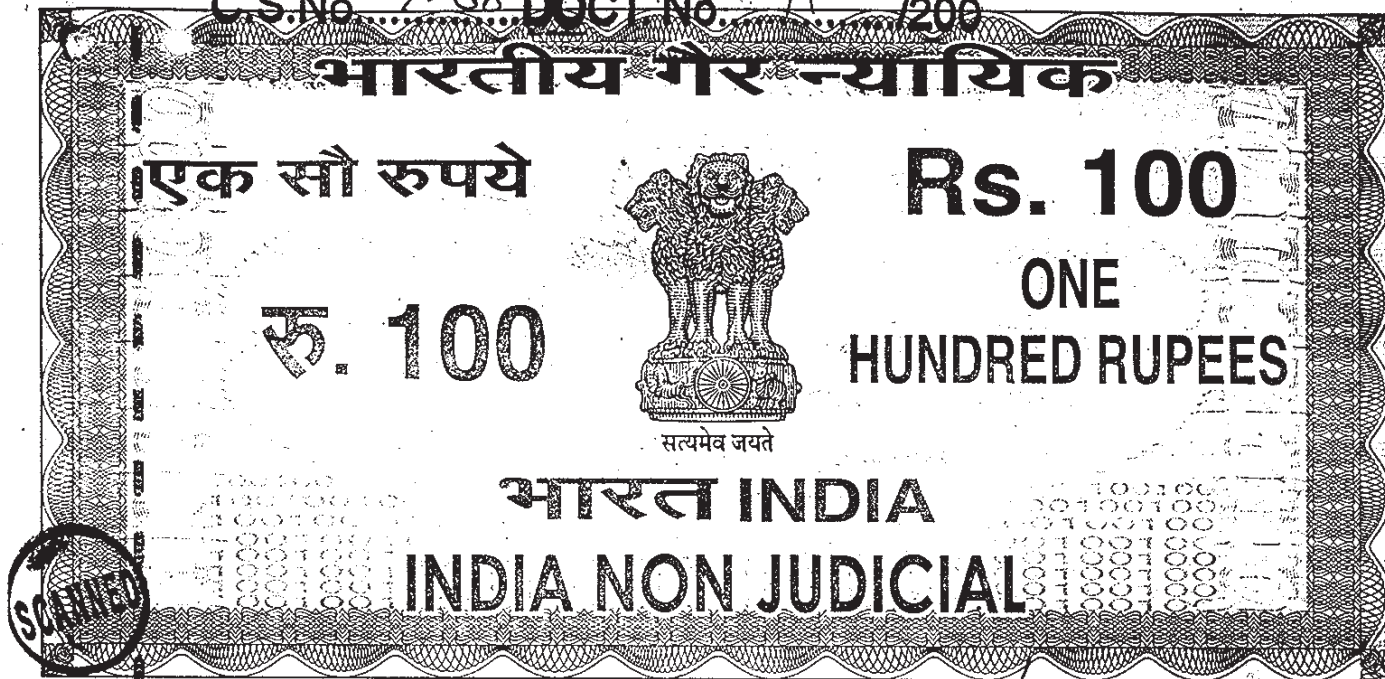


(213)

C.S.No. 19268 DOCT No. 19234/106/200

1972/



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 487306

S.No. 7212 Date 30/11/2006
Name D. Phani Kumar
S/o. D/o. W/o. D. N. Mehta
For Whom Mehta & Modi Homes

K. SRINIVAS
C.V.L. No. 26/98, R.No. 39/2004
City Civil Court,
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 6th day of December 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 514-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

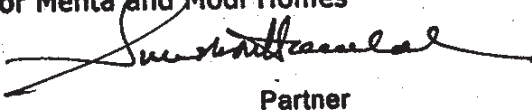
IN FAVOUR OF

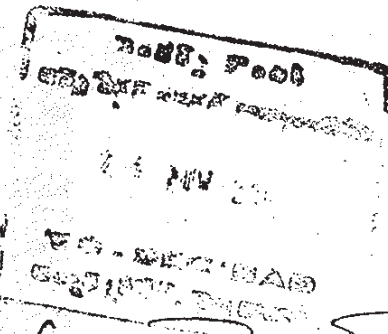
MR. SATYAVOLU RAVI KRISHNA, SON OF MR. S. S. RAMA RAO, aged about 38 years, residing at A1-35, T. V. Colony, Ramanthpur, Hyderabad – 500 039, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

For Mehta and Modi Homes


Partner


Partner



వ పుస్తకము/1256/స్థాపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

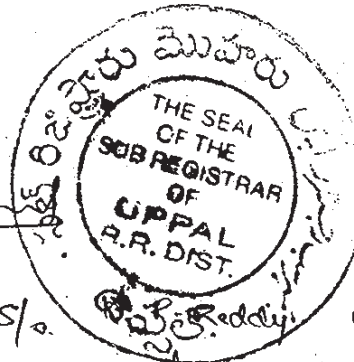
సబ్-రిజిస్ట్రారు

2006 వ సం...నెల...తది
1925 వ.శ.శ...మాసము...తది
పగలు.....మరియు.....గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥ 150/- చెల్లించినారు.

