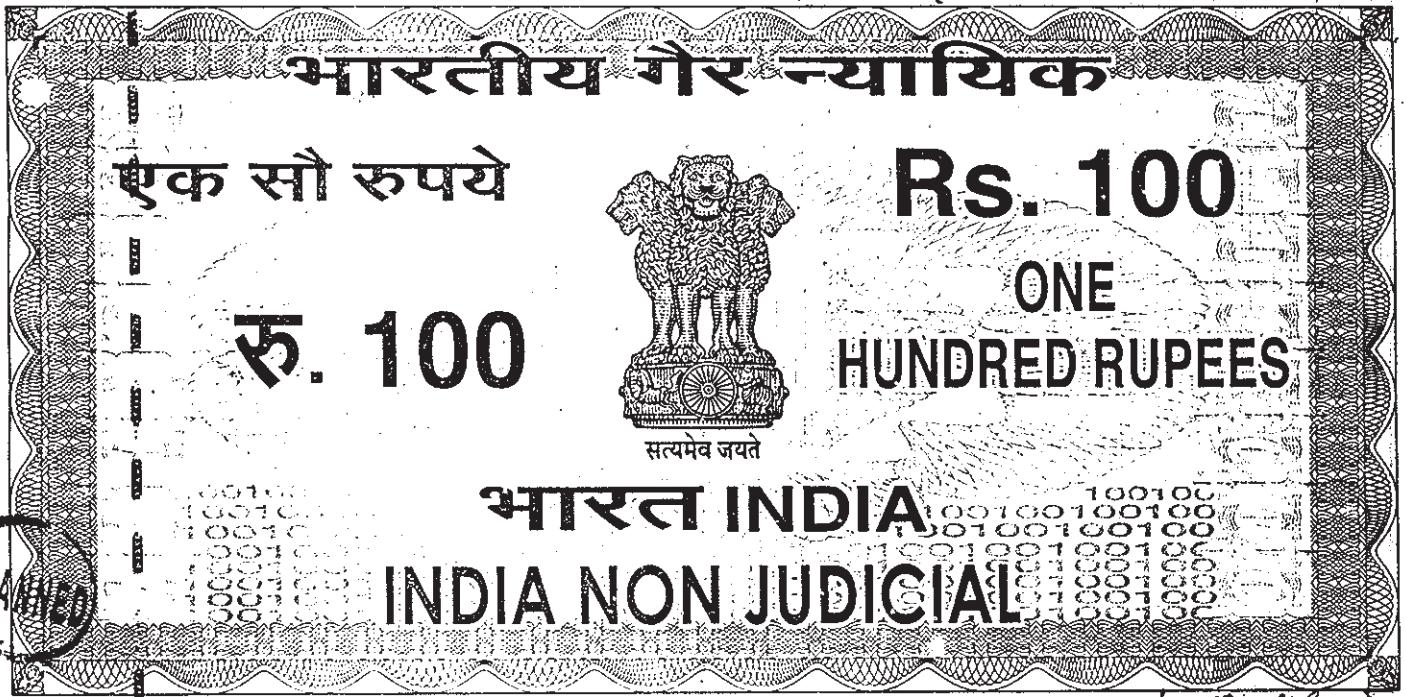


(331)
CS No: 4501

4494/08

Aceno: 4644



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3823 15/08 100: See
Venkatesh
A. Rao
Mehta and Modi Homes

L. C. Chinnay
P. 532034
LEELA G CHIMALG!
STAMP VENDOR
N. 12/04
6-4-76/A, Cellar, Ranigummi
SECUNDERABAD-500 002

SALE DEED

This Sale Deed is made and executed on this the 13th day of May 2008 at Secunderabad by 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 58 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

DR. B. BHASKAR PRASADA RAJU. SON OF MR. B. RAMA RAJU aged about 53 years, residing at H.No. 10-3-311/7/A, City ENT Care Hospital, Castle Hills, Road No. 2, Masab Tank, Hyderabad - 500 057, 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

