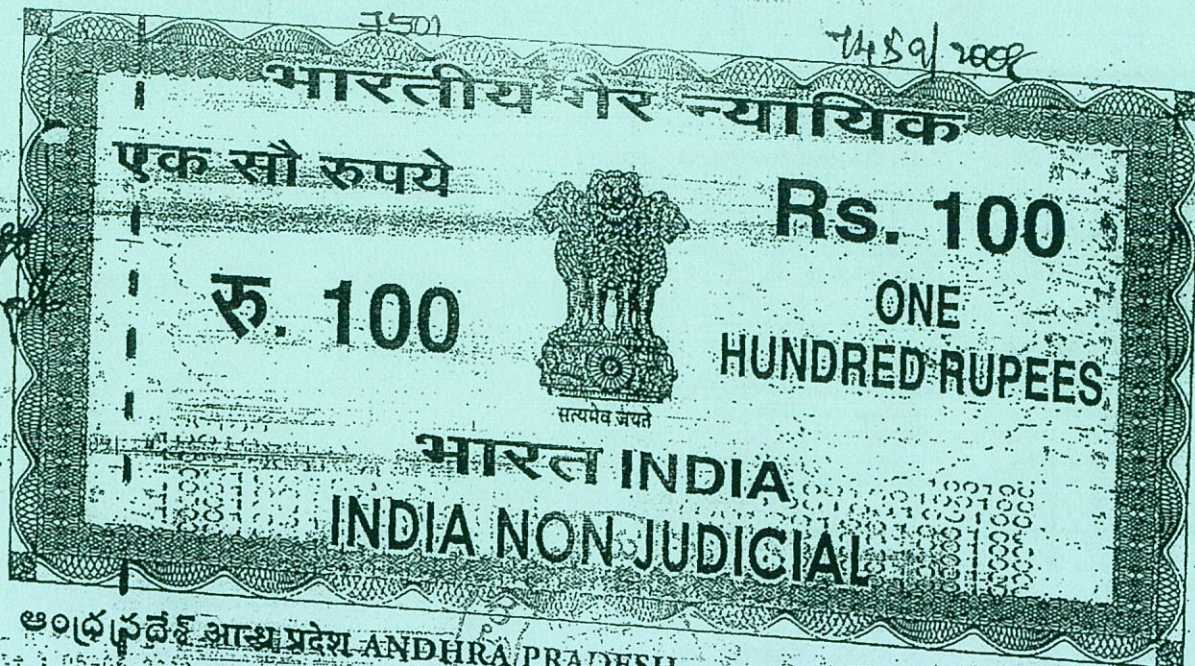




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 286127

Purchased by:
M. RAM-CH
S/O. L. SENKARAM
SECURAM

Not Where:
MEHTA & MODI HOMES'S
SECURAM

SALE DEED

This Sale Deed is made and executed on this the 31st day of July, 2008 at Hyderabad by:

M/S. MEHTA & MODI HOMES, a partnership firm having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 38 years; Occupation: Business and Sri Suresh U. Mehta Son of Late Uttamlal Mehta, aged about 58 years; Occupation: Business, hereinafter referred to as the VENDOR.

IN FAVOUR OF

1. Shri. Rama Krishna Reddy, S/o. Venkat Reddy, aged about 29 years, Occupation: Business, resident of 2-3-62, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
2. Shri. Yella Reddy, S/o. Venkat Reddy, aged about 30 years, Occupation: Business, resident of 2-3-62, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as the PURCHASERS.

For Mehta and Modi Homes

For Mehta and Modi Homes

Page - 1 -

Partner

Partner

Business, resident of 2-3-62, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as the PURCHASERS.

The term Vendor and Purchasers shall mean and include their respective heirs, successors, legal representatives, executors, nominees, administrators, assigns, etc.

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about ~~Ac. 4-32 Gts.~~ forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	12465/2007	05.10.2007	Ac. 4-00 Gts
2.	1359/07	07.02.2008	Ac. 3-00 Gts
3.	4783/08	17.05.2008	Ac. 0-35 Gts
4.	Agr. of sale Cum GPA No. 4784/08	17.05.2008	Ac. 7-37 Gts

- B) The PURCHASERS approached the VENDOR to sell a portion of above referred land admeasuring about Ac. 0-22 Gts., forming a part of Sy. No. 294 of Cherlapally Village, Ghatkesar Mandal, R.R. District hereinafter referred to as the Scheduled Property and which is more fully described in the schedule given here under for a total consideration of Rs. 31,25,000/- (Rupees Thirty one Lakhs Twenty Five Thousand Only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

