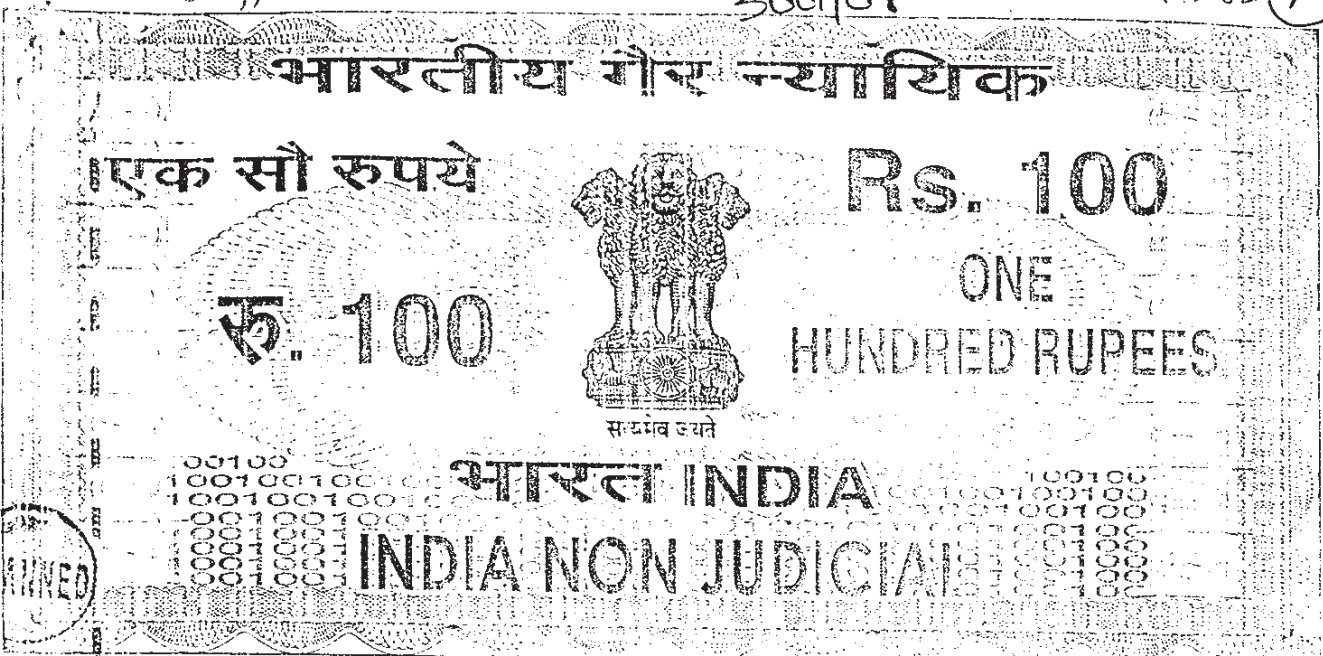


U. 3591 252

3601/08

Ac 43102-952



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3220 12/18/08 100-  
 New Katesh  
 A. Rao  
 Mehta & Modi Homes

2 Ph. (Leela G)  
 531932  
**LEELA G CHIMALGI**  
 STAMP VENDOR  
 6-4-76, A. Nagar, Paniguntla  
 SECUNDERABAD-500 001

SALE DEED

This Sale Deed is made and executed on this the 18<sup>th</sup> day of April 2008 at Secunderabad 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 38 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

MR. FAVAN KUMAR MUTNURI, SON OF MR. RAMA CHANDRA RAO MUTNURI, aged about 28 years, residing at Flat No.103, H. No: 12-13-263, Saimitra Enclave, Street No. 2, Lane No. 9, Tarnaka, Secunderabad – 500 017., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

