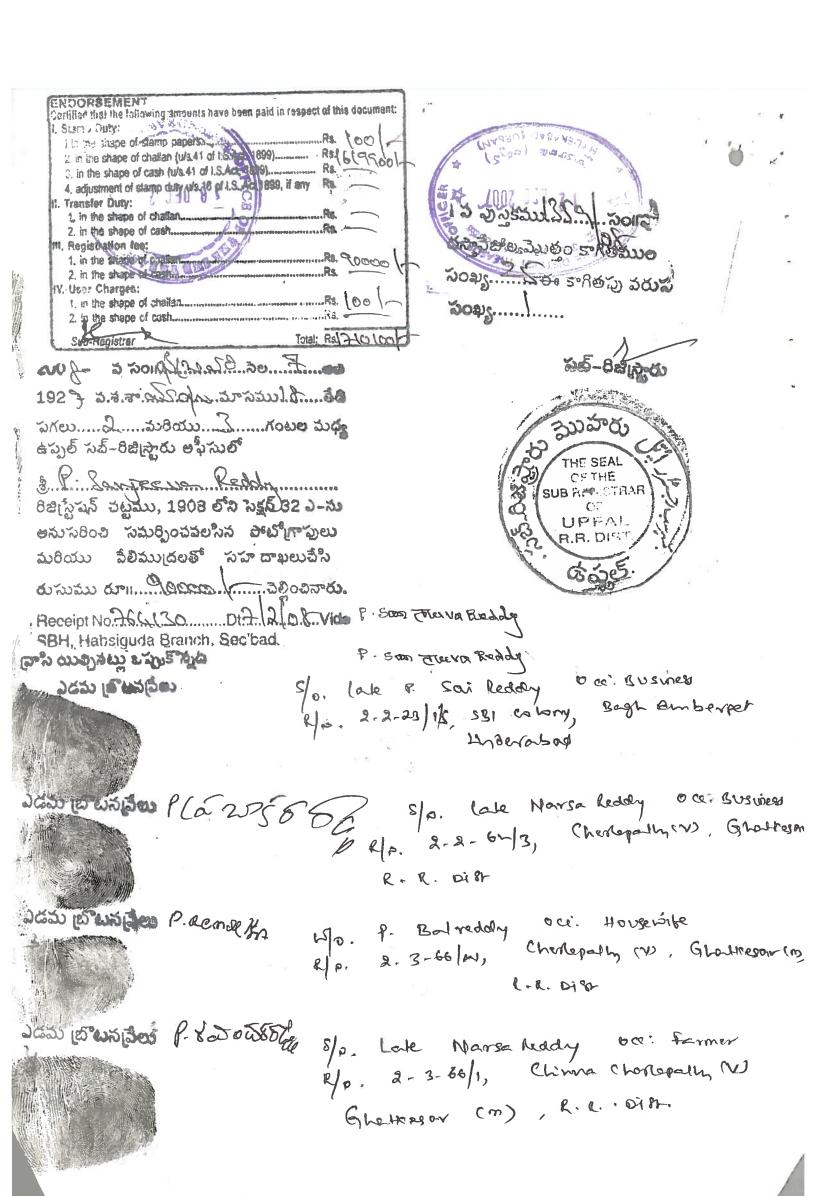


Chinna Cherlapally Village, Ghatkesar Mandal, R.R. District.

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- 5. Sri. Palle Pratap Reddy, S/o. Late Shri. Ram Reddy, aged 55 years Occupation: Business, resident of 3-1-73/1, Ramanthapur, R.R. District.
- 6. Sri. Palle Purushotham Reddy, S/o. Late Shri. P. Sarabha Reddy, aged 46 years Occupation: Business, resident of 3-3-21/B, Anand Nagar, Ramanthapur, R. R. District.
- 7. Sri. Palle Venkat Ram Reddy, S/o. Late Shri. P. Sarabha Reddy, aged 35 years Occupation: Business, resident of 3-3-21/D, Anand Nagar, Ramanthapur, R. R. District.
- 8. Smt. Palle Susheela, W/o. Shri. P. Narasimha Reddy, aged 40 years Occupation: House wife, resident of 3-1-63, Old Ramanthapur, R. R. District.
- 9. Sri Palle Narayana Reddy, S/o. Late Shri. P. Malla Reddy, aged 75 years Occupation: Business, resident of 2-3-61, Cherlapally Village, Ghatkesar Mandal, R. R. District.
- 10. Sri. Palle Narsimha Reddy, S/o. Late Shri. P. Malla Reddy, aged 45 years Occupation: Business, resident of 2-3-63, Cherlapally Village, Ghatkesar Mandal, R. R. District.
- 11. Sri. Palle Venkat Reddy, S/o. Late Shri. P. Malla Reddy, aged 60 years Occupation:
 Business, resident of 2-3-62, Cherlapally Village, Ghatkesar Mandal, R.R. District.
 Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1, VENDOR NO. 2, VENDOR NO. 3, VENDOR NO. 4, VENDOR NO. 5, VENDOR NO. 6, VENDOR NO. 7, VENDOR NO. 8, VENDOR NO. 9, VENDOR NO. 10 and VENDOR NO. 11 respectively.

AND

- 1. Shri. Bal Ram Reddy, S/o. Sanjeev Reddy, aged about 26 years, Occupation: Business, resident of 2-2-23/1/5, SBH Colony, Bagh Amberpet, Hyderabad.
- 2. Shri. Radha Krishna Reddy, S/o. Sanjeev Reddy, aged about 24 years, Occupation: Business, resident of 2-2-23/1/5, SBH Colony, Bagh Amberpet, Hyderabad.
- 3. Shri. Ravinder Reddy, S/o. Pratap Reddy, aged about 30 years, Occupation: Business, resident of of 3-1-73/1, Ramanthapur, R.R. District.

