

From,
Palle Narsimha Reddy,
S/o. Late Shri. P. Malla Reddy,
R/o. 2-3-63, Cherlapally,
Ghatkesar Mandal, R.R. District

Date: 01.06.2010

To,
Shri. Soham Modi, Managing Partner,
Mehta & Modi Homes,
5-4-187/3 & 4, II floor, Soham Mansion,
M. G. Road, Secunderabad – 500 003

Sub.: Request for payment of Rs. 15,39,334/- against purchase of Ac. 0-8.35 Gts., land in
Sy.No. 18 of Cherlapally Village.

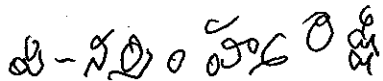
Ref.: Sale consideration payable to me for sale of Ac. 7-37 Gts., forming a part of
11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar
Mandal, Ranga Reddy District .

Dear Sir,

We have entered into an agreement of sale cum general power of attorney dated 17.5.08,
registered as document no. 4784 for sale of Ac. 7-37 Gts., in Sy. Nos. 11, 12, 14, 15, 16,
17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District .

As per the terms of the said agreement, out of the total consideration of Rs. 57,56,000/- an
amount of Rs. 23,39,000/- is still due to me. I request you to adjust a sum of Rs. 15,39,334/-
on my behalf against purchase of Ac. 0-8.35 Gts. Forming a part of Sy. no. 18 of
Cherlapally Village, Ghatkesar Mandal, R.R. District that I am purchasing from your firm,
out of the balance consideration due to me.

Thank You,
Yours sincerely,



Palle Narsimha Reddy,
S/o. Late Shri. P. Malla Reddy,
R/o. 2-3-63, Cherlapally,
Ghatkesar Mandal, R.R. District

RECEIPT

Received a sum of Rs. 57,56,000/- (Rupees Fifty Seven Lakhs and Fifty Six Thousand only) from M/s. Mehta & Modi Homes a Partnership firm represented by Mr. Soham Modi having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. road, Secunderabad – 500 003 towards full and final consideration for sale of Ac. 7-37 Gts., forming part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District as per terms and conditions mentioned in agreement of sale cum general power of attorney registered as document no. 4784 dated 17.5.08 at the SRO Uppal. The details of amount paid are as follows:

S No	Date	Amount	Cash/ cheque	Drawn on	Paid to
1.	10.8.07	10,00,000	134765	HDFC Bank	Narsimha Reddy
2.	27.8.08	5,00,000	110392	SBI	Narsimha Reddy
3.	08.9.08	10,00,000	110397	SBI	Narsimha Reddy
4.	1.10.08	20,000	Cash		Narsimha Reddy
5.	03.10.08	20,000	Cash	--	Narsimha Reddy
6.	04.10.08	20,000	Cash	--	Narsimha Reddy
7.	06.10.08	20,000	Cash	--	Narsimha Reddy
8.	07.10.08	20,000	Cash	--	Narsimha Reddy
9.	08.10.08	20,000	Cash	--	Narsimha Reddy
10.	10.10.08	20,000	Cash	--	Narsimha Reddy
11.	11.10.08	20,000	Cash	--	Narsimha Reddy
12.	13.10.08	20,000	Cash	--	Narsimha Reddy
13.	14.10.08	20,000	Cash	--	Narsimha Reddy
14.	1.8.08 to 31.3.09	2,16,666	--	--	Paid on my behalf to heirs of alleged protected tenants
15.	12.7.10	23,39,334	--	--	Adjustment against purchase of land in Sy. No. 16 & 18
16.	13.7.10	5,00,000	156902	HDFC Bank	Narsimha Reddy

Place: Secunderabad
Date: 23.07.2010



Palle Narsimha Reddy
S/o. P. Malla Reddy

22/7/10

Letter of Confirmation

From,

Date: 23.07.2010

1. Sri. Palle Sanjeev Reddy,
S/o. Late Shri. P. Sai Reddy
R/o. 2-2-23/1/5, SBH Colony,
Bagh Amberpet, Hyderabad.
2. Sri. Palle Prabhakar Reddy
S/o. Late Shri. Narsa Reddy
R/o. 2-3-66, Cherlapally, Village,
Ghatkesar Mandal, R.R. District.
3. Smt. Palle Renuka,
W/o. Shri Palle Bal Reddy,
R/o.2-3-66, Cherlapally Village,
Ghatkesar Mandal, R.R. District.
4. Sri. Palle Ravinder Reddy,
S/o. Late Shri. Narsa Reddy,
R/o. 2-3-66, Cherlapally, Village,
Ghatkesar Mandal, R.R. District
5. Sri. Palle Pratap Reddy,
S/o. Late Shri. Ram Reddy,
R/o. 3-1-73/1,
Ramanthapur, Hyderabad
6. Sri. Palle Purushotham Reddy,
S/o. Shri. P. Sarabha Reddy,
R/o.3-3-21/B,Anand Nagar,
Ramanthapur, Hyderabad
7. Sri. Palle Venkat Ram Reddy,
S/o. Late P. Sarabha Reddy,
R/o. 3-3-21/D, Anand Nagar,
Ramanthapur, Hyderabad
8. Smt. Palle Susheela,
W/o. Shri. P. Narasimha Reddy,
R/o. 3-1-63, Old Ramanthapur,
Hyderabad
9. Palle Narayana Reddy,
S/o. Late P. Malla Reddy,
R/o. 2-3-61, Cherlapally,
Ghatkesar Mandal, R.R. District.
10. Palle Narsimha Reddy,
S/o. Late Shri. P. Malla Reddy,
R/o. 2-3-63, Cherlapally,
Ghatkesar Mandal, R.R. District
11. Palle Venkat Reddy,
S/o. Late P. Malla Reddy,
R/o. 2-3-62, Cherlapally,
Village, Ghatkesar Mandal,
R.R. District

To,
Shri. Soham Modi, Managing Partner,
M/s. Mehta & Modi Homes,
5-4-187/3 & 4, II floor, Soham Mansion,
M. G. Road, Secunderabad – 500 003

Sub.: Confirmation of receipt of total consideration for sale of land in survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District .

Ref.: Agreement of sale cum general power of attorney bearing document no. 4784, dated 17.05.08 for sale of Ac. 7-37 Gts., forming a part of 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District .

Dear Sir,

We have entered into an agreement of sale cum general power of attorney dated 17.05.08, registered as document no. 4784 for sale of Ac. 7-37 Gts., in Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

1 P. Sanjeev Reddy 2 P. Prabhakar Reddy 3 P. Ravinder Reddy 4 P. Pratap Reddy

5 P.P.Reddy 6 Renuka 7 Susheela 8 P.Sushela

ఇది నా సంతకం మరియు పాపం వల్ల వచ్చినది - వేదం అశేషం

You have from time to time issued payments to us or to our nominees and to the alleged heirs of the protected tenant upon our request. We hereby confirm that we have received the entire sale consideration of Rs. 5,53,92,000/- (Rupees Crore Fifty Three Lakhs and Ninety Two Thousand only). We further confirm that we have no further right, title, interest or claim of whatsoever nature against lands in Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part Cherlapally Village or against M/s. Mehta & Modi Homes and its nominees. Details of amounts paid are as follows:

S No	Date	Amount	Cash/ cheque	Drawn on	Paid to
1.	10.8.07	10,00,000	134765	HDFC Bank	Narsimha Reddy
2.	10.8.07	7,50,000	134775	HDFC Bank	Susheela
3.	10.8.07	10,00,000	134764	HDFC Bank	Venkat Reddy
4.	11.8.07	5,00,000	134781	HDFC Bank	Paid to Suresh Reddy on behalf of Narayana Reddy
5.	04.11.07	1,00,000	013260	HDFC Bank	Paid to M/s. Sambla Motors on behalf of Ravinder Reddy
6.	04.11.07	1,00,000	013261	HDFC Bank	Paid to M/s. Sambla Motors on behalf of Ravinder Reddy
7.	05.12.07	5,00,000	110220	SBI	Paid to Suresh Reddy on behalf of Narayana Reddy
8.	27.12.07	4,00,000	110225	SBI	Prabhakar Reddy
9.	06.2.08	2,50,000	138519	HDFC Bank	Ravinder Reddy
10.	12.4.08	2,00,000	110266	SBI	Prabhakar Reddy
11.	18.4.08	10,00,000	094543	HDFC Bank	Venkat Ram Reddy
12.	18.4.08	5,00,000	094545	HDFC Bank	Renuka
13.	18.4.08	5,00,000	094546	HDFC Bank	Ravinder Reddy
14.	05.6.08	2,00,000	147741	HDFC Bank	Ravinder Reddy
15.	28.6.08	25,00,000	159937	HDFC Bank	Sanjiv Reddy
16.	10.7.08	10,00,000	159938	HDFC Bank	Balram Reddy on behalf of Sanjiv Reddy
17.	14.7.08	10,00,000	159939	HDFC Bank	Radha Krishna Reddy on behalf of Sanjiv Reddy
18.	19.7.08	2,50,000	159941	HDFC Bank	Balram Reddy on behalf of Sanjiv Reddy
19.	19.7.08	2,50,000	159940	HDFC Bank	Radha Krishna Reddy on behalf of Sanjiv Reddy
20.	30.7.08	3,50,000	110373	SBI	Venkat Reddy
21.	10.8.08	30,00,000	134777	HDFC Bank	Sanjiv Reddy
22.	11.8.08	7,50,000	110387	SBI	Purushotham Reddy
23.	15.8.08	10,00,000	850386	SBI	Venkat Reddy
24.	17.8.08	5,00,000	850403	SBI	Prabhakar Reddy
25.	22.8.08	5,00,000	850409	SBI	Ravinder Reddy
26.	27.8.08	5,00,000	110392	SBI	Narsimha Reddy
27.	08.9.08	10,00,000	110397	SBI	Narsimha Reddy
28.	1.10.08	20,000	Cash		Narsimha Reddy
29.	1.10.08	1,50,000	850440	SBI	Prabhakar Reddy

1 P. Suresh Reddy 2 P. Chandra Reddy 3 P. Renuka 4 P. S. Venkatesh

5 P. P. Reddy 6 Prabhakar 7 Suresh 8 P. Susheela

9 P. Venkatesh

10 P. S. Venkatesh 11 P. Venkatesh

30.	03.10.08	20,000	Cash	--	Narsimha Reddy
31.	06.10.08	20,000	Cash	--	Narsimha Reddy
32.	07.10.08	20,000	Cash	--	Narsimha Reddy
33.	08.10.08	20,000	Cash	--	Narsimha Reddy
34.	10.10.08	20,000	Cash	--	Narsimha Reddy
35.	11.10.08	20,000	Cash	--	Narsimha Reddy
36.	13.10.08	20,000	Cash	--	Narsimha Reddy
37.	14.10.08	20,000	Cash	--	Narsimha Reddy
38.	23.10.08	2,25,000	850438	SBI	Purushotham Reddy
39.	1.8.08 to 31.3.09	9,50,000	--	--	Paid on behalf of Sanjiv Reddy to heirs of alleged protected tenants.
40.	1.8.08 to 31.3.09	2,16,666	--	--	Paid on behalf of Narayana Reddy to heirs of alleged protected tenants
41.	1.8.08 to 31.3.09	2,16,666	--	--	Paid on behalf of Narsimha Reddy to heirs of alleged protected tenants
42.	1.8.08 to 31.3.09	2,16,666	--	--	Paid on behalf of Prabhakar Reddy to heirs of alleged protected tenants
43.	1.8.08 to 31.3.09	5,50,000	--	--	Paid on behalf of Pratap Reddy to heirs of alleged protected tenants
44.	1.8.08 to 31.3.09	50,000	--	--	Paid on behalf of Purushotham Reddy to heirs of alleged protected tenants
45.	1.8.08 to 31.3.09	5,50,000	--	--	Paid on behalf of Susheela to heirs of alleged protected tenants
46.	1.8.08 to 31.3.09	2,75,000	--	--	Paid on behalf of Venkat Ram Reddy to heirs of alleged protected tenants
47.	1.8.08 to 31.3.09	2,16,666	--	--	Paid on behalf of Renuka to heirs of alleged protected tenants
48.	1.8.08 to 31.3.09	2,16,668	--	--	Paid on behalf of Venkat Reddy to heirs of alleged protected tenants
49.	1.8.08 to 31.3.09	2,16,668	--	--	Paid on behalf of Ravinder Reddy to heirs of alleged protected tenants
50.	10.7.10	6,57,000	919245	HDFC Bank	M/s. Alpine Estates on behalf of Sanjiv Reddy
51.	10.7.10	6,57,000	919246	HDFC Bank	M/s. Alpine Estates on behalf of Sanjiv Reddy
52.	10.7.10	6,57,000	919249	HDFC Bank	M/s. Greenwood Estates on behalf of Sanjiv Reddy

1 P. Som Narsimha Reddy 2 P. Venkatesh Reddy 3 P. Renuka 4 P. S. D. Venkatesh
5 P. P. Reddy 6 P. Renuka 7 P. Renuka 8 P. Sushree .

9 P. S. D. Venkatesh 10 P. S. D. Venkatesh 11 P. S. D. Venkatesh

53.	10.7.10	6,57,000	919250	HDFC Bank	M/s. Greenwood Estates on behalf of Sanjiv Reddy
54.	10.7.10	6,57,000	919251	HDFC Bank	M/s. Greenwood Estates on behalf of Sanjiv Reddy
55.	10.7.10	26,28,000	919248	HDFC Bank	Paid to Alpine Estates on behalf of Pratap Reddy
56.	10.7.10	26,28,000	919247	HDFC Bank	Paid to Alpine Estates on behalf of Susheela
57.	12.7.10	36,02,334	--	--	Narayana Reddy by adjustment against purchase of land in Sy. No. 18
58.	12.7.10	23,39,334	--	--	Narsimha Reddy by adjustment against purchase of land in Sy. No. 18
59.	12.7.10	29,70,334	--	--	Renuka by Adjustment against purchase of Bungalow nos.330 & 334
60.	12.7.10	35,01,332	--	--	Venkat Reddy by adjustment against purchase of land in Sy. No. 18
61.	12.7.10	20,43,332	--	--	Ravinder Reddy by adjustment against purchase of Bungalow nos.330 & 334
62.	12.7.10	14,56,000	156913	HDFC Bank	Sanjiv Reddy
63.	12.7.10	22,24,334	--	--	Prabhakar Reddy by Adjustment against purchase of Bungalow nos.330 & 334
64.	13.7.10	4,00,000	156904	HDFC Bank	Narayana Reddy
65.	13.7.10	5,00,000	156902	HDFC Bank	Narsimha Reddy
66.	13.7.10	4,00,000	156912	HDFC Bank	Prabhakar Reddy
67.	13.7.10	5,72,000	156906	HDFC Bank	Pratap Reddy
68.	13.7.10	5,16,000	156914	HDFC Bank	Purushotham Reddy
69.	13.7.10	5,72,000	156905	HDFC Bank	Susheela
70.	13.7.10	2,05,000	156915	HDFC Bank	Venkat Ram Reddy
71.	13.7.10	5,00,000	156903	HDFC Bank	Venkat Reddy
72.	13.7.10	4,00,000	156911	HDFC Bank	Ravinder Reddy
73.	14.7.10	4,00,000	156922	HDFC Bank	Renuka
74.	23.7.10	1,00,000	Cash	--	Narayana Reddy
75.	23.7.10	1,00,000	Cash	--	Prabhakar Reddy
76.	23.7.10	1,00,000	Cash	--	Renuka
77.	23.7.10	1,00,000	Cash	--	Ravinder Reddy

