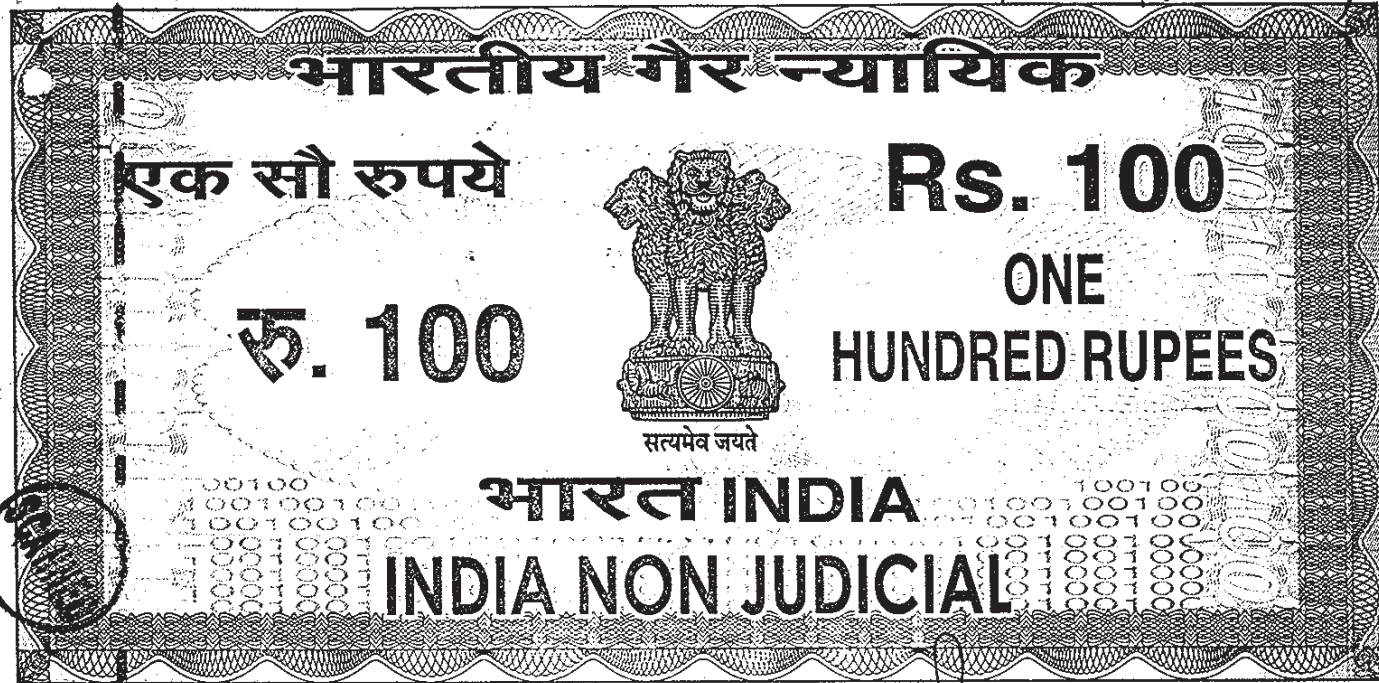


225 No. 9064

DOCT No. 9051/2007

Plot: 225

Acum. 9346



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G 796351

3302 02/05/2007 100/-
 Phani Kumar
 D. N. Mehta
 Mehta & Modi Homes

K. SATISH KUMAR
 S.V.L. No: 10/1000 R. No: 26/2006
 6-2-30 P. N. NAGAR (M), R.R. DIST

SALE DEED

This Sale Deed is made and executed on this the 27th day of July, 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, Son of Sri Satish Modi, aged about 37 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. RAHUL GUPTA, SON OF MR. S. K. GUPTA, aged about 34 years,
2. MRS. NEELIMA RANI THAKUR, WIFE OF MR. RAHUL GUPTA, aged about 30 years, both are residing at MIG-82, Phase-2, APHB Colony, Moula Ali, Hyderabad - 500 040, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

