

B & C ESTATES

Sy. No. 2/1/1, 183, 184, 190 & 191
Mallapur, GHMC Kapra Circle, Hyderabad, Ranga Reddy District.

LIST OF TITLE DOCUMENTS

1. Sale deed no. 16096/06, dated 31.11.2006 for extent of Ac. 1-16 Gts
2. Sale deed no. 17638/06, dated 18.11.2006 for extent of Ac. 1-09 Gts
3. Sale deed no. 18995/06, dated 22.11.2006 for extent of Ac. 1-04 Gts
4. GPA by M. Suneetha in the name of Venkat Ramana Rao dated 15.02.2006
5. GPA by V. Narsimha Rao in the name of Venkat Ramana Rao dated 15.02.2006
6. Partnership Deed dated 15.05.2013
7. Retirement Deed dated 15.05.2013
8. Supplementary Deed of Partnership dated 11.09.2009
9. Partnership Deed dated 03.05.2008
10. Partnership Deed dated 20.12.2007.
11. Retirement Deed dated 20.12.2007
12. Supplementary Partnership Deed dated 19.01.2007
13. Partnership Deed dated 28.08.2006
14. Partnership Deed dated 21.08.2006
15. Firm Registration certificate.
16. Mutation order no. B 4587-08 dated 25.07.2008 in favour of B&C Estates
17. Mutation order no. B 4588-08 dated 25.07.2008 in favour of B&C Estates
18. Patta No. 27, Passbook No. 51095, Title Book no. Z171930 for Ac. 0-30 Gts. in Sy. No. 183 and Ac. 0-14 Gts. in Sy. No. 184 in favour of Mr. Venkata Ramana Rao.
19. Title Book no. Z171931 for Ac. 0-15 gts. in Sy. No. 44 and Ac 2-07 Gts., in Sy. No. 191 in favour of Ms. M. Suneetha.
20. Patta No. 26, Passbook No. 51094, Title Book no. Z171929 for Ac. 0-36 Gts., in Sy. No. 183 in favour of Mr. Venkata Narsimha Rao.
21. Will Deed copy of Smt. Chandu Bai Dated 09.06.1992.
22. Death Certificate of Smt. Chandu Bai.
23. ROR copy bearing no. ROR/Rectification/5/94 dated 18.05.1994
24. Cessala Pahani for the years 1955-56, 1956-57
25. Pahanis for years 1960-61, 1965-66, 1970-71, 1980-81, 1983-84, 1990-91, 1995-96, 1999-00.
26. Encumbrance certificates.
27. Sanction plan

Marketed by:

MODI PROPERTIES & INVESTMENTS PVT. LTD.

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

Phone: 040-66335551 / Fax: 040-27544058.

E-Mail: info@modiproperties.com website: www.modiproperties.com

16127 16096/06. Dec No: 16516
C S No. DOCT No. 1200

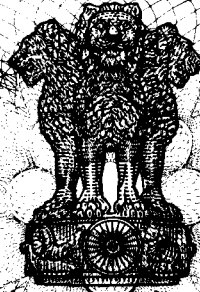
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

B 554700

L-G-Ching

A No. 7844 Date 30.10.06. 10000.

Sold to D. Phani Kumar.

By D. N. Murthy.

For Whom B & C ESTATES sealed

LEELA G. CHIMALGI

STAMP VENDOR

No 02/2006

5-4-76/A, Collar, Ranigunj
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 31st day of November 2006 at Hyderabad by:

1. MT. M. SUNEETHA, daughter of Shri M. Venkat Rama Rao, aged about 27 years, Occupation: Service, resident of 2-90, Mallapur Village, Uppal Mandal, Ranga Reddy District, represented by her General Power of Attorney holder SHRI M. VENKAT RAMANA RAO, S/o. Shri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, R/o. 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District vide GPA validated in file bearing no. 1996/E/2006 dated 14.03.2006 registered at D.R. Office, R. R. District, hereinafter referred to as the VENDOR, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

M/s. B & C ESTATES, a registered partnership firm having its office at 1, 2, & 3, Ground Floor, Hariganaga Complex, Ranigunj, Secunderabad 500 003, represented by its Partner Shri Sudhir Mehta, son of Late. Shri Uttamlal Mehta, aged 51 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad - 500 003, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assignees etc.

H. V. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 554701

Rs. 7845 30.10.06. 10000
 Sold to D. Phani Kumar
 By D. N. Kuntley
 For Whom B. & C. ESTATES, Secunderabad

LEELA G. CHIMALA
 STAMP VENDOR
 No 02/2006
 5-4-76/A, Cellar, Ramigunj
 SECUNDERABAD-500 003

WHEREAS:

- Late Smt. M. Chandu Bai, W/o. Late Shri Venkat Narsimha Rao, was the original pattedar of agricultural land admeasuring about Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- Late Smt. Chandu Bai reached heavenly abode on 27th August 1992. Land admeasuring about Ac. 1-26 Gts. in Sy. No. 190 is bequeathed to Smt. M. Suneetha, being her grand daughter i.e., VENDOR herein under a Will dated 9th June 1992.
- Accordingly, Smt. M. Suneetha being the legal heir and beneficiary under a will of the original pattedar late Smt. M. Chandu Bai, became the true and lawful owner and possessor of land admeasuring Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- In the proceedings of the MRO bearing no. ROR/Rectification/3/94 dated 18.5.1994, the name of the VENDOR was mutated in the revenue records. Pahanis for the year 1995 / 96 reflect the name of the VENDOR as owner and possessor of land admeasuring about Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District. Patta Passbooks and title books have been issued in favour of the VENDOR by the Mandal Revenue Office, Uppal Mandal, R. R. District as per the details given below:

[Handwritten Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 554702

L-G-Ching

7846-30.10.06 1000

Sold to D. Phani Kumar

By D. N. Murthy

For Whom B. & C. STATES Secd.

LEELA G. CHIMALGI

STAMP VENDOR

No 02/2006

5-4-76/A, Cellar, Ranigunj

ECUNDERABAD-500 003

Survey No.	Area Ac-Gts.	Issued in favour of	Patta No.	Passbook No.	Title Book No.
190	1-26	M. Suneetha	28	51096	171931

E) By virtue of the above referred documents, recitals and records, the VENDOR is the absolute owner and possessor and in peaceful enjoyment of about Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District.

F) THE VENDOR approached the PURCHASER to sell a portion of the above referred property admeasuring about Ac. 1-16 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District (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. 1,40,00,000/- (Rupees One Crore Fourty Lakhs Only) on the terms and conditions given hereunder.

M. U. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 554703

S. No. 7847 Date 30.10.06 Rs. 100 Rs.

Sold to D. Phani Kumar

S/o D. N. Murthy

For Whom B. C. ESTATES, Secured

LEELA G. CHIMALGI

STAMP VENDOR

No 02/2006

5-4-76/A, Cellar, Ranigum
SECUNDERABAD-500 003

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The PURCHASER has paid the aforesaid total consideration of Rs. 1,40,00,000/- (Rupees One Crore Fourty Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.
 - a. The sum of Rs. 1,00,00,000/- paid by way of payorder no. 12656, dated 31.10.2006 drawn on HDFC Bank, Secunderabad.
 - b. The sum of Rs. 40,00,000/- paid, by way of payorder no. 12658, dated 31.10.2006 drawn on HDFC Bank, Secunderabad
2. For the total sale consideration as mentioned above the VENDOR does hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-16 Gts., in survey no. 190 of Mallapur Village, Uppal 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.
3. The VENDOR hereby covenants that the Scheduled Property was the absolute property belonging to Smt. Chandu Bai and after her death the VENDOR herein alone is the absolute owner of the same by virtue of Will Deed dated 09.06.1992 and no other person other than the VENDOR has 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 VENDOR herein above mentioned.

(Signature)



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi
B 554704

S. No. 7848 Date 30.10.06
Sold to D. Phani Kumar
S/o D. N. Murthy
For Whom B.C. ESTATES, Sec 2

LEELA G. CHIMALGI
STAMP VENDOR
No 02/2006
5-4-76/A, Cellar, Ranigum,
SECUNDERABAD-500 003

The VENDOR hereby declares and covenants that she is the true and lawful pattedar of the Scheduled Property. The VENDOR hereby covenants that no other person other than the VENDOR has 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 VENDOR and none of the other 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.

5. The VENDOR further covenants that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby gives warranty of title. The VENDOR hereby declares that she has 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 VENDOR or otherwise in respect of Scheduled Property, it shall be the responsibility of the VENDOR 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 VENDOR shall indemnify the PURCHASER fully for such losses.

6. The VENDOR 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.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi B 554705

No. 7849 Date 30.10.06. 100 Rs.
 Sold to D. Phani Kumar
 By D. N. Murthy
 For Whom R. C. ESTATES Secd.

LEELA G. CHIMALGI
 STAMP VENDOR
 No 02/2006

5-4-76/A, Cellar, Ranigummi
 SECUNDERABAD-500 003

7. The VENDOR hereby covenants that she 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.
8. The VENDOR hereby further covenants that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The VENDOR hereby covenants that the VENDOR has 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 VENDOR to clear the same.
10. The VENDOR further declares that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The VENDOR further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. The VENDOR hereby further declares 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 VENDOR will be liable for payment of deficit duty.

H. U. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A No. 7850, Dated 30.10.06, 100 Rs.
 Sold to D. Phani Kumar
 By D. N. Murtu
 For Whom B. & C. ESTATES Secd.

L. G. Chimalgi B 554706
 LEELA G. CHIMALGI
 STAMP VENDOR
 No 02/2006
 5-4-76/A, Cellar, Ranigunj
 SECUNDERABAD-500 003

13. Stamp duty and Registration amount of Rs. 13,20,400/- paid by way of pay challan no. 107017, dated 31.10.2006, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULE OF PROPERTY

All that piece and parcel of agricultural land admeasuring about Ac. 1-16 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Sy. No. 184 (Part) & Sy. No. 2/1/1
South	: Sy. No. 189
East	: Sy. No. 191
West	: Balance portion of Sy. No. 190 & Sy. No. 184

IN WITNESS WHEREOF the VENDOR 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:

1. H. V. Rama Rao

2. [Signature]

[Signature]
 VENDOR
 Through GPA

[Signature]
 PURCHASER.

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND FORMING A PART

IN SURVEY NO.

190

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.**VENDOR:**

SMT. M. SUNEETHA, DAUGHTER OF SHRI. M. VENKAT RAMA RAO,

REPRESENTED BY ITS GENERAL POWER OF ATTORNEY HOLDER

SRI M. VENKAT RAMANA RAO, SON OF SHRI VENKAT RAMA RAO

VENDEE:

M/S. B & C ESTATES REPRESENTED BY ITS PARTNER

SRI. SUDHIR MEHTA, SON OF LATE SRI. UTTAMLAL MEHTA

REFERENCE:**AREA:**

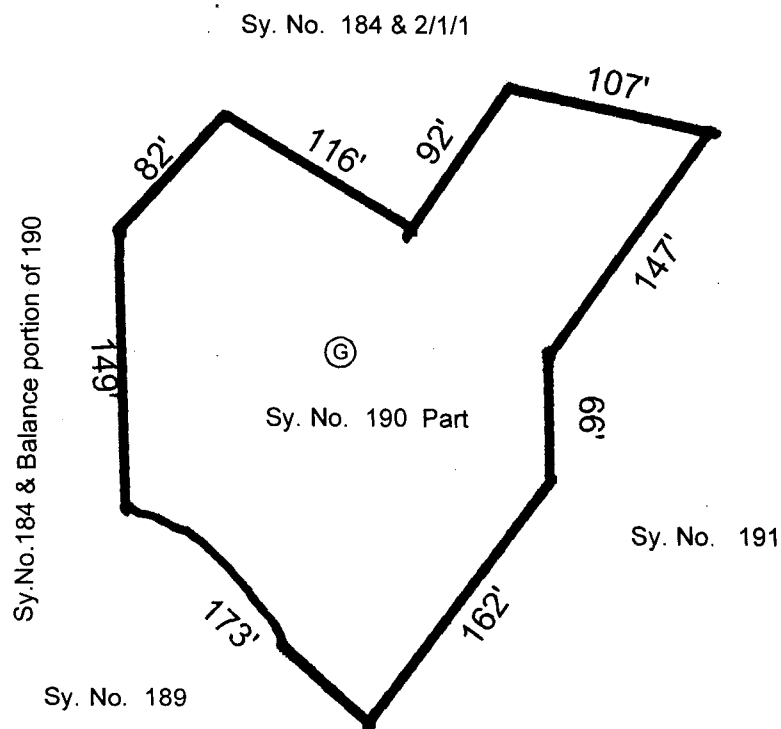
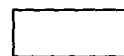
AC. 1-16 GTS.

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:****WITNESSES:**

1. M.V. Rama Rao
2. [Signature]

[Signature]

SIG. OF THE VENDOR

[Signature]

SIG. OF THE VENDEE

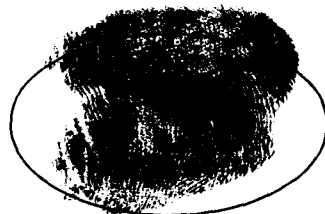
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



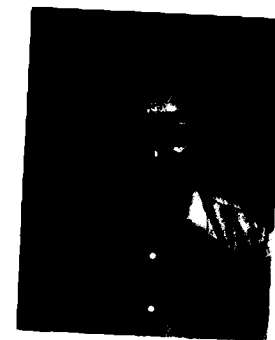
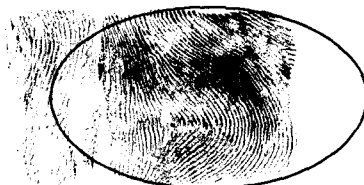
VENDOR:

SMT. M. SUNEETHA
D/O. SHRI M. VENKAT RAMA RAO
R/O. H.NO. 2-90, MALLAPUR VILLAGE
UPPAL MANDAL, R. R. DISTRICT
REP. BY HER GPA ATTORNEY HOLDER
SHRI M. VENKAT RAMANA RAO
S/O. SHRI M. VENKAT RAMA RAO
R/O. 2-90 MALLAPUR VILLAGE
UPPAL MANDAL, R. R. DISTRICT.



PURCHASER:

M/S. B & C ESTATES
A PARTNERSHIP FIRM HAVING ITS
(O). 1, 2, & 3 GROUND FLOOR
HARIGANAGA COMPLEX
RANIGUNJ, SECUNDERABAD-003
REP. Y ITS PARTNER
SHRI. SUDHIR MEHTA
S/O. LATE. SHRI. UTTAMLAL MEHTA
R/O. PLOT NO. 21, BAPUBAGH COLONY
P. G. ROAD, SECUNDERABAD - 500 003



REPRESENTATIVE:

MR. K. PRABHAKAR REDDY
S/O. K. PADMA REDDY
(O). 5-4-187/3 & 4 III FLOOR
SOHAM MANSION M. G. RAOD
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1. *H. V. Rama Rao*
2. *[Signature]*

[Signature]
SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, K. Prabhakar Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

[Signature]
Signature of the Representative

[Signature]
Signature(s) of BUYER(s)

వ పుస్తకము! 6056/104
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 9... ఈ కాగితపు తరుస
సంఖ్య... 1.....

2006 వ సం... 31... తది
192 వ.శ.శా... మాసము... 9... తది
పగలు... 11... మరియు... 12... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

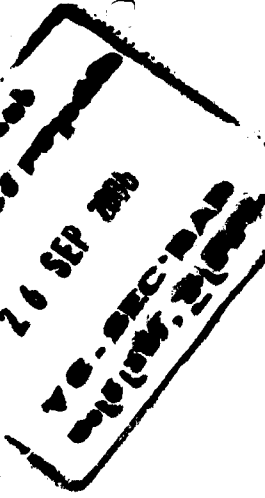
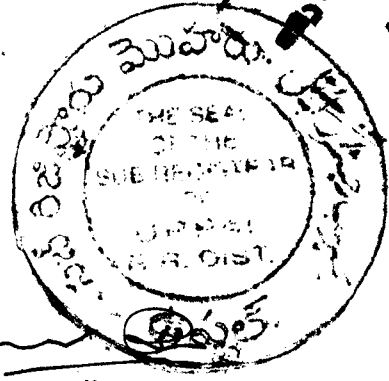
సబ్-రిజిస్ట్రారు

శ్రీ M. Venkata Rama Rao

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥ 70000/- చెల్లించారు.