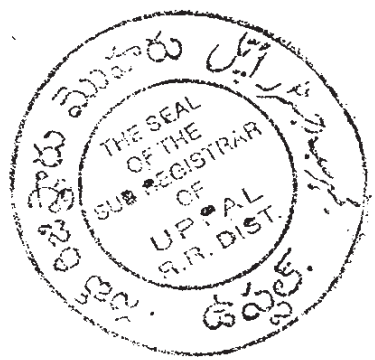
For MEHTA & MODI HOMES  
  
 Partner

For MEHTA & MODI HOMES  
  
 Partner

Stamp duty on the instrument (u/s. 41 of I.S. Act, 1899)	Rs. 100/-
Stamp duty on the instrument (u/s. 41 of I.S. Act, 1939)	Rs. 68/-
Adjustment of stamp duty u/s. 16 of I.S. Act, 1939, if any	Rs. —
Transfer Duty:	
1. in the shape of challan	Rs. —
2. in the shape of cash	Rs. —
Registration fee:	
1. in the shape of challan	Rs. 3830/-
2. in the shape of cash	Rs. 100/-
Total	Rs. 7287/-

1 వ పుస్తకము 3601/08 నెల 10  
 దస్తావేజాల వెయిల్దం కాగితముల  
 సంఖ్య: 10 ఈ కాగితపు వయస  
 సంఖ్య: 1

✓  
 సీల్ = రిజిస్ట్రారు



1930 న 4 నా 2 కేంద్ర మాసము దీని తేదీ  
 పంజాబ్ 11 నుండి 12 గంటల మధ్య  
 కచ్చిత సమీప-రిజిస్ట్రారు అఫీసులో

K. Prabhakar Reddy  
 రిజిస్ట్రారు కట్టెము. 1908 లోని సెక్షన్ 329-ను  
 అనుసరించి సమర్పించబడిన సాబ్-గ్రాఫులు  
 మరలించి తియ్యబడిన గా దాఖలా చేసి

పునరాధారణము 3830/- రిజిస్ట్రారు  
 962292 & 964879 2/2/08 & 16/1/08  
 Receipt No. Di. Vidu  
 గ్రామ: Habsiguda Branch, Sec'bad

దాని యిచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ ప్రాబునక్షేలు

రిజిస్ట్రారు S/o. K. P. Reddy occ. Service  
 రం. 5-4-187/3 ట్, 2nd floor, Boham mansion, M. G.  
 Road, Sec'bad, through attested G.P.A for Presentation  
 of documents, vide G.P.A doc. NO. 20/14/26 of Sec.  
 Upper, R. R. Dist,

ఎడమ ప్రాబునక్షేలు

H. Pavan Kumar S/o. Rama chandras Rao. M.  
 occ. Service R/o. Flat NO. 103, H.No. 12-13-2003,  
 Sai mitra Enclave, 87 No. 2, Lane No. 9, Gannavada,  
 Sec'bad - 017.

ఎడమ ప్రాబునక్షేలు

K. Sathyavani w/o K. Ramkiran occ. House wife  
 H.No. 10-535, East Vasanthapuri colony,  
 Moulali - 500040

Kiran S/o. Venkateshwar occ. Business  
 R/o. 101 5th cross 4th Nagar in road Hyderabad

2008 వ సంవత్సరం...  
 1920 వ సంవత్సరం...

సీల్ - రిజిస్ట్రారు

WHEREAS:

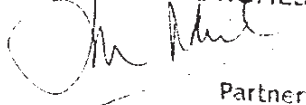
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule 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 1/2 Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 1/2 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 layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

1 వ పుస్తకము... 3601/08 సంగ్రహం  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 10 ఈ కాగితపు వరుస  
 సంఖ్య... 2

పబ్-రిజిస్ట్రారు

No. 3601 of 2008 Date 18/4/08

I hereby certify that the proper deficit  
 stamp duty of Rs. 68840 Rupees Sixty eight thousand  
 Eight hundred and forty only  
 has been levied in respect of this instrument  
 from Sri. S. Prabhakar Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 766000/- being  
 higher than the consideration agreed Market  
 Value.

