

Mehta & Modi Homes

5-4-187/3&4, III Floor, M.G. Road, Secunderabad - 500 003
Ph : 66335551

To
Mr.Ramesh Jain
Plot no.273, Road No.25,
Jubilee Hills'
Hyderabad 500033

Dt.20.07.06

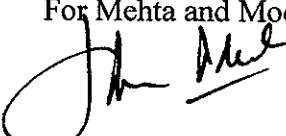
Dear Sir,

Sub: Payment dispute against sale deed no.5781/06

This is with reference to the sale deed executed by you on 24th April 06 at SRO Chevella bearing no.5781/06 towards land at Kammetta Vill, Chevella Mandal, we regret that you are unduly demanding extra payment which we never agreed. Due to this you have not even given us the possession of the said land.

Since we are not able to sort out the payment problem with you nor we could take the possession of the land we have no other option than to cancel the deal. You may kindly execute the cancellation deed with respect to the above referred sale deed and return back the amount which we have paid to you. The possession of the land continues to remain with you as we have never taken it.

Thanking you
Yours truly
For Mehta and Modi Homes


(Soham Modi)
Partner

Mehta & Modi Homes

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To
Mr.Ramesh Jain
Plot no.273, Road No.25,
Jubilee Hills,
Hyderabad 500033

Dt.24.04.06

Dear Sir,

Sub: Payment of Rs.10.00Lakhs from Mr.Bavesh.U.Mehta-Reg.

With reference to the sale deed being executed today for land admeasuring Ac.19.02.5 gts situated at Kammetta Vill, Chevella Mandal, we would confirm that the cheque no.345574 dated 19.11.05 drawn on HDFC Bank for Rs.10,00,000/- which is mentioned in the sale deed has been paid to Bhavesh.U.Mehta and he shall pay the same to you shortly.

We agree that unless and until this amount of Rs.10.00 Lakhs is paid to you by Bhavesh.U.Mehta, the sale of the land under the sale deed shall not be treated as complete. We further agree to take the possession of the land after this amount is received by you in full. Till then the possession of the land rests with you.

Thanking you
Yours truly
For Mehta and Modi Homes



(Soham Modi)
Partner

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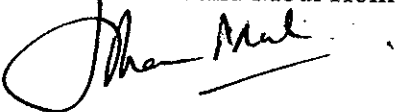
Dear Sir,

Sub: Non Payment of Payment of Rs.10.00Lakhs by Mr.Bhavesh.U.Mehta-Reg.

This is with reference to the sale deed executed on 24th April 06 at SRO Chevella bearing no.5780/06 and our letter of the same date regarding payment of Rs.10,00,000/- to be received by you from Bhavesh.U.Mehta. We regret that inspite of our repeated instructions Bhavesh.U.Mehta has not paid this amount to you. Due to this, neither the sale could be completed nor could we take the possession of the said land.

As we could not fulfill our commitment and could not make full payment against the sale consideration for the land, we hereby agree for cancellation of the said sale deed. We have NO OBJECTION for your executing a cancellation deed. As we have never taken the possession of the land there is no question of surrendering back the possession of the land.

Thanking you
Yours truly
For Mehta and Modi Homes



(Soham Modi)
Partner