ASSESSMENT	
The following amounts have been paid in respect of this document:	
I. Stamp duty:	
1. In the shape of stamp paper.....	Rs. 100/-
2. In the shape of challan (uls. 41 of I.S. Act, 1899).....	Rs. 24260/-
3. In the shape of cash (uls. 41 of I.S. Act, 1899).....	Rs. —
4. In the shape of stamp duty (uls. 16 of I.S. Act, 1899, if any).....	Rs. —
II. Transfer duty:	
1. In the shape of challan.....	Rs. 6960/-
2. In the shape of cash.....	Rs. —
III. Registration fee:	
1. In the shape of challan.....	Rs. 8740/-
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. —
Sub-Registrar.....	Total: Rs. 39160/-

1920- వ.శ.శా.ద్రో.శా.మాసము. 2వ తేది
 పగలు. 11. మరయు. 12 గంటల మధ్య
 ఉప్పు. 100-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. P. Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఏ-ను
 అనుసరించి సమర్పించవలసిన ఖాతాపులు
 మరియు పేజీముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 12400/- చెల్లించినారు.

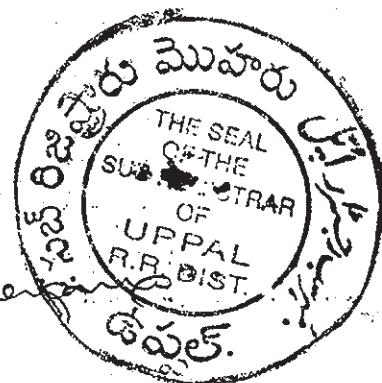
Receipt No. 824603 D.D. 12/4/08
 344, Hatisiguda Branch, Secbad

వాసీ యిచ్చినట్లు ఒప్పుకొన్నరు
 ఎడమ బ్రాహ్మణులు



1 వ పుస్తకము..... 4494/08
 దస్తావేజాల మొత్తం కాగితముం
 సంఖ్య..... 10 కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు



శ్రీ. K. P. Reddy
 S/o. K. P. Reddy, 1000, Service
 107, S. N. - 187/3 & 4, 2nd floor, 10th main road,
 M. G. Road, Secbad, through attested GPA
 for presentation of documents, vide GPA No.
 69/12/08 dt. 19.04.08 at SRO Uppal, R.R. Dist.

విరూపింపినది.

① ముఖ్య దివన్ శ్రీ. Ramachander Rao, 1000, Business
 4/1, 101, 5th cross 4th New Nagole, Secbad
 Hyderabad

② రైతు Ravi and Rami, 1000, Business
 No. 100, Uppal, Hyderabad

200. శ్రీ. వ. సొల్ల. మొ. నెల. 15 వ తేది
 1920- వ.శ.శా.శ.ద్రో.శా.మాసం. 2వ తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55. situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

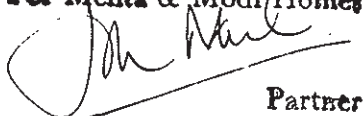
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

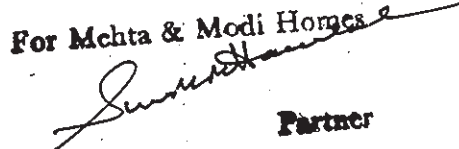
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The Vendor is desirous of developing the balance land for which building permission from HUDA is yet to be obtained.

For Mehta & Modi Homes


Partner

For Mehta & Modi Homes


Partner

1 వ పుస్తకము.....4494/08
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....10 ఈ కాగితపు వరుస
 సంఖ్య.....2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1908
 to 4494 of 2008 Date 15/5/08

I hereby certify that the proper deficit
 stamp duty of Rs. 31220/- Rupees Thirteen thousand
two hundred and twenty only

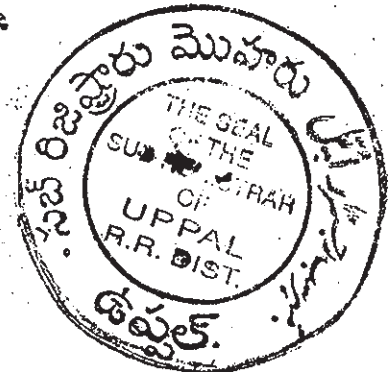
has been paid in respect of this instrument
 in the name of K. Prabhakar
 the holder of the agreed Market Value
 consideration of Rs. 340000/- being
 higher than the consideration agreed Market
 Value.

