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Sl.No. 57728 Dt: 11-08-2011 Rs. 100/-

Name : Ramesh S/o.Narsing Rao

For Whom: M/s.Mehta & Modi Homes /

T 793622

K.SATISH KUMAR
Licenced Stamp Vendor
LIC.No.15-18-013/2000
REN.No.15-18-016/2009
H.No.5-2-30, Premavathipet (v)
Rajendranagar Mandal,
Ranga Reddy District.
Ph.No.9849355156

# SALE DEED

This Sale Deed is made and executed on this the <sup>30</sup> day of August 2011 at SRO, Uppal, Ranga Reddy District by:

M& 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 41 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Uttamlal Mehta, aged about 63 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nothinees / assignee etc.)

# IN FAVOUR OF

- 1. Mr. SUDHIR SHARMA, SON OF Mr. RAMESHCHANDER SHARMA, aged about 46 years
- Mrs. RAJNI SHARMA, WIFE OF Mr. SUDHIR SHARMA, aged about 46 years, both are residing at 102, Plot No. 85, S. R. Residency, Kavuri Hills, Madhapur, Hyderabad 500 033., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

HOMES

17.5

FOR MEHTA & MODI HOMES

- Rajnishorma

. ప్రేత్మేసబ్-రిజిస్ట్రార్కుత్త కిస్ట్రోషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను సట్-రిజిప్ట్రార్. నుసరించి సమర్పిం**చవలసిన పోటోగ్రాపులు** పేలిముడ్డలతో సహ<sub>శకాఖలు</sub>పేసి man arm 34/0/ 3200000 eceipt No. 219007 째, Flabsiquea Branch, Sec'bad ్ర యాల్సినట్లు ఉప్పుకొన్నం र्रेड्ड किंग्रहीका Planeropup K. Prabhakar Reddy, Sio. K. Padma Reddy, Occupation: Service, (O), 5-4-187/3 & 4, 2nd Fixor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPK/SPA No. 166 | CSY/ dated 3.09.10 registerer at SRO Ranga Roddy District. ්නම් රෙත්ත. Sp. Ramesh. oces. colony, Uppel, RO. 3.5/486, laxmaseday Hondradal. Mr. Sturet 16 mallainh out Burney Ab. Hw. 3-14/A Shouth waper would stoppe. 2011 മ രാലെയ്യുട്ടു വാര്യ്യ ഈ 

# 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.

G2 2 -		* *	
Sl. No.	Sale Deed Doc. No.	- Dated	Extent of Land
1	10661/2005	9.11.2005	
2.	11023/2005	17.11.2005	Ac. 2-05 Gts.,
3.	1759/2006	27.01.2006	Ac. 1-06 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-35.5 Gts.,
5.	4129/2006		Ac. 0-13 Gts.,
6.	9268/2007	10.02.2006	Ac. 2-00 Gts.,
	5200/2007	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	E (CX
1.	7876/2006	154104	Extent of Land
	1070/2000	25.05.2006	Ac. 1-09 Gts.,

- 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 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., 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.

FOR MEHTA & MODI HOMES

Partner

FOR MEHITA & MODI HOMES

Partner

ΛΛ *C*.

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ENDORSEMENT

Certified that the following amounts have been paid in respect of the document by Challan No. 2001. Dt. 3001

I. Stamp Duty:

1. In the Shape of Stamp Paper

2. In the Shape of Challan (u/s.41 of I.S. Act 1399)

3. In the Shape of Cash (u/s.41 of NS. Act 1899)

4. Adjustment of Stmap Duty) (u/s.16 of LS. Act 1899, if any)

11. Transfer Duty:

1. In the Shape of Challan

2. In the Shape of Cash

III. Registration Fee:

1. In the Shape of Challan

2. In the Shape of Cash

IV. User Chrygs:

1. In the Shape of Challen

2. In the Shape of Cash

Rs.





- 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. 374, admeasuring 174 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 6,96,000/- (Rupees Six Lakhs Ninety Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

# NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 374, admeasuring 174 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. 6,96,000/- (Rupees Six Lakhs Ninety Six 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.