Receipt No. 107017 Dt. 31/10/06
SBH, Habsiguda Branch, Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌటనవ్రేలు



[Signature]
M. Venkata Rama Rao

M. Venkata Rama Rao

S/o. M. Venkata Rama Rao

occ: Business

R/o. H.No. 2-90, Mallapur Village
Uppal mandal, R. R. Dist.

S/o. Venkata Narashima Rao (late) occ. Business

R/o. H. No. 2-90, Mallapur Village
Uppal mandal, R. R. Dist.

Krishna morthy S/o. Ramurthy occ. Business
R/o. 2-3-6u/10/24, Amberpet, And.

2006వ.సం... 31... తది

192వ.శ.శా... మాసం... 9... తది

[Signature]
సబ్-రిజిస్ట్రారు



నిరూపించినది.

1) M. V. Rama Rao

2)

[Signature]

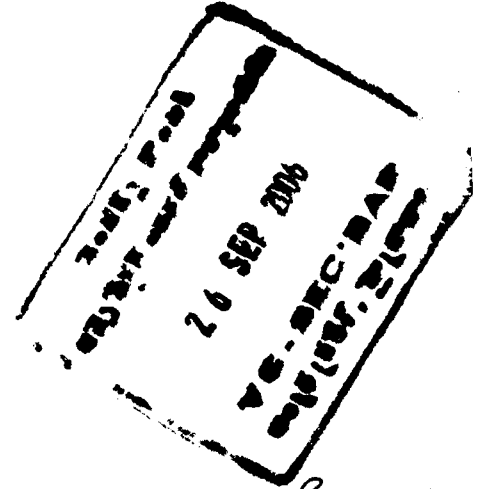
1వ పుస్తకము 16086/06

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 2

పాస్-రిజిస్ట్రారు



Instrument Under Section 42 of Act 1 of 187
No. 16086 of 2006 Date 31/10/06

I hereby certify that the proper deficit
stamp duty of Rs. 1259300/- Rupees

thousand and three hundred and fifty nine

has been levied in respect of this instrument
from Sri. M.V. Rama Rao
on the basis of the agreed Market Value
consideration of Rs. 140,00,000/- being
higher than the consideration agreed Market
Value.

B.R.O. Uppal

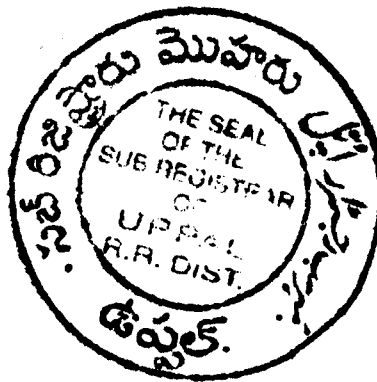
Dated 31/10/06

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

Registration Endorsement

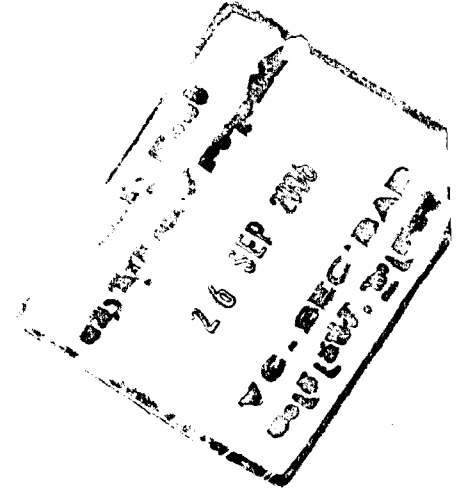
An amount of Rs. 1259300/- towards Stamp Duty
including Transfer duty and Rs. 70000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 107017
Dated 31/10/06 at SBH Habsiguda Branch, Sec'bad

S.B.H. Habsiguda
A/c No. 01000050780
of B.R.O. Uppal.



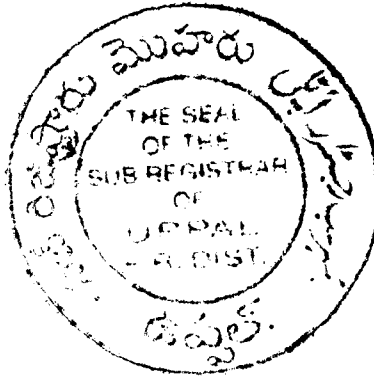
1 వ పుస్తకము! 6096/06
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 9..... ఈ కాగితపు వరుస
 సంఖ్య... 3.....

పద్-రిజిస్ట్రారు



1 వ పుస్తకము సం॥ (కా.క) పు... 16096/06
 నింబరుగా రిజిస్ట్రారు వేయబడి స్కావింగు నిమిత్తం
 గుర్తింపు నింబరు... 1-2006 ఇవ్వడమైన
 2006 సం॥ ఏప్రిల్ 31 తేది

రిజిస్ట్రారు అధికారి



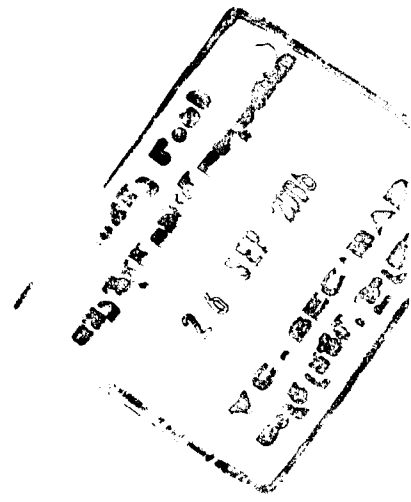
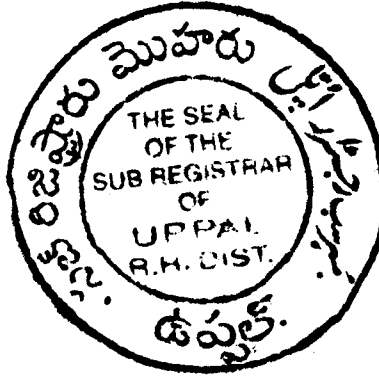
1 వ పుస్తకము 1696 కౌ

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

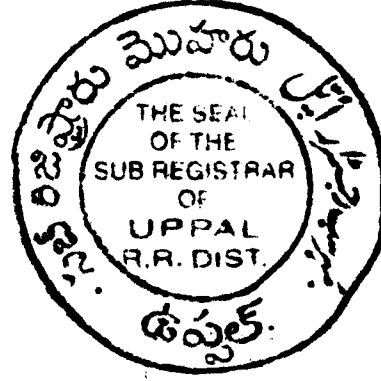
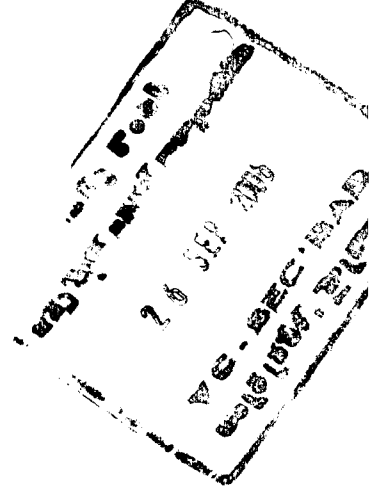
సంఖ్య 4

పబ్-రిజిస్ట్రారు



1 వ పుస్తకము! 609.6 నంబర్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9 ఈ కాగితపు వరుస
సంఖ్య... 5

పద్-రిజిస్ట్రారు



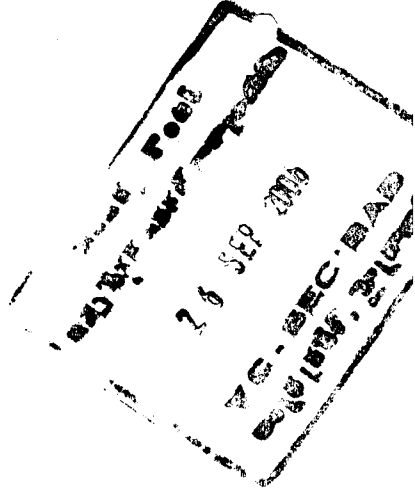
1 వ పుస్తకము 16096/10

దస్తావేజాల మొత్తం కాగితముల

పంఖ్య 9 ఈ కాగితపు వరుస

పంఖ్య 6

సబ్-రిజిస్ట్రారు



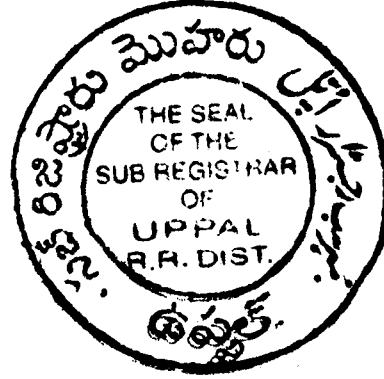
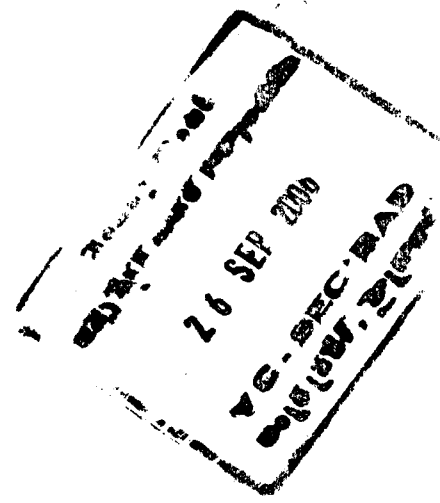
1 వ పుస్తకము. 16096/రొ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...9....ఈ కాగితపు వరుస

సంఖ్య...7.....

పద్-రెజిస్ట్రారు



1 వ పుస్తకము (16.09.61) రెవెన్యూ

దస్తావేజుల మొత్తం కాగితము

సంఖ్య...9...ఈ కాగితపు వరుస

సంఖ్య...క

సబ్-రిజిస్ట్రారు



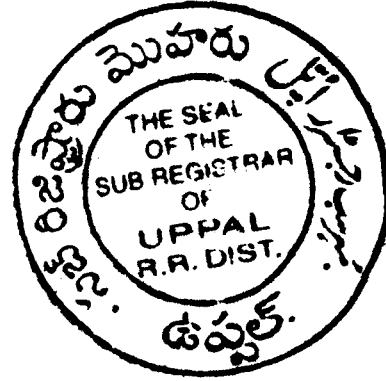
1 వ పుస్తకము. 1609 బి.కె.నంబా

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....9.....ఈ కాగితపు వరుస

సంఖ్య.....9.....

పబ్-రిజిస్ట్రారు





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. No. 8362 Date 12-11-06 WOPs.
Sold to D. Phani Kumar
S/o D. N. Murthy
For Whom B & C ESTATES, Sec 20

SALE DEED

A. G. Chinnay
B 934297
LEELA G. CHIMALG!

STAMP VENDOR

No 02/2006

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

This Sale Deed is made and executed on this the 18th day of November 2006 at Hyderabad by:

1. SMT. M. SUNEETHA, Daughter of Shri M. Venkat Rama Rao, aged about 27 years, Occupation: Service, resident of 2-90, Mallapur Village, Uppal Mandal, Ranga Reddy District, represented by her General Power of Attorney holder SHRI M. VENKAT RAMANA RAO, S/o. Shri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, R/o. 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District vide GPA validated in file bearing no. 1996/E/2006 dated 14.03.2006 registered at D. R. Office, Ranga Reddy District.
2. SHRI. M. VENKAT RAMANA RAO, Son of Shri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, resident of H. No: 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District.

Hereinafter jointly refereed to as the VENDORS and severally as Vendor No. 1 & Vendor No. 2, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

M/s. B & C ESTATES, a registered partnership firm having its office at 1, 2, & 3, Ground Floor, Hariganaga Complex, Ranigunj, Secunderabad 500 003, represented by its Partner Shri Sudhir Mehta, son of Late. Shri Uttamlal Mehta, aged about 51 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad - 500 003, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assignees etc.

110 [Signature] 110 [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 554699

S. No. 7843 Date 30.10.06. 1000
 Sold to D. Phani Kumar
 S/o D. N. Murthy
 For Whom B. & C. ESTATES, Sec 2

LEELA G. CHIMALGI
 STAMP VENDOR
 No 02/2006
 5-4-76/A, Cellar, Rangunj
 GUNDERABAD-500 003

WHEREAS:

- Late Smt. M. Chandu Bai, W/o. Late Shri Venkat Narsimha Rao, was the original pattedar of agricultural land admeasuring about Ac. 7-32 Gts., in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- Late Smt. Chandu Bai reached heavenly abode on 27th August 1992. Land admeasuring about Ac. 2-07 Gts, in Sy. No. 191 is bequeathed to Smt. M. Suneetha, being her grand daughter i.e., VENDOR No. 1 herein under a Will dated 9th June 1992. Similarly land admeasuring Ac. 5-25 Gts., in Sy. No. 2/1/1 is bequeathed to Shri. M. Venkat Ramana Rao, being her grandson i. e., VENDOR No. 2 herein under the said Will.
- Accordingly, VENDOR NO. 1 and 2 being the legal heirs and beneficiaries under the will of the original pattedar late Smt. M. Chandu Bai, became the true and lawful owners and possessors of land admeasuring Ac. 7-32 Gts., in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.

[Handwritten signatures]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi
B 934296

8.366 17-11-06 100 Rs.

By D. Phani Kumar

For D. N. Murthy

For When B.C. ESTATES secured

LEELA G. CHIMALGI

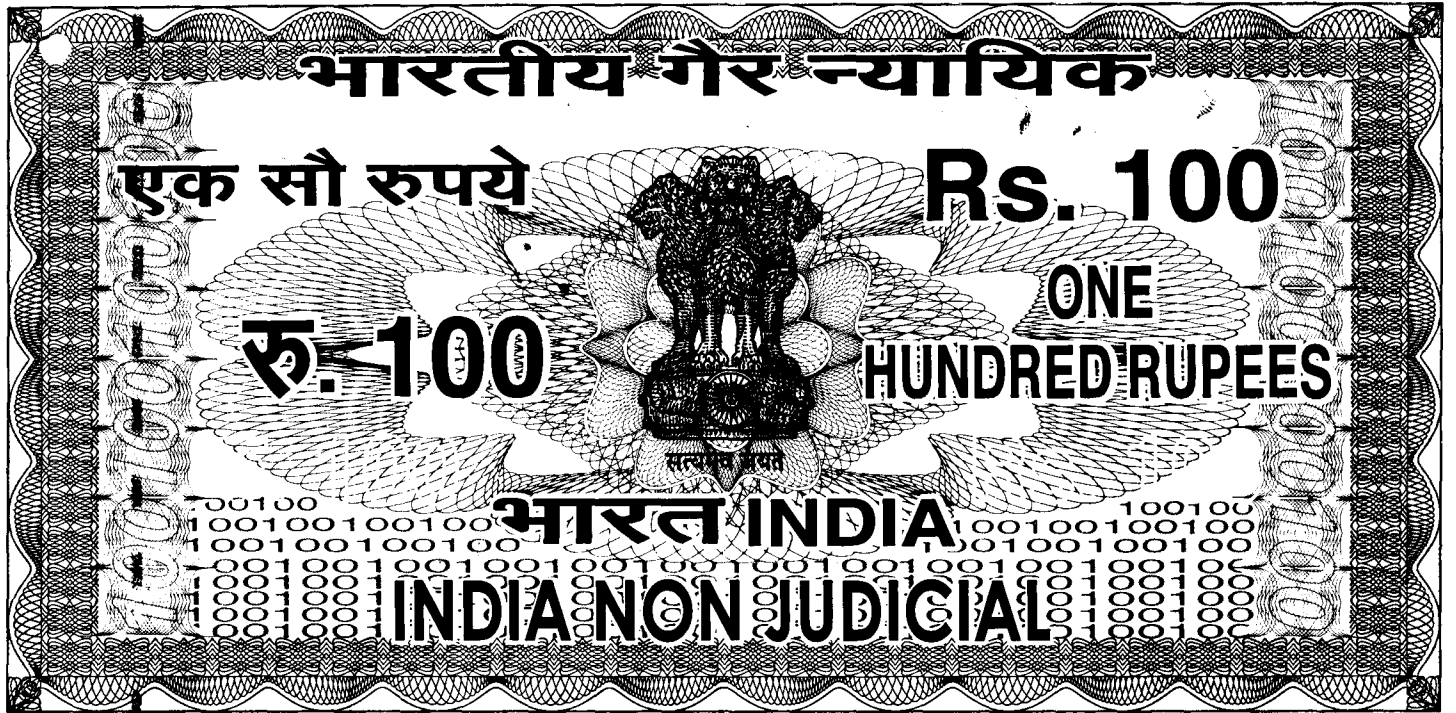
STAMP VENDOR

No 02/2005

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

- D) Vide the proceedings of the MRO bearing no. ROR/Rectification/3/94 dated 18.5.1994, the name of the VENDORS was mutated in the revenue records. Pahanis for the year 1995 / 96 reflect the name of the VENDORS as owners and possessors of land admeasuring about Ac. 7-32 Gts., in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- E) By virtue of the above referred documents, recitals and records, the VENDORS are the absolute owners and possessors and in peaceful enjoyment of about Ac. 7-32 Gts., in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- F) THE VENDORS approached the PURCHASER to sell a part of the above referred property admeasuring about Ac. 1-09 Gts., in survey no. 191 (Ac. 0-07 Gts.) & 2/1/1 (Ac. 1-02 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District (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. 1,22,50,000/- (Rupees One Crore Twenty Two Lakhs Fifty Thousand Only) on the terms and conditions given hereunder.