Receipt No. 104099 Dt. 6/12/06
SBH, Hatsiguda Branch, Sec Bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటనవ్రేలు



(1) 5-4-187/3 & 4, 2nd Floor, Soham Mansions,
M. G. Road, Sec Bad, through attested GPA
for Presentation of documents vide GPA
No. 201/BK/06 at SRO, Uppal.



నరూపించినది.

K. SATYANARAYANA S/o. K. N. ACHARI, H.No. 1-2-185,
First Floor, Chikhalampally, Hyd-20.



Rajan Kumar S/o. Rama Rao occ: Business
R/a 2-3 Gulabpally Amberpet, Hyd.

2006 వ.సం...నెల...తది
1925 వ.శ.శ...మాసం...తది.



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar M. 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	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

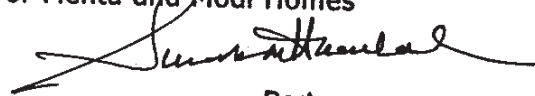
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

19234/10
 పంపిణీ చేయబడినది
 సంఖ్య 8
 పంపిణీ 2
 పేజీ-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1864
 No. 19234 of 200 Date 6/12/06

I hereby certify that the proper deficit
 stamp duty of Rs. 20,600/- Rupees twenty
 thousand and six hundred only
 has been levied in respect of this instrument
 from Sri B. Perabharas Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 230,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

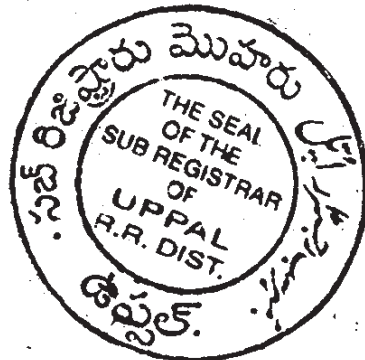
6/12/06

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

Registration Endorsement

An amount of Rs. 20,600/- towards Stamp Duty
 including Transfer duty and Rs. 1,150/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 104099
 Dated 6/12/06 at SRI Habsiguda Branch Sec 133

S.B.H. Habsiguda
 A/c No. 01000050786
 of S.R.O. Uppal.

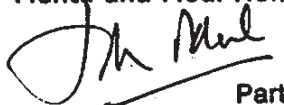


- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.
- E) The Vendee is desirous of purchasing a plot of land bearing no.213 admeasuring 230 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,30,000/- (Rupees Two Lakhs Thirty 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.213 admeasuring 230 sq. yds. forming part of Sy. No. 291 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.2,30,000/- (Rupees Two Lakhs Thirty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration having received the same in the following manner:
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. 21,845/- is paid by way of challan No. C-10407 dated 06.12.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

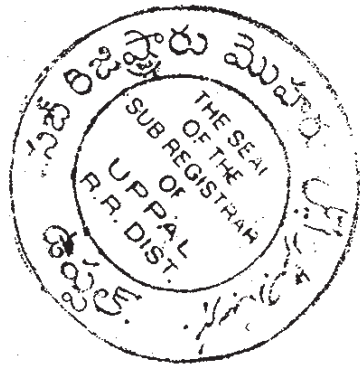

Partner

1వ పుస్తకము / గ్రంథము
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 1... ఈ కాగితపు వరుస
 సంఖ్య... 2

సబ్-రిజిస్ట్రార్

1వ పుస్తకము సం|| (కా.శ) పు|| 1923/06
 నంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నంబరు 1923-1-2006 వద్ద ముద్ర
 2006 సం|| నవంబరు 15 నుండి...

9/11/11
 రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.213 admeasuring about 230 sq. yds. forming part of Sy. No. 291, 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.214
South	Plot No.212
East	40' wide road
West	Plot No.218

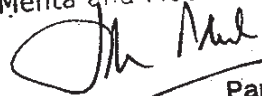
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

2.

