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STAME SNOOR Licence No 17/12/06 5-4-76/A, Cellar Kanigunj, SECUNDERABAD-500 003.

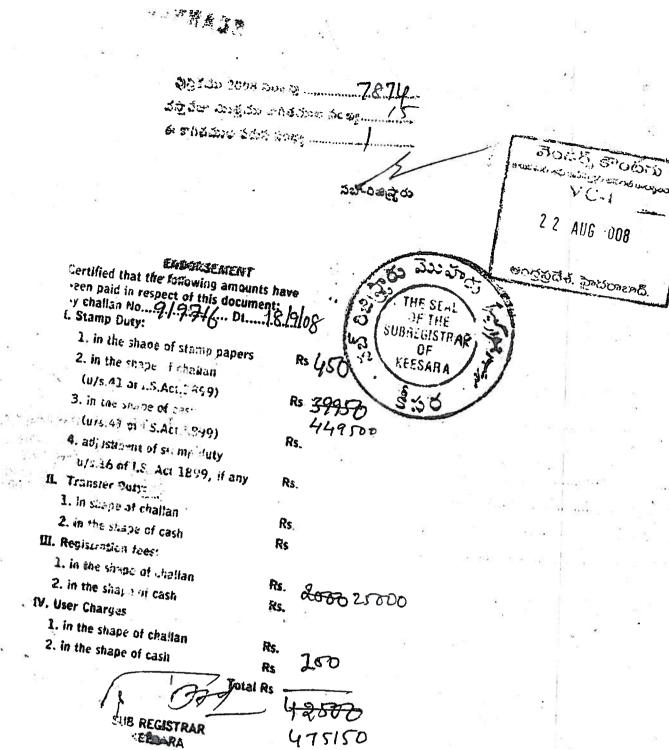
This Sale Deed is made and executed on this the 18th day of September, 2008 at Hyderabad by:

- 1. Sri. K. Laxminarayana, S/o. Sri Venkata Reddy, aged about 36 years, Occupation: Employee - AP Transco, resident of Plot No. 109, Shivani Enclave, Tirumala Nagar, Meerpet, Moula Ali, Hyderabad – 500 040.
- 2. Sri. P. Kashinath Yadav, S/o. Shri. P. Balaiah, aged 37 years Occupation: Business, resident of Plot No. HIG A-55A, Dr. A. S. Rao Nagar, Kapra, Hyderabad - 500 062. Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR N. 1 and VENDOR No. 2 respectively.

AND

- 3. Shri. B.B. Naidu, S/o Late. Shri B.M. Naidu, agcd about 46 years, Occupation: Business, R/o. H. No. 305, Acropols Villa, Street No. 6. Habsiguda, Hyderabad.
- 4. Shri. K. Madhusudhan Reddy, S/o. Shri L. Gopal Reddy, aged about 39 years, Occupation: Business, R/o. H. No. 8-113. Venkateshwara Nagar, Malkajgiri, Hyderabad.

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STAMP VENDOR Licence No.02/2006 5-4-76/A, C. P. Ranigunj, SECUNDERABAD-500 003.

- Shri. V. Satyanarayana, S/o. Late Shri V. Narsimham, aged about 48 years, Occupation: Business, R/o. GF-4, Srinivasa Towers, Kamala Nagar, Ecil Post, Hyderabad – 500 062.
- 6. Shri. K. Narsimha Reddy, S/o. Shri K. Venkat Reddy, aged about 39 years, Occupation: Business, R/o. H. No. 4-107/5, East Gandhi Nagar, Nagaram Village, Keesara Mandal, R.R. District.

 Hereinafter referred to as the Owners. The Owners herein are represented by their Agreement of Sale cum General Power of Attorney holders Shri. K. Laxminatayana and Shri. P. Kasinath Yadav, the Vendors herein, vide document bearing nos. 2232/08 and 2231/08 both dated 26.03.2008 registered at SRO Keesara.