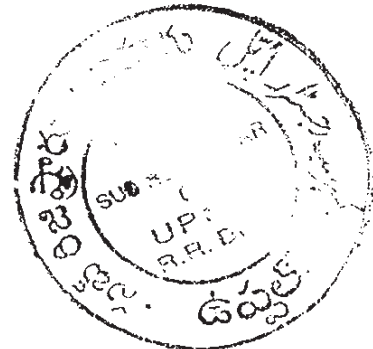
S. R. O. Uppal

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

Registration Endorsement

An amount of Rs. 68840/- Towards Stamp Duty  
 including Transfer duty and Rs. 3830/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 762292 & 264879  
 dated 16/4/08 at SBH Habsiguda Branch, Sec'bad.

S. S. H Habsiguda  
 A/c no. 01000050700  
 of S.R.O, Uppal.

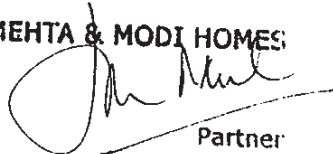


- E) The Vendee is desirous of purchasing a plot of land bearing no. 252, admeasuring 383 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 7.66.000/- (Rupees Seven Lakhs Sixty Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

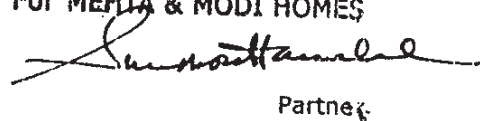
1. The Vendor do hereby convey, transfer and sell the Plot No. 252, admeasuring 383 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 7.66,000/- (Rupees Seven Lakhs Sixty Six Thousand Only) and 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. 72,770/- is paid by way of challan no. 764879, dated 18.04.2008. drawn on SBH, Habsiguda, Hyderabad.  
762292 dated 02.02.08

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



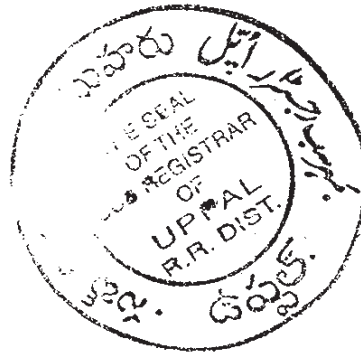
Partner

1 వ పుస్తకము 3601/08 సం॥  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...10...ఈ కాగితపు వరుస  
సంఖ్య...3.....

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు... 3601/08  
వెంబరుగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం  
గుర్తింపు నెంబరు...3601...1-200 ప్రవ్వడమైన  
200 సం॥ ది (డ్రాఫ్ట్ నెం... 1... తేది

రిజిస్ట్రారు గారి కార్యాలయం



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 252, admeasuring about 383 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	40' wide road
South	100' wide road
East	Plot No. 253
West	Plot No. 251

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. Lathya Vani*

2. *[Signature]*

For MEHTA & MODI HOMES

*[Signature]*

Partner

(Soham Modi)

VENDOR

For MEHTA & MODI HOMES

*[Signature]*

Partner

(Suresh U Mehta)

VENDOR

*M. Pavon Kumar*

VENDEE

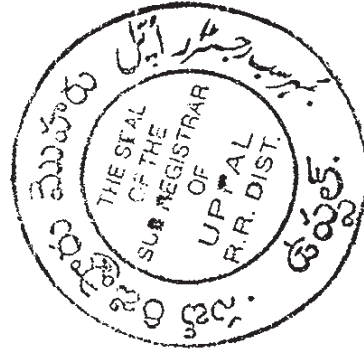
1 వ పుస్తకము 3601/08 నంబరు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....10 ఈ కాగితపు వరుస

సంఖ్య.....4.....

సబ్-రెజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

PLOT NO. 252, 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:** MR. PAVAN KUMAR MUTNURI, SON OF MR. RAMA CHANDRA RAO MUTNURI

