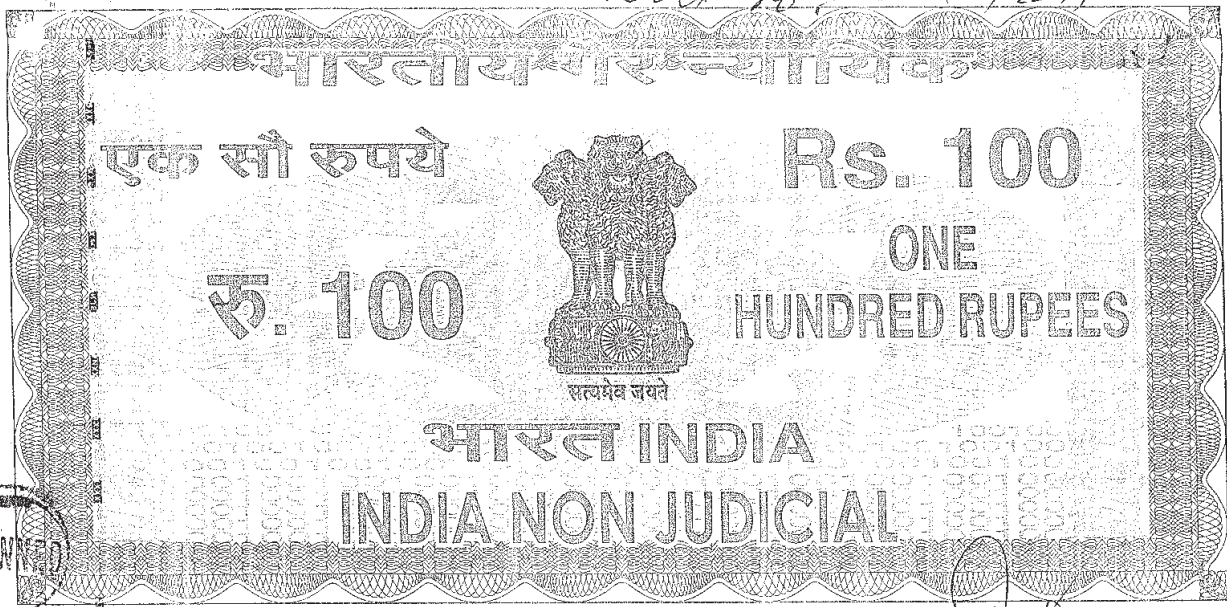




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 41059 Dt: 25-06-2011 Rs.100/-

Name : Santosh

S/o.Shankar

For Whom : M/s Mehta & Modi Homes

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 30th day of July 2011 at SRO, Uppal, Ranga Reddy District by:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3 & 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 / nominees / assignee etc.)

IN FAVOUR OF

1. Dr. UTPAL BHADRA, SON OF LATE Dr. K. P. BHADRA, aged about 52 years, Occupation: Service

2. Mrs. MANIKA PAL BHADRA, WIFE OF Dr. UTPAL BHADRA, aged about 48 years, Occupation: Service, both are residing at Flat No. 12-13-645/D, Tarnaka, Secunderabad - 500 017, 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

1 - ఎ సం॥...నెల...సం॥...
 2- వ.శ.శా...మాసము...తేది
 3...మరియు...గంటల మధ్య
 తో సబ్-రిజిస్ట్రారు ఆఫీసులో

K. Prabhakar Reddy
 స్టేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 సరించి సమర్పించవలసిన పాబ్లికేషన్లు
 యు వేలిముద్రలతో సహా దాఖలుచేసి
 ఎము రూ॥...చెల్లించినారు.

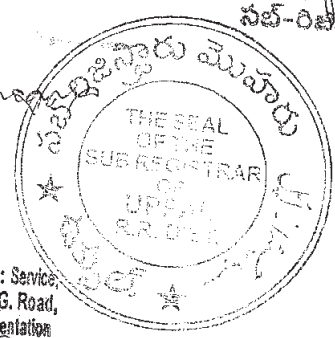
Registration No. 289/10 Dt. 30/11/10
 4, Mahsiquda Branch, Sec'bad
 సబ్-రిజిస్ట్రారు ఆఫీసులో
 ఎడమ దిశలో



సాక్షి

వ పుస్తకము 201 వ సం॥...దస్తావేజు నెం॥...
 ప్రజంటించు దాఖలు పరచిన గిరిజమల సం॥...
 ఈ కారితపు వరుస సంఖ్య...