FOR MEHITA & MODI HOMES

Partner

FOR MEHIA & MODI HOMES Such Shorma

Partner

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ఈ కాగితపు వరుస సంఖ్య
సబ్-రిజిష్ట్రార్.
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Lieuthe nem Union Section 42 of Act II of the
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I hereby certify that the proper deficit all
stamp duty of Ke & 8620 Rupees to the Eight Thousand -
Six hundred at there of
has been levised in respect of this instrument from Sri. The bholeax Reddy
on the basis of the agreed idagket Value
consideration of 35.696000being
higher than the consideration agreed Market
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A.R.O. Uppat
Value.  V.R.O. Uppat  *Ind Collector U/S. 4124  PNDIAN STAMP ACT  **G SUB REGISTOR
REGISTRAR C
R.R. DIET
REGISTRATION, ENDORSEMENT
An amount of Re. 18620 Towards Stamp Duty
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noluding Transfer Duty and Rs. 30801 towards Registration Fee was paid by the party
through Challan Receipt Number 253007
Dated P. III. At SBH Habsiguda Branch Sec'bad SBH Habsiguda A/c.52191012432 of SRO Uppal

- 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. 52,200/- is paid by way of challan No. 289001, dated 3019 wil drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 374, admeasuring about 174 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 and bounded on:

North	Plot No. 373	
South	Plot No. 375	
East	30' wide road	
West	Plot No. 371	

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. the (norther)
2. pet (Spireth)

 $v_i$ 

FOR MEHTA & MODI HOMES

Partner (Soham Modi)

VENDOR

FOR MEHITA & MODI HOMES

(Suresh O'MEKta) VENDOR

2 Ray in Sharma

రిజిష్టరింగు అధికారి



REGISTRATION	PLAN SHOWING PLOT NO. 374, FORMING A PART	
IN SUMVEY NO.		Situated at
	CHERLAPALLY VILLAGE, GHATKESAR	Mandal, R.R. Dist.
VENDOR:	M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS	aricinsticia, Brasia Made.
	1. MR. SOHAM MODI, SON OF SRI SATISH MODI	
	2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA	
BUYER:	MR. SUDHIR SHARMA, SON OF MR. RAMESHCHANDER SHARMA	Λ
	2. MRS. RAJNI SHARMA , WIFE OF MR. SUDHIR SHARMA	1
REFERENCE: AREA:	SCALE: INCL: EXCL: 174 SQ. YDS. SQ. MTRS.	
Plot No. 371	48'-3"  32'-6" Plot No. 374	*
	Plot No. 375  For MEHTA & MODI HOMES FOR MEHTA	a modi homes
WITNESSES:	Partner Partner Pay bi Shocmas	Partner
2. pl		GN. OF THE BUYER



**PHOTOGRAPHS AI** 

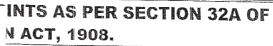
SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)







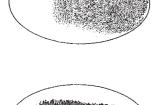


NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

### VENDOR:

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

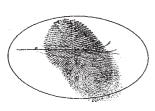
- 1. MR. SOHAM MODI S/O. MR. SATISH MODI
- 2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003





GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:

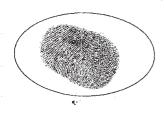
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.





## **BUYERS:**

1. MR. SUDHIR SHARMA S/O.MR. RAMESHCHANDER SHARMA R/O. PLOT NO. 85, S. R. RESIDENCY KAVURI HILLS, MADHAPUR HYDERABAD - 500 033





MRS. RAJNI SHARMA W/O. MR. SUDHIR SHARMA R/O. 102, PLOT NO. 85, S. R. RESIDENCY KAVURI HILLS, MADHAPUR HYDERABAD - 500 033

IGNATURE OF WITNESSES:

For MEHTA & MODI HOMES

FOR MEHTADE MODI HOMES

SIGNATURE OF THE EXECUTANTS

Ve stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Ir. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of District Registrar, ppal, Ranga Reddy District.

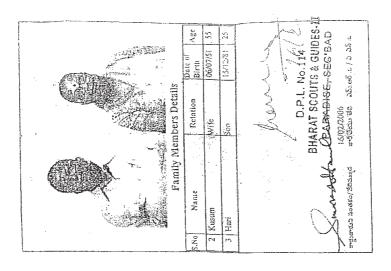
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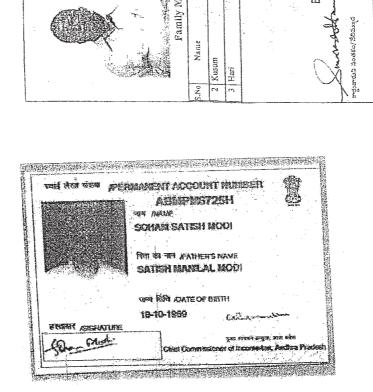


