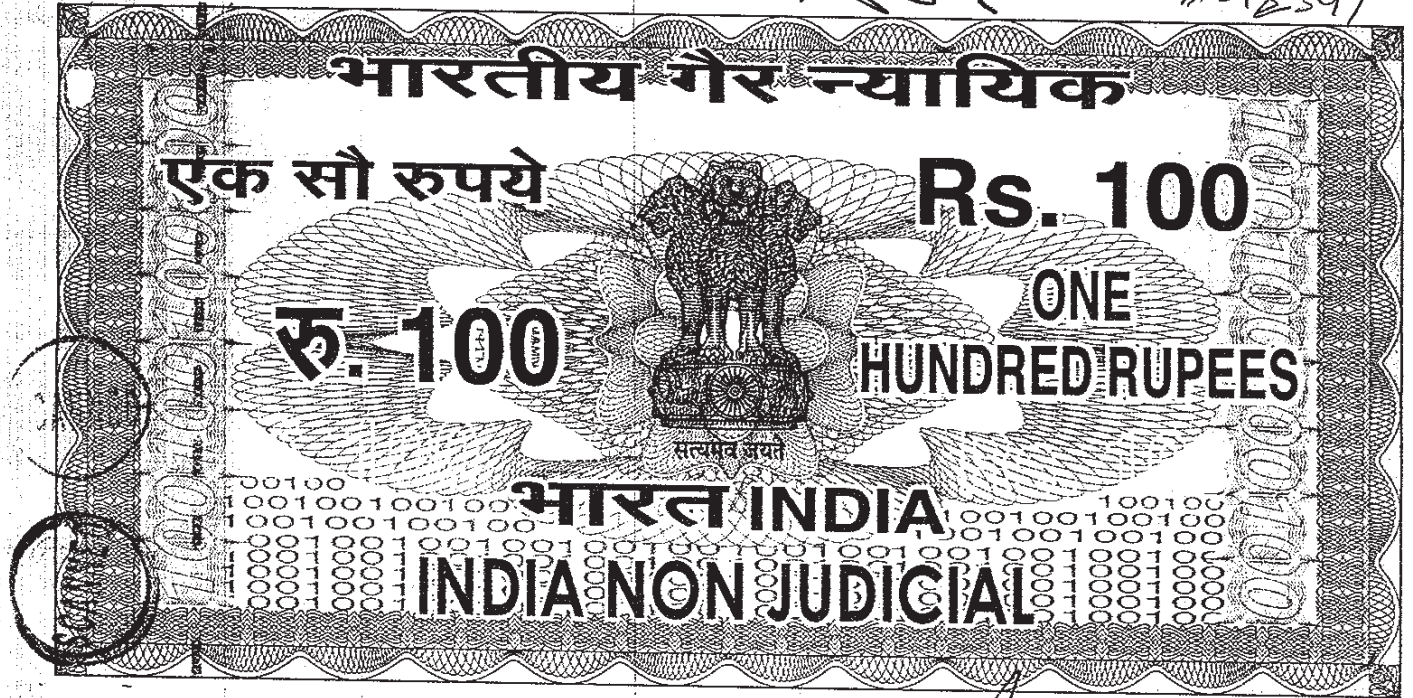


Cs. 228/
S. No. 2304 of 07

Dec 2347



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 114991

S.No. 71513 Date 06/12/2006 Rs. 100/-

Name D. Phanikumar

S/o D/o. W/o. D. N. murthy

For Whom mehta & modi homes

[Signature]

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/200-
City Civil Court,
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 22nd day of December, 2006 at Secunderabad and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&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. ATKURU RAVI SANKAR, SON OF MR. A. V. GOPALA KRISHNA MURTHY, aged about 39 years, residing at FF3, Surya Apartments, Revenue Employees Colony, Hotel Kandhari Road, Vijayawada - 520 010., 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

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 30 NOV
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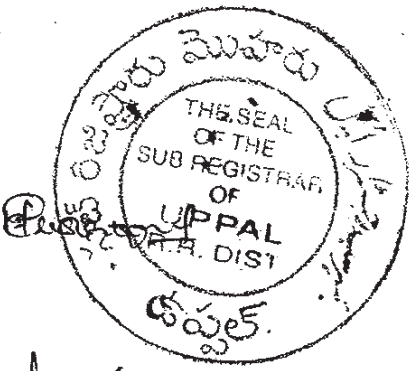
వ పుస్తకము...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య... 1

సబ్-రిజిస్ట్రారు

2007 వ సం॥ ఫిబ్రవరి 15 తేది
 192 వ.శ.శా.దే.నా.ని.మా.సం.ని.వ.తేది
 పగలు... 1... మరెన్ను... 2... గంటల మధ్య
 ఉన్నట్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ... K. ...
 రిజిస్ట్రారు కార్యము, 1908 లోని సెక్షన్ 32 ఎ-ఫై
 అనుసరించి సమర్పించవలసిన పోటీగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 దుసుము రూ॥... 1690/... చెల్లించినారు.

