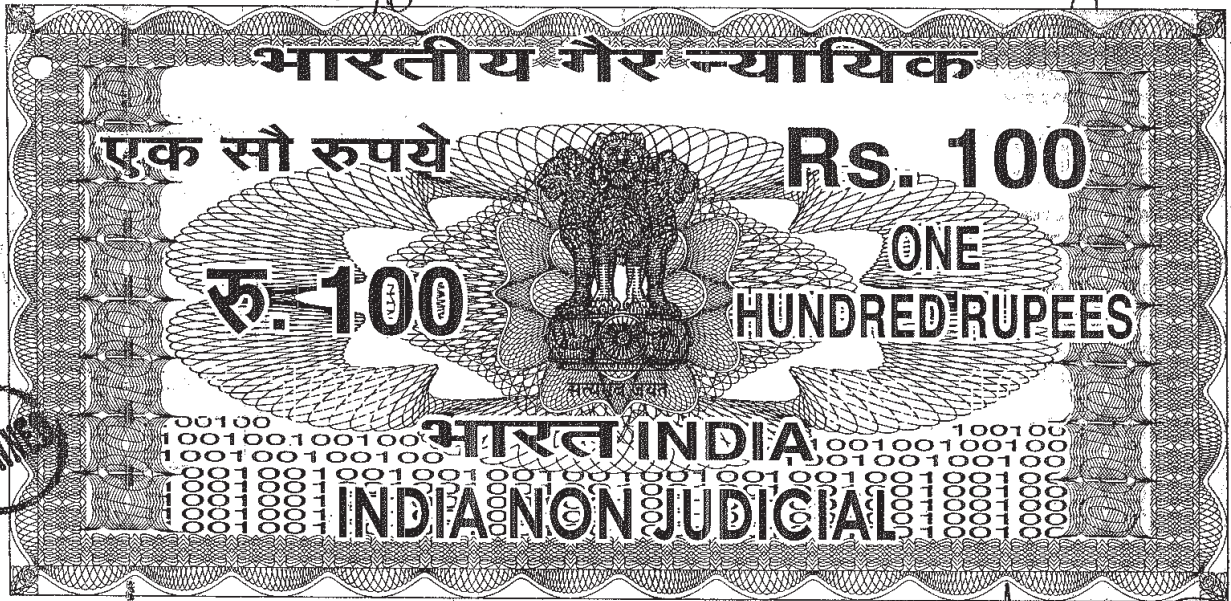




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 13959/318/10
Santosh & Shankar - HUF
Mehta & Modi Homes - HUF

AM 133426
DUSA SRINIVAS RAO
G.V.L. No: 23/1998. R. No: 09/21
12-11-696, Warasiguda,
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 3rd day of September 2010 at SRO, Uppal, Ranga Reddy District by:

Mrs. MEHTA & MODI HOMES, a registered partnership firm having its 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 40 years and Mr. Bhavesh V. Mehta Son of Late. Vasanth U. Mehta, aged about 40 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.)

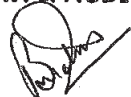
INFAVOUR OF

1. DR. SAIBAL DAS, SON OF MR. S. R. DAS aged about 32 years, Occupation: Service
2. MRS. ARPITA DAS, WIFE OF DR. SAIBAL DAS aged about 25 years, Occupation: Housewife, both are residing at TRU-4, ICT Quarters, Habsiguda, Hyderabad - 500 007, hereinafter referred to as the Vendee (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1. Stamp Duty:

- Sub-Register

Total: Rs. 11322.51

శ్రీ. Raham Modhi.....
రిజిస్ట్రేషన్ చట్టము, 1903 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
మరియు వీటిముద్రలతో సహా దాఖలుచేసి
చునుము రూ॥ ౧౫౭౫/- చెల్లించినారు.
Receipt No. ౧౫౫౩౩౨ Date ౧౩/౧/౧౯౫౭
M. Habsiguda Branch, Sec'ry