For Mehta and Modi Homes

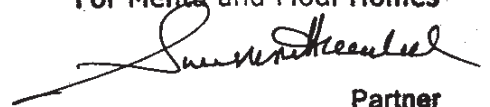


Partner

(Soham Modi)

VENDOR

For Mehta and Modi Homes



Partner

(Suresh U Mehta)

VENDOR

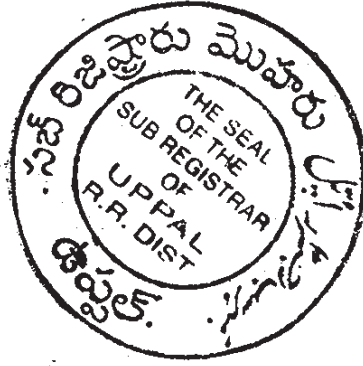
S.S. Ramadoss

VENDEE

(GPA Holder)

1 వ పుస్తకము. 1.9.2000/01
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....రో....ఈ కాగితపు వరుస
సంఖ్య.....9.....

పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 213, FORMING A PART

SURVEY NO. 291

Situating at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

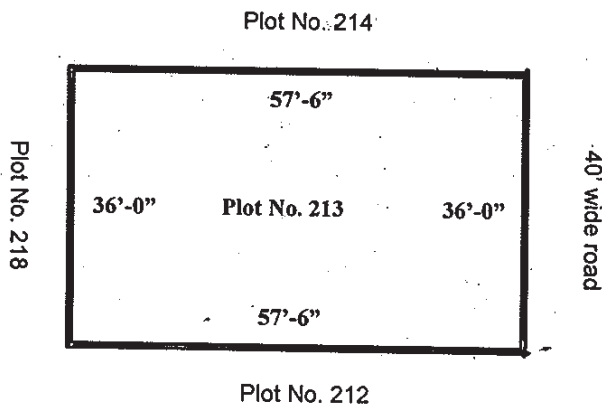
1. MR. SOHAM MODI, SON OF SRI SATISH MODI

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

BUYER: MR. SATYAVOLU RAVI KRISHNA, SON OF MR. S. S. RAMA RAO

REFERENCE:
AREA: 230SCALE:
SQ. YDS.INCL:
SQ. MTRS.

EXCL:



WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

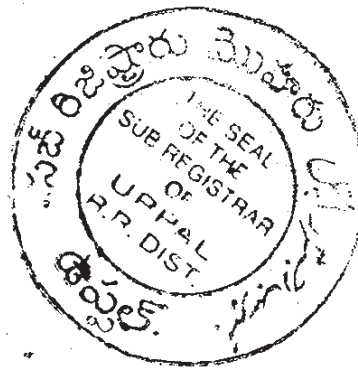
Partner

SIG. OF THE VENDOR

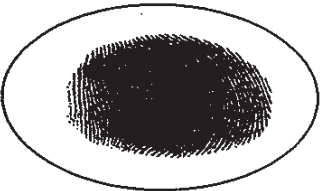
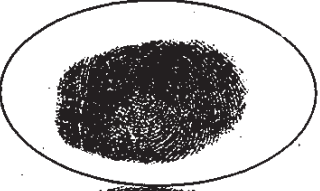
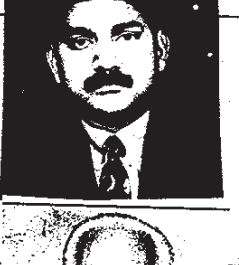
SIG. OF THE BUYER

(GPA Holder)

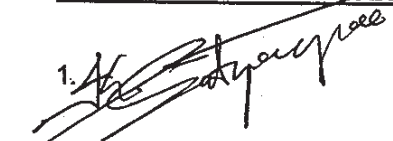
పబ్లి. రిజిస్ట్రార్



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. 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.
			BUYER: MR. SATYAVOLU RAVI KRISHNA S/O. MR. S. S. RAMA RAO R/O. A1-35, T. V. COLONY RAMANTHPUR HYDERABAD - 500 039.
			REPRESENTATIVE OF GPA: MR. S.S. RAMA RAO S/O. S. NARAYANA RAO R/O. A1-35 TV COLONY RAMANTHPUR, Hyd.

