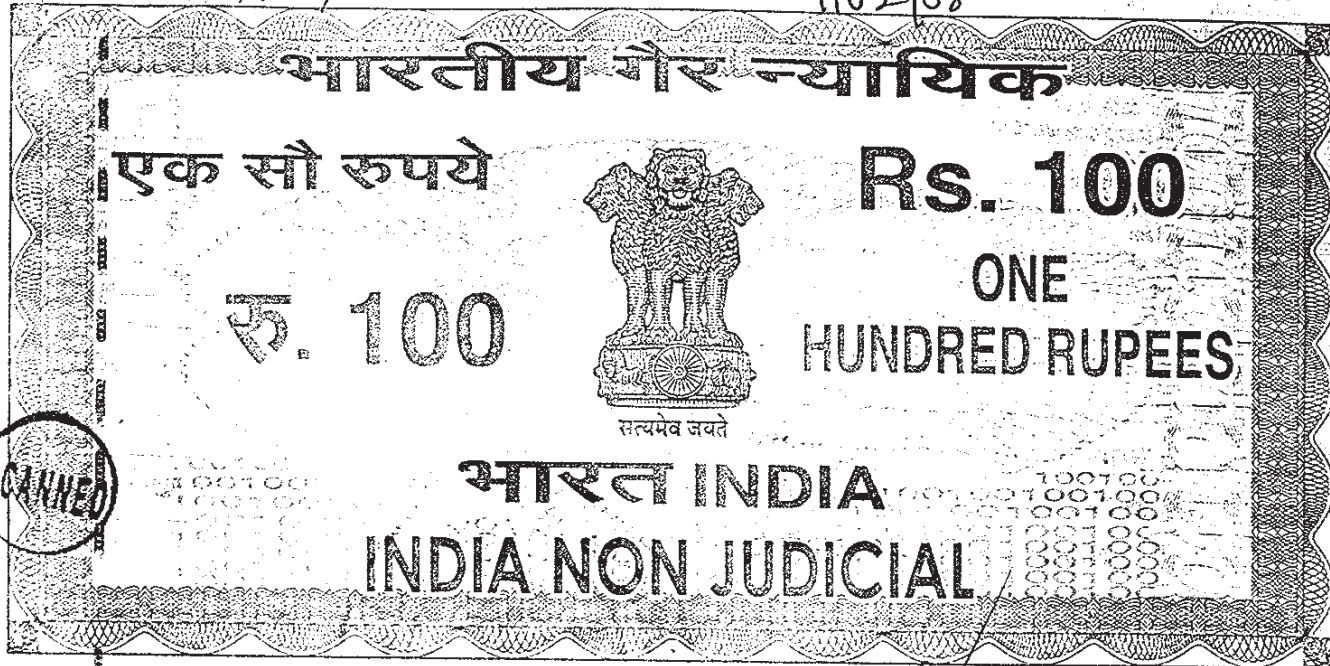


253

0.12.24

1162/08

A-1248



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 265595

59119 Date: 04/12/2007
 Venkatesh
 S/o. Late W/o. G.A. Rao
 For whom: M/S. Mehta & Modi Homes

K. Srinivas
 SVL No.26/98, R.No.11/2007
 City Civil Court
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the ^{2nd} day of February 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years and Mr. Suresh U. Mehta, S/o. 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.)

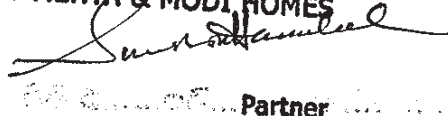
IN FAVOUR OF

1. MR. IMRAN MOHAMMED KHAN, SON OF MR. R. M. KHAN aged about 37 years,
2. MRS. ASRA FATIMA KHAN, WIFE OF MR. IMRAN MOHAMMED KHAN aged about 35 years both are residing at 301, Jayanti Apartments, Opp. Post Office, Begumpet, Hyderabad - 500 016, 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

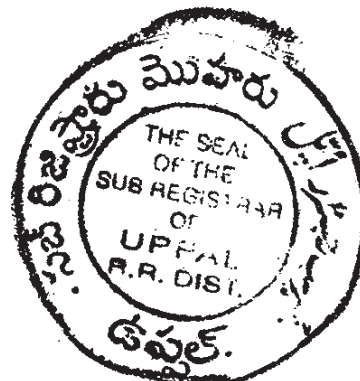

 Partner

For MEHTA & MODI HOMES


 Partner

ENDORSEMENT	
Certified that the following amounts have been paid in respect of this document:	
I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 65600/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.Act, 1899, if any	Rs. —
II. Transfer Duty:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 3650/-
2. in the shape of cash.....	Rs. —
IV. User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Total: Rs. 69450/-	

1 వ పుస్తకము..... 11640/-
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....