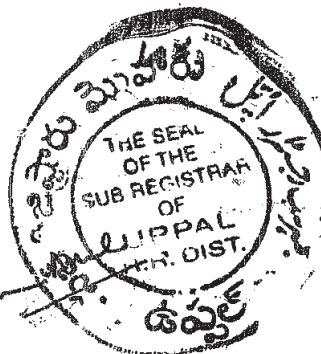
34 Habsiciuda Branch, Sec 6 ad

ద్రావిడ విప్లవ పక్షం

ఎడమ ! బోటానీకల్

అడమి బోలనవైలు

వ ప్రస్తుతమున్నది.
 దస్తావేజాల మొత్తం కలిపి
 పంఖ్య... 2. ఈ క...
 పంఖ్య...
 మార్చి 2010
 మరదపాలెం, సెకండరాబాద్
 పబ్లికేషన్



Soham Modi s/o. Satish Modi
Occ. Business - (C) 5-4-187/3 & 4,
2nd floor, Soham mansion, M.S Road
Sec Bad - 003,

Bhavesh V. Mehta, S/o. Late Vasanthi. U. Mehta
Occ: Business - (O). 5-4-187/3 & 4, 2nd floor,
Soham mansion, Mr. G. Road, Sec 68 - 003

Q ~~1~~ 2 Explain Venkatesh in medically anaist
(methu)

B. RAJ KUMAR S/o. MURUGU RAO
Occ: Business - R/o: Alwal, Sec Bad.

2000 వ. సం. సె. డి. నాన. నెం. 1 వ తది

1922. చ. శా. శ. 28/16 మా. 12

55-044

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. 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.

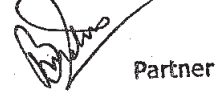
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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. In pursuance of the said development agreement Ms. Hetal K Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., 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)'.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

పంపు కమిషన్ కింద సర్టిఫైడ్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 12... ఈ కాగితపు వరుస
సంఖ్య... 2...

పట్టణం...

Sub-Registration Under Section 42 of Act II of 1864
No. 6564 of 2010 Date 3/9/10

I hereby certify that the proper deficit
stamp duty of Rs. 105950/- one lakh five
thousand nine hundred and fifty only
has been levied in respect of this instrument
from Sri. Soham Modi
on the basis of the agreed Market Value
consideration of Rs. 151500/- being
higher than the consideration agreed Market
Value.

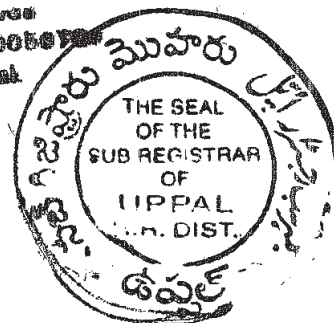
S.R.O. Uppal
dated 3/9/10

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

Registration Endorsement

An amount of Rs. 105950/- towards Stamp Duty
including Transfer duty and Rs. 7575/-
towards Registration Fee was paid by the party
through Challan Receipt Number 935332
dated 3/9/10 at SRI Hamsiguda Branch, Sec 10

S.R.O. Hamsiguda
A/c No. 010000507
S.R.O. Uppal



- H) The Vendee is desirous of purchasing a plot of land bearing no. 372 admeasuring 174 sq. yds along with semi-finished construction having a total area of 1749 sft hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.15,15,000/- (Rupees Fifteen Lakhs Fifteen 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. 372 admeasuring 174 sq. yds. along with semi-finished construction having a total area of 1749 sft 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 Property 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.15,15,000/-(Rupees Fifteen Lakhs Fifteen Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs. 4,40,000/-(Rupees Four Lakhs Forty Thousand Only) paid by way of Cheque No. 892729, dated 27.08.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd.
 - ii. Rs. 2,00,000/-(Rupees Two Lakhs Only) paid by way of Cheque No. 325234, dated 02.07.10 drawn on SBI, Silguri, West Bengal, India.
 - iii. Rs. 1,98,000/-(Rupees One Lakh Ninety Eight Thousand Only) paid by way of Cheque no. 437155, dated 02.06.10, drawn on SBH, Habsiguda Branch, Hyderabad.
 - iv. Rs. 1,50,000/-(Rupees One Lakh Fifty Thousand Only) paid by way of Cheque No. 384371, dated 02.07.10 drawn SBI, Silguri, West Bengal, India.
 - v. Rs. 1,50,000/-(Rupees One Lakh Fifty Thousand Only) paid by way of Cheque No. 095589, dated 02.07.10 drawn on SBI, Silguri, West Bengal, India.
 - vi. Rs. 3,50,000/-(Rupees Three Lakhs Fifty Thousand Only) paid by way of Cheque No. 437164, dated 03.09.10 drawn on SBH, Habsiguda Branch, Hyderabad
 - vii. Rs. 25,000/-(Rupees Twenty Five Thousand Only) paid by way of Cheque No. 437152, dated 16.05.10 drawn on SBH, Habsiguda Branch, Hyderabad
 - viii. Rs. 2,000/-(Rupees Two Thousand Only) paid by way of Cheque No. 437154 dated 20.05.10 drawn on SBH, Habsiguda Branch, Hyderabad
 - ix. The Vendor hereby covenant that Scheduled Property 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 the Scheduled Property.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