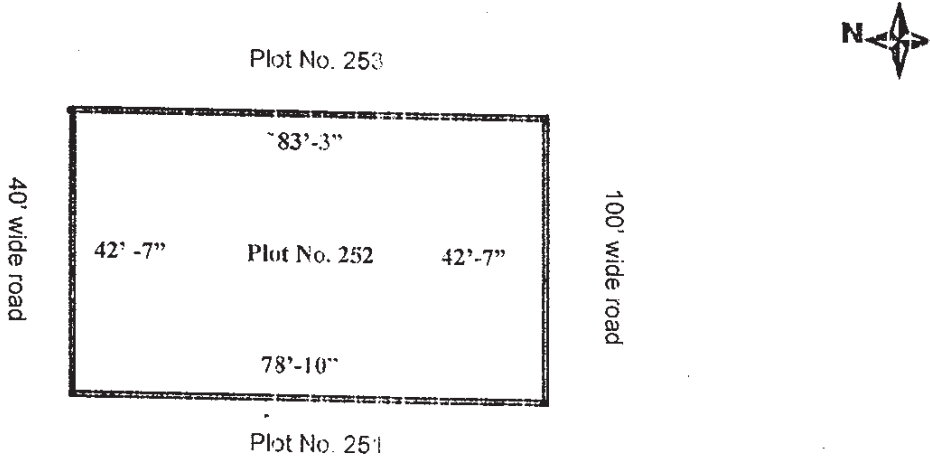
**REFERENCE:**  
**AREA:** 383

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



**WITNESSES:**

1. K. Lathiyavani

2. *[Signature]*

For MEHTA & MODI HOMES

*[Signature]*  
Partner

For MEHTA & MODI HOMES

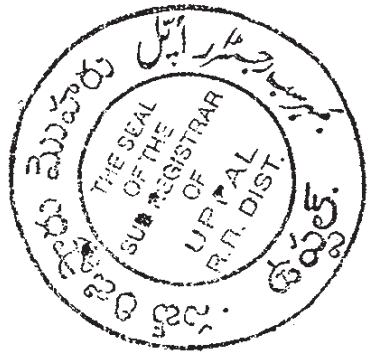
*[Signature]*  
Partner

SIG. OF THE VENDOR

M. Pavan Kumar  
SIG. OF THE BUYER

శ్రీ వ. ప్రొస్తకము 3601/08 నంబా  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య 10 ఈ కాగితపు వరుస  
సంఖ్య 5

పబ్-రిజిస్ట్రారు ✓



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

SL. NO

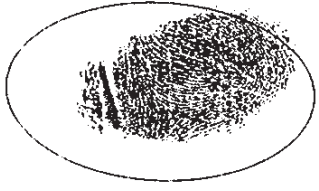
FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE  
PHOTOGRAPH

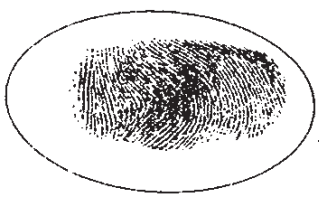
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



VENDOR:  
M/S. MEHTA & MODI HOMES.  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. 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, II FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.



BUYER:  
MR. PAVAN KUMAR MUTNURI  
S/O. MR. RAMA CHANDRA RAO MUTNURI  
R/O. FLAT NO.103  
H. NO: 12-13-263, SAIMITRA ENCLAVE  
STREET NO. 2, LANE NO. 9  
TARNAKA  
SECUNDERABAD - 500 017.

SIGNATURE OF WITNESSES:

1. *K. Sathya Vani*  
2. *[Signature]*

For MEHTA & MODI HOMES

*[Signature]*  
Partner

For MEHTA & MODI HOMES

*[Signature]*  
Partner

SIGNATURE OF EXECUTANTS

*M. Pavan Kumar*

1 వ పుస్తకము 3601/08 నంబరా

దస్తావేజుల డివిజన్ కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 6

పబ్-రిజిస్ట్రారు

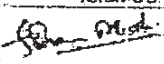


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AA1MPM6725H**

नाम / NAME:  
**SOHAM SATISH MODI**

पिता का नाम / FATHER'S NAME:  
**SATISH HANLAL MODI**

जन्म तिथि / DATE OF BIRTH:  
**19/10/1989**

हस्ताक्षर / SIGNATURE:  