- The PURCHASERS has paid the aforesaid total consideration of Rs. 31,25,000/- (Rupees Thirty one Lakhs Twenty Five Thousand Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.
 - The sum of Rs. 22,25,000/- paid by way of Cheque no. 729071 dated 18.02.08 drawn on Andhra Bank, Sainikpuri Branch.
 - The sum of Rs. 9,00,000/- paid by way of Cheque no. 729076 dated 04.08.2008 drawn on Andhra Bank, Sainikpuri Branch.
- For the total sale consideration as mentioned above the VENDOR do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-22 Gts., forming a part of survey no. 294 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein unto and in favour of the PURCHASERS by way of absolute sale.
- The VENDOR hereby covenant that the Scheduled Property was its absolute property and the VENDOR is absolute owner of the same and no other person other than the VENDOR have any right, title or interest in respect of the Scheduled Property or any portion thereof.

For Mehta and Modi Homes

For Mehta and Modi Homes

18.02.08 drawn on Andhra Bank, Sainikpuri Branch

Page - 2 -

Partner

Partner

The total sale consideration is Rs. 31,25,000/- (Rupees Thirty one Lakhs Twenty Five Thousand Only) and is paid by the PURCHASERS as follows:-

Ranga Reddy, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein unto and in favour of the PURCHASERS by way of absolute sale.

For Mehta and Modi Homes

For Mehta and Modi Homes

1 వ పుస్తకము...
దస్తవేజుల మొత్తం కాగితం...
సంఖ్య... 9... ఈ కాగితం...
సంఖ్య... 2...

పబ్-రిస్ట్

Registration Under Section 42 of
No. 31259 of 2008 Date 31/12/08

I hereby certify that the proper stamp duty of Rs. 183,400/-

Thousand four hundred and Eighty Three

has been levied in respect of this instrument from Sri. Saham Modi

on the basis of the agreed Market consideration of Rs. 33,50,000/-

higher than the consideration agreed Value.

S.R.O. Uppal Sub Registrar and Collector of Stamps
31/12/08 INDIAN STAMP

Registration Endorsement

An amount of Rs. 183,400/- towards Stamp

Including Transfer duty and Rs. 16,500/-

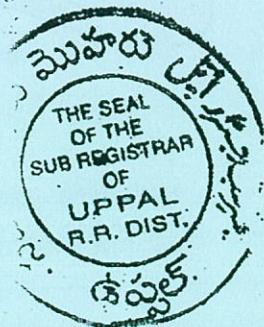
towards Registration Fee was paid by the party

through Challan Receipt No. 808634.

Dated 31/12/08 at SRM Habsguda Branch Se

higher than the value declared

B.H. Habsguda
No. 0100050700
S.R.O. Uppal



4. The VENDOR has on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASERS and the PURCHASERS shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
5. The VENDOR hereby covenant he shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the PURCHASERS in the concerned departments.
6. 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.
7. Stamp duty and Registration amount of Rs. 2,00,000/- paid by way of Challan No. 803634 dated 31.07.2008 drawn on State Bank of Hyderabad, Habsiguda Branch, Habsiguda, Hyderabad.

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac: 0-22 Gts. forming a part of survey no. 294 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy, under S: R. O: Uppal and bounded by:

North	: Village settlement
South	: Land belonging to Vendors
East	: Land belonging to Vendors
West	: 60 ft wide road

IN WITNESS WHEREOF the VENDOR and PURCHASERS 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. *[Signature]*

2. *[Signature]*

For Mehta and Modi Homes

For Mehta and Modi Homes

[Signature]
Partner
Soham Modi

[Signature]
Suresh U Mehta Partner

VENDORS

[Signature]

[Signature]

1 వ పుస్తకము 7459 సం. 2008

రెస్ట్రీకటెడ్ ముద్రం కాగితముల

సంఖ్య 7459 ఈ కాగితపు వెలుప

సంఖ్య 7459

పట్-రిజిస్ట్రేషన్

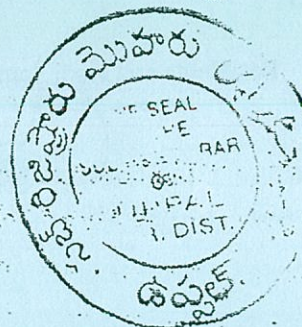
1 వ పుస్తకము సం. (కా. 2) పు. 7459/2008

నింబరుగా 88888 చేయబడి స్థానికము

గుర్తింపు నంబరు 7459 1-2008

2008 సం. 7459 నెల 31 తేది

రిజిస్ట్రేషన్



Copy of Dist. No. 7459 of 2008

Copy Compared By B. JAYANTH REDDY

(Reader)

