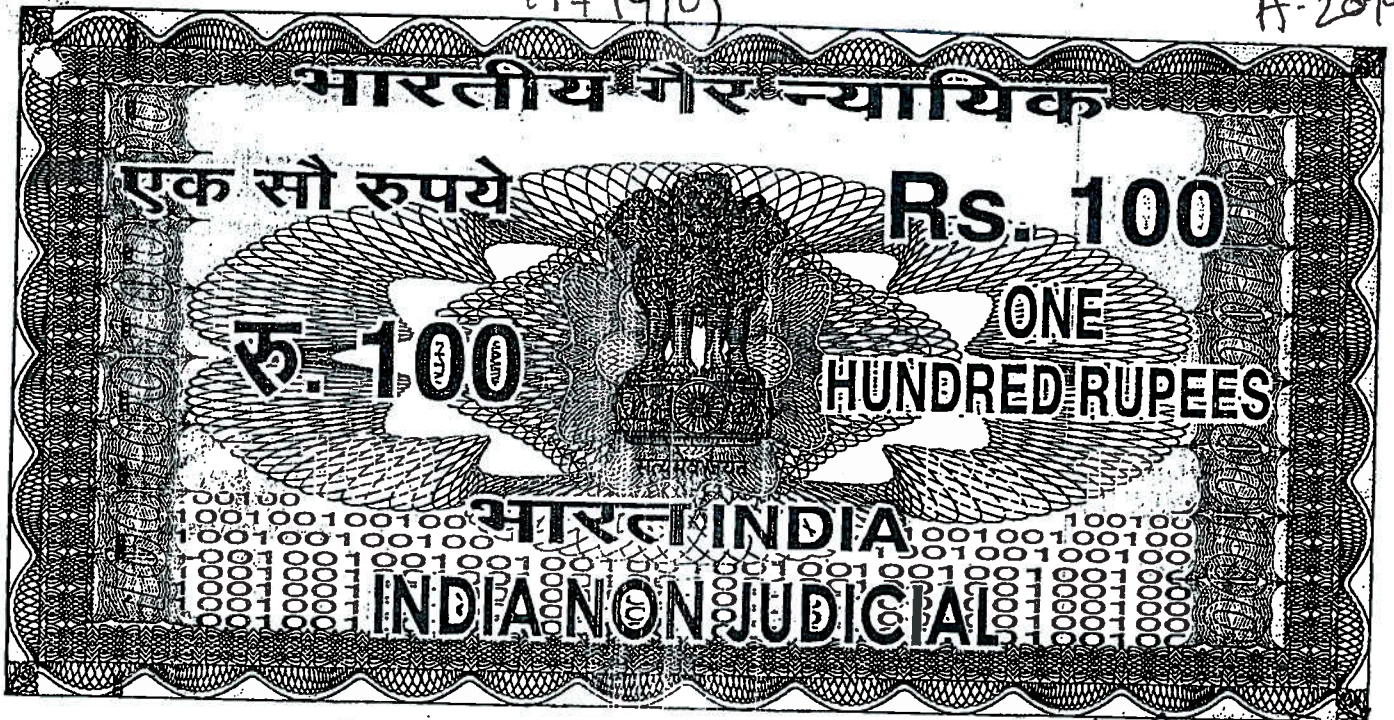


SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

5435 18/7/09
Sl. No. Date Rs. 1002

Sold To: Kamesh

S/o: Nare Singh Rao

For Whom: Mehta and Modi Homes

L. G. Chimalgi
AA 316639
LEELA G CHIMALGI
STAMP VENDOR
Licence No. 1/2009
5-4-76/A, Collar Ranigunj,
SECUNDERABAD-500 003.

SALE DEED

This Deed of Sale is made and executed on this the 18 day of July, 2009 at SRO, Kapra, Ranga Reddy District by:

M/S. 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 Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 years, Occupation: Business and Mr. Suresh U Mehta, Son of Late Sri Uttamlal Mehta, aged about 59 years, Occupation: Business, hereinafter referred to as the VENDOR.

IN FAVOUR OF

1. Shri Suresh U. Mehta, S/o. Late Shri Uttamlal Mehta, aged about 59 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.
2. Smt Kusum S. Mehta, W/o. Shri Suresh U. Mehta, aged about 56 years, Occupation: Housewife, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.

ATTESTED
CH. YADAGIRI
B. Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

Page - 1 -

1799
 2009 వ సం...
 1931.శా.వ. సర్వే...
 2009 వ సం...
 1931.శా.వ. సర్వే...



వగలు...మరియు...
 మద్య కాపా సబ్-రిజిస్ట్రారు శాఖలయములో
 శ్రీ...
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలివసుద్రలతో సహా దాఖలుచేసి
 రుసుము రూ...
 ప్రాసెస్ చేయబడుచున్నది
 ఎడమ జోతున ప్రేలు

[Signature]
[Signature]

Soham modi
 S/o. Satish modi
 occ: Business
 2nd floor, Soham mansions

R/o. 5-4-187/3 & 4,
 M.G. Road, Sec Bad.

[Signature]

Suresh V. Mehta S/o. Late Uthmal Mehta
 occ: Business R/o. 4th Floor, Utham Tower
 D.V. Colony, Minister Road, Sec Bad - 003.

K. Prabhakar Reddy S/o. K.P. Reddy
 occ: Service - R/o. 5-4-187/3 & 4
 Soham mansions, M.G. Road, Sec Bad.

Venkataramana Reddy R/o. Raji Reddy
 occ: Service R/o. 11-18/2, 1st No. 2
 Green Hills Colony, Serowager, H.D.

2009 వ సం...
 1931 శా.. సర్వే...
[Signature]

3. **Shri Deepak U. Mehta**, S/o. Late Shri Uttamlal Mehta, aged about 57 years, Occupation: Business, R/o. Plot No. 83, Jeera, Secunderabad - 500 003.
 4. **Smt. Harsha D. Mehta**, W/o. Shri Deepak U. Mehta, aged about 53 years, Occupation: Housewife, R/o. Plot No. 83, Jeera, Secunderabad - 500 003.
 5. **Shri Sudhir U. Mehta**, S/o. Late Shri Uttamlal Mehta, aged about 55 years, Occupation: Business, R/o. Plot No. 21, Ground Floor, Babu Bagh Colony, P. G. Road, Secunderabad - 500 003.
 6. **Smt. Aradhana S. Mehta**, W/o. Shri Sudhir U. Mehta, aged about 53 years, Occupation: Housewife, R/o. Plot No. 21, Ground Floor, Babu Bagh Colony, P. G. Road, Secunderabad - 500 003.
 7. **Shri Bhavesh V. Mehta**, S/o. Shri Vasanth U. Mehta, aged about 38 years, Occupation: Business, R/o. Uttam Towers, 3rd Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.
 8. **Shri Mehul V. Mehta**, S/o. Shri Vasanth U. Mehta, aged about 34 years, Occupation: Business, R/o. Plot No. 21, 1st Floor, Babu Bagh Colony, P. G. Road, Secunderabad - 500 003.
 9. **Shri Meet B. Mehta**, S/o. Late Shri Bharat U. Mehta, aged about 33 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.
 10. **Shri Rahul B. Mehta**, S/o. Late Shri Bharat U. Mehta, aged about 30 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.
- Hereinafter jointly referred to as the PURCHASER.

The VENDOR and PURCHASER shall mean and include which term shall mean and include all their executors, successors-in-interest, heirs, assignees, legal representatives, administrators, nominees, etc.

WHEREAS:

- A) Late Smt. Chandu Bai, W/o. Late Venkat Narsimha Rao was the original owner and pattadar of agricultural land in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, Andhra Pradesh, admeasuring about Ac. 10 - 02 Gts.
- B) Late Smt. Chandu Bai reached the heavenly abode on 23rd August, 1992. During her life time she had sold certain portions of Sy. No. 82/1 to various persons. At the time of her death she was the owner of balance portion of land in Sy. No. 82/1 admeasuring about Ac. 6-12 Gts. This land was bequeathed to her grand daughter Smt. M. Geetha Bai, by will dated 9th June, 1992.
- C) Vide proceedings of the Mandal Revenue Officer, Uppal Mandal bearing no. ROR/Rectification/5/94 dated 18.5.1994, the land admeasuring Ac. 6-12 Gts. of Mallapur Village was mutated in favour of Smt. M. Geetha Bai, W/o. Shri. M. Krishna Rao. The name of the Smt. M. Geetha Bai has been duly recorded as the pattadar and possessor in Sy. No. 82/1 and Passbook no. 51092, (Patta No.24) and Title book no. 171927 has been issued by the MRO in favour of the M. Geetha Bai.

Yuv
ATTESTED
CH. YADAGIRI
 B. Com., LL.B.,
 ADVOCATE & NOTARY
 MACHA BOLARAM,
 RANGA REDDY DIST.
 T.S. INDIA.

For MEHTA & MODI HOMES

[Signature]
 Partner

For MEHTA & MODI HOMES

[Signature]
 Partner

1వ పుస్తకము 200 గ్రా. సం. పు. 1799 దస్తావీజులు

మొత్తము కాగితముల సంఖ్య.....20

ఈ కాగితపు పరసు సంఖ్య.....2

MARKET VALUE Rs: 22,50,000/-

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:

By challan No. 758569 Dt. 28/1/09.

I. Stamp Duty:

- | | |
|--|----------------|
| 1. in the shape of stamp papers | Rs. 100/- |
| 2. in the shape of challan
(u/s.41 of I.S. Act.1899) | Rs. 1,65,940/- |
| 3. in the shape of cash
(u/s.41 of I.S. Act.1899) | Rs. — |
| 4. adjustment of stamp duty
u/s.16 of I.S. Act.1899, if any | Rs. — |

II. Transfer Duty:

- | | |
|-------------------------|--------------|
| 1. in shape of challan | Rs. 47,440/- |
| 2. in the shape of cash | Rs. — |

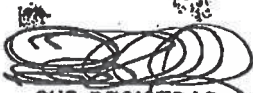
III. Registration fees:

- | | |
|----------------------------|--------------|
| 1. in the shape of challan | Rs. 11,860/- |
| 2. in the shape of cash | Rs. — |

IV. User Charges

- | | |
|----------------------------|-----------|
| 1. in the shape of challan | Rs. 100/- |
| 2. in the shape of cash | Rs. — |

Total Rs. 225440/-


SUB REGISTRAR
KAPRA

2వ పుస్తకము 200 గ్రా. సం. / కా. 1921 వ

పు. 1799.....నెంబరుగా రిజిస్టరు చేయబడి

స్కానింగ్ విమర్శన గుర్తింపు నెంబరు 1526 -

1799/200 గ్రా. యివ్వబడ్డనది

200 గ్రా. సం. 1799 నెం. 281.....వ తేది

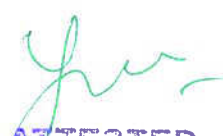

నల్-రిజిస్ట్రార్



- D) Smt. M. Geetha Bai has sold a portion of Sy. No. 82/1 admeasuring about Ac. 1-12 Gts., to the VENDOR by way of registered sale deed registered at Sub Registrar, Uppal bearing document no. 9609/06 dated 29.06.2006.
- E) By virtue of the above referred document, recitals and records, the VENDOR became the absolute owners and possessors of about Ac. 1-12 Gts., of land forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, R.R. District.
- F) THE VENDOR approached the PURCHASER to sell a portion of the above referred land admeasuring about 0-07 Gts., (847 Sq.yds) forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, R.R. District, hereinafter referred to as Scheduled Property, which is more fully described in the schedule give herein and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only) on the terms and conditions given hereunder.

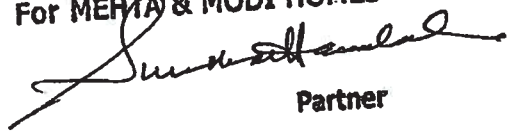
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only) and the receipt of which is hereby admitted and acknowledged by the VENDOR.
2. For the total sale consideration as mentioned above the VENDOR do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-07 Gts., (847 Sq.yds) in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. 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.
3. The VENDOR hereby covenants that the Scheduled Property is the absolute property belonging to it and the VENDOR herein alone is the absolute owner of the same and no other person other than the VENDOR has 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 VENDOR herein above mentioned.
4. The VENDOR hereby declares and covenants that it is the true and lawful owner of the Scheduled Property. The VENDOR hereby covenants that no other person(s) other than the VENDOR 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 VENDOR.


ATTESTED
C.H. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

1వ పుస్తకము 200 రూపాయలకు సరి పుష్కరించబడినది

మొత్తము రూ. 200 ను సరిపెట్టినది

ఈ రుసుమును సరిపెట్టినది 3

 స. రమణ



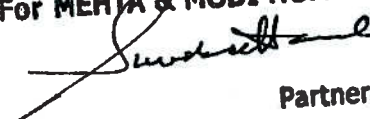
5. The VENDOR further covenants that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby give warranty of title. The VENDOR hereby declares that it has not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by any person either claiming through the VENDOR or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDOR alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDOR shall indemnify the PURCHASER fully for such losses.
6. The VENDOR has on this day delivered the total Link Documents of the Scheduled Property to the PURCHASER. The VENDOR has on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER. The PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
7. The VENDOR hereby covenants it 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 PURCHASER in the concerned departments.
8. The VENDOR hereby further covenants that it has no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The VENDOR hereby covenants that the VENDOR has 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 VENDOR to clear the same.
10. The VENDOR 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.
11. The VENDOR further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. The VENDOR 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 VENDOR will be liable for payment of deficit duty.
13. Stamp duty and Registration amount of Rs. 2,25,340/- paid by way of Challan No. 758569 dated 28.7.09 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

ATTESTED
CIT. YADAGIRI
ADVOCATE & NOTARY
MACHA BOLLARAM
RANGA REDDY DIST.
T.S. INDIA.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

Page - 4 -

1వ పుస్తకము 2007.....వ సం పు 1799.....దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....20

ఈ కాగితపు వరుస సంఖ్య.....4


సబ్-రిజిస్ట్రారు



SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 0-07 Gts., (847 Sq.yds) in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, under S.R.O. Kapra and bounded by:

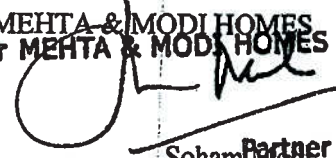
North	Land belonging to Purchasers in Sy. No. 82/1
South	Sy. No. 82/1 (Part) Road
East	Land belonging to purchasers in Sy. No. 82/1
West	40' Road

IN WITNESSES WHEREOF this Deed of Sale is made and executed on this the ___ day of July, 2009 at Secunderabad by the parties hereto in presence of the witnesses mentioned below: .