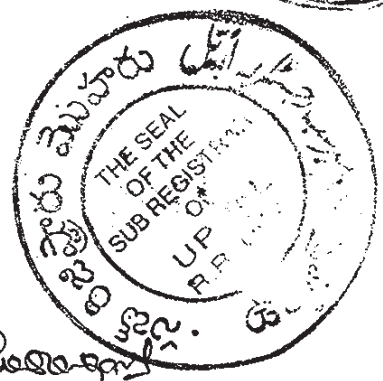
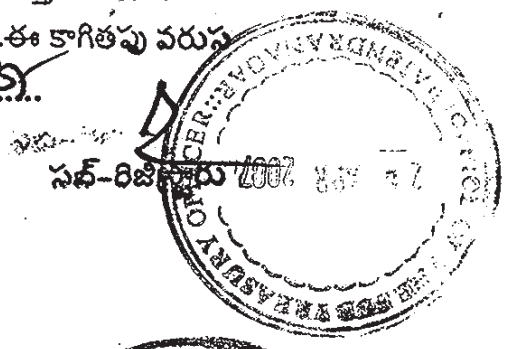
For Mehta and Modi Homes

[Signature]
 Partner

For Mehta and Modi Homes

[Signature]
 Partner

వ పుస్తకము 105/1 సం॥ పు
దస్తావేజాల మొత్తం కాగితముల



407 వ సం॥ సీరియల్ నెంబర్ 1640
1927 వ.శ.శ.సా.సం॥ మాసము 5 తేది
పగలు.....మరియు.....గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో
శ్రీ.కె.ఎస్.ఎస్.రెడ్డి
రిజిస్ట్రేషన్ కు, 1903 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు పేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥ 1640.....చెల్పించినారు.
Receipt No. 601/789 Dt. 27/4/27
SBH, Mahsiguda Branch, Secbad

వాసి ముచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బ్రాటనప్రేలు



శ్రీమంత్రి. శ్రీ. K. P. Reddy sec. Service
1) 5-4-187/3 & 4, 2nd floor, Soham mansion
M. G. Road, Secbad, through attested GFA
for presentation of documents, vide GFA no.
201/5K12/06 at Sec, Uppal, R. R. Dist.

చిరూపించినది.

1) Murthy

కంఠమూలమునకు శ్రీ. Ramala Rao sec. Secbad
శ్రీ. 2-3-640/24, Amberpet. Hyderabad.

2) P. H. J.

MAHAKOMAR శ్రీ murthy sec. Secbad
40 Uppal R. R. Dist

2007 వ. సం॥ సీరియల్ నెంబర్ 1640
1927 వ. శ.శ.సా.సం॥ మాసము 5 తేది

శ్రీ. కె. ఎస్. ఎస్. రెడ్డి

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, 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.

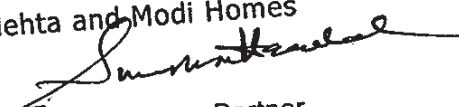
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. 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

1వ పుస్తకము 9051/.....
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య 9..... ఈ కాగితపు పనులు
 సంఖ్య.....

హక్ రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1887

No. 9051 of 2007 Date 27/7/07

I hereby certify that the proper deficit

stamp duty of Rs. 29285/- Rupees

Twenty nine thousand
 one hundred and eighty five only

has been levied in respect of this instrument
 from Sri. Brahadas Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 326500/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

Sub Registrar

and Collector U.S. 41&4
 dated 27/07/07 INDIAN STAMP ACT

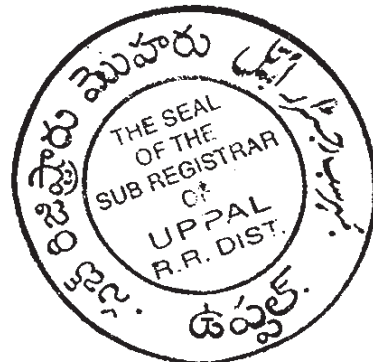
Registration Endorsement

An amount of Rs. 29285/- towards Stamp Duty
 Including Transfer duty and Rs. 1640/-
 towards Registration Fee was paid by the party
 through Chaffan Receipt Number 601789
 Dated 27/7/07 at SRM Chaffan Branch Sec 63

G.B.H. Habsiguda

A/c No. 010006007

of S.R.O. Uppal.