31.01.09 (Examiner)

REGISTRATION PLAN SHOWING		AGRICULTURAL LAND	
IN SURVEY NO. 294			
CHERLAPALLY VILAGE		GHATKESAR	MANDAL, R.B. DIST.
VENDOR: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNERS			
1. SHRI SOHAM MODI, SON OF SHRI SATISH MODI			
2. SHRI SURESH U. MEHTA, SON OF LATE SHRI UTTAMLAL MEHTA			
PURCHASER: SHRI RAMA KRISHNA REDDY & SHRI YELLA REDDY, SONS OF SHRI VENKAT REDDY			
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: Ac. 0-22 GTS	SQ. YDS. OR	SQ. MTRS.	

LOCATION PLAN

TO CHERLAPALLY IDA

TO CHERLAPALLY RS

By NO. 288

By NO. 1, 8 & 10

By NO. 128 & 100

By NO. 128

By NO. 128

By NO. 128

For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

Partner

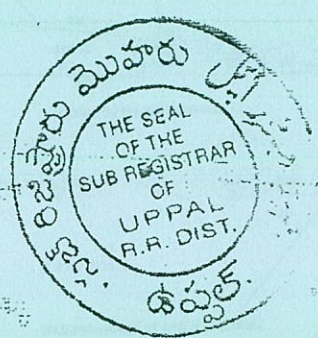
SIG. OF THE VENDOR

SIGNATURE OF PURCHASERS

P. Y. Reddy

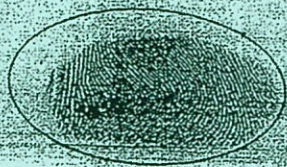
1 వ పుస్తకము గ్రహించి సమర్పించు
దస్తావేజుల మొత్తం కాగితము
సంఖ్య..... 9 .. ఈ కాగితపు పరిమాణ
పంఖ్య..... 4

పబ్-రీజిస్ట్రార్



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

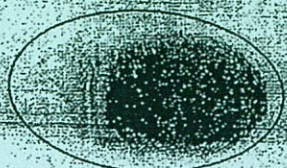
SL NO

FINGER PRINT
IN BLACK
(LEFT THUMB)PASSPORT SIZE
PHOTOGRAPHNAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR

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

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



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



PURCHASERS

1. MR. RAMA KRISHNA REDDY
S/O. MR. VENKAT REDDY
R/O. 2-3-62
CHERLAPALLY VILLAGE
GHATKESAR MANDAL
RANGA REDDY DISTRICT



2. MR. YELLA REDDY
S/O. MR. VENKAT REDDY
R/O. 2-3-62
CHERLAPALLY VILLAGE
GHATKESAR MANDAL
RANGA REDDY DISTRICT

SIGNATURE OF WITNESSES

1. *Babbar*
2. *Prasanna*

For Mehta and Modi Homes

Sumanth Reddy
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIGNATURE OF THE EXECUTANTS

R. L. P. V. S. S.

[3568/31-01-2009]

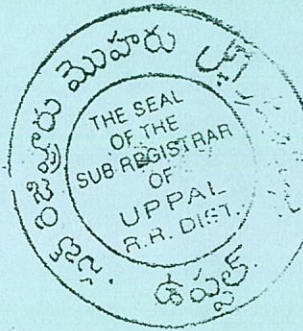
ప్రభుత్వమునకు సమర్పించుట

ప్రభుత్వమునకు సమర్పించుట

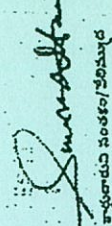
స. అ. 9 ఈ కారితో వర్తించు

మంజూరు

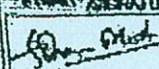
పట్ - రెవెన్యూ



Family Members Details			
S.No	Name	Relation	Date of Birth
2	Kusum	Wife	06/07/51
3	Hari	Son	18/11/51



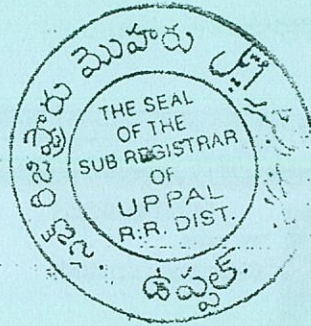

D.P.L. No. 114
 BHARAT SCOUTS & GUIDES - II
 BHARAT SCOUTS & GUIDES - II
 16/07/2006
 16/07/2006

PERMANENT ACCOUNT NUMBER
 160725H
 NAME
 GOHAN SATEH MOOI
 FATHER'S NAME
 SATEH MANJAL MOOI
 DATE OF BIRTH
 18-10-1959
 SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

CRUI CRU

1 వ పుస్తకమును గురించి సంగతి తెలియజేసి
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.....ఈ కాగితపు పత్రము
పంఖ్య.....