సబ్-రిజిస్ట్రార్.



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 167/10 dated 3.09.10
 registered at SRO, Uppal
 Ranga Reddy District.

P. Derender

S/o. P. Harina, Occ: Service
 R/o. 4-9-56, HMT Nagar, Nachoram, Hyderabad

M. Kogamuddin

S/o. Md. Nasseruddin occ: Service
 H.No: 12-14-11/1, Lalapet, Tarnaka, Hyd 500017.

201 వ సం॥...నెల...సం॥... తేది...
 193 వ శాశ...మాసం... తేది...

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.

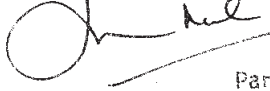
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.,

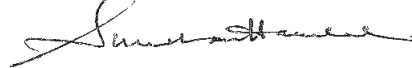
- C) The Vendor herein has entered into an Development Agreement with Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac. 1-09 Gts, as per the terms and conditions contained in the development agreement registered as document no. 6334/07, 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 MEHTA & MODI HOMES



Partner

వ పుస్తకము 2001 వ సం॥పు దస్తావేజు నెం.5570/11
 ప్రజంటెంటు దాఖలు పరచిన తాగితముల సం.....!!
 ఈ తాగితపు వరుస సంఖ్య.....2

నల్-రెజిస్ట్రార్.

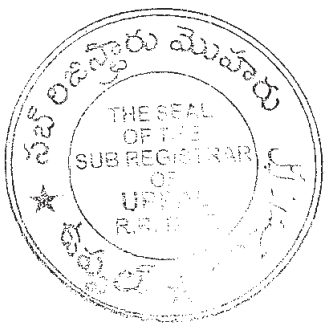
ప్రతిపక్షము

ENDORSEMENT

Certified that the following amounts have
 been paid in respect of the document by
 Challan No. 281202, Dt: 20/11/11

- | | |
|--|--------------|
| I. Stamp Duty: | |
| 1. In the Shape of Stamp Paper | Rs. 100/- |
| 2. In the Shape of Challan
(u/s.43 of R.S. A. 1 1000) | Rs. 70700/- |
| 3. In the Shape of ... | Rs. — |
| 4. ... | Rs. — |
| II. Transfer ... | |
| 1. In the ... | Rs. 281202/- |
| 2. In the ... | Rs. — |
| III. Registration ... | |
| 1. In the Shape of ... | Rs. 7080/- |
| 2. In the Shape of ... | Rs. — |
| IV. User Charge | |
| 1. In the ... | Rs. 100/- |
| 2. In the ... | Rs. — |

TOTAL Rs. 106302/-

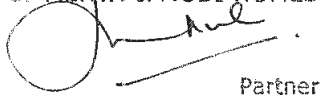


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed 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. 379, admeasuring 354 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 14,16,000/- (Rupees Fourteen Lakhs Sixteen 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:

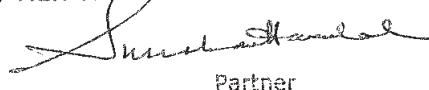
1. The Vendor do hereby convey, transfer and sell the Plot No. 379, admeasuring 354 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 14,16,000/- (Rupees Fourteen Lakhs Sixteen 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 MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner

వ పుస్తకము 201 న సంపు దస్తావేజు నెం...SS10/11
 ప్రజంబెంటు దాని వరలిన కాగితముల సం...11..
 ఈ కాగితపు వరుస సంఖ్య...3

సబ్-రెజిస్ట్రార్

Subscribed Under Section 42 of Act II of 1908
 No. SS10 of 2011 Date 30/7/11

I hereby certify that the proper deficit
 stamp duty of Rs. 99020/- Rupees ninety nine
 thousand and twenty only
 has been paid in payment of this instrument
 from Sri. K. Prashadeer Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1,11,600/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppl

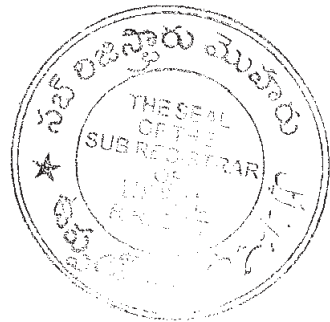
30/7/11

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

REGISTRATION, ENDORSEMENT

An amount of Rs. 99020/- towards Stamp Duty
 including Transfer Duty and Rs. 7080/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 288694