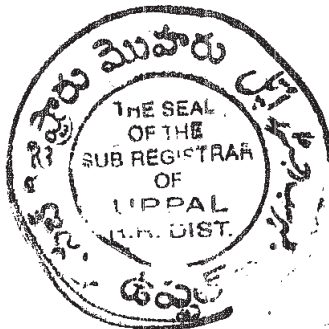

Partner

1 వ పుస్తకము కర్నూలు పంపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. (12) వాగిదపు ఎరువ
సంఖ్య.....3.....

పద్-రిజిస్ట్రార్

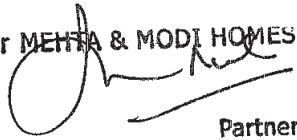
2 వ పుస్తకము పంపు (కా.శ) పు. క. కర్నూలు
నెంబరుగా రిజిస్ట్రారు చేయబడి స్వాగిగు నిమిత్తం
గుర్తింపు నెంబరు 6612-1 2010 ఇవ్వడమైన
తేదీ: పంపుదొంగిలినది నెం. 3.....తది

రిజిస్ట్రారు జరిగి

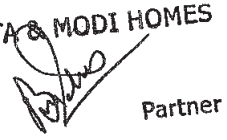


2. The Vendor further covenant that the Schedule Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.
3. The Vendor have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.
4. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Property unto and in favour of the Vendee in the concerned departments.
5. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property 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.
6. Stamp duty and Registration amount of Rs. 1,13,625/- is paid by way of challan No. 931332, dated 03.09.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Ranga Reddy District.

For MEHTA & MODI HOMES

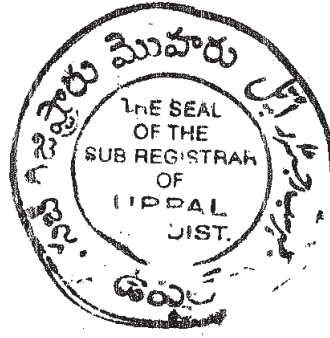

Partner

For MEHTA & MODI HOMES


Partner

పుస్తకము 6566/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 1... ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్



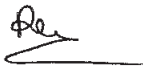
SCHEDULED PROPERTY

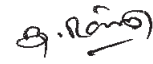
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 372 admeasuring about 174 sq. yds, along with semi-finished construction having a total area of 1749 sft in the project known as "Silver Oak Bungalows Phase III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Tot-lot area
South	Plot No. 373
East	30' wide road
West	Plot No. 369

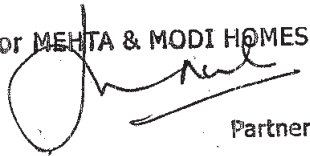
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

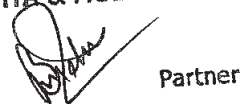
1. 

2. 

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

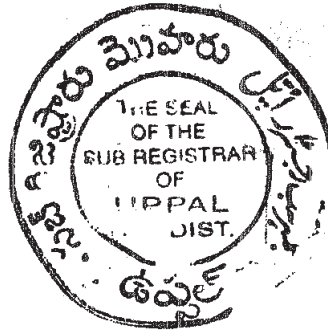

Partner

(Soham Modi)
VENDOR

1. 
2. 
VENDEE

1. ఎ పుస్తకమునకు 64/10 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 12 ఈ కాగితపు వరుస
సంఖ్య 5

పబ్-రజిస్ట్రార్



ANNEXTURE-1-A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 372 in the project known as "SILVER OAK BUNGALOWS PHASE-III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District