Thank You,
Yours sincerely,

P. Sanjeev Reddy
Palle Sanjeev Reddy
S/o. Late Shri P. Sai Reddy,

Palle Prabhakar Reddy
Palle Prabhakar Reddy
S/o. Late Shri P. Narsa Reddy

P. Renuka
Smt. Palle Renuka
S/o. Shri Bal Reddy

పల్లె రవిందర్ రెడ్డి

Palle Ravinder Reddy
S/o. Late Narsa Reddy,

P. P Reddy

Palle Pratap Reddy
S/o. Late Ram Reddy

పల్లె పురుషోత్తం రెడ్డి

Palle Purushotham Reddy
S/o. Late P.Sarabha Reddy

పల్లె వెంకట రామ్ రెడ్డి

Palle Venkat Ram Reddy
S/o. Late P. Sarabha Reddy

P. Susheela

Smt. Palle Susheela
W/o. Narsimha Reddy

పల్లె నారాయణ రెడ్డి

Palle Narayana Reddy
S/o. P. Malla Reddy

పల్లె నర్సింహ రెడ్డి

Palle Narsimha Reddy
S/o. P. Malla Reddy

పల్లె వెంకట రెడ్డి

Palle Venkat Reddy
S/o. P. Malla Reddy

23/7/10

RECEIPT

Received a sum of Rs. 5,53,92,000/- (Rupees Five Crore Fifty Three Lakhs and Ninety Two Thousand only) from M/s. Mehta & Modi Homes a Partnership firm represented by Mr. Soham Modi having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. road, Secunderabad – 500 003 towards full and final consideration for sale of Ac. 7-37 Gts., forming part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District as per terms and conditions mentioned in agreement of sale cum general power of attorney registered as document no. 4784 dated 17.5.08 at the SRO Uppal. The details of amount paid are as follows:

S No	Date	Amount	Cash/ cheque	Drawn on	Paid to
1.	10.8.07	10,00,000	134765	HDFC Bank	Narsimha Reddy
2.	10.8.07	7,50,000	134775	HDFC Bank	Susheela
3.	10.8.07	10,00,000	134764	HDFC Bank	Venkat Reddy
4.	11.8.07	5,00,000	134781	HDFC Bank	Paid to Suresh Reddy on behalf of Narayana Reddy
5.	04.11.07	1,00,000	013260	HDFC Bank	Paid to M/s. Sambla Motors on behalf of Ravinder Reddy
6.	04.11.07	1,00,000	013261	HDFC Bank	Paid to M/s. Sambla Motors on behalf of Ravinder Reddy
7.	05.12.07	5,00,000	110220	SBI	Paid to Suresh Reddy on behalf of Narayana Reddy
8.	27.12.07	4,00,000	110225	SBI	Prabhakar Reddy
9.	06.2.08	2,50,000	138519	HDFC Bank	Ravinder Reddy
10.	12.4.08	2,00,000	110266	SBI	Prabhakar Reddy
11.	18.4.08	10,00,000	094543	HDFC Bank	Venkat Ram Reddy
12.	18.4.08	5,00,000	094545	HDFC Bank	Renuka
13.	18.4.08	5,00,000	094546	HDFC Bank	Ravinder Reddy
14.	05.6.08	2,00,000	147741	HDFC Bank	Ravinder Reddy
15.	28.6.08	25,00,000	159937	HDFC Bank	Sanjiv Reddy
16.	10.7.08	10,00,000	159938	HDFC Bank	Balram Reddy on behalf of Sanjiv Reddy
17.	14.7.08	10,00,000	159939	HDFC Bank	Radha Krishna Reddy on behalf of Sanjiv Reddy
18.	19.7.08	2,50,000	159941	HDFC Bank	Balram Reddy on behalf of Sanjiv Reddy
19.	19.7.08	2,50,000	159940	HDFC Bank	Radha Krishna Reddy on behalf of Sanjiv Reddy
20.	30.7.08	3,50,000	110373	SBI	Venkat Reddy
21.	10.8.08	30,00,000	134777	HDFC Bank	Sanjiv Reddy
22.	11.8.08	7,50,000	110387	SBI	Purushotham Reddy
23.	15.8.08	10,00,000	850386	SBI	Venkat Reddy
24.	17.8.08	5,00,000	850403	SBI	Prabhakar Reddy
25.	22.8.08	5,00,000	850409	SBI	Ravinder Reddy
26.	27.8.08	5,00,000	110392	SBI	Narsimha Reddy
27.	08.9.08	10,00,000	110397	SBI	Narsimha Reddy
28.	1.10.08	20,000	Cash		Narsimha Reddy
29.	1.10.08	1,50,000	850440	SBI	Prabhakar Reddy

1 P. Soham Modi
 2 P. Prabhakar Reddy
 3 P. Venkat Reddy
 4 P. Susheela
 5 P. P. Reddy
 6 P. Prabhakar Reddy
 7 P. Ravinder Reddy
 8 P. Sanjiv Reddy

శ్రీ మేఘానాథ్ ట్రస్ట్ వారికి - పంపిణీ చేయబడినది

30.	03.10.08	20,000	Cash	--	Narsimha Reddy
31.	06.10.08	20,000	Cash	--	Narsimha Reddy
32.	07.10.08	20,000	Cash	--	Narsimha Reddy
33.	08.10.08	20,000	Cash	--	Narsimha Reddy
34.	10.10.08	20,000	Cash	--	Narsimha Reddy
35.	11.10.08	20,000	Cash	--	Narsimha Reddy
36.	13.10.08	20,000	Cash	--	Narsimha Reddy
37.	14.10.08	20,000	Cash	--	Narsimha Reddy
38.	23.10.08	2,25,000	850438	SBI	Purushotham Reddy
39.	1.8.08 to 31.3.09	9,50,000	--	--	Paid on behalf of Sanjiv Reddy to heirs of alleged protected tenants.
40.	1.8.08 to 31.3.09	2,16,666	--	--	Paid on behalf of Narayana Reddy to heirs of alleged protected tenants
41.	1.8.08 to 31.3.09	2,16,666	--	--	Paid on behalf of Narsimha Reddy to heirs of alleged protected tenants
42.	1.8.08 to 31.3.09	2,16,666	--	--	Paid on behalf of Prabhakar Reddy to heirs of alleged protected tenants
43.	1.8.08 to 31.3.09	5,50,000	--	--	Paid on behalf of Pratap Reddy to heirs of alleged protected tenants
44.	1.8.08 to 31.3.09	50,000	--	--	Paid on behalf of Purushotham Reddy to heirs of alleged protected tenants.
45.	1.8.08 to 31.3.09	5,50,000	--	--	Paid on behalf of Susheela to heirs of alleged protected tenants
46.	1.8.08 to 31.3.09	2,75,000	--	--	Paid on behalf of Venkat Ram Reddy to heirs of alleged protected tenants
47.	1.8.08 to 31.3.09	2,16,666	--	--	Paid on behalf of Renuka to heirs of alleged protected tenants
48.	1.8.08 to 31.3.09	2,16,668	--	--	Paid on behalf of Venkat Reddy to heirs of alleged protected tenants
49.	1.8.08 to 31.3.09	2,16,668	--	--	Paid on behalf of Ravinder Reddy to heirs of alleged protected tenants
50.	10.7.10	6,57,000	919245	HDFC Bank	M/s. Alpine Estates on behalf of Sanjiv Reddy
51.	10.7.10	6,57,000	919246	HDFC Bank	M/s. Alpine Estates on behalf of Sanjiv Reddy
52.	10.7.10	6,57,000	919249	HDFC Bank	M/s. Greenwood Estates on behalf of Sanjiv Reddy


1 P. Sagar Reddy 2 P. Chandra Reddy 3 P. Ramanna 4 P. Srinivas Reddy
5 P. Pradeep 6 P. Anand 7 P. Anand 8 P. Sankar Reddy

