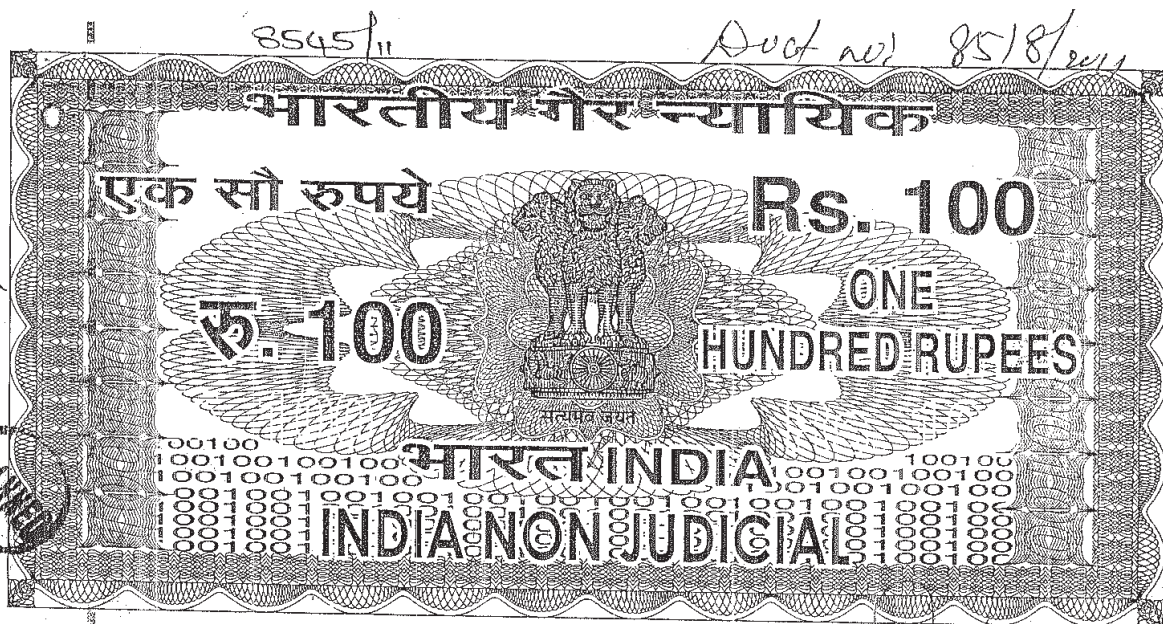




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

66955 08/11/2011 100/-
 Sold to: Ramesh
 S/o. C.N. Reddy
 For Whom: Mehta & Modi Homes

K. SATISH KUMAR
 Licensed Stamp Vendor
 License No. 20/2000
 Stamp No. 001/2009
 111, 112, 113, Begumpet (V),
 Ranga Reddy District,
 Ph. No. 9849337133

AM 972143

SALE DEED

This Sale Deed is made and executed on this the 30th day of November 2011 at SRO, Uppal, Ranga Reddy District by:

1. MS. HETAL K. PARIKH, D/O. SHRI. KRISHNA KANTH PARIKH, aged about 23 years, resident of 1-10-98/6, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 500 016.
2. SHRI. PRAVESH B. PARIKH, S/O. SHRI. BHARAT S. PARIKH, aged about 28 years, resident of 1-10-98/41, 1st Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 500 016.
3. SHRI. PIYUSH J PARIKH, S/O. LATE JAGADISH S PARIKH aged about 25 years, resident of 1-10-98/41, 2nd Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 500 016.

Being represented M/s. Mehta & Modi Homes who are the General Power of Attorney holder by virtue of document no. 68/IV/2008 dated 19.04.2008 registered at S.R.O. Uppal.

For MEHTA & MODI HOMES

[Signature]
 Partner

For MEHTA & MODI HOMES

[Signature]
 Partner

1023 వ.శ.నాటి శాసనము. 12. వేది

పాఠశాల పేరు..... గంటల మధ్య.....

ఉప్పల్ నర్సింహ రెడ్డి

3. ~~12-17-1963~~ Ready

రిజిస్ట్రేషన్ నంబర్: 32 ఎ/ను

అనుబంధం - 2

ಮರಯ್ಯ Anagar. ಸರ್ವೆ ದಾಖಲಾವೆನೆ

విసుము రూ॥ 0.60/7. వేల్చించినారు.