(a) Nature of the roof : R. C. C. (G+1)

(b) Type of Structure : Framed Structure

2. Age of the Building : Under Construction

3. Total Extent of Site : 174 sq. yds.

4. Built up area Particulars:

a) Portico & Terrance Area : 319 Sft

b) In the Ground Floor : 793 Sft

c) In the First Floor : 637 Sft

Total Built up Area : 1749 Sft

5. Annual Rental Value :

6. Municipal Taxes per Annum :

7. Executant's Estimate of the MV of the Building : Rs. 15,15,000/-

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Date: 03.09.2010

Signature of the Executants

Partner

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Date: 03.09.2010

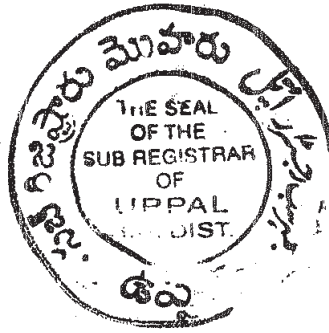
Signature of the Executants

Partner

1. *Satish Das*
2. *Apurva Das*

1 వ పుస్తకము రికార్డు సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1..2.. ఈ కాగితపు వరుస
సంఖ్య... 6.....

పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 372, FORMING A PART

IN SURVEY NO.

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

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.**BUILDER:**

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

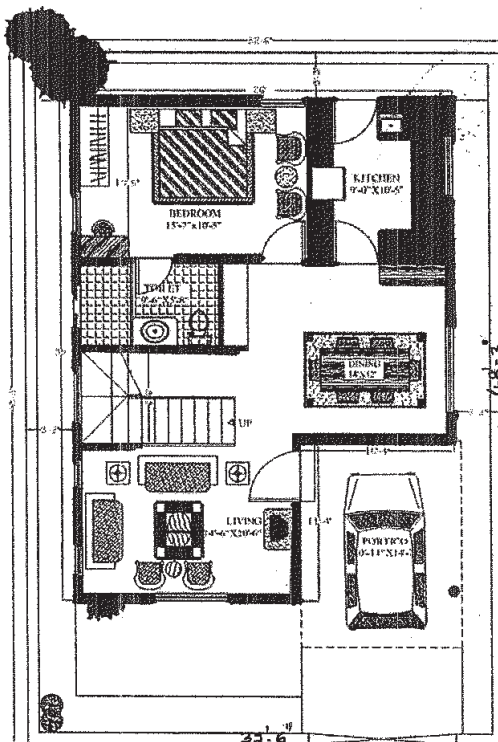
BUYER:

1. DR. SAIBAL DAS, SON OF MR. S. R. DAS

2. MRS. ARPITA DAS, WIFE OF DR. SAIBAL DAS

REFERENCE:
AREA:

174

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****GROUND FLOOR PLAN**

AREA OF GROUND FLOOR = 793 SFT

AREA OF FIRST FLOOR = 637 SFT

BUILT-UP AREA = 1430 SFT

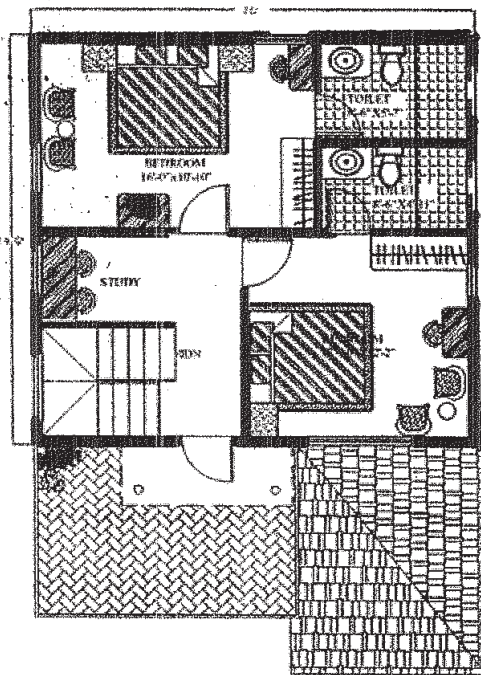
PORTICO AREA = 159 SFT

TERRACE AREA = 160 SFT

TOTAL AREA = 1749 SFT

WITNESSES:

- 1.
- 2.