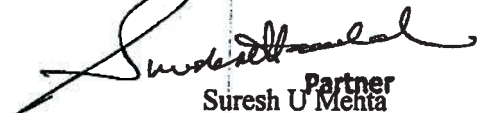
WITNESSES:

1. 
2. 

For MEHTA & MODI HOMES
For MEHTA & MODI HOMES


Soham Modi
Partner
(VENDOR)

For MEHTA & MODI HOMES


Suresh U Mehta
Partner
(VENDOR)


ATTESTED
CH. YADAGIRI
B.Sc., LL.B.,
ADVOCATE & NOTARY
MACHILIPATNAM,
RANGA REDDY DIST.
T.S. INDIA.

1వ పుస్తకము 2009.....నా సరి పు/799 చస్తాన

మొత్తము కాగితముల సంఖ్య 20

ఈ కాగితపు వరుస సంఖ్య 5

 సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

OPEN LAND

IN SURVEY NOS. 82/1**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

MANDAL, B.R. DIST.**VENDOR:**

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI SOHAM MODI, S/O. SHRI. SATISH MODI

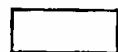
2. SHRI SURESH U. MEHTA, S/O. LATE SHRI. UTTAMLAL MEHTA

BUYER:

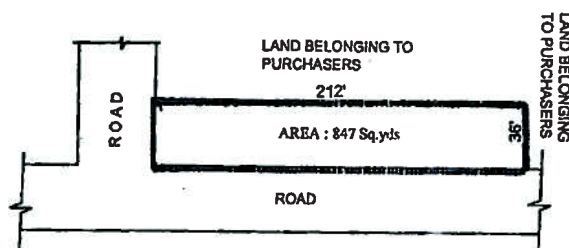
SHRI SURESH U. MEHTA, S/O. LATE SHRI. UTTAMLAL MEHTA & OTHERS

REFERENCE:
AREA:

847

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

N



ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHILIPATNAM,
RANGAREDDY DIST.
T.S. INDIA

WITNESSES:

1.

2.

For MEHTA & MODI HOMES

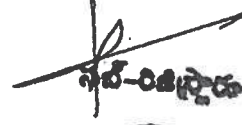
Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF THE VENDOR

1వ పుస్తకము 200 రీ.....చ సం పు!799...దస్తావేజులు
మొత్తము కాగితముల సంఖ్య.....20
ఈ కాగితపు వరుస సంఖ్య.....6


సబ్-రిజిస్ట్రార్



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

M/S. 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 PARTNERS

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

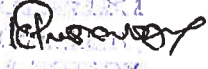
PURCHASERS:

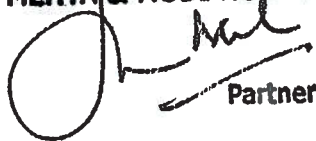
1. SHRI. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. UTTAM TOWERS
4TH FLOOR, MINISTER ROAD
D. V. COLONY
SECUNDERABAD - 500 003.
(Representative to PURCHASER NO.2)
2. SMT. KUSUM S. MEHTA
W/O. SHRI. SURESH U MEHTA
R/O. UTTAM TOWERS
4TH FLOOR, MINISTER ROAD
D. V. COLONY
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

For MEHTA & MODI HOMES

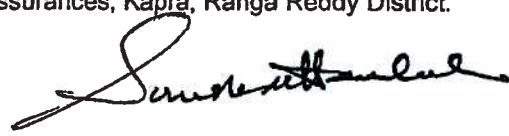
For MEHTA & MODI HOMES

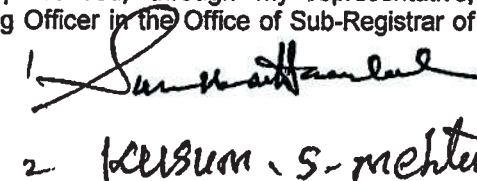
1. 


Partner


Partner
SIGNATURE OF EXECUTANTS

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


SIGNATURE OF THE REPRESENTATIVE


2. Kusum S. Mehta
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2007.....వ సం పు 1799

మొత్తము కాగితముల సంఖ్య.....20

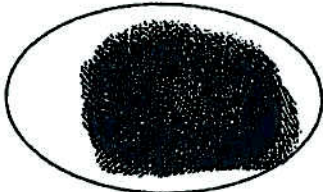
ఈ కాగితపు పరుస సంఖ్య.....7


సబ్-రిజిస్ట్రారు



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

<u>SL.NO.</u>	<u>FINGER PRINT</u> <u>IN BLACK</u> <u>(LEFT THUMB)</u>	<u>PASSPORT SIZE</u> <u>PHOTOGRAPH</u> <u>BLACK & WHITE</u>	<u>NAME & PERMANENT</u> <u>POSTAL ADDRESS OF</u> <u>PRESENTANT / SELLER / BUYER</u>
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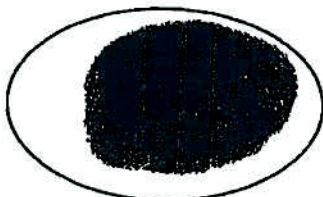


PURCHASERS:

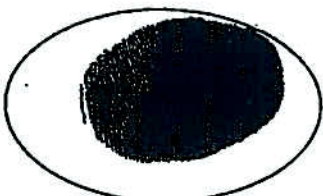
3. SHRI. DEEPAK U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. PLOT NO. 83
JEERA
SECUNDERABAD - 500 003.



4. SMT. HARSHA D. MEHTA
W/O. SHRI. DEEPAK U. MEHTA
R/O. PLOT NO. 83
JEERA
SECUNDERABAD - 500 003.



5. SHRI. SUDHIR U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. PLOT NO. 21
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD - 500 003.



6. SMT. ARADHANA S. MEHTA
W/O. SHRI. SUDHIR U. MEHTA
R/O. PLOT NO. 21
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

For MENTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

SIGNATURE OF EXECUTANTS

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

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009.....వ సం.పు.1799 వేజులు

మొత్తము కాగితముల సంఖ్య.....20

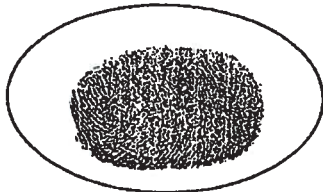
ఈ కాగితపు పుస్తకము సంఖ్య.....8


హెచ్-రిజిస్ట్రారు



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

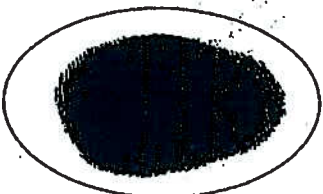
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



PURCHASERS:

7. SHRI. BHAVESH V. MEHTA
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
3RD FLOOR
MINISTER ROAD
D. V. COLONY
SECUNDERABAD - 500 003.

(Representative to Purchaser No. 3, 4, 5 & 6)

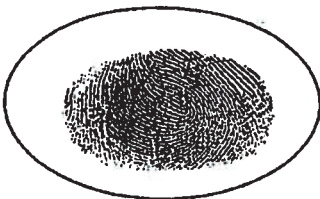


8. SHRI. MEHUL V. MEHTA
S/O. LATE VASANT U. MEHTA
R/O. PLOT NO. 21
1ST FLOOR
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD - 500 003.

(Representative to Purchaser No. 9 & 10)



9. SHRI. MEET B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. UTTAM TOWERS
4TH FLOOR
MINISTER ROAD
P. G. ROAD
SECUNDERABAD - 500 003.



10. SHRI. RAHUL B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. UTTAM TOWERS
4TH FLOOR
MINISTER ROAD
P. G. ROAD
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

SIGNATURE OF EXECUTANTS

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

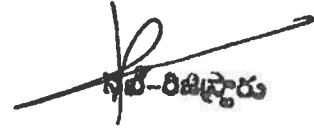
SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 200 రీ.....వ సం పు! 7 రీ.....దస్త్రములు

మొత్తము కాగితముల సంఖ్య.....200.....

ఈ కాగితపు వరుస సంఖ్య.....రీ.....

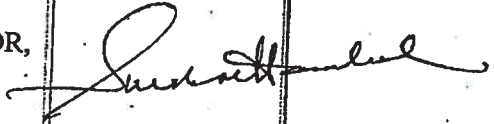
 గవ-రిజిస్ట్రారు



**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 1908/2009 of SRO: 1526(KAPRA)

28/07/2009 14:16:32

SlNo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) SURESH U.MEHTA UTTAM TOWERS, 4TH FLOOR, D.V.CLY, MINISTER ROAD, SECBAD.	
2	Manual Enclosure	Manual Enclosure	(CL) KUSUM S.MEHTA 4TH CLOOR, D.V.CLY, MINISTER ROAD, SECBAD.	
3	Manual Enclosure	Manual Enclosure	(CL) DEEPAK U.MEHTA P.NO.83, JEERA,SECBAD.	
4	Manual Enclosure	Manual Enclosure	(CL) HARSHA D.MEHTA P.NO.83, JEERA,SECBAD.	
5	Manual Enclosure	Manual Enclosure	(CL) SUDHIR U.MEHTA P.NO.21, GR.FL.BAPU BAGH CLY,P.G. ROAD, SECBAD.	

ATTESTED
CH. YADAVURI
ADVOCATE
MACHA BOI
RANGA REDDY DIST.
T.S. INDIA.

Witness
Signatures

Operator
Signature

Subregistrar
Signature

1వ పుస్తకము 2049 సంపు 1499 దస్తవేజులు

మొత్తము కాగితముల సంఖ్య 20

ఈ కాగితపు వరుస సంఖ్య 10



**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 1908/2009 of SRO: 1526(KAPRA).

28/07/2009 14:16:32

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6	Manual Enclosure	Manual Enclosure	(CL) ARADHANA S.MEHTA P.NO.21, GR.FL.BAPU BAGH CLY,P.G. ROAD, SECBAD.	
7			(CL) BHAVESH V.MEHTA UTTAM TOWERS 3RD FL, D.V.CLY,MINISTER RD, SECBAD.	
8			(CL) MEHUL V.MEHTA P.NO.21, GR.FL.BAPU BAGH CLY,MINISTER RD, SECBAD.	
9	Manual Enclosure	Manual Enclosure	(CL) MEET B.MEHTA UTTAM TOWERS 4TH FL, D.V.CLY,MINISTER RD, SECBAD.	
10	Manual Enclosure	Manual Enclosure	(CL) RAHUL B.MEHTA UTTAM TOWERS 4TH FL, D.V.CLY,MINISTER RD, SECBAD.	

ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM
RANGA REDDY DIST
T.S. INDIA

Witness
Signatures

Operator
Signature

Subregistrar
Signature

1వ పుస్తకము 200 రీ.....వ సం పు.1799...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....20.....

ఈ కాగితపు చరుస సంఖ్య.....11.....


సబ్-రిజిస్ట్రారు



**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 1908/2009 of SRO: 1526(KAPRA)

28/07/2009 14:16:32

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
11			(EX) M/S MEHTA & MODI HOMES REP BY SOHAM MODI-5-4-187/3/4, II FLOOR, SOHAM MANSION, SECBAD.	
12			(EX) M/S MEHTA & MODI HOMES REP BY SURESH U MEHTA 5-4-187/3/4, II FLOOR, SOHAM MANSION, SECBAD.	

Witness Signatures  Operator Signature 


Subregistrar Signature


ATTESTED
CH. Y. D. GIRI
Advocate, LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

1వ పుస్తకము 200 రీ.....వ సం పు 1739 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....20

ఈ కాగితపు పదున సంఖ్య.....12



PERMANENT ACCOUNT NUMBER
AEMF185725H

FOR NAME
SOMNATH MODI

FOR FATHER'S NAME
SATHI MARLAL MODI

FOR DATE OF BIRTH
18-10-1980

SIGNATURE
Somnath Modi

Chief Commissioner of Income Tax, Andhra Pradesh

For MEHTA & MODI HOMES

Mehta
Partner

Y
ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARMA,
RANGA REDDY DIST.
T.S. INDIA.

1వ పుస్తకము 2009.....వ సం పు.1799..దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....20.....

ఈ కాగితపు పరుస సంఖ్య.....13.....



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM67403

नाम / NAME
BORESH UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME
UTTAMLAL HACHAYJI MEHTA

जन्म तिथि / DATE OF BIRTH
14-08-1948

हस्ताक्षर / SIGNATURE

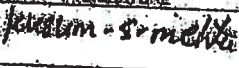

मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6783F

नाम / NAME
KUSUM SURESH MEHTA

पिता का नाम / FATHER'S NAME
KESHAVJI TRIKAMJI MODI

जन्म तिथि / DATE OF BIRTH
08-07-1957

हस्ताक्षर / SIGNATURE


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

gm

ATTESTED
CH. MADHURI
 ADVOCATE & NOTARY
 MACHA BILARAM,
 RANGA REDDY DISTRICT
 T.S. INDIA.

इस कार्ड के छोड़ / मिल जाने पर कुपयोज्य जारी करने
 वाले अधिकारी को सूचित / धारण कर दे
 मुख्य अधिकारी आबुवेत,
 आबुवेत भवन,

1వ పుస్తకము 2009.....వ సం పు 1799.....వ సం

మొత్తము కాగితముల సంఖ్య.....20

ఈ కాగితపు పరుస సంఖ్య.....14

 సబ్-రిజిస్ట్రార్



PERMANENT ACCOUNT NUMBER
ABMPM62690

नाम / NAME
HERRA UTAM LAL MEHTA

पिता का नाम / FATHER'S NAME
UTAM LAL RAJIV MEHTA

जन्म तिथि / DATE OF BIRTH
28-10-1952

हस्ताक्षर / SIGNATURE
[Signature]

Chief Commissioner of Income Tax, Andhra Pradesh

[Redacted]

नाम / NAME
HARSHABEN DEEPA MEHTA

पिता का नाम / FATHER'S NAME
RAMNIKHAI NAHSIDAB BHUVA

जन्म तिथि / DATE OF BIRTH
24-09-1954

हस्ताक्षर / SIGNATURE
[Signature]

Chief Commissioner of Income Tax, Andhra Pradesh

[Signature]
ATTESTED
CH. YADAGIRI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 MADYA BOLARAM,
 RANGA REDDY DIST.
 T.S. INDIA.

