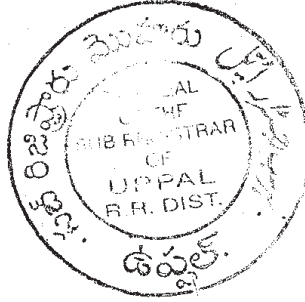
Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము ది. 10/12/1954  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

  
పబ్-రిజిస్ట్రారు



**NEW JERSEY**

Motor Vehicle  
Commission

CLASS: D

**AUTO DRIVER LICENSE**



*Jhansi L. Sakamuri*  
S0212 40173 55522  
DOB: 05-16-1952  
JHANSI L SAKAMURI  
1 GENOVA CT  
EDISON NJ 08917-2300

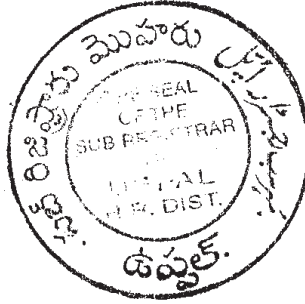
ISSUED: 03-17-2000 EXPIRES: 03-30-2010  
SEX: F HT: 5-01 EYES: BRN HAIR: BRN



S0212 40173 55522 JS RENC 24.00

1 వ పుస్తకము దిగిండు/సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....9.....ఈ కాగితపు వరుస  
సంఖ్య...౯.....

పబ్-రిజిస్ట్రారు



| Block No              |                                                                                   |                |               |             |             |          | A       | 67       | Sold     | Yes     | Booking Date | 30-Jan-06 |
|-----------------------|-----------------------------------------------------------------------------------|----------------|---------------|-------------|-------------|----------|---------|----------|----------|---------|--------------|-----------|
| Agr Executed          |                                                                                   | Agr Date       |               | Area        | 354         |          |         |          |          |         |              |           |
| Parking               | Car                                                                               | Booked by      |               | Jagdish     | Pmt. Scheme | QIS      |         |          |          |         |              |           |
| Buyer Name            | Mr. Sakamurti Durgaa Prasad                                                       |                |               | Phone       | 9399329210  |          |         |          |          |         |              |           |
| Address               | C/O A.C.T. Prasad, Vijaya Towers, Kalyan Nagar Third Phase, Medd Nagar, Hyderabad |                |               |             |             |          |         |          |          |         |              |           |
| Occupation            | Works for Bank of New York USA                                                    |                |               |             |             |          |         |          | Sale Amt | 3000000 |              |           |
| Total Amt             | 3000000                                                                           |                | Other Amt     |             | 110218      | Receipts | 2511636 |          |          |         |              |           |
| HL Req                | HL App for                                                                        |                | 0 HL Released |             |             |          | 0       |          |          |         |              |           |
| HL From               | QIS                                                                               | App Made       |               | HL Approved |             |          |         |          |          |         |              |           |
| NOC                   | Doc Complete                                                                      |                | Reg Done      |             | HL Release  |          |         |          |          |         |              |           |
|                       |                                                                                   | Sale Completed |               | Paid        |             | PDC      | PDC DL  | Exp date |          |         |              |           |
| Date                  | Description                                                                       | Amount         | Cheque No.    | Paid        | PDC         |          | PDC DL  | Exp date |          |         |              |           |
| 30-Jan-06             | Booking Amount                                                                    | 23000          | Cash          | ✓           |             |          |         |          |          |         |              |           |
| 01-Apr-06             | 1st Instalment                                                                    | 100000         | wire transfer | ✓           |             |          |         |          |          |         |              |           |
| 01-Apr-06             | 2nd Instalment                                                                    | 120000         | Wire Transfer | ✓           |             |          |         |          |          |         |              |           |
| 01-Jul-06             | 3rd Instalment                                                                    | 300000         |               | ✓           |             |          |         |          |          |         |              |           |
| 01-Oct-06             | 4th Instalment                                                                    | 300000         |               | ✓           |             |          |         |          |          |         |              |           |
| 01-Jan-07             | 5th Instalment                                                                    | 300000         |               | ✓           |             |          |         |          |          |         |              |           |
| 01-Apr-07             | 6th Instalment                                                                    | 300000         |               |             |             |          |         |          |          |         |              |           |
| 01-Jul-07             | Final Amount                                                                      | 175000         |               |             |             |          |         |          |          |         |              |           |
| <b>Other Payments</b> |                                                                                   |                |               |             |             |          |         |          |          |         |              |           |
| 22-Mar-07             | Service Tax Provision                                                             | 37600          |               |             |             |          |         |          |          |         |              |           |
| 23-Mar-07             | Vat Provision                                                                     | 30000          |               |             |             |          |         |          |          |         |              |           |
| 30-Apr-07             | Form Stamps                                                                       | 31708          |               |             |             |          |         |          |          |         |              |           |
| 13-Jul-07             | Regd Bns. Form Transl. Agr                                                        | 17350          |               |             |             |          |         |          |          |         |              |           |
| 31-Jul-07             | Property Tax Included Chs                                                         | 7200           |               |             |             |          |         |          |          |         |              |           |
| <b>Receipts</b>       |                                                                                   |                |               |             |             |          |         |          |          |         |              |           |
| Date                  | Towards                                                                           | Amount         | Cheque No.    | Cleared     | Receipt No. |          |         |          |          |         |              |           |
| 30-Jan-06             | Booking amount received                                                           | 230000         | Cash          | ✓           | 1319        |          |         |          |          |         |              |           |
| 2-Feb-06              | Payment Received                                                                  | 103437         | Wire Transfer | ✓           |             |          |         |          |          |         |              |           |
| 02-Mar-06             | 2nd Instalment                                                                    | 1234684        | Wire Transfer | ✓           | 1390        |          |         |          |          |         |              |           |
| 11-Dec-06             | Payment received                                                                  | 311130         | Rolls         | ✓           | 1566        |          |         |          |          |         |              |           |
| 15-Mar-07             | Payment Received                                                                  | 300050         | Rolls         | ✓           | 1744        |          |         |          |          |         |              |           |
| 24-May-07             | Payment Received                                                                  | 300025         | Internet      | ✓           | 1795        |          |         |          |          |         |              |           |
| 20-Jul-07             | Payment Received                                                                  | 210120         | Rolls         | ✓           | 1821        |          |         |          |          |         |              |           |
| <b>Remarks</b>        |                                                                                   |                |               |             |             |          |         |          |          |         |              |           |

Taken By \_\_\_\_\_  
 Work Done \_\_\_\_\_





1 వ పుస్తకము ది. 10.6/2007  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....9.....ఈ కాగితపు వరుష  
సంఖ్య.....9.....

సబ్-రిజిస్ట్రార్