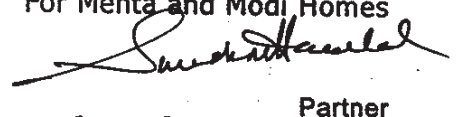
SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF THE EXECUTANTS

NOTE:

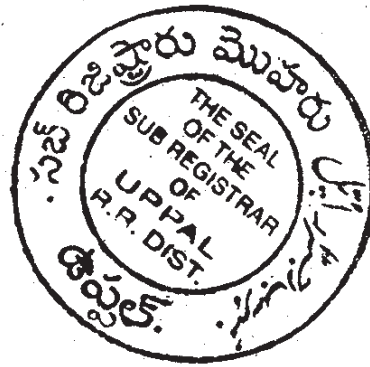
I stand herewith my Photograph and Finger Print as per the Prescribed, through my representative Mr. S.S. Rama Rao, as I cannot appear personally before the SRO - Hyderabad.

By 
S.S. Rama Rao


(GPA Holder)

1వ పుస్తకము/1924/సంఖ్య
దస్తవేజుల మొదల కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 6...


సబ్ రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
DLDAPO11193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-04/10724
JAISHAL GARDEN
AMBERKEY
HYDERABAD

20/10/2002 DUPLICATE
Licensing Authority,
RTA, HYDERABAD-52

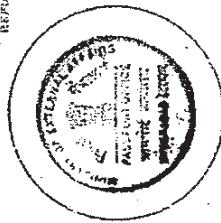


इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उस तब से निम्नलिखित पर बात से साबित हो, यह प्रमाणित करने के लिए कि वे वास्तव में भारत के नागरिक, भारतीय के अति-अति, और उसे जो उनके की पूर्ण वास्तव और पूर्ण बात को प्रमाणित यह आवश्यक है।

THESE ARE TO REQUEST AND REQUEST IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WITH IT MAY CONSENT TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET ON HINDRANCE, AND TO APPROVE HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के अतिरिक्त से प्राप्त वक्त
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA

अधीक्षक/सुपरिन्टेंडेंट
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad.



PERMANENT ACCOUNT NUMBER
ABMIPM6725H

सोहम सतिश मोदी
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
[Signature]

Chief Commissioner of Income-tax, Andhra Pradesh

भारत गणराज्य REPUBLIC OF INDIA

नागरिकता / Nationality: IND
पासपोर्ट नं. / Passport No.: B2791005

नाम / Name: MODI
सोहम सतिश मोदी / Soham Satish Modi

प्राप्त तिथि / Date of Birth: 18-10-1969

लिंग / Sex: MALE

जन्म स्थान / Place of Birth: MUMBAI (ms.)

स्थान / Place of Issue: HYDERABAD

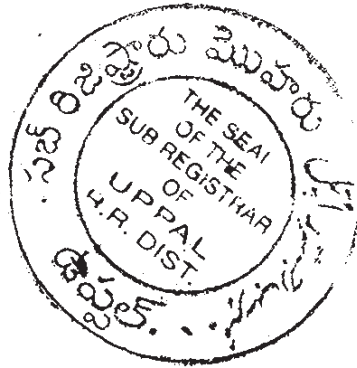
वैधता तिथि / Validity: 9-10-2000 to 8-10-2010

For Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner

1 వ పుస్తకము / 123456789
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...గీ...ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Sarojadevi	Wife	14/07/47	58

S.S. Ranga
 17/11/05
 D.L. Specialist,
 17/11/2005 O/o D.R.D.A.
 కార్యదర్శి పంథా/పరిమూల - కార్యదర్శి పంథా
 D.P. 53/2005

HOUSEHOLD CARD	
Card No	: PAP158612500256
F.P Shop No	: 125
పేరు	: సత్యవోలు . సీతారామ రావు
Name of Head of Household	: Satyavolu . Sitarama Rao
తండ్రి/భర్త పేరు	: వారాయాణ రావు
Father/ Husband Name	: Warayana Rao
పుట్టినతేది/Date of Birth	: 10/04/1940
వయస్సు/Age	: 65
వృత్తి/Occupation	: Retired Employee
ఇంటి.నెం./House No.	: 3-4-63/A/35
వీధి /Street	: T.V.COLONY
Colony	: RAMANTHAPUR
Ward No.	: వర్డ్ 18/ Ward-18
Municipality	: ఉప్పల / Uppal
జిల్లా /District	: రంగారెడ్డి / Ranga Reddy
Annual Income (Rs.)	: 72,000
LPG Consumer No.	: 9324/(Double)
LPG Dealer Name	: Uppal Gas Service U , IOC



1 వ పుస్తకము. 1.9.2. వెళ్ళుంతు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.... రో.. ఈ కాగితపు వరుస
సంఖ్య.... రో.....

పద-రిజిస్టరు

