



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376177

Sl No. 11668 Date 29/12/2007
 Sold to Mr. Venkatesh
 S/o. Mr. A. Rao
 For Whom Mr. Mohan & Mohan Consultants

K. SATISH KUMAR
 S.V.L. No:13/2000, R. No: 26/2008
 8-2-30 PREMAVATHIPET (V)
 R. NAGAR (M), R. R. DIST.

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 27th day of March 2008 at Secunderabad by and between:

1. Shri Yalalla Srinivas Reddy S/o. Late Shri. Y. Chandra Reddy aged 62 years Occupation: Agriculture, resident of Kowkur Village, Malkajgiri Mandal, R.R. District.
2. Shri Yalalla Raghupathi Reddy S/o. Late Shri. Y. Chandra Reddy aged 59 years Occupation: Agriculture, resident of Kowkur Village, Malkajgiri Mandal, R.R. District.
3. Shri Yalalla Jagadiswara Reddy S/o. Late Shri. Y. Chandra Reddy aged 57 years Occupation: Agriculture, resident of Kowkur Village, Malkajgiri Mandal, R.R. District.
4. Shri. Yalalla Krishna Reddy S/o. Late Shri. Y. Chandra Reddy aged 54 years Occupation: Agriculture, resident of Kowkur Village, Malkajgiri Mandal, R.R. District.
5. Shri Yalalla Ram Reddy S/o. Late Shri. Y. Chandra Reddy aged 52 years Occupation: Agriculture, resident of Kowkur Village, Malkajgiri Mandal, R.R. District.

1. Y. Srinivas Reddy
 2. యలల రాఘపతి రెడ్డి
 3. యలల జగదీశ్వర రెడ్డి
 4. [Signature]
 5. Reddy (Y. Ram Reddy)
 6. Y. B. Reddy
 [Signature]

6. Shri. Yalalla Balwanth Reddy S/o. Late Shri. Y. Chandra Reddy aged 50 years Occupation: Agriculture, resident of Kowkur Village, Malkajgiri Mandal, R.R. District.

Hereinafter collectively referred to as the VENDORS and severally as Vendor No 1, Vendor No. 2, Vendor No. 3 Vendor No. 4, Vendor No. 5 and Vendor No. 6 respectively, which term shall mean and include their heirs, legal representatives, administrators, executors, successor-in-interest, assignees, etc.

IN FAVOUR OF

M/S. MODI & MODI CONSTRUCTIONS, 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 hereinafter referred to as the PURCHASER which shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.

WHEREAS:

- A) Late Shri. Y. Chandra Reddy, son of Shri. Ram Reddy was the original pattedar of agricultural land admeasuring about Ac. 30-01 Gts., forming a part of survey nos. 21, 22 & 23/A of Kowkur Village, Malkajgiri Mandal, Ranga Reddy District by virtue of the order of the RDO East Division bearing no. A4/3508/1960 dated 12.7.1960 under sub section 6 of section 38 of the Hyderabad Tenancy and Agricultural Lands Act no. XXI of 1950.
- B) Whereas Late Shri. Y. Chandra Reddy was survived by six sons namely Shri. Y. Srinivas Reddy, Vendor No.1 herein, Shri. Y. Raghupathi Reddy, Vendor No.2 herein Shri. Y. Jagadiswara Reddy, Vendor No.3 herein, Shri. Y. Krishna Reddy, Vendor No.4 herein Shri. Y. Ram Reddy, Vendor No.5 herein and Shri. Y. Balwanth Reddy Vendor No.6 herein.
- C) After the death of late Shri. Y. Chandra Reddy the original pattedar, the VENDORS herein being the only legal heirs of the original pattedar became the lawful owners and possessors of land admeasuring about Ac. 29-21 Gts., forming a part of survey nos. 21, 22 & 23/A of Kowkur Village, Malkajgiri Mandal, Ranga Reddy District vide succession certificate issued by the MRO Malkajgiri Mandal dated 25.02.1997 bearing no. B/4711/96.
- D) Whereas the vide the proceedings of the MRO Malkajgiri Mandal bearing no. B/390/2002 dated 14.03.2002, the names of the VENDORS were mutated in the revenue records. Pahanis for the year 2001-02 reflect the names of the Vendors as owners and possessors of land admeasuring about Ac. 29-21 Gts., forming a part of survey nos. 21, 22 & 23 of Kowkur Village, Malkajgiri Mandal, Ranga Reddy District. Patta Passbook and title book have been issued in favour of the Vendors by the Mandal Revenue Office, Malkajgiri Mandal, R.R. District as per the details given below.