1. P. San Macra Reddy 2 P (ou 2450 Sq. 3 P. Remillia) 4 P. S. D. Meele F. P. Lu Meele P. P. Lu Meele

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- 4. Shri. Ram Reddy, S/o. Pratap Reddy, aged about 25 years, Occupation: Business, resident of 3-1-73/1, Ramanthapur, R. R. District.
- 5. Shri. Narender Reddy, S/o. Smt. Susheela Reddy, aged about 36 years, Occupation: Business, resident of 3-1-63, Old Ramanthapur, R. R. District.
- 6. "Shri. Gopal Reddy, S/o. Narayana Reddy, aged about 30 years, Occupation: Business, resident of 2-3-61, Cherlapally Village, Ghatkesar Mandal, R. R. District.
- 7. Shri. Ram Bhopal Reddy, S/o. Narsimha Reddy, aged about 28 years, Occupation: Business, resident of 2-3-63, Cherlapally Village, Ghatkesar Mandal, R. R. District.
 - 8. Shri. Madhusudhan Reddy, S/o. Narsimha Reddy, aged about 20 years, Occupation: Business, resident of 2-3-63, Cherlapally Village, Ghatkesar Mandal, R. R. District.
 - 9. Shri. Rama Krishna Reddy, S/o. Venkat Reddy, aged about 29 years, Occupation: Business, resident of 2-3-62, Cherlapally Village, Ghatkesar Mandal, R. R. District.
 - 10. Shri. Yella Reddy, S/o. Venkat Reddy, aged about 30 years, Occupation: Business, resident of 2-3-62, Cherlapally Village, Ghatkesar Mandal, R.R. District.

Hereinafter jointly referred to as the CONSENTING PATRY and severally referred to as CONSENTING PATRY NO. 1, CONSENTING PATRY NO. 2, CONSENTING PATRY NO. 3, CONSENTING PATRY. 4, CONSENTING PATRY NO. 5, CONSENTING PATRY NO. 6, CONSENTING PATRY NO. 7, CONSENTING PATRY NO. 8, CONSENTING PATRY NO. 9 and CONSENTING PATRY NO. 10 respectively.

IN FAVOUR OF

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 Partners 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 57 years, Occupation: Business, hereinafter referred as the PURCHASER.

The term VENDORS, CONSENTING PARTY and the PURCHASER shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, executors, etc.

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Plan 2-3-63, Cherlapally (N), Ghatkegarini

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WHEREAS:

- A. Late Shri P. Sai Reddy, S/o. Late Shri Yella Reddy, Late Shri P. Malla Reddy, S/o. Late Shri Yella Reddy, Late Shri Ram Reddy, S/o. Late Shri Linga Reddy and Late Shri Narsa Reddy (alias Narsi Reddy alias Narsimha Reddy), S/o. Late Shri Sai Reddy were the original pattedars of agricultural land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- B. Whereas Shri. P. Sanjeev Reddy, the VENDOR NO. 1 herein, is the only son of Late Shri. P. Sai Reddy.
- C. Whereas Late Shri P. Malla Reddy was survived by three sons namely Shri P. Narayana Reddy, VENDOR NO. 9 herein, Shri P. Narsimha Reddy, VENDOR NO. 10 herein and Shri P. Venkat Reddy, VENDOR NO. 11 herein.
- D. Whereas Late Shri Narsa Reddy alias Narsi Reddy alias Narsimha Reddy was survived by his four sons namely Shri P. Prabhakar Reddy, VENDOR NO. 2 herein, Shri P. Bal Reddy, the husband of Smt. P. Renuka VENDOR NO. 3 herein, Shri P. Ravinder Reddy, VENDOR NO. 4 herein and Shri P. Sanjeev Reddy. Shri P. Bal Reddy has gifted the agriculture belonging to him admeasuring about Ac. 1-34 Gts., in Sy. Nos. 11 (Ac. 0-10 Gts.,), Sy. No.12 (Ac.0-08 Gts.), Sy.No. 15 (Ac. 0.07 Gts.,), Sy.No. 16 (Ac. 0-07 Gts.), Sy. No. 17 (Ac. 0-04 Gts.) Sy. No. 116 (Ac. 0-05 Gts.), Sy. No. 117 (Ac. 0-04 Gts.), Sy. No. 149 (c. 0-08 Gts.) and Sy. No. 294 (Ac. 0-17 Gts.) of Cherlapally Village, Ghatkesar Mandal, R.R. District to his wife Smt. P. Renuka, VENDOR NO. 3 herein by way of gift settlement deed bearing document no. 3050/04 dated 12.03.2004 registered at SRO, Uppal.
- E. Where Late Shri P. Ram Reddy was survived by his three sons namely Late Shri Sarabha Reddy, Late Shri Narsimha Reddy and Shri Pratap Reddy, VENDOR NO. 5 herein. Late Shri. Sarabha Reedy was survived by his two sons namely Shri P. Purushotham Reddy VENDOR NO. 6 herein and Shri P. Venkat Ram Reddy, First VENDOR NO. 7 herein. Share of Shri. P. Narsimha Reddy devolved to his wife Smt. P. Susheela, VENDOR NO. 8 herein.
- F. After the death of the original pattedars referred above, the VENDORS herein along with the Shri P. Sanjeev Reddy, S/o. Late Shri Narsa Reddy alias Narsi Reddy alias Narsimha Reddy, being the only legal heirs of the original pattedars became the lawful owners and possessors of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

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G. After due proceedings of the MRO/RDO, the names of the VENDORS and Shri P. Sanjeev Reddy were mutated in the revenue records. Pahanis for the year 2002-03 reflect the names of the VENDORS and Shri P. Sanjeev Reddy as owners and possessors of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Patta Passbook and title book have been issued in favour of the VENDORS by the Mandal Revenue Office, Ghatkesar Mandal, R.R. District as per the details given below.