1వ పుస్తకము 200 గ్రాండ్ల సంపుటి 1799 నాటిది

మొత్తము కాగితముల సంఖ్య 20

ఈ కాగితపు వరుస సంఖ్య 15

హక్-రిజిస్ట్రారు



PERMANENT ACCOUNT NUMBER
AEMPME7808

NAME
SOBHIA UTTAMLAL MEHTA

FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

DATE OF BIRTH
18-07-1958

SIGNATURE

Chief Commissioner of Income Tax, Madhya Pradesh

PERMANENT ACCOUNT NUMBER
AEMPME7808

NAME
SOBHIA UTTAMLAL MEHTA

FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

DATE OF BIRTH
18-07-1958

SIGNATURE

Chief Commissioner of Income Tax, Madhya Pradesh

PERMANENT ACCOUNT NUMBER
AEMPME7808

NAME
SOBHIA UTTAMLAL MEHTA

FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

DATE OF BIRTH
18-07-1958

SIGNATURE

Chief Commissioner of Income Tax, Madhya Pradesh

ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MAGHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

PERMANENT ACCOUNT NUMBER
AEMPME7808

NAME
SOBHIA UTTAMLAL MEHTA

FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

DATE OF BIRTH
18-07-1958

SIGNATURE

Chief Commissioner of Income Tax, Madhya Pradesh

1వ పుస్తకము 2007.....త సం పు.1799.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....20.....

ఈ కాగితపు వరుస సంఖ్య.....16.....



PERMANENT ACCOUNT NUMBER
 ADRH108AD
 NAME
 MEHUL VASANT MEHTA
 FATHER'S NAME
 VASANT HIRALAL MEHTA
 DATE OF BIRTH
 19-01-1976
 SIGNATURE
 CHIEF COMMISSIONER, RANGA REDDY DISTRICT

PERMANENT ACCOUNT NUMBER
 XBNP0674C
 NAME
 BHAVESH VASANT MEHTA
 FATHER'S NAME
 VASANT HIRALAL MEHTA
 DATE OF BIRTH
 02-03-1970
 SIGNATURE
 CHIEF COMMISSIONER, RANGA REDDY DISTRICT

ATTESTED
 CH. YADAGIRI
 B.COM., LL.B.,
 ADVOCATE & NOTARY
 MACHA BOLARAM,
 RANGA REDDY DIST.
 T.S. INDIA.

पुनः प्राप्त कि. नं. / निवेदन कि. नं. पुनः प्राप्त कि. नं.
 वा. नं. पुनः प्राप्त कि. नं. / निवेदन कि. नं.
 पुनः प्राप्त कि. नं.
 आयकर प्रमाण,
 पुनः प्राप्त कि. नं.,
 पुनः प्राप्त कि. नं. - 601094.

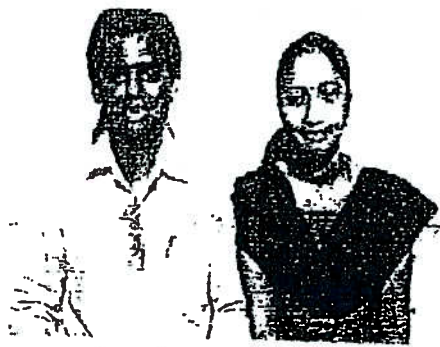
1వ పుస్తకము 200 రే.....వ సం పు 1799

మొత్తము కాగితముల సంఖ్య.....20

ఈ కాగితపు వరుస సంఖ్య.....17

నల్ల-రిజిస్ట్రారు





Family Members Details

Name	Relation	Date of Birth	Age
Meeta	Wife	08/02/84	22

D.P.L. No. 114
BHARAT SCOUTS & CAMPS

HOUSEHOLD CARD

Card No : PAP167881501086
F.P. Shop No : 815
Name of Head of Household : Meeta. Rahul
Father of Husband name : Bharat
Date of Birth : 04/12/1980
Age : 26
Occupation : Own Business
House No. : 2-5-577, 401, ITAM TOWERS
Street : MUSTER ROAD
Colony : D.V. COLONY
Ward : 5
Circle : VI
District : Hyderabad
(Rs.) : 100,000
No. of Family Members : 4

PERMANENT ACCOUNT NUMBER
ADKPM7095C
NAME
MEET BHARAT MEHTA
FATHER'S NAME
BHARAT UTTAMLAL MEHTA
DATE OF BIRTH
03-07-1976
SIGNATURE
Chief Commissioner of Income-tax, Andhra Pradesh

ATTESTED
CH. MADAGIRI
ADVOCATE, LL.B.,
NOTARY
RANGA REDDY DIST.
T.S. INDIA.

इस कार्ड के खो/मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.
In case this card is lost/found, kindly Inform/return to the Issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Bashierbagh,
Hyderabad - 500 004.

1వ పుస్తకము 200 రో.....వ సం పు. 1799 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....20

ఈ కాగితపు పనుల సంఖ్య.....18

సీల్-రిజిస్ట్రారు



1417N 08:

Customer Relation Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



CH. VENKAT RAMANA REDDY
Designation : Sr. Customer Relation Ex
Valid Upto : 30 April 2011
Blood Group : O +ve

Emp. Signature: *[Signature]* Issuing Authority: *[Signature]*
5-4-187/3&4, 11nd Floor, M.G Road, Sec'bad-500003.
Ph : 040-86335551, Fax : 040-27544058
www.modiproperties.com

Res. Address :
11-13-184/1, Road No.1, Green Hills
Colony, Saroomagar, Hyderabad.

In case of Emergency Call :
3246165561

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

Witness:

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLEAP01197482009
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
HYDERABAD



Signature: *[Signature]*
Issued on: 18-06-2009

Licensing Authority
RTA-HYDERABAD-EZ

M4417303/08

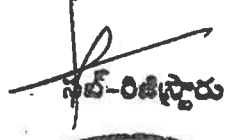
	Class Of Vehicle	Validity
Non-Transport	LMV,MC	03-01-2015
Transport		
Hazardous Validity		
Badge No.		
Reference No.	54791995	
Original LA.	RTA HYDERABAD - EAST	
DOB	15-01-1974	
Blood Gr.		
Date of 1st Issue	04-01-1995	

[Signature]
ATTESTED
CH. MADAGIRI
ADVOCATE & NOTARY
MADHUBALARAO,
RANGA REDDY DIST.
T.S. INDIA.

1వ పుస్తకము 2007.....వ సం.పు.1799: పేజీలు

మొత్తము కాగితముల సంఖ్య.....20

ఈ కాగితపు వరుస సంఖ్య.....19


సబ్-రిజిస్ట్రారు





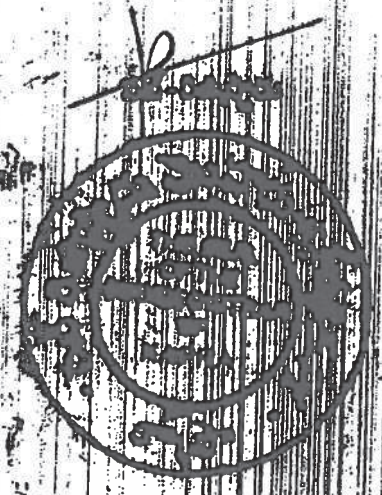
18/03/2009

gpr
ATTESTED
CH. MADHURI
ADVOCATE, LL.B.
NOTARY
MACHILIPATNAM
RANGAREDDY DIST.
T.S. INDIA.

13 వస్తువు 2009 న సం 1799

మొత్తము కొనుగోలు సంఖ్య 20

ఈ కొనుగోలు జరిగిన పంఖ్య 20



SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 5437 Date 18/7/09 Rs. 100

Sold To Ramesh

S/o. Sora Sing Rao

For Wh. Mehta and Modi Homes

L-G Chimalgi
AA 3166410
LEELA G CHIMALGI
STAMP VENDOR
Licence No. 1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003

SALE DEED

This Deed of Sale is made and executed on this the 30 day of July, 2009 at SRO, Kapra, Ranga Reddy District by:

1. SMT. BHIMA SUDHA RANI, W/o. Bhima Srinivas, aged about 31 years, Occupation Housewife, R/o. Flat No. 504, Sri Srinivasa Vihar Apartments, Rukminipuri Colony, Near A.S. Rao Nagar, Hyderabad represented by Agreement of Sale cum General Power of Attorney holder M/S. 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 Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Metha, aged about 59 years, Occupation: Business (registered as document no. 507/07 dated 10.1.07 registered at SRO, Uppal).

M/S. 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 Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 years, Occupation: Business and Mr. Suresh U Mehta, Son of Late Sri Uttamlal Metha, aged about 59 years, Occupation: Business. hereinafter referred to jointly as the VENDOR.

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

Partner

Partner

1వ పుస్తకము 2009.....వ సం పు.రి.కె.దస్త్రావే 22

మొత్తము కార్డుముల సంఖ్య.....20

7 జూలై 2009 కార్డుల సంఖ్య.....1

2009 వ సం. జూలై నెల. 20 వ తేది
193/క.క. సం. (చైర్మన్) నామము..... 8 వ తేది

పగలు.....1.....మరియు.....2.....గరితుల
మధ్య కాపా సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ. Soham Modi.....

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుజువు రూ.....6270/.....లు చెల్లించినారు

దాని ఇచ్చినట్లు ఒప్పకొన్నది
ఎడమ జోతుగ వ్రేలు

నో-రిజిస్ట్రారు



Handwritten signatures and initials.

Soham Modi. S/o. Satish Modi. రెం. ఆఫీసు
R/o. S-6-187/3 & 4, 2nd floor, Soham mansion
M. G. Road. Sec' Road.

Handwritten signature.

Suresh U. Mehta S/o. Late Uttam Lal Mehta
రెం. ఆఫీసు - R/o. S-6-187/3 & 4, 2nd floor
Soham mansion, M. G. Road, Sec' Road.
R/o. 4th floor, Uttam Towers, D.V. colony
Muniswar Road, Sec' Road - 003

ఆధికారి

K. Prabhakar Reddy S/o. K. R. Reddy రెం. సేవ
2-3-64/10/24, Amberpet. Hyderabad

Handwritten signature.

Venkat Ramana Reddy S/o. Sujji Reddy
రెం. సేవ - R/o. 11-187/2, 1st No. 2
Green Hills Colony. Saravarnagar, Hyderabad

2009 వ సం. జూలై నెల. 20 వ తేది
193/క.క. సం. (చైర్మన్) నామము..... 8 వ తేది
నో-రిజిస్ట్రారు

IN FAVOUR OF

1. **Shri Suresh U. Mehta**, S/o. Late Shri Uttamlal Mehta, aged about 59 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.
 2. **Smt Kusum S. Mehta**, W/o. Shri Suresh U. Mehta, aged about 56 years, Occupation: Housewife, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.
 3. **Shri Deepak U. Mehta**, S/o. Late Shri Uttamlal Mehta, aged about 57 years, Occupation: Business, R/o. Plot No. 83, Jeera, Secunderabad - 500 003.
 4. **Smt. Harsha D. Mehta**, W/o. Shri Deepak U. Mehta, aged about 53 years, Occupation: Housewife, R/o. Plot No. 83, Jeera, Secunderabad - 500 003.
 5. **Shri Sudhir U. Mehta**, S/o. Late Shri Uttamlal Mehta, aged about 55 years, Occupation: Business, R/o. Plot No. 21, Ground Floor, Babu Bagh Colony, P. G. Road, Secunderabad - 500 003.
 6. **Smt. Aradhana S. Mehta**, W/o. Shri Sudhir U. Mehta, aged about 53 years, Occupation: Housewife, R/o. Plot No. 21, Ground Floor, Babu Bagh Colony, P. G. Road, Secunderabad - 500 003.
 7. **Shri Bhavesh V. Mehta**, S/o. Shri Vasanth U. Mehta, aged about 38 years, Occupation: Business, R/o. Uttam Towers, 3rd Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.
 8. **Shri Mehul V. Mehta**, S/o. Shri Vasanth U. Mehta, aged about 34 years, Occupation: Business, R/o. Plot No. 21, 1st Floor, Babu Bagh Colony, P. G. Road, Secunderabad - 500 003.
 9. **Shri Meet B. Mehta**, S/o. Late Shri Bharat U. Mehta, aged about 33 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.
 10. **Shri Rahul B. Mehta**, S/o. Late Shri Bharat U. Mehta, aged about 30 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.
- hereinafter jointly referred to as the PURCHASER.

The VENDOR and PURCHASER shall mean and include which term shall mean and include all their executors, successors-in-interest, heirs, assignees, legal representatives, administrators, nominees, etc.

WHEREAS:

A) Late Smt. Chandu Bai, W/o. Late Venkat Narsimha Rao was the original owner and pattedar of agricultural land in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, Andhra Pradesh, admeasuring about Ac. 10 - 02 Gts.

B) Late Smt. Chandu Bai reached the heavenly abode on 23rd August, 1992. During her life time she had sold certain portions of Sy. No. 82/1 to various persons. At the time of her death she was the owner of balance portion of land in Sy. No. 82/1 admeasuring about Ac. 6-12 Gts. This land was bequeathed to her grand daughter Smt. M. Geetha Bai, by will dated 9th June, 1992.