1 Y. Srinivas Reddy

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2 Y. Raghupathi Reddy

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3 Y. Jagadiswara Reddy

6 Y. Krishna Reddy

Shri. Modi

S. No.	Name of Pattedar	Patta & Passbook no.	Title book no.		Extent
1.	Y. Srinivas Reddy Vendor No. 1	178 & 391878	214337	Sy. No. 21	Ac. 1-00 Gts.
				Sy. No. 22	Ac. 1-02 Gts.
				Sy. No. 23	Ac. 2-35 Gts.
2.	Y. Raghupathi Reddy Vendor No. 2	179 & 391879	214338	Sy. No. 21	Ac. 0-39 Gts.
				Sy. No. 22	Ac. 1-03 Gts.
				Sy. No. 23	Ac. 2-35 Gts.
3.	Y. Jagadishwara Reddy Vendor No. 3	180 & 391880	214339	Sy. No. 21	Ac. 0-39 Gts.
				Sy. No. 22	Ac. 1-02 Gts.
				Sy. No. 23	Ac. 2-36 Gts.
4.	Y. Krishna Reddy Vendor No. 4	181 & 391881	214340	Sy. No. 21	Ac. 0-39 Gts.
				Sy. No. 22	Ac. 1-02 Gts.
				Sy. No. 23	Ac. 2-36 Gts.
5.	Y. Ram Reddy Vendor No. 5	182 & 391882	214341	Sy. No. 21	Ac. 0-39 Gts.
				Sy. No. 22	Ac. 1-02 Gts.
				Sy. No. 23	Ac. 2-36 Gts.
6.	Y. Balwanth Reddy Vendor No. 6	183 & 391883	214342	Sy. No. 21	Ac. 0-39 Gts.
				Sy. No. 22	Ac. 1-02 Gts.
				Sy. No. 23	Ac. 2-35 Gts.

- E) By virtue of the above referred documents, recitals and records, the Vendors became the absolute owners and possessors of about Ac. 29-21 Gts., forming a part of survey nos. 21, 22 & 23/A of Kowkur Village, Malkajgiri Mandal, Ranga Reddy District.
- F) Where as the Vendors from time to time sold certain portions of the above referred land to third parties. A portion of the land sold by the Vendors, admeasuring Ac. 11-00 Gts., sold by sale deed bearing document nos. 1195/03 dated 23.4.2003 and document no. 3454/02 dated 18.11.2002 registered at SRO Vallab Nagar, has been developed into plots by obtaining appropriate permissions from HUDA vide permit no.1950/MP2/Plg/H/2003 and 25/MP2/Plg/H/04 dated March 2006. The Vendors are presently owners of the balance land admeasuring about Ac. 16-00 Gts., on the northern side of the HUDA approved layout.
- G) Whereas the Vendors have represented to the purchasers that one late Shri I. Balaiah has been recorded as a protected tenant in the protected tenancy register. Further the name of Shri I. Balaiah was cancelled in the revenue records as per orders made in file no. 63/HTAA/56. The Vendors have assured that I. Balaiah and his heirs have no further right, title or interest of whatsoever nature in the said land and the Vendors indemnify the purchasers against any claim made by Shri I. Balaiah and his heirs/ successors in interest.
- H) The Vendors herein have agreed to sell to the Purchasers land admeasuring about Ac. 10-00 Gts., out of the balance unsold land. The land proposed to be sold by the Vendors to the Purchaser admeasuring about Ac. 10-00 Gts., forming a part of survey no. 23/A of Kowkur Village, Malkajgiri Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Property which is more fully described in the schedule given herein and marked in red in the plan enclosed.

