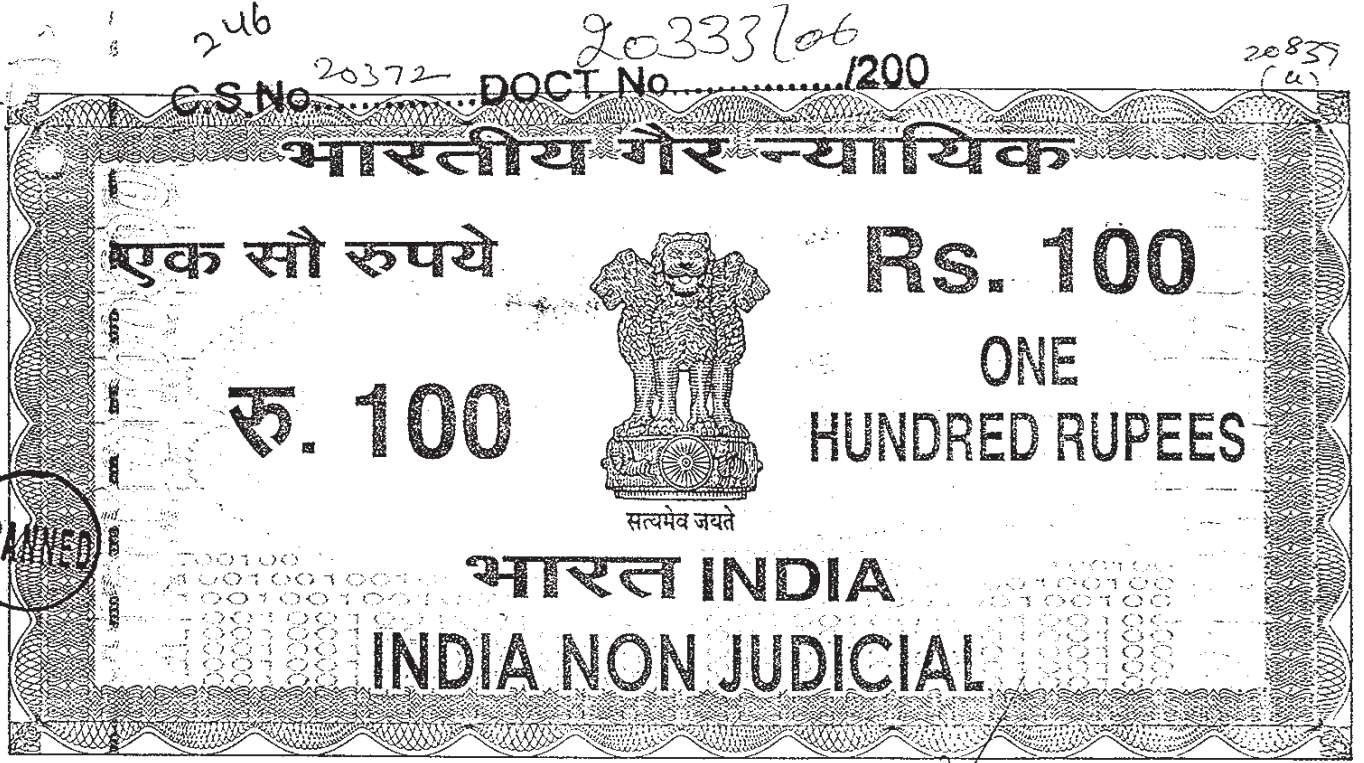




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 24694 Date 20/12/2006
Name P. Phani Kumar
S/o. D. N. Murthy
Per. W. Mehta & Modi Homes

K. SRINIVAS C 603685
S.V.L. No. 26/98, R.No. 39/2006
City Civil Court,
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 23rd 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

1. MRS. KARUMANCHI JANAKI RAJARAJESWARI PADMAVATI. Wife of Mr. Karumanchi Venkata Naga Durga Nagesh, aged about 33 years.
2. MR. KARUMANCHI VENKATA NAGA DURGA NAGESH. Son of Mr. K. Srihari, aged about 42 years, Both are residing at 429, KPHB Colony, HIG-VI Phase, Hyderabad – 500 072, 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

Page :

వ పుస్తకము. 200/1 వ సంచిక
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 100... ఈ కాగితపు వరుస
సంఖ్య.....