9 పాపారావు రెడ్డి
10 పాపారావు రెడ్డి
11 పాపారావు రెడ్డి


53.	10.7.10	6,57,000	919250	HDFC Bank	M/s. Greenwood Estates on behalf of Sanjiv Reddy
54.	10.7.10	6,57,000	919251	HDFC Bank	M/s. Greenwood Estates on behalf of Sanjiv Reddy
55.	10.7.10	26,28,000	919248	HDFC Bank	Paid to Alpine Estates on behalf of Pratap Reddy
56.	10.7.10	26,28,000	919247	HDFC Bank	Paid to Alpine Estates on behalf of Susheela
57.	12.7.10	36,02,334	--	--	Narayana Reddy by adjustment against purchase of land in Sy. No. 18
58.	12.7.10	23,39,334	--	--	Narsimha Reddy by adjustment against purchase of land in Sy. No. 18
59.	12.7.10	29,70,334	--	--	Renuka by Adjustment against purchase of Bungalow nos.330 & 334
60.	12.7.10	35,01,332	--	--	Venkat Reddy by adjustment against purchase of land in Sy. No. 18
61.	12.7.10	20,43,332	--	--	Ravinder Reddy by adjustment against purchase of Bungalow nos.330 & 334
62.	12.7.10	14,56,000	156913	HDFC Bank	Sanjiv Reddy
63.	12.7.10	22,24,334	--	--	Prabhakar Reddy by Adjustment against purchase of Bungalow nos.330 & 334
64.	13.7.10	4,00,000	156904	HDFC Bank	Narayana Reddy
65.	13.7.10	5,00,000	156902	HDFC Bank	Narsimha Reddy
66.	13.7.10	4,00,000	156912	HDFC Bank	Prabhakar Reddy
67.	13.7.10	5,72,000	156906	HDFC Bank	Pratap Reddy
68.	13.7.10	5,16,000	156914	HDFC Bank	Purushotham Reddy
69.	13.7.10	5,72,000	156905	HDFC Bank	Susheela
70.	13.7.10	2,05,000	156915	HDFC Bank	Venkat Ram Reddy
71.	13.7.10	5,00,000	156903	HDFC Bank	Venkat Reddy
72.	13.7.10	4,00,000	156911	HDFC Bank	Ravinder Reddy
73.	14.7.10	4,00,000	156922	HDFC Bank	Renuka
74.	23.7.10	1,00,000	Cash	--	Narayana Reddy
75.	23.7.10	1,00,000	Cash	--	Prabhakar Reddy
76.	23.7.10	1,00,000	Cash	--	Renuka
77.	23.7.10	1,00,000	Cash	--	Ravinder Reddy

Place: Secunderabad

Date: 23.07.2010

P.S. as

Sanjeev Reddy

Prabhakar Reddy


Renuka


Palle Sanjeev Reddy
S/o. Late Shri P. Sai Reddy,

Palle Prabhakar Reddy
S/o. Late Shri P. Narsa Reddy

Smt. Palle Renuka
W/o. Shri Bal Reddy



Palle Ravinder Reddy
S/o. Late Narsa Reddy,



Palle Pratap Reddy
S/o. Late Ram Reddy



Palle Purushotham Reddy
S/o. Late P. Sarabha Reddy



Palle Venkat Ram Reddy
S/o. Late P. Sarabha Reddy



Smt. Palle Susheela
W/o. Narsimha Reddy



Palle Narayana Reddy
S/o. P. Malla Reddy



Palle Narsimha Reddy
S/o. P. Malla Reddy



Palle Venkat Reddy
S/o. P. Malla Reddy

Letter of Confirmation (PTs)

23/7/10

From,

Date: 23 .07.2010

1. Sri. Palle Sanjeev Reddy,
S/o. Late Shri. P. Sai Reddy
R/o. 2-2-23/1/5, SBH Colony,
Bagh Amberpet, Hyderabad.
2. Sri. Palle Prabhakar Reddy
S/o. Late Shri. Narsa Reddy
R/o. 2-3-66, Cherlapally, Village,
Ghatkesar Mandal, R.R. District.
3. Smt. Palle Renuka,
W/o. Shri Palle Bal Reddy,
R/o.2-3-66, Cherlapally Village,
Ghatkesar Mandal, R.R. District.
4. Sri. Palle Ravinder Reddy,
S/o. Late Shri. Narsa Reddy,
R/o. 2-3-66, Cherlapally, Village,
Ghatkesar Mandal, R.R. District
5. Sri. Palle Pratap Reddy,
S/o. Late Shri. Ram Reddy,
R/o. 3-1-73/1,
Ramanthapur, Hyderabad
6. Sri. Palle Purushotham Reddy,
S/o. Shri. P. Sarabha Reddy,
R/o.3-3-21/B,Anand Nagar,
Ramanthapur, Hyderabad
7. Sri. Palle Venkat Ram Reddy,
S/o. Late P. Sarabha Reddy,
R/o. 3-3-21/D, Anand Nagar,
Ramanthapur, Hyderabad
8. Smt. Palle Susheela,
W/o. Shri. P. Narasimha Reddy,
R/o. 3-1-63, Old Ramanthapur,
Hyderabad
9. Palle Narayana Reddy,
S/o. Late P. Malla Reddy,
R/o. 2-3-61, Cherlapally,
Ghatkesar Mandal, R.R. District.
10. Palle Narsimha Reddy,
S/o. Late Shri. P. Malla Reddy,
R/o. 2-3-63, Cherlapally,
Ghatkesar Mandal, R.R. District
11. Palle Venkat Reddy,
S/o. Late P. Malla Reddy,
R/o. 2-3-62, Cherlapally,
Village, Ghatkesar Mandal,
R.R. District

To,
Shri. Soham Modi, Managing Partner,
M/s. Mehta & Modi Homes,
5-4-187/3 & 4, II floor, Soham Mansion,
M. G. Road, Secunderabad - 500 003

Sub.: Correction in Revenue Records with respect to alleged protected tenants and their legal heirs.

Ref.: Agreement of sale cum general power of attorney bearing document no. 4784, dated 17.05.08 for sale of Ac. 7-37 Gts., forming a part of 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

1 P.S. అంబేద్కర్ రెడ్డి 2 P.అంబేద్కర్ 3 P.అంబేద్కర్ 4 P.S. అంబేద్కర్

5 P. P. Reddy 6 Susheela 7 అంబేద్కర్ 8 P. Susheela

9 పాపారావు రెడ్డి

వి. వెంకటేశ్వర్లు

10 పాపారావు రెడ్డి

Dear Sir,

We have entered into an agreement of sale cum general power of attorney dated 17.05.08, registered as document no. 4784 for sale of Ac. 7-37 Gts., in Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

As per the terms of the said agreement (clause L) we had agreed to make appropriate changes in the revenue records to ensure that the names of the alleged protected tenants and their legal heirs were deleted or cancelled.

In that regard upon enquiry with the revenue department it was learnt that our application for deletion of the protected tenant had already been processed and appropriate order was passed by MRO Office, Ghatkesar Mandal vide proceedings no. B/304/2006 dated 9.3.2006. A copy of the said order is enclosed.

However, as a matter of abundant caution, we have ensured that all surviving legal heirs of the alleged protected tenant have confirmed by way of registered ratification deeds and / or affidavits that they have no right, title, interest or claim of whatsoever nature in the said land. We hope that with this the matter of the alleged protected tenant is satisfactorily resolved.

Thank You,
Yours sincerely,

T.S.R. Reddy

Palle Sanjeev Reddy
S/o. Late Shri P. Sai Reddy,

P. Prabhakar Reddy

Palle Prabhakar Reddy
S/o. Late Shri P. Narsa Reddy,

P. Renuka

Smt. Palle Renuka
W/o. Shri Bal Reddy

P. Ravinder Reddy

Palle Ravinder Reddy
S/o. Late Narsa Reddy,

P. Pratap Reddy

Palle Pratap Reddy
S/o. Late Ram Reddy

P. Purushotham Reddy

Palle Purushotham Reddy
S/o. Late P. Sarabha Reddy

P. Venkat Ram Reddy

Palle Venkat Ram Reddy
S/o. Late P. Sarabha Reddy

P. Susheela

Smt. Palle Susheela
W/o. Narsimha Reddy

P. Narayana Reddy

Palle Narayana Reddy
S/o. P. Malla Reddy

P. Narsimha Reddy

Palle Narsimha Reddy
S/o. P. Malla Reddy

P. Venkat Reddy

Palle Venkat Reddy
S/o. P. Malla Reddy

RECEIPT

Received a sum of Rs. 36,75,000/- (Rupees Thirty Six Lakhs Seventy Five Thousand only) from M/s. Mehta & Modi Homes a Partnership firm represented by Mr. Soham Modi having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. road, Secunderabad – 500 003 towards part payment of sale consideration for sale of Ac. 7-37 Gts., forming part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District as per terms and conditions mentioned in agreement of sale cum general power of attorney registered as document no. 4784 dated 17.5.08 at the SRO Uppal. The details of amount paid to heirs of the alleged protected tenant on our behalf are as follows:

- 1 A sum of Rs. 3,16,666/- paid by cheque no. 110352 dated 1.8.08 drawn on State Bank of India, M.G. Road Branch to Sailu.
- 2 A sum of Rs. 3,16,666/- paid by cheque no. 110353 dated 1.8.08 drawn on State Bank of India, M.G. Road Branch to Sattaiah.
- 3 A sum of Rs. 3,16,666/- paid by cheque no. 110354 dated 1.8.08 drawn on State Bank of India, M.G. Road Branch to Yadaiah.
- 4 A sum of Rs. 50,000/- paid by cheque no. 110357 dated 4.8.08 drawn on State Bank of India, M.G. Road Branch to Sailu.
- 5 A sum of Rs. 50,000/- paid by cheque no. 110358 dated 4.8.08 drawn on State Bank of India, M.G. Road Branch to Sattaiah.
- 6 A sum of Rs. 50,000/- paid by cheque no. 110359 dated 4.8.08 drawn on State Bank of India, M.G. Road Branch to Yadaiah.
- 7 A sum of Rs. 1,00,000/- paid by cheque no. 110364 dated 4.8.08 drawn on State Bank of India, M.G. Road Branch to Sattaiah.
- 8 A sum of Rs. 1,00,000/- paid by cheque no. 110365 dated 4.8.08 drawn on State Bank of India, M.G. Road Branch to Yadaiah.
- 9 A sum of Rs. 1,00,000/- paid by cheque no. 110366 dated 4.8.08 drawn on State Bank of India, M.G. Road Branch to Sailu.
- 10 A sum of Rs. 1,50,000/- paid by cheque no. 110367 dated 4.8.08 drawn on State Bank of India, M.G. Road Branch to Sattaiah.
- 11 A sum of Rs. 1,50,000/- paid by cheque no. 110368 dated 4.8.08 drawn on State Bank of India, M.G. Road Branch to Yadaiah.
- 12 A sum of Rs. 1,50,000/- paid by cheque no. 110370 dated 4.8.08 drawn on State Bank of India, M.G. Road Branch to Sailu.
- 13 A sum of Rs. 75,000/- paid by cheque no. 369145 dated 15.1.09 drawn on HDFC Bank, S.D. Road Branch to B. Vijaya Laxmi.
- 14 A sum of Rs. 10,000/- paid by cheque no. 369376 dated 15.1.09 drawn on HDFC Bank, S.D. Road Branch to B Raju.
- 15 A sum of Rs. 10,000/- paid by cheque no. 369377 dated 15.1.09 drawn on HDFC Bank, S.D. Road Branch to B Raju.
- 16 A sum of Rs. 10,000/- paid by cheque no. 369378 dated 15.1.09 drawn on HDFC Bank, S.D. Road Branch to B Raju.
- 17 A sum of Rs. 10,000/- paid by cheque no. 369379 dated 15.1.09 drawn on HDFC Bank, S.D. Road Branch to B Raju.
- 18 A sum of Rs. 10,000/- paid by cheque no. 369380 dated 15.1.09 drawn on HDFC Bank, S.D. Road Branch to B Raju.

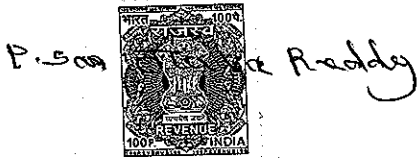
1 P. S. ... P. Renuka & P. S. ... P. Pradeep

6 ... 7 ... 8 P. Subhakar ...

11 ...

17 ...

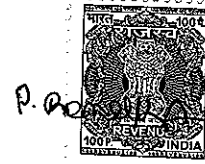
- 19 A Sum of Rs. 1,00,000/- paid by cash on 09.04.08 to Chukkamma.
- 20 A Sum of Rs. 2,50,000/- paid by cash on 09.04.08 to Mr. Sanjiv Reddy for payment to the legal heirs of the alleged protected tenant.
- 21 A Sum of Rs. 8,00,000/- paid by cash on 24.07.08 to Mr. Sanjiv Reddy, Pratap Reddy, Purushotham Reddy & Venkatram Reddy for payment to the legal heirs of the alleged protected tenant.
- 22 A Sum of Rs. 3,00,000/- paid by cash on 09.04.08 to Eega Sattaiah, Eega Sailu, Eega Yadaiah, Chukkamma and Anjamma.
- 23 A Sum of Rs. 1,00,000/- paid by cash on 14.04.08 to Eega Ramesh and Eega Jangaiah.
- 24 A Sum of Rs. 1,00,000/- paid by cash on 11.05.08 to Chukkamma and Anjamma.
- 25 A Sum of Rs. 50,000/- paid by cash on 31.03.09 to Venkat Ram Reddy for payment to the legal heirs of the alleged protected tenant.



1 Palle Sanjeev Reddy
S/o. Late Shri P. Sai Reddy,



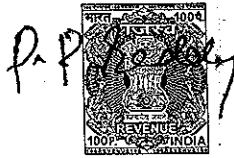
2 Palle Prabhakar Reddy
S/o. Late Shri P. Narsa Reddy



3 Smt. Palle Renuka
W/o. Shri Bal Reddy



4 Palle Ravinder Reddy
S/o. Late Narsa Reddy,



5 Palle Pratap Reddy
S/o. Late Ram Reddy



6 Palle Purushotham Reddy
S/o. Late P. Sarabha Reddy



7 Palle Venkat Ram Reddy
S/o. Late P. Sarabha Reddy



8 Smt. Palle Susheela
W/o. Narsimha Reddy



9 Palle Narayana Reddy
S/o. P. Malla Reddy



10 Palle Narsimha Reddy
S/o. P. Malla Reddy



11 Palle Venkat Reddy
S/o. P. Malla Reddy

h
23/7/10

RECEIPT

Received a sum of Rs. 5,53,92,000/- (Rupees Five Crore Fifty Three Lakhsand Ninety Two Thousand only) from M/s. Mehta & Modi Homes a Partnership firm represented by Mr. Soham Modi having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. road, Secunderabad – 500 003 towards full and final consideration for sale of Ac. 7-37 Gts., forming part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District as per terms and conditions mentioned in agreement of sale cum general power of attorney registered as document no. 4784 dated 17.5.08 at the SRO Uppal.

Place: Secunderabad

Date: 23.07.2010

P. Sai Reddy



Palle Sanjeev Reddy
S/o. Late Shri P. Sai Reddy,

P. Narasa Reddy



Palle Prabhakar Reddy
S/o. Late Shri P. Narsa Reddy,

P. Renuka



Smt. Palle Renuka
W/o. Shri Bai Reddy

P. Ravinder Reddy



Palle Ravinder Reddy
S/o. Late Narsa Reddy,

P. Pratap Reddy



Palle Pratap Reddy
S/o. Late Ram Reddy

P. Purushotham Reddy



Palle Purushotham Reddy
S/o. Late P. Sarabha Reddy

P. Venkat Ram Reddy



Palle Venkat Ram Reddy
S/o. Late P. Sarabha Reddy

P. Susheela



Smt. Palle Susheela
W/o. Narsimha Reddy

P. Narayana Reddy



Palle Narayana Reddy
S/o. P. Malla Reddy

P. Narsimha Reddy



Palle Narsimha Reddy
S/o. P. Malla Reddy

P. Venkat Reddy



Palle Venkat Reddy
S/o. P. Malla Reddy



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 234077

S.No. 499 Date 24/7/2010
Name P. Narsimha Reddy
Sic. Late P. Malla Reddy
For Whom: Self

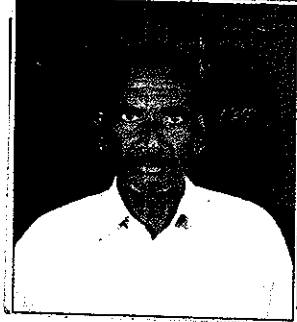
J. SRINIVAS
STAMP VENDOR
S.V.L.No.01/2010
H.No.4-4-75, Attapur,
Rajendra Nagar, R.R. Dist.