Receipt No. 102865 Dt. 3/12/11 Vio

హాస్తినిధి Branch, Sec 5a

పదము గుర్తించుట

Pravara



R. J. H.

21. 10. 1951

K/O. 275

M. G. Roo

[illegible][illegible]

3.09.10

CH. Ver

000: Scriv

500

Greenfield

B. Lang B. Rajic

8/10

2011 వ సం. డిసెంబర్ 30 తేదీన

1933వ సం. ఫిబ్రవరి 12

ప పుస్తకము 201 వ సం॥పు దశాబ్దము నెం॥ 81
 ప్రజలెందు దానిలు పదవిన కాగితముల సం॥ 12
 ఈ కాగితపు వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్.

సబ్ రిజిస్ట్రార్ మొవరూరు

THE SEAL OF THE
SUB-REGISTRAR
OF
UPPAL

హాజర రెడ్డి, సబ్ రిజిస్ట్రార్, సోలం గార్డెన్స్
నం-181/3 & 4, సోలం గార్డెన్స్, సోలం గార్డెన్స్
అడ్, సెక్ రెడ్, జి.ఎస్.ఆర్. గ్రా. ప్రిజెంటేషన్
అప్లెంట్స్. వీడి గ్రా. నం. 66/BR/10, ఆ
ఆఫ్ సెక్, ఉప్పల, రి-రిజిస్ట్రేషన్

Ch. Venkateswara Reddy S/o. Anji Reddy
Oce. Service R/o 11-187/2 - Road No. 2
Greent Hills Colony, Hyderabad.

B. Raj Kumar S/o. MUKUND Rao, DOB: 20-11-1983
R/o. 1st, M. Bollaram, Sec 2nd,

2011 వ సం. డిసెంబర్ 30 తే. 3 తే. నవంబర్ 20
1932 వ సం. జనవరి 12 తే. 12 తే. నవంబర్ 20

AND

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 being represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 41 years, Occupation: Business and Mr. Bhavesh V. Mehta, Son of Late Vasanth U. Mehta, aged about 41 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. ANIL KUMAR KONGARI, SON OF Mr. BALRAM KONGARI, aged about 34 years, Occupation: Service, Flat No. 402, Vijaya Vamsi Residency, Karthikeya Nagar, Nacharam, Hyderabad – 500 076., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

WHEREAS:

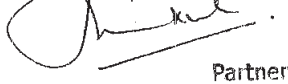
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

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.,

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము 201 వ సం॥పు రస్తావేజు నెం. 518/1
 ప్రజంబెంటు డాక్కులు పరచిన కాగితముల సం॥.....
 ఈ కాగితపు వరుస సంఖ్య.....?

నబ-రిజిస్ట్రార్.

ENFORCEMENT

Certified that the following amounts have
 been paid in respect of the document by
 Challan No. 702865 Dts. 3/12/11

I. Stamp Duty:

- | | |
|---|-------------|
| 1. In the Shape of Stamp Paper | Rs. 100/- |
| 2. In the Shape of Challan
(u/s. 41 of I.S. Act 1899) | Rs. 81500/- |
| 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. 32640/- |
| 2. In the Shape of Cash | Rs. - |

III. Registration Fee:

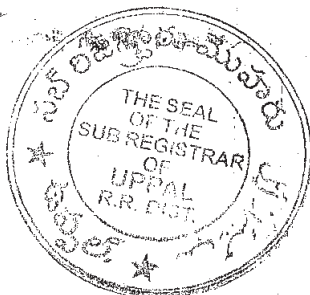
- | | |
|----------------------------|------------|
| 1. In the Shape of Challan | Rs. 8160/- |
| 2. In the Shape of Cash | Rs. - |

IV. User Charge:

- | | |
|----------------------------|-----------|
| 1. In the Shape of Challan | Rs. 100/- |
| 2. In the Shape of Cash | Rs. - |

TOTAL Rs. 122500/-

Sub-Regl. or
 Lippe



- C) The Vendor herein has entered into an Development Agreement with Ms. 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. In pursuance of the said development agreement Vendor No.1, Vendor No. 2 & Vendor No. 3 have executed a GPA in favour of the Developer bearing no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40(P), 41(P), 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 permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 360, admeasuring 408 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.16,32,000/- (Rupees Sixteen Lakhs Thirty Two Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

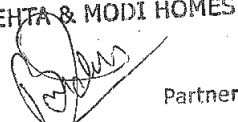
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 360, admeasuring 408 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 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. 16,32,000/-(Rupees Sixteen Lakhs Thirty Two Thousand Only) financed by HDFC Ltd., The Vendor hereby admit and acknowledge the receipt of the said consideration.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

చట్టసక్రమము 201 న సంపు రసావేజు నెం. 8518/11
 పంపించు లాభాలు పరచిన కారితముల సం. 12
 ఈ కారితపు వరుస సంఖ్య * 3

సబ్-రిజిస్ట్రార్.