Receipt No... 102001... Dt... 15/2/07
 SBH, Habsiguda Branch, Sec'bad.



వాసియిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ వ్రాసినవేలు



శ్రీ...
 No. K.P Reddy O.C. - Service
 (05-4-187/34, 2nd Floor, Satham Monjion,
 m.c. Road, Sec'bad through attested CPA
 for presentation of Documents vide CPA no.
 201/BK/06 at SRO, Uppal.

నిరూపించినది.

1)

KIRAN REDDY శ్రీ. LAMBHA REDDY
 O.C. SERVICE శా. టి.ఎ. నెం. 101. సె. కె. ఎస్.
 NACOLE, 144

2)

Ram Babu శ్రీ. K. Krishna Babu O.C. - Business
 శా. ప్లాన్-21, D.V. Colony, Sec'bad.

2007 వ. సం॥... ఫిబ్రవరి 15 వ తేది
 192 వ.శ.శా.దే.నా.ని.మా.సం.ని.వ.తేది.

సబ్-రిజిస్ట్రారు

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.

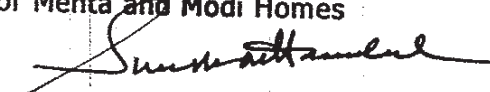
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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.
- 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

Page 2

1 వ పుస్తకము 2004/07
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 8... ఈ కాగితపు వరుస
 సంఖ్య 2.....

సబ్-రిజిస్ట్రారు

Assessment Under Section 42 of Act II of 1926
 No. 2304 of 2004 Date 15/2/07

I hereby certify that the proper deficit
 stamp duty of Rs. 30250/- Rupees. Thirty thousand
Two hundred & Fifty Rupees only
 has been levied in respect of this instrument
 from Sri. K. Gopalakrishna Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 22,81,000/- being of Rs. 237500/-
 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. 49035/- towards Stamp Duty
 including Transfer duty and Rs. 1690/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 103001
 dated 15/2/07 at SRI Habsiguda Branch, Sec'bad.

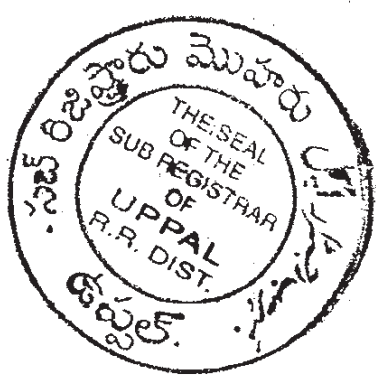
S.B.H. Habsiguda
 A/c No. 01000050700
 of S.R.O. Uppal.

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 1888500/- and Stamp duty
 Paid Rs. 1888500/- 15/2/07

SUB REGISTRAR

NOTE: D.S.D. Rs. 25/- & D.R.F. Rs. --- Total
 Rs. 25/- has been collected as
 agreed M.V of Rs. 337500/- 20/02/07

SUB-REGISTRAR




- E) The Vendee is desirous of purchasing a plot of land bearing no. 227, admeasuring 281 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,81,000/- (Rupees Two Lakhs Eighty One 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:

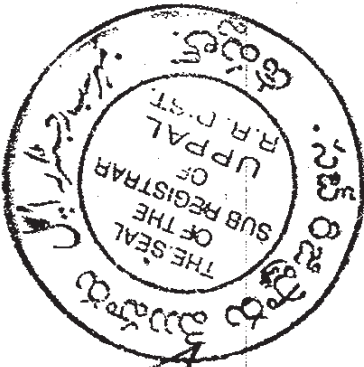
- a. The Vendor do hereby convey, transfer and sell the Plot No. 227, admeasuring 281 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 2,81,000/- (Rupees Two Lakhs Eighty One 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. 50,820/- is paid by way of challan no. B10300 dated 14.02.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner



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रजिस्ट्रार ऑफ कंपनियों

2007 फरवरी 15
9304-1-2007
2007/07

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रजिस्ट्रार ऑफ कंपनियों
2007/07


SCHEDULED PLOT

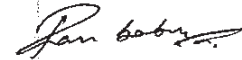
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 227, admeasuring about 281 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 226
South	40' wide road
East	40' wide road
West	Plot No. 228