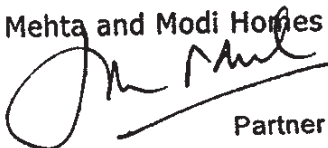


- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.
- E) The Vendee is desirous of purchasing a plot of land bearing no. 225 admeasuring 272 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 3,26,500/- (Rupees Three Lakhs Twenty Six Thousand Five Hundred Only) and the Vendor is desirous of selling the same on the following terms and conditions:

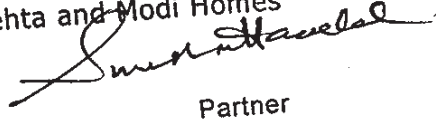
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 225 admeasuring 272 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.3,26,500/- (Rupees Three Lakhs Twenty Six Thousand Five Hundred 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. 31,020/- is paid by way of challan No. 6183 dated 27.07.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

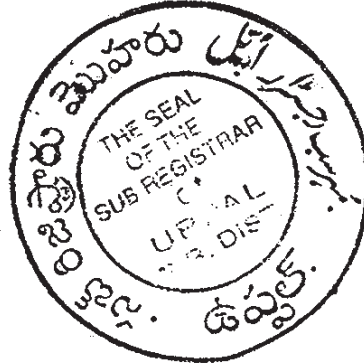

Partner

1 వ పుస్తకము 7051 సంఖ్య
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య 93 ఈ కాగితపు వరుస
సంఖ్య.....

పద్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు. 9051/07
నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు 9051-1-2007 ఇవ్వడమైన
2007 సం॥ డిసెంబరు 27 తేది

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 225 admeasuring about 272 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:

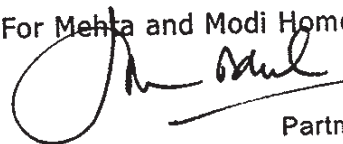
North	Plot No. 224
South	Plot No. 226
East	40' wide road
West	Plot No. 230

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

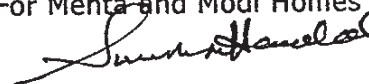


Partner

(Soham Modi)

VENDOR

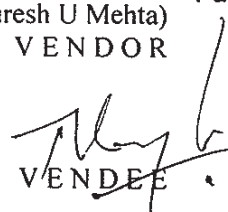
For Mehta and Modi Homes



Partner

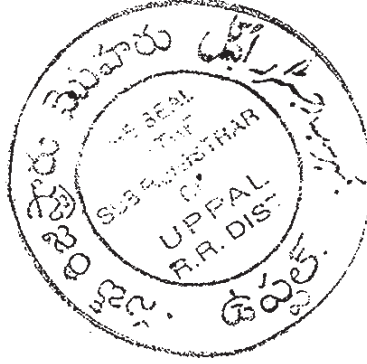
(Suresh U Mehta)

VENDOR


VENDEE

1 వ పుస్తకము 905/1001
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9.....ఈ కాగితపు వరుస
సంఖ్య 4.....

పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 225, FORMING A PART

IN SURVEY NO. 291**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

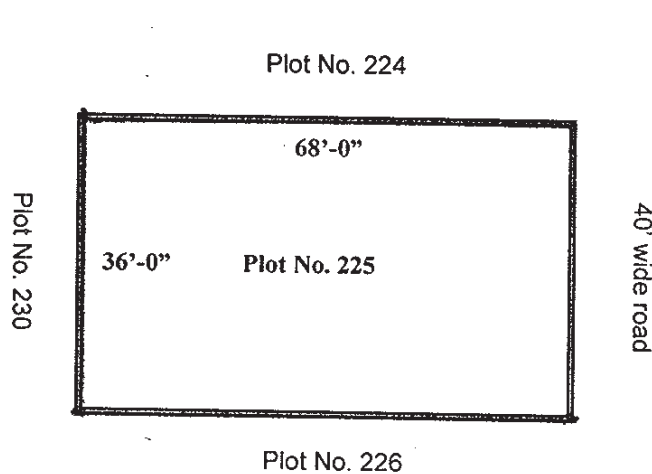
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: 1. MR. RAHUL GUPTA, SON OF MR. S. K. GUPTA

2. MRS. NEELIMA RANI THAKUR, WIFE OF MR. RAHUL GUPTA

REFERENCE:
AREA:

272

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

1.