S.	Name of Pattedar	Patta &	Title book		Extent
No.		Passbook no.	no.		
1.	P. Sanjeev Reddy Vendor No. 1	20 & 177970	10420	Sy. No. 14	Ac. 1-06 Gts.
				Sy. No. 18	Ac. 1-00 Gts.
				Sy. No. 294	Ac. 1-28 Gts.
	P. Prabhakar Reddy Vendor No. 2	9 &177959	10409	Sy. No. 11	Ac. 0-09 Gts.
				Sy. No. 12	Ac. 0-09 Gts.
2.				Sy. No. 15	Ac. 0-07 Gts.
7.				Sy. No. 16	Ac. 0-07 Gts.
				Sy. No. 17	Ac. 0-04 Gts.
				Sy. No. 294	Ac. 0-17 Gts.
		7 &177957	10407	Sy. No. 11	Ac. 0-10 Gts.
	P. Bal Reddy Vendor No. 3			Sy. No. 12	Ac. 0-08 Gts.
3.				Sy. No. 15	Ac. 0-07 Gts.
				Sy. No. 16	Ac. 0-07 Gts.
				Sy. No. 17	Ac. 0-04 Gts.
				Sy. No. 294	Ac. 0-17 Gts.
	P. Ravinder Reddy Vendor No. 4	10 &177960	10410	Sy. No. 11	Ac. 0-09 Gts.
İ				Sy. No. 12	Ac. 0-09 Gts.
4.				Sy. No. 15	Ac. 0-06 Gts.
				Sy. No. 16	Ac. 0-07 Gts.
				Sy. No. 17	Ac. 0-04 Gts.
				Sy. No. 294	Ac. 0-17 Gts.
	P. Pratap Reddy Vendor No. 5	14 &177964	10414	Sy. No. 14	Ac. 0-15 Gts.
5.				Sy. No. 18	Ac. 0-13 Gts.
				Sy. No. 294	Ac. 0-23Gts.
	P. Purushotham Reddy Vendor No. 6	24 &114695	12506	Sy. No. 14	Ac. 0-08 Gts.
6.				Sy. No. 18	Ac. 0-06 Gts.
				Sy. No. 294	Ac. 0-12 Gts.

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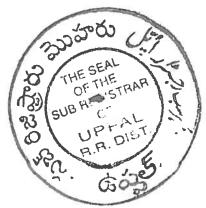
పబ్-రిజిస్టారు

I hereby certify that the proper deficit
stamp duty of Rs. 10 100 Rupees 1/120 has been levied in respect of this instrument
from Sri. P. Server Reddy
on the basis of the agreed Market Value
higher than the consideration agreed Market
Value.

R.O. Uppal

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

8.8.H. Habsiguda A/c No. 01000058786 of 8.8.Q. Uppal.



7.	P. Venkat Ram Reddy Vendor No. 7	12 &114694	12505	Sy. No. 14	Ac. 0-08 Gts
				Sy. No. 18	Ac. 0-07 Gts
ļ				Sy. No. 294	Ac. 0-12 Gts
8.	P. Susheela Reddy Vendor No. 8	13 &114696	12507	Sy. No. 14	Ac. 0-15 Gts.
8.				Sy. No. 18	Ac. 0-13 Gts.
<u> </u>				Sy. No. 294	Ac. 0-23 Gts.
	P. Narayana Reddy Vendor No. 9	4 &177954	10404	Sy. No. 11	Ac. 0-13 Gts.
				Sy. No. 12	Ac. 0-12 Gts.
9.				Sy. No. 15	Ac. 0-09 Gts.
				Sy. No. 16	Ac. 0-09 Gts.
				Sy. No. 17	Ac. 0-05 Gts.
				Sy. No. 294	Ac. 0-23 Gts.
				Sy. No. 11	Ac. 0-12 Gts.
	P. Narsimha Reddy Vendor No. 10			Sy. No. 12	Ac. 0-11 Gts.
10.		6 &177956	10406	Sy. No. 15	Ac. 0-09 Gts.
				Sy. No. 16	Ac. 0-09 Gts.
				Sy. No. 17	Ac. 0-05 Gts.
				Sy. No. 294	Ac. 0-22 Gts.
	P. Venkat Reddy Vendor No. 11	5 &177955	10405	Sy. No. 11	Ac. 0-13 Gts.
				Sy. No. 12	Ac. 0-12 Gts.
11.				Sy. No. 15	Ac. 0-09 Gts.
				Sy. No. 16	Ac. 0-09 Gts.
				Sy. No. 17	Ac. 0-05 Gts.
				Sy. No. 294	Ac. 0-22 Gts.
_	Total land belonging to t		Ac.16-36 Gts.		
	P. Sanjeev Reddy	8 &177958	10408	Sy. No. 11	Ac. 0-10 Gts.
				Sy. No. 12	Ac. 0-09 Gts.
12.				Sy. No. 15	Ac. 0-07 Gts.
				Sy. No. 16	Ac. 0-07 Gts.
				Sy. No. 17	Ac. 0-04 Gts.
				Sy. No. 294	Ac. 0-17 Gts.

H. By virtue of the above referred documents, recitals and records, the VENDORS along with the Shri P. Sanjeev Reddy herein became the absolute co-owners and possessors of undivided share of land admeasuring about Ac. 18-10 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