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

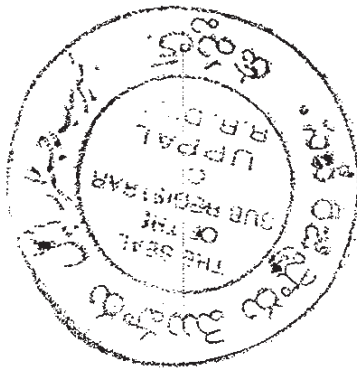


(Suresh U Mehta)

Partner

VENDOR


VENDEE



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22/04/07

REGISTRATION PLAN SHOWING

PLOT NO. 227, FORMING A PART

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: MR. ATKURU RAVI SANKAR, SON OF MR. A. V. GOPALA KRISHNA MURTHY

REFERENCE:
AREA:

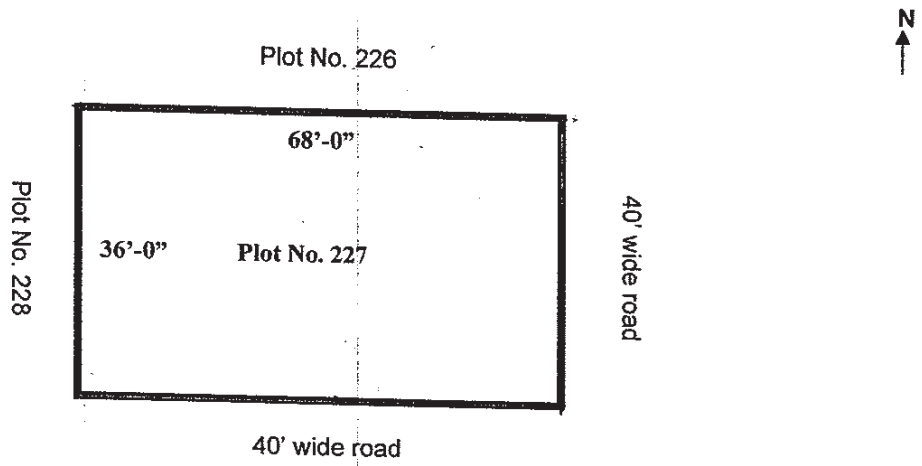
281

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

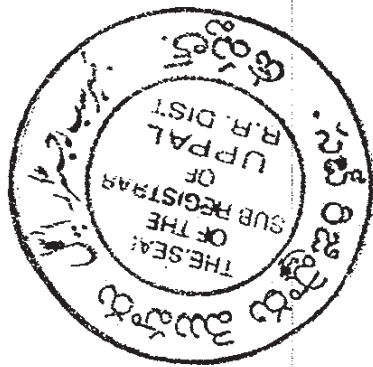
Partner

For Mehta and Modi Homes

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

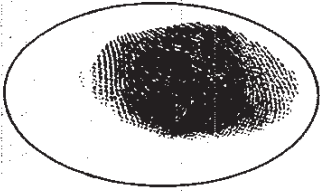


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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

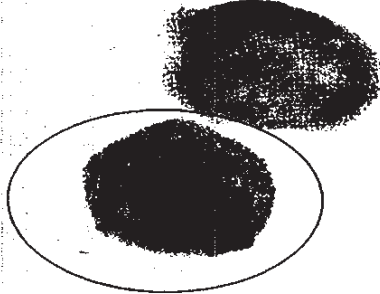
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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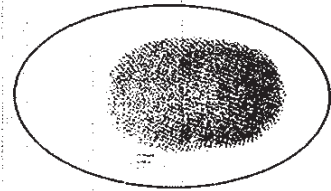
BUILDER:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III 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, III FLOOR
SOHAM MANSIOM, 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.

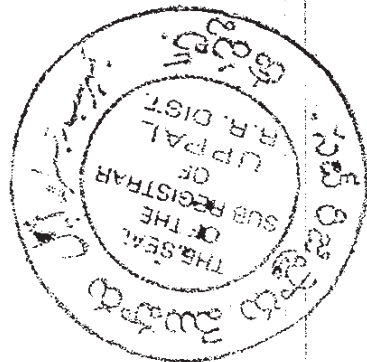
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

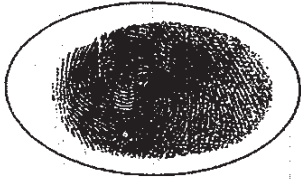


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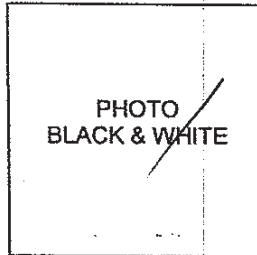
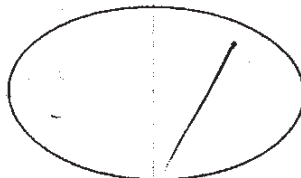
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28/04/07