प्रमुख आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

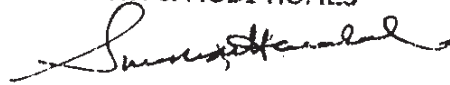
ANDHRA PRADESH DRIVING LICENCE  
**ANDHRA PRADESH**

DRIVING LICENCE  
 DL/DAPG11193622002

प्रमाणित किया गया /  
 K. P. REDDY  
 2-3-547125  
 JAIN'S GARDEN  
 ANSAL RESIDENCY  
 HYDERABAD

30/07/2002 DUPLICATE  
 Licensing Authority  
 RTA-HYDERABAD-2

For MEHTA & MODI HOMES  
  
 Partner

For MEHTA & MODI HOMES  
  
 Partner

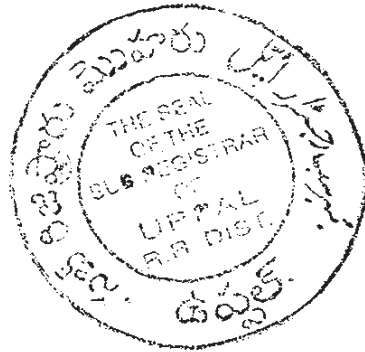
1 వ పుస్తకము 3601/08 నంబరు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 7

సబ్-రిజిస్ట్రారు





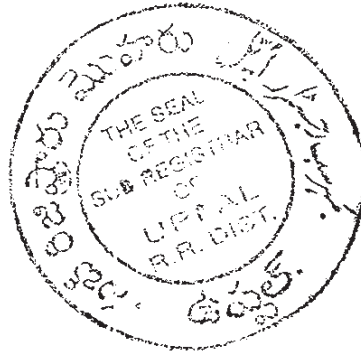
13 ఫుల్స్ కమిషన్ 2601/08

దస్త్రాలను సేవించు వారితో ముఖ

పంఖ్య... 10 వా కారితో వరుస

పంఖ్య... 8

పబ్-8 జి.స్టాంపు





देश के एक ही व्यक्ति को दो या दो से अधिक भारतीय पासपोर्ट जारी नहीं किये जा सकते हैं।

**ध्यान देने योग्य बातें**

यदि आपका पासपोर्ट किसी भी कारणवश खराब हो जाए तो आपको उसे बदलवाना पड़ेगा।  
आपके पासपोर्ट को सुरक्षित रखें। इसे खोना, नुकसान होना या चुराया जाना आपको दंडित कर सकता है।  
आपके पासपोर्ट को किसी भी व्यक्ति को देना या उसे खरीदना/बेचना कानूनन गलत है।  
आपके पासपोर्ट को किसी भी व्यक्ति को देना या उसे खरीदना/बेचना कानूनन गलत है।

**REGISTRATION**

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

**CAUTION**

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.  
PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE ONLY AFTER EXHAUSTIVE SEARCHING THROUGH A REPLACEMENT PASSPORT BE ISSUED.

*M. Pavan Kumar*

पिता का नाम/कानूनी अभिलेखक /Name of Father/Legal Guardian  
**MUTNURI RAMACHANDRA RAO**

माता का नाम /Name of Mother  
**MUTNURI GAYATHRI**

पति/पत्नी का नाम /Name of Spouse

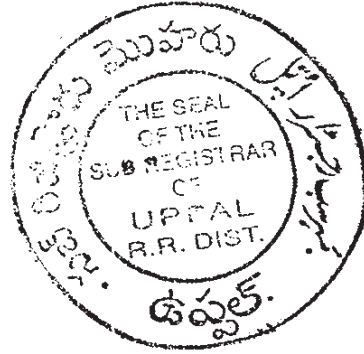
Address  
**FLAT NO 103 SAI MITRA ENCLAVE  
12 12 263 LANE 9 STREET 2 TARNAKA  
SECUNDERABAD AP 500017 INDIA**