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- I. Whereas a portion of the land, admeasuring about Ac. 0-39 Gts., referred above has been encroached and effected in the existing road. The VENDORS and Shri P. Sanjeev Reddy together are now in possession of the balance land admeasuring about Ac. 17-11 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy. Whereas vide a registered Partition Deed bearing no. 12389/2007, dated 31.10.2007 executed between the VENDORS and Shri P. Sanjeev Reddy, S/o. Late Shri Narsa Reddy alias Narsi Reddy alias Narsimha Reddy, the share of land of Shri P. Sanjeev Reddy was separated by metes and bounds. Whereas the VENDORS became the absolute co-owners and possessors of undivided share in the balance land admeasuring about Ac. 15-37 Gts., forming part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- J. The VENDORS have sold to the PURCHASERS Ac 4-00 Gts., out of the above referred land vide sale deed bearing no. 12465/2007 dated 05.10.2007 registered at SRO Uppal.
- K. The PURCHASER approached the VENDORS to sell a further portion out of the above referred land admeasuring about Ac. 3-00 Gts., forming part survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy (herein after 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. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) on the terms and conditions given hereunder.
- L. Shri. Bal Ram Reddy, CONSENTING PARTY No. 1 herein and Shri. Radha Krishna Reddy, CONSENTING PARTY No. 2 herein, are the sons of S/o. Sanjeev Reddy, the VENDOR No. 1 herein. Shri. Ravinder Reddy, CONSENTING PARTY No. 3 herein, is the son of S/o. Pratap Reddy, VENDOR No. 5 herein. Shri. Ram Reddy CONSENTING PARTY No. 4 herein is the son of Pratap Reddy, VENDOR No. 5 herein. Shri. Narender Reddy, CONSENTING PARTY No. 5 herein is the son of Smt. Susheela Reddy VENDOR No. 8 herein. Shri. Gopal Reddy, CONSENTING PARTY No. 6 herein is the son of Narayana Reddy, VENDOR No. 9 herein. Shri. Ram Bhopal Reddy, CONSENTING PARTY No. 7 herein and Shri. Madhusudhan Reddy, CONSENTING PARTY No. 8 herein, are the son of Narsimha Reddy, VENDOR No. 10 herein. Shri. Venkat Reddy, CONSENTING PARTY No. 9 herein and Shri. Yella Reddy CONSENTING PARTY No. 10 herein, are the sons of Venkat Reddy, VENDOR No. 11 herein. The CONSENTING PARTY has joined in executing this Sale Deed to assure and ensure the Purchasers of absolute and peaceful ownership, possession and enjoyment of the Scheduled Property, without any let or hindrance from them. The CONSENTING PARTY hereby further confirms that they have no right title or interest of whatsoever nature in the Scheduled Property.

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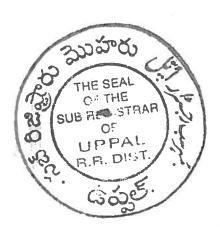
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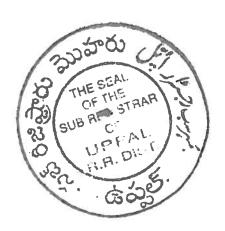
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

The PURCHASER has paid the aforesaid total consideration of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.

- A sum of Rs. 13,25,000/- paid by Payorder no. 138502 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Sanjiv Reddy, S/o. Late Shri P. Sai Reddy.
 A sum of Rs. 12,50,000/- paid by Payorder no. 138501 dated 05.02.2008, drawn
 - A sum of Rs. 12,50,000/- paid by Payorder no. 138501 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. Bal ram Reddy on behalf of Shri P. Sanjiv Reddy.
- 3. A sum of Rs. 12,50,000/- paid by Payorder no. 138500 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. Radha Krishna Reddy on behalf of Shri P. Sanjiv Reddy,
- 4. A sum of Rs. 4,00,000/- paid by Cheque no. 11.225 dated 27.12.2007, drawn on HDFC Bank Ltd., to Mr. P. Prabhakar Reddy, S/o. Shri P. Narsa Reddy.
- 5. A sum of Rs. 5,00,000/- paid by Payorder no. 138487 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Prabhakar Reddy, S/o. Shri P. Narsa Reddy.
- 6. A sum of Rs. 4,25,000/- paid by Payorder no. 138488 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Prabhakar Reddy, S/o. Shri P. Narsa Reddy.
- 7. A sum of Rs. 5,00,000/- paid by Payorder no. 138485 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Renuka, W/o. Shri P. Bal Reddy.
- 8. A sum of Rs. 3,25,000/- paid by Payorder no. 138486 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Renuka, W/o. Shri P. Bal Reddy.
- 9. A sum of Rs. 12,00,000/- paid by Payorder no. 013252 dated 4.11.2007, drawn on HDFC Bank Ltd., to M/s. Sambla Motors on behalf of Mr. P. Ravinder Reddy.
- 10. A sum of Rs. 5,00,000/- paid by Payorder no. 138497 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Pratap Reddy, S/o. Shri P. Ram Reddy.
- 11. A sum of Rs. 5,00,000/- paid by Payorder no. 138498 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Pratap Reddy, S/o. P. Ram Reddy.
- 12. A sum of Rs. 4,00,000/- paid by Payorder no. 138499 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Pratap Reddy, S/o. Shri P. Ram Reddy.
- 13. A sum of Rs. 6,75,000/- paid by Payorder no. 138494 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Purushotham Reddy, S/o. Shri P. Sarabha Reddy.
- 14. A sum of Rs. 6,75,000/- paid by Payorder no. 138496 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Venkat Ram Reddy, S/o. Shri P. Sarabha Reddy.
- 15. A sum of Rs. 5,00,000/- paid by Payorder no. 138492 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Susheela, W/o. P. Narsimha Reddy.
- 16. A sum of Rs. 5,00,000/- paid by Payorder no. 138493 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Susheela, W/o. P. Narsimha Reddy.

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17. A sum of Rs. 4,00,000/- paid by Payorder no. 138494 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Susheela, W/o. Shri P. Narsimha Reddy.

18. A sum of Rs. 10,00,000/- paid by Payorder no. 138476 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Narayana Reddy, S/o. Shri P. Malla Reddy.