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

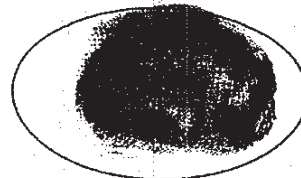
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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PURCHASER:
 MR. ATKURI RAVI SHANAR
 S/O. MR. A.V. GOPALA KRISHNA MURTHY
 R/O. FF3, SURYA APARTMENTS
 REVENUE EMPLOYEES COLONY
 HOTEL KANDHARI ROAD
 VIJAYAWADA - 010.



REPRESENTATIVE:



MR. G. PRADEEP KUMAR
 S/O. G. DHARAJ
 R/O. 1-10-263
 COMSARY BAZAR
 NEW BOWNGALLY
 SEC - 3AD

SIGNATURE OF WITNESSES

-
-

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

SIGNATURE OF EXECUTANTS Partner

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

I/We sand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Sri G. Pradeep Kumar as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances

Signature of the Representative

Signature(s) of BUYER(s)

Signature of Witnesses:



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INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



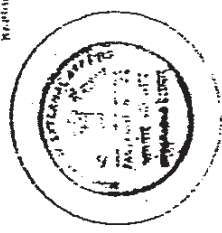
DRIVING LICENCE
OLDAP011193822002
PRABHAKAR REDDY K
K PRABHAKAR REDDY
2-3-64/1/1/2/4
JAISHAK GARDEN
AMBERPET
HYDERABAD

2002 DPLICATE *Handwritten signature*
Licensing Authority
ETA, HYDERABAD, EC



THIS IS A DUPLICATE OF THE ORIGINAL LICENCE WHICH WAS ISSUED TO THE LICENSEE BY THE LICENSING AUTHORITY AND IS VALID FOR ALL PURPOSES WITHIN THE TERRITORY OF THE STATE OF ANDHRA PRADESH. THE ORIGINAL LICENCE IS VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE OF ISSUANCE. THE LICENSEE IS REQUIRED TO RENEW THE LICENCE BEFORE IT EXPIRES. THE LICENSING AUTHORITY IS NOT RESPONSIBLE FOR THE LOSS OR THEFT OF THE ORIGINAL LICENCE. THE LICENSEE IS REQUIRED TO PROTECT THE ORIGINAL LICENCE AND TO PRODUCE IT ON DEMAND OF THE POLICE OR OTHER AUTHORITY. THE LICENSEE IS REQUIRED TO OBEY ALL LAWS AND REGULATIONS OF THE STATE OF ANDHRA PRADESH. THE LICENSING AUTHORITY IS NOT RESPONSIBLE FOR THE CONSEQUENCES OF THE LICENSEE'S ACTIONS. THE LICENSEE IS REQUIRED TO BE A PERSON OF SOUND MIND AND OF SOUND BODILY HEALTH. THE LICENSEE IS REQUIRED TO BE A RESIDENT OF THE STATE OF ANDHRA PRADESH. THE LICENSING AUTHORITY IS NOT RESPONSIBLE FOR THE CONSEQUENCES OF THE LICENSEE'S ACTIONS.

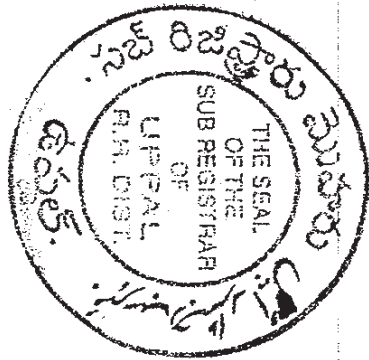
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Licensing Authority
ETA, HYDERABAD, EC



PERMANENT ACCOUNT NUMBER
ABMPM6725H
NAME
SOHAM SATISH MODI
REG IN THE FATHER'S NAME
SATISH MANILAL MODI
Date this A/C is valid
18-10-1989
Chief Commissioner of Insurance, Andhra Pradesh

INDIAN UNION REPUBLIC OF INDIA

Policy No. B2791005
Insured Name: Mohi
Insured Address: ...
Insured Date of Birth: 18-10-1967
Insured Sex: (ms)
Insured Occupation: ...
Insured Date of Issue: 9-10-2000
Insured Date of Expiry: 8-10-2010



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.....ಸೀಕಂಡ
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