200 వ సంచిక... 200/1 వ సంచిక
192 వ.శ.శా... మాసము.. 2 వ తేది
పగలు..... మరియు..... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ.....
3 జిస్టిఫైడ్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలు చేసి
ఉసుము రూ॥..... చెల్లించినారు.

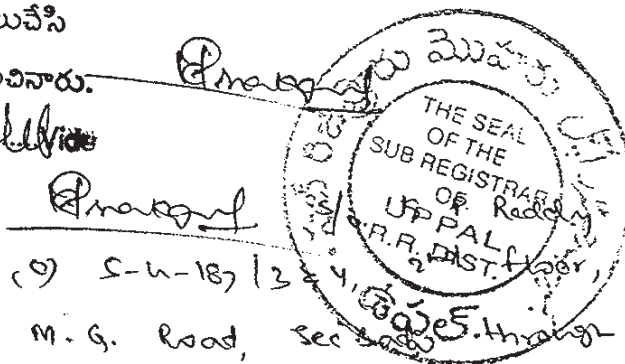
Receipt No. 108150..... Dt. 23/12/2019
BH, Mahsiguda Branch, Sec'bad
రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటనవేలు



రూపించినది.

④ K. S. Srinivasulu Reddy

② S. Pradeep Kumar

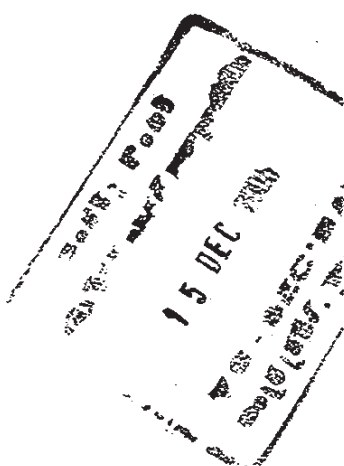


occ. seenie
Soleam mangion,
attested GPA
for Presentation of Document, vide occ. no.
201/2019/06 at SRO, Uppal.

K. S. Srinivasulu Reddy to K. M. Srinivasulu Reddy,
occ. int. employee - 1-8-185,
First Floor, Chitradupelly, Hyd - 20.

S. Pradeep Kumar S/o. S. Srinivasulu Reddy occ. Employee
R/o. 1-10-263, New Benigally, Sec'bad.

200. వ.సంచిక..... 200/1 వ సంచిక
192. వ.శ.శా..... మాసం.. 2 వ తేది
సబ్-రిజిస్ట్రారు



WHEREAS:

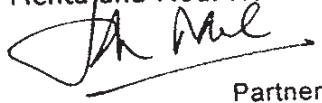
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule 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.

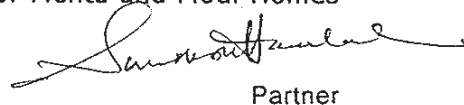
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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

1 వ పుస్తకము. 7.40.3/స్టాంపు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... రే... ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రార్

Enacted Under Section 42 of Act II of 1864.
 No. 2333 of 200. Date 23/12/06

I hereby certify that the proper deficit
 stamp duty of Rs. 7880 Rupees Seven thousand
 eight hundred eighty Rupees only
 has been levied in respect of this instrument
 from Sri. Subbarao Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 286000 being
 higher than the consideration agreed Market
 Value.

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

NOTE: D.S.D. Rs. 17855/- & D.R.F. Rs. 1000/- total
 Rs. 18855/- has been collected as
 agreed M.V of Rs. 286000 Dt. 23/12/06
 Chall. NO. 204076 of 23/12/06
 SUB-REGISTRAR

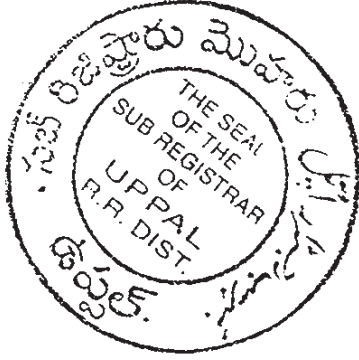
Registration Endorsement

An amount of Rs. 27660/- towards Stamp Duty
 including Transfer duty and Rs. 420/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 108160
 Dated 23/12/06 SRI Habsiguda Branch, Secbad

S.R.O. Habsiguda
 A/c No. 01000050788
 S.R.O. Uppal

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 1988000/- and Stamp duty
 Paid Rs. 19880/- Dt. 23/12/06.