S. R. O. Uppal
15/5/08
 Sub Registrar
 and Collector U/S. 41 & 42
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 31220/- towards Stamp Duty
 including Transfer duty and Rs. 1740/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 824603
 Dated 12/5/08 at SBI Habsguda Branch, Sec'bad

S. R. O. Habsguda
 A/c No. 01000050708
 S. R. O. Uppal



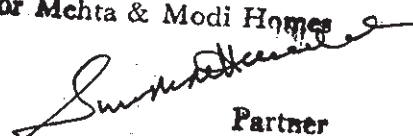
- H) The Vendee is desirous of purchasing a plot of land bearing no. 331 admeasuring 174 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,48,000/- (Rupees Three Lakhs Forty Eight Thousand Only) and the Vendor is desirous of selling 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. 331 admeasuring 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy 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.3,48,000/- (Rupees Three Lakhs Forty Eight 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. 33,060/- is paid by way of challan No. 824603, dated 13.05.08, drawn on State Bank of Hyderabad. Habsiguda Branch, Hyderabad.

For Mehta & Modi Homes

Partner

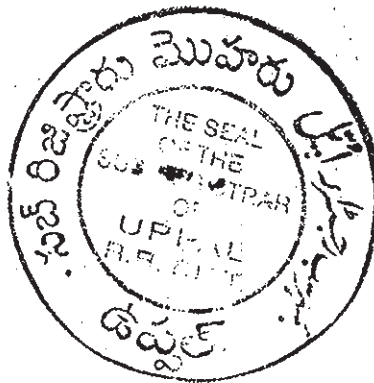
For Mehta & Modi Homes

Partner

1 వ పుస్తకము.....
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....
 పంఖ్య.....

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము పేజీ (కా.శ) పు.....
 సంఖ్యగా రిజిస్ట్రారు చేయబడి స్వానింగు నిమిత్తం
 గుర్తింపు సంఖ్య.....
 2009 నంబర్.....

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 331 admeasuring about 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on: Block No. 2 old village.

North	Plot No. 330
South	Plot No. 332
East	30' wide road
West	Plot No. 326

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

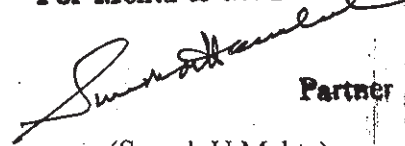


Partner

(Soham Modi)

VENDOR

For Mehta & Modi Homes



Partner

(Suresh U Mehta)

VENDOR



VENDEE

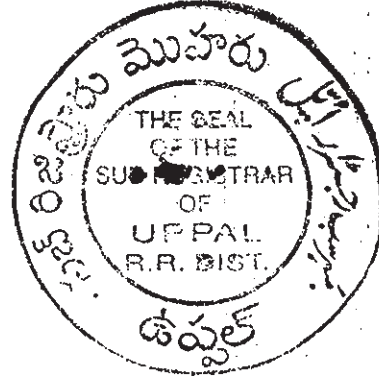
4494/08
1 వ పుస్తకము.....

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....10 ఈ కాగితపు వరుస

సంఖ్య.....4

పబ్-రిజిస్టరు



REGISTRATION PLAN SHOWING

PLOT NO. 331, FORMING A PART

IN SURVEY NO.

