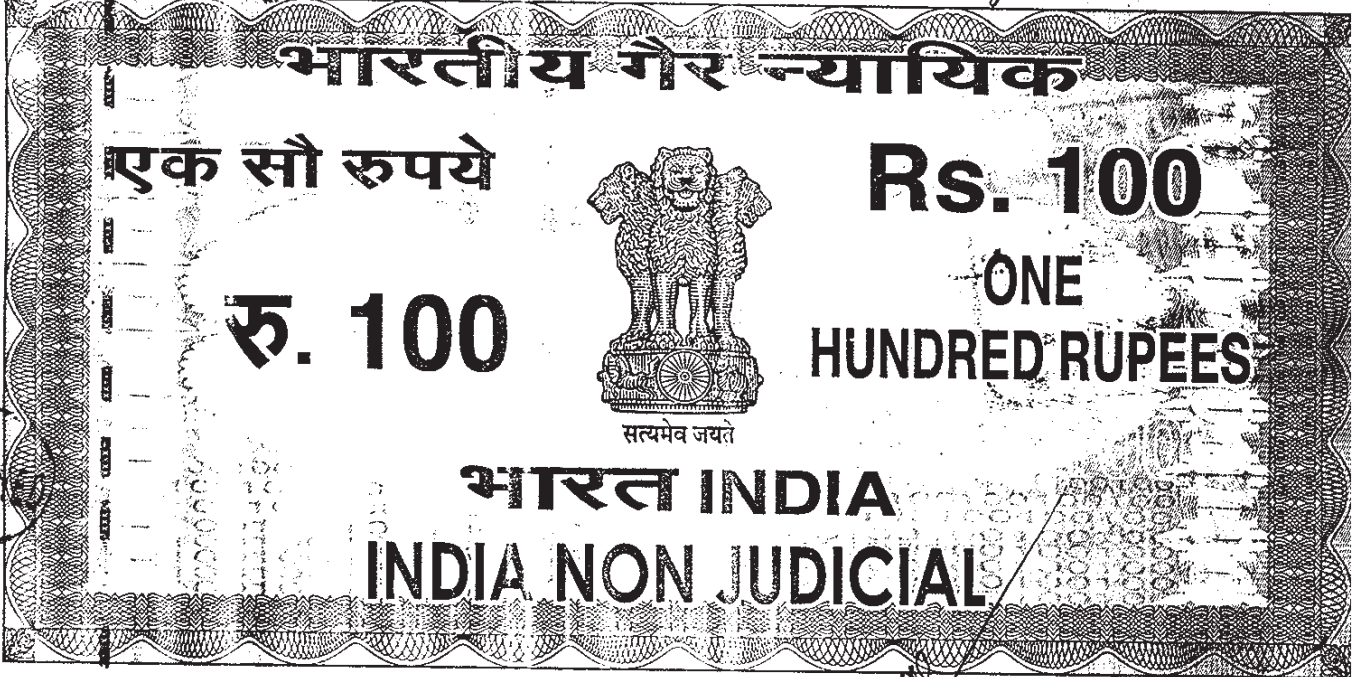


260

No. 9953

DOCT. No. 9939/2007

Aug 10 2007



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 38162 Date 13/07/2007 100/-

Name... D. Phani

S/o, D/o, W/o... D. N. Marthy

For Whom... Mr. Mehta & Modi Homes

K. Srinivas

H 196340

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

SALE DEED

This Sale Deed is made and executed on this the 17th day of August, 2007 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 37 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. A. DEEPAK, SON OF MR. A. SUDHAKAR, aged about 29 years, residing at 30, Mahalaxmi Towers, Shiv Bagh, Ameerpet, 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 and Modi Homes

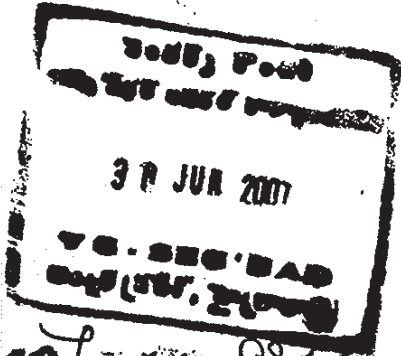
[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

వ పుస్తకము.....9939/17
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య...../.....

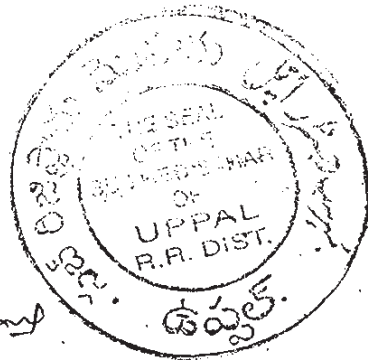
సబ్-రిజిస్ట్రారు



192 వ.సం.శా.నెల...తేది
 192 వ.సం.శా.నెల...తేది
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Raghavakumar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥...చెల్పించారు.

Receipt No. 609502.D. 17/8/07
 SBH, Habsiguda Branch, Sec'bad.



దాని యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవేలు



చూపించినది.