H. V. [Signature] *H. V. [Signature]*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 544801

Date : 17-11-2006 Serial No : 26,843

Denomination : 100

Purchased By :

K.PRABHAKAR REDDY

S/O K.P.REDDY

HYDERABAD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

For Whom :

M/S B & C ESTATES

SECUNDERABAD

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The PURCHASER has paid the aforesaid total consideration of Rs. 1,22,50,000/- (Rupees One Crore Twenty Two Lakhs Fifty Thousand Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.

- The sum of Rs. 17,50,000/- paid to Vendor No. 1 by way of payorder no. 126884, dated 16.11.2006 drawn on HDFC Bank, Secunderabad.
- The sum of Rs. 1,05,00,000/- paid to Vendor No. 2 by way of payorder no. 126885, dated 16.11.2006 drawn on HDFC Bank, Secunderabad

2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-09 Gts., in survey no. 191 (Ac. 0-07 Gts.) & 2/1/1 (Ac. 1-02 Gts.) of Mallapur Village, Uppal 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.

[Signatures of the parties]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 544800

Date : 17-11-2006

Serial No : 26,842

Denomination : 100

Purchased By :

K.PRABHAKAR REDDY

S/O K.P.REDDY

HYDERABAD

Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPA

For Whom :

M/S B & C ESTATES

SECUNDERABAD

3. 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.
4. The VENDORS hereby covenant that the Scheduled Property was the absolute property belonging to Smt. Chandu Bai and after her death the VENDORS herein alone is the absolute owners of the same by virtue of Will Deed dated 09.06.1992 and no other person other than the VENDORS has 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.
5. The VENDORS hereby declare and covenant that they are the true and lawful pattedars of the Scheduled Property. The VENDORS hereby covenant that no other person other than the VENDORS has 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 the other 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.

H.U. [Signature] H.U. [Signature] Page 3



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 544799

Date : 17-11-2006 Serial No : 26,841

Denomination : 100

Purchased By :

K.PRABHAKAR REDDY

S/O K.P.REDDY

HYDERABAD

Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

For Whom :

M/S B & C ESTATES

SECUNDERABAD

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 gives warranty of title. The VENDORS hereby declares 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.
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.

H.V. [Signature] H.V. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 544798

Date : 17-11-2006 Serial No : 26,840 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY
S/O K.P.REDDY
HYDERABAD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

For Whom :
M/S B & C ESTATES
SECUNDERABAD

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.
11. 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.
12. The VENDORS further covenant that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
13. 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.
14. Stamp duty and Registration amount of Rs. 11,63,150/- paid by way of pay challan No. C-106339, dated 17.11.2006, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

[Signature]

[Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 544797

Date : 17-11-2006

Serial No : 26,839

Denomination : 100

Purchased By :

M. PRABHAKAR REDDY

S/O K.P. REDDY

HYDERABAD

Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPPAL

For Whom :

M/S B & C ESTATES

SECUNDERABAD

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 1-09 Gts., in survey no. 191 (Ac. 0-07 Gts.) & 2/1/1 (Ac. 1-02 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Sy. No. 2/1/2 (Road)
South	: Balance Part of Sy. No. 191 & Sy. No. 190
East	: Balance portion of Sy. No. 191 & Sy. No. 1/1
West	: Sy. No. 190, Sy. No. 184 & Sy. No. 183

IN WITNESS WHEREOF the VENDORS 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:

1. M. V. Ramakrishna

2. [Signature]

[Signature]

VENDOR No. 1
Through GPA

[Signature]

VENDOR NO. 2.
PURCHASER.

[Signature]

REGISTRATION PLAN SHOWING

AGRICULTURE LAND FORMING A PART

IN SURVEY NOS. 191 & 2/1/1**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.**VENDORS:**

1. SMT. M. SUNEETHA, DAUGHTER OF SHRI M. VENKAT RAMA RAO REPRESENTED BY

THEIR GPA HOLDER MR. M. VENKAT RAMANA RAO, SON OF MR. M. VENKAT RAMA RAO

2. MR. M. VENKAT RAMANA RAO, SON OF MR. M. VENKAT RAMA RAO

PURCHASER:

M/S. B & C ESTATES REPRESENTED BY ITS PARTNER

MR. SUDHIR MEHTA, SON OF LATE. MR. UTTAMLAL MEHTA

REFERENCE:**AREA:**

AC. 1-09 GTS

SCALE:

SQ. YDS. OR

INCL:

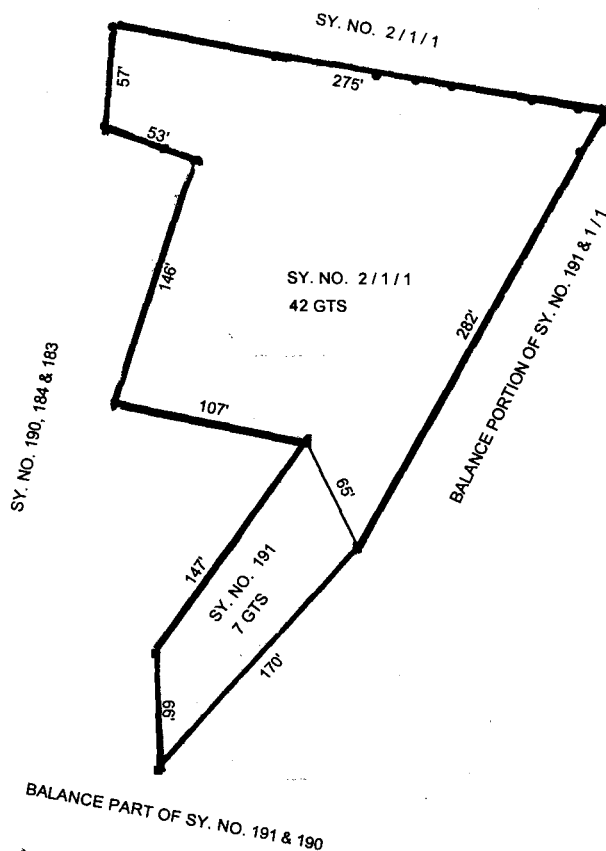
SQ. MTRS.

EXCL:

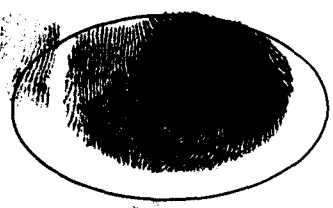
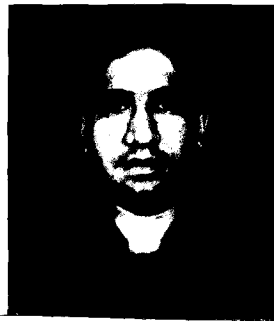
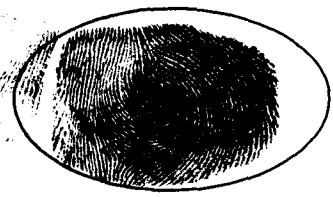
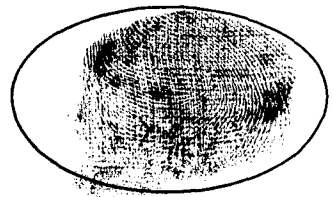
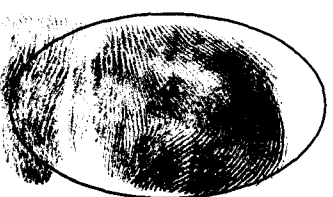
SY. NO. 191 : EXTENT : Ac. 0-07 Gts

SY. NO. 2/1/1 : EXTENT : Ac. 1-02 Gts

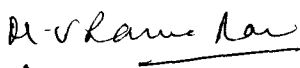
TOTAL : Ac. 1-09 Gts

**WITNESSES:**1. M. V. Rama Rao2. [Signature][Signature][Signature]**SIG. OF THE VENDORS**[Signature]**SIG. OF THE PURCHASER**

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
			<u>VENDORS:</u> 1. SMT. M. SUNEETHA D/O. MR. M. VENKAT RAMA RAO R/O. H. NO. 2-90, MALLAPUR VILLAGE UPPAL MANDAL, RANGA REDDY DISTRICT. REPRESENTED BY THEIR GPA HOLDER MR. M. VENKAT RAMANA RAO S/O. MR. VENKAT RAMA RAO R/O. 2-90, MALLAPUR VILLAGE RANGA REDDY DISTRICT.
			2. MR. M. VENKAT RAMANA RAO S/O. MR. VENKAT RAMA RAO R/O. H. NO. 2-90 MALLAPUR VILLAGE UPPAL MANDAL RANGA REDDY DISTRICT.
			<u>PURCHASER:</u> M/S. B & C ESTATES HAVING ITS OFFICE AT 1, 2 & 3 GROUND FLOOR, HARIGANGA COMPLEX, RANIGUNJ SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNER SRI. SUDHIR MEHTA S/O. LATE SRI UTTAMLAL MEHTA
			<u>REPRESENTATIVE:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

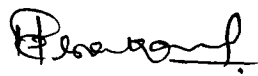
1. 
 2. 

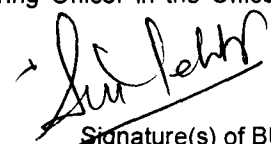


SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, MR. K. Prabhakar Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


 Signature of the Representative


 Signature(s) of BUYER(s)

వ పుస్తకము. 17.10.1908 వ సం॥ పు
దస్త్రవేజాల మొత్తం కాగితముల
సంఖ్య... 19... ఈ కాగితపు వరుస
సంఖ్య.....

2006 వ సం॥ నవంబరు 4 వ తేదీ... 1928 వ. శా. కృ. శ్రీ... మాసము... 27 వ తేదీ
పగలు... మరియు... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ. M. V. Ramesh Rao.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
మరియు పేలిముద్రలతో సహా దాఖలు చేసి
రుసుము రూ॥ 100/- చెల్లించినారు.

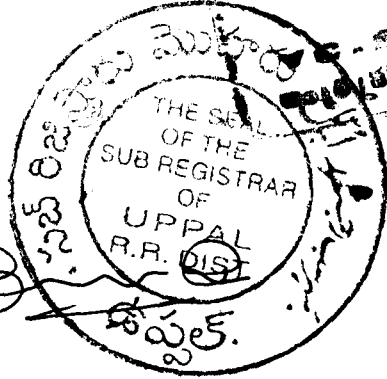
Receipt No. 106339 Date 11.10.08 Vide
SBH, Habsiguda Branch, Sec'bad.

దాని ముచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.

[Signature]
[Signature]



S/o. M. Venkat Rama Rao, age about 32 yrs
Occupation : Business R/o. 2-90, Mallapur
Village, Uppal Mandal, Rangareddy Dist.
and GPA Holder for Vendor no. 1 i.e
M. sunantha, D/o. Venkat Rama Rao.

① M. V. Ramesh Rao

S/o. Late Venkat Narasimha Rao, occ. Business
R/o. 2-90, Mallapur Village, Uppal (M)
R. R. Dist.

② *[Signature]*

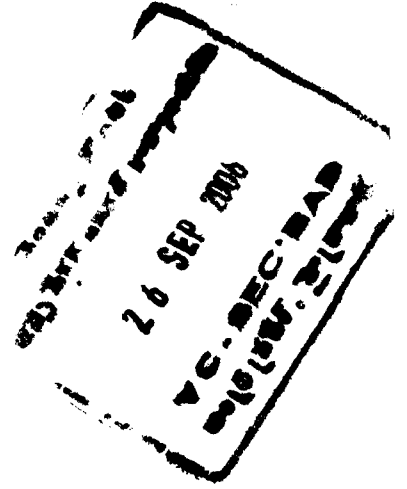
Ravi Kumar R/o. Ravi Kumar occ. Student
R/o. 2-2-61/10, Amberpet, Hyd.

2006 వ. సం॥ నవంబరు 4 వ తేదీ... 1928 వ. శా. కృ. శ్రీ... మాసం... 27 వ తేదీ.

[Signature]
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము. 17638/06
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య.....

పబ్-రిజిస్ట్రార్



Instrument Under Section 42 of Act II of 1907
 No. 17638 of 2006 Date 18/11/06

I hereby certify that the proper deficit
 stamp duty of Rs. 1101800/- Rupees Eleven lakhs one
 thousand eight hundred only
 has been levied in respect of this instrument
 from Sri. M.V. Ramana Rao
 on the basis of the agreed Market Value
 consideration of Rs. 12250000/- being
 higher than the consideration agreed Market
 Value.

S.B.O. Uppal

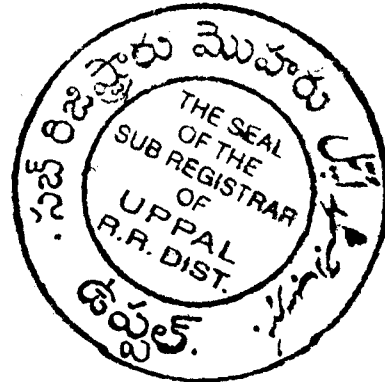
Sub Registrar

Dated 18/11/06 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

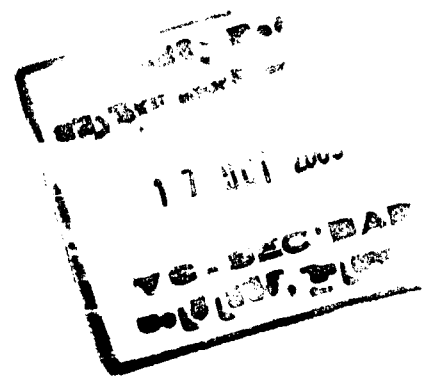
An amount of Rs. 1101800/- Towards Stamp Duty
 including Transfer duty and Rs. 61250/-
 towards Registration Fee was paid by the part,
 through Challan Receipt Number 106339
 Dated 17/11/06 at S.B.H. Habsiguda Branch, Sec'bad

S.B.H. Habsiguda
 A/c No. 01000050700
 of S.B.O. Uppal.



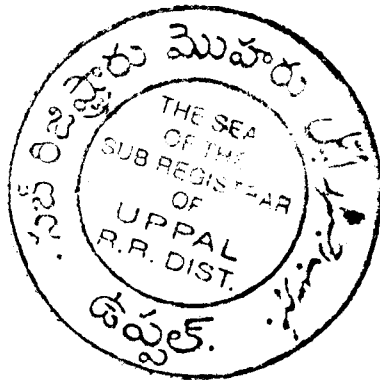
1 వ పుస్తకము 1.7.63/06 సంగ్రహ
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 1.4... ఈ కాగితపు వరుస
 సంఖ్య 3.....

