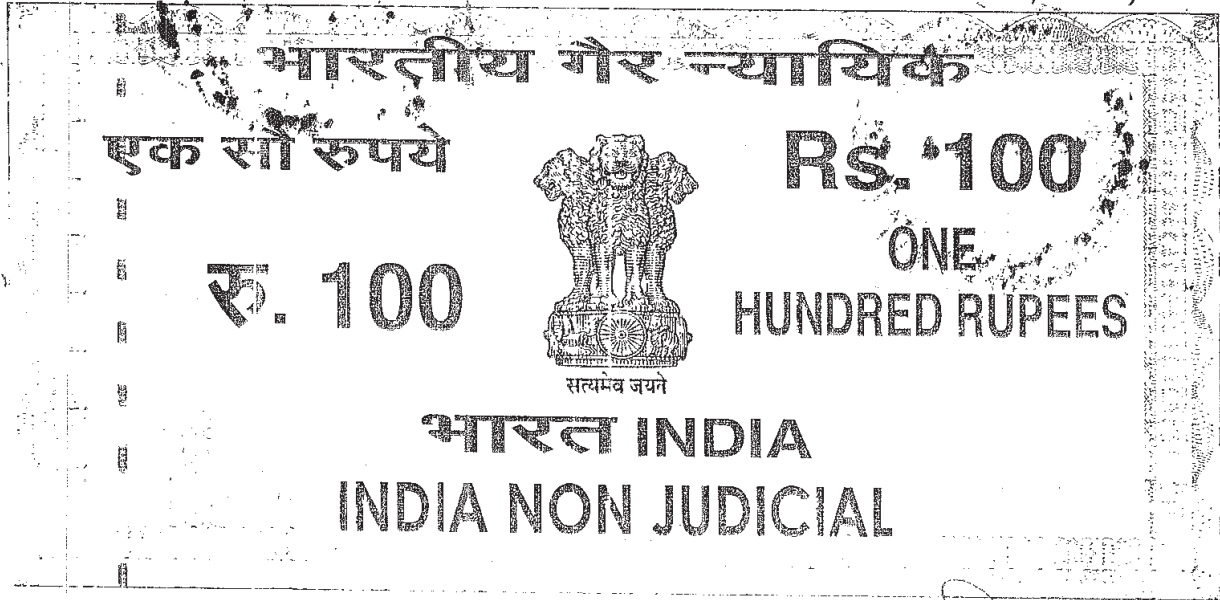


15.8.2011 390 DOCT NO: 853/2011



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

24/12/2010 9.10.11

S/o. Santosh

S/o. Shankar

For Whom Mehta & Modi Homes

322030

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 7th day of February 2011 at SRO, Uppal, Ranga Reddy District by:

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 40 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Uttamlal Mehta, aged about 60 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. N. PASKARAN, SON OF SRI R. A. NARAYANA SAMY aged about 41 years, Occupation: Service, residing at Flat No. 303, Kakarlas Live Well Apartments, Saipathpuram, A. S. Rao Nagar, Hyderabad - 500 002, 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

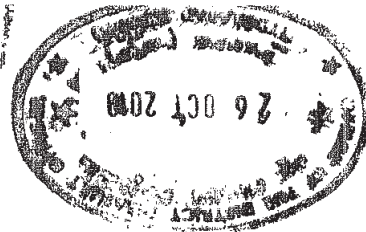

Partner

For MEHTA & MODI HOMES


Partner

DECLARATION
I hereby certify that the following has been paid in respect of this document.

Stamp Duty:	
1. in the shape of challan	Rs. 100/-
2. in the shape of cash	Rs. 38,200/-
3. in the shape of cash	Rs. 2
4. adjustment of cash	Rs. 15360/-
Transfer:	
1. in the shape of challan	Rs. 3840/-
2. in the shape of cash	Rs. 100/-
Registration fee:	
1. in the shape of challan	Rs. 100/-
2. in the shape of cash	Rs. 100/-
User Charges:	
1. in the shape of challan	Rs. 100/-
2. in the shape of cash	Rs. 100/-
Sub-Registrar	Total: Rs. 57,700/-



చెల్లెడు. 8.5.10. సహా
దస్త్రావేశాల మొత్తం నాగరికము
సంఖ్య. 9. ఈ కార్యక్రమము
సంఖ్య. 1.

6
సహ-రిజిస్ట్రార్



200/- చ.సం. కీ.వి.నరి. నెల. 7. చ.తది
1992-చ.స.శ. చ.నా.శి. మా.సం. 18. తది
వగలు. 1.1. మా.సం. 12. చ.నా.శి. మా.సం. 12.
ఉత్తర సహ-రిజిస్ట్రార్ ఆఫీసులో

శ్రీ. Soham Modi
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 17(1) కింద
అనుసరించి సమర్పించవలసిన పాత్రాధారాలు
మరియు వేలిముద్రలతో సహా దాఖలు చేసి
చుచున్నాను. 28.10.10. చెల్లించినారు.