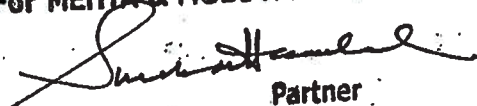
ATTESTED
CH. KADAGIRI

ADVOCATE & NOTARY
MACHILIPATNAM
RANGA REDDY DIST.
T.S. INDIA

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1వ పుస్తకము 2009.....వ సం పు 1843 దస్తావేజులు

1244000/ — మొత్తము కాగితముల సంఖ్య.....20

MARKET VALUE Rs: ఈ కాగితపు వరుస సంఖ్య.....2

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document

By challan No. 158215 Dt. 30/7/09

సబ్-రిజిస్ట్రారు

I. Stamp Duty:

1. in the shape of stamp papers

Rs. 100/ —

2. in the shape of challan

Rs. 86900/ —

(u/s.41 of L.S.Act.1899)

3. in the shape of cash

Rs. —

(u/s.41 of L.S.Act.1899)

4. adjustment of stamp duty

Rs. —

(u/s.16 of L.S. Act.1899, if any)

II. Transfer Duty:

1. in shape of challan

Rs. 24800/ —

2. in the shape of cash

Rs. —

III. Registration fees:

1. in the shape of challan

Rs. 6220/ —

2. in the shape of cash

Rs. —

IV. User Charges

1. in the shape of challan

Rs. 100/ —

2. in the shape of cash

Rs. —

Total Rs. 118200/ —

SUB REGISTRAR
KAPRA

1వ పుస్తకము 2009 సం./ కా.శ. 1899/ వ
పు 1843 నెంబరుగా రిజిస్టరు చేయబడి
స్టానింగ్ విమిక్తం గుర్తింపు నెంబరు 1526
1843/2009 నా యివ్వబడ్డెనది
2009 సం. 2009 నెంబరు 30 వ తేది

సబ్-రిజిస్ట్రార్



- C) Vide proceedings of the Mandal Revenue Officer, Uppal Mandal bearing no. ROR/Rectification/5/94 dated 18.5.1994, the land admeasuring Ac. 6-12 Gts. of Mallapur Village was mutated in favour of Smt. M. Geetha Bai, W/o. Shri. M. Krishna Rao. The name of the Smt. M. Geetha Bai has been duly recorded as the pattedar and possessor in Sy. No. 82/1 and Passbook no. 51092, (Patta No.24) and Title book no. 171927 has been issued by the MRO in favour of the M. Geetha Bai.
- D) Smt. M. Geetha Bai has sold a portion of Sy. No. 82/1 admeasuring about 444 sq yds to Vadla Vivekananda vide registered sale deed bearing document no. 854/1996, dated 19.02.1996, registered at Sub Registrar, Uppal. Vadla Vivekananda in turn sold the said land to Smt. Bhima Sudha Rani vide registered sale deed bearing document no. 10738/04 dated 25.10.2004 registered at Sub Registrar, Uppal. Smt Bhima Sudha Rani in turn sold the above said land to the VENDOR by way of registered Agreement of Sale Cum General Power of Attorney registered at Sub Registrar, Uppal bearing document no. 507/07 dated 10.07.2007.
- E) By virtue of the above referred document, recitals and records, the VENDOR became the absolute owners and possessors of about 444 sq yds of land forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, R.R. District hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein.
- F) THE VENDOR approached the PURCHASER to sell the Scheduled Property and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 11,50,000/- (Rupees Eleven Lakhs Fifty Thousand Only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of Rs. 11,50,000/- (Rupees Eleven Lakhs Fifty Thousand Only) and the receipt of which is hereby admitted and acknowledged by the VENDOR.
2. For the total sale consideration as mentioned above the VENDOR do hereby grant, convey, transfer and sell all that land admeasuring 444 sq yds in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. 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.
3. The VENDOR hereby covenants that the Scheduled Property is the absolute property belonging to it and the VENDOR herein alone is the absolute owner of the same and no other person other than the VENDOR has 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 VENDOR herein above mentioned.

ATTESTED
CH. YADAGIRI
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

1వ పుస్తకము 2009.....వ సం.పు.1843.....దస్తవేజులు

మొత్తము కాగితములు సంఖ్య.....20.....

ఈ కాగితపు నడున పంక్తి.....3.....



4. The VENDOR hereby declares and covenants that it is the true and lawful owner of the Scheduled Property. The VENDOR hereby covenants that no other person(s) other than the VENDOR 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 VENDOR.
5. The VENDOR further covenants that Scheduled 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. The VENDOR hereby declares that it has 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 any person either claiming through the VENDOR or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDOR alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDOR shall indemnify the PURCHASER fully for such losses.
6. The VENDOR has on this day delivered the total Link Documents of the Scheduled Property to the PURCHASER. The VENDOR has on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER. The PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
7. The VENDOR hereby further covenants that it has no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
8. The VENDOR hereby covenants that the VENDOR has 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 VENDOR to clear the same.
9. The VENDOR 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.
10. The VENDOR further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
11. The VENDOR 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 VENDOR will be liable for payment of deficit duty.

12. Stamp duty and Registration amount of Rs. 1,18,180/- paid by way of Challan No. 758215 dated 30.7.09 drawn on State Bank of Hyderabad, Kusaiguda Branch, Hyderabad.

ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

1వ పుస్తకము 2009.....వ సం పు.18.43.....

మొత్తము కాగితముల సంఖ్య.....20.....

ఈ కాగితపు వరుస సంఖ్య.....4.....


సబ్-రిజిస్ట్రారు



SCHEDULE OF THE PROPERTY

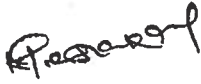
ALL THAT PART AND PARCEL OF LAND admeasuring about 444 sq yds in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, under S.R.O. Kapra and bounded by:

North	Land belonging to Purchaser
South	Land belonging to Purchaser
East	Land belonging to Purchaser
West	Land belonging to Purchaser

IN WITNESSES WHEREOF this Deed of Sale is made and executed on this the 30 day of July, 2009 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES

1.



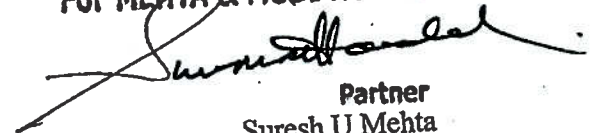
2.



For MEHTA & MODI HOMES
For MEHTA & MODI HOMES


Partner

Soham Modi
For MEHTA & MODI HOMES

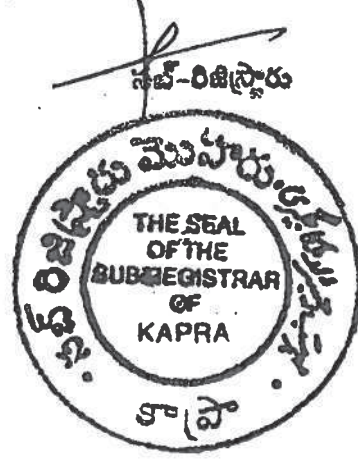

Partner
Suresh U Mehta
(VENDOR)


ATTESTED
CH. YADAGIRI
B. COM, LL.B.,
ADVOCATE & NOTARY
MACHA BOLLANAH,
RANGA REDDY DIST.
T.G. INDIA.

1వ పుస్తకము 2009.....వ సం పు.18.4.3.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....20.....

ఈ కాగితపు చతుర సరిఖ్య.....5.....



REGISTRATION PLAN SHOWING

OPEN LAND

IN SURVEY NOS. 82/1**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.**VENDOR:**

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI SOHAM MODI, S/O. SHRI. SATISH MODI

2. SHRI SURESH U. MEHTA, S/O. LATE SHRI. UTTAMLAL MEHTA

BUYER:

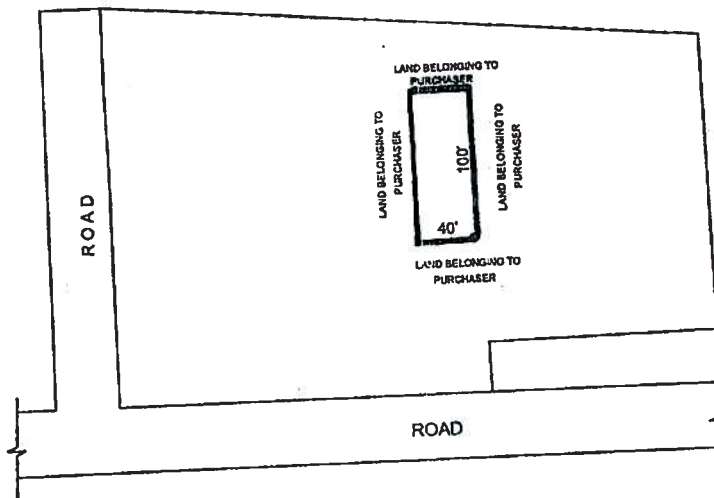
SHRI SURESH U. MEHTA, S/O. LATE SHRI. UTTAMLAL MEHTA & OTHERS

REFERENCE:
AREA:

444

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

N



For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

WITNESSES:

1.

2.

SIGNATURE OF THE VENDOR

ATTESTED
CH. YADAGIRI
ADVOCATE & NOTARY
MACHA GOLARAM
RANGA REDDY DIST.
T.S. INDIA

1. పుస్తకము 2009.....వ సం పు. 1843..దస్త్రవేజాలు
మొత్తము కాగితముల సంఖ్య.....20
ఈ కాగితపు పనుల సంఖ్య.....6


సబ్-రిజిస్ట్రారు



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

M/S. 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 PARTNERS

1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI
R/O. 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.

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

PURCHASERS:

1. SHRI. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. UTTAM TOWERS
4TH FLOOR, MINISTER ROAD
D. V. COLONY
SECUNDERABAD - 500 003.

(Representative to Purchaser No.1)

2. SMT. KUSUM S. MEHTA
W/O. SHRI. SURESH U MEHTA
R/O. UTTAM TOWERS
4TH FLOOR, MINISTER ROAD
D. V. COLONY
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.

ATTESTED

2.

CH. YADUNATH

Advocate & Notary

Assurances, Kapra, Ranga Reddy District.

RANGA REDDY DIST.

T.S. INDIA.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము జం. సం. పు. 1843. దస్తవేజులు

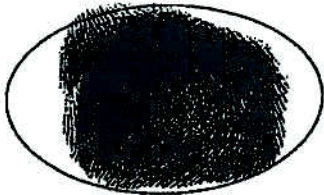
మొత్తము కాగితముల సంఖ్య..... 20

ఈ కాగితపు వరుస సంఖ్య..... 7



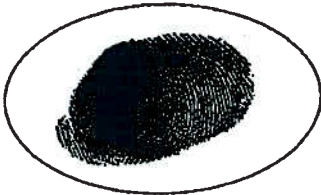
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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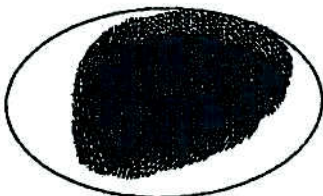


PURCHASERS:

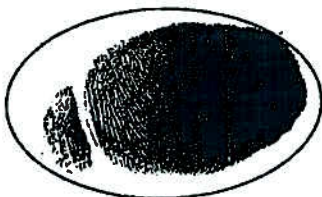
3. SHRI. DEEPAK U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. PLOT NO. 83
JEERA
SECUNDERABAD - 500 003.



4. SMT. HARSHA D. MEHTA
W/O. SHRI. DEEPAK U. MEHTA
R/O. PLOT NO. 83
JEERA
SECUNDERABAD - 500 003.



5. SHRI. SUDHIR U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. PLOT NO. 21
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD - 500 003.



6. SMT. ARADHANA S. MEHTA
W/O. SHRI. SUDHIR U. MEHTA
R/O. PLOT NO. 21
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.

ATTESTED

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF EXECUTANTS

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

RANGA REDDY DIST.
T.S. INDIA

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

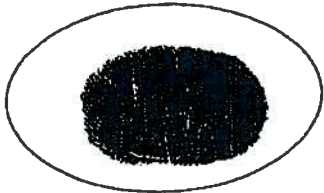
..ప పుస్తకము జరిగి.....వ సం పు.1843.....వేజాలు
మొత్తము కాగితముల సంఖ్య.....20
ఈ కాగితపు వరుస సంఖ్య.....8

నేప-రిజిస్ట్రారు



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

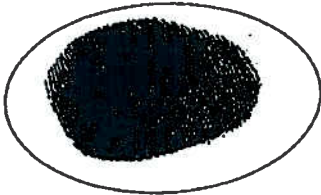
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	-----------------------------	--



PURCHASERS:

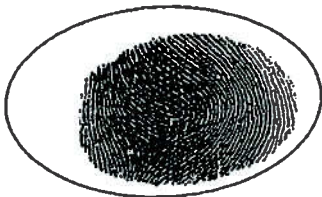
7. SHRI. BHAVESH V. MEHTA
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
3RD FLOOR
MINISTER ROAD
D. V. COLONY
SECUNDERABAD - 500 003.

[Representative to PURCHASERS No. 3, 4, 5, 6]

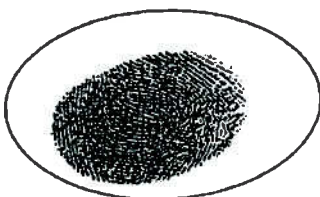


8. SHRI. MEHUL V. MEHTA
S/O. LATE VASANT U. MEHTA
R/O. PLOT NO. 21
1ST FLOOR
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD - 500 003.

[Representative to PURCHASER Nos. 9, 8, 10]



9. SHRI. MEET B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. UTTAM TOWERS
4TH FLOOR
MINISTER ROAD
P. G. ROAD
SECUNDERABAD - 500 003.



10. SHRI. RAHUL B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. UTTAM TOWERS
4TH FLOOR
MINISTER ROAD
P. G. ROAD
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF EXECUTANTS

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

RANGA REDDY DISTRICT
T.S. INDIA.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009.....వ సం పు.843.దస్తావేజులు.

మొత్తము శాగితముల సంఖ్య.....20.....

ఈ శాగితపు వరుస సంఖ్య.....9.....

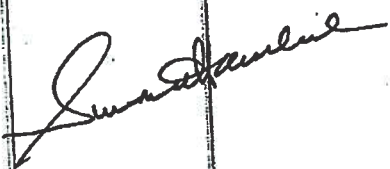

సబ్-రజిస్ట్రారు



**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 1954/2009 of SRO: 1526(KAPRA)

30/07/2009 15:22:21

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SURESH U. MEHTA UTTAM TOWERS, 4TH, D.V.CLY, MINISTER RDSEC	
2	Manual Enclosure	Manual Enclosure	(CL) KUSUM S. MEHTA UTTAM TOWERS, 4TH, D.V.CLY, MINISTER RDSEC	
3	Manual Enclosure	Manual Enclosure	(CL) DEEPAK U. MEHTA P.NO.83, JEERASEC	
4	Manual Enclosure	Manual Enclosure	(CL) HARSHA D. MEHTA P.NO.83, JEERASEC	
5	Manual Enclosure	Manual Enclosure	(CL) SUDHIR U MEHTA P.NO.21, GR.FL BAPU BAGH. CLYP.G.RD, SEC	

ATTESTED
CH. MADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

Witness
Signatures



Operator
Signature


Subregistrar
Signature

1వ పుస్తకము 2009.....వ సం.పు.1843.దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....20

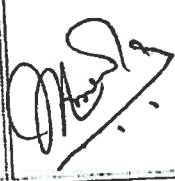
ఈ కాగితపు పనుల సంఖ్య.....10



**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 1954/2009 of SRO: 1526(KAPRA)

30/07/2009 15:22:21

SlNo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(CL) ARADHANA S. MEHTA UTTAM TOWERS 3RD FL, D.V.CLY, MINISTERSEC	
7			(CL) BHAVESH V. MEHTA UTTAM TOWERS 3RD FL, D.V.CLY, MINISTERSEC	
8			(CL) MEHUL U MEHTA UTTAM TOWERS 3RD FL, D.V.CLY, MINISTERSEC	
9	Manual Enclosure	Manual Enclosure	(CL) MEET B. MEHTA UTTAM TOWERS 3RD FL, D.V.CLY, MINISTERSEC	
10	Manual Enclosure	Manual Enclosure	(CL) RAHUL B. MEHTA UTTAM TOWERS 3RD FL, D.V.CLY, MINISTERSEC	

ATTESTED
CIL YADAGIRI
 B.A., LL.B.,
 ADVOCATE & NOTARY
 MACHA BOLANAM,
 RANGA REDDY DIST.
 T.S. INDIA.