1 Y. Srinivas Reddy

2 Y. Balwanth Reddy

3 Y. Ram Reddy

4 Y. Raghupathi Reddy

5 Y. Jagadishwara Reddy

6 Y. Krishna Reddy

[Signature]

- D) The Vendors have represented to the Purchasers that as per the existing master plans that is in force a 200ft. wide proposed intermediate ring road is passing through Sy. No. 23. A portion of Scheduled land is being effected by the 200ft. wide proposed road.
- J) THE Vendors approached the Purchaser to sell the Scheduled Property and the Purchaser has agreed to purchase the Scheduled Property for a total consideration of Rs. 18,00,00,000/- (Rupees Eighteen Crores 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 Vendors have agreed to sell to the Purchaser the Schedule Property for a total sale consideration of Rs. 18,00,00,000/- (Rupees Eighteen Crores Only) subject to clause 12 given hereunder.
2. That in pursuance of the agreement of sale the Purchaser paid an amount of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs only) as advance to the Vendors, who having received the same and acknowledged in a separate stamped receipt. The details of token amount of advance paid are as follows:
 - i. A sum of Rs. 1,00,000/- paid to Vendor No. 1 by cash on this day.
 - ii. A sum of Rs. 19,00,000/- paid to Vendor No. 1 vide cheque no. 002421, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.
 - iii. A sum of Rs. 1,00,000/- paid to Vendor No. 2 by cash on this day.
 - iv. A sum of Rs. 19,00,000/- paid to Vendor No. 2 vide cheque no. 002420, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.
 - v. A sum of Rs. 1,00,000/- paid to Vendor No. 3 by cash on this day.
 - vi. A sum of Rs. 19,00,000/- paid to Vendor No. 3 vide cheque no. 002425, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.
 - vii. A sum of Rs. 1,00,000/- paid to Vendor No. 4 by cash on this day.
 - viii. A sum of Rs. 19,00,000/- paid to Vendor No. 4 vide cheque no. 002423, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.
 - ix. A sum of Rs. 1,00,000/- paid to Vendor No. 5 by cash on this day.
 - x. A sum of Rs. 19,00,000/- paid to Vendor No. 5 vide cheque no. 002422, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.
 - xi. A sum of Rs. 1,00,000/- paid to Vendor No. 6 by cash on this day.
 - xii. A sum of Rs. 19,00,000/- paid to Vendor No. 6 vide cheque no. 002424, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.
3. The Vendors hereby jointly and severally declare that the receipt of sale consideration by any one of the Vendors shall be deemed to have been received for and on behalf of all the Vendors. It is further declared that the disbursement of the sale proceeds amongst the Vendors of the Scheduled Property shall be an internal matter and arrangement amongst themselves and they shall not raise any claim/objection as to distribution of the sale proceeds amongst themselves. However, the Purchaser shall obtain a duly signed receipt from all the six Vendors for any payment made to all or any Vendor. The Vendors have expressed to the Purchaser that all payments should be made equally to the six Vendors.