పట్టణము



Members Details

Name	Relation	Date of Birth	Age
	Wife	03/02/83	23
	Daughter	28/07/04	2

Issued Officer
DP Centre
10/01/2006

HOUSEHOLD CARD

Card No : PAPI587388F0178
 F.P Shop No : 388
 పేరు :
 Name of Head of Household :
 పండ్ల/దగ్గ పేరు :
 Father/Husband Name : Venkata Reddy
 పుట్టిన/Date of Birth : 17-11-77
 వయస్సు/Age : 29
 వృత్తి/Occupation : Employee-Private
 గౌ.సం./House No. : 2-3-62
 స్ట్రీట్/Street : CHARLA PALLY
 Colony : C. CHARLA PALLY
 Ward No. : 58-4 Ward-4
 Municipality : మేడ్చల్ / Medchal
 జిల్లా/District : సంగం జిల్లా / Ranga Reddy
 Annual Income (Rs.) : 24,000
 LPG Consumer No : (No Cylinder)
 LPG Dealer Name :


Election Commission of India
 భారత ఎన్నికల సంఘము
IDENTITY CARD
 ఎన్నికల గుర్తింపు కార్డు

AP/37/219/104390

Elector's Name : P. Ramakrishna Reddy
 ఎలక్టర్ పేరు : పి. రామకృష్ణ రెడ్డి

Father's/Mother's/Husband's Name : P. Venkata Reddy
 పండ్ల/తల్లి/దగ్గ పేరు : పి. వెంకట రెడ్డి

Sex : M
 లింగము : పు

Age as on 1-1-95 : 20
 1-1-95 వాటికి వయస్సు : 20

Address / చిరునామా
 2-3-62
 Chinnu Charlapalli
 Ghattakesar
 2-3-62
 పట్టణం : మేడ్చల్
 పోస్టాఫీసు : మేడ్చల్

Electoral Registration Officer
 ఎలక్టోరల్ రిజిస్ట్రేషన్ ఆఫీసరు
 Assembly Constituency
 విధానసభ నియోజకవర్గము : మేడ్చల్

Place/ ప్రాంతం : Medchal
Date / తేదీ : 15-12-1995

This Card may be used as an Identity card under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకములలో గుర్తింపుకాగ్గా గాడవయోగించవచ్చును

MPIC No : 15/12/00/002/01132/02

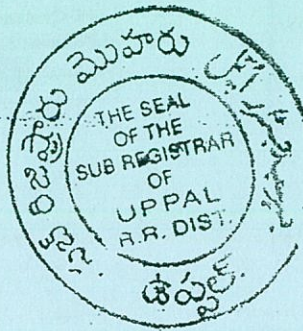
13 01 2024 2459.2001 X

దస్తవేజు ముఖం కాగితిస్తుంది

१. कालिका मठ

22. 7

25-0214



Family Members Details

No	Name	Relation	Date of Birth	Age
2	Suyama	Wife	01/12/65	41
3	Yella Reddy	Son	26/10/79	27

DPI

10/01/2006

ఇంటి నెంబరు/పేరు ఇంటి నెంబరు రేషన్ కార్డు నెంబరు

HOUSEHOLD CARD

Card No : PAP1587388F0142
 F.P Shop No : 388
 పేరు : పల్లె వెంకట్ రెడ్డి
 Name of Head of Household : Palle Venkat Reddy
 తండ్రి/భర్త పేరు : మల్లా రెడ్డి
 Father/Husband Name : Malla Reddy
 పుట్టిన తేదీ/Date of Birth : 12-Jan-58
 వయస్సు/Age : 48
 వృత్తి/Occupation : Employee-Private
 ఇంటి.నెం./House No. : 3-62
 రోడ్ /Street : CHERLAPALLY
 Colony : CHERLAPALLY
 Ward No. : 4/ Ward-4
 Municipality : కపరా / Kapra
 జిల్లా /District : రంగారెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 36,000
 LPG Consumer No. : 9999/(Single)
 LPG Dealer Name : Ennar Gas Agencies I , IOC

