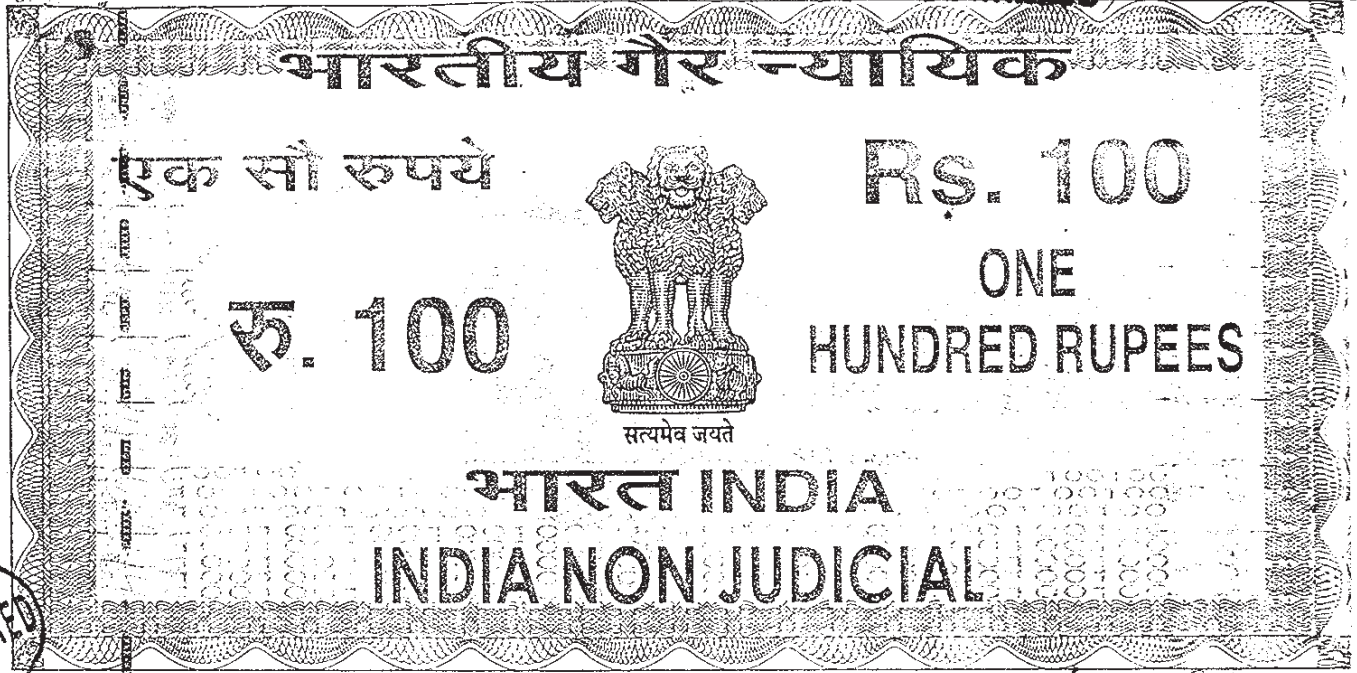


266

C.S No. 4481 DOCT. No. 4481



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 3581 29-3-07-1000/-
 Sold to A. Venkateshwar RAO.
 1/0 A. P. RAO
 For Whom M/s. Mehta & Modi Homes Sec'd

LEELA G. CHIMALG!

STAMP VENDOR

No. 02/2007

5-4-76/A, Cellar, Rangunj
SECUNDERABAD-500 003SALE DEED

This Sale Deed is made and executed on this the 3rd day of April 2007 at Secunderabad by 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 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. KAMALESH N. V., SON OF MR. VISWANATHA SETTY, aged about 33 years,
 2. MRS. SMITHA RAJAN, WIFE OF MR. KAMALESH N. V., aged about 29 years,
- Both residing at 7-78-80, 202. Jyothi Apartments, Plot No. 70, Maheshwarnagar, ECIL, Hyderabad – 500 062, hereinafter referred to as the Vendee (which term shall mean and include their heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.).