2.

For Mehta and Modi Homes

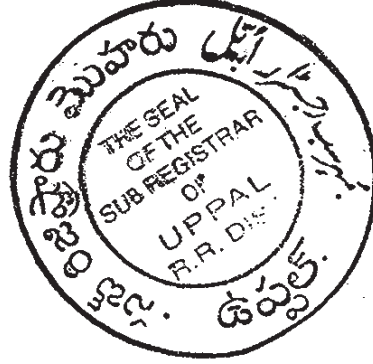
Partner

For Mehta and Modi Homes

Partner**SIG. OF THE VENDOR**
SIG. OF THE BUYER

1 వ పుస్తకము 9.11.11 నా
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....


పబ్లికేషన్



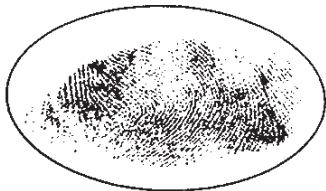
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

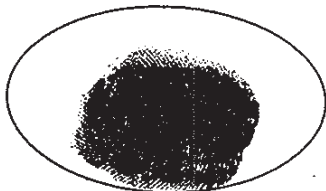
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

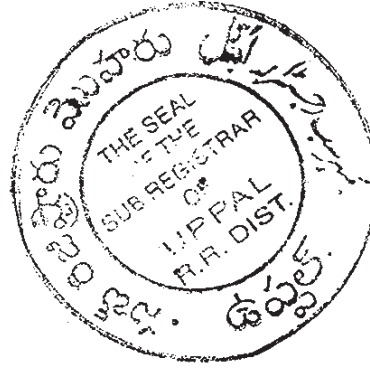
For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

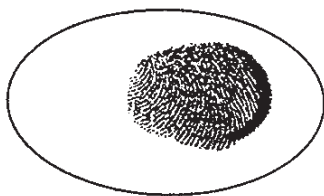
స పుస్తకము.....9051/స్రీ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....6.....

పబ్లికేషన్



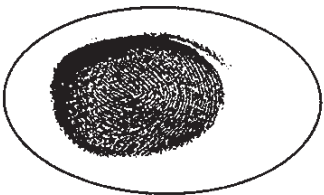
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



PURCHASER:

1. MR. RAHUL GUPTA
S/O. MR. S. K. GUPTA
R/O. MIG-82, PHASE-2
APHB COLONY
MOULA ALI
HYDERABAD - 500 040.



2. MRS. NEELIMA RANI THAKUR
W/O. MR. RAHUL GUPTA
R/O. MIG-82, PHASE-2
APHB COLONY
MOULA ALI
HYDERABAD - 500 040.



REPRESENTATIVE:

MR. THAKUR VISWANATH SINGH
S/O. MR. THAKUR SATYANARAYAN SINGH
R/O. MIG - 82, PHASE - 2
APHB COLONY
MOULA ALI
HYDERABAD - 500 040.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

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. Thakur Viswanath Singh, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

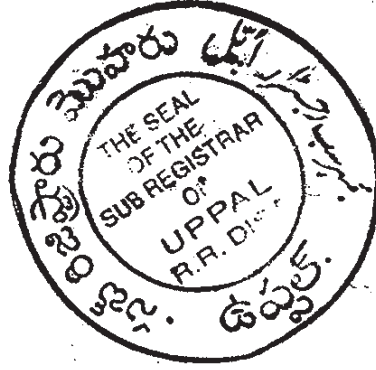
Rahul Gupta

Neelima R Thakur

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 10.5.1 సంఖ్య
దస్తావేజుల మొత్తం కాగితము
సంఖ్య 7.....ఈ కాగితపు వరుస
సంఖ్య 7.....