IN FAVOUR OF

- M/s. Nilgiri Estates, 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 Shri. Soham Modi, son of Shri Satish Modi, aged about 38 years, occupation: Business, hereinafter referred to as the PURCHASER.
- The term VENDORS, OWNERS and the PURCHASER referred to above shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.

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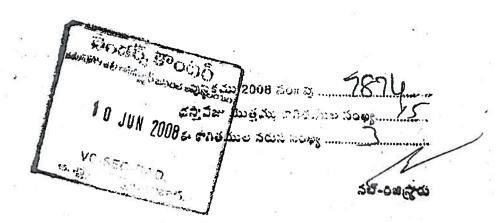
STAMP VENDOR Licence No.02/2006 5-4-76/A, Celler Ranigunj, SECUNDERABAD-500 003.

WHEREAS:

- A) Shri. B.B. Naidu, Shri. K. Madhusudhan Reddy, Shri. V. Satyanarayana and Shri. K. Narsimha Reddy, the OWNERS herein became absolute owners and possessors of land admeasuring Ac. 3-14 Gts., forming a part of survey no. 100/2, Rampally Village, Keesara Mandal, Ranga Reddy District by way of two sale deeds bearing document no. 15475/06 and 15476/06 dated 18.10.2006 registered at SRO Shamirpet. The names of the owners were mutated in the revenue records and patta passbooks and title books were issed in their favour.
- Sri. K. Laxminarayana and Sri. P. Kashinath Yadav, the VENDORS herein, acquired the said land admeasuring Ac. 3-14 Gts. forming a part of survey no. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District from Shri. B.B. Naidu, Shri. K. Madhusudhan Reddy, Shri. V. Satyanarayana and Shri. K. Narsimha Reddy, the Owners herein, by way of two Agreement of sale cum General Power of Attorney bearing document nos. 2232/08 (for Ac. 0- 26 ¾ Gts) and 2231/08 (for Ac. 2-27 ¼ Gts.) both dated 26.03.2008 registered at SRO Keesara.

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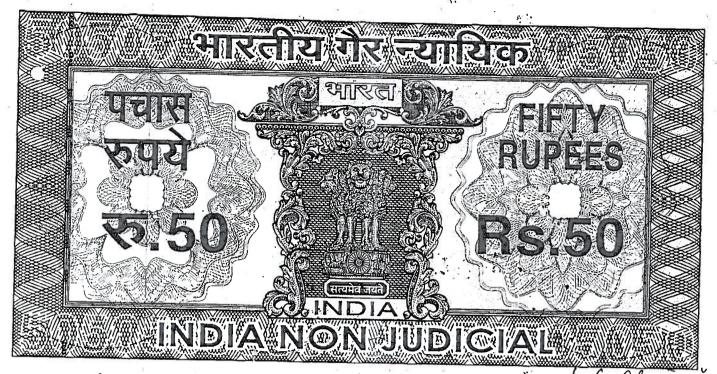
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STAMP VENDOR
Licence 13,02/2006
5-4-76/A, C...ar Ranigunj,
SECUNDERABAD-500 003.

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- By virtue of the above referred documents, recitals and records, the VENDORS are the absolute owners and possessors of about Ac. 3-14 Gts., forming a part of survey no. 100/2, Rampally Village, Keesara Mandal, Ranga Reddy District.
 - D) THE VENDORS approached the PURCHASER to sell a portion of the said land admeasuring about Ac. I-14 Gts., forming a part of survey no. 100/2 Rampally Village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property which is more fully described in the schedule given under and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) and the receipt of which is hereby admitted and acknowledged by the VENDORS.