- 19. A sum of Rs. 10,00,000/- paid by Payorder no. 138477 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Narayana Reddy, S/o. P. Malla Reddy.
- 20. A sum of Rs. 2,25,000/- paid by Payorder no. 138478 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Narayana Reddy, S/o. P. Malla Reddy.
- 21. A sum of Rs. 10,00,000/- paid by Payorder no. 138482 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Narsimha Reddy, S/o. Shri P. Malla Reddy.
- A sum of Rs. 10,00,000/- paid by Payorder no. 138483 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Narsimha Reddy, S/o. Shri P. Malla Reddy.
- 23. A sum of Rs. 2,25,000/- paid by Payorder no. 138484 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Narsimha Reddy, S/o. Shri P. Malla Reddy.
- 24. A sum of Rs. 10,00,000/- paid by Payorder no. 138479 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P. Venkat Reddy, S/o. Shri P. Malla Reddy.
- 25. A sum of Rs. 10,00,000/- paid by Payorder no. 138480 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P.Venkat Reddy, S/o. Shri P. Malla Reddy.
- 26. A sum of Rs. 2,25,000/- paid by Payorder no. 138481 dated 05.02.2008, drawn on HDFC Bank Ltd., to Mr. P.Venkat Reddy, S/o. Shri P. Malla Reddy.
- M. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 3-00 Gts., forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 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 PURCHASER by way of absolute sale.
- N. The VENDORS hereby covenant with the PURCHASER that the disbursement/distribution of the sale consideration amongst the VENDORS is purely an internal arrangement and understanding among themselves and no individual VENDOR shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.
- O. The VENDORS hereby covenant that the Scheduled Property is their absolute property and they alone are the absolute owners of the same and no other person other than the VENDORS have any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of the Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS herein above mentioned.

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9 July of July 1 P. School a.

31 July of July 1 P. School a.

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పబ్-8జిస్టారు

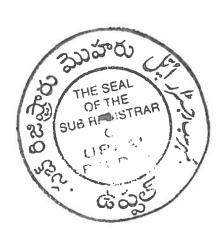
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- P. The VENDORS hereby declare and covenant that they are the true and lawful pattedars of the Scheduled Property. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASER.
- Q. The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. The VENDOR hereby declare that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of 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.
- R. The VENDORS have on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
- S. The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the PURCHASER in the concerned departments.
- T. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
- U. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.
- V. The VENDORS further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.

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- W. The VENDORS further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
- X. The VENDORS hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.
- Y. Stamp duty and Registration amount of Rs. 17,10,000/- paid by way of Challan No. 764130 dated 07.02.2008 drawn on State Bank of Hyderabad, Habsiguda Branch, Habsiguda, Hyderabad.

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 3-00 Gts. forming a part of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy under S. R. O. Uppal, marked in red in the plan enclosed and bounded by:

North

: Village Settlement and portion of land belonging to the Vendors &

P. Sanjiv Reddy

South

: Sy. No. 5, Sy. No. 8, Sy. No. 9 & Sy. No. 10

East

: Balance land belonging to the Vendors

West

: Land belonging to the Purchasers

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

P. SOWN FRENCH REDAN

Palle Sanjeev Reddy Vendor No. 1

Palle Prabhakar Reddy

P.ozemleka Smt. Palle Renuka Vendor No. 3

12 Bol 7.9

Palle Ravinder Reddy Vendor No. 4

P. P. Reddy

Palle Pratap Reddy Vendor No. 5

Vendor No. 2

Palle Purushotham Reddy Vendor No. 6

Palle Venkat Ram Reddy Vendor No. 7

P. Surmela .

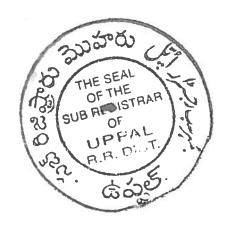
Smt. Palle Susheela Vendor No. 8

別ででから Palle Narayana Reddy

Vendor No. 9

1 వ పుస్తకము. నె. సంగాత్ర దస్తావేజుల మొత్తం కాగితముల సంఖ్య నె. మీ. ఈ కాగితపు వరుప పంఖ్య!

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Palle Narsimha Reddy Vendor No. 10

Reddy Vendor No. 11

Bal Ram Reddy Consenting Party No. 1

Radha Krishna Reddy Consenting Party No. 2 Ravinder Reddy Consenting Party No. 3

Ram Reddy
Consenting Party No. 4

Narender Reddy Consenting Party No. 5 Gopal Reddy Consenting Party No. 6

Ram Bhopal Reddy Consenting Party No. 7 P. M. S. Red dy Madhusudhan Reddy Consenting Party No. 8

Rama Krishna Reddy Consenting Party No. 9

Yella Reddy Consenting Party No. 10

For MEHTA & MODI HOMES

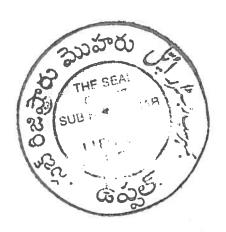
For MEHTA & MODI HOMES

Partner

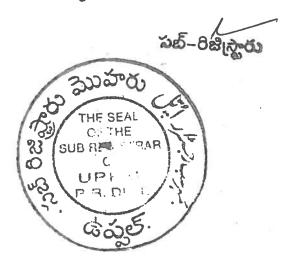
WITNESSES:

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REGISTRATION PLA	N SHOWING	AGRICULTUR/	AL LAND			
IN SURVEY NOS.	11, 12, 14, 1	5, 16, 17, 18 & 294				
	CHERLAPA	LLY VILLAGE,		GHATKESAR	MANDAL, R.R. DIST.	
VENDORS:	SHRI PALLE	SANJEEV REDDY, S	SON OF LATE	SHRI P. SAI REDE	Y AND OTHER	
CONSENTING PARTIE	ES: SHRI BAL F	RAM REDDY, SON O	F SHRI SANJ	EEV REDDY AND C	THERS	
PURCHASER:	M/S. MEHTA	& MODI HOMES, RE	PRESENTE	D BY ITS MANAGIN	G PARTNERS	
	1.SHRI SOHAM MODI, SON OF SRI SATISH MODI,					
	2.SHRI SUR	ESH U MEHTA, SON	I OF LATE SI	HRI UTTAMLAL MEI	11A	
REFERENCE: AREA: AC. 3-0	00 GTS.	SCALE: SQ. YDS. OR	INCL: SQ. MTF	RS.	EXCL:	
	CHERLAP	ALLY VILLAGE SETTLEMENT		/ LAND BELONGING TO P. SANJI	EEV REDDY	
	SULAND BELONGING TO PL 160 GTS. 127' 17 GTS Sy.NO.296	235 22 257 359	395 37 GTS 356 176 180 LAND	BELONGING TO VENDORS SIT SNO.13	Sy.NO.133 & 136	
TO CHERLAPAL	⊥Y IDA ♦—	LAND BELONGING TO P.S.		P(p) rds	Sy.NO.168	
	TO CHERL			Es p. P. P. And		
WITNESSES: 1. V W O	Lley E	8 P. Salhu	ا المام	Se Se Bignati	JRE OF THE VENDORS	
2. Aharel	te !	For MEHTA & MOD	I HOMES Partner	SIGNATURE OF	CONSENTING PARTIES HOMES THE PURCHASERS	

