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OFFICE OF THE SUB-REGISTRAR Uppal, Medichal-Malkajgiri Dist. Telangana State SUB-REGISTRA UPPAL.

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THE SEAL OF THE SUB REGISTRAR OF UPPAL OF UPPAL B 130391

Silver Oak Estates,

MEDCHAL MEDCHAL MALKAJGIRI DIST - 10.13.72005

SALE DEED

This Sale Deed is made and executed on this the 20th day of January, 2007 at Hyderabad by:

- Shri. Talari Danaiah, Son of Late Shri Yellaiah, aged about 65 years, Occupation: agriculture, resident of H. No. 2-3-2, Chinna Cherlapally, Ghatkesar Mandal, Ranga Reddy District.
- 2. Shri. Talari Ramaiah, Son of Late Shri Laxmaiah, aged about 70 years, Occupation: agriculture, resident of H. No. 3-2-27, Chinna Cherlapally, Ghatkesar Mandal, Ranga Reddy District.

Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1 and VENDOR NO. 2, respectively, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

#### IN FAVOUR OF

M/s. Silver Oak Estates, a registered partnership firm having its office at 5-4-184/3&4, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partners Shri. Soham Madi, son of Sri Satish Modi, aged about 37 years, occupation: Business and Shri. Mehul V S/o .Late Shri Vasanth U. Metha, aged about 32 years, Occupation: Business, heretain, and to as the PURCHASERS which term shall mean and include all their heirs, successor and the signess etc.

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Sla late Laxmaras occ. Agriculture

Rla H-No: 3-2-27, China Charlefelly

Gletkerer (m), R.R. 0787

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s/a Marstime leddy oce: Rusiness ela Par No. Dr., Sainagar. whom Chinne Charlepally, Glethegar (m), 8-8. Dist

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K/a. 5-52/1/4, Briarats mayor whom

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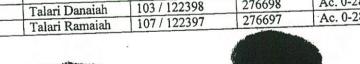
3/2005 C'BAD-28

WHEREAS:

Shri. Talari Danaiah, Son of Late Shri Yellatah and Shri. Talari Ramaiah, Son of Late Shri Laxmaiah, the VENDORS herein are the the absolute owners and possessors of agricultural land admeasuring about Ac. 1-16 Gts., in survey no. 146, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, by virtue of Occupancy Rights Certificate issued by the Revenue Division Officer, R. R. District, East Division vide proceedings no. J/6575/1997, dated 21.09.1997.

Subsequent to the issue of the ORC the names of the VENDORS were mutated in the revenue records. Pahanis for the year 1999 to 2002-03 reflect the names of the VENDORS as owners and possessors of land admeasuring about Ac. 1-16 Gts., in survey no. 146, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Patta Passbooks and title books have been issued in favour of the VENDORS by the Mandal Revenue Office, Ghatkesar Mandal, R. R. District as per the details given below.

S.No.	Name of Pattedar	Patta / Passbook		Extent of land in Sy. No. 146
	Talari Danaiah	103 / 122398		Ac. 0-28 Gts.,
1			276697	Ac. 0-28 Gts.,
2	Talari Ramaiah	107 / 122397	276697	Ac. 0-28 Gts.



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> Andors, mem & noer Section 42 of the I hereby certify that the proper stainp duty of Rs 2070 Kolo Rupees "Tenny Seven thansey has been levied in respect of this inchange from Sri Ja Domarials on the basis of the agreed Market Value consideration of Rs. JLBDOXTO .....being higher than the consideration agreed Market

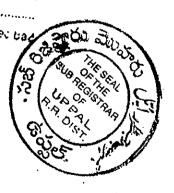
\$.R.O. Uppal INDIAN STAMP ACT

1.

NOTE: D.S.D. Rs. 150 agreed M.V of Rs. 42

Registration Endorsement

An amount of Rs...... 3.73.500...towards Stamp Duty towards Registration Fee was paid by the party through Challan Receipt Number (0853-1:.... Dated 2011 Oper SALL Flatsiguda Branch Sec bas





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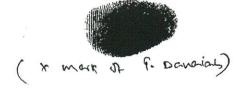
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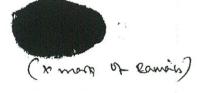
SME KERUKMINI SEVE NO.51/88, RINGTSPENDA «REGIMENTAL BAYAR SER MARIA

- By virtue of the above referred documents, recitals and records, the VENDORS are the absolute owners and possessors of about Ac. 1-16 Gts., in survey no. 146, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein.
- The VENDORS approached the PURCHASERS to sell the Scheduled Property and the PURCHASERS has agreed to purchase the Scheduled Property for a total consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only) on the terms and conditions given hereunder.

## NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

- The PURCHASER has paid the aforesaid total consideration of Rs. 28,00,000/(Rupees Twenty Eight Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.
  - a. The sum of Rs. 14,00,000/- paid to VENDOR NO. 1, by way of cash on this day.
  - b. The sum of Rs. 14,00,000/- paid to VENDOR NO. 2, by way of cash on this day.







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Ramesh Narsing Rao Su Silver Oak Esta

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For the total sale consideration as mentioned above the VENDORS do hereby grant, 1 0'6AD-25. convey, transfer and sell all that land admeasuring Ac. 1-16 Gts., in survey no. 146, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.

VENDORS hereby covenant with the PURCHASERS disbursement/distribution of the sale consideration amongst the VENDORS is purely an internal arrangement and understanding among themselves and no individual VENDOR shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.

The VENDORS hereby covenant that the Scheduled Property is their absolute property and they alone are the absolute owners of the same and no other person other than the VENDORS have any right, title or interest in respect of the Scheduled Property or any portion thereof: There are no protected tenants in respect of the Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS herein above

to mark of . Danaias )

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The VENDORS hereby declare and covenant that they are the true and lawful pattedars of the Scheduled Property. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASERS.

The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. The VENDOR hereby declare that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASERS is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDORS shall indemnify the PURCHASERS fully for such losses.

The VENDORS have on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASERS and the PURCHASERS shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.







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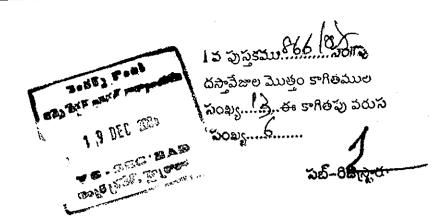
1.00.13/2005 SEC'BAD-25

- The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the PURCHASERS in the concerned departments.
- The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property. 10.
- The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the
- 1. The VENDORS further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
- The VENDORS further covenants that Scheduled Property is not assigned land 12. within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.





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The VENDORS hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.

14. Stamp duty and Registration amount of Rs. 3,98,591 paid by way of Challan No. (-10857) dated 20.01.2007 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

### SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 1-16 Gts., in survey no. 46, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North

: Sy. No. 145

South

: Sy. No. 142 & 147

East

: Sy. No. 126 & 125/1

West : Sy. No. 143

Manager Comments and Comments a



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VC. BEC. BAB

Cole (SEL. Dec.)



IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1.PCo/ 2555 8g

Shri Talari Danaiah VENDOR NO. 1

Shri Talari Ramaiah VENDOR NO. 2

2. H Das lay

For SILVER OAK ESTATES

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MEHUL V. MEHTA

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# 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







 MR. TALARI DANAIAH S/O. LATE MR. YELLAIAH R/O. H. NO. 2-3-2, CHINNA CHERLAPALLY GHATKESAR MANDAL R. R. DISTRICT.





2. MR. TALARI RAMAIAH S/O. LATE MR. LAXMAIAH R/O. H. NO. 3-2-27, CHINNA CHERLAPALLY GHATKESAR MANDAL R. R. DISTRICT.

SIGNATURE OF WITNESSES:

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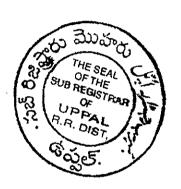
T. Ramaias

( \* mark of T. Danais

SIGNATURE OF EXECUTANTS

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### 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** 

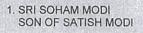
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





PURCHASER: M/S. SILVER OAK ESTATES HAVING ITS OFFICE AT 5-4-184/3&4

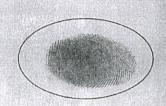
SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNERS







2. SRI MEHUL V. MEHTA S/O. VASANTH U. METHA R/O. PLOT NO. 21 **BAPU BAGH COLONY** P. G. ROAD SECUNDERABAD - 500 003.





#### REPRESENTATIVE:

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.