AFFIDAVIT

I, Shri Narsimha Reddy, S/o. Late Shri Malla Reddy, aged 51 years, Occupation: Business, resident of 2-3-63, Cherlapally Village, Ghatkesar Mandal, R.R. District do hereby solemnly affirm and state on oath as follows:

1. That I am the son of Late Shri Malla Reddy.
2. Smt. Mallamma, W/o. Shri Aagi Reddy, aged 75 years, R/o. Nagaram Village, Keesara Mandal and Smt. Yadamma, W/o. Manilya Reddy, aged 65 years, R/o. Solipet Village, Shabad Mandal are my own sisters.
3. That I am a party to the sale transaction in respect of the agricultural land admeasuring Ac. 15-37 Gts. in Survey No. 11, 12, 14, 15, 16, 17, 18 & 294 situated at Cherlapally Village, Ranga Reddy District, sold to M/s Mehta & Modi Homes and its nominees (the Purchaser) for a valuable consideration along with other co-owners namely : Shri Palle Sanjiv Reddy, Shri Palle Prabhakar Reddy, Palle Purushotham Reddy, Palle Renuka, Shri Pratap Reddy, Shri Palle Venkat Ram Reddy, Smt. Palle Susheela, Shri Palle Pratap Reddy, Shri Palle Narayana Reddy and Shri Palle Venkat Reddy.
4. I certify that Smt. Mallamma & Smt. Yadamma have no right, title, interest or claim of what so ever nature in the above referred property. Further our family settlement was made several years ago at the time of her marriage in 1983 and since then she has no further right, title, claim or interest in the said property.

5. I hereby undertake to indemnify the purchaser i.e., M/s. Mehta & Modi Homes against any claim made by Smt. Mallamma & Smt. Yadamma and for any loss, damage or expenditure caused on account of such a claim.
6. That I am making this affidavit to ensure and assure the Purchaser of absolute and peaceful ownership, possession and enjoyment of the above said agricultural land without any let or hindrance either from me or from any other person(s) claiming through me.



వి-నర్సింహారెడ్డి

(DEPONENT)

I, I, Shri Narsimha Reddy, S/o. Late Shri Malla Reddy, the above named deponent hereby declare and verify that the above contents are true to my knowledge..

వి-నర్సింహారెడ్డి

(DEPONENT)



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 517282

S.No. 580 Date 24/07/2010 No. 10

Sold to Sautosh

S/o. B/o Shankar

For Whom M/s Mehta & S. Modi Homes

R. Srinivas
R. SRINIVAS
SVL.No.26/98 R.No.04/2010
CITY CIVIL COURT
SECUNDERABAD.

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 26th day of July, 2010 at Secunderabad by and between:

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 40 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Uttamlal Mehta, aged about 60 years, Occupation: Business, hereinafter referred to as the VENDOR which term shall mean and include all their heirs, successors-in-interest, assignees etc.

IN FAVOUR OF

Palle Narsimha Reddy, S/o. Late Shri. P. Malla Reddy, aged 49 years Occupation: Business, resident of 2-3-63, Cherlapally, Village, Ghatkesar Mandal, R.R. District.

Palle Narsimha Reddy

ప-నర్సింహారెడ్డి

Hereinafter referred to as the PURCHASER, which term shall mean and include their heirs, legal representatives, administrators, executors, successor-in-interest, assignee, etc.

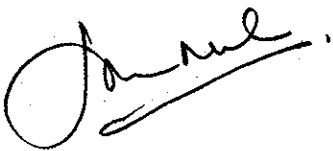
WHEREAS:

- A) M/s. Mehta & Modi Homes are the Agreement of Sale cum General Power of Attorney with Possession holders for land admeasuring about Ac. 7.37 Gts., survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, by virtue of registered document bearing no. 4784 dated 17.5.08 registered at the office of Sub Registrar, Uppal, R.R. District.
- B) The said land was purchased from the original owners and pattedars of the land namely Shri Palle Sanjiv Reddy, Shri Palle Prabhakar Reddy, Palle Purushotham Reddy, Palle Renuka, Shri Palle Ravinder Reddy, Shri Pratap Reddy, Shri Palle Venkat Ram Reddy, Smt. Palle Susheela, Shri Palle Narayana Reddy, Shri Palle Narsimha Reddy and Shri Palle Venkat Reddy. The entire sale consideration has been paid by the vendor to the original owners and the receipt of which is acknowledged by the original owners.
- C) THE VENDOR approached the PURCHASER to sell a portion of the above referred land admeasuring about Ac. 0-8.35 Gts., forming part of Sy. No. 18, of Cherlapally Village and hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 15,39,334/- (Rupees Fifteen Lakhs Thirty Nine Thousand Three Hundred and Thirty Four Only) on the terms and conditions given hereunder.

The parties hereto are desirous of reducing the terms and conditions of sale into writing.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the VENDOR have agreed to sell to the Purchaser the Schedule Property for a total sale consideration of Rs. 15,39,334/- (Rupees Fifteen Lakhs Thirty Nine Thousand Three Hundred and Thirty Four Only).
2. That in pursuance of the agreement of sale the PURCHASERS has paid the entire sale consideration to the Vendor and the Vendor acknowledges receipt of the same.
3. That the VENDOR covenants that they are the possessors of the Schedule Property and entitled to deal with the said property and there is no legal embargo to alienate the Schedule Property and to transfer all the rights.
4. The VENDOR and PURCHASERS hereby jointly agree that the Schedule Property being sold by the Vendor to the Purchaser is on an 'as is where is basis'. The PURCHASERS have verified that title and extent of the land and shall here after not raise any objections or claims on these counts.
5. The VENDOR hereby covenant that the VENDOR have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this agreement of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the PURCHASERS to clear the same.
6. That the VENDOR shall execute and register sale deed or deeds either in favour of the Purchaser or in favour of its nominees upon request of the PURCHASERS.
7. The possession of the entire Scheduled Property has been handed over to the PURCHASERS by the VENDOR on this day.



వి-నర్సయ్యంపల్లి రెడ్డి
29

8. This agreement is irrevocable.
9. The expenses of stamp duty and registration charges of this agreement and for further sale deeds or conveyance deeds and all other incidental expenses shall be borne by the PURCHASERS in full.

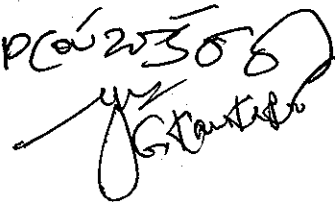
SCHEDULE OF THE PROPERTY

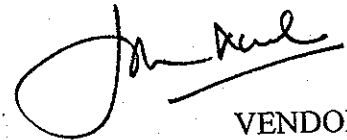
All that part and parcel of land admeasuring about Ac. 0-08.35 Gts., forming part of Sy. no. 18 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S.R.O. Uppal, marked in red in the plan enclosed herein and bounded by:

North	18' Wide Road
South	Land Belongs to the Vendor
East	Land belonging to Venkat Reddy
West	Land belonging to Narayan Reddy

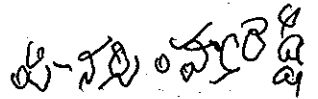
IN WITNESSES WHEREOF this agreement of sale is made and executed on this the 26th day of July, 2010 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES

1. PC 20306
2. 



VENDOR



PURCHASER

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS. 18

CHERLAPALLY VILLAGE,

UPPAL

MANDAL, R.R. DIST.