For Mehta and Modi Homes

For Mehta and Modi Homes

P-266.sale.deed

Partner

Partner

Page 1

9/11/13

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 200 sq. yds., forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of registered sale deeds bearing document no.11095/2005, dated 18th November 2005, registered with the SRO, Uppal, R. R. District, hereunder and hereinafter referred to as the Schedule Land.
- 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 deed document no.11095/2005, dated 18th November 2005, which is 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 an independent bungalow thereon and has obtained a sanction for construction vide proceedings no. BA/G1/72/2006-2007 dated 26/09/2006 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- E) The Vendee is desirous of purchasing a plot of land bearing no. 266, admeasuring 200 sq. yds. hereinafter referred to as the Scheduled Land for a consideration of Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

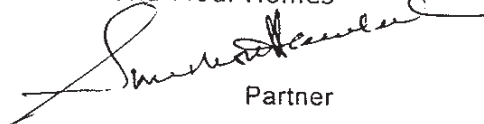
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 266, admeasuring 200 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 Land 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. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only)). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Land 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 Land.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకములోకి చేర్చుట
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..7.....ఈ కాగితపు వరుస
సంఖ్య.2.....

1

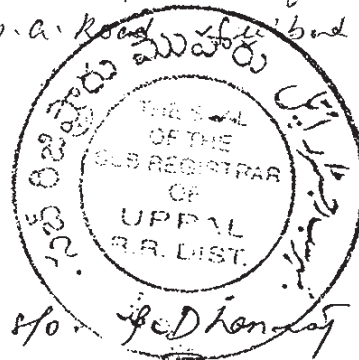
సబ్-రిజిస్ట్రారు

దానం యిచ్చినట్లు ఒప్పుకొన్నట్లు
ఎడమ బొటనపైలు



The Mal

Sottam medd s/o. Jathala m. m. m.
(05-4-187/34, E floor, Sottam m. m. m.
m. a. Road మువ్వూరు - 03.



చిరూపించినది.

(1) f. P. P.

f. P. Pradup s/o. f. D. Hanay ou:-Sune
R/o. 1-10-263. New Bomayally, Sec'bad.

(2) *[Signature]*

P. Raghuveer s/o. R. Savaiah ou:-Sune
R/o. 12-1-87, Latepalle, Sec'bad-47

2007 వ సం॥ 12/4/07
1927 వ సం॥ 12/4/07
మొత్తం...మాసది...వ తేది.

సబ్-రిజిస్ట్రారు

3. The Vendor further covenant that the Schedule Land 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 Land 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 Land, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Land 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 Land 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 Land 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. 22,725/- is paid by way of challan No. 133423, dated 03.04.07, drawn on SBH, Habsiguda, Hyderabad.

SCHEDULED LAND

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 266 admeasuring about 200 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. 265
South	Plot No. 267
East	Plot No. 248
West	Existing Road - 40

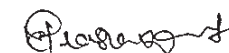
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



2.

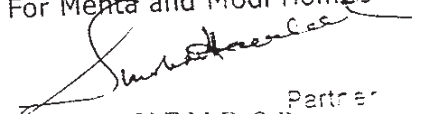


For Mehta and Modi Homes



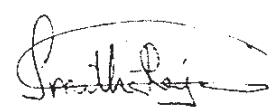
Partner

VENDOR
For Mehta and Modi Homes



Partner

VENDOR



VENDEE



1 వ పుస్తకము 4480/పంపా
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 7.... ఈ కాగితపు వరుస
సంఖ్య 3.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1897
No. 4480 of 2007 Dated 3/11/07

I hereby certify that the proper deficit
stamp duty of Rs. 21500 Rupees... Twenty one thousand
Five hundred Rupees only
has been levied in respect of this instrument
from Sri. Suresh V. Mehta
on the basis of the agreed Market Value
consideration of Rs. 240,000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 3/11/07

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

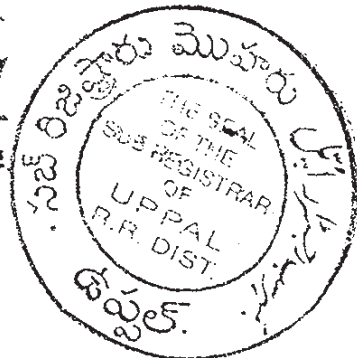
Registration Endorsement

An amount of Rs. 21500 towards Stamp Duty
including Transfer duty and Rs. 1800
towards Registration Fee was paid by the party
through Challan Receipt Number 133423
Dated 3/11/07 at SRI Habsiguda Branch, Sec 63

S.D.M. Habsiguda

A/c No. 01000050720

S.R.O. Uppal



REGISTRATION PLAN SHOWING

PLOT NO. 266 FORMING A PART

IN SURVEY NOS.