పబ్-రిజిస్ట్రారు

సుబ్-రెజిస్ట్రారు సెల... 2
 1927 వ.శ.శాసన... మాసము... 12... తేది
 పగలు... 1... మరియు... 2... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో
 శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఏ ప్రకారం
 అనుసరించి సమర్పించబడిన పాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ... 3650/- చెల్లించినారు.

Receipt No. 76229 Dt. 2/2/06 vide Proclamation
 SBM, Habisiguda Branch, Sec'bad

దాని యిచ్చినట్లు ఒప్పుకొన్నది
 ఎదమ ప్రాంతము



Proclamation s/n. K. P. Reddy occ. Service
 02 S-W-187/344, 2nd Floor, Soham mansion,
 m. G. Road, Sec'bad, through attested GPA for
 Presentation of documents, vide GPA no.
 20/22/2006 at CRO, Uppal, R.R. Dist

నిరూపించినది.
 ① P. Raghunee s/o. P. Janai occ. Service
 H.No. 12-1-87, Lakshmi, Sec'bad-17

② Girish s/o. Ramesh occ. Service
 23 6/10/24, Amberpet, Hyderabad.

2007 వ.సం॥... 12... తేది
 1927 వ.శ.శాసన... మాసం... 12... తేది

పబ్-రిజిస్ట్రారు

WHEREAS:

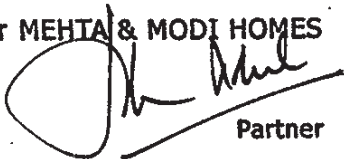
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

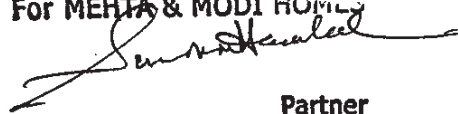
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 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.....116408
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....11. ఈ కాగితపు వరుస
 సంఖ్య.....2

Sub-Registration Under Section 42 of Act II of 1908
 No. 1162 of 2008 Date 2/2/08

I hereby certify that the proper deficit
 stamp duty of Rs. 65600/- Rupees
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 700000/- being
 higher than the consideration agreed Market
 Value.

S. R. O. Uppal

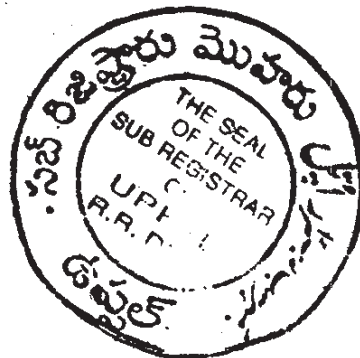
dated 2/2/08

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

Registration Endorsement

An amount of Rs. 65600/- towards Stamp Duty
 including Transfer duty and Rs. 3600/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 762291
 Dated 2/2/08 at SBI Habisiguda Branch Sec bad

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



- E) The Vendee is desirous of purchasing a plot of land bearing no. 253 admeasuring 365 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 7,30,000/- (Rupees Seven Lakhs Thirty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

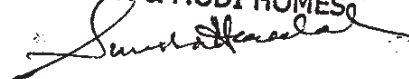
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 253 admeasuring 365 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. 7,30,000/- (Rupees Seven Lakhs Thirty 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. 69350/- is paid by way of challan No.76 2291, dated 02.02.08 drawn on SBH, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకము... 116/08

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 11... ఈ కాగితపు వరుస

సంఖ్య... 2

పబ్-రిజిస్ట్రారు

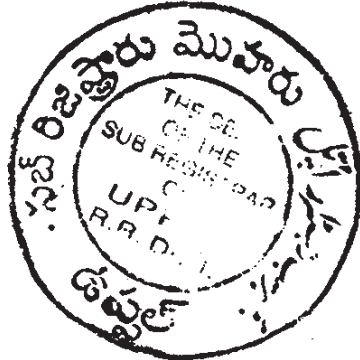
1 వ పుస్తకము సం॥ (కా.త) పు... 116/08

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నమిత్తర

గుర్తింపు నెంబరు... 1-2009 ఇవ్వడమైన

2009 సం॥ (కా.త) వరుస... తది

రిజిస్టరింగు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 253 admeasuring about 365 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:

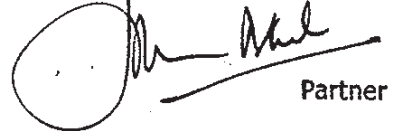
North	40' wide road
South	100' wide road
East	Plot No. 254
West	Plot No. 252

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:

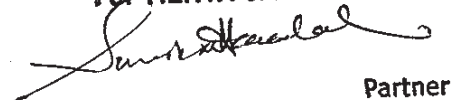
1. 
2. 