SIGNATURE OF WITNESSES:

1.0 (65 255 8) 2. K. Darsher

( x more of 1. Domais) 1 et thing surveysian SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

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

Propos

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

SUB-REGIST UPPAL.

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SEM-12002 DUPLICATE

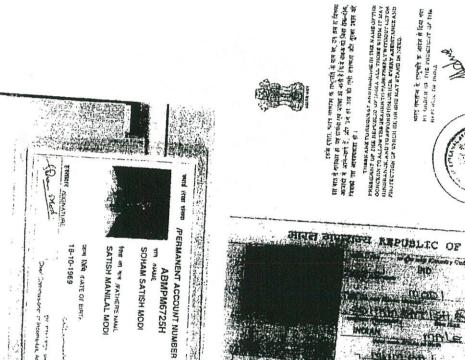
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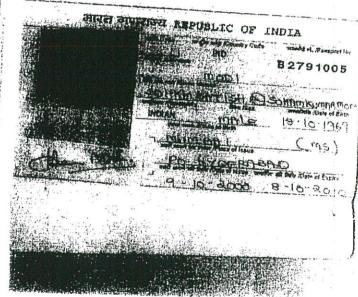
> अर्थाश्चर-निकायकार्यायाये हुए। पासनीट कार्यास्य, दुदराश्वर, स्थानकाराः Office, Hyderada,

,一个时间,这个时间,这个时间,这个时间,这个时间,这个时间,我们是一个时间,我们也是一个时间,我们也会会会会会会会会会会会会会会会会会会会会会会会会会会会会会

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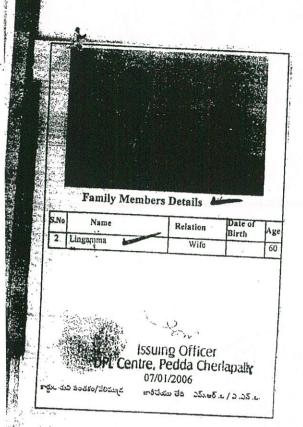


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# HOUSEHOLD CARD

Card No F.P Shop No

WAP1587388E0265

388

Name of Head of Household

కొక్కోంద . దానయ్య Kokkonda . Danaiah

తండి/భర్త పేరు

Father/ Husband Name

Balaia Lateh

పుట్టనతేది/Date of Birth

వయస్సు/Age

65

వృత్త /Occupation

: Cooli/Porter/Hand Cart Pu

ಇಂಟಿ.ನಂ./House No.

: 2-3-2

50 /Street

CHERLAPALLY

Colony

: PEDDA CHERLAPALLY

Ward No.

వర్త్ 4/ Ward-4

Municipality

క[పా / Kapra.

ಜಿಲ್ಲ್ /District

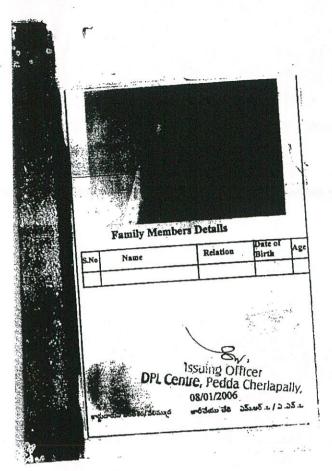
: ਠੱਠਨਾ ਰੋੜ੍ਹੈ / Ranga Reddy

Annual Income (Rs.) LPG Consumer No. LPG Dealer Name

9,000 /( No Cylinder )

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EHOLD CARD WAP1587388E0372 Card No F.P Shop No కురు Name of Head of Household తండి/భర్త కేపరు Father/ Husband Name పుట్టివలేది/Date of Birth 26-Jul-25 వయమ్ప/Age ವೃತ್ತ /Occupation : Cooli/Porter/Hand ( qod.30/House No. : 2-3-27 : PEDDACHERLAP 50 /Street : CHERLAPALLY Colony : 55 4/ Ward-4 Ward No. క్రహ / Kapra Municipality on 3å / Ranga Red ಚಲ್ಲ /District 6,000 Annual Income (Rs.) LPG Consumer No. /( No Cylinder ) LPG Dealer Name

SUB-REGISTRAR UPPAL.