1 Y. Srinivas Reddy

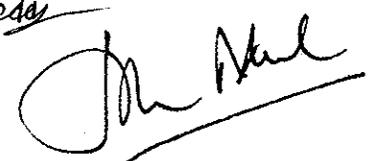
2 S. Srinivas Reddy

3 S. Srinivas Reddy

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5 S. Srinivas Reddy

6 Y. Srinivas Reddy



4. That the Vendors and Purchaser have mutually agreed that the balance consideration amount shall be paid as follows subject to completion of the events listed in Clause 5 herein.
 - a. A sum equal to 25% of the total sale consideration shall be paid within 2 months from the date of this agreement.
 - b. A sum equal to 25% of the total sale consideration shall be paid within 3 months from the date of this agreement.
 - c. The balance sale consideration shall be paid within 4 months from the date of this agreement, after adjusting all payments made this for.

5. That the Vendors and Purchaser have mutually agreed that the payments of installments shall become due as per the details given in Clause 4 above subject to the completion of the following events:
 - i. The Vendors undertakes to conduct the Panchanama and survey through the MRO's Office demarcating the exact area of land forming the Scheduled Property.
 - ii. The Vendors shall permit the Purchaser to raise Kadis (stone pillars) & barb wire along the boundary of the Scheduled Property to clearly demarcate the Scheduled Property after obtaining the Survey and Panchanama report from the MRO's Office referred above. However, the cost of erecting the fence shall be paid by the Purchaser.
 - iii. The Purchaser is entitled to issue a public notice within 60 days of this Agreement calling for objections, if any, from the general public regarding the proposed sale.
 - iv. The Vendors shall clear all dues, if any, that may be payable to any bank or financial institution or private financiers that may have been obtained against the Scheduled Property and obtain an NOC from the said bank/institution for the same.

It is specifically agreed that the balance sale consideration shall be paid by the Purchaser to the Vendors only on completion of the above referred events.

6. That the Vendors covenant that they are the absolute owners and possessors of the Scheduled 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.

7. The Vendors hereby covenant that the Scheduled Property was the absolute property belonging to Late Shri Y. Chandra Reddy and after his death the Vendors herein alone are the absolute owners of the same and no other person other than the Vendors have any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of the Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendors herein above mentioned.

8. The Vendors hereby declare and covenant that they are the true and lawful pattedars of the Scheduled Property. The Vendors collectively and severally hereby covenant that no other person(s) other than the Vendors have any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendors and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have no objection for the sale of the Scheduled Property to the Purchaser.

1 Y. Srinivas Reddy

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6 Y. B. Reddy



9. The Vendors further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby give warranty of title. The Vendors hereby declare that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by any person either claiming through the Vendors or otherwise in respect of Scheduled Property it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Purchaser is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the Vendors shall indemnify the Purchaser fully for such losses.
10. The Vendors hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of the Scheduled Property.
11. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this agreement of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendors to clear the same.
12. That the Vendors shall submit an application to the Mandal Revenue Officer, Malkajgiri Mandal, to get the Scheduled Property surveyed to fix up the boundary stones in presence of the Purchaser in order to assure the Purchaser the actual extent available at the site and to show the boundaries of the schedule property and the total consideration calculated at the rate of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs only) per acre will be arrived based on the land available at the site. It is specifically agreed that the Vendors shall clearly demarcate the Scheduled Property being sold to the Purchaser.
13. The Vendors at the request of the Purchaser have agreed to include their legal heirs (as Consenting Parties) given below, at the time of executing the sale deed or General Power of Attorney in favour of the PURCHASER or its nominees, to assure and ensure perfect legal title to the Scheduled Property.
 - a. Shri. Gopal Reddy, S/o. Srinivas Reddy, Vendor No. 1 herein.
 - b. Shri. Dharma Reddy, S/o. Srinivas Reddy, Vendor No. 1 herein.
 - c. Shri. Govind Reddy, S/o. Raghupathi Reddy, Vendor No. 2 herein.
 - d. Shri. Govardhan Reddy, S/o. Jagadishwar Reddy, Vendor No. 3 herein.
 - e. Shri. Vijay Reddy, S/o. Jagadishwar Reddy, Vendor No. 3 herein.
 - f. Shri. Rajender Reddy, S/o. Jagadishwar Reddy, Vendor No. 3 herein.
 - g. Shri. Ramchandra Reddy, S/o. Krishna Reddy, Vendor No. 4 herein.
 - h. Shri. Sanjeeva Reddy, S/o. Krishna Reddy, Vendor No. 4 herein.
 - i. Shri. Avinash Reddy, S/o. Ram Reddy, Vendor No. 5 herein.
14. The Vendors at the request of the Purchaser have agreed to provide notarized affidavits (with photographs) of the persons given below, stating that they are aware of the transaction being entered into by the Vendors in favour of the Purchasers, at the time of executing the sale deed or General Power of Attorney in favour of the Purchaser or its nominees, to assure and ensure perfect legal title to the Scheduled Property.
 - a. Smt. Bhagya Rekha, D/o. Srinivas Reddy, Vendor No. 1 herein.
 - b. Smt. Ramya, D/o. Raghupathi Reddy, Vendor No. 2 herein.
 - c. Smt. Sabitha, D/o. Raghupathi Reddy, Vendor No. 2 herein.
 - d. Smt. Radhika, D/o. Krishna Reddy, Vendor No. 4 herein.
 - e. Miss. Preethi, D/o. Ram Reddy, Vendor No. 5 herein.
 - f. Miss. Prathima, D/o. Ram Reddy, Vendor No. 5 herein.
 - g. Miss. Chandana, D/o. Balwanth Reddy, Vendor No. 6 herein.
 - h. Smt. Ramulamma, D/o. Late Chandra Reddy and sister of the Vendor no.1 to Vendor No. 6 herein.
 - i. Smt. Chandrakka, D/o. Late Chandra Reddy and sister of the Vendor no.1 to Vendor No. 6 herein.