291

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.**VENDOR:**

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNERS

1. SRI SOHAM MODI, SON OF SRI SATISH MODI

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

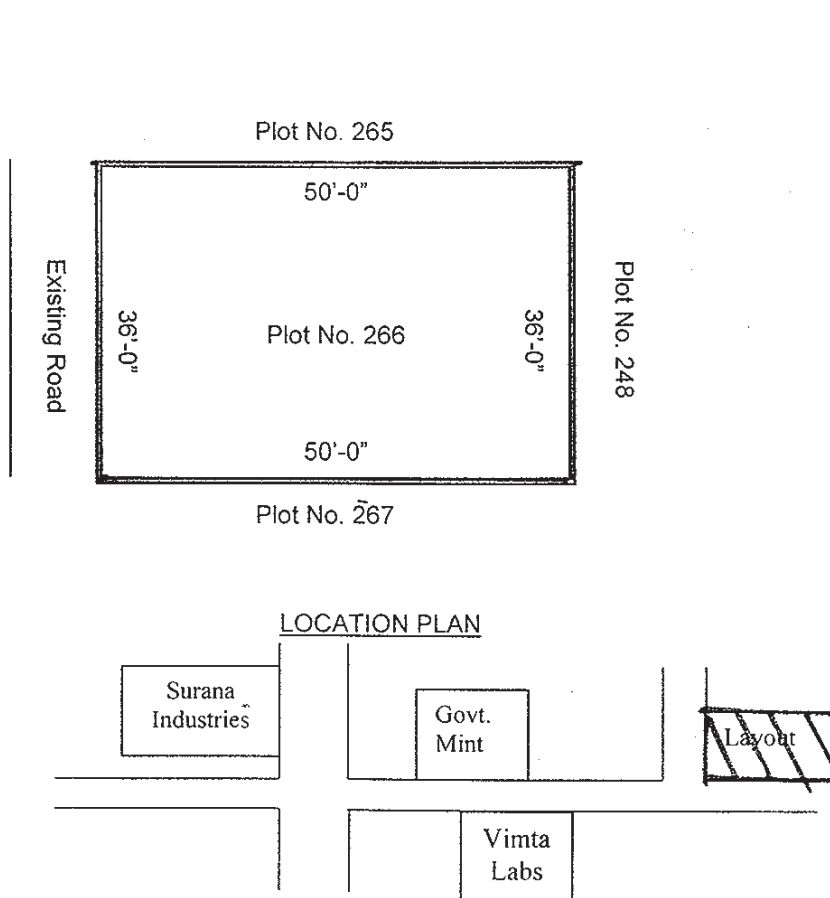
VENDEE:

1. MR. KAMALESH N. V., SON OF MR. VISWANATHA SETTY

2. MRS. SMITHA RAJAN, WIFE OF MR. KAMALESH N. V.

REFERENCE:
AREA:

200

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

1.

2.

For Mehta and Modi Homes

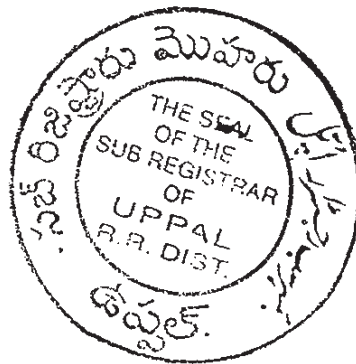
Partner
SIG. OF THE VENDOR
For Mehta and Modi Homes
Partner
SIG. OF THE VENDOR
SIG. OF THE VENDEE

1 వ పుస్తకము 4/8/07 సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7.....ఈ కాగితపు వరుస
సంఖ్య...4.....


పబ్ రిజిస్ట్రార్

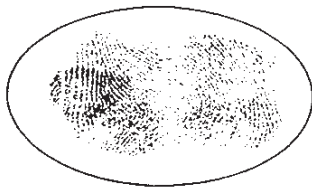
1 వ పుస్తకము సం|| (శా.శ) పు...పురిం/07
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...పురిం.1-2007 ఇవ్వబడిన
2007 సం|| డిసెంబరు 7.....తేది

రిజిస్టరింగు అధికారి



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

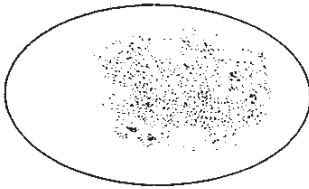
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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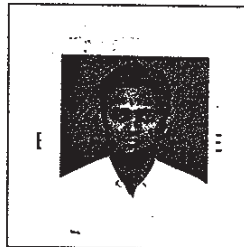
VENDOR:

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

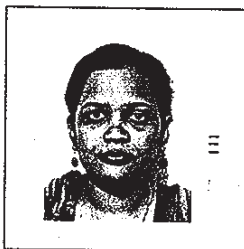


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



BUYER:

1. MR. KAMALESH N. V
S/O. MR. VISWANATHA SETTY
R/O. 7-78-80, 202, JYOTHI APARTMENTS
PLOT NO. 70, MAHESHWARNAGAR
ECIL, HYDERABAD - 500 062



2. MRS. SMITHA RAJAN
W/O. MR. KAMALESH N. V.
R/O. 7-78-80, 202, JYOTHI APARTMENTS
PLOT NO. 70, MAHESHWARNAGAR
ECIL, HYDERABAD - 500 062

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

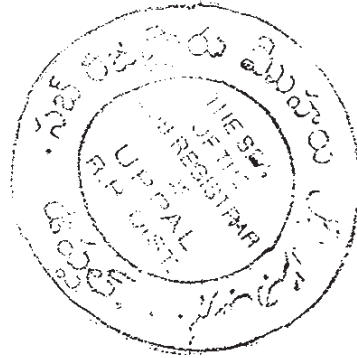
Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF THE EXECUTANTS

1 వ పుస్తకము... సంగీత
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 1...


సర్ రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
OLDAP011193822002
PRABHAKAR REDDY K
K PADMA REDDY
23-04-1974
JAISWAL GARDEN
AMBERPET
HYDERABAD

193822002 DUPLICATE

Learning Alphabet
B-A-HYDERABAD

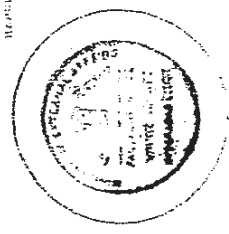
THE PASSPORT ACT, 1920 (AS AMENDED BY THE PASSPORT (AMENDMENT) ACT, 1948)



THESE ARE THE PASSPORTS ISSUED TO THE BEHOLDERS OF THE LICENCES ABOVE MENTIONED FOR THE PURPOSE OF TRAVELLING TO AND FROM THE COUNTRIES AND PLACES SPECIFIED IN THE PASSPORTS FOR THE PERIOD OF VALIDITY SPECIFIED THEREIN. THE BEHOLDERS OF THE LICENCES ABOVE MENTIONED SHALL BE OBLIGED TO PRODUCE THE PASSPORTS TO THE OFFICIALS OF THE IMMIGRATION AND CUSTOMS AT THE PORTS OF ENTRY AND EXIT.

THESE ARE THE PASSPORTS ISSUED TO THE BEHOLDERS OF THE LICENCES ABOVE MENTIONED FOR THE PURPOSE OF TRAVELLING TO AND FROM THE COUNTRIES AND PLACES SPECIFIED IN THE PASSPORTS FOR THE PERIOD OF VALIDITY SPECIFIED THEREIN.

अधीक्षक/आयुक्त जनपद
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad.



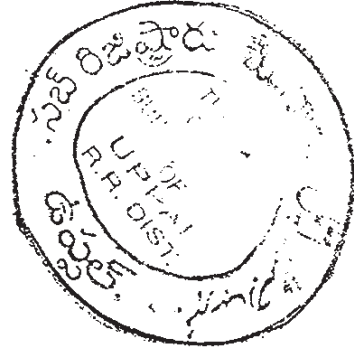
PERMANENT ACCOUNT NUMBER
ABIMP6725H
SOHAM SATISH MODI
SATISH MANILAL MODI
18-10-1969

भारत गणराज्य REPUBLIC OF INDIA
IND B2791005
MODI
SOHAM SATISH MODI
INDIAN male 18-10-1969
MUMBAI
HYDERABAD
9-10-2000 8-10-2000

Handwritten signature

1 వ పుస్తకము 448/1 సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 5..... ఈ కాగితపు వరుస
సంఖ్య. 6.....

పబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACAPN3716G

नाम /NAME-
KAMALESH VISWANATHA NAMA

पिता का नाम /FATHER'S NAME
VISWANATHA KODANDARAMA NAMA

जन्म तिथि /DATE OF BIRTH
12-05-1973

हस्ताक्षर /SIGNATURE

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004

In case this card is lost/found, kindly inform/return to the issuing authority:
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFFPR8925P

नाम /NAME
SMITHA RAJAN

पिता का नाम /FATHER'S NAME
PARMESWARAN RAJAN

जन्म तिथि /DATE OF BIRTH
18-04-1978

हस्ताक्षर /SIGNATURE

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004

In case this card is lost/found, kindly inform/return to the issuing authority:
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004

6-18-11-11

1 వ పుస్తకము 4/18/19 సంవ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7....ఈ కాగితపు వరుస
సంఖ్య. 7.....

1
పబ్-రిజిస్ట్రారు