2
 సబ్-రిజిస్ట్రారు

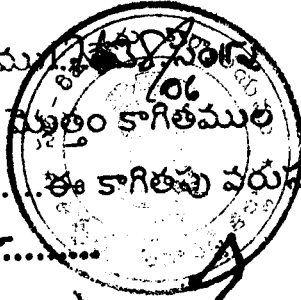


1 వ పుస్తకము సం॥ (కా.క) పు.. 1.7.63/06
 నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
 గుర్తింపు నెంబరు 1.7.63/06-1-2006 ఇవ్వడమైన
 2006 సం॥ మార్చి 18... 30

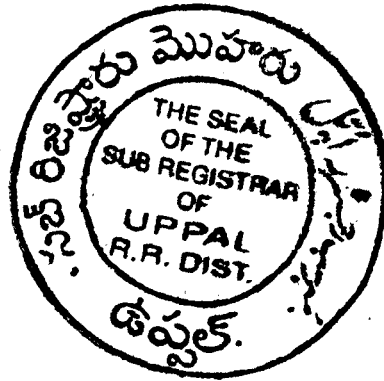
రిజిస్ట్రారు



1వ పుస్తకము...
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...

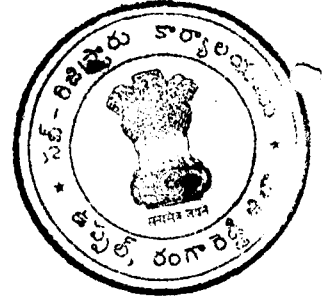


పద్-రిజిస్ట్రార్

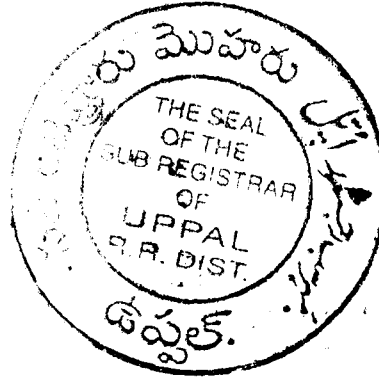




1 వ పుస్తకము. 12/1/66 సంగం
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య. 10... ఈ కాగితపు వరుస
 సంఖ్య. 1000



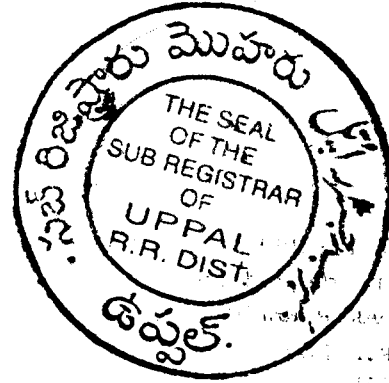
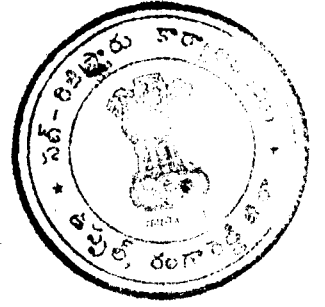
సబ్-రిజిస్ట్రార్





1వ పుస్తకము..12.13/నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..1.11..ఈ కాగితపు వరుస
సంఖ్య.....

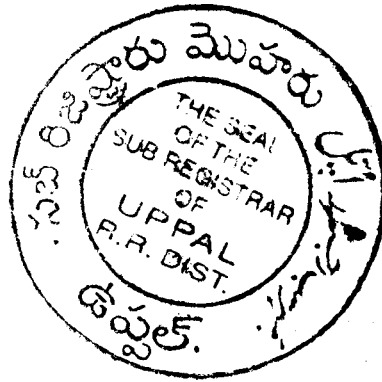
సబ్-రిజిస్ట్రారు





1 వ పుస్తకము. 17.6.74/సం||
రస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 1.4....ఈ కాగితపు వరుస
సంఖ్య....

పబ్-రిజిస్ట్రార్

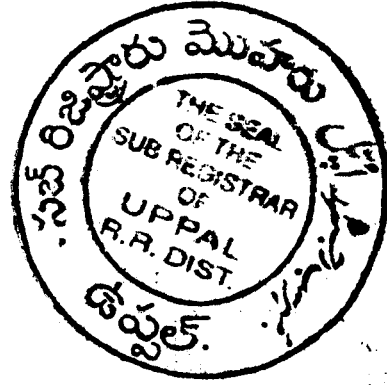




1. వస్తుకము. 1.7.6. పేజీ/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 1.7.6. ఈ కాగితపు పరుస
సంఖ్య. 1.7.6.

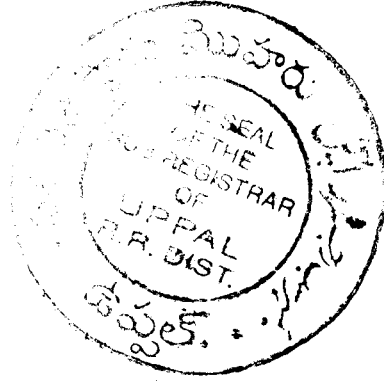


పబ్-రిజిస్ట్రార్



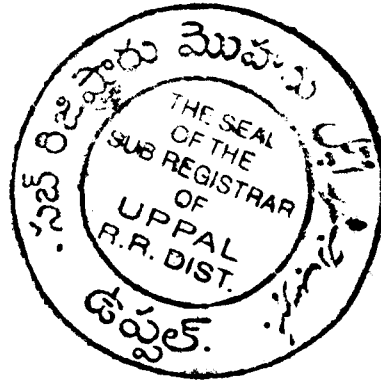
17.6.2017 నాంబూరి
దస్తావేజుల మొత్తం కాగితముల
పంఖ్య...10...ఈ కాగితము వరుస
పంఖ్య...9.....


~~సర్కిల్ రిజిస్ట్రార్~~



1 వ పుస్తకము! 7.650/సంఖ్య
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య...! 10...ఈ కాగితపు వరుస
సంఖ్య...! 10.....


పత్ రిజిస్ట్రార్





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimala
B 934326

S. No. 8444 Date 20-11-06 100Rs

LEELA G. CHIMALA
STAMP VENDOR

Sold to Ramesh

No 02/2009

By Narsing Rao

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

For Whom B & C ESTATES (Seal)
SALE DEED

This Sale Deed is made and executed on this the 22nd day of November 2006 at Hyderabad by:

1. SHRI. M. VENKATA NARSIMHA RAO, son of Shri M. Venkat Rama Rao, aged about 34 years, Occupation: Business, resident of 2-90, Mallapur Village, Uppal Mandal, Ranga Reddy District, represented by her General Power of Attorney holder SHRI M. VENKAT RAMANA RAO, S/o. Shri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, R/o. 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District vide GPA validated in file bearing no. 1997/E/2006 dated 14.03.2006 registered at D. R. Office, R. R. District.
2. SHRI. M. VENKAT RAMANA RAO, Son of Shri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, resident of H. No: 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District.

Hereinafter jointly refereed to as the VENDORS and severally as Vendor No. 1 & Vendor No. 2, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors, etc.

IN FAVOUR OF

M/s. B & C ESTATES, a registered partnership firm having its office at 1, 2, & 3, Ground Floor, Hariganaga Complex, Ranigunj, Secunderabad 500 003, represented by its Partner Shri Sudhir Mehta, son of Late. Shri Uttamlal Mehta, aged about 51 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad - 500 003, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assigns etc.

(Signatures of Shri Sudhir Mehta and Shri Uttamlal Mehta)



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimala
B 934325

S. No. 8413 Date 20-11-06 Rs. 1000/-
Sold to Ramesh
By Narsimha Rao
For Whom B.C. ESTATES - Sec 2

LEELA G. CHIMALA!

STAMP VENDOR

No 02/2006

5-4-76/A, Cellar, Ranigunj,
SECUNDERABAD-500 003

WHEREAS:

- Late Smt. M. Chandu Bai, W/o. Late Shri Venkat Narsimha Rao, was the original pattedar of agricultural land admeasuring about Ac. 1-18 Gts., in survey nos. 183 (Ac. 0-36 Gts.) & 184 (Ac. 0-22 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- Late Smt. Chandu Bai reached heavenly abode on 27th August 1992. Land admeasuring about Ac. 0-36 Gts, in Sy. No. 183 is bequeathed to Shri. M. Venkata Narsimha Rao, being her grandson i.e., VENDOR No. 1 herein under a Will dated 9th June 1992. Similarly land admeasuring Ac. 0-22 Gts., in Sy. No. 184 is bequeathed to Shri. M. Venkata Ramana Rao, being her grandson i. e., VENDOR No. 2 herein under the said Will.
- Accordingly, VENDOR NO. 1 and 2 being the legal heirs and beneficiaries under the will of the original pattedar late Smt. M. Chandu Bai, became the true and lawful owners and possessors of land admeasuring Ac. 1-18 Gts., in survey nos. 183 (Ac. 0-36 Gts.) & 184 (Ac. 0-22 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.

H. V. [Signature] H. V. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-4-Chennai
B 934324

A. No. 8612 Date 20-11-06 100Rs.
Sold to Ramesh
By N. Srinivas RAO
For Whom B. & C. ESTATES signed

LEELA G. CHIMALGI
STAMP VENDOR
No 02/2025
5-4-76/A, Cellar, Ranigummi
SECUNDERABAD-500 000

- D) Vide the proceedings of the MRO bearing no. ROR/Rectification/3/94 dated 18.5.1994, the name of the VENDORS was mutated in the revenue records. Pahanis for the year 1995 / 96 reflect the name of the VENDORS as owners and possessors of land admeasuring about Ac. 1-18 Gts., in survey nos. 183 (Ac. 0-36 Gts.) & 184 (Ac. 0-22 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- E) By virtue of the above referred documents, recitals and records, the VENDORS are the absolute owners and possessors and in peaceful enjoyment of about Ac. 1-18 Gts., in survey nos. 184 (Ac. 0-36 Gts.) & 184 (Ac. 0-22 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- F) THE VENDORS approached the PURCHASER to sell a part of the above referred property admeasuring about Ac. 1-04 Gts., in survey no. 183 (Ac. 0-30 Gts.) & 184 (Ac. 0-14 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District (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. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only) on the terms and conditions given hereunder.

H. V. [Signature] H. V. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimala
B 934327

S. No. 8415 Date 20.11.06 W. No. 1001
Sold to Ramen
No. N. 1001 R.A. 01
For Whom B.C. ESTATES Secunderabad

LEELA G. CHIMALA
STAMP VENDOR
No 02/2006
5-4-76/A, Cellar, Ranigummi
SECUNDERABAD-500 003

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The PURCHASER has paid the aforesaid total consideration of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.
 - a. The sum of Rs. 25,00,000/- paid to Vendor No. 1 by way of Cheque no. 661867, dated 16.11.2006 drawn on HDFC Bank, Secunderabad.
 - b. The sum of Rs. 50,00,000/- paid to Vendor No. 1 by way of payorder no. 126889, dated 17.11.2006 drawn on HDFC Bank, Secunderabad.
 - c. The sum of Rs. 35,00,000/- paid to Vendor No. 2 by way of payorder no. 126973, dated 20.11.2006 drawn on HDFC Bank, Secunderabad
2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-04 Gts., in survey no. 183 (Ac. 0-30 Gts.) & 184 (Ac. 0-14 Gts.) of Mallapur Village, Uppal 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.

H. U. [Signature]

H. U. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-4-Chimalg
B 934328

4. No 8416 Date 20-11-2016 As 10000
Said to Ramesh
By Nageswara Rao
For Whom B.S.C. ESTATES. See d.

LEELA G. CHIMALG

STAMP VENDOR

No 02/2026

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

3. 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.
4. The VENDORS hereby covenant that the Scheduled Property was the absolute property belonging to Smt. Chandu Bai and after her death the VENDORS herein alone is the absolute owners of the same by virtue of Will Deed dated 09.06.1992 and no other person other than the VENDORS has 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.
5. The VENDORS hereby declare and covenant that they have the true and lawful pattedars of the Scheduled Property. The VENDORS hereby covenant that no other person other than the VENDORS has 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 the other 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.

H.U. [Signature] H.U. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Q. No. 8-443 Date 21-11-06. 100/-
 Sold to D. Phani Kumar
 S/o D. N. Murthy
 For Whom B. C. ESTATES. Secunderabad.

B 934348
 LEELA G. CHIMALG!
 STAMP VENDOR
 No 02/2006
 5-4-76/A, Cellar, Rangum
 SECUNDERABAD-500 003

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 gives warranty of title. The VENDORS hereby declares 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.
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.

H. U. [Signature]

H. U. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 8.4.62-21-11-06-100Rs.
 Sold to D. Phani Kumar
 By D. N. Murthy
 For Whom B.C. ESTATES. Secd.

LEELA G. CHIMALG!
 STAMP VENDOR
 No 02/2009
 5-4-76/A, Cellar, Rahigunj
 SECUNDERABAD-500 007

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.
11. 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.
12. The VENDORS further covenant that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
13. 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.
14. Stamp duty and Registration amount of Rs. 10,44,300/- paid by way of pay challan no. C-106589, dated 21.11.2006, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

(Signatures)



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

8476 21-11-06 100 Rs.
M. Praveen BABU
M. Venkatesh RAO
B & C ESTATES, Secunderabad

C 936708
LEELA G. CHIMALG.
STAMP VENDOR
No 02/2005
5-4-76/A, Cellar, Ranigumma
SECUNDERABAD-500 003

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 1-04 Gts., in survey no. 183 (Ac. 0-30 Gts.) & 184 (Ac. 0-14 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Sy. No. 2/2
South	: Sy. No. 190
East	: Sy. No. 2/1/1 & Sy. No. 190
West	: Balance portion of Sy. No. 183 & Sy. No. 184

IN WITNESS WHEREOF the VENDORS 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:

1. H. V. Ramakrishna

2. J. B. S.

H. V. Ramakrishna

VENDOR No. 1
Through GPA

H. V. Ramakrishna

VENDOR NO. 2.

REGISTRATION PLAN SHOWING

AGRICULTURE LAND FORMING A PART

IN SURVEY NOS. 183 & 184**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.**VENDORS:** 1. SHRI. M. VENKATA NARSIMHA RAO, S/O. SHRI M. VENKAT RAMA RAO REP. BY

THEIR GPA HOLDER MR. M. VENKAT RAMANA RAO, SON OF MR. M. VENKAT RAMA RAO

2. MR. M. VENKAT RAMANA RAO, SON OF MR. M. VENKAT RAMA RAO

PURCHASER: M/S. B & C ESTATES REPRESENTED BY ITS PARTNER

MR. SUDHIR MEHTA, SON OF LATE. MR. UTTAMLAL MEHTA

REFERENCE:**AREA:** AC. 1-04 GTS**SCALE:**

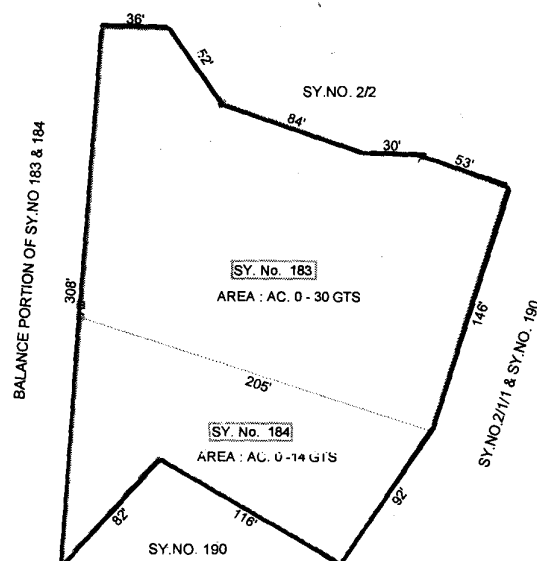
SQ. YDS. OR

INCL:

SQ. MTRS.