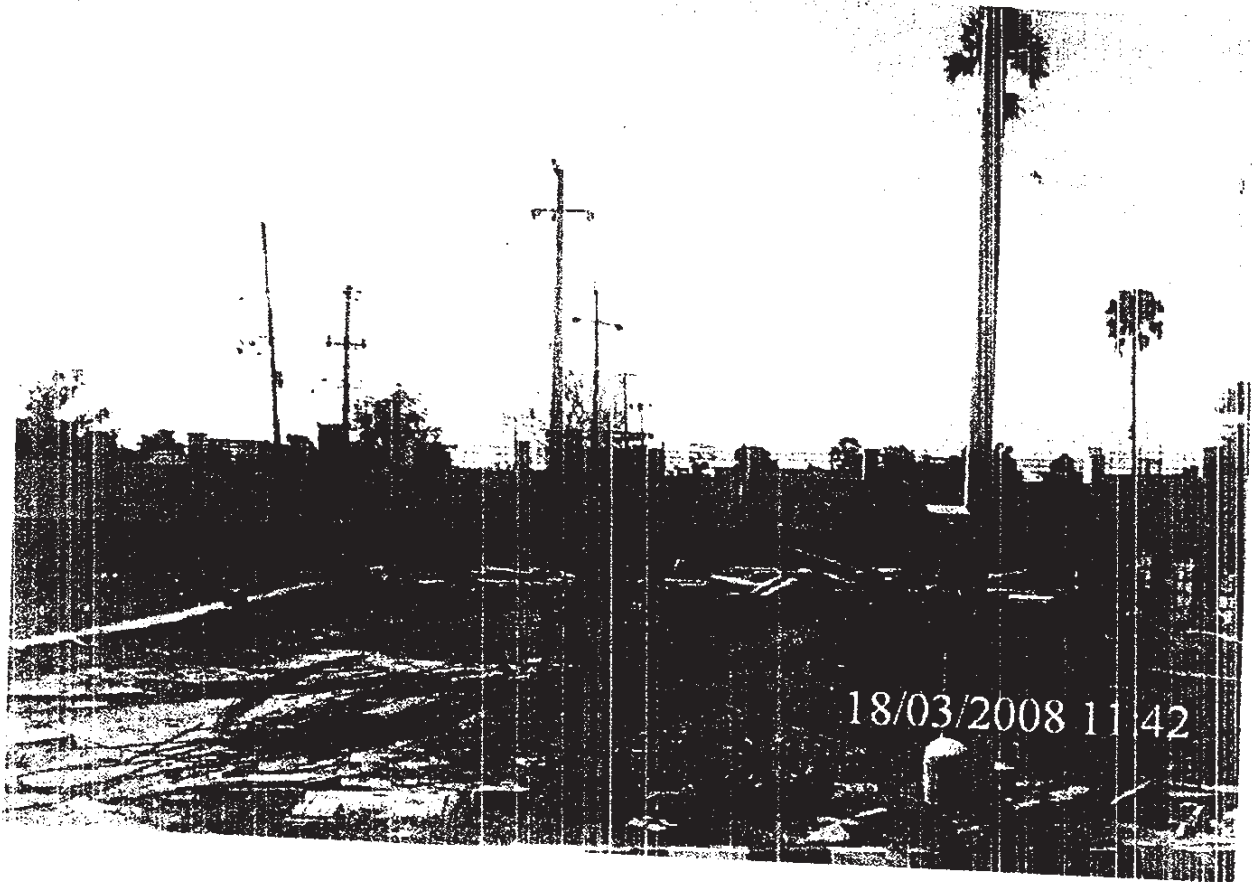
पुराने पासपोर्ट नं. और जारी की तिथि /Old Passport No. with date and Place of issue  
**A5396596 14/05/1998 PO HYDERABAD**

फाइल नं. /File No.  
**USANG0285908**

3601/08  
1 వ పుస్తకము.....సంఖ్య  
దస్తానేజాల మొత్తం కాగితముల  
సంఖ్య.....10...ఈ కాగితపు వరుస  
సంఖ్య.....9.....

పబ్-రిజిస్ట్రారు ✓





18/03/2008 11:42

1 వ పుస్తకము 3601/08 సంగ్రహ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 10 ఈ కాగితపు వరుస

సంఖ్య 10

పబ్-రిజిస్ట్రారు