Dated 30/7/11 At SBH Habsiguda Branch Sec'had
 SBH Habsiguda A/c.52191012432 of SRO Uppl



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. 1,06,200/- is paid by way of challan No. 289494, dated 30.07.11, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

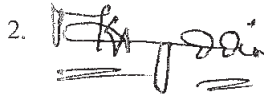
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 379, admeasuring about 354 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "SILVER OAK BUNGALOWS PHASE-III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	40' wide road
South	Plot No. 380
East	30' wide road
West	Plot No. 376

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

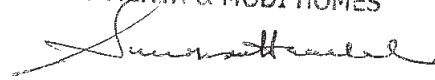


Partner

(Soham Modi)

VENDOR

For MEHTA & MODI HOMES



(Suresh U Mehta) Partner

VENDOR

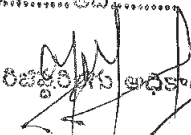
1. 
VENDEE

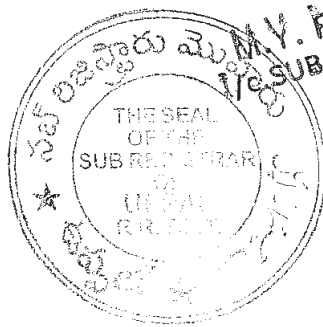
2. 

వ పుస్తకము 201 వ సం॥ను దస్తావేజు నెం. 5510/11
 ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం॥ 11
 ఈ కాగితపు వరుస సంఖ్య 4


 సబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం॥ (సా.శ.) నెం. 5510/11
 నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు విమిత్రం
 గుర్తింపు నెంబరు 5510/1201 జవ్వతమైనది.
 201 (సం॥ 1201 నెం. 30 చేది


 రిజిస్ట్రార్ అధికారి



M. V. RAHMAN
 176 SUB-REGISTRAR

REGISTRATION PLAN SHOWING

PLOT NO. 379,

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

BUYER:

1. DR. UTPAL BHADRA, SON OF LATE DR. K. P. BHADRA

2. MRS. MANIKA PAL BHADRA, WIFE OF DR. UTPAL BHADRA

REFERENCE:

AREA:

354

SCALE:

SQ. YDS.

INCL:

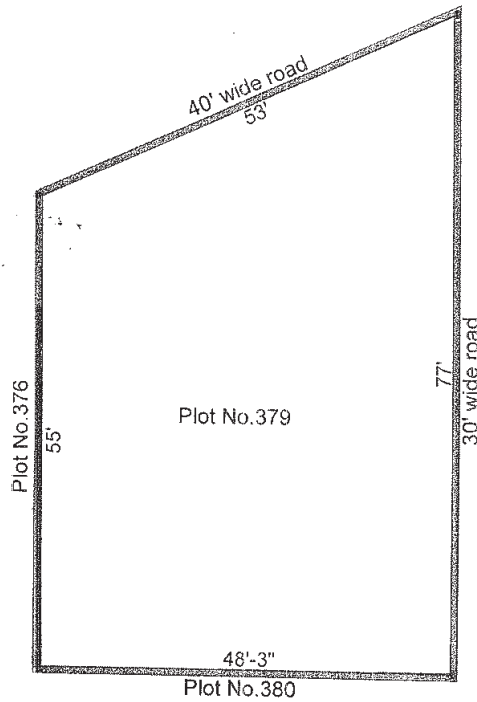
SQ. MTRS.



EXCL:



N



For MEHTA & MODI HOMES

[Signature]

Partner

For MEHTA & MODI HOMES

[Signature]

Partner

SIG. OF THE VENDOR

WITNESSES:

1. *[Signature]*

2. *[Signature]*

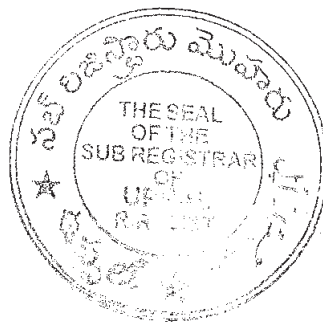
1. *[Signature]*

2. *[Signature]*

SIG. OF THE BUYER

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం... 55/10/11
(ప్రజుంటెంటు దాఖలు పతచిన కాగితముల సం... 11
ఈ కాగితపు వరుస సంఖ్య... 5

నబ్ లిజిస్ట్రార్.