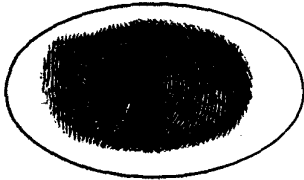
EXCL:

SY. NO. 183: EXTENT : Ac. 0-30 Gts

SY. NO. 184: EXTENT : Ac. 0-14 Gts**TOTAL : Ac. 1-04 Gts****WITNESSES:**1. *M. V. Ramana Rao*2. *J. E. S.**M. V. Ramana Rao**M. V. Ramana Rao***SIG. OF THE VENDORS**

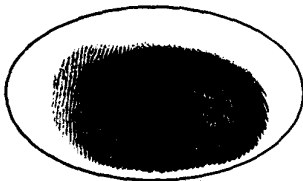
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--

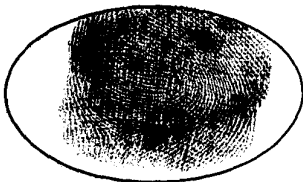


VENDORS:

1. MR. M. VENKATA NARSIMHA RAO
S/O. MR. M. VENKAT RAMA RAO
R/O. H. NO. 2-90, MALLAPUR VILLAGE
UPPAL MANDAL, RANGA REDDY DISTRICT.
REPRESENTED BY THEIR GPA HOLDER
MR. M. VENKAT RAMANA RAO
S/O. MR. VENKAT RAMA RAO
R/O. 2-90, MALLAPUR VILLAGE
RANGA REDDY DISTRICT.

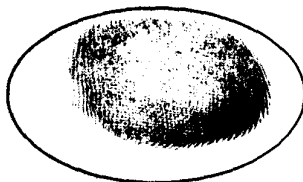


2. MR. M. VENKAT RAMANA RAO
S/O. MR. VENKAT RAMA RAO
R/O. H. NO. 2-90
MALLAPUR VILLAGE
UPPAL MANDAL
RANGA REDDY DISTRICT.



PURCHASER:

M/S. B & C ESTATES
HAVING ITS OFFICE AT 1, 2 & 3
GROUND FLOOR,
HARIGANGA COMPLEX, RANIGUNJ
SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNER
SRI. SUDHIR MEHTA
S/O. LATE SRI UTTAMLAL MEHTA



REPRESENTATIVE:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1. *M. V. Ramana Rao*
2. *J. B. R.*

[Signatures of Executants]

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, MR. K. Prabhakar Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

[Signature of Representative]

Signature of the Representative

[Signature of Buyer(s)]

Signature(s) of BUYER(s)

7 5695-

171930

అంధప్రదేశ్ ప్రభుత్వం
భూమి యాజమాన్యపు

27
252

[illegible]

1. పట్టాదారు పేరు, తండ్రి/భర్త పేరు,
చిరునామా

2. ವಿದ್ಯಾರ್ಥಿಗಳು ಕುಂ/ವಿದ್ಯಾರ್ಥಿಗಳು
ಶಿಕ್ಷಣ ವಿದ್ಯಾರ್ಥಿಗಳ ಶಿಕ್ಷಣ
ವಿದ್ಯಾರ್ಥಿಗಳು

3. భూములు ఉన్న గ్రామం పేరు

4. రెవెన్యూ? మండలం

5. రెవిన్యూ డివిజను

6. **සියලුම**

7. కొలి నమోదు చేసిన పది

పట్టాదారుని సంపదకం

६५

మూలము.

గ్రామ పరిపాలనాధికారి

Yours A. P.

the university

100

உணவுப் பழக்கம்

కారాగృహముద్ర,

①

j. o.

五
五

10
11
12

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

如

(మంతురము) పంపించినది
V. A. O. Mandal Revenue Office,
 Ramanthapur (K).
 Uppal, Rang Reddy Dist.
 M.R.D. R.R. District

ఉవిజనల్ బిల్డ్ కారి సంఘము,
కార్యాలయముద్ర, పేరి.

171929

450157

అంధ్రప్రదేశ్ ప్రభుత్వం
గ్రామీణ యాజమాన్య పాక్కు పత్రము

మృత్యుం.

[illegible]

D.O.

శ్రీమంత్రి.

13
CP

உலகாந்தரம். ஆவடி.

235
P
P
0
50

58

7. వారి సమాధులపై

పటాదారుని సంతకం

३

చొట్టన, పేలి మూద.

అధ్యక్షులు

మండలి రెజిస్ట్రార్
అధికారి నందకం.

Digitized by Google

[Signature]
Tippal Range Resd.

కారాచిత్తముద్ర, పది.

—



K. PADMA REDDY
2-3-64/18/24
JAISWAL GARDEN
AMBERPET
HYDERABAD

20/07/2002

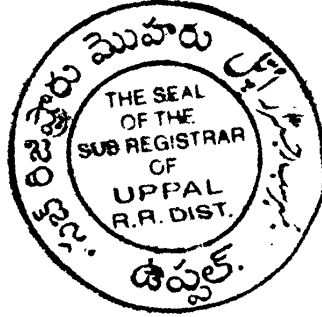
DUPLICATE

Licensing Authority,
RTA-HYDERABAD-EC

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	MC	03/01/2015
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	54791995	
<u>Original LA.</u>	RTA, HYDERABAD EAST	
<u>DOB</u>	15/01/1974	
<u>Blood Gr.</u>		
<u>Date Of 1st Issue</u>	04/01/1995	

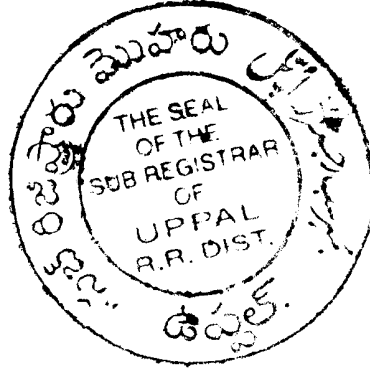
1 వ పుస్తకము. 12.1.13 నాంబ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 13... ఈ కాగితపు వరుస
సంఖ్య... 13.....

సబ్-రిజిస్ట్రార్



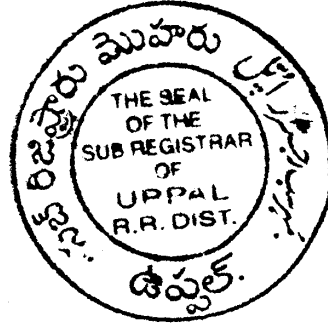
1వ పుస్తకము 18.9.92 నుంజు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..1.50..ఈ కాగితపు వరుస
సంఖ్య.....12.....

పబ్-రిజిస్ట్రార్



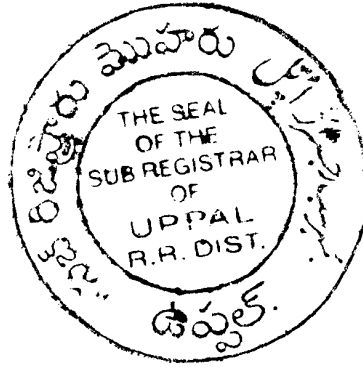
1వ పుస్తకము. 1899/10 సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 12... ఈ కాగితపు వరుస
పంఖ్య..... 1

పబ్-రిజిస్ట్రార్



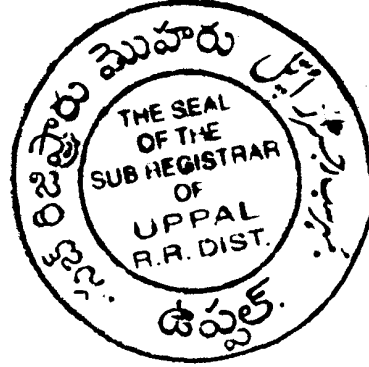
1 వ పుస్తకము/డి.డి.ఎస్.సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..1..ఈ కాగితపు వరుస
సంఖ్య.....10


చీఫ్ రిజిస్ట్రార్

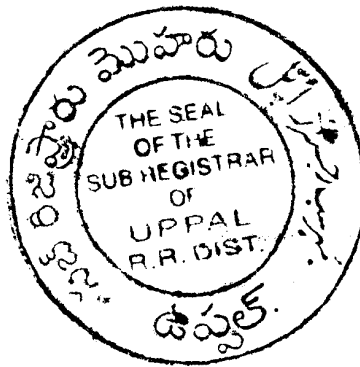
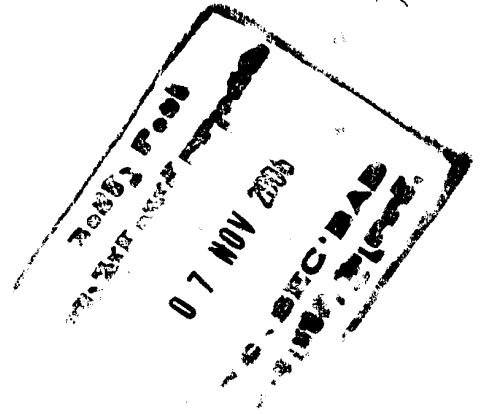


1 వ పుస్తకము. 18. 11. 1966. సంగం
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య...13...ఈ కాగితపు వరుస
సంఖ్య.....9.....

పక్. రిజిస్ట్రారు

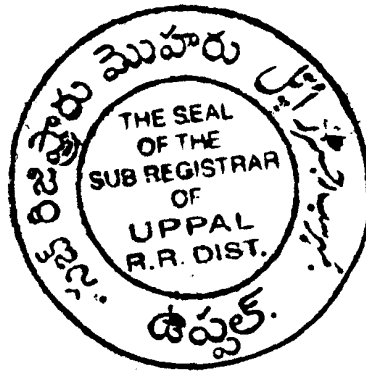
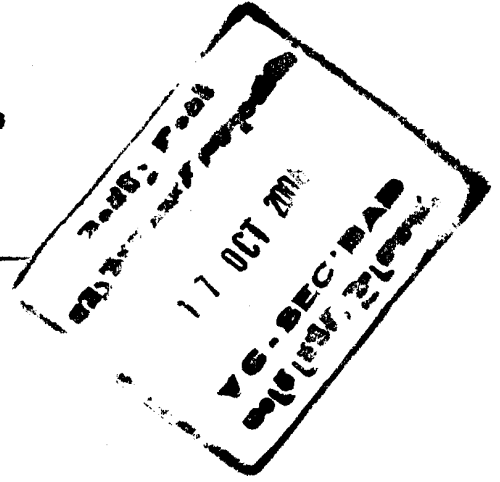


పద్మ-రిజిస్ట్రార్



1 వ పుస్తకము. శ్రీ. గిరి. సంగం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 1. నె... ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు



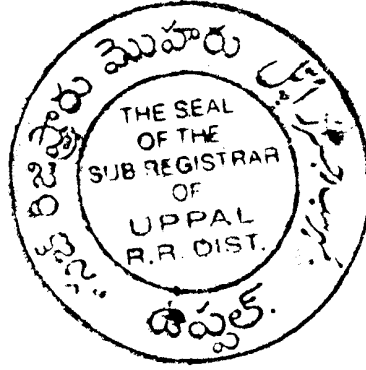
1వ పుస్తకము. 1811. స్వంశ

దస్తావేజాల మొత్తం కాగితము

సంఖ్య... 12... ఈ కాగితపు వరుస

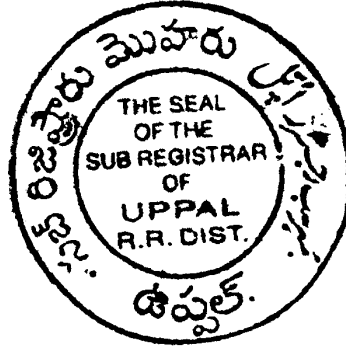
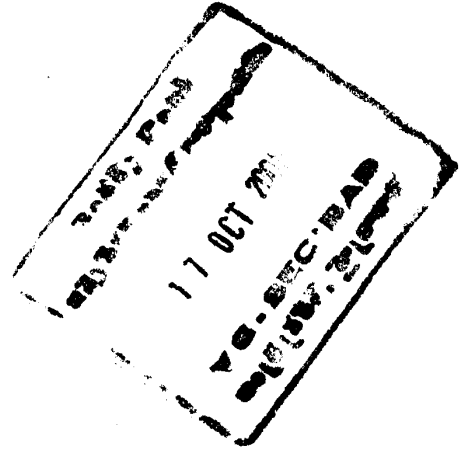
సంఖ్య... 6

పబ్-రిజిస్ట్రారు



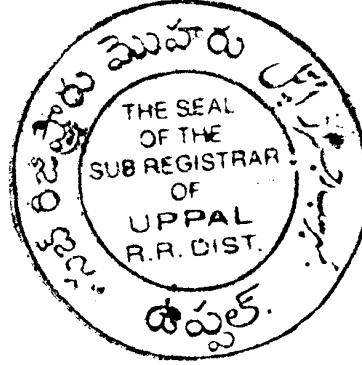
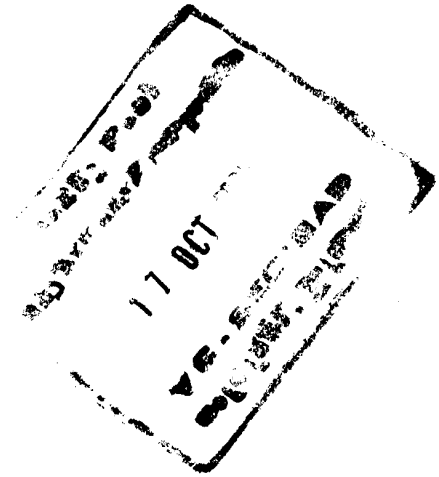
1 వ పుస్తకము. 18.10.1956/సంగమ
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య...1.56..ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్



1వ పుస్తకము. 1899. నవంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 13... ఈ కాగితపు వరుస
సంఖ్య... 4...

పబ్-రిజిస్ట్రారు



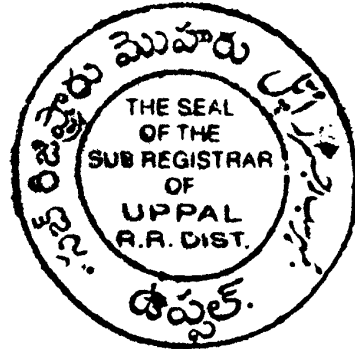
1 వ పుస్తకము 1899/106 సం॥
 దస్తావేజాల మొత్తం కాగితములు
 సంఖ్య....12...ఈ కాగితపు వరుస
 సంఖ్య.....3

పబ్-రిజిస్టరు



1 వ పుస్తకము సం॥ (కా.శ) పు...1899/106
 నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నింబరు...1899/1-2006 ఇవ్వబడిన
 2006 సం॥ సెప్టెంబర్ 2006

[Handwritten signature]



1వ పుస్తకము. 189.15/స్థానం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 13. ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్



Endorsement Under Section 42 of Act II of 1908
No. 189.15 of 200.6 Date 22/11/06

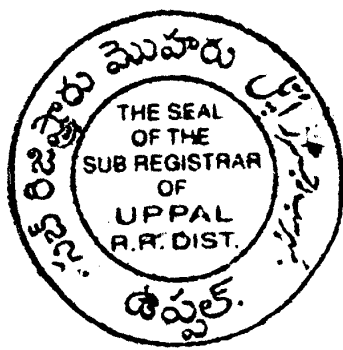
I hereby certify that the proper deficit
stamp duty of Rs. 992.00/100 Rupees ~~Some~~ Nine ~~thousand~~ Eight ~~hundred~~ Nine
Thousand two hundred only
has been levied in respect of this instrument
from Sri. M. Venkat Ramana Rao
on the basis of the agreed Market Value
consideration of Rs. 110,000.00 being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
dated 22/11/06
Sub Registrar
and Collector U/S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 992.00/100 towards Stamp Duty
including Transfer duty and Rs. 55000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 106589
Dated 21/11/06 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
A/c No. 01000050789
S.R.O. Uppal



వ పుస్తకము...! కి...! పుస్తకము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...! 3... ఈ కాగితపు వరుస
సంఖ్య...!

200 రూ. వ. సం...! వరుస...! నెం...! తది

192 రూ. వ. శా...! మా...! తది

పగలు...! మరియు...! గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. M. Venkata Ramana Rao.....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను

అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసి

రుసుము రూ...! 55000/..... చెల్లించినారు.

Receipt No. 106589 Date 11/11/06 Vide

SBH, Mahsiguda Branch. Sec'bad

ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రౌటనప్రేలు



నిరూపించినది.