31, 40, 41, 42, 44 & 45, 55

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

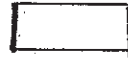
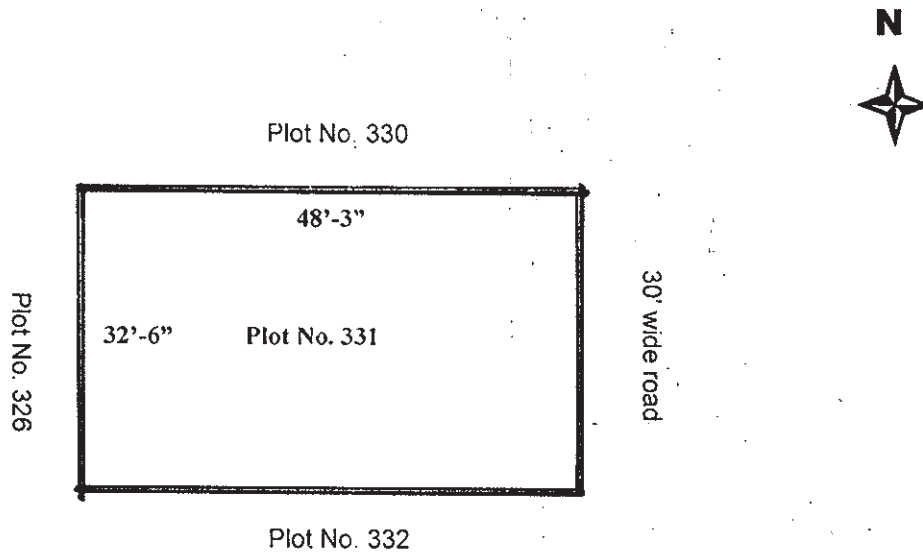
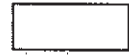
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER:

DR. B. BHASKAR PRASADA RAJU, SON OF MR. B. RAMA RAJU

**REFERENCE:
AREA:**

240

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

1.

2.

~~For Mehta & Modi Homes~~

Partner

~~For Mehta & Modi Homes~~

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

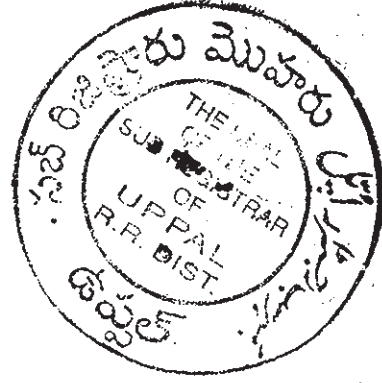
4494/08
1వ పుస్తకము.....సర్గా

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....10 ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు



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

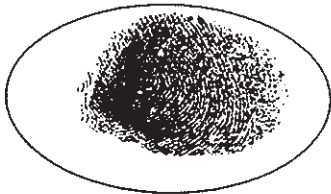
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	-----------------------------	--



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

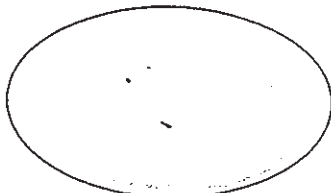


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



PURCHASER:

DR. B. BHASKAR PRASADA RAJU
S/O. MR. B. RAMA RAJU
R/O. H.NO. 10-3-311/7/A
CITY ENT CARE HOSPITAL
CASTLE HILLS, ROAD NO. 2
MASAB TANK
HYDERABAD - 500 057.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta & Modi Homes

Partner

For Mehta & Modi Homes

Partner

SIGNATURE OF EXECUTANTS

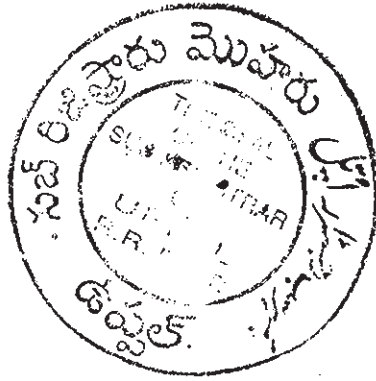
1 వ పుస్తకము..... 4494/08-సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..... 10 ఈ కాగితపు వరుస