Sub-Registrar Under Section 42 of Act II of 1907
 No. 8518 of 2011 Date 3/12/11

I hereby certify that the proper deficit
 stamp duty of Rs. 116160/- Rupees one lakh fourteen
 thousand one hundred and forty
 has been levied in respect of this instrument
 from Shri. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1632000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

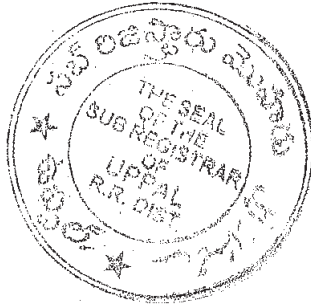
Date 3/12/11

Sub Registrar
 and Collector U.S. 4124
 INDIAN STATE

REGISTRATION, ENDORSEMENT

An amount of Rs. 116160/- towards Stamp Duty
 including Transfer Duty and Rs. 8160/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 902865

Dated 3/12/11 At SBH Mahsiguda Branch Sec'd
 SBH Mahsiguda A/c. 52101012432 of S.R.O. Uppal



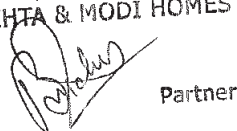
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule 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.1,22,400/- is paid by way of challan No. 902-865, dated 03-12-11, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



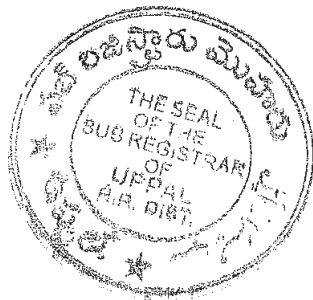
Partner

వ పుస్తకము 201 వ సం॥ (కా.శ.) పుస్తకము నెం॥ 85.18/11
 (అజంతులకు దాఖలు పరచిన కాగితముల సం॥ 12
 ఈ కాగితపు వరుస సంఖ్య 4

సబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం॥ (కా.శ.) పుస్తకము నెం॥ 85.18/11
 నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు విమితం
 గుర్తింపు నెంబరు 12011 ఇవ్వబడినది.
 2011 సం॥ నెంబరు 3 తది.

రిజిస్టరింగు అధికారి



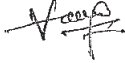
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 360, admeasuring about 408 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55 in the project known as "Silver Oak Bungalows Phase - III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	30' wide road
South	Open Land (Sy. No. 30)
East	Plot No. 361
West	Open Land (Sy. No. 30)

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. 

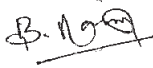
For MEHTA & MODI HOMES



Partner

(Soham Modi)

VENDOR

2. 

For MEHTA & MODI HOMES



Partner

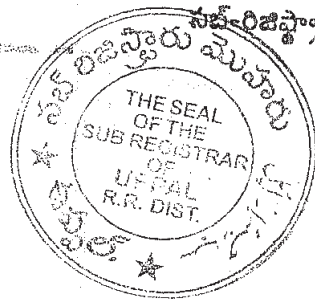
(Bhavesh V. Mehta)

VENDOR



VENDEE

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం...8578/11
ప్రజుంటెంటు దాఖలు పరచిన కాగితముల సం...12
ఈ కాగితపు వరుస సంఖ్య.....5



REGISTRATION PLAN SHOWING

PLOT NO. 360, FORMING A PART

IN SURVEY NO.