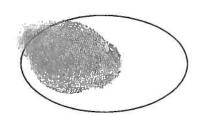


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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(LEFT THUMB)

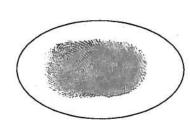
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





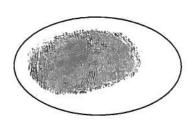
VENDOR:

 SRI PALLE SANJEEV REDDY S/O. LATE SHRI. P. SAI REDDY H. NO: 2-2-23/1, SBH COLONY BAGH AMBERPET HYDERABAD.





 SRI PALLE PRABHAKAR REDDY S/O. LATE SHRI. NARSA REDDY H. NO: 2-3-64/3 CHERLAPALLY VILLAGE GHATKESAR MANDAL R. R. DISTRICT.





3. SMT. PALLE RENUKA W/O. SHRI. BAL REDDY H. NO: 2-3-66/W CHERLAPALLY VILLAGE GHATKESAR MANDAL R. R. DISTRICT.





 SRI. PALLE RAVINDER REDDY S/O. LATE SHRI NARSA REDDY H. NO: 2-3-66/1 CHINNA CHERLAPALLY VILLAGE GHATKESAR MANDAL R. R. DISTRICT.

SIGNATURE OF WITNESSES:

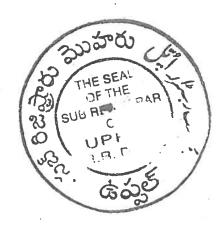
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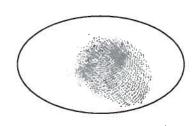
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





5. SRI. PALLE PRATAP REDDY S/O. LATE SHRI. RAM REDDY H. NO: 3-1-73/1 RAMANTHAPUR R. R. DISTRICT.



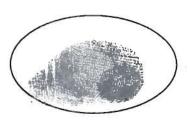


6. SRI. PALLE PURUSHOTHAM REDDY S/O. LATE SHRI. P. SARABHA REDDY H. NO: 3-3-21/B ANAND NAGAR RAMANTHAPUR R. R. DISTRICT.





7. SRI. PALLE VENKAT RAM REDDY S/O. LATE SHRI, P. SARABHA REDDY H. NO: 3-3-21/D ANAND NAGAR **RAMANTHAPUR** R. R. DISTRICT.





8. SMT. PALLE SUSHEELA W/O. SHRI. P. NARASIMHA REDDY H. NO: 3-1-63 **OLD RAMANTHAPUR** R. R. DISTRICT.

SIGNATURE OF WITNESSES:

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TO SCOGNATURE OF THE EXECUTANTS Jehre 215 or an Extension MEHT

FOR MEHTA & MODI HOMES

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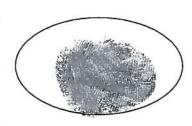
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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





9. SRI PALLE NARAYANA REDDY S/O. LATE SHRI. P. MALLA REDD H. NO: 2-3-63 CHERLAPALLY VILLAGE **GHATKESAR MANDAL** R. R. DISTRICT.



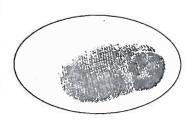


10. SRI PALLE NARSIMHA REDDY S/O. LATE SHRI. P. MALLA REDDY H. NO: 2-3-63 CHERLAPALLY VILLAGE **GHATKESAR MANDAL** R. R. DISTRICT.





11. SRI PALLE VENKAT REDDY S/O. LATE SHRI. P. MALLA REDDY H. NO: 2-3-62 CHERLAPALLY VILLAGE **GHATKESAR MANDAL** R. R. DISTRICT.





CONSENTING PARTY:

1. SHRI BAL RAM REDDY S/O. SANJEEV REDDY H. NO: 2-2-23/1/5, SBH COLONY, BAGH AMBERPET. HYDERABAD.

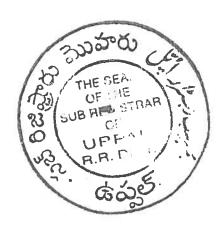
SIGNATURE OF WITNESSES:

18.5002 Transposition 28 (of 1250

3 D. D. EMPLLY P. S. 26 258

3. TOWN SIGNATION MODINHOMES SIGNATURE OF THE EXECUTANTS 1 ప్రస్తుకము. స్ట్రైస్ సంగాం దస్తావేజుల మొత్తం కాగితముల సంఖ్య... స్ట్రైస్ కాగితపు పరుస్తు సంఖ్య... స్ట్రైస్ కాగితపు పరుస్తు

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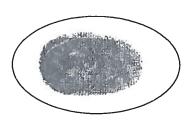


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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



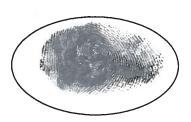


2. SHRI RADHA KRISHNA REDDY S/O. SANJEEV REDDY H. NO: 2-2-23/1/5 **SBH COLONY BAGH AMBERPET** HYDERABAD.



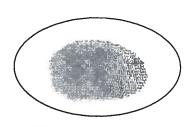


3. SHRI. RAVINDER REDDY S/O. PRATAP REDDY H. NO: 3-1-73/1 **RAMANTHAPUR** R. R. DISTRICT.





4. SHRI, RAM REDDY S/O. PRATAP REDDY H. NO: 3-1-73/1 RAMANTHAPUR R. R. DISTRICT.





SHRI. NARENDER REDDY S/O. SMT. SUSHEELA REDDY H. NO: 3-1-63 **OLD RAMANTHAPUR** R. R. DISTRICT.