**FIRST FLOOR PLAN**

For MEHTA & MODI HOMES

Partner

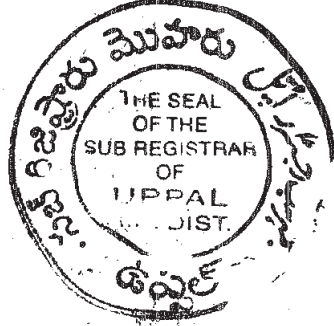
For MEHTA & MODI HOM

Partn

SIG. OF THE VENDOR

ప.పుస్తకము 6566/100
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య 12 ఈ కాగితపు వరుస
పంఖ్య 7

శ్రీ రమణ



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PA
F
E

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

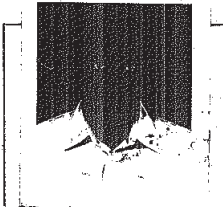


VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

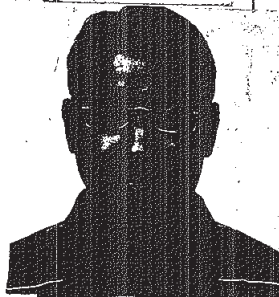
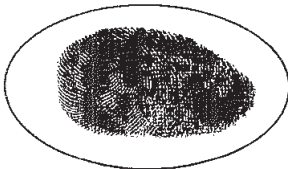
2. MR. BHAVESH V. MEHTA
S/O. LATE. VASANTH U. MEHTA
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



BUYERS:

1. DR. SAIBAL DAS
S/O. MR. S. R. DAS
R/O. TRU-4, IICT QUARTERS
HABSIGUDA
HYDERABAD - 500 007

2. MRS. ARPITA DAS
W/O. DR. SAIBAL DAS
R/O. TRU-4, IICT QUARTERS
HABSIGUDA
HYDERABAD - 500 007



REPRESENTATIVE:

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.



SIGNATURE OF WITNESSES:

1.

2.

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

MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

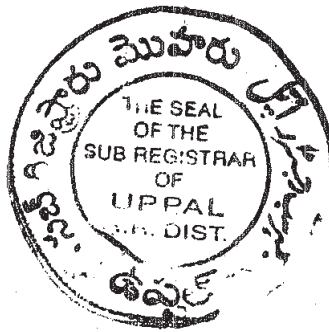
SIGNATURE OF EXECUTANTS

1.

2.

వ పుస్తకముద్రకర్త
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1.2 ఈ కాగితపు వరుస
సంఖ్య... 8

పద-రిజిస్ట్రార్

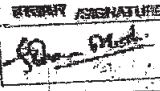


आयकर विभाग / PERMANENT ACCOUNT NUMBER
AEUPM5725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
10-10-1988

हस्ताक्षर / SIGNATURE


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

REPRESENTATIVE:

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

16/04/1974
 Permanent Account Number
AWSPR8104E

हस्ताक्षर / Signature



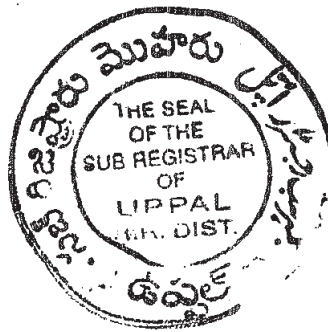

Prabha

For MEHTA & MODI HOMES


 Partner



~~పట్టణ-అధికారి~~



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754G

सह-नाम / PARTNER NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, अहमदाबाद
Chief Commissioner of Income Tax, Ahmedabad

इस कार्ड के खो / भिल खाने पर कृपया खाती के लो
बाली प्राधिकारी के सामने / स्थापित कर दे
मुख्य आयकर अधिकारी,
अहमदाबाद,
इसरी बाग,
चिपकाव - 500 004.
In case this card is lost/ found, kindly inform/return to
the issuing authority.
Chief Commissioner of Income Tax,
Ahmedabad
Bhaskar Baag,
Chhapka - 500 004.