① M. Venkata Rao

S/o. Late M. Venkata Narsimha Rao,
Occupation: Business - R/o. 2-90, Mallapur
Village, Uppal (m), R. R. Dist

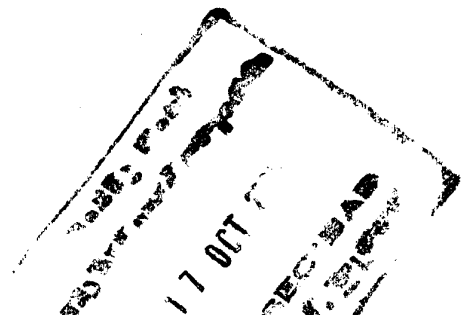
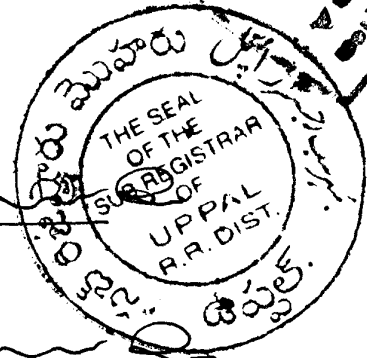
② S. D. Rao

S/o. S. D. Rao of Sec. - Employee R/o. 1-10-263.
New Benerpally, Sec - bad - 11.

200 రూ. వ. సం...! వరుస...! నెం...! తది

192 రూ. వ. శా...! మా...! తది.

సబ్-రిజిస్ట్రారు

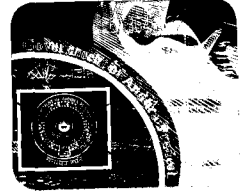


100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
SL No 1839 Dt 30-1-2006 Rs. 100
Purchaser Name M. V. Ravana Rao & M. V. Shaik Mahboob
For Whom Srip. Use S.V. No: 95 of 1995 R. 33/2005.
First Lancer, Syed Nagar,
HYDERABAD-28.

09AA 531622



GENERAL POWER OF ATTORNEY

Know all men by these Presents that I, M Suneetha, D/O M Venkat Rama Rao, aged about 27 years, Occupation: Service, R/O 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District, do hereby appoint and Constitute My Brother

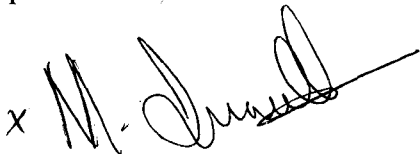
Mr M Venkat Ramana Rao S/O M Venkat Rama Rao, aged about 32 years, Occupation: Service, R/O 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District, as my lawful attorney in my name and on my behalf to door execute all or any of the acts, deeds or things hereinafter mentioned.

x M. Suneetha

WHEREAS I, the EXECUTANT, hold possessory and ownership rights over dry lands having survey numbers: Sy No 190 and Sy No 191, near Mallapur village, Uppal Mandal, RR District. Whereas I am shortly leaving for the United States of America and whereas it is not possible for me to look after the welfare and protect my rights or to develop the lands personally, and I may not be able to come down to India and execute deeds, applications and complete the other formalities of Registration etc. I do hereby execute this power of attorney in favour of the above said: Sri M Venkat Ramana Rao, who is none other than my own elder brother staying in India, and as such I am empowering him to do all or any other of the following acts, deeds, and things as under on my behalf:-

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That my said General Power of Attorney is empowered to develop, construct on or sell the schedule lands situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, Andhra Pradesh, India
2. That my General Power of Attorney is empowered to appear before authority working under any statute, local or quasi Government or any other Government body and make applications, affidavits, papers, documents etc
3. That my General Power of Attorney is empowered to appoint lawyers/Pleaders/Agents to defend and file cases in any court of law and sign on pleadings/replies/appeals including Vakalats/Authorization and to give evidence etc.
4. That my General Power of Attorney is empowered to negotiate, enter into any agreements/Memorandum of understanding/settlements etc in respect of my schedule lands with the third party, including intending purchasers if going for a sale of portion or whole of the said schedule lands.
5. That my General Power of Attorney is empowered to receive advance/part or entire Sale consideration and to pass receipts in favour of the third party intending purchaser, if going for a sale of portion or whole of the said schedule lands.
6. That my General Power of Attorney is empowered to sign on all papers/affidavits, stamp papers and other related documents required for execution and registration of the sale deeds while presenting before the registering authority.
7. That my General Power of Attorney is empowered to execute proper deeds of Conveyance of the property to the purchasers.
8. That my General Power of Attorney is empowered to present Conveyance deeds executed by the said attorney before registering officers for registration to admit execution and receipt of Consideration to have the deeds registered and to do all acts and things necessary and incidental to the execution and Completion of registration and Conveying the Properties to the Purchasers as fully and effectively by in all respects as I could do the same my self.
9. That my General Power of Attorney is empowered to manage generally to complete sale formalities and handover physical possession of the schedule lands in favour of the intended third party purchaser.
10. That my General Power of Attorney is empowered to open an account in any nationalized bank in my name and deposit any amount received from any sale process of the schedule lands.

x 

11. That my General Power of Attorney is generally empowered to do all such relevant acts and deeds that are felt expedient and necessary for the due discharge for the maintenance, development, construction on or completion of sale formalities of the said schedule lands. And I undertake to confirm and ratify all the acts, deeds and things that are legally done by my attorney.

SCHEDULE OF PROPERTY

ALL THAT PART AND PARCEL OF LAND in dry lands having Survey Numbers: Sy No 190 and Sy No 191, near Mallapur village, Uppal Mandal, Ranga Reddy District, under S. R. O Uppal.

IN WITNESS WHEREOF executed this GENERAL POWER OF ATTORNEY with my own free will and consent and without any coercion or compulsion or duress on this the 15th day of February 2006.

Signature of the General Power of Attorney



Attested

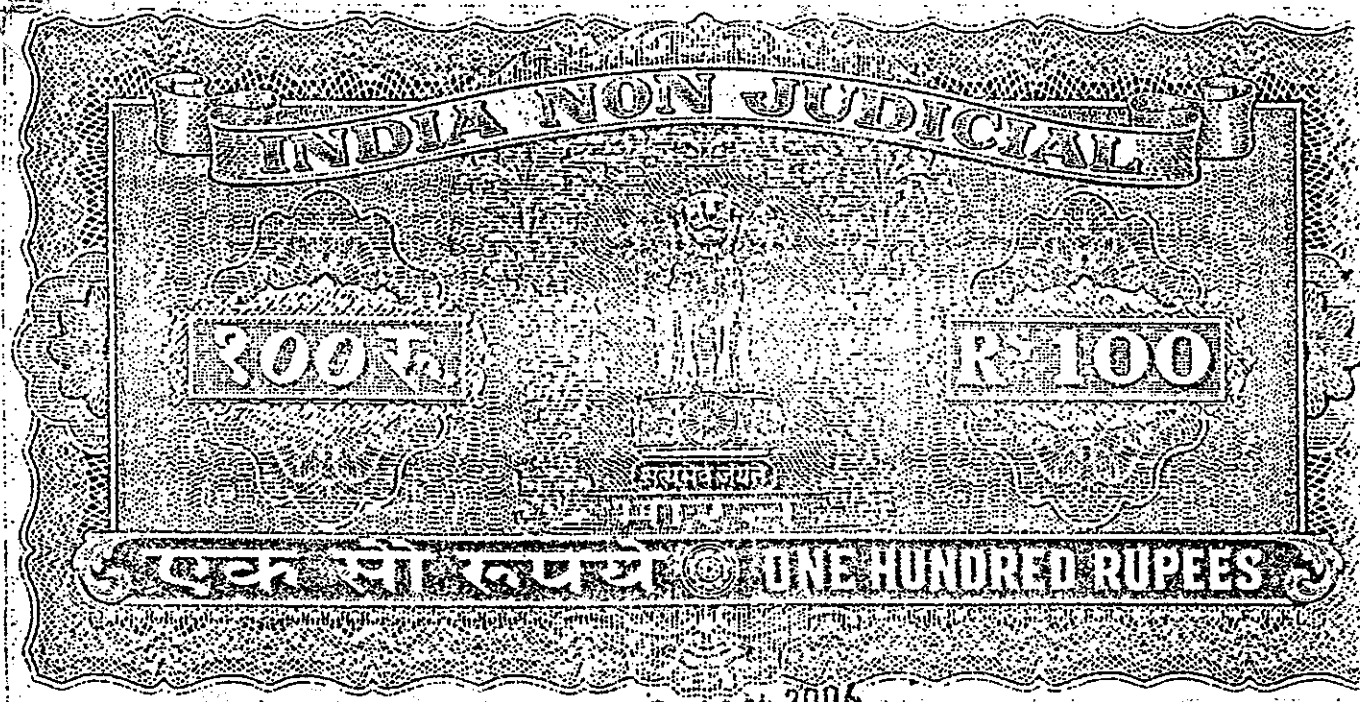
(M V RAMANA RAO)

x 
(M SUNEETHA),
EXECUTANT

WITNESSES:

1. 
(G. Sathyanarayana Rao)
R/o - Wadigam.
Mandal: Chegunta. Dist: Medak. (AP)

2.



30 JAN 2005
 SL No 1838
 Purchaser Name M. V. Ramana Rao
 For Whom...
 ANDHRA PRADESH
 S V. No: 95 of 1993 R. 33/2005.
 First Lancer, Syed Nagar,
 HYDERABAD-28.

09AA 53162



GENERAL POWER OF ATTORNEY

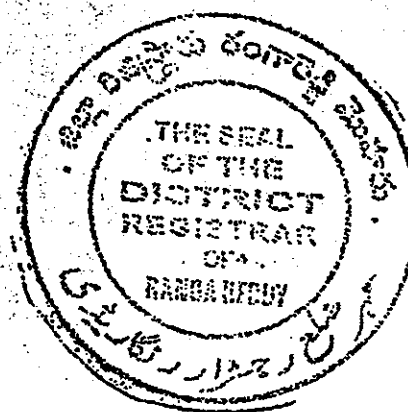
Know all men by these Presents that I, V Narasimha Rao, S/O of M Venkat Rama Rao, aged about 34 years, Occupation: Business, R/O 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District, do hereby appoint and Constitute My Brother

Mr M Venkat Ramana Rao S/O M Venkat Rama Rao, aged about 32 years, Occupation: Service, R/O 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District, as my lawful attorney in my name and on my behalf to do or execute all or any of the acts, deeds or things hereinafter mentioned.

x

V. Narasimha Rao

(Certificate U/s of Indian Stamp Act 1899)
 No. 1997/E 1206 Dt. 14/3/2006
 Certified that the Deficit Stamp duty of
 Rs. 900 (Rupees ... N.T. ...)
 have been collected
 Vide Ch No 562/26 .. Dt 14/3/06
 Remitted at S.B.H. Sanathnagar Branch,
 Hyderabad 500 018.



[Signature]
 DISTRICT REGISTRAR

&
 COLLECTOR 41S 42 OF I.S. Act,
 RANGA REDDY DIST.

[Signature]
 14/3

14/3/06

[Circular stamp with Telugu text]

WHEREAS I, the EXECUTANT, hold possessory and ownership rights over dry lands having survey number: Sy No 183, near Mallapur village, Uppal Mandal, RR District. Whereas, since I am currently having some health problems, I am unable to look after the welfare and protect my rights or to develop the lands personally, and am not able to come visit concerned offices and execute deeds, applications and complete the other formalities of Registration etc. As such, I do hereby execute this power of attorney in favour of the above said: Sri M Venkat Ramana Rao, who is none other than my own younger brother, and as such I am empowering him to do all or any other of the following acts, deeds, and things as under on my behalf:-

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That my said General Power of Attorney is empowered to develop, construct on or sell the schedule lands situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, Andhra Pradesh, India
2. That my General Power of Attorney is empowered to appear before authority working under any statute, local or quasi Government or any other Government body and make applications, affidavits, papers, documents etc
3. That my General Power of Attorney is empowered to appoint lawyers/Pleaders/Agents to defend and file cases in any court of law and sign on pleadings/replies/appeals including Vakalats/Authorization and to give evidence etc.
4. That my General Power of Attorney is empowered to negotiate, enter into any agreements/Memorandum of understanding/settlements etc in respect of my schedule lands with the third party, including intending purchasers if going for a sale of portion or whole of the said schedule lands.
5. That my General Power of Attorney is empowered to receive advance/part or entire Sale consideration and to pass receipts in favour of the third party intending purchaser, if going for a sale of portion or whole of the said schedule lands.
6. That my General Power of Attorney is empowered to sign on all papers/affidavits, stamp papers and other related documents required for execution and registration of the sale deeds while presenting before the registering authority.
7. That my General Power of Attorney is empowered to execute proper deeds of Conveyance of the property to the purchasers.
8. That my General Power of Attorney is empowered to present Conveyance deeds executed by the said attorney before registering officers for registration to admit execution and receipt of Consideration to have the deeds registered and to do all acts and things necessary and incidental to the execution and Completion of registration and Conveying the Properties to the Purchasers as fully and effectively by in all respects as I could do the same my self.
9. That my General Power of Attorney is empowered to manage generally to complete sale formalities and handover physical possession of the schedule lands in favour of the intended third party purchaser.
10. That my General Power of Attorney is empowered to open an account in any nationalized bank in my name and deposit any amount received from any sale process of the schedule lands.

x

V. Nal

11. That my General Power of Attorney is generally empowered to do all such relevant acts and deeds that are felt expedient and necessary for the due discharge for the maintenance, development, construction on or completion of sale formalities of the said schedule lands. And I undertake to confirm and ratify all the acts, deeds and things that are legally done by my attorney.

SCHEDULE OF PROPERTY

ALL THAT PART AND PARCEL OF LAND in dry lands having Survey Number: Sy No 183, situated near Mallapur village, Uppal Mandal, Ranga Reddy District, under S. R.O Uppal.

IN WITNESS WHEREOF executed this GENERAL POWER OF ATTORNEY with my own free will and consent and without any coercion or compulsion or duress on this the 8th day of February 2006.

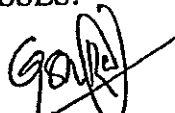
Signature of the General Power of Attorney

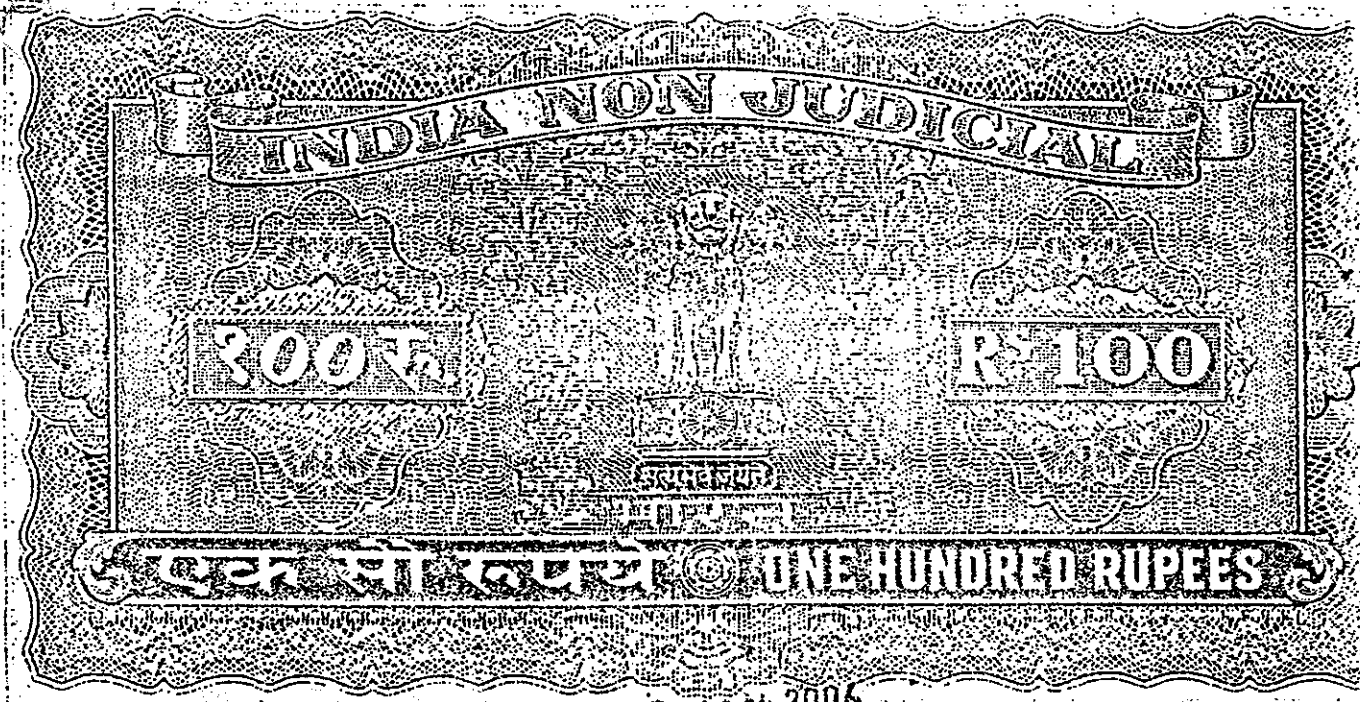


Attested
(M V RAMANA RAO)

x 
(V NARASIMHA RAO),
EXECUTANT

WITNESSES:

1. 
(G. Sathyanarayana Rao)
R/o - Waelavan.
Mandal: Cheguta - Dist - Medak (AP)
- 2.