31, 40(P), 41(P), 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. BHAVESH V. MEHTA, SON OF LATE VASANTH U. MEHTA

BUYER:

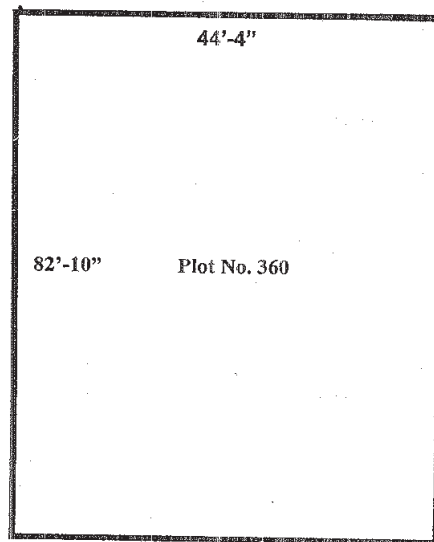
MR. ANIL KUMAR KONGARI, SON OF MR. BALRAM KONGARI

REFERENCE:
AREA:

408

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

Open Land (Sy. No. 30)



30' wide road



Plot No. 361

Open Land (Sy. No. 30)

WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

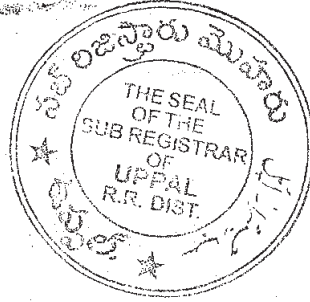
For MEHTA & MODI HOMES

Partner

SIGN. OF THE VENDOR

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం... 85.18/1
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం.../...
ఈ కాగితపు వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్.



**[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
--------	--	--	--

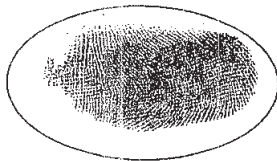


PRINCIPAL OWNERS:

1. MS. HETAL K. PARIKH
D/O. SHRI. KRISHNA KANTH PARIKH
R/O. 1-10-98/6
DWARAKADAS CO-OPERATIVE SOCIETY
BEGUMPET
HYDERABAD – 500 016.



2. SHRI. PRAVESH B. PARIKH
S/O. SHRI. BHARAT S. PARIKH
R/O. 1-10-98/41, 1ST FLOOR
DWARAKADAS CO-OPERATIVE SOCIETY
BEGUMPET
HYDERABAD – 500 016.



3. SHRI. PIYUSH J PARIKH
S/O. LATE JAGADISH S PARIKH
R/O. 1-10-98/41, 2ND FLOOR
DWARAKADAS CO-OPERATIVE SOCIETY
BEGUMPET
HYDERABAD – 500 016

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

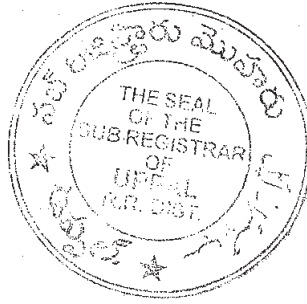
Partner

SIGNATURE OF THE EXECUTANTS

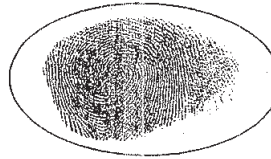
SIGNATURE(S) OF BUYER(S)

సంఖ్య 201 వ సంఖ్య... 8578/11
ప్రజాపరిపాలన దాఖలు పరచిన... గణపతి నం... 12
ఈ కారితపు వరుస సంఖ్య... 7

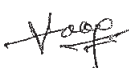
సబ్-రిజిస్ట్రార్.



**[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 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI
			2. MR. BHAVESH V. MEHTA S/O. LATE VASANTH U. MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003
			GPA FOR PRESENTING DOCUMENTS. VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010: 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.
			BUYER: MR. ANIL KONGARI, K S/O. MR. BALRAM KONGARI R/O. FLAT NO. 402 VIJAYA VAMSI RESIDENCY KARTHIKEYA NAGAR NACHARAM, HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

1. 
2. 

For MEHTA & MODI HOMES For MEHTA & MODI HOMES

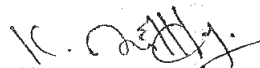


Partner



Partner

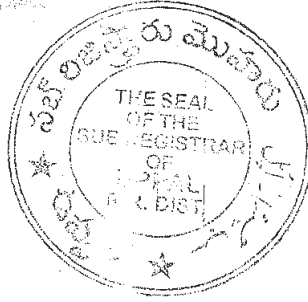
SIGNATURE OF THE EXECUTANTS

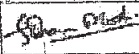


SIGNATURE(S) OF BUYER(S)

వ పుస్తకము 201 వ పాఠపు దస్తావేజు నెం...8518
ప్రజుండెంటు దాని లు పరచిన కాగితముల సం...12
ఈ కాగితపు వరుస నంబర్...8

సబ్-రిజిస్ట్రార్.