Raini Sharma

ప పుస్తకము 201 వ సంగాపు దస్తావేజు నెంట్ 411/11 ప్రజందెంటు దాంలు పరచిన ఆగితముల సం..../7. ఈ కాగితపు వరు... సం<sub>క్యా</sub>







Rosanser

आयकर विभाग भारत सरकार INCOMETAX DEPARTMENT GOVE OF INDIA PRABHAKAR REDDY K PADMA REDDY KANDI 15/01/1974 Pertranent Account Number AWSPP8104E	HOUSEROLD CARD Shop For 1815 S
Consideration of the second se	A September 1 Sept

FOR MEHTA & MODI HOMES

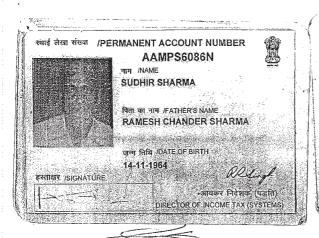
Partner

For MEHTA & MODI HOMES

Partner

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इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें आयकर निदेशक (पद्धति) ए. आरं. ए. सेन्टर, भूतल ई-२, झन्डेवालान एक्सटेन्सन इ-२. झ-७वारमा २२५० नई दिल्ली - 110 055

In case this card is lost/found,kindly inform/return to the issuing authority's Director of Income Tax ( Systems ) 3.
ARA Centre, Ground Floor E-2, Jhandewalan Extn. New Delhi - 110 055

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

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ट्रीयता /Nationality ने वाचे वाल /Given Names JNI

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02/05/1964

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जारी करने का स्थान /Place of Issue DELHI HIVANI HARYANA

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			भारत गणराज्य प्र	
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mame	N	) । राष्ट्रीय कोड /Country Code	REPUBLIC	
		ntry Code	P.	
F2927746		वारायोर्ट मं. /Passport No	TNDIA	



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की वाती है कि वे वाहक को बिना रोक-टोक, आज़ादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो ।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE. AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



BYI Grover नल प्रोवर्य बद्धीधर-/SuperIntendent ब्रेजीय गांग्यव सम्बोनग Regional Pessport Office at mail/New Do

### पंजीकरण

सलाह दी जाती है कि वे अपने की निकटतन विदेशों में रहने बाले भारतीय नागरिकों <sub>मियान</sub> / चीकी पर पंजीकृत करवा तें ।

गढ़ पारुपोर्ट भारत सरकार को सम्मति है। महापोर्ट अधिकारी से इत परापोर्ट के होर्ट्स में कोई भूवन निसने पर सिसमें इसे सुदुर्द करना क्रामित है, उसका हुएना अनुजनन किया जाए।

का प्रसानोर्ट शक द्वारा किसी भी देश से बाहर न भेजा जाए। यह प्रशानीर्ट पारल या उसके द्वारा प्रापिकृत व्यक्ति के उस्त्रों में ही होना चाहिए। इसमें किसी भी प्रकार के केशवरत या बिकृत नहीं किया जाना चाहिए।

काना जाना चारणे । पाहचीर मुद्र चाना, कीरी हो जाना का मध्य हो जाने पर उसकी रिपोर्ट टरकान मारत में निकटराम पाहचीर जिपकारी को (क्षणा चीर घारक विरेश में हो) निकटराम फारतीय निशन को और पहानीय पुलित को दो जानी चारिए। निरसीमन गुक्ताध के पत्थात ही इतिपुरक पासमोर्ट जारी किया चारणा।

### REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION
THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURLENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.
PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST, IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISSD BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSFORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT FASSPORT BE ISSUED.

ितरा का नाम/कान्त्रुमी अप्रिणानक /Name of Father/Legal Guardian RAM PRAKASH

पति था पत्नी का नान /Name of Spouse PRAVESH SHARMA माता का काम /Name of Mother

PALAM VIHAR GURGAON

BLOCK-H

H.NO.640 B

पत्ना /Address

पुडाने पासपोट का में. शंक इनके नगरी होने का स्थान एवं लिगि /Old Passport No. with date and Place of issue HARYANA-122001

DL#H00292005 काईन गं. File No.