SUB-REGISTRAR



- E) The Vendee is desirous of purchasing a plot of land bearing no. 246, admeasuring 286 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 2,86,000/- (Rupees Two Lakhs Eighty Six 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:

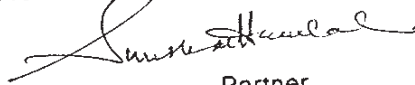
1. The Vendor do hereby convey, transfer and sell the Plot No. 246, admeasuring 286 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 2,86,000/- (Rupees Two Lakhs Eighty 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. 28,183/- is paid by way of challan no. C-108150, dated 23.12.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



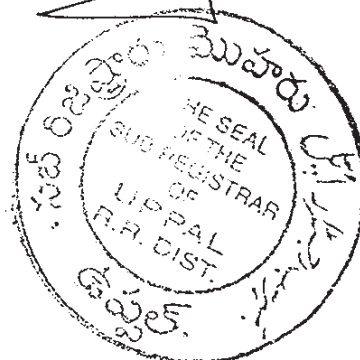
Partner

1 వ పుస్తకము: 2003/స్కం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... రే... ఈ కాగితపు వరుస
సంఖ్య... 3

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (కా.క) పు... 2003/10
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గురింపు నెంబరు... 2003-2004 ఇవ్వడమైన
200 సం॥ రిజిస్ట్రేషన్... 2003-2004

రిజిస్ట్రేషన్ అధికారి



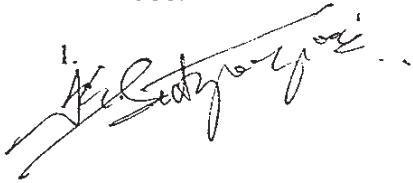
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 246, admeasuring about 286 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. 245
South	Plot No. 247
East	40' wide road
West	Plot No. 264

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. 

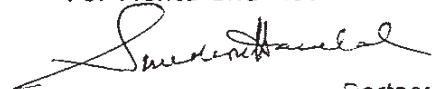
2. 

For Mehta and Modi Homes

 Partner

(Soham Modi)
VENDOR

For Mehta and Modi Homes

 Partner
(Suresh U Mehta)
VENDOR

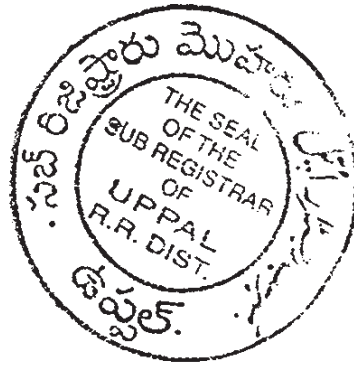
K. J. R. Padmavathi

VENDEE

K. V. N. Durga

1 వ పుస్తకము. 2000/హంపా
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య... 8... ఈ కాగితపు వరుస
సంఖ్య... 4...

పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 246, 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. MRS. K. J. R. PADMAVATI, WIFE OF MR. K. VENKATA NAGA DURGA NAGESH

2. MR. KARUMANCHI VENKATA NAGA DURGA NAGESH, SON OF MR. K. SRIHARI

REFERENCE:
AREA:

286

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

Plot No. 264

Plot No. 245

71'-9"

36'-0"

Plot No. 246

40' wide road

Plot No. 247

N



For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

WITNESSES:

1.

2.