1 Y. Srinivas Reddy

2 Smt. Bhagya Rekha

3 Smt. Ramya

4 Smt. Sabitha

5 Smt. Radhika

6 Miss. Preethi

John Paul

15. That the VENDORS shall execute and register sale deeds, Agreement of sale cum General Power of Attorney, General Power of Attorney or other deeds either in favour of the Purchaser or in favour of its nominees on receipt of the agreed consideration. It is hereby agreed that the PURCHASER shall be entitled for registration of sale deeds/GPAs in its favour or in favour of its nominees, for a part/ portion of the Scheduled Property for which proportionate payment has been received by the Vendors from time to time. For the purposes of registration in parts, as stipulated herein, the payments made aggregating to the Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs only) being the advance paid on this day, shall not be considered.
16. It is further agreed that the possession of the Scheduled Property shall be handed over to the Purchasers by the Vendors in part or in full to the extent of land for which the Purchasers have paid the consideration to the Vendors from time to time. For the purposes of handing over possession in parts, as stipulated herein, the payments made aggregating to the Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs only) being the advance paid on this day, shall not be considered.
17. At the request of the Purchaser the Vendors have agreed to sign, from time to time, all such documents, deeds, applications, forms that may be required for the purposes of obtaining permits or sanctions from the concerned authorities for change of land use or construction of layout/houses/flats or any other kind of development/construction activity. The Vendors have also agreed to sign, from time to time, all such documents, deeds, applications, forms that may be required for the purposes of obtaining water and electric power connections. At the request of the Purchaser the Vendors shall execute a Specific Power of Attorney in favour of the Purchaser or its nominees for the purposes of making applications, affidavits, prepare documents or initiate legal proceedings that may be required from time to time in order to obtain permits or sanctions from the concerned authorities/courts for undertaking development/construction on the Scheduled Property. The cost of obtaining any clearance, permission or connection for the above said purposes shall be borne entirely by the Purchaser.
18. The parties hereto agree to perform all such acts and deeds that are required to fully effectuate this agreement entered into herein.
19. The PURCHASER is entitled to cancel this agreement of sale in the event of one or more of the following:
- In case of any major boundary dispute with the neighbors at the time of erecting the kadis and barb wire or at other times.
 - In the event of any claim/objection received from any person in response to the public notice or otherwise, which the Purchaser may deem to be a defect in the title of the Scheduled Property.
 - In event of any claim or objection being received from the heirs or alleged heirs of any Protected Tenant.
 - Failure to complete the events mentioned in Clause 5 above.
 - For breach of any terms and conditions by the Vendors.
- Upon cancellation of this agreement the Vendors shall refund the amounts paid by the Purchaser within 30 days of cancellation. Thereafter, the Purchaser shall be entitled to recover the said amount along with interest calculated at the rate of 2% per month.