Witness
Signatures

Operator
Signature

Subregistrar
Signature

1వ పుస్తకము మొదల నుండి నం 1843 రస్తాపేజీలు

మొత్తము కాగితముల సంఖ్య 20

ఈ కాగితపు వరుస నంబర్లు 11

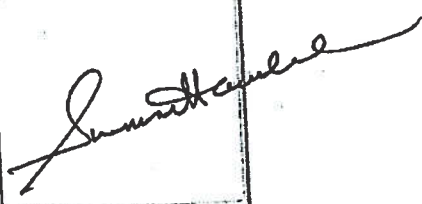

సబ్-రిజిస్ట్రారు



**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 1954/2009 of SRO: 1526(KAPRA)

30/07/2009 15:22:21

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
11	Manual Enclosure	Manual Enclosure	(EX) BHIMA SUDHA RANI F.NO.504, RUKMINIPURI CLYA.S.RAO NAGAR. HYD	
12			(EX) M/S MEHTA & MODI HOMES REP BY SOHAM MODE 5-4-1873/3/4M.G.RD, SEC	
13			(EX) M/S MEHTA & MODI HOMES REP BY SURESH U MEHTA 5-4- 1873/3/4M.G.RD, SEC	
14	Manual Enclosure	Manual Enclosure	(EX) M/S MEHTA & MODI HOMES REP BY SURESH U MEHTA 5-4- 1873/3/4M.G.RD, SEC	
15	Manual Enclosure	Manual Enclosure	(EX) M/S MEHTA & MODI HOMES REP BY SURESH U MEHTA 5-4- 1873/3/4M.G.RD, SEC	

ATTESTED
CH. PADAGIRI
P. Com. / L.D.,
ADVOCATE & NOTARY
NAGALA BOLLAM,
RANCA REDDY DIST.
T.S. INDIA.

Witness
Signatures

Operator
Signature

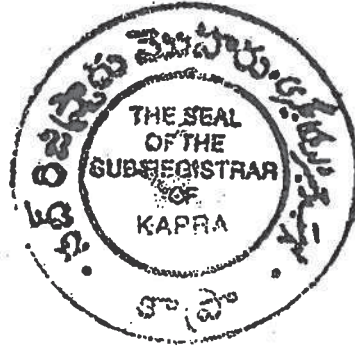
Subregistrar
Signature

1వ పుస్తకము 2009.....వ సం పు.18.4.3.దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....20

ఈ కాగితపు వరుస సంఖ్య.....12


సబ్-రిజిస్ట్రారు

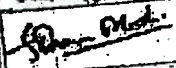


PERMANENT ACCOUNT NUMBER
 AEMIPIN6725H

NAME
 SONAM SATISH MODI

FATHER'S NAME
 SATISH MANLAL MODI

DATE OF BIRTH
 18-10-1993

SIGNATURE


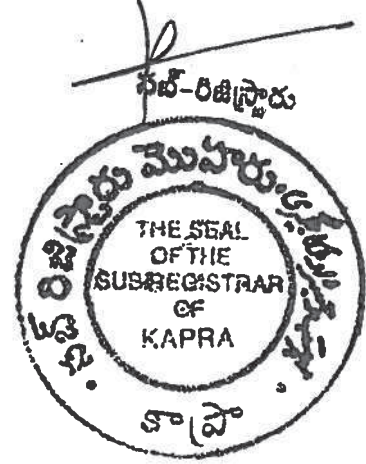
Chief Commissioner of Income Tax, Jammu & Kashmir

For MEHTA & MODI HOMES

Partner

ATTESTED
 CHITABAGIRI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 NAGRA DULATPUR,
 RANGA REBOY DIST.
 T.S. INDIA.

1వ పుస్తకము 2009.....వ సం పు. 1843 పన్నెండు
మొత్తము కాగితముల సంఖ్య..... 20
ఈ కాగితపు వరుస సంఖ్య..... 13



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6740G

नाम / NAME
SURESH UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME
UTTAMLAL RAGHAVJI MEHTA

जन्म तिथि / DATE OF BIRTH
14-09-1948

हस्ताक्षर / SIGNATURE
[Signature]

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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6753F

नाम / NAME
KUSUM SURESH MEHTA

पिता का नाम / FATHER'S NAME
KESHAVJI TRIKAMJI MODI

जन्म तिथि / DATE OF BIRTH
06-07-1957

हस्ताक्षर / SIGNATURE
Kusum - S. Mehta

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

[Signature]
ATTESTED
CH. YADAGIRI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 RACHA BOLLARAM,
 RANGA REDDY DIST.
 T.S. INDIA.

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
 वाले अधिकारी को सूचित / वापस कर दें
 मुख्य आयकर आयुक्त,
 आयकर भवन,

పుస్తకము నెంబ్బది.....వ నం పే 1843.....

మొత్తము కాగితముల సంఖ్య..... 20.....

ఈ కాగితపు పనుల సంఖ్య..... 14.....


సబ్-రిజిస్ట్రారు



PERMANENT ACCOUNT NUMBER
AZTRM6259Q

नाम / NAME
DEEPAK UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

जन्म तिथि / DATE OF BIRTH
26-01-1982

हस्ताक्षर / SIGNATURE
Deepak Mehta

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

PERMANENT ACCOUNT NUMBER
ABMPM6738U

नाम / NAME
HARSHABEN DEEPAK MEHTA

पिता का नाम / FATHER'S NAME
RAMNIKHBHAI NARSIDAS BHUVA

जन्म तिथि / DATE OF BIRTH
24-08-1954

हस्ताक्षर / SIGNATURE
Harshaben Mehta

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

ATTESTED
YADASIRI
B.COM, LL.B.,
NOTARY
VIA BOLARAM,
A REDDY DIST.
T.S. INDIA.

1వ పుస్తకము 2009.....వ సం పు.1843.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....20

ఈ కాగితపు పరిమాణ సంఖ్య.....15



PERMANENT ACCOUNT NUMBER
ABMPM6739K

NAME
SUDHA UTTAMLAL MEHTA

FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

DATE OF BIRTH
18-07-1958

SIGNATURE

Chief Commissioner of Income Tax, Andhra Pradesh

PERMANENT ACCOUNT NUMBER
ABMPM6739K

NAME
SUDHA UTTAMLAL MEHTA

FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

DATE OF BIRTH
18-07-1958

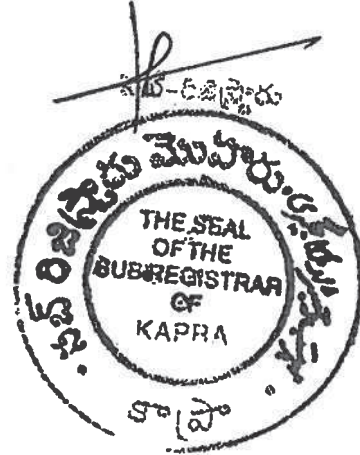
SIGNATURE

Chief Commissioner of Income Tax, Andhra Pradesh

ATTESTED
CH. YADAGIRI
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

CH. YADAGIRI
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

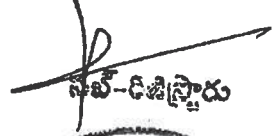
న పుస్తకము 2009.....వ సం పు.1843 చంద్రవేదము
మొత్తము కాగితముల సంఖ్య.....20
ఈ కాగితపు పేరున సంఖ్య.....16



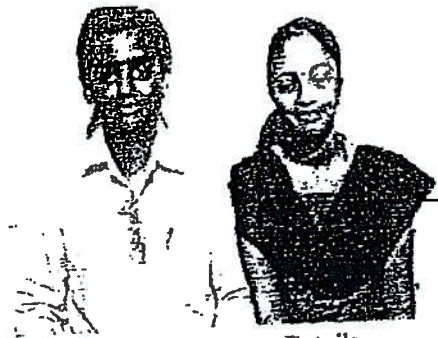
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మొత్తము కాగితముల సంఖ్య.....20.....

ఈ కాగితపు పరుస సంఖ్య.....17.....


సబ్-రిజిస్ట్రారు





Family Members Details

Name	Relation	Date of Birth	Age
	Wife	08/02/84	22

D.P.L. No. 114
BHARAT SCOUTS & GUIDES

HOUSEHOLD CARD

Card No : PAP167881501086
 P.P. Shop No : 815
 Name of Head of Household : Mohd. Rahul
 Father/Husband name : Bharat
 Date of Birth : 04/12/1980
 Age : 26
 Occupation : Own Business
 House No. : 2-2-577 401 JITTAM TOWERS
 Street : MINISTER ROAD
 Colony : D.N. COLONY
 Ward : 577
 Circle : Circle VIII
 District : Hyderabad
 (R.S.) : 100/000
 S. No. : 100/000 (Double)

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER
ADKPM7095C

नाम /NAME
MEET BHARAT MEHTA

पिता का नाम /FATHER'S NAME
BHARAT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
03-07-1976

हस्ताक्षर /SIGNATURE

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

ATTESTED
SH. YADAGIRI
 B.COM., LL.B.
 ADVOCATE & NOTARY
 ANKONA SOLARAM,
 RAJSAHIBY DIST.
 T.S. INDIA.

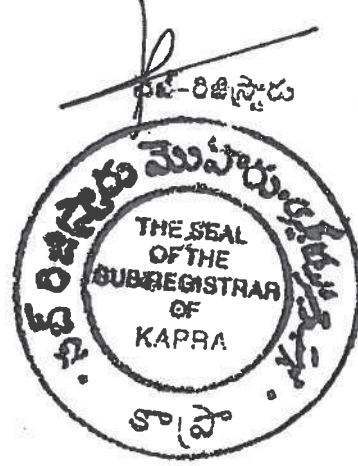
इस कार्ड के खो/ भिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 मुख्य आयकर आयुक्त,
 आयकर भवन,
 बशीर बाग,
 हैदराबाद - 500 004.

In case this card is lost/ found, kindly Inform/return to the issuing authority :
 Chief Commissioner of Income-tax,
 Asyakar Bhavan,
 Basheerbagh,
 Hyderabad - 500 004.

1. వస్త్రము విధి.....వ సం పు.18.43..చస్త్రవేజులు

మొత్తము కాగితముల సంఖ్య.....20.....

ఈ కాగితపు పదున సంఖ్య.....18.....



WITNESSES NO. 1

Customer Relations Division



Name : Ch. Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature : *[Signature]*

Valid upto : 30 April 2009

Issuing Authority : *[Signature]*

Blood Group : O +ve

Address:
5-4-187/3&4, 1ind Floor,
M.G Road, Secunderabad-500003.
Ph:040-66336551, 040-27544058
www.modiproperties.com

Resi. Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin. Div. Immediately

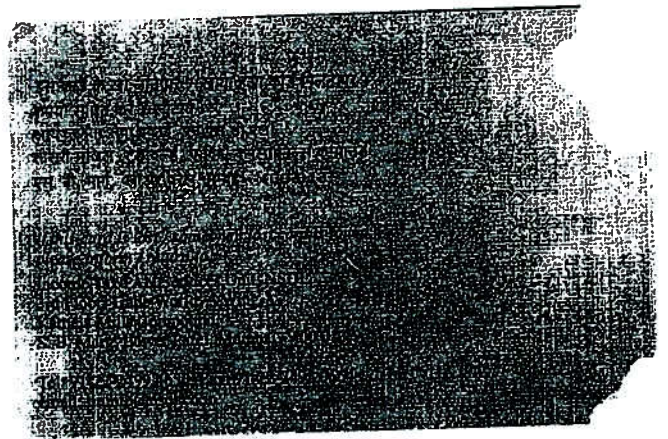
WITNESSES NO. 2

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLEAP01197482009
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBEROKE
HYDERABAD

[Signature]
Signature
Issued on: 18-06-2009

[Signature]
Licencing Authority
RTA-HYDERABAD-EZ

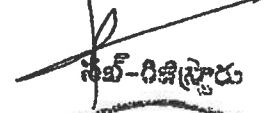


[Signature]
WITNESSED
DAGIRI
D. S. L. B.
ADVOCATE & NOTARY
M. S. COLARAM,
TANJA REDDY DIST.
T.S. INDIA.

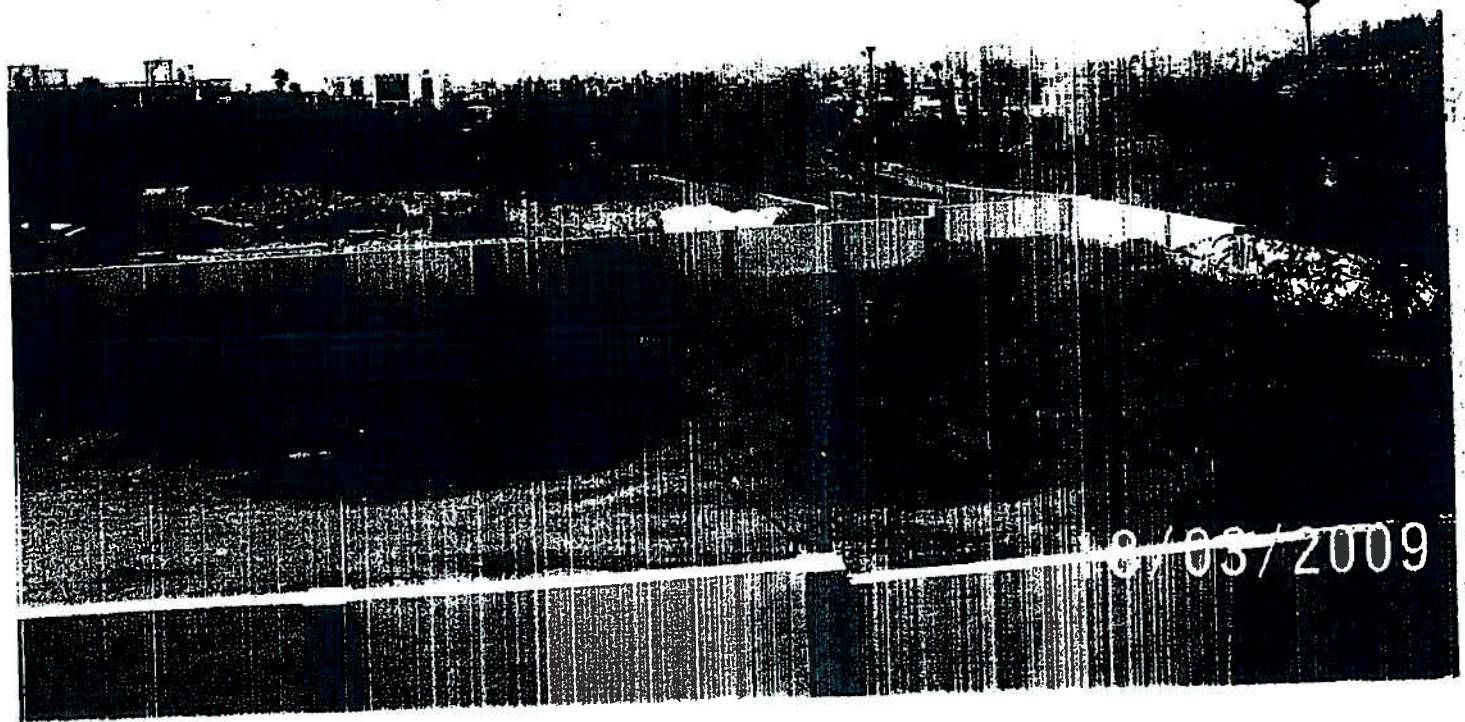
1వ పుస్తకము 2009.....వ సం పు.1843.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....20.....