PURCHASER: PALLE NARSIMHA REDDY, S/O. P. MALLA REDDY

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

1. SHRI SOHAM MODI, SON OF SHRI SATISH MODI

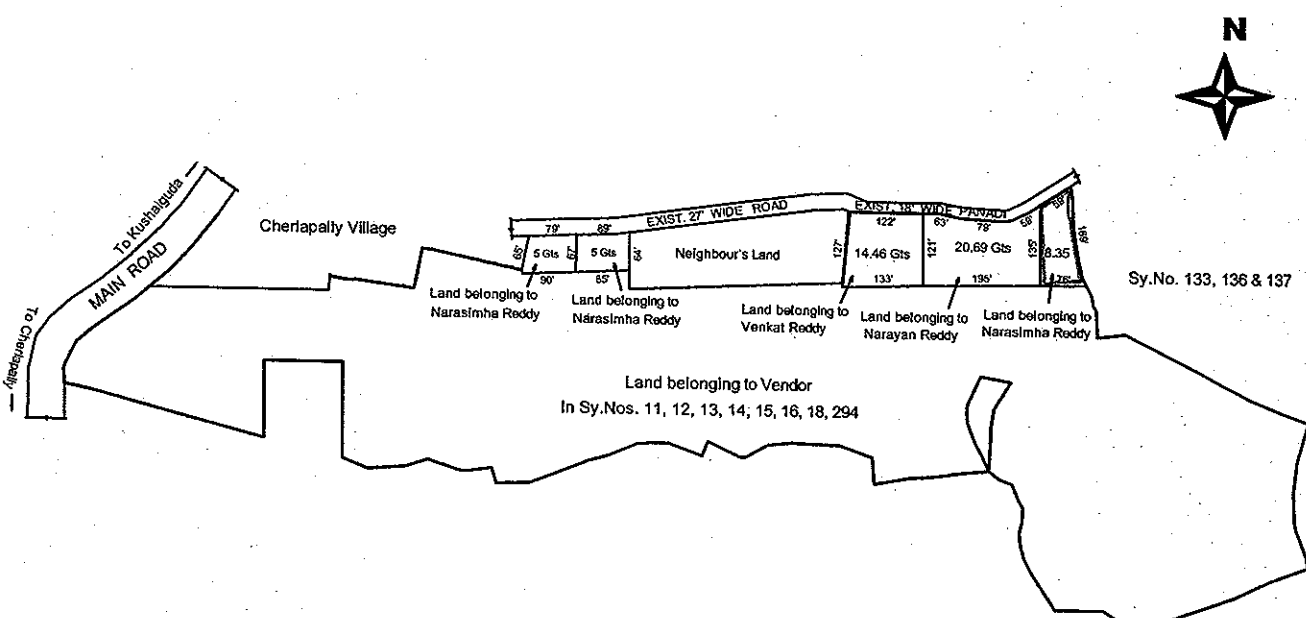
2. SURESH U MEHTA, SON OF LATE SHRI UTTAMLAL MEHTA

REFERENCE:
AREA: Ac. 0-8.35 GTS

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



[Handwritten Signature]

SIGNATURE OF THE VENDOR

WITNESSES:

1. *[Handwritten Signature]*
 2. *[Handwritten Signature]*

[Handwritten Signature]

SIGNATRE OF THE PURCHASER



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 517278

S.No. 5797 Date 24/07/2010 Rs. 100

K. SRINIVAS
SVL.No.26/98 R.No.04/2010
CITY CIVIL COURT
SECUNDERABAD.

Sold to Santosh

S/o. P/o. to Shankar

For Whom M/s. Mehta & Modi Homes

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 26th day of July, 2010 at Secunderabad by and between:

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 40 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Uttamlal Mehta, aged about 60 years, Occupation: Business, hereinafter referred to as the VENDOR which term shall mean and include all their heirs, successors-in-interest, assignees etc.

IN FAVOUR OF

Palle Narsimha Reddy, S/o. Late Shri. P. Malla Reddy, aged 49 years Occupation: Business, resident of 2-3-63, Cherlapally, Village, Ghatkesar Mandal, R.R. District.

John Paul

పల్లె నర్సింహ రెడ్డి

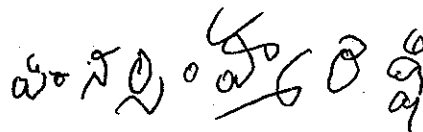
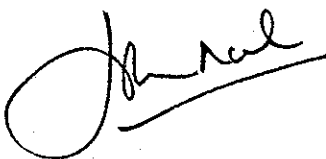
WHEREAS:

- A) M/s. Mehta & Modi Homes are the Agreement of Sale cum General Power of Attorney with Possession holders for land admeasuring about Ac. 7.37 Gts., survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, by virtue of registered document bearing no. 4784 dated 17.5.08 registered at the office of Sub Registrar, Uppal, R.R. District.
- B) The said land was purchased from the original owners and pattedars of the land namely Shri Palle Sanjiv Reddy, Shri Palle Prabhakar Reddy, Palle Purushotham Reddy, Palle Renuka, Shri Palle Ravinder Reddy, Shri Pratap Reddy, Shri Palle Venkat Ram Reddy, Smt. Palle Susheela, Shri Palle Narayana Reddy, Shri Palle Narsimha Reddy and Shri Palle Venkat Reddy. The entire sale consideration has been paid by the vendor to the original owners and the receipt of which is acknowledged by the original owners.
- C) THE VENDOR approached the PURCHASER to sell a portion of the above referred land admeasuring about Ac. 0-05 Gts., forming a part of Sy. no. 16 of Cherlapally Village and hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 8,00,000/- (Rupees Eight Lakhs Only) on the terms and conditions given hereunder.

The parties hereto are desirous of reducing the terms and conditions of sale into writing.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the VENDOR have agreed to sell to the Purchaser the Schedule Property for a total sale consideration of Rs. 8,00,000/- (Rupees Eight Lakhs Only).
2. That in pursuance of the agreement of sale the PURCHASERS has paid the entire sale consideration to the Vendor and the Vendor acknowledges receipt of the same.
3. That the VENDOR covenants that they are the possessors of the Schedule Property and entitled to deal with the said property and there is no legal embargo to alienate the Schedule Property and to transfer all the rights.
4. The VENDOR and PURCHASERS hereby jointly agree that the Schedule Property being sold by the Vendor to the Purchaser is on an 'as is where is basis'. The PURCHASERS have verified that title and extent of the land and shall here after not raise any objections or claims on these counts.
5. The VENDOR hereby covenant that the VENDOR have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this agreement of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the PURCHASERS to clear the same.
6. That the VENDOR shall execute and register sale deed or deeds either in favour of the Purchaser or in favour of its nominees upon request of the PURCHASERS.
7. The possession of the entire Scheduled Property has been handed over to the PURCHASERS by the VENDOR on this day.
8. This agreement is irrevocable.



9. The expenses of stamp duty and registration charges of this agreement and for further sale deeds or conveyance deeds and all other incidental expenses shall be borne by the PURCHASERS in full.

SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring about Ac. 0-05Gts., forming part of Sy no. 16 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S.R.O. Uppal, marked in red in the plan enclosed herein and bounded by:

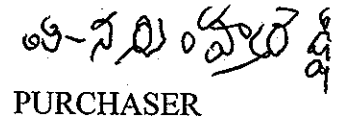
North	27' Wide Road
South	Land Belonging to the Vendor
East	Land belonging to Narsimha Reddy
West	Neighbours Land

IN WITNESSES WHEREOF this agreement of sale is made and executed on this the 26th day of July, 2010 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES

1. PCVJSSS
2. G. Kantappa


VENDOR


PURCHASER

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS. 16

CHERLAPALLY VILLAGE,

UPPAL

MANDAL, R.R. DIST.