Receipt No. 3009-24 Dt. 2/11/10
Habsiguda Branch, Sec'bad

జాన యిచ్చినట్లు ఒప్పుకొన్నది
ఎకమ బాటాదారులు

క్రియాశీలము



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. 166/ B.C. IV/10
dated 3.09.10 registerer at SRO, Uppal
Ranga Reddy District.

రిజిస్ట్రేషన్

200/- చ.సం. కీ.వి.నరి. నెల. 7. చ.తది
1992-చ.స.శ. చ.నా.శి. మా.సం. 18. తది

B. RAJ KUMAR S/o. RAJENDRA RAO, రె.స. రిజిస్ట్రార్
శి.స. 1-5/1 & 2, Atwal, Sec'bad.

చి. రి. రిజిస్ట్రార్

200/- చ.సం. కీ.వి.నరి. నెల. 7. చ.తది
1992-చ.స.శ. చ.నా.శి. మా.సం. 18. తది

సహ-రిజిస్ట్రార్

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.

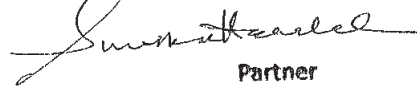
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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

... 853 / 2011
...
... 2 ...

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No. 853 of 2011 dated 7/2/11
I hereby certify that the ...
stamp duty of Rs. 5366/- Fifty three thousand
six hundred and sixty only.
Sohan Modi

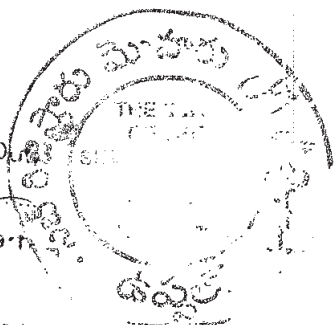
7.68,000/-

[Signature]

A.R.O. Uppal
dated 7/2/11
MILAN STAMP

Registration Endorsement

An amount of Rs. 5366/- towards Stamp Duty
including Transfer duty and Rs. 3840/-
towards Registration Fee was paid by the party
through Cheque Receipt Number 300754
dated 7/2/11 at SBI Mahananda Branch Sakhal
S.D.M. Mahananda
A/c No. 01600000000000000000
S.D.M. Mahananda

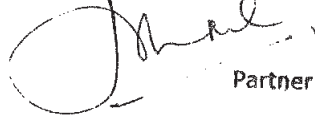


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed 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. 390 admeasuring 192 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 7,68,000/- (Rupees Seven Lakhs Sixty 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. 390 admeasuring 192 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. 7,68,000/- (Rupees Seven Lakhs Sixty 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.

For MEHTA & MODI HOMES

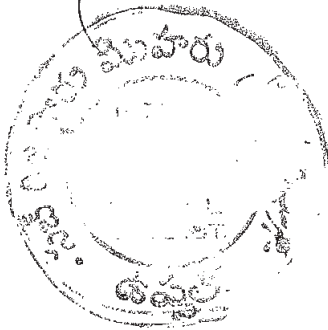

Partner

For MEHTA & MODI HOMES


Partner

200-000000

7. *[Signature]*



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. 57,600/- is paid by way of challan No. 300794, dated 07.02.2011, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 390 admeasuring about 192 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 389
South	Plot No. 391
East	30' wide road
West	Plot No. 384

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:

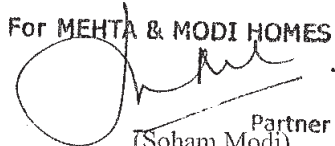
1.



2.

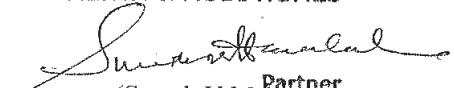


For MEHTA & MODI HOMES



Partner
(Soham Modi)
VENDOR

For MEHTA & MODI HOMES



Partner
(Suresh U Mehta)
VENDOR



VENDEE

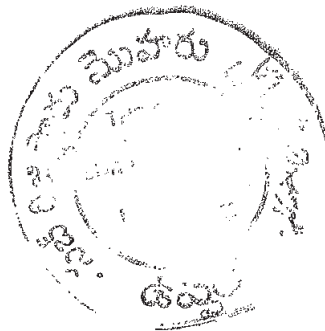
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దస్తవేజుల పుస్తకం...