సంఖ్య..... 6

పబ్-రిజిస్ట్రేషన్



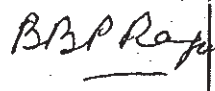
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 004501/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): **K.PRABHAKAR
REDDY(GP)**

Report Date: 15/05/2008 12:11:55

This report prints the Photos and FPs taken on 15/05/2008 12:11:10

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) BHASKAR PRASAD RAJU B. H.NO.10-3- 311/7/A, CITY ENT CARE HOSPITACASTLE HILLS, ROAD NO.2 MASAB TANK, HYDE	

Identified by
Witness 1
Witness 2



Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence

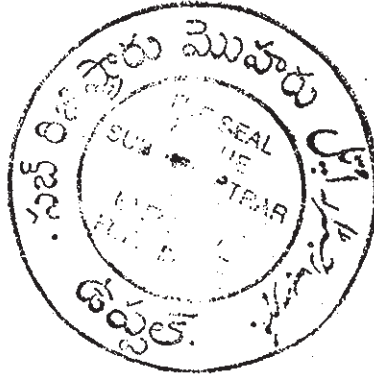
వ పుస్తకము..... 4494/01

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..... 10 ఈ కాగితపు వరుస

సంఖ్య..... 9

పబ్-రిజిస్ట్రారు



PERMANENT ACCOUNT NUMBER
ABMPM6725H

NAME
SONALI SATISH MODI

FATHER'S NAME
SATISH MAHLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE
Sonali Modi

Chief Commissioner of Income-tax, Andhra Pradesh

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAPO11193822082

PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10024
JAISUM REDDY
HYDERABAD

30/07/2002 DUPLICATE

Licensing Authority
ATA-HYDERABAD

For Mehta & Modi Homes

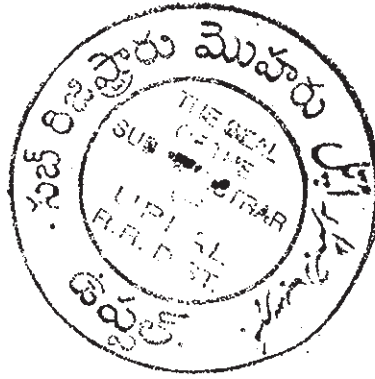
Partner

For Mehta & Modi Homes

Partner

4494/08
1వ పుస్తకము.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10 ఈ కాగితపు వరుస
సంఖ్య.....7

✓
సబ్-రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE



PRASADA RAJU B B
S/O SAI RAMA RAJU
18-3-311/7/A
CASTLE HILLS
RD NO 2
MASABTANK HYDERABAD

03/03/2005

1063911/04

Class Of Vehicle

Validity

Non-Transport
Transport

LMV,MCWG

04/03/2010

Hazardous Validity

Badge No.

Reference No.

166HW2005OD

Original LA.

KHAMMAM, ANDHRA PRADESH
05/03/1955

DOB

Blood Gr.

Date of 1st issue

05/03/1987

BBP Rape

4494/08

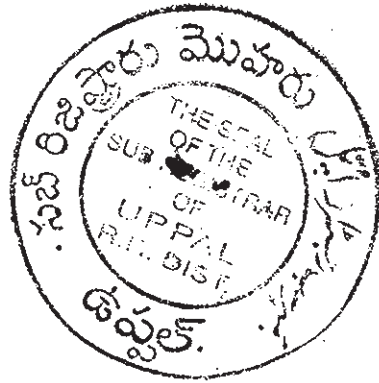
1 వ పుస్తకము.....

దస్తావేజుల నిర్వహణ కాగితము

సంఖ్య.....10.....ఈ కాగితపు వరుణ

సంఖ్య.....8.....

పబ్-రిజిస్ట్రారు





18/03/2008 11:42

1 వ పుస్తకము.....సంఖ్య 4494/08

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....10 ఈ కాగితపు వరుస

సంఖ్య.....10

సబ్-రిజిస్ట్రారు