W-NO SIGNATURE OF THE EXECUTANTS

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

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1 ప్రస్తుకము! మీస్తులు దస్తావేజుల మొత్తం కాగిలముల సంఖ్య మీస్ట్ కాగేతప్ప వరుస్తు పంఖ్య మీస్ట్ మీస్తు ప్రాంత్రి

పబ్-రిజిస్టారు



P'OTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



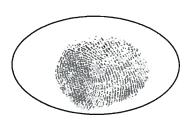


6. SHRI GOPAL REDDY S/O. NARAYANA REDDY H. NO: 2-3-61 **CHERLAPALLY VILLAGE GHATKESAR MANDAL** R. R. DISTRICT.





7. SHRI. RAM BHOPAL REDDY S/O. NARSIMHA REDDY H. NO: 2-3-63, **CHERLAPALLY VILLAGE GHATKESAR MANDAL** R. R. DISTRICT.





8. SHRI. MADHUSUDHAN REDDY S/O. NARSIMHA REDY CHERLAPALLY VILLAGE **GHATKESAR MANDAL** R. R. DISTRICT.





9. SHRI. RAMA KRISHNA REDDY S/O. VENKAT REDDY H. NO: 2-3-621 CHERLAPALLY VILLAGE **GHATKESAR MANDAL** R. R. DISTRICT.

SIGNATURE OF WITNESSES:

1. POND & G SP. P. P. Redy

2. And Sewer

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112-3036/86 SIGNATURE OF THE EXECUTANTS

&-50,0368

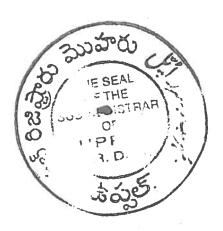
FOR MEHIA & MODI HOMES atnos.

For MEHTA & MODI HOMES

Partner

1 వ పుస్తకము న్ని సంగాత్త దస్తావేజుల మొత్తం కాగితముల సంఖ్య మీత కాగితపు వరుస సంఖ్య క్లో

పబ్-రిజిస్టారు



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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





10. SHRI. YELLA REDDY S/O. VENKAT REDDY H. NO: 2-3-62 CHERLAPALLY VILLAGE **GHATKESAR MANDAL** R. R. DISTRICT.





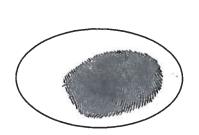
PURCHASER:

11. M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003 **REP. BY ITS PARTNERS** SHRI SOHAM MODI S/O. SRI SATISH MODI





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





REPRESENTATIVE:

MR. K. PRABHAKAR REDDY S/O. K. PADMA REDDY (O). 5-4-187/ 3 & 4, 2ND FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD.

S. P. Prody

P. Phray & Paser about 1 P. Sylh rela

NOTE: If the Buyer(s) are not present before the Sub Registrar, the following request should be signed. I/We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of

Assurances, Uppal, Ranga Reddy District.

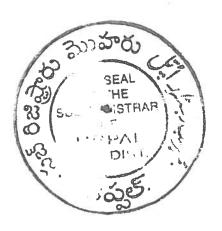
For MEHTA & MODI HOMES

FOR MEHTA & MODI, HOMES

Trespersent SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

බන්- එක්<mark>ල</mark> ජා





Family Members Details

S.No	Name	Relation	Date of Birth	4ge
2	Suvama	Wife	01/12/65	41
3	Yella Reddy	Son	26/10/79	27

HUUSEHULD CARD

PAP1587388F0142 Card No 388 F.P Shop No

: ১ন্তু . వెంకర్ টেడ্డু

Palle . Yenkat Reddy Name of Head of

Household

తండి/భర్త ^కురు మల్ల రెడ్డి Malia Reddy Father/ Husband Name

තුයුත්ස/Date of Birth : 12-Jan-58

వయస్పు/Age

ಶೃತ್ತ /Occupation : Employee-Private

ಇಂಟಿ.ನಿಂ./House No. : 3-62

: CHERLAPALLY 5a /Street : CHERLAPALLY Colony : ১৪ু 4/ Ward-4 Ward No.

: క్రహ్ / Kapra Municipality

ಕೆಲ್ಲ್ /District : ਰਹਾ ਰੋਫ਼ੈ / Ranga Reddy

Annual Income (Rs.) 36,000 9999/(Single) LPG Consumer No.

Ennar Gas Agencies I , IOC LPG Denler Name

HOUSEHOLD CARD

Palle . Ravinder Reddy

: PAP1587388F9346 and bear

: 388 F.P Shop No

: పల్లె . రవీందర్ రెడ్తి

Name of Head of Household

తం_{డి}/భక్త ^{సే}పరు ి వర్సెంహ రెడ్డి : Narsimha Reddy

Father/ Husband Name

పుట్టవలేది/Date of Birth

వయమ్ప/Age : 30

აුල /Occupation : Farmer

: 2-3-66/1 ఇంట.నం./House No.

: CHERLAPALLY 5a /Street

: CHERLAPALLY Colony

≾ಶ್ವ 4/ Ward-4 Ward No.

: ඡුඩ / Kapra . Municipality ස්තූ /District రంగా రెడ్డి / Ranga Reddy

24,000 Annual Income (Rs.)

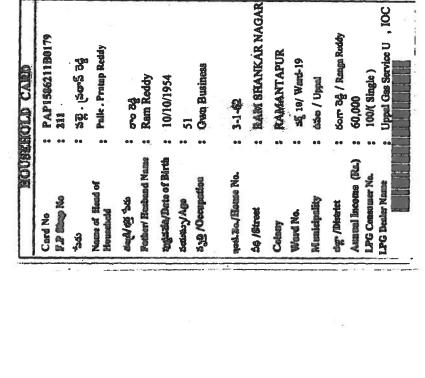
12378/(Double) LPG Consumer No.