1 Y. Srinivas Reddy

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5 Srinivas

6 Y. Ravi

John M. L.

20. The Vendors shall be entitled to cancel this agreement of sale in the event of one or more of the following.

a. In case of the Purchaser committing default under Clause 4 above.

b. For breach of any terms and conditions by the Purchaser.

Upon cancellation of this agreement the Vendors shall be entitled to forfeit the amount of Rs. 50,00,000/- (Rupees Fifty Lakhs only) paid by the Purchasers towards cancellation charges.

21. The parties are entitled for specific performance and damages.

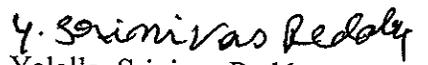
22. The Vendors and the Purchaser hereby undertake to register this agreement of sale as and when called upon by the Purchaser to do so. The expenses of stamp duty and registration charges of this agreement and all other incidental expenses shall be borne by the Purchaser in full.

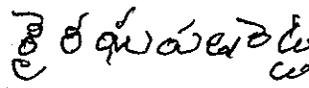
SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring about Ac. 10-00 Gts., forming a part of survey no. 23/A of Kowkur Village, Malkajgiri Mandal, Ranga Reddy District, under S.R.O. Vallab Nagar and bounded by:

North	Group housing scheme undertaken by government
South	Plots in the HUDA approved layout forming part of Sy. No. 21, 22 & 23
East	Land belonging to the Vendors
West	Open land

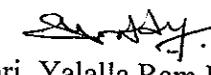
IN WITNESSES WHEREOF this agreement of sale is made and executed on this the 27th day of March, 2008 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:


Shri. Yalalla Srinivas Reddy


Shri. Yalalla Raghupathi Reddy

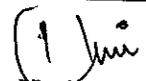

Shri. Yalalla Jagadiswara Reddy

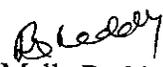

Shri. Yalalla Krishna Reddy


Shri. Yalalla Ram Reddy


Shri. Yalalla Balwanth Reddy

WITNESSES


1. Hari Mehta


2. Malla Reddy

For MODI & MODI CONSTRUCTIONS


Partner

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS.

23/A

KOWKUR VILLAGE,

MALKAJGIRI

MANDAL, R.R. DIST.

VENDORS:

SHRI Y. SRINIVAS REDDY, S/O. LATE Y. CHANDRA REDDY & OTHERS

PURCHASER :

MODI & MODI CONSTRUCTIONS REPRESENTED BY ITS PARTNER

SHRI SOHAM MODI, SON OF SHRI SATISH MODI

REFERENCE:

AREA:

AC. 10-00 GTS.