30 JAN 2005
 SL No 1838
 Purchaser Name M. V. Ramana Rao
 For Whom...
 ANDHRA PRADESH
 S V. No: 95 of 1993 R. 33/2005.
 First Lancer, Syed Nagar,
 HYDERABAD-28.

09AA 53162



GENERAL POWER OF ATTORNEY

Know all men by these Presents that I, V Narasimha Rao, S/O of M Venkat Rama Rao, aged about 34 years, Occupation: Business, R/O 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District, do hereby appoint and Constitute My Brother

Mr M Venkat Ramana Rao S/O M Venkat Rama Rao, aged about 32 years, Occupation: Service, R/O 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District, as my lawful attorney in my name and on my behalf to do or execute all or any of the acts, deeds or things hereinafter mentioned.

x

V. Narasimha Rao

(Certificate U/s of Indian Stamp Act 1899)
No. 1997/E 1206 Dt. 14/3/2006
Certified that the Deficit Stamp duty of
Rs. 900 (Rupees ... N.T. ...
have been collected
Vide No. 562/26 .. Dt. 14/3/06
remitted at S.B.H. Sanathnagar Branch,
Hyderabad 500 018.



[Signature]
DISTRICT REGISTRAR

&
COLLECTOR 41S 42 OF I.S. Act,
RANGA REDDY DIST.

[Signature] 14/3/06

[Signature] 14/3

[Circular stamp with Telugu text]

WHEREAS I, the EXECUTANT, hold possessory and ownership rights over dry lands having survey number: Sy No 183, near Mallapur village, Uppal Mandal, RR District. Whereas, since I am currently having some health problems, I am unable to look after the welfare and protect my rights or to develop the lands personally, and am not able to come visit concerned offices and execute deeds, applications and complete the other formalities of Registration etc. As such, I do hereby execute this power of attorney in favour of the above said: Sri M Venkat Ramana Rao, who is none other than my own younger brother, and as such I am empowering him to do all or any other of the following acts, deeds, and things as under on my behalf:-

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That my said General Power of Attorney is empowered to develop, construct on or sell the schedule lands situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, Andhra Pradesh, India
2. That my General Power of Attorney is empowered to appear before authority working under any statute, local or quasi Government or any other Government body and make applications, affidavits, papers, documents etc
3. That my General Power of Attorney is empowered to appoint lawyers/Pleaders/Agents to defend and file cases in any court of law and sign on pleadings/replies/appeals including Vakalats/Authorization and to give evidence etc.
4. That my General Power of Attorney is empowered to negotiate, enter into any agreements/Memorandum of understanding/settlements etc in respect of my schedule lands with the third party, including intending purchasers if going for a sale of portion or whole of the said schedule lands.
5. That my General Power of Attorney is empowered to receive advance/part or entire Sale consideration and to pass receipts in favour of the third party intending purchaser, if going for a sale of portion or whole of the said schedule lands.
6. That my General Power of Attorney is empowered to sign on all papers/affidavits, stamp papers and other related documents required for execution and registration of the sale deeds while presenting before the registering authority.
7. That my General Power of Attorney is empowered to execute proper deeds of Conveyance of the property to the purchasers.
8. That my General Power of Attorney is empowered to present Conveyance deeds executed by the said attorney before registering officers for registration to admit execution and receipt of Consideration to have the deeds registered and to do all acts and things necessary and incidental to the execution and Completion of registration and Conveying the Properties to the Purchasers as fully and effectively by in all respects as I could do the same my self.
9. That my General Power of Attorney is empowered to manage generally to complete sale formalities and handover physical possession of the schedule lands in favour of the intended third party purchaser.
10. That my General Power of Attorney is empowered to open an account in any nationalized bank in my name and deposit any amount received from any sale process of the schedule lands.

x

V. Venkat Ramana Rao

11. That my General Power of Attorney is generally empowered to do all such relevant acts and deeds that are felt expedient and necessary for the due discharge for the maintenance, development, construction on or completion of sale formalities of the said schedule lands. And I undertake to confirm and ratify all the acts, deeds and things that are legally done by my attorney.

SCHEDULE OF PROPERTY

ALL THAT PART AND PARCEL OF LAND in dry lands having Survey Number: Sy No 183, situated near Mallapur village, Uppal Mandal, Ranga Reddy District, under S. R.O Uppal.

IN WITNESS WHEREOF executed this GENERAL POWER OF ATTORNEY with my own free will and consent and without any coercion or compulsion or duress on this the 5th day of February 2006.

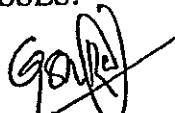
Signature of the General Power of Attorney



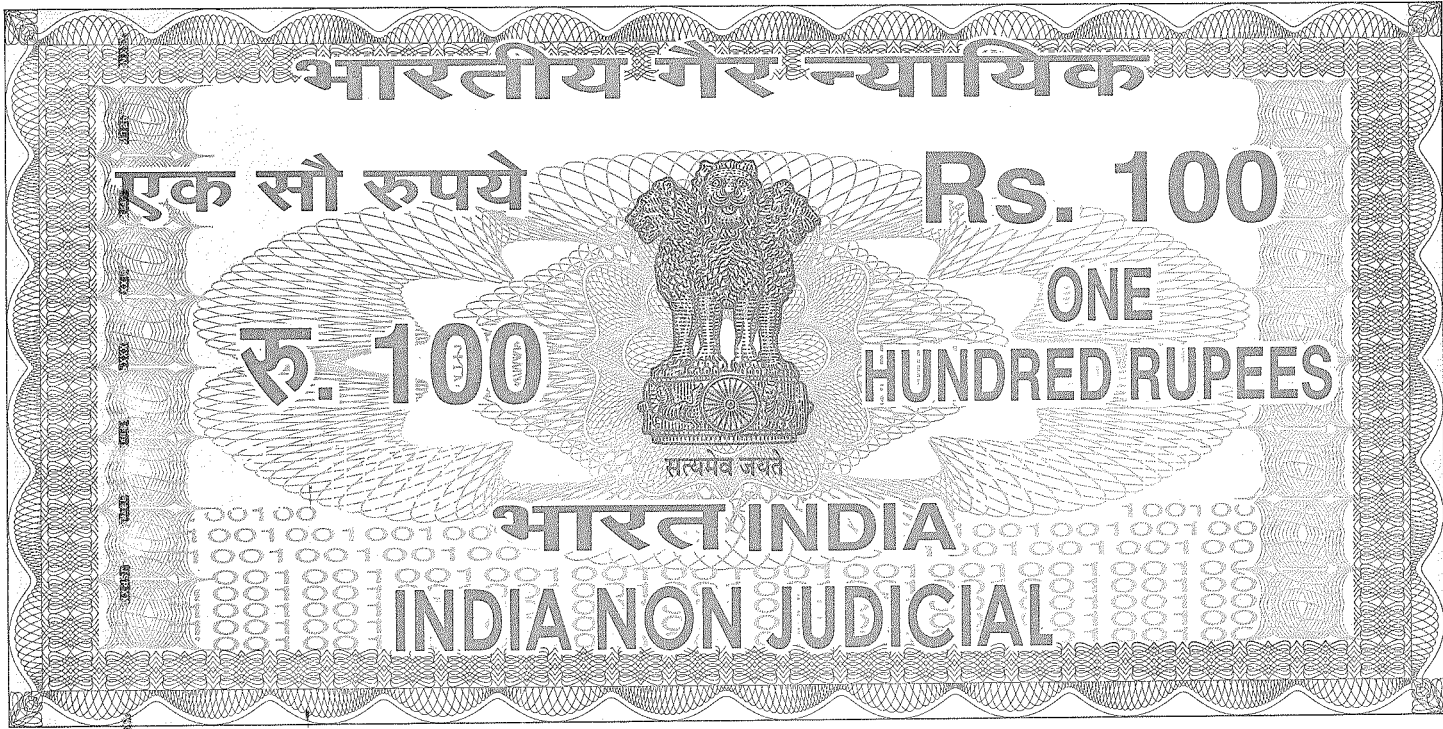
Attested
(M V RAMANA RAO)

x 
(V NARASIMHA RAO),
EXECUTANT

WITNESSES:

1. 
(G. Sathyanarayana Rao)
R/o - Waelavan.
Mandal: Cheguta - Dist - Medak (AP)

2.



३०/०५/२०१३, आन्ध्र प्रदेश ANDHRA PRADESH

BA 578556

Date: 30/05/2013, 12:29 PM

Serial No: 7,155

Denomination: 100

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD.

For Whom
M/S. B & C ESTATES
R/O. SEC BAD.

Sub Registrar
Ex. Officio Stamp Vendor
SRO: Uppal

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP is made and executed at Secunderabad on this the 15th day of May 2013 by and between:

1. M/s. Green Space Properties Hyderabad Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 1-2-593/38, Plot No. 175, St. No. 4, Lane no. 6, Domalguda, Hyderabad represented by its Director, Smt. U. Ramadevi, W/o. Shri U. Pradeep Kumar, aged 44 years, who is authorized to enter into a partnership business under a board resolution passed in a board meeting held on 13th May 2013. (Hereinafter called the "FIRST PARTNER").
2. Shri Chanda Srinivas Rao, S/o. Shri Parameshwar, aged about 46 years, R/o. of plot no. 266, New Vasavi Nagar, Kakaguda, Secunderabad - 500003. (Hereinafter called the "SECOND PARTNER").

For Greenspace Properties Hyderabad Pvt. Ltd.

1. U. Ramadevi

Director

3. Reddy

6. Purvi. M. mehta

K. Anuradha.

4. [Signature]

5. [Signature]

7. K. Nagaraj Kumar Rao

8. K. Suresh

For Modi Properties & Investments Pvt. Ltd.

9. [Signature]

10. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 578860

Date: 07/05/2013, 11:49 AM

Date: 07/05/2013, 11:49 AM

Serial No: 7,618

Denomination: 100

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD.

For Whom
B & C ESTATES
R/O. SECBAID.

Sub Registrar
Ex. Officio Stamp Vendor
SRO Uppal

AND

3. Shri. K. V. Subba Reddy S/o. Shri. K. Chandra Sekhar Reddy aged about 43 years, Occupation: Business, resident of Flat No. 502, Vasavi Homes, Street No.1, Uma Nagar, Kundanbagh, Hyderabad (Hereinafter called the "THIRD PARTNER")
4. Sri Bhavesh Mehta, S/o. Late Sri Vasant Mehta, aged about 41 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad - 500 003 (Hereinafter called the "FOURTH PARTNER").
5. Shri Mehul V. Mehta, S/o. Shri Vasanth U. Mehta, aged about 37 years, Occupation: Business, resident of Plot No. 21, 1st Floor, Bapu Bagh Colony, P. G. Road, Secunderabad - 500 003 (Hereinafter called the "FIFTH PARTNER").
6. Smt. Purvi M. Mehta W/o. Shri. Mehul V. Mehta aged 34 years, Occupation: Business, resident of Plot No. 21, 1st Floor, Bapu Bagh Colony, P. G. Road, Secunderabad - 500 003 (Hereinafter called the "SIXTH PARTNER")

For Greenspace Properties Hyderabad Pvt. Ltd.

1. V. Ramaswami

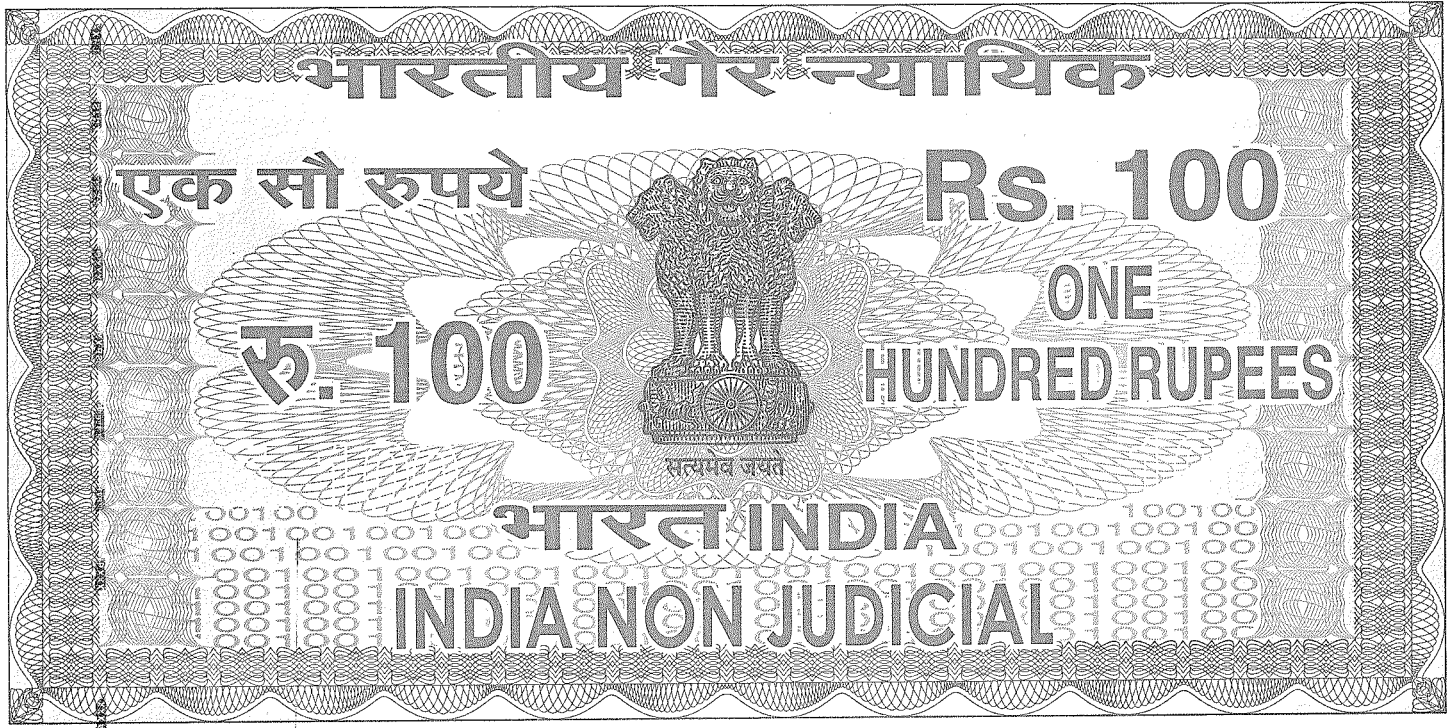
Director

6. Purvi M. Mehta

K. Nageshwar Rao

K. Anandha

For Modi Properties & Investments Pvt. Ltd.
Managing Director



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 578861

Date: 07/05/2013, 11:50 AM

Serial No: 7.619

Denomination: 100

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD.

For Whom
B & C ESTATES
R/O. SECBAID.

Sub Registrar
Ex. Office Stamp Vendor
SRO: Uppal

7. Shri. Karike. Nageshwar Rao S/o. Late. Shri. Balraj aged 61 years, Occupation: Business, resident of 6-6-78/A, Devi Complex, Kavadiguda, Secunderabad – 500 080 (Hereinafter called the “SEVENTH PARTNER”).
8. Smt. Karike Nirmala Devi W/o. Shri. Karike. Nageshwar Rao aged 53 years, Occupation: Housewife, resident of 6-6-78/A, Devi Complex, Kavadiguda, Secunderabad – 500 080 (Hereinafter called the “EIGHTH PARTNER”).
9. Shri. Karike. Ashok S/o. Late. Shri. Balraj aged 60 years, Occupation: Business, resident of 6-6-71/3, Devi Complex, Kavadiguda, Secunderabad – 500 080 (Hereinafter called the “NINTH PARTNER”).
10. Smt. Karike. Anuradha W/o. Shri. Karike. Ashok aged 60 years, Occupation: Housewife, resident of 6-6-71/3, Devi Complex, Kavadiguda, Secunderabad – 500 080 (Hereinafter called the “TENTH PARTNER”).