For MEHTA & MODI HOMES


Partner

(Soham Modi)
VENDOR

For MEHTA & MODI HOMES

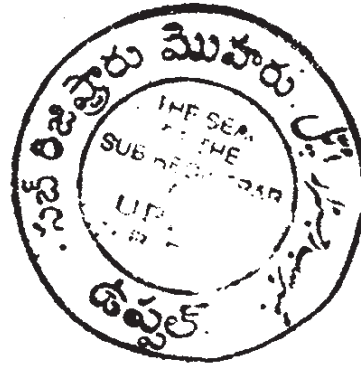

Partner

(Suresh U. Mehta)
VENDOR

 2 
VENDEE

1 వ పుస్తకము..... 116/405
దత్త వేదము మొత్తం కాగితముల
సంఖ్య..... 11 ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 253, 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

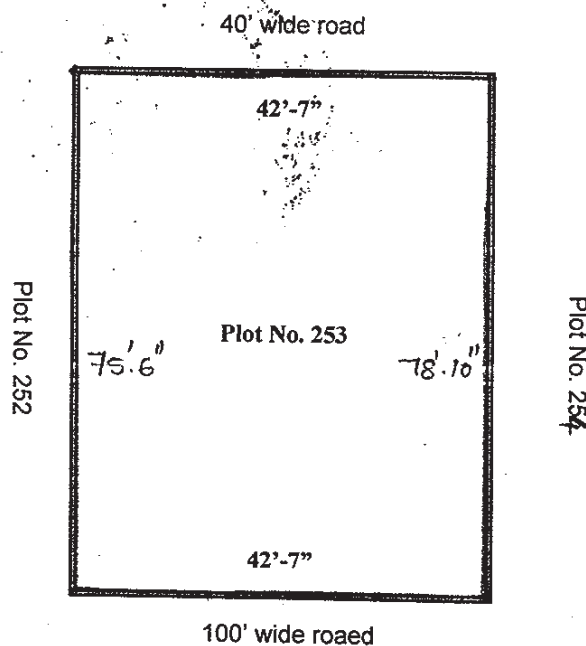
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: 1. MR. IMRAN MOHAMMED KHAN, SON OF MR. R. M. KHAN

2. MRS. ASRA FATIMA KHAN, WIFE OF MR. IMRAN MOHAMMED KHAN

REFERENCE:
AREA:

365

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

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner**WITNESSES:**

1.

2.

SIG. OF THE VENDOR

2.

SIG. OF THE BUYER

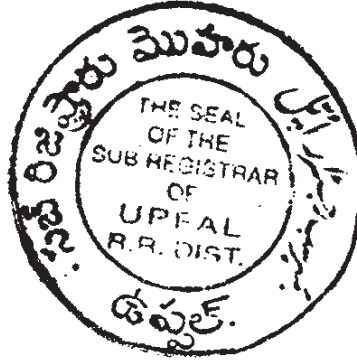
1 వ పుస్తకము.....1162/94

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....11. ఈ కాగితపు వరుస

సంఖ్య.....5

సబ్-రిజిస్ట్రారు



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

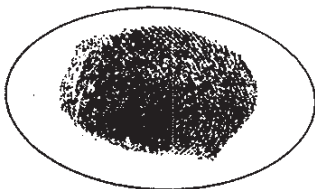
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF EXECUTANTS

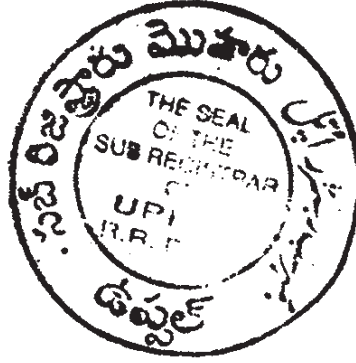
1 వ పుస్తకము.....1164/01

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....11. ఈ కాగితపు వరుస

సంఖ్య.....6....

సబ్-రిజిస్ట్రారు



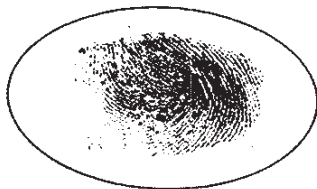
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



BUYER:

1. MR. IMRAN MOHAMMED KHAN,
S/O. MR. R. M. KHAN
R/O. 301, JAYANTI APARTMENTS,
OPP. POST OFFICE,
BEGUMPET,
HYDERABAD - 500 016



2. MRS. ASRA FATIMA KHAN,
W/O. MR. IMRAN MOHAMMED KHAN
R/O. 301, JAYANTI APARTMENTS,
OPP. POST OFFICE,
BEGUMPET,
HYDERABAD - 500 016



REPRESENTATIVE:

MR. RAIS MOHAMMED KHAN
S/O. LATE F. M. KHAN
R/O. 301, Jayanti Apts,
Opp:- Post office
Begumpet, Hyderabad.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & 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. R. M. Khan, as I / We cannot appear personally before the Registering Officer in the Office of Sub-
Registrar of Assurances, Uppal, Ranga Reddy District.

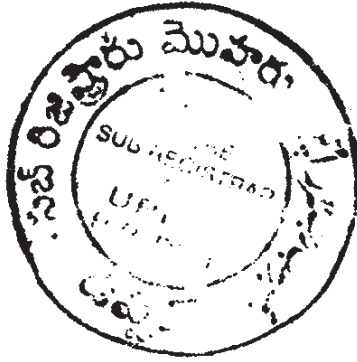
SIGNATURE OF THE REPRESENTATIVE

2

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము..... 1164/95
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... (1) ఈ కాగితపు వరుస
సంఖ్య..... 2

సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAPO11193822002

PRABHAKAR REDDY K
K PABAN REDDY
2-3-04/1974
JAISWAL GARDEN
AMBERPET
HYDERABAD

30/07/2002 DUPLICATE

Licencing Authority
RTA-HYDERABAD-E2

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Soham Modi

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

भारत गणराज्य REPUBLIC OF INDIA

भारतीय नागरिकता अधिनियम, 1955
INDIAN CITIZENSHIP ACT, 1955

पंजीकृत नाम / Registered Name
SOHAM SATISH MODI

पिता का नाम / Father's Name
SATISH MANILAL MODI

भारतीय नागरिक / INDIAN

जन्म तिथि / Date of Birth
18-10-1969

जन्म स्थान / Place of Birth
HYDERABAD

7-10-2000 8-16-2010

For MEHTA & MODI HOMES

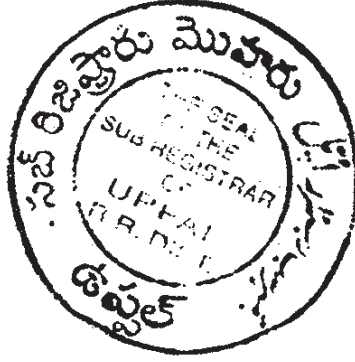
Soham Modi
Partner

For MEHTA & MODI HOMES

Suresh Kumar
Partner

1వ పుస్తకము..... 116/60
దస్తావేజులు మొత్తం కాగితము
సంఖ్య..... 11... ఈ కాగితపు వరుస
సంఖ్య..... 1

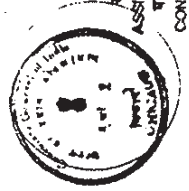
సబ్-రిజిస్ట్రారు





For the purpose of this passport, the holder is deemed to be a citizen of India.

Deepa Jain
DEEPA JAIN
ASSISTANT CONSULAR OFFICER
CONSULATE GENERAL OF INDIA
CHICAGO, ILLINOIS



REPUBLIC OF INDIA



Passport No. 21507002

KHAN

IMRAN MOHAMMED

INDIAN MALE MARK, 1971

ALONG, ARUNACHAL PRADESH

CHICAGO

APR 3 0 2001 APRIL 29, 2011 (E)

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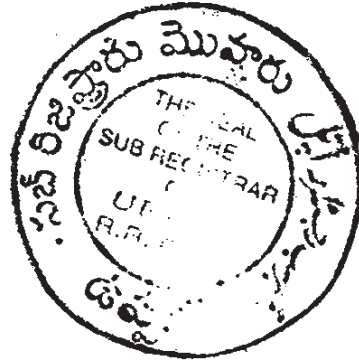
1 వ పుస్తకము... 11.62/1000

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సంఖ్య..... 1/ ఈ కాగితపు వరుస

సంఖ్య..... 9

సబ్-రెజిస్ట్రార్



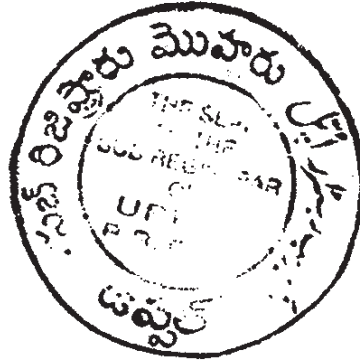
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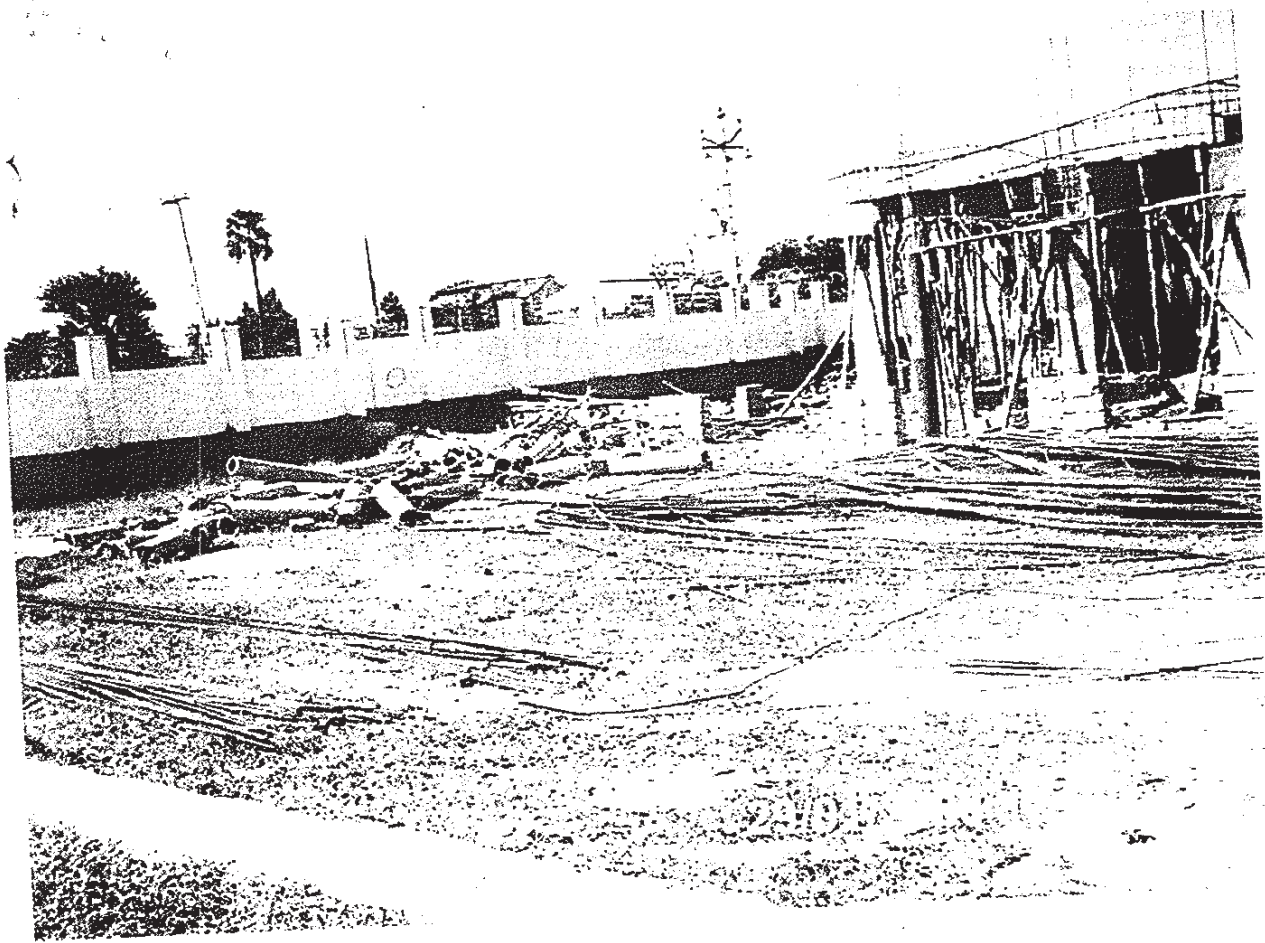
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సంఖ్య.....11...ఈ కాగితపు వరుస

సంఖ్య.....10....

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1 వ పుస్తకము.....1164/దిక్క
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....11..ఈ కాగితపు వరుస
సంఖ్య.....11.....

పబ్-రిజిస్ట్రారు