సహాయక రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
OLDAP011193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-04/10224
JATISH GARDEN
AMBERPET
HYDERABAD

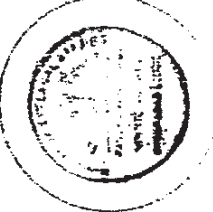
11-07-2002 DUPLICATE

Issued at
Licensing Authority
HYDERABAD



प्रमाणित है कि यह लाइसेंस प्रभुकार रेड्डी को जारी किया गया है, जो एक निवासी है, जो भारत में निवास करता है।
यह लाइसेंस प्रभुकार रेड्डी को जारी किया गया है, जो एक निवासी है, जो भारत में निवास करता है।
यह लाइसेंस प्रभुकार रेड्डी को जारी किया गया है, जो एक निवासी है, जो भारत में निवास करता है।

यह लाइसेंस प्रभुकार रेड्डी को जारी किया गया है, जो एक निवासी है, जो भारत में निवास करता है।
यह लाइसेंस प्रभुकार रेड्डी को जारी किया गया है, जो एक निवासी है, जो भारत में निवास करता है।
यह लाइसेंस प्रभुकार रेड्डी को जारी किया गया है, जो एक निवासी है, जो भारत में निवास करता है।



अधीक्षक/आयुक्त
प्राप्तकर्ता का नाम, ठेका रास्ता
प्राप्तकर्ता का नाम, ठेका रास्ता
प्राप्तकर्ता का नाम, ठेका रास्ता

PERMANENT ACCOUNT NUMBER
ABMPM6725H
SOHAM SATISH MODI
SATISH MANILAL MODI
18-10-1969

भारत गणराज्य REPUBLIC OF INDIA



IND B279100
MODI
SOHAM SATISH MODI
MALE
MUMBAI
PO HYDERABAD
9-10-2000 8-15-2000

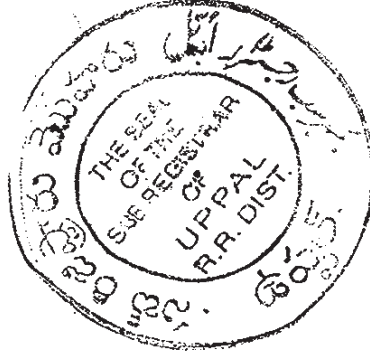
For Mehta and Modi Homes

Partner

Partner

1 వ పుస్తకము 9.0.5/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9.....ఈ కాగితపు వరుస
సంఖ్య 8.....

2
పబ్-రిజిస్ట్రార్




Election Commission Of India
 భారత ఎన్నికల సంఘము
IDENTITY CARD
 గుర్తింపుకార్డు

GBZ3719366



Elector's Name : Thakur Neelima Rani
 ఓటరు పేరు : తాకూర్ నీలిమ రాణి
 Father's Name : T Vishwanath Singh
 తండ్రి పేరు: టి విశ్వనాథ సింహ్

Sex : F Age as on 1-1-2003 25
 లింగము : స్త్రీ 1-1-2003 నాటికి వయస్సు


Election Commission Of India
 భారత ఎన్నికల సంఘము
IDENTITY CARD
 గుర్తింపుకార్డు

GBZ3722071



Elector's Name : T VISHWANATH SINGH
 ఓటరు పేరు : టి విశ్వనాథ్ సింగ్
 Father's Name : T SATYANARAYANA SINGH
 తండ్రి పేరు: టి సత్యనారాయణ సింహ్

Sex : M Age as on 1-1-2003 50
 లింగము : పు 1-1-2003 నాటికి వయస్సు

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RAHUL GUPTA
SURESH KUMAR GUPTA
10/12/1971
 Permanent Address
AREENKOT




TH

1 వ పుస్తకము. 905/1/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్