PURCHASER: PALLE NARSIMAHA REDDY, S/O. P. MALLA REDDY

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

1. SHRI SOHAM MODI, SON OF SHRI SATISH MODI

2. SURESH U MEHTA, SON OF LATE SHRI UTTAMLAL MEHTA

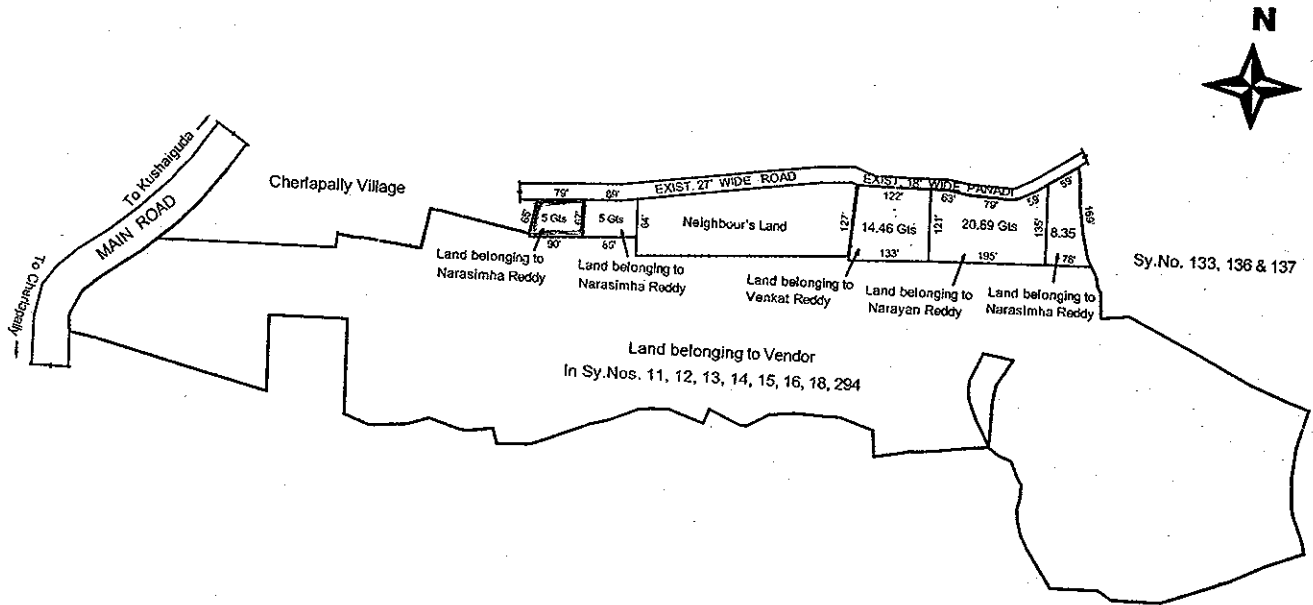
REFERENCE:

AREA: Ac. 0-05 GTS

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



[Handwritten Signature]
SIGNATURE OF THE VENDOR

WITNESSES:

1. *[Handwritten Signature]*
2. *[Handwritten Signature]*

[Handwritten Signature]
SIGNATRE OF THE PURCHASER

RECEIPT

Received a sum of Rs. 57,56,000/- (Rupees Fifty Seven Lakhs and Fifty Six Thousand only) from M/s. Mehta & Modi Homes a Partnership firm represented by Mr. Soham Modi having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. road, Secunderabad – 500 003 towards full and final consideration for sale of Ac. 7-37 Gts., forming part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District as per terms and conditions mentioned in agreement of sale cum general power of attorney registered as document no. 4784 dated 17.5.08 at the SRO Uppal. The details of amount paid are as follows:

S No	Date	Amount	Cash/ cheque	Drawn on	Paid to
1.	10.8.07	10,00,000	134765	HDFC Bank	Narsimha Reddy
2.	27.8.08	5,00,000	110392	SBI	Narsimha Reddy
3.	08.9.08	10,00,000	110397	SBI	Narsimha Reddy
4.	1.10.08	20,000	Cash		Narsimha Reddy
5.	03.10.08	20,000	Cash	--	Narsimha Reddy
6.	04.10.08	20,000	Cash	--	Narsimha Reddy
7.	06.10.08	20,000	Cash	--	Narsimha Reddy
8.	07.10.08	20,000	Cash	--	Narsimha Reddy
9.	08.10.08	20,000	Cash	--	Narsimha Reddy
10.	10.10.08	20,000	Cash	--	Narsimha Reddy
11.	11.10.08	20,000	Cash	--	Narsimha Reddy
12.	13.10.08	20,000	Cash	--	Narsimha Reddy
13.	14.10.08	20,000	Cash	--	Narsimha Reddy
14.	1.8.08 to 31.3.09	2,16,666	--	--	Paid on my behalf to heirs of alleged protected tenants
15.	12.7.10	23,39,334	--	--	Adjustment against purchase of land in Sy. No. 16 & 18
16.	13.7.10	5,00,000	156902	HDFC Bank	Narsimha Reddy

Place: Secunderabad
Date: 23.07.2010



Palle Narsimha Reddy
S/o. P. Malla Reddy

From,
Palle Narsimha Reddy,
S/o. Late Shri. P. Malla Reddy,
R/o. 2-3-63, Cherlapally,
Ghatkesar Mandal, R.R. District

Date: 01.06.2010

To,
Shri. Soham Modi, Managing Partner,
Mehta & Modi Homes,
5-4-187/3 & 4, II floor, Soham Mansion,
M. G. Road, Secunderabad – 500 003

Sub.: Request for payment of Rs. 8,00,000/- against purchase of Ac. 0-05 Gts., land in Sy.No. 18 of Cherlapally Village.

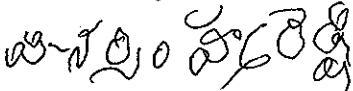
Ref.: Sale consideration payable to me for sale of Ac. 7-37 Gts., forming a part of 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District .

Dear Sir,

We have entered into an agreement of sale cum general power of attorney dated 17.5.08, registered as document no. 4784 for sale of Ac. 7-37 Gts., in Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District .

As per the terms of the said agreement, out of the total consideration of Rs. 57,56,000/- an amount of Rs. 23,39,000/- is still due to me. I request you to adjust a sum of Rs. 8,00,000/- on my behalf against purchase of Ac.0.05 Gts. Forming a part of Sy. no. 18 of Cherlapally Village, Ghatkesar Mandal, R.R. District that I am purchasing from your firm, out of the balance consideration due to me.

Thank You,
Yours sincerely,



Palle Narsimha Reddy,
S/o. Late Shri. P. Malla Reddy,
R/o. 2-3-63, Cherlapally,
Ghatkesar Mandal, R.R. District

Letter of Confirmation

From,
Soham Modi, Managing Partner,
M/s. Mehta & Modi Homes,
5-4-187/3 & 4, II floor, Soham Mansion,
M. G. Road, Secunderabad – 500 003

Date: 26.07.2010

To,
Shri Palle Narsimha Reddy,
S/o. Late P. Malla Reddy,
R/o. 2-3-63, Cherlapally,
Village, Ghatkesar Mandal,
R.R. District

Sub.: Confirmation of receipt of total consideration for sale of land admeasuring about
Ac. 0-05 Gts in Sy no. 16 of Cherlapally Village, Ghatkesar Mandal, Ranga
Reddy District .

Ref.: Agreement of sale dated 26.07.2010 for sale of Ac. 0-05 Gts in survey no. 18 of
Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District .

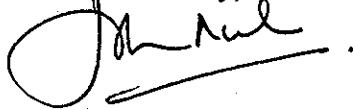
Dear Sir,

We have entered into an agreement of sale dated 26.07.2010 for sale of Ac. 0-05 Gts in
Sy. No. 16, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

We hereby confirm that we have received the entire sale consideration of Rs. 8,00,000/-
We further confirm that we have no further right, title, interest or claim of whatsoever
nature against the said land in Sy. No. 16, Cherlapally Village.

Thank You,

Yours sincerely,



Soham Modi,
Managing Partner.

Letter of Confirmation

From,
Soham Modi, Managing Partner,
M/s. Mehta & Modi Homes,
5-4-187/3 & 4, II floor, Soham Mansion,
M. G. Road, Secunderabad – 500 003

Date: 26.07.2010

To,
Shri Palle Narsimha Reddy,
S/o. Late P. Malla Reddy,
R/o. 2-3-63, Cherlapally,
Village, Ghatkesar Mandal,
R.R. District

Sub.: Confirmation of receipt of total consideration for sale of land admeasuring about
Ac. 0-8.35 Gts in survey no. 18 of Cherlapally Village, Ghatkesar Mandal,
Ranga Reddy District .

Ref.: Agreement of sale dated 26.07.2010 for sale of Ac. 0-8.35 Gts in survey no. 18 of
Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District .

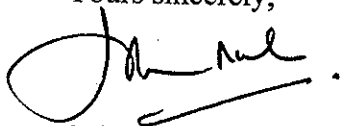
Dear Sir,

We have entered into an agreement of sale dated 26.07.2010 for sale of Ac. 0-8.35 Gts in
Sy. No. 18, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

We hereby confirm that we have received the entire sale consideration of Rs. 15,39,334/-
We further confirm that we have no further right, title, interest or claim of whatsoever
nature against the said land in Sy. No. 18, Cherlapally Village.

Thank You,

Yours sincerely,



Soham Modi,
Managing Partner.