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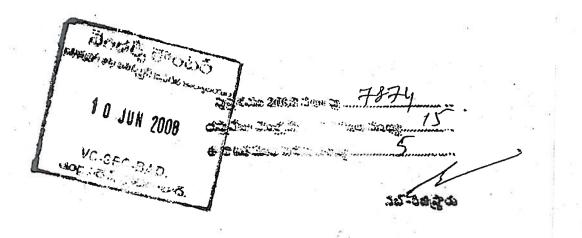
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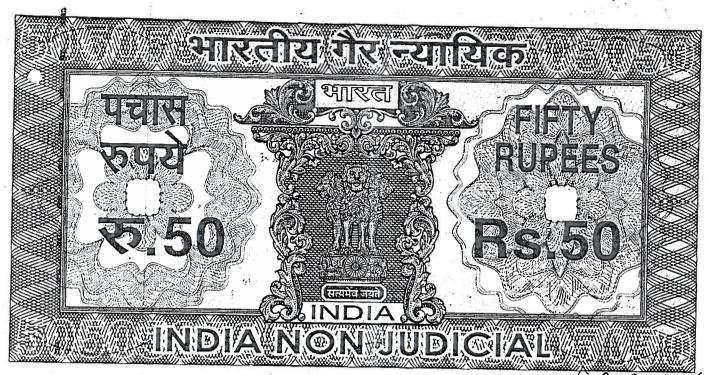
STAMP VENDOR Licance No.02/2006 5-4-76/A, Cellar Ranigunj, SECUNDERABAD-500 003.

- 2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-14 Gts., forming a part of survey no. 100/2, Rampally Village, Keesara Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
- The VENDORS hereby covenant with the PURCHASER that the 3. 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.
- 4. The VENDORS hereby covenant that the Scheduled Property was the absolute property belonging to them and 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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STAMP VENDOR Licence No.02/2006 5-4-76/A, Gallar Ranigunj, SECUNDERABAD-500 003

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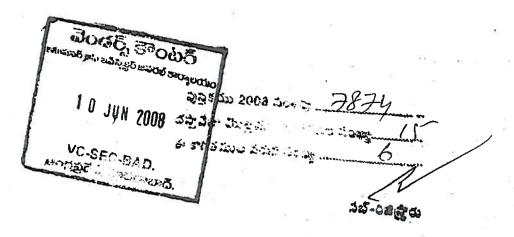
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The VENDORS hereby declare and covenant that they are the true and lawful Owners of the Scheduled Property. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have any right, title or interest in respect 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.

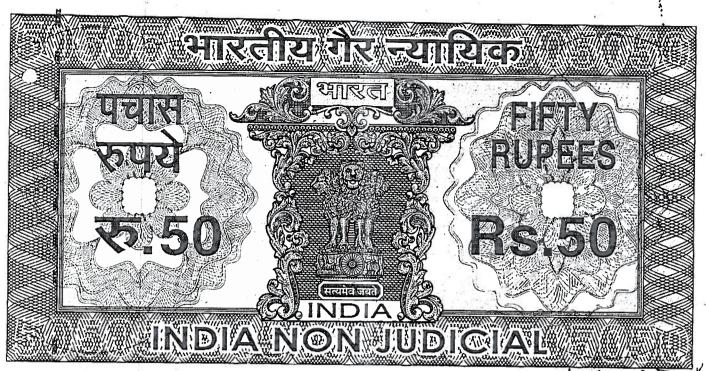
6. The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. The VENDOR hereby declare that they have not entered into any agreement or executed any deed prior to 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.

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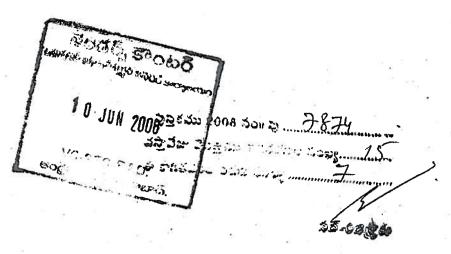
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STAMP VENDOR
Licence No.02/2006
5-4-76/A, Co. -ar Ranigunj,
SECUNDERABAD-500 003.

- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 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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The VENDORS further covenants that Scheduled Property is not assigned 12. land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.