For Greenspace Properties Hyderabad Pvt. Ltd.

1 V. Ramaswami

Director

5 M. N. S.

6 Purvi m. mehta

7 K. Nageshwar Rao

10 K. Anuradha

3 Reddy

4 K. Nageshwar Rao

For Modi Properties & Investments Pvt. Ltd.

Managing Director



Date: 07/05/2013 आंध्र प्रदेश ANDHRA PRADESH

Denomination: 100 BA 578862

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD.

For Whom
B & C ESTATES
R/O. SECBAD.

Sub Registrar
Ex. Officio Stamp Vendor
-4-
SRO: Uppal

11. M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, S/o. Sri Satish Modi, aged about 43 years who is authorized to enter into a partnership business under a board resolution passed in a board meeting held on 13th May 2013 (Hereinafter called the "ELEVENTH PARTNER").

WHEREAS:

- A. M/s. Green Space Properties Hyderabad Pvt. Ltd., represented by its Director, Smt. U. Ramadevi and Shri Chanda Srinivas Rao along with Mrs. K. Sridevi, Sri Sudhir Mehta, Shri Soham Modi and Shri. Yerram Vijay Kumar were carrying on partnership business under the name and style of M/s. B & C Estates and their relations inter-se were and terms and conditions of partnership business were governed and evidenced by in the Partnership Deed dated 21.08.2006, Partnership Deed dated 28.08.2006, Supplementary Deed of Partnership dated 19.01.2007, Retirement deed dated 20.12.2007, Partnership Deed dated 20.12.2007, Partnership deed dated 03.05.2008 and Retirement Deed dated

For Greenspace Properties Hyderabad Pvt. Ltd.

1 V. Rama Devi 2 Director

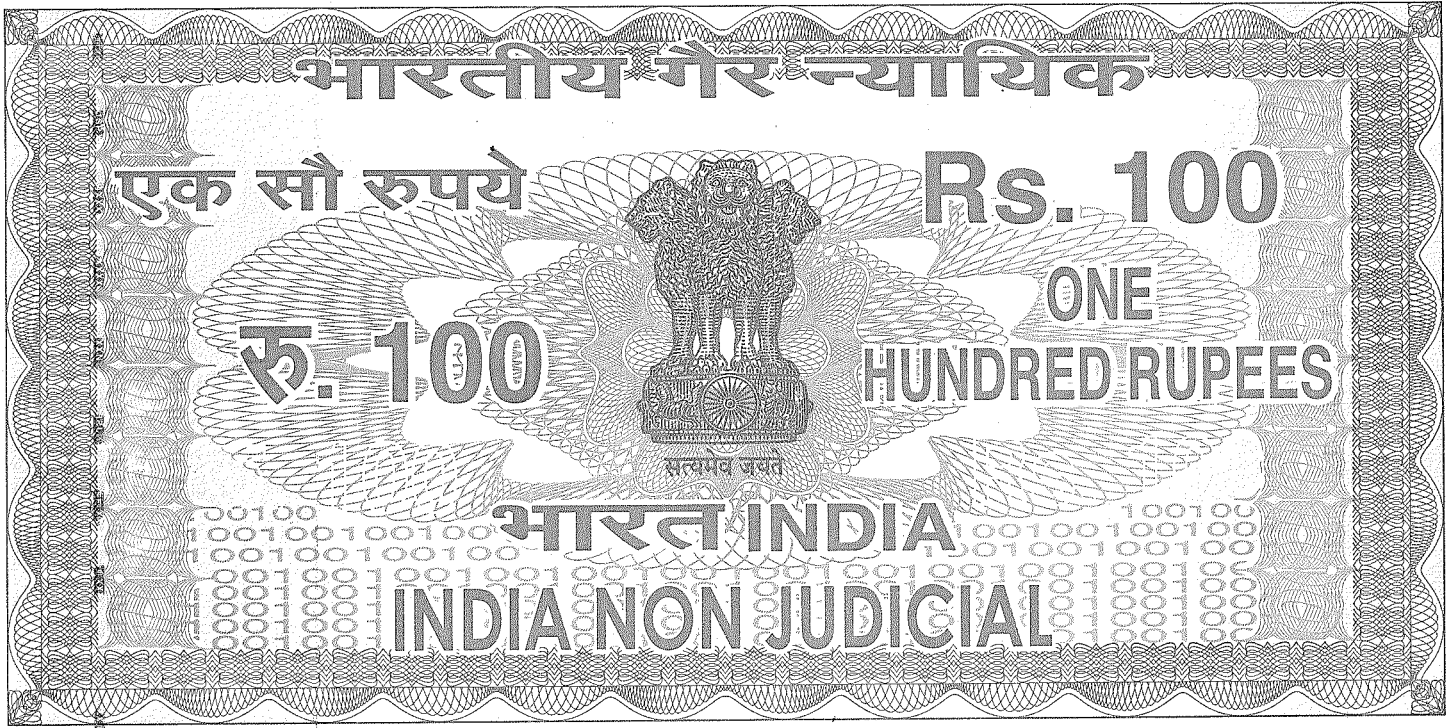
5 M. M. Mehta 6 Purvi. M. mehta

9 K. Anuradha

10 K. Anuradha

For Modi Properties & Investments Pvt. Ltd.

Managing Director



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 578863

Date: 07/05/2013, 11:50 AM

Serial No: 7,621

Denomination: 100

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD.

[Signature]

For Whom
B & C ESTATES
R/O. SEC BAD.

Sub Registrar
Ex. Office Stamp Vendor
SRO: Uppal

B. Mrs. K. Sridevi, Sri Sudhir Mehta, Shri Soham Modi and Yerram Vijay Kumar have retired from the above named partnership firm w.e.f. 31st March, 2013 under a deed of Retirement Deed dated 15th May 2013.

C. The First and Second Partners herein have for the purposes of business to be run more efficiently and smoothly and to meet funds requirement for the partnership business have expressed their intension and agreed to admit nine more new partners namely Shri. K. V. Subba Reddy (Third Partner herein), Sri Bhavesh Mehta (Fourth Partner herein), Shri Mehul V. Mehta (Fifth Partner herein), Smt. Purvi M. Mehta (Sixth Partner herein), Shri. Karike Nageshwar Rao (Seventh Partner herein), Smt. Karike. Nirmala Devi (Eighth Partner herein) Shri. Karike Ashok (Ninth Partner herein) Smt. Karike Anuradha (Tenth Partner herein) and M/s. Modi Properties & Investments Pvt. Ltd (Eleventh Partner herein) as new partners.

For Greenspace Properties Hyderabad Pvt. Ltd.

1 V. Ramaswami

Director

6 Purvi. m. mehta

[Signature]
K. Reddy

5 Smt. N. N. S.

7 K. Nageshwar Rao K. Nageshwar Rao

[Signature]
K. Nageshwar Rao

10 K. Anuradha

For Modi Properties & Investments Pvt. Ltd.
[Signature]
Managing Director

- D. Shri. K.V.Subba Reddy, Shri Bhavesh Mehta, Shri Mehul V. Mehta, Smt. Purvi M. Mehta, Shri. Karike Nageshwar Rao, Smt. Karike. Nirmala Devi, Shri. Karike Ashok, Smt. Karike Anuradha and M/s. Modi Properties & Investments Pvt. Ltd., have agreed to join as Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth and Eleventh partners in the partnership business that of M/s. B & C Estates.
- E. The partners have agreed on certain terms and conditions to govern the partnership business and the relations inter-se and are desirous of reducing the same into writing.

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:

1. The business of the partnership firm shall be carried in the name and style as "B & C Estates" or any other name partners may mutually decide.
2. The Partnership shall be effective from 1st April 2013.
3. The Principal Office of the firm shall be at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 and the same may be changed to any other place or places mutually agreed upon by the partners.
4. The nature of business of the firm shall be to do the business of real estate developers, builders, managers, underwriters, retailers, advisors etc., and/or any such other business (s) that may be mutually agreed upon.
5. The partners hereto shall contribute the capital required for the partnership business in their Profit/Loss sharing ratio as given herein or in any other ratio as may be decided mutually from time to time.
6. That the partnership shall be entitled to hypothecate, mortgage, create charge on or otherwise encumber the assets of the firm or any part there of for borrowing any loans either by way of cash credit or overdraft from banks and financial institutions or any other agency either by itself or by any other firm or company and to give guarantee / guarantees in favour of the banks and financial institutions on such terms and conditions as may be mutually agreed upon by all the partners.
7. The Eleventh Partner (M/s. Modi Properties & Investments Pvt. Ltd represented by its Managing Director Shri. Soham Modi) shall be the Managing Partner and over all incharge for smooth running of the firm and is authorized to apply and obtain necessary sanctions from all concerned authorities like HMDA, GHMC, AP Transco (Electricity Department), Water & Drainage Department (HMWS & SB), Income Tax, Central Excise Dept, Commercial Tax Departments, etc., in connection with the business of the firm.

For Greenspace Properties Hyderabad Pvt. Ltd.

1 V. Rama Devi

Director

3

K. Reddy

4

5 M. M. Mehta

6 Purvi M. Mehta

7 K. Nageshwar Rao

8 K. Nageshwar Rao

9 K. Nageshwar Rao

10 K. Anuradha

For Modi Properties & Investments Pvt. Ltd.
Managing Director

8. The Partners hereto have agreed that the Agreements of Sale, Sale Deeds and other conveyance deeds, construction contracts/agreements, General and Specific Power of Attorneys etc., that are required to be executed and registered in the course of business shall be executed jointly by two partners. The first such joint partner shall be either second partner (Mr. Chandra Srinivas Rao) OR the third partner (Shri. K. V. Subba Reddy) AND the second such joint partner shall be either Fourth Partner (Bhavesh Mehta) OR Fifth Partner Mehul V. Mehta OR the Eleventh Partner (M/s. Modi Properties & Investments Pvt. Ltd represented by its Managing Director Shri. Soham Modi). It has been mutually agreed by the partners that the selling rate and the terms and conditions of sale in the course of business shall be determined solely by the Managing Partner (i.e., (M/s. Modi Properties & Investments Pvt. Ltd represented by its Managing Director Shri. Soham Modi).

9. The Profit & Loss of the firm shall be shared and borne between the partners as under:

a) First Partner	- Greenspace Properties Hyderabad Pvt Ltd	- 05% (Five Per cent)
b) Second Partner	- Chanda Srinivas Rao	- 11% (Eleven Per cent)
c) Third Partner	- K. V. Subba Reddy	- 14% (Fourteen Per cent)
d) Fourth Partner	- Bhavesh Mehta	- 12.5% (Twelve and Half Per cent)
e) Fifth Partner	- Mehul V. Mehta	- 06.25% (Six point two five per cent)
f) Sixth Partner	- Smt. Purvi M. Mehta	- 06.25 % (Six point two five per cent)
g) Seventh Partner	- K. Nageshwar Rao	- 05% (Five Per cent)
h) Eighth Partner	- Smt. Nirmala Devi	- 05% (Five Per cent)
i) Ninth Partner	- K. Ashok	- 05% (Five Five Per cent)
j) Tenth Partner	- Smt. K. Anuradha	- 05% (Five Per cent)
k) Eleventh Partner	- M/s. Modi Properties & Investments Pvt. Ltd	- 25% (Twenty Five Per cent)

10. The regular books of accounts shall be maintained by the partners herein recording the day to day transactions and such books shall be closed to the profit and loss account on 31st March of every year. On the date the statement of assets and liabilities shall be drawn up and net profit and loss shall be determined and divided as per ratios mentioned above.

11. The firm's bank accounts shall be operated jointly by two partners. The first such joint partner shall be either the second partner (Mr. Chandra Srinivas Rao) OR the third partner (Shri. K. V. Subba Reddy) AND the second such joint partner shall be either the Fourth Partner (Bhavesh Mehta) OR the Fifth Partner (Mehul V. Mehta) OR the Eleventh partner (M/s. Modi Properties & Investments Pvt. Ltd represented by its Managing Director Shri. Soham Modi) or subject to any instructions as may be given to the bankers from time to time by the firm under the signatures of all the partners.

For Greenspace Properties Hyderabad Pvt. Ltd.

1 V. Rama Devi

Director

2 Chandra Srinivas Rao

3 K. V. Subba Reddy

4 Bhavesh Mehta

5 Mehul V. Mehta

6 Purvi M. Mehta

7 K. Nageshwar Rao

8 K. Ashok

9 Smt. K. Anuradha

10 K. Anuradha

For Modi Properties & Investments Pvt. Ltd.
Managing Director

12. It has been mutually agreed that none of the partners without the written consent of other partner shall:

- a) Assign or charge his share in the assets of the firm.
- b) Lend money belonging to the firm.
- c) Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, the assets of the firm.
- d) Release or compound any debt or claim owing to the firm.
- e) Execute any deed or stand surety for any person or act in any other manner whereby the property of the firm may be liable.

13. That each Partner shall at all times pay, discharge his separate and private debts whether future or present and always keep the partnership property and/or other partner free from all actions, claims, costs, proceedings and demands of whatsoever nature.

14. The Partnership shall be at WILL.

15. Any of the Partner herein who intends to retire, must give three months notice to the other partners and the share of retiring partner will stand distributed among the continuing partners.

16. With the mutual consent of all the partners, new partners can be admitted in partnership and such new partners will share their percentage of profit and loss through which he is inducted as a partner.

17. The Partnership shall not be dissolved on the death/retirement/insolvency of a partner and the estate of the deceased/outgoing/insolvent partners is not liable for any act of the firm after his death/retirement/insolvency. The legal representatives or heirs of the deceased partners shall not be entitled to interfere in the management of the affairs of the partnership but he/they shall be entitled to inspect the account books etc., for the purpose of ascertaining the share therein.

18. In case of death of any partner of the firm, the legal heirs of the said partners shall be offered and admitted to the partnership in the place of the deceased partner on the same terms and conditions. Further, in case the heir or heirs decide not to accept the offer to become the partner/partners, the remaining partners shall carry out on the business of the firm and the share of such outgoing partner shall be settled to their legal heirs.

19. The terms and conditions of this deed may be amended or cancelled and fresh terms and conditions may be introduced with mutual consent of all the partners in writing without recourse to a fresh deed of partnership.

For Greenspace Properties Hyderabad Pvt. Ltd.

1 V. Ramasuri

Director

3 Hedy

4

5

6 Purvi. m. mehta

7 K. Nageshwar Reddy H. Dole Reddy.

9

10 K. Anuradha.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

20. For all other matters on which this deed does not contain any specific clause, the provisions of Indian Partnership Act will apply.

IN WITNESS WHEREOF, the partners hereto have signed and executed this partnership deed with their free will and consent on the date, month and year mentioned herein above in Hyderabad presence of the following witnesses:

WITNESSES:

1.

G. K. Kambhatakar

2.

A. Sambasiv-Rao

V. Rama Rao

FIRST PARTNER

Director

SECOND PARTNER

Geddy
THIRD PARTNER

FOURTH PARTNER

M. N. Mehla
FIFTH PARTNER

SIXTH PARTNER

K. Nagabhushan Rao
SEVENTH PARTNER

EIGHTH PARTNER

S. B. S. Rao
NINTH PARTNER

TENTH PARTNER.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
ELEVENTH PARTNER

Managing Director



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 578546

Date: 30/04/2013, 12:02 PM

Serial No: 7,142

Denomination: 100

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD.

For Whom
M/S. B & C ESTATES
R/O. SECBAD.

Sub Registrar
Ex. Office Stamp Vendor
SRO: Uppal

RETIREMENT DEED

This Deed of Retirement is made and executed at Secunderabad on this the 15th day of May 2013 between:

1. M/s. Green Space Properties Hyderabad Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 1-2-593/38, Plot No. 175, St. No. 4, Lane no. 6, Domalguda