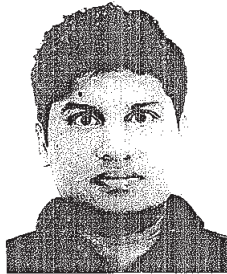


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF ACT, 1908.

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

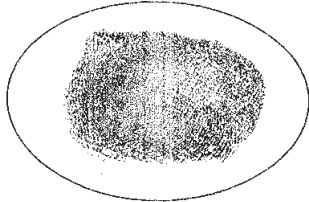
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



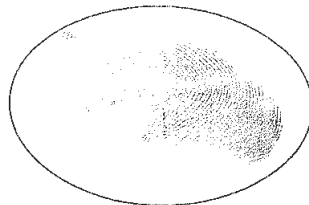
VENDOR:

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

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

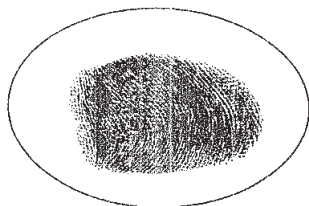


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.



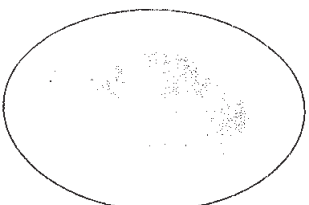
GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 167/BKIV/2010, Dated: 3.09.2010

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.



BUYER:

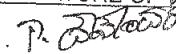
1. DR. UTPAL BHADRA
S/O. LATE DR. K. P. BHADRA
R/O. FLAT NO. 12-13-645/D
TARNAKA
SECUNDERABAD - 500 017



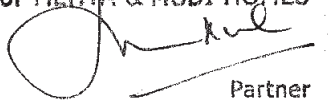
BUYER CUM REPRESENTATIVE:

2. MRS. MANIKA PAL BHADRA
W/O. DR. UTPAL BHADRA
R/O. FLAT NO. 12-13-645/D
TARNAKA
SECUNDERABAD - 500 017

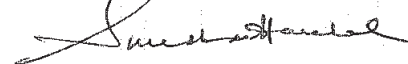
SIGNATURE OF WITNESSES:

1. 
2. 

For MEHTA & MODI HOMES


Partner

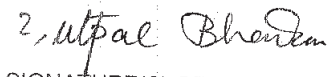
For MEHTA & MODI HOMES


Partner
SIGNATURE OF EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Manika Pal Bhadra, as I cannot appear personally before the Registering Officer in the Office of District Registrar, Uppal, Ranga Reddy District.

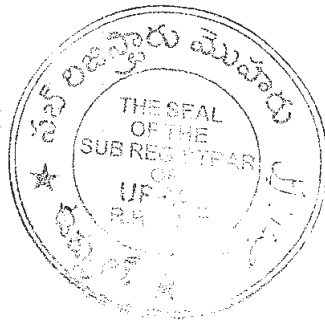

SIGNATURE OF THE REPRESENTATIVE




SIGNATURE OF EXECUTANTS

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం...కర్కాశ్/11
ప్రజుంటెంటు దాఖలు పరచిన కాగితముల సం...11
ఈ కాగితపు వరుస సంఖ్య 6

పబ్-రిజిస్ట్రార్.



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/83	25

D.P.L. No. 1147

BHARAT SCOUTS & GUIDES-III

PARADISE, SEC' BAD

16/02/2006

15.05.06 11/3.25.4

PERMANENT ACCOUNT NUMBER

ABMP165725H

नाम NAME

SATISH SATESH MODI

पिता का नाम FATHER'S NAME

SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH

19-10-1989

हस्ताक्षर SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

Prabakar

आयकर विभाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSP8104E

भारत सरकार

GOVT OF INDIA

01/03/2009

HOUSEHOLD CARD

Card No. : FAF688130816

F.P. Shop No. : 815

Address : 25/5

Name of Head of Household : Nalla, Suresh

Household No. : 0948090

Patner/Husband name : Unkale

DOB : 06/06/1944

Age : 28

Occupation : Own Business

Locality/House No. : 23-577

Street : MINISTER ROAD

Colony : D V COLONY

Ward : 2

Circle : VIII

Area : 25/5

Annual Income (Rs.) : 100,000

UPC Customer No. (1) : N646359(Single)

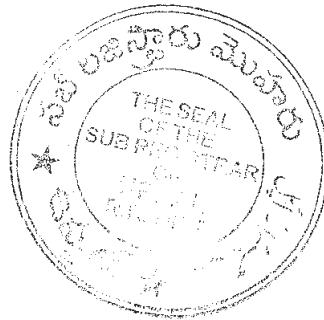
UPC Dealer Name (1) : Natarani Enterprises, J.C.

UPC Customer No. (2) :

UPC Dealer Name (2) :

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం...SS10/11
ప్రజుండెంటు దాఖలు పరచిన కాగితముల సం...11...
ఈ కాగితపు పరుస సంఖ్య...7...

సబ్-రిజిస్ట్రార్.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UTPAL BHADRA
LATE PADA BHADRA
16/12/1959
Permanent Account Number
AHEPB1272A

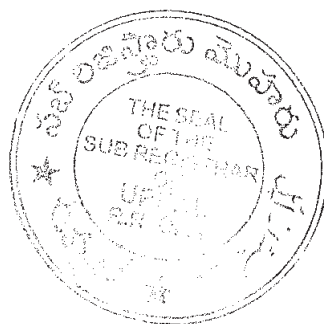


Utpal Bhadra
Signature

Utpal Bhadra

వ పుస్తకము 201 వ సం॥పు రస్తావేజు నెం...కొక...
ప్రజలెంటు దాని పరచిన కాగితముల సం...!!...
ఈ కాగితపు వరుస సంఖ్య: 8

సబ్-రిజిస్ట్రార్.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANIKA PALBHADRA

MALAY KUMAR PAL

17/11/1963

Permanent Account Number

AKUPP6923L

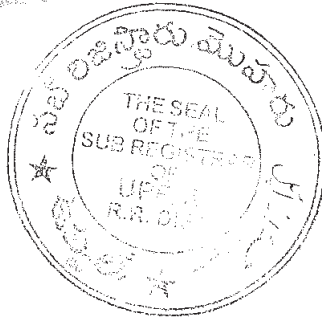
Date of Birth

17/11/1963

Mani Ka Pal Bhadra

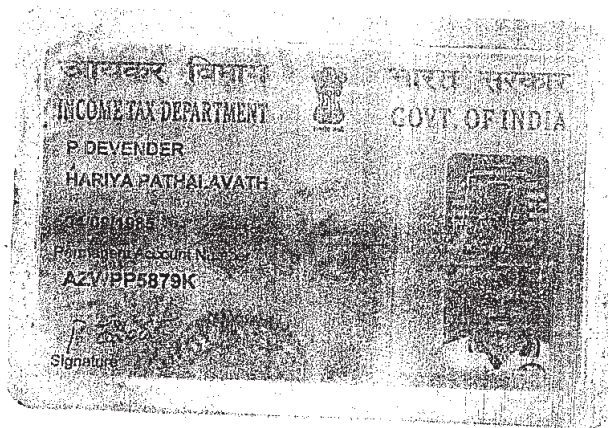
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ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం...11...
ఈ కాగితపు వరుస సంఖ్య.....9.....

పబ్-రిజిస్ట్రార్





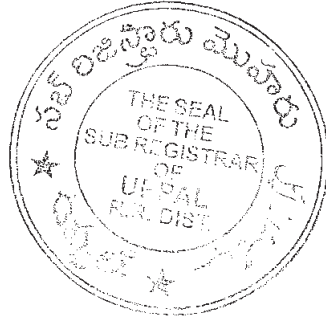
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Handwritten signature

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం.....5510/11
ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం.....!!..
ఈ కాగితపు వరుస సంఖ్య.....10.....

సబ్-రజిస్ట్రార్.





న పుస్తకము 201 వ సం॥పు దస్తావేజు నెం.5510/11
ప్రజంబెంటు దాఖలు పరచిన కాగితముల సం॥11...
ఈ కాగితపు వరుస సంఖ్య.....11.....

సబ్-రిజిస్ట్రార్.