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పంఖ్య... 4

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REGISTRATION PLAN SHOWING

PLOT NO. 390, FORMING A PART

IN SURVEY NO. 31, 40(P), 41(P), 42, 44, 45 & 55**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

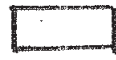
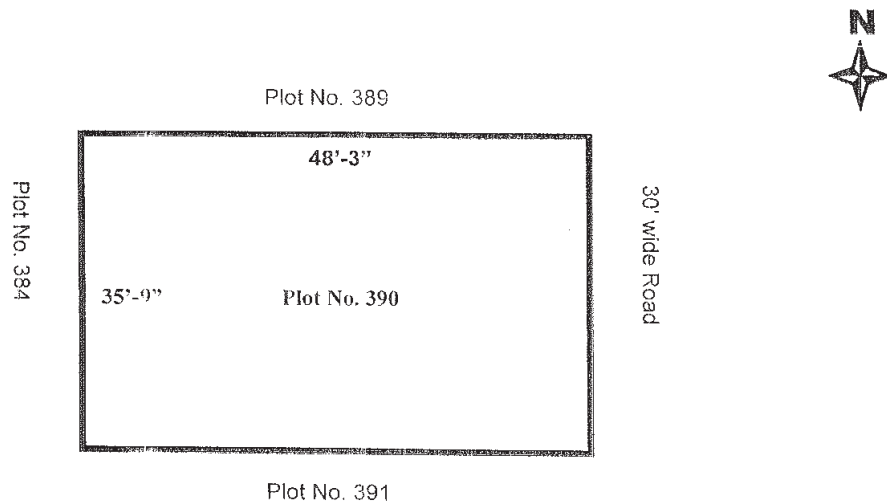
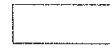
Mandal, R.R. Dist.**VENDOR:** M/S MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

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

BUYER: MR. N. PASKARAN, SON OF SRI R. A. NARAYANA SAMY**REFERENCE:**
AREA:

192

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**For MEHTA & MODI HOMES

PartnerFor MEHTA & MODI HOMES

Partner**WITNESSES:**

- 1.
- 2.

SIG. OF THE VENDOR

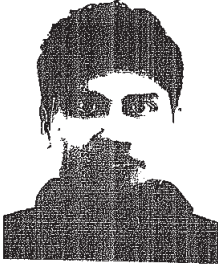
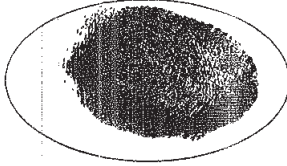
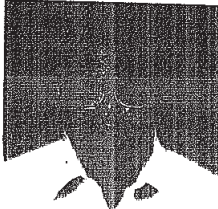
SIGN. OF THE BUYER

వ పుస్తకము 853/సంఖ్య
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య.....సీ.వి. కాగితపు పేరున
సంఖ్య.....

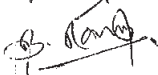
సీ.వి. కాగితపు పేరున



**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
			<u>VENDOR:</u> 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 MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<u>GPA FOR PRESENTING DOCUMENTS.</u> <u>VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:</u> 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.
			<u>BUYER:</u> MR. N. PASKARAN S/O. SRI. R. A. NARAYANA SAMY R/O. FLAT NO. 303 KAKARLAS LIVE WELL APARTMENTS SAINATHPURAM A. S. RAO NAGAR HYDERABAD - 500 002

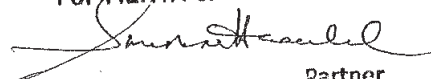
SIGNATURE OF WITNESSES:

1. 
2. 

For MENTA & MODI HOMES


Partner

For MENTA & MODI HOMES


Partner
SIGNATURE OF THE EXECUTANTS


SIGNATURE OF BUYER

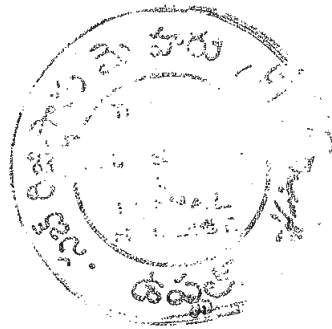
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దగ్గర వదిలివేయాలి

సంఖ్య 9

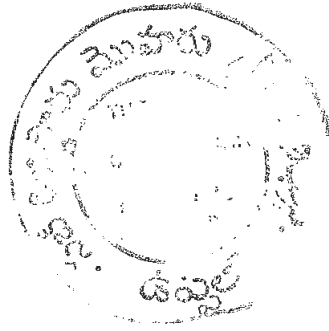
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.. ఎ లుప్తము. 2013/11/11
దస్త్రావేశాల మొత్తం కాగితముల
సంఖ్య... 11. ఈ కాగితపు పత్రం
సంఖ్య... 2.

చిట్ రిజిస్ట్రార్

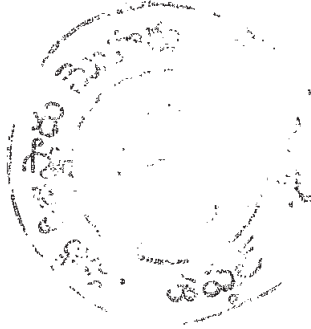


स्थायित्व संख्या /PERMANENT ACCOUNT NUMBER	AKRPS5393R	
	नाम /NAME	PASKARAN NARAYANA SAMY
	पिता का नाम /FATHER'S NAME	NARAYANA SAMY RANGASAMY ALAGASAMY
	जन्म तिथि /DATE OF BIRTH	19-12-1969
हस्ताक्षर /SIGNATURE		मुख्य आयकर आयोग, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



వ పుస్తకము 857/నంబు
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితము చదువ
సంఖ్య 8.....

సర్-10/7





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