Ennar Gas Agencies I , IOC LPG Dealer Na

Family Members Details Relation Birth Name 25 Wife 16/01/2006 portapaliv

పట్-రిజిగ్రారు





Derie of Age Direct. Incrio/87 48 व्युव Ramily Members Details

1 వ ఫుస్తకము మెన్స్ట్రేసంగాం దస్తావేజుల మొల్లం కాగితముల సంఖ్య. 2.ఏ.ఈ కాగితపు వరుస సంఖ్య...2.\

ාන්-රිස්ලු රා





Election Commission of India భారత ఎన్నికల సంఘమ IDENTITY CARD గుర్తింపుకార్డు

AP/32/219/804400

Elector's Name ಓಆರು ಕುರು

P.Narsimha Reddy పి.వర్పింహ రెడ్డి

Father's/Mother's/ Husband's Name Malla Reddy రండ/తఓ/భర్తేమ Sex M

మల్లా రెడ్డి రింగిము

Age as on 1-1-95 1 1-95 నాటికినయన్ను

45

Address 🐇 ವಿರುವಾಟ್ 2-3-63 Chinna Charlepalli Ghatkesar 2-3-63 ఎప్ప చర్లవర్లి ఘట్ కేసర్

Electoral Registration Officer

ఓబరురితోస్త్రిప్ట్ ఆధ్వర

Medchal Assembly Constituency

೨ರ್ಷನಿ≎ ನಿರ್ಮಿಕಿತಿಸಿರುವ

మేద్చల్ Place/ www. Medchal

మేద్చల్

Date /d& 15-12-1995

This Card may be used as an identity card under different Government schemes

ఈ కార్డును 2విధ ప్రభుత్వ వధకముంలో గుక్తింపుకార్డు గాడిపయోగిందవచ్చును

MPIC No : 15/12/00/002/01133/01 *64 64 F

NDHRA PRADESH

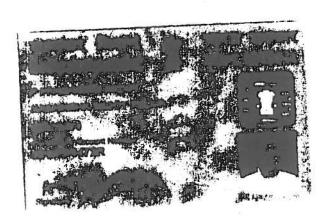


DRIVING LICENCE PRABHA

P NAF

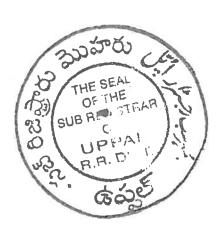


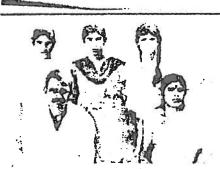
Signature with Issued on 18/07/2007 .



1 వ పుస్తకమున్ని...సంగాల దస్తావేజుల మొత్తం కాగితముల సంఖ్య...మీ...ఈ కాగితపు వరుప సంఖ్య...2

`නඩ්- චක්_{ද්රී}ර





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Renukha	Wife		35
3	Laxmi	Daughter	18/10/91	15
4	Seraswathi	Daughter	18/10/91	15
žą.	Pervathi	Daughter	18/10/91	15



16/01/2006

HOUSEHOLD CARD

Card No · F.P Shop No ್ಯ ಭಾರ್ವ

WAP15" 18F0387 : 388

ి వర్గాల్ ఇక్ష

Same of Head of Household

Palle . Bal Heddy

ಶಂಭ್ರತಿಕ್ಷರ ತೆಯ

Father/ Husband Name స్తున్న Jake of Birth వర్పింహ రెడ్డి లేట్ Narsimha Reddy Late

వయస్పు/Age

ຊຸງຍ /Occupation

: Cooli/Porter/Hand Cart Pu

aod.Zo./House No.

: 3-66/W

54 /Street

: CHERLAPALLY

Colony

: CHERLAPALLY

Word No.

35 4/ Wrid-4

Municipality

ಶ(ఫా / Kapra

ಜೆಲ್ಲ್ /District

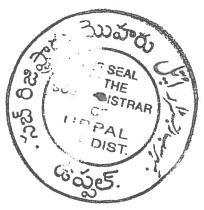
ರಂಗ್ ಕಿತ್ತೆ / Kanga Reddy

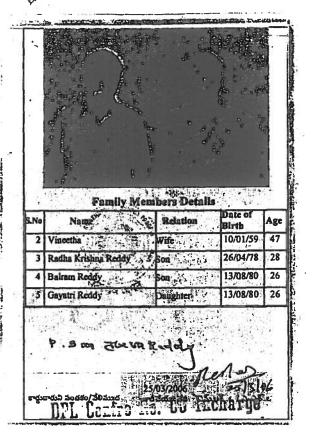
Annual Income (Rs.) LPG Consumer No.

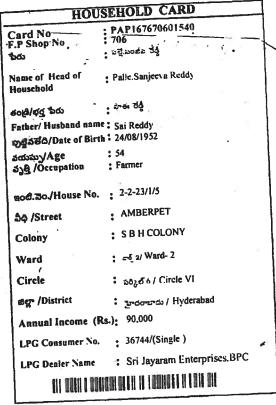
12,000

/(No Cylinder)

పబ్-రిజిస్టారు









Z0102/10/0Z

Date of 1st Issue

RTA RANGAREDDY EAST DLFAP02927542007

00B AJ IsniphO Reference No. Badge No. Hazardous Valldity

14/02/2015

WCMC

Non-Transport Transport

Validity

NO 109324/07

PURUS KENTANTERED PL DLFAP02927542007 DBIAIRC FIGEAGE



7000115000 -- Po

దస్తావేజాల మొత్తం కాగితముల సంఖ్య....?..ఏఈ కాగితపు వరువ సంఖ్య....?.....

නත්-පස්_{ල්ල්}ජා







1 ప్రస్తుకమున్ని...సంగాత్రి దస్తావేజుల మొత్తం కాగితముల సంఖ్య...ని...పోతం కాగితపు వరుప సంఖ్య...ని...పో

పట్-రిజిగ్నారు