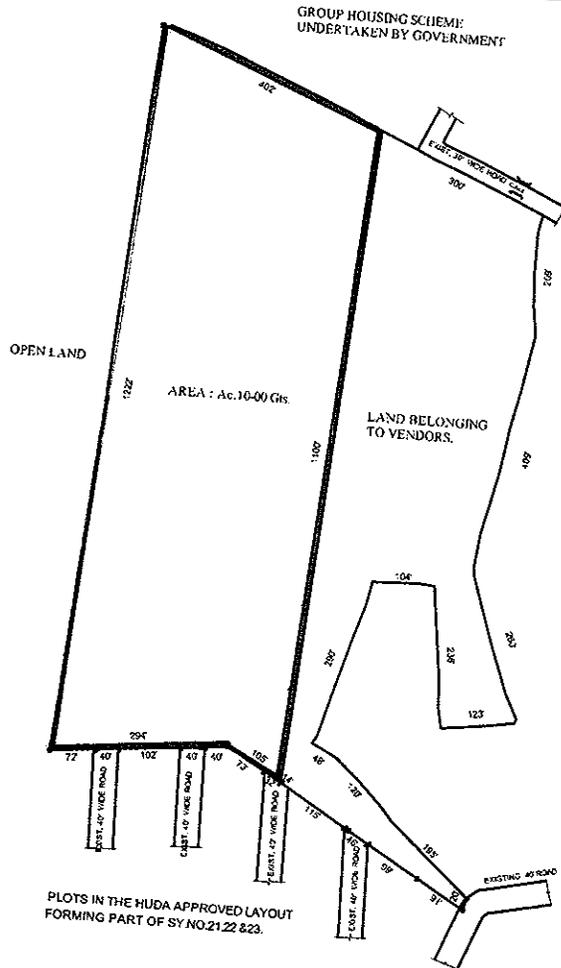
SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

EXCL:



WITNESSES:

- 1.
- 2.

SIGNATURE OF THE VENDORS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

SIGNATURE OF THE PURCHASER

RECEIPT

Received a sum of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs only) as per the details given below from M/s. Modi & Modi Constructions a registered partnership firm having its office at 5-4-187/3 & 4, second floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner Mr. Soham Modi towards part payment of sale consideration for sale of land admeasuring about Ac. 10-00 Gts., forming a part of survey no. 23/A of Kowkur Village, Malkajgiri Mandal, Ranga Reddy District. The details are as follows:

- i. A sum of Rs. 1,00,000/- paid to Yalalla Srinivas Reddy by cash on this day.
- ii. A sum of Rs. 19,00,000/- paid to Yalalla Srinivas Reddy vide cheque no. 002421, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.
- iii. A sum of Rs. 1,00,000/- paid to Yalalla Raghupathi Reddy by cash on this day.
- iv. A sum of Rs. 19,00,000/- paid to Yalalla Raghupathi Reddy vide cheque no. 002420, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.
- v. A sum of Rs. 1,00,000/- paid to Yalalla Jagadiswara Reddy by cash on this day.
- vi. A sum of Rs. 19,00,000/- paid to Yalalla Jagadiswara Reddy vide cheque no. 002425, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.
- vii. A sum of Rs. 1,00,000/- paid to Yalalla Krishna Reddy by cash on this day.
- viii. A sum of Rs. 19,00,000/- paid to Yalalla Krishna Reddy vide cheque no. 002423, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.
- ix. A sum of Rs. 1,00,000/- paid to Yalalla Ram Reddy by cash on this day.
- x. A sum of Rs. 19,00,000/- paid to Yalalla Ram Reddy vide cheque no. 002422, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.
- xi. A sum of Rs. 1,00,000/- paid to Yalalla Balwanth Reddy by cash on this day.
- xii. A sum of Rs. 19,00,000/- paid to Yalalla Balwanth Reddy vide cheque no. 002424, dated 27.03.2008, drawn on HDFC Bank Ltd., S.D. Road Branch.

y. Srinivas Reddy



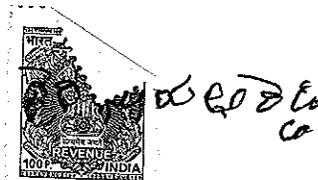
Shri. Yalalla Srinivas Reddy



Shri. Yalalla Jagadiswara Reddy



Shri. Yalalla Ram Reddy



Shri. Yalalla Raghupathi Reddy



Shri. Yalalla Krishna Reddy



Shri. Yalalla Balwanth Reddy