శ్రీ. Raghavakumar S/o. K. P. Reddy occ: Service
 2nd floor, 201/36/06 at Sec, Uppal, R.R. Dist.
 M.G. Road, Sec'bad, through attested GPA
 for presentation of documents vide GPA No.

శ్రీ. Raghavakumar S/o. K. P. Reddy

YAGNANARAYANA, S/o. LATE N.V. KRISHNAIAH
 occ: Service No. FLAT NO. 10,
 ANNAPURNA RESIDENCY, MEHIDI PATNAM,
 HYDERABAD.

శ్రీ. Raghavakumar S/o. K. P. Reddy

Krishna murti S/o. Ramana Rao occ: Service
 2-3-6/10/24 Ambapur, Hyderabad

2007 వ.సం.శా.నెల...తేది
 192 వ.సం.శా.నెల...తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

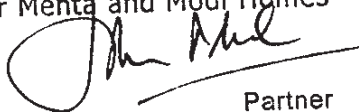
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

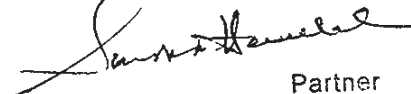
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006. About 10% of the plots were mortgaged to HUDA at the time of the release of tentative layout. The said mortgage was released by relinquishment deed no. 1081/2007 dated 23.01.2007 after completing the layout and at the time of final release of layout by HUDA.

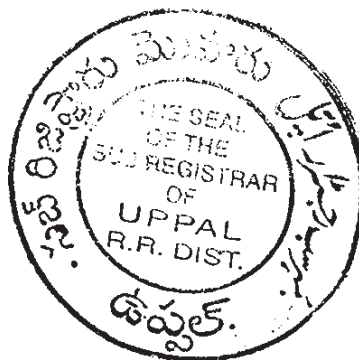
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

సబ్-రిజిస్ట్రార్



- E) The Vendee is desirous of purchasing a plot of land bearing no. 260 (shown as plot no. 60 in the HUDA sanction plan), admeasuring 355 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 4,97,000/- (Rupees Four Lakhs Ninty Seven 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. 260 (shown as plot no. 60 in the HUDA sanction plan), admeasuring 355 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. 4,97,000/- (Rupees Four Lakhs Ninty Seven 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. 47,210/- is paid by way of challan no. 602542, dated 17.08.2007, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

సబ్-రిజిస్ట్రార్,

[illegible]

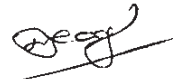
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 260 (shown as plot no. 60 in the HUDA sanction plan), admeasuring about 355 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on: Block No. 2, Old Village.

North	40' wide road
South	100' wide road
East	40' wide road
West	Plot No. 259 (shown as plot no. 59 in the HUDA sanction plan)

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

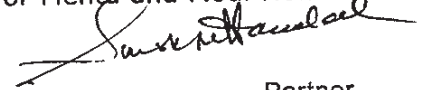


Partner

(Soham Modi)

VENDOR

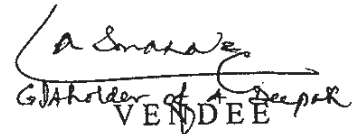
For Mehta and Modi Homes



Partner

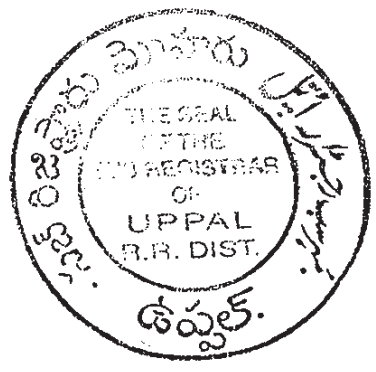
(Suresh U Mehta)

VENDOR


Ghosh
VENDOR

1. పుస్తకములు
 దస్తవీరులు మరియు వారి కుటుంబ
 సభ్యులు
 2.

1
 దస్తవీరు



REGISTRATION PLAN SHOWING

PLOT NO. 260 (SHOWN AS PLOT NO. 60 IN THE HUDA SANCTION PLAN)

INSTRUMENT NO. 291 (P)**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

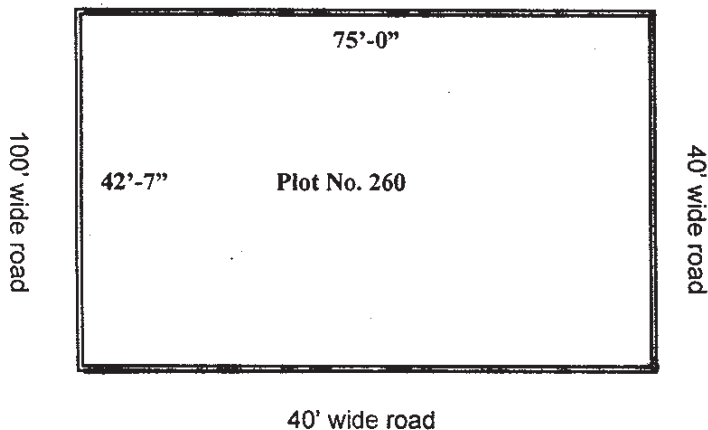
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. A. DEEPAK, SON OF MR. A. SUDHAKAR**REFERENCE:**
AREA:

355

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

Plot No. 259



For Mehta and Modi Homes

For Mehta and Modi Homes

WITNESSES:
Partner
Partner

1.

2.

SIG. OF THE VENDOR
Ghatkar of A Deepak**SIG. OF THE BUYER**

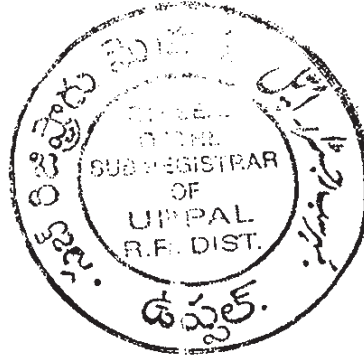
1 వ పుస్తకము.....నంబ

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

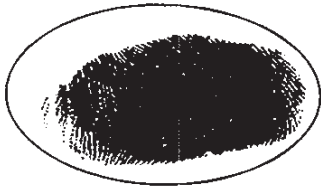
సంఖ్య.....


సబ్-రెజిస్ట్రార్



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

GPA Officer

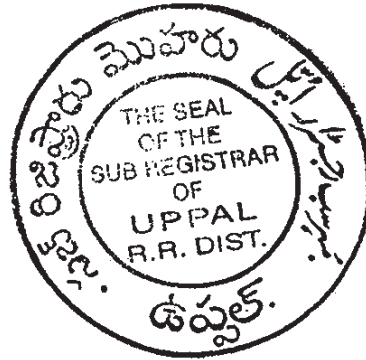
1 వ పుస్తకము.....నంబు

దస్తావీజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....


పబ్లిక్ రికార్డర్



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

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

MR. A. DEEPAK
S/O. MR. A. SUDHAKAR
R/O. 304, MAHALAXMI TOWERS
SHIV BAGH
AMEERPET
HYDERABAD - 500 016.



REPRESENTATIVE:

MR. A. SUDHAKAR
S/O. A. V. P. SASTRY
R/O. 304, MAHALAXMI TOWERS
SHIV BAGH
AMEERPET
HYDERABAD - 500 016.

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.

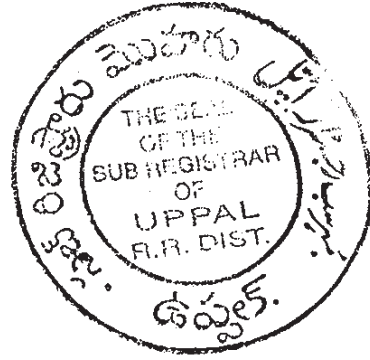
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. A. Sudhakar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)
GFA Order of A. Deepak

1. వ పుస్తకము. 3. 2. 6. 7. నంబా
దస్తావీజాల మొత్తం కాగితముల
సంఖ్య. 7. ఈ కాగితపు వరుస
సంఖ్య.


సహాయక రిజిస్ట్రార్



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
 OLDAP0110102001
PRABHAKAR REDDY
K PADMA REDDY
 23 04/10/24
 JAISWAL GARDEN
 AMBERPET
 HYDERABAD

DRIVING LICENCE
 HYDERABAD

DRIVING LICENCE
 HYDERABAD

DRIVING LICENCE
 HYDERABAD

PERMANENT ACCOUNT NUMBER
 ABMP6725H
SOHAM SATISH MODI
 10-10-1969
SATISH MANILAL MODI

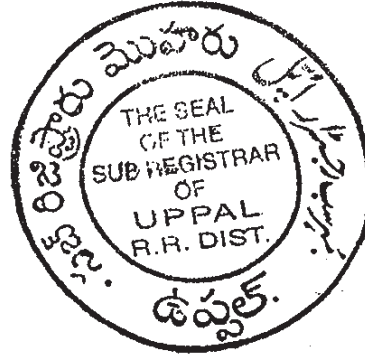
भारत गणराज्य REPUBLIC OF INDIA
IND
B 2791005
MODI
SOHAM SATISH @ SOHAM SATISH MODI
INDIAN
MALE
MUMBAI
PO HYDERABAD
9-10-2000

For Mehta and Modi Homes
 Partner

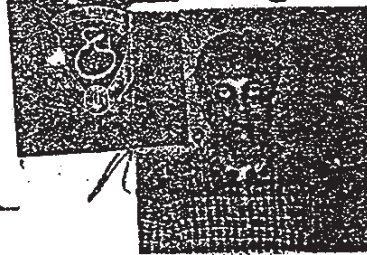
For Mehta and Modi Homes
 Partner

1 వ పుస్తకము.....నం||
దస్తావీజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్ రిజిస్ట్రార్



Osmania University



Faculty of Management

Roll No. 1199-814

This is to certify that A. Deepak
son / daughter of A. Sudhakar has passed the
Examination of

P.G. Diploma in M.B.A.

of this University, held in April 1990, and that he/she
was placed in the First Division.

Given under the seal of the University.

D. C. Nay

Hyderabad
MARGASHIRA 22, 1922
Dated DECEMBER 13, 2000

Vice-Chancellor

1 వ పుస్తకము.....సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రార్