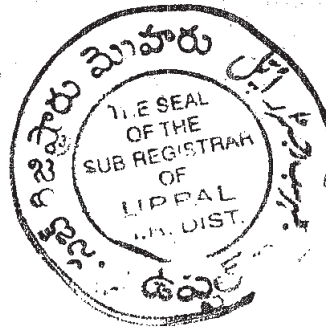
For MEHTA & MODI HOMES

[Signature]
Partner

[Signature]

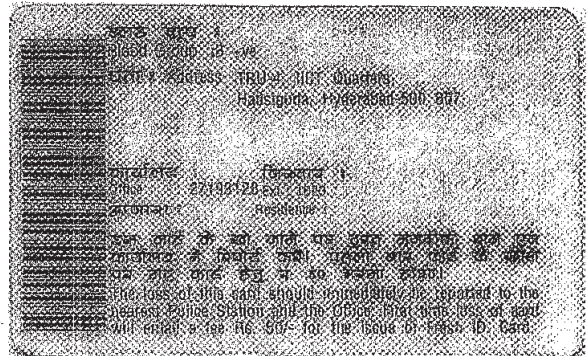
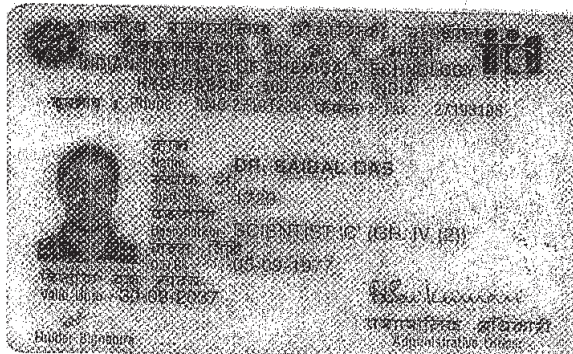
ప. పుస్తకము ౫౬౬/సంఖ్య
దస్తవేజుల మొత్తం కాగితముల
పంఖ్య 12 ఈ కాగితపు వరుస
పంఖ్య 10

పత్రికా నిర్వాహకుడు

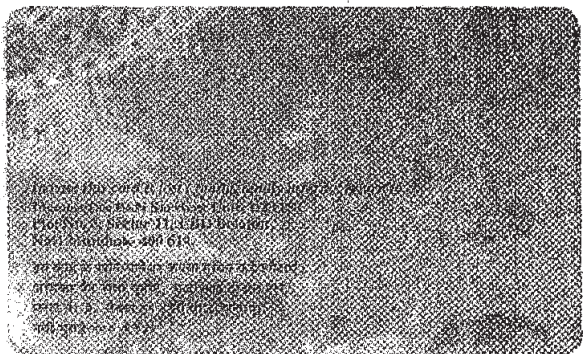
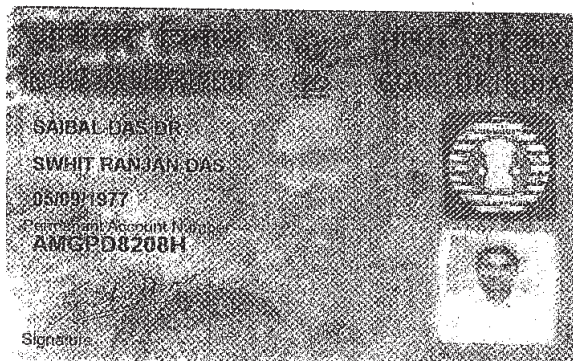


Details of Dr Saibal Das

Copy of ID Card



Copy of PAN Card

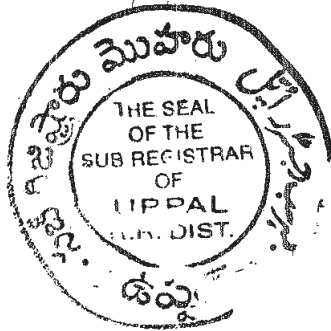


Dated: 31.08.2010

Saibal Das

[Dr Saibal Das]
IICT, Hyd-500607.

ప పుస్తకము రిజిస్ట్రేషన్
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య... ౧౭ ఈ కాగితపు వరుస
పంఖ్య... ౧౧
పత్-రిజిస్ట్రేషన్





వ పుస్తకము రంగున సంగ్రహ
దస్తావేజుల మొత్తం కారితముల
సంఖ్య.....1. ఈ కారితపు వరుస
సంఖ్య.....2

పద-రిజిస్ట్రార్