SIG. OF THE VENDOR

K.J.R.R. Padmavati

K.V.N. Durgam

SIG. OF THE BUYER

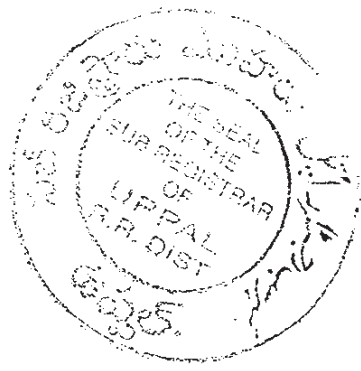
1 వ పుస్తకము 20338/సంగం

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...కొ...ఈ కాగితపు పయస

పంఖ్య...క

సచి-నిర్మాత



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

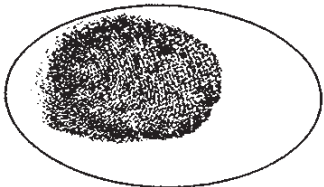
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



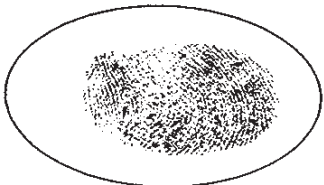
VENDOR:

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

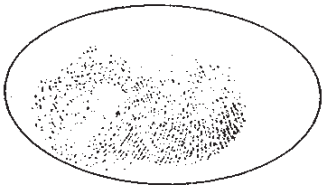


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



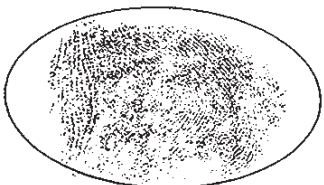
GPA FOR PRESENTING DOCUMENTS:

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.



BUYERS:

1. MRS. K. J. R. PADMAVATI
W/O. MR. K. V. NAGA DURGA NAGESH
R/O. 429, KPHB COLONY, HIG-VI PHASE
HYDERABAD - 500 072.



2. MR. K. V. NAGA DURGA NAGESH
S/O. MR. K. SRIHARI
R/O. 429, KPHB COLONY, HIG-VI PHASE
HYDERABAD - 500 072.

SIGNATURE OF WITNESSES:

1. *[Signature]*
2. *[Signature]*

F

Homes

[Signature]

Partner

K.V. N. Durga Nagesh

For Mehta and Modi Homes

[Signature]

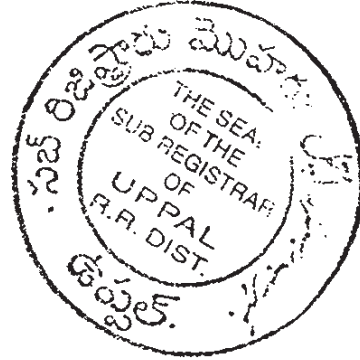
Partner

SIGNATURE OF EXECUTANTS

K. J. R. R. Padmavati

1 వ పుస్తకము 2003/సంఖ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 6...

సబ్-రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE
DLDAPO11193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISHOL GARDEN
AMBERPET
HYDERABAD

2002 DUBLICATE

Authorizing Authority
ETA-HYDERABAD-EE

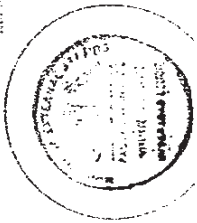
DRIVING LICENCE



यदि इसका प्रयोग करने के लिए किसी भी प्रकार के बदलाव या परिवर्तन की आवश्यकता पड़ेगी तो इसे नए प्रमाणपत्र के माध्यम से बदलना होगा।

THESE ARE VALID ONLY IN THE REPUBLIC OF INDIA. ALL THOSE WHOSE IT MAY CONCERN TO ALLOW THE BEHOLDERS TO DRIVE WITHOUT LET ON UNDULANCE, AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यदि इसका प्रयोग करने के लिए किसी भी प्रकार के बदलाव या परिवर्तन की आवश्यकता पड़ेगी तो इसे नए प्रमाणपत्र के माध्यम से बदलना होगा।



अभिलेख/लिसंस नम्बर
तामिल नाडु, चेन्नई
Passport Office, Hyderabad

PERMANENT ACCOUNT NUMBER
ABPMM6725H
SOHAM SATISH MODI
18-10-1968

भारत गणराज्य REPUBLIC OF INDIA



Country Code: IND
B2791005
MODI
SOHAM SATISH
INDIAN
male
MUMBAI
PO HYDERABAD
9-10-2008