432 650/-h 42000 paid by way of Stamp duty and Registration amount of Rs. + 42000 paid by way of Challan No. 706814 dated 25.3.08 drawn on State Bank of Hyderabad, 13. Keesara Branch, Hyderabad.

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 1-14 Gts., forming a part of Sy. No. 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, under S. R. O. Keesara and bounded by:

North

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: HUDA approved layout & 40 ft approach road

South

: Land belonging to Vendors

East

: Village Boundary of Yanampet Village and

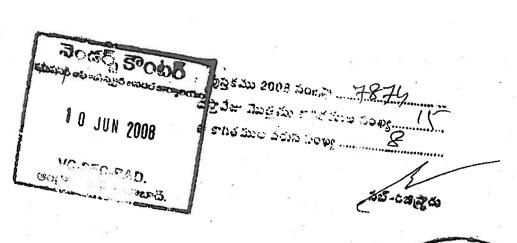
Sy. No. 100/1

West

: Land belonging to M/s. Modi & Modi Constructions

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

WITNESSES:

K. T. N serve

Shri. B.B./Naidu, Owner

Represented by GPA Holders Sri. K. Laxminarayana & Sri. P. Kashinath Yadav

K.7. N20

Shri. K. Madhusudhan Reddy, Owner Represented by GPA Holders Sri. K. Laxminarayana & Sri. P. Kashinath Yadav

K.7. N. 200 har

Shri. V. Satyanarayana, Owner Represented by GPA Holders Sri. K. Laxminarayana & Sri. P. Kashinath Yadav

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Shri. K. Narsimha Reddy, Owner Represented by GPA Holders Sri. K. Laxminarayana & Sri. P. Kashinath Yadav

K. T. N. 2 Contone

K. Laxminarayana VENDOR NO. 1

P. Kasinath Yadav VENDOR NO. 2

for M/s. Nilgiri Estates,

Soham Modi, Partner. **PURCHASER**

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IN SURVEY NOS.	100/2				
	RAMPALLY V	/ILL AGE			REGUDES D.D. DIGO
VENDORS:	SHRI. K. LAXN	MINARAYANA SO	ON OF SHRI VENI	CATA DEDDY	MANDAL, R.R. DIST.
PURCHASER	STINL F. MASE	TINATH YADAV	SON OF SHRIP I	3A1 A1ALI	
			ESENTED BY ITS		
	SHRI SUHAW	I MODI, SON OF	SHRI SATISH MO	DI	
REFERENCE: AREA: Ac. 1-14 GTS		SCALE: SQ. YDS.	INCL: SQ. MTRS.		EXCL:
** ***********************************	158 S. W. B.	HUDA APPROVED	9 LAYOUT 437*	SAIST 40 WIDE ROAD	N Page 1900 Page
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	SY.I	NO: 100/1	***************************************	/ E	BALANCE LAND BELONGING TO /ENDORS.
				SIGNATUR	RE OF THE VENDORS
Paragraphy	1			F. T. Now	yrave Mer
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వ్యక్షము 2008 సంగార్థు నెక్కెస్తు రస్తావేజు మొద్దను కారిశవవార నిర్మాత్య 10 ఈ కాగితముల పరున సంఖ్య 10



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

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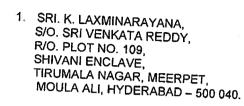
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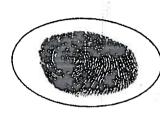
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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER











2. SRI. P. KASHINATH YADAV, S/O. SHRI. P. BALAIAH, R/o. PLOT NO. HIG A-55A, DR. A. S. RAO NAGAR, KAPRA, HYDERABAD - 500 062.