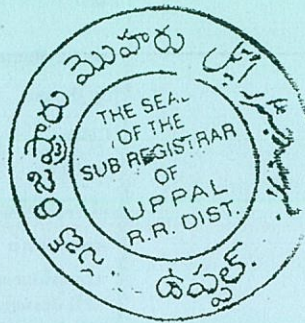
1 వ పుస్తకమునకు ప్రకటన

దస్తావేజుల మొత్తం కాగితము

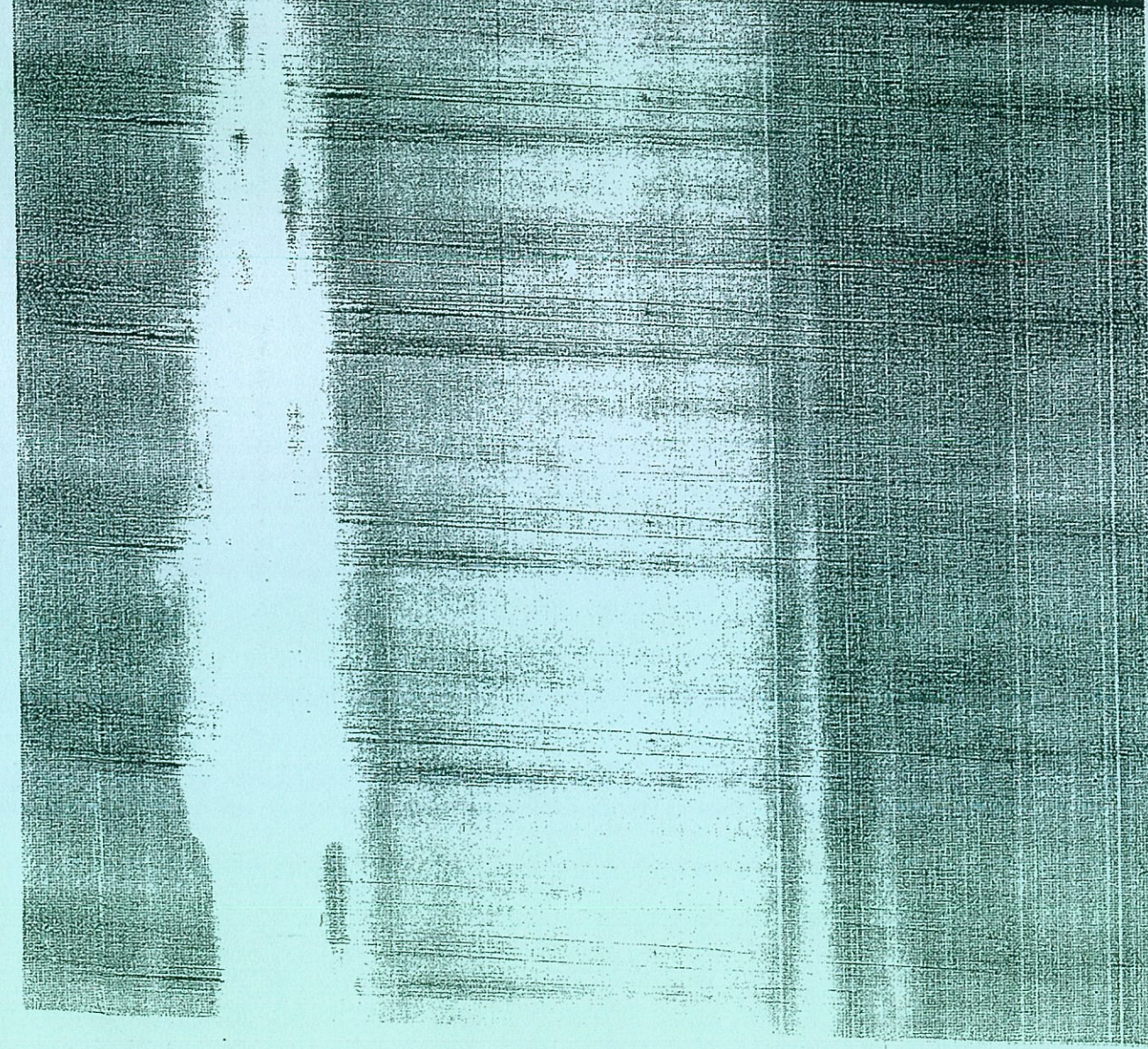
సంఖ్య.....9 ఈ కాగితపు వలస

సంఖ్య.....8

పబ్-రెజిస్ట్రార్



12/1/2009



1వ పుస్తకము నెం. 159 న
దస్తవేజుల ముర్తుల కాగితము
సంఖ్య... 9 ఈ కాగితము వరుస
సంఖ్య... 9

పట్టణము