K.V.N. Datta Nagan

For Mehta and Modi Homes

Partner

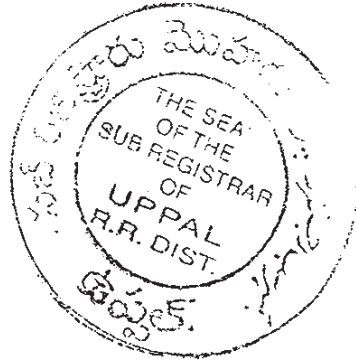
For Mehta and Modi Homes

Partner

K.J.R. Padmanab

1 వ పుస్తకము 2003/000000
నిర్మాణముల మొత్తం కాగితముల
పంఖ్య... 1... ఈ కాగితపు పదం
పంఖ్య... 7

సబ్-రిజిస్ట్రారు



FORM 6
INDIAN UNION DRIVING LICENCE
* ORIGINAL *

NAME OF THE LICENCE HOLDER
SON OF

SRI KVN DURGA NAGESH
SRI SRIHARI



SPEC. FINGER/THUMB IMPRESSION
OF THE LICENCE

[Signature]

SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY

DRIVING LICENCE NUMBER

16961 / HC / 2000

DATE OF ISSUE

20.09.2000

NAME

SRI KVN DURGA NAGESH

SON OF

SRI SRIHARI

TEMPORARY ADDRESS/OFFICIAL
ADDRESS IF ANY

8-3-318/11/5/1.2ND FLR
JAYA PRAKASH NAGAR, AMEERPET
HYDERABAD

PERMANENT ADDRESS

8-3-318/11/5/1.2ND FLR
JAYA PRAKASH NAGAR, AMEERPET
HYDERABAD

DATE OF BIRTH

01.07.1964

EDUCATIONAL QUALIFICATIONS

BLOOD GROUP WITH RH FACTOR

THE HOLDER OF THE LICENCE IS LICENCED TO DRIVE THROUGHOUT INDIA

LIGHT MOTOR VEHICLE

A MOTOR VEHICLE OF THE FOLLOWING DESCRIPTION

THE LICENCE TO DRIVE A MOTOR VEHICLE
OTHER THAN TRANSPORT IS VALID FROM

20.09.2000 TO
30.06.2014

THE LICENCE TO DRIVE
TRANSPORT VEHICLE IS VALID FROM
TO

NAME AND DESIGNATION OF THE AUTHORITY
WHO CONDUCTED THE DRIVING TEST

S. ASHOK REDDY

[Signature]
SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY

AUTHORISATION TO DRIVE TRANSPORT VEHICLE
NUMBER

AUTHORISED TO DRIVE TRANSPORT VEHICLE
WITH EFFECT FROM

BADGE NUMBER

SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY

NAME AND DESIGNATION OF THE AUTHORITY
WHO CONDUCTED THE DRIVING TEST

SPACE FOR ADDITION OF CLASS OF VEHICLES

NUMBER

DATE

ALSO AUTHORISED TO DRIVE THE FOLLOWING CLASSES OF OR DESCRIPTION OF
MOTOR VEHICLES

NAME AND DESIGNATION OF THE AUTHORITY
WHO CONDUCTED THE DRIVING TEST

DATE

SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY

SPACE FOR RENEWAL OF DRIVING LICENCE

THE LICENCE TO DRIVE MOTOR VEHICLES
OTHER THAN TRANSPORT VEHICLES IS
HEREBY RENEWED

THE LICENCE TO DRIVE TRANSPORT
VEHICLES HEREBY RENEWED

FROM

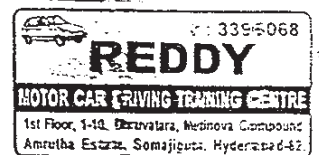
TO

FROM

TO

SIGNATURE OF LICENSING AUTHORITY

N - NON-TRANSPORT
T - TRANSPORT



15 పుస్తకము/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...రీ...ఈ కాగితపు వరుస
సంఖ్య...రీ.....

సబ్-రిజిస్ట్రార్.