आयकर विभाग
 PERMANENT ACCOUNT NUMBER
 ABMP1672H
 नाम / NAME
 SONAM SATISH MODI
 पिता का नाम / FATHER'S NAME
 SATISH MANILAL MODI
 जन्म तिथि / DATE OF BIRTH
 15-10-1989
 हस्ताक्षर / SIGNATURE

 आयकर अधिकारी, अहमदाबाद
 Chief Commissioner of Income-tax, Ahmedabad

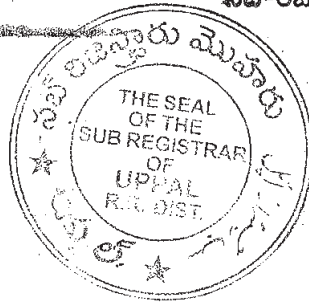
आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSP8104E
 हस्ताक्षर / SIGNATURE

 आयकर अधिकारी, अहमदाबाद
 Chief Commissioner of Income-tax, Ahmedabad

Prabha Kar Reddy K

వ పుస్తకము 2011 వ సం॥ను రుసుమేజు నెం... 85/8 | 11
ప్రజాపెంటు దాఖలు పరచిన 2 గీతముల సం.. 12
ఈ కాగితపు వరుస సంఖ్య..... 9

సబ్-రిజిస్ట్రార్.



पेमाई सेवा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM67540

नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE

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

इस कार्ड को खो / मिला जाने पर तुरंत जारी करने वाली अधिकारी को सूचित / ब्यापक कर दें
मुख्य अधिकारी, आयकर,
आंध्र प्रदेश,
बस्ती बाग,
हैदराबाद - 500 004.

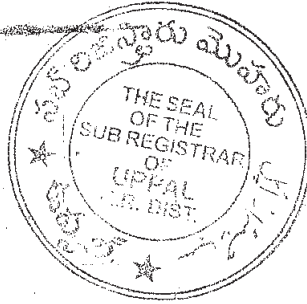
In case this card is lost/found, kindly inform/return to the Issuing authority :
Chief Commissioner of Income-tax,
Aayukt Bhavan,
Basti Bagh,
Hyderabad - 500 004.

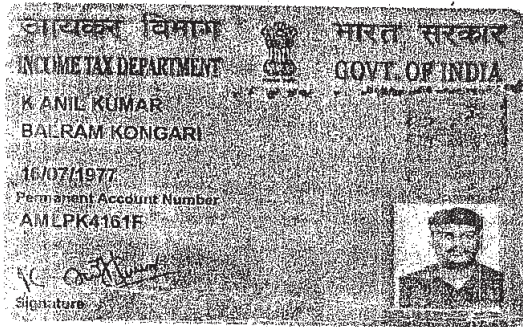
For MEHTA & MODI HOMES

Partner

వ పుస్తకము 1011 న పంపు తప్పిపోవు నెం. 8518/11
[అజంతెందు దొంగు తప్పిపోవు కాగితముల సం. 12
ఈ కాగితపు వరుస సంఖ్య. 10

పబ్లి-రిజిస్ట్రార్.

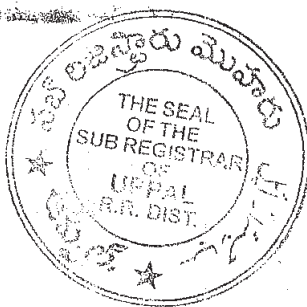




K. Anil Kumar

వ పుస్తకము 201 వ పంపు దస్తావేజు నెంబర్ 18
ప్రజలకుండు గాఖలు పరచిన గిరముల సం. 12
ఈ కాగితపు వరుస సంఖ్య 11

పబ్-రిజిస్ట్రార్.





వ పుస్తకమునకు ఈ కింది దస్తావేజు నెం. 18/11
ప్రజలకు దానిని పంపించు కారణముల సం. 12
ఈ కారితప్ప వరుస సం. 12

ప్రభ-రిజిస్ట్రార్.