PURCHASER:

VENDORS:

M/S. NILGIRI ESTATES HAVING ITS OFFICE AT 5-4-187/3 & 4 2ND FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD -003 REP. BY ITS PARTNER SHRI. SOHAM MODI S/O. SHRI. SATISH MODI

SIGNATURE OF WITNESSES:

1. Pegarage 2. Provinces

K. T. W. Zarlano

SIGNATURE OF THE EXECUTANT'S

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Regd Owner S/D/W/R/G of

Address

Engine No Fuel Used

AP29M4447 KASHINATH YADAV P P BALATAH YADAV PLOTNOTO GOKUL NAGAR

Class of Vehicle Type of Body Month & Yr of Mfr Chasis No

SAINIKPURI REDIST MOLOBICAR HARD TOP 03/2006

MA1TB2BSL62C68553 BS64B18051 DIESEL

1020884pags Maker's Classification Wheel Base Seating Capacity Uniaden Weight Color HYPOTHECATED

No of current transfers Regn. Valid Upto

Tax

Date of Registration

2609 SCORPIO SLXT2.6CRDE2

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DMNDWHIT UNION BANK OF INDIA DR .AS RAO NAGAR

17/05/2021 Rs.76780(Life Time) 18/05/2006

Addi.Registering Authority RTA-RANGAREDDY(E

p_2317

TRANSMISSION CORPORATION OF A.P. Ltd.
TLC Circle, Hydorabad. IDENTITY O Empt. ID.No. :1070742 Name K.LAXMI NARAYANA Designation : JIM Office LLC/STORES/E, GADD ingers. olginature of Employee

Superintending Euglneer

Address:

PLOT NO.107, MEERPET, THIRUMALA NAGAR, MOULALI, H.B.COL (HYD.40 31000642

Ph:

INSTRUCTIONS

Display this card on your person,

Display this card on your person.

This card should be surrendered when you leave the job.

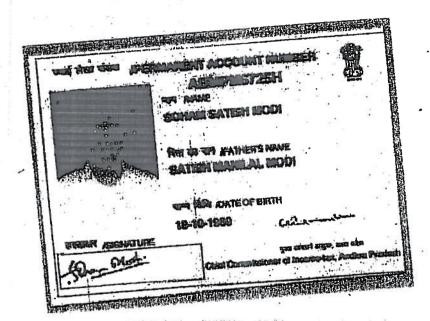
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PIC LAMINATORS, GOLCONDA 'X' ROADS, HYD-48, Ph; 27613251, C; 31002399

K. T. Warnson

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

C.S.No./Year: 008793/2008 of SRO: 1530(KEESARA)

18/09/2008 14:38:00

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignatur e
1	50 <i>y</i>	HAR HICKORY HAVE THE TANK OF T	(CL) M/S NILGIRI ESTATES REP BY SOHAM MODI 5-4-187/3 & 4 II FLRM.G ROAD SEC	Jh_ M
2	POTENTIAL PROPERTY.	HOLDERS.	(EX) K LAXMINARAYANA(AGP A HOLDERS) PL NO 109 SHIVANI ENCLAVEMOULALI HYD	-dod-ristsewage-
in the state of th	PAZEMIJAN PAJEMI MOLDENO	BOLDERS)	(EX) P KASHINATH YADAV(AGPA HOLDERS) HIG-A-55A DR AS RAO NGRHYD	Mary
- 1	Manual Enclosure	Manual Enclosure	(EX) B B NAIDU 305 ST NO 6HABSIGUDA HYD	
	Manual Inclosure	Enclosure	(EX) K MADHUSUDHAN REDDY 39 8-113 VENKATESHWARA NGRMALKAJGIRI HYD	

Witness Per Operator Signatures Signature

Subregistrar Signature 

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

C.S.No./Year: 008793/2008 of SRO: 1530(KEESARA)

38:00

SINo.	Thumb Impression	Photo ,	Name and Address of the Party	18/09/2008 14:38 PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) V SATYANARAYANA GF-4 SRINIVASAS TOWERSECIL HYD	
7	Manual Enclosure	Manual Enclosure	(EX) K NARSIMHA REDDY 4-107/5 EAST GANDHI NGRNAGARAM VILLAGE	

Subregistrar Signature

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