ఈ కాగితపు పదున సంఖ్య.....19.....


సబ్-రిజిస్ట్రారు





y
ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

15 2009 1843

20

20

~~P~~

9811

9609/06

Serial: 10036



SCANNED

आन्ध्र प्रदेश ANDHRA PRADESH

6. 28-6-06 Date 28-6-06 As 10036

Sold to K. Prabhakar Reddy

By K. Padma Reddy

For Mehta & Modi Homes Secured.

L. G. Chimalg
171210
LEELA G. CHIMALG
STAMP VENDOR
U.N. 02/2006
5-4-76/A. Cellar, Banigum
SECUNDERABAD-500-00

SALE DEED

This Sale Deed is made and executed on this the 29th day of June, 2006 at Hyderabad by:

SMT. M. GEETHA BAI, WIFE OF SRI N. KRISHNA RAO, aged about 38 years, Occupation: Housewife, resident of 23-78/4, Opp: Devi Apartments, R. K. Nagar, Malkajgiri, Hyderabad - 500 047, hereinafter referred to as the VENDOR, which term shall mean and include all her heirs, successors-in-interest, assignees, legal representatives, executors, etc.

IN FAVOUR OF)

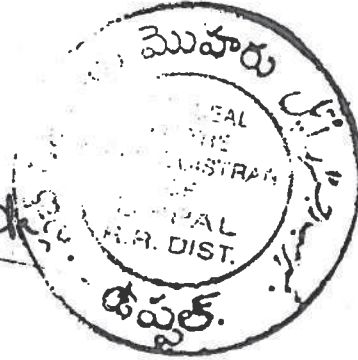
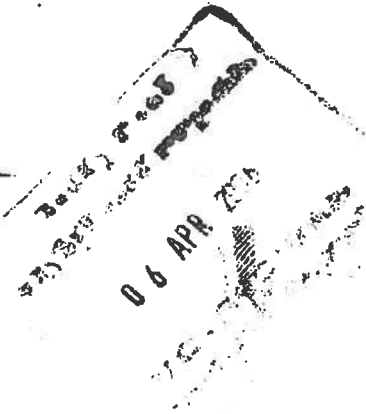
M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business., hereinafter referred to as the PURCHASER which term shall mean and include all their executors, successors-in-interest, heirs, successors-in-interest, assignees, legal representatives, administrators, nominees, etc.

ATTESTED
CH. MADAGIRI
B. Com., LL.B.,
ADVOCATE & NOTARY
MADDA POLARAM,
RANGA REDDY DIST.
T.S. INDIA.

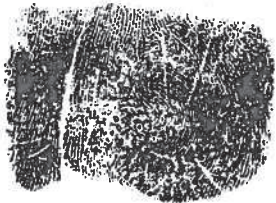
McGeetha

వ పుస్తకము.....సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



200/- వ సం||.....నెల.....తేది
192౯ వ.శ.శా...ది.శా.భు.మా.సం.శి...తేది
పగలు.....మరియు.....గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో
శ్రీ...M. Geetha Bai.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ||.....శ్రీ.కె.ఎం.సి.చెలింబినారు.
Receipt No.....శ్రీ.కె.ఎం.సి.చెలింబినారు
SBH, Habsiguda Branch, Sec'bad
వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాంకునవేలు



నిరూపించినది.

M. Geetha Bai, w/o. Mr. N. Krishna Rao
Age 38 Years, Occupation: Housewife
R/o. 23-78/4, Opp: Devi Apartment, P.K. Nagar
Malakpet, Hyderabad.

① శ్రీ.కె.ఎం.సి.చెలింబినారు

(K. Prabhakar Reddy s/o. K. P. Reddy
Occ: Seerive (0) 5-4-18/13 & 4, M.G. Road,
Sec'bad.

② శ్రీ.కె.ఎం.సి.చెలింబినారు

RAMESH S/o. NARSING RAO Occ: SEERIVE
R/o. H. No: 1-3-176 D/2, KAVADI GUDA, SEC-RAO.

200/- వ.సం||.....నెల.....తేది
192౯ వ.శ.శా...ది.శా.భు.మా.సం.శి...తేది

సబ్-రిజిస్ట్రారు



आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 82/1 of Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, Andhra Pradesh, admeasuring about Ac. 10 - 02 Gts.

18. Prabhakar Reddy

18. Padma Reddy

Mehar & Modi Homes, Sec 2

L. G. Chimalgi
171211

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 02/2006

6-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 903

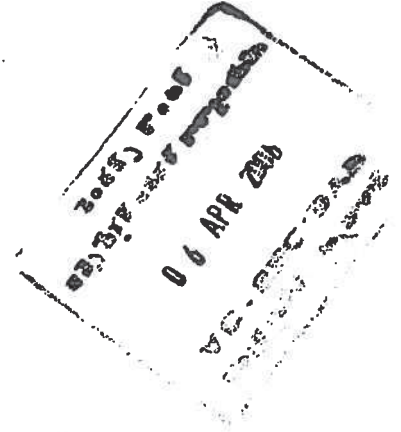
WHEREAS:

- Late Smt. Chandu Bai, W/o. Late Venkat Narsimha Rao was the original owner and pattedar of agricultural land in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, Andhra Pradesh, admeasuring about Ac. 10 - 02 Gts.
- Late Smt. Chandu Bai reached the heavenly abode on 23rd August, 1992. During her life time she had sold certain portions of Sy. No. 82/1 to various persons. At the time of her death she was the owner of balance portion of land in Sy. No. 82/1 admeasuring about Ac. 6-12 Gts. This land was bequeathed to her grand daughter Smt. M. Geetha Bai, the VENDOR herein, by will dated 9th June, 1992.
- Vide proceedings of the Mandal Revenue Officer, Uppal Mandal bearing no. ROR/Rectification/5/94 dated 18.5.1994, the land admeasuring Ac. 6-12 Gts. of Mallapur Village was mutated in favour of Smt. M. Geetha Bai the VENDOR herein. The name of the VENDOR has been duly recorded as the pattedar and possessor in Sy. No. 82/1 and Passbook no. 51092, (Patta No.24) and Title book no. 171927 has been issued by the MRO in favour of the VENDOR.

ATTESTED
CEL. YADAGIRI
B.A., LL.B.,
ADVOCATE & NOTARY
MACHALARAM,
RANGA REDDY DIST.
T.S. INDIA.

M. Geetha

1వ పుస్తకము..... 9609
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... 9 ఈ కాగితపు వయస్
 సంఖ్య..... 2
 పద్-రిజిస్ట్రారు



Instrument Under Section 42 of Act II of 188
 No. 9609 of 200. (Date 29/6/06)

I hereby certify that the proper deficit
 stamp duty of Rs. 24,763.00 Rupees. *Pran Lech*
శ్రీమంత్రి శ్రీమంత్రి ముద్రా
 has been levied in respect of this instrument
 from Sri. *Mr. G. S. S. S. S.*
 on the basis of the agreed Market Value
 consideration of Rs. 5,30,00,000/- being
 higher than the consideration agreed Market
 Value.

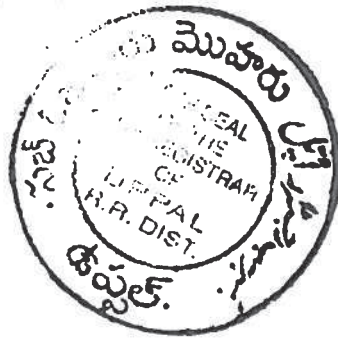
S.R.O. Uppal

Sub Registrar
 and Collector
 INDIAN STAMP

Registration Endorsement

An amount of Rs. 4,76,300 towards Stamp Duty
 including Transfer duty and Rs. 26,500
 towards Registration Fee was paid by the party
 through Challan Receipt Number 969447
 Dated 29/6/06 at S.B.H. Habsiguda Branch, Sec 43

S.B.H. Habsiguda
 A/c No. 01000050700
 S.B.O. Uppal





आन्ध्र प्रदेश ANDHRA PRADESH

स. नं. 4686-28-6-06-100RS.

बोला by K. Prabhakar Reddy

by K. Padma Reddy

पर from Mehta & Modi, Ahmedabad

A. G. Chimalgi
171212
LEELA G. CHIMALGI
STAMP VENDOR
L.No. 02/2006
5-4-76/A, Cellar, Ranigumti
SECUNDERABAD-500 003

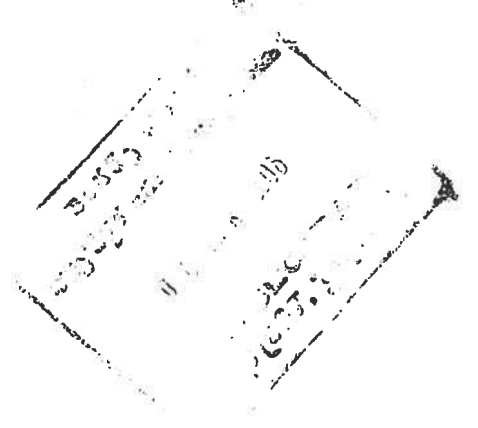
- D) The VENDOR has time to time sold portions of Sy. No. 82/1/ 9 to various persons and is now the absolute owner of the balance portion of land in Sy. No. 82/1/9. The VENDOR is the Pattedar, possessor and absolute lawful owner of the agricultural land forming a portion of Sy. No. 82/1/ 9 Mallapur Village, Uppal Mandal, R.R. District. Out of this balance land area, the VENDOR herein has offered to sale land area admeasuring Ac. 1-12 Gts. to the PURCHASER herein for a consideration.
- E) The VENDOR has agreed to sell the portion of land area admeasuring Ac. 1-12 Gts. forming part of a larger land area in Sy. No. 82/1/ 9, Mallapur Village, Uppal Mandal, R.R. District which is herein after referred to as the Scheduled Property for a total sale consideration of Rs. 53,00,000/- (Rupees Fifty Three Lakhs Only) and the PURCHASER herein has agreed to purchase the same for the said consideration.
- F) The VENDOR hereby covenants with the PURCHASER on the terms, conditions and stipulations hereinafter enunciated.

NOTED
CH. J. J. J. J. J.
ADVOCATE & NOTARY
MACHILIPATNAM,
RANGAREDDY DIST.
T.S. INDIA.

M. G. Reddy

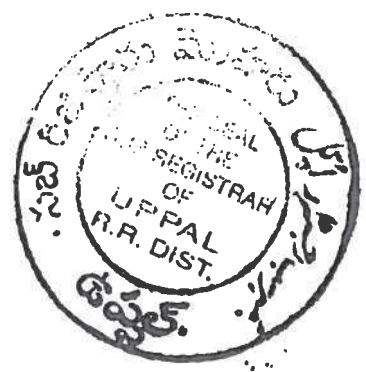
960966
 1 వ పుస్తకము.....సంగ్రహ
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

2
 పద్-రిజిస్ట్రార్



1 వ పుస్తకము సం॥ (కా.శ) పు.....960966
 నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నింబరు.....960966-1-200 ఇవ్వడమైన
 200 ప్రసంగము.....నెల.....29.....తేది

రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH
 S. No. 4682, Dt. 28-6-06, Rs. 1000/-
 Sold to K. Prabhakar Reddy
 By S. Padma Reddy
 For When Mehta & Modi Housie Secded

LEELA G. CHIMALA
 STAMP VENDOR
 L.No. 02/2006
 5-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER in pursuance of the above agreement has paid the aforesaid total consideration of Rs. 53,00,000/- (Rupees Fifty Three Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR:
 a. Rs. 53,00,000/- paid by way of Cheque / Pay-order No. 336587 dated 29.06.2006, drawn on SBI, M. G. Road Branch, Secunderabad.
2. For the total sale consideration as mentioned above the VENDOR do hereby grants, conveys, transfers and sells all that land admeasuring Ac. 1-12 Gts. in Sy. No. 82/1/9 of Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule and the plan annexed to this sale deed unto and in favour of the PURCHASER by way of absolute sale.
3. The VENDOR hereby covenant that Scheduled Property was the absolute property belonging to Late Smt. Chanidu Bai, Grandmother of the VENDOR herein and after her death by virtue of her will dated 09.06.1992, the land is bequeathed in favour of the VENDOR and therefore the VENDOR herein alone is the absolute owner of the same and no other person other than the VENDOR has any right, title or interest in respect of Scheduled Property or any portion thereof. There are no protected tenants in respect of Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR herein above mentioned.

ATTESTED
 CH. T. S. S. S.
 ADVOCATE & NOTARY
 MACHA BOLARAM,
 RANGA REDDY DIST.
 T.S. INDIA.

Mehta

9609/06

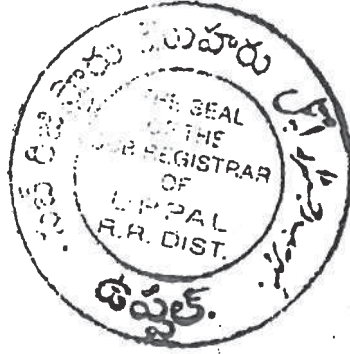
1 వ పుస్తకము.....సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

పద్-రిజిస్ట్రారు





आन्ध्र प्रदेश ANDHRA PRADESH

द. नं. 4888 दि. 28-6-06 100Rs.

बोले to K. P. Vabhalan Reddy,

द्वारा K. Padma Reddy,

पर Whose Mehta & Modi House, Secunderabad.

L. G. Chimalga
171214

LEELA G. CHIMALGA

STAMP VENDOR

L.No. 02/2006

5-4-76/A, Cellar, Ranigunj
SEGUNDERABAD-500 003

4. The VENDOR hereby declares and covenant that she is the true and lawful pattedar of the Scheduled Property. The VENDOR hereby covenant that no other person(s) other than the VENDOR has any right, title or interest in respect of 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 VENDOR 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 PURCHASER.
5. The VENDOR further covenant that Scheduled 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 and person either claiming through the VENDOR or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDOR alone to satisfy such claims. In the event of PURCHASER are put to any loss on account of defect in title or on account of any claims on Scheduled Property, the VENDOR shall indemnify the PURCHASER fully for such losses.
6. The VENDOR have on this day delivered vacant peaceful possession of 'Scheduled Property' to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.

gvr
NOTARY
RANGA REDDY DIST.
T.S. INDIA.

M. G. Chimalga

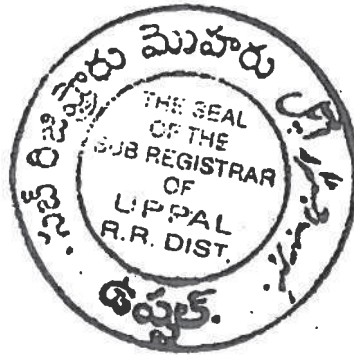
9609106
1వ పుస్తకము.....సంగ్రహ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

పంఖ్య.....

పబ్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 4689 dated 28.6.06 Rs. 1000/-

Sold by K. Prabhakar Reddy

To K. Padma Reddy

For Whom Mehta & Modi Housers Secured.

L. G. Chimalgi
171215

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 02/2006

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

7. The VENDOR 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 PURCHASER in the concerned departments.
8. The VENDOR 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.
9. The VENDOR hereby covenant that the VENDOR has paid all taxes, cess, charges to the concerned authorities relating to 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 VENDOR to clear the same.
10. The VENDOR further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The VENDOR further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. The VENDOR 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 VENDOR will be liable for payment of deficit duty.

13. Stamp duty and Registration amount of Rs. 5,02,900/- aid by way of Challan No. 269447 dated 29.06.2006, drawn on State Bank of Hyderabad, Habsiguda branch, Habsiguda, Hyderabad.

ATTESTED
CH. MADHUKAR
ADV. S. S. S. S. S.
MAGISTER DIST. RANIGUNJ DIST.
T.O. INDIA.

M. G. Chimalgi

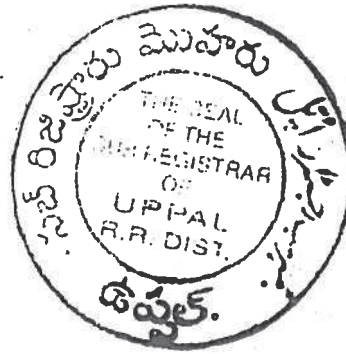
1వ పుస్తకము..... 9609106

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..... ఈ కాగితపు వయస్

సంఖ్య.....

పద్-రిజిస్ట్రార్





आन्ध्र प्रदेश ANDHRA PRADESH

4690-28-606-1006

K. Prabhakar Reddy

P. Padma Reddy

Mehta & Modi Homes Sec 2d

L. G. Chimalgi
171216

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 02/2006

5-4-76/A, Collar, Panigunj
SECUNDERABAD 500 003

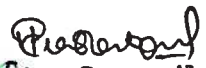
SCHEDULE OF PROPERTY

ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 1-12 Gts. in Sy. No. 82/1/9 situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Railway Track
South	: Sy. No. 82/1 part (Road)
East	: Sy. No. 82/1 part (Vendor's land & neighbor's property)
West	: Sy. No. 82/1 part (Road)

IN WITNESS WHEREOF the VENDOR 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. 
(K. P. Reddy)
2. 
(K. P. Reddy)

ATTESTED

CH. YADAGIRI

B.Com., LL.B.,

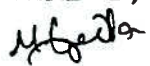
ADVOCATE & NOTARY

MAHIA BOLARAM,

RANGA REDDY DIST.

T.S. INDIA.

VENDOR,



M. Geetha Bai.

PURCHASER

for M/s. MEHTA & MODI HOMES,



Soham Modi
Partner

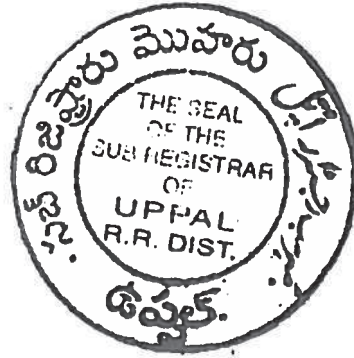
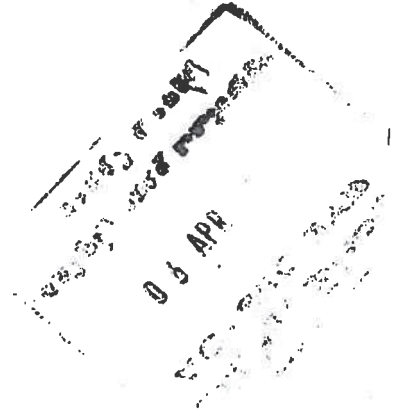


Suresh U. Mehta
Partner

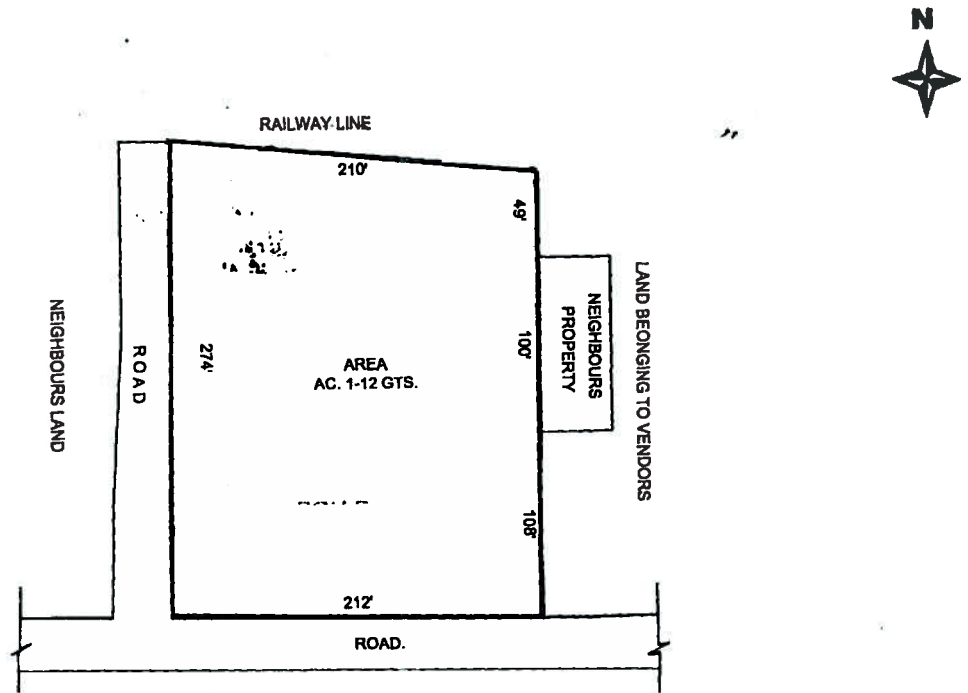
Page - 7 -

96096
1 వ పుస్తకము.....సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

హరిదాస్



REGISTRATION PLAN SHOWING		OPEN LAND	
IN SURVEY NOS.		82 / 1 / 9	
MALLAPUR VILLAGE,		UPPAL	MANDAL, R.R. DIST.
VENDOR:	SMT. M. GEETHA BAI, WIFE OF N. KRISHNA RAO		
VENDEE:	M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNERS		
1. SRI SOHAM MODI, SON OF SRI SATISH MODI			
2. SRI SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA:	AC. 1-12 GTS.	SQ. YDS. OR	SQ. MTRS.



WITNESSES:

1. *(Signature)*
(C. P. Reddy)

2. *(Signature)*
(K. Anand)

ADVOCATE
MACHILIPUTUR
RANGA REDDY DIST.
T.S. INDIA.

(Signature)
SIG. OF THE VENDOR

(Signature)
SIG. OF THE PURCHASER

9609106

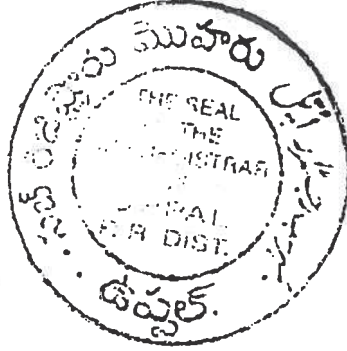
1 వ పుస్తకము.....సంగ్రహ

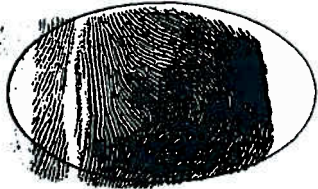
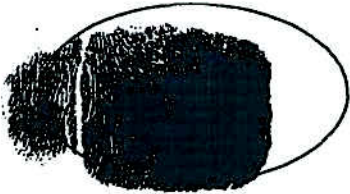
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

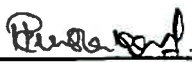
సంఖ్య.....


సర్



PHOTOGRAPH AND FINGER PRINTS AS PRESENTATION OF	POSTAL ADDRESS OF
(LEFT THUMB)	PRESENTANT / SELLER / BUYER
 	<u>VENDOR:</u> MRS. GEETA BAI W/O. MR. N. KRISHNA RAO R/C. H. NO: 23-78/4 OPP. DEVI APARTMENTS R. K. NAGAR, MALKAJGIRI HYDERABAD.
 	<u>PURCHASER:</u> M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, 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, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1. 
2.  (RAMBABU)

ATTESTED
CH. YADAGIRI
B.A., LL.B.,
ADVOCATE & NOTARY
MACHALAKHAM,
RANGAREDDY DIST.
T.S. INDIA.


SIGNATURE OF THE EXECUTANT'S


SIGNATURE OF THE VENDEE

9609/06

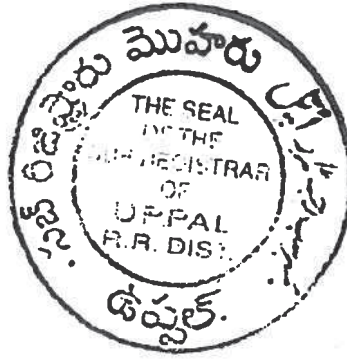
1 వ పుస్తకము.....సంగ్రహ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రార్





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 116401

72391 21.12.06 100/-
K. P. Reddy
K. Padma Reddy. Hdf
M/s Mehta & Modi Homes. Se

RUKMINI
S.V.L. M. 80, P.No.13/2005

**AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY
WITHOUT POSSESSION**

This Agreement of Sale cum General Power of Attorney is made and executed on this the 10th day of January, 2007 at Secunderabad by and between:

SMT. BHIMA SUDHA RANI, Wife of Mr. Bhima Srinivas, aged about 29 years, Occupation: Housewife, resident of Flat No. 504, Sri Srinivasa Vihar Apartments, Rukminipuri Colony, Near A. S. Rao Nagar, Hyderabad., hereinafter referred to as "VENDOR", which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

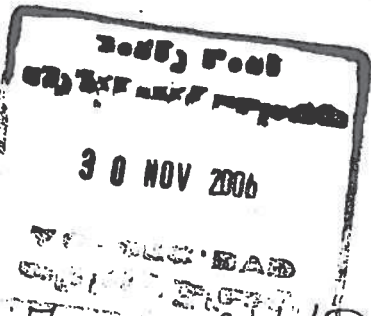
AND

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business hereinafter referred to as the PURCHASER which term shall mean and include all their executors, successors-in-interest, heirs, assignees, legal representatives, administrators, nominees, etc.

ATTESTED
C. YADAGIRI
B.Sc., LL.B.,
ADVOCATE & NOTARY
NAGIA BOLARAM,
RANGA REDDY DIST.
T.D. INDIA.

వ పుస్తకము. ౫౭/౧౦౧౧
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



2007 వ సం॥...నవంబరు...10...తేది
1928 వ.శ.శా...సాక్షి...మాసము...2...తేది
పగలు...మరియు...గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ.....B. Srinivas.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥.....చెల్లించినారు.

Signature

Receipt No. 10902 Dt. 10/11/06
SBH, Mahsiguda Branch, Secbad

వాసీ యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటనవ్రేలు

Signature w/o. B. Srinivas, occ: Housewife
R/o 504, Sri Srinivasa Vihar Apartment
Rukhminipuram Colony, Near A.S. Rao Nagar
Hyderabad

ఎడమ బ్రాటనవ్రేలు

Signature

s/o. Satish modi occ: Business
R/o. Plot no 280, Road no. 25
Tubikere Hills, Hyderabad

నిరూపించినది.

1. B. Srinivas / s/o HARI PRASAD RAO BUSINESS
R/o. 504. Sri Srinivasa Vihar Apartment, Rukhminipuram
Colony, Near. A.S. Rao Nagar, Hyderabad.
2. P. R. Reddy occ: Service R/o. 2-3-61/10/11
Amberpet, And - 013

2007 వ.సం॥...నవంబరు...10...తేది

1928 వ.శ.శా...సాక్షి...మాసం...2...తేది

Signature

WHEREAS:

- A. The VENDOR is the absolute owners and possessors of Plot Nos. 15 & 20 in Survey No. 82/1, admeasuring 444 Sq. yds., or 371.18 sq. mts. situated at Ward No. 3, Block No. 4, Narshimha Nagar Colony, Mallapur Village, Kapra Minicipality, Uppal Mandal, having purchased the same through sale deed bearing document no. 10738/2004, dated 25th October 2004, registered at the Sub-Registrar, Uppal, R. R. District, (hereinafter this plot nos. 15 & 20 is referred to as Scheduled Land) and is more particularly described at the foot of the document and in the enclosed plan.
- B. The VENDOR has offered to sell the scheduled land free from all encumbrances for a total sale consideration of Rs. 47,50,000/- (Rupees Forty Seven lakhs and Fifty Thousand Only) and the PURCHASER has agreed to purchase the same for the said consideration.
- C. The VENDOR has also agreed to give a General Power of Attorney (GPA) in favour of the PURCHASER in respect of the Scheduled Land.

NOW THEREFORE THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. The VENDOR has agreed to sell to the PURCHASER the Scheduled Land for a total consideration of Rs. 47,50,000/- (Rupees Forty Seven lakhs and Fifty Thousand Only) on the terms and conditions contained herein.
2. The PURCHASER in pursuance of this agreement of sale has paid a sum of Rs. 4,75,000/- (Rupees Four lakhs and Seventy Five Thousand Only) to the VENDOR by cheque no. 730543 dated 15.11.2006 drawn on HDFC Bank Limited, S.D. Road, Secunderabad, the receipt of the same is acknowledged in a separate stamp receipt by the VENDOR. The balance sale consideration of Rs. 42,75,000/- (Rupees Forty Two lakhs and Seventy Five Thousand Only) shall be paid by the PURCHASER as under:
 - a. First installment of Rs. 21,37,500/- shall be paid on before 31.03.2007.
 - b. Final installment of Rs. 21,37,500/- shall be paid on before 31.10.2007.
3. The VENDOR covenants that she is the possessor of the Scheduled Land and is entitled to deal with the said property absolutely and there are no legal embargo, ensumbrances to alienate the Scheduled Land.
4. The VENDOR hereby declares that they have not entered into any agreement or executed any deed prior to this sale agreement.


ATTESTED
CH. YADAGIRI
B. Com., LL.B.,
ADVOCATE & NOTARY
NATHA GOIARAM,
KANGA REDDY DIST.
T.S. INDIA.



1 వ పుస్తకము. 507/10/11/12
దస్తావేజాల మొత్తం కాగితము.
సంఖ్య....7....ఈ కాగితపు విలువ
సంఖ్య....7.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1864

No. 507 of 2007 Date 10/11/07

I hereby certify that the proper deficit
stamp duty of Rs. 22500 Rupees 22500 seven
Thousand Five Hundred Rupees only
has been levied in respect of this instrument
from Sri. B. Sushil Kumar
on the basis of the agreed Market Value
consideration of Rs. 4750000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 10/11/07

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

NOTE : D.S.D. Rs. 50/- & D.R.F Rs. -/- Total

Rs. 50/- has been collected as

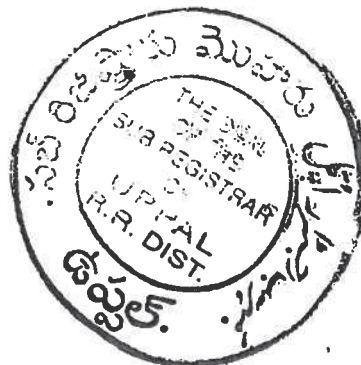
agreed M.V of Rs. 475000/- Dt. 17/11/07

Registration Endorsement

An amount of Rs. 475000/- towards Stamp Duty
including Transfer duty and Rs. 22500/-
towards Registration Fee was paid by the party
through Challan Receipt Number 109025
Dated 10/11/07 at SRI Habsiguda Branch Sec'bad.

SUB-REGISTRAR

S.D.O. Habsiguda
A/c No. 010005073
of S.R.O. Uppal



5. The VENDOR hereby agrees and bind themselves to indemnify and keep indemnified, the PURCHASER at all times in respect of all loss, expenses and cost to which the PURCHASER may be put on account of all or any of the recitals contained herein to be incorrect with respect to title, interest, ownership, etc., of the Scheduled Land or on account of any hindrance caused to the PURCHASER in peaceful enjoyment of the Scheduled Land either by the VENDOR or by any one else claiming through them.

i. The VENDOR is responsible to clear off arrears of taxes charges levies, rates etc., if any that are due to payable in respect of Scheduled Land as on date of delivery of possession of the Scheduled Land to the PURCHASER.

6. The vacant physical possession of the Scheduled Land shall be handed over to the PURCHASER by the VENDOR on receipt of the final installment amount of Rs. 21,37,500/- as given in clause 2.

7. The PURCHASER shall bear all expenses such as stamp duty, registration etc., in respect of this agreement of sale cum general power of attorney and subsequent sale deeds.

8. The VENDOR is in pursuance of this agreement has agreed to execute a GPA in favour of the PRCHASER.

9. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.

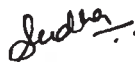
10. The VENDOR hereby authorizes the said PURCHASER to do the following acts in the name and on behalf of the VENDOR namely:

a) To enter into sub-contract for the sale of the said property for any consideration which he deems reasonable in his absolute discretion and receive the earnest money and acknowledge the receipt of the same.

b) To sell the said property to the Sub-Agreement Holder or his / her nominee or nominees or his/her nominee or nominees.

c) To execute the sale deed or sale deeds in favour of the Sub-Purchaser or Purchasers, receive the consideration money to present the sale deed or deeds execute by him in favour of the Sub-Purchaser or Purchasers before the concerned registering office, admit execution and receipt of consideration and procure the registration of the said deeds.


ATTESTED
CH. YADAGIRI
B.Com, LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

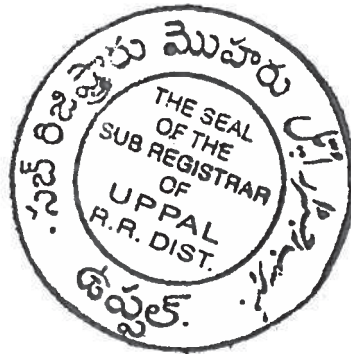


1 వ పుస్తకము. కం. 1/...సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 3.....

పబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (కా.క) పు..... 507/07
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు... 507... 1-200 కాన్వర్షన్
2007 సం॥ జనవరి... 10... రిజి

రిజిస్ట్రార్



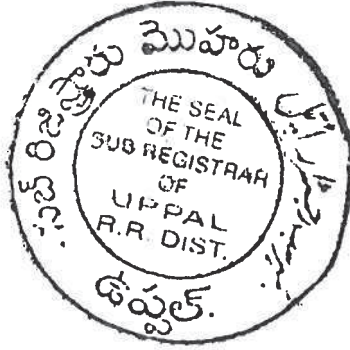
- d) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
 - e) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.
 - f) To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said property.
 - g) To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
 - h) Generally to act as the Attorney or Agent of the VENDOR in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the VENDOR himself would do if personally present.
 - i) The VENDOR for himself, his heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney namely and PURCHASER in pursuance of these presents.
11. The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belong to and is not under mortgage to Government or their Agencies / Undertakings.
12. The VENDOR hereby declare that there are no Mango Trees / Coconut Trees / Betal 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 pounds etc., in the lands now being transferred; that if any suppressions of facts is notices, at a future date, the VENDOR will be liable for prosecution as per law, besides payment of deficit duty


ATTESTED
CH. YADAGIRI
B.Sc., LL.B.,
ADVOCATE & NOTARY
MACHILIPATNAM,
RANGA REDDY DIST.
T.S. N.D.A.



1 వ పుస్తకము. కు. 7/...సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....9....ఈ కాగితపు వరుస
సంఖ్య.....4.....

A
సబ్-రిజిస్ట్రార్



SCHEDULE OF LAND

All that the piece and parcel of plot nos. 15 & 20 in Survey No. 82/1, admeasuring 444 Sq. yds., or 371.18 Sq. mts., situated at Ward No. 3, Block No. 4, Narshima Nagar Colony, Mallapur Village, Kapra Municipality, Uppal Mandal, Ranga Reddy District and bounded by:

North	: Land belonging to purchaser (Formerly 20' wide road)
South	: Land belonging to purchaser (Formerly 25' wide road)
East	: Land belonging to purchaser (Formerly Plot Nos. 14 & 19)
West	: Land belonging to purchaser (Formerly 20' wide road)

IN WITNESS WHEREOF the Parties hereto have set their hands to this Deed of Agreement of Sale cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

1. *S. J. val*
(B SRINIVAS)

Sudha
(BHIMA SUDHA RANI),
VENDOR.

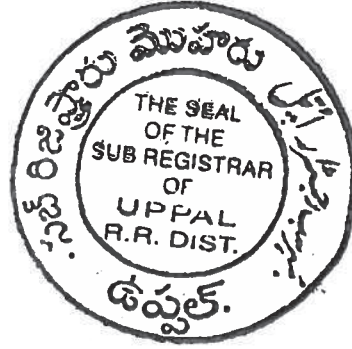
2. *Prabakar Reddy*
(K. Prabakar Reddy)

Soham Modi
SOHAM MODI,
PURCHASER.

Ym
ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

1 వ పుస్తకము.....కర్నాటక
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....9. ఈ కాగితపు వరుస
సంఖ్య.....5

సబ్-రిజిస్ట్రార్.



REGISTRATION PLAN SHOWING

PLOT NO. 15 & 20

IN SURVEY NOS. 82/1

MALLAPUR VILLAGE,

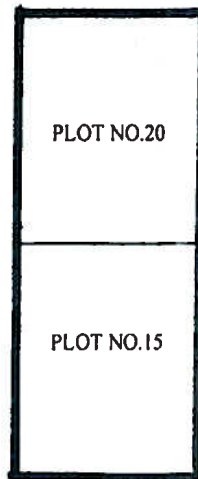
UPPAL

MANDAL, R.R. DIST.**VENDOR:** SMT. BHIMA SUDHA RANI, WIFE OF SHRI. BHIMA SRINIVAS**PURCHASER:** M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNER

SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

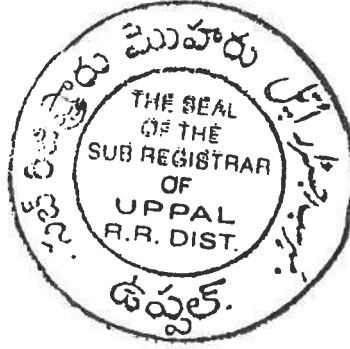
REFERENCE:
AREA:

444

SCALE:
SQ. YDS. OR 371.18**INCL:**
SQ. MTRS.**EXCL:**LAND BELONGING TO
PURCHASER IN SY.NO.82 /ILAND BELONGING TO
PURCHASER IN SY.NO.82 /ILAND BELONGING TO
PURCHASER IN SY.NO.82 /ILAND BELONGING TO
PURCHASER IN SY NO.82 /I**ATTESTED**
CH. YADAGIRIB.D. 11.11.11
ADVOCATE & NOTARYMALLAPUR VILLAGE,
UPPAL R.R. DIST.**WITNESSES:**1. *B. S. Mehta*2. *Praveen**Sudha***SIG. OF THE VENDOR***The Modi***SIG. OF THE PURCHASER**

1 వ పుస్తకము...చివరి/స్థానం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....


పత్రికా నిర్వాహక.



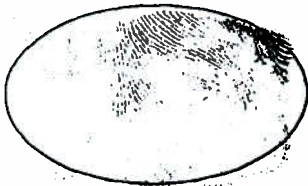
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

SMT. BHIMA SUDHA RANI
W/O. MR. BHIMA SRINIVAS
R/o. FLAT NO. 504
SRI SRINIVASA VIHAR APARTMENTS,
RUKMINIPURI COLONY
NEAR A. S. RAO NAGAR
HYDERABAD



PURCHASER:

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

SIGNATURE OF WITNESSES:

1. CH. YADAGIRI
B. L. R.
CH. BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

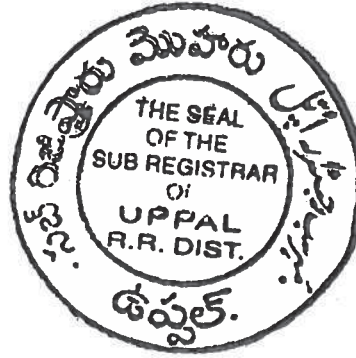
2. CH. BOLARAM
B. L. R.
RANGA REDDY DIST.
T.S. INDIA.

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE PURCHASER

1 వ పుస్తకము.....507/స్వం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....7.....


పబ్లికేషన్




 PERMANENT ACCOUNT NUMBER
 ABMPM6725H
 SOHAM SATISH MODI
 FATHER'S NAME
 SATISH MANILAL MODI
 18-10-1969
 DATE OF BIRTH
 18-10-1969

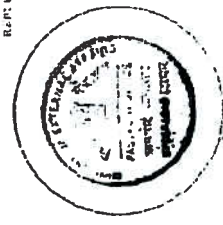


THESE ARE THE RULES AND REGULATIONS IN THE NAME OF THE
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WITHIN IT MAY
 CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LATOR
 HINDRANCE AND TO APPOINT HIMSELF FOR EVERY ASSISTANCE AND
 PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

THESE ARE THE RULES AND REGULATIONS IN THE NAME OF THE
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WITHIN IT MAY
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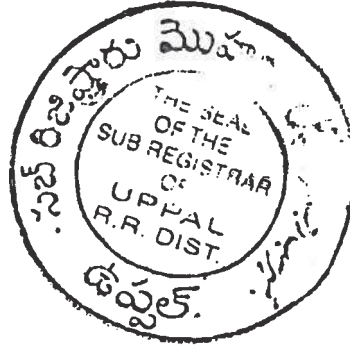
भारत गणराज्य REPUBLIC OF INDIA
 IND
 B2791005
 MODI
 SOHAM SATISH MODI
 INDIAN
 18-10-1969
 9-10-2000 8-10-2010

For Mehta and Modi Homes

ATTESTED
 JADAGIRI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 RANGA BOLARAM,
 RANGA REDDY DIST.
 T.S. INDIA.

1. వస్తువు... గురి... సంగ
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

1
పబ్-రిజిస్ట్రార్




Election Commission Of India
 భారత ఎన్నికల సంఘము
IDENTITY CARD
 గుర్తింపు కార్డు
 GBZ5975222

Elector's Name : B SUDHA RANI
 ఓటరు పేరు : బి సుధా రాణి
 Husband's Name : B.SRINIVAS
 భర్త పేరు: బి.శ్రీనివాస్
 Sex : F Age as on 1-1-2003 25
 లింగము : స్త్రీ 1-1-2003 నాటికి వయస్సు

ATTESTED
 CH. YADAGIRI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 MACHA DOLARAH,
 RANGA REDDY DIST.
 T.S. INDIA.

Address: చిరువామా
 P NO 371 P NO 371
 NEREDMET X నరేడ్ మెట్ X రోడ్
 ROAD
 Defence colony దేఫెన్స్ కాలనీ
 SECUNDERABAD సెకండరాబాద్
 Electoral Registration Officer
 ఓటరు నమోదు అధికారి
 SECUNDERABAD CANTONMENTSC
 Assembly Constituency
 సెకండరాబాద్ కంటన్మెంట్స్ విధానసభ నియోజకవర్గము
 Place: SECUNDERABAD
 స్థలము: సెకండరాబాద్
 Date / తేదీ : 05-08-2003
 This card may be used as an identity card
 under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కార్డుగా ఉపయోగించవచ్చును
 GBZ5975222 262 / 4678

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దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9...ఈ కాగితపు వరుస
సంఖ్య...9...

పబ్-రెజిస్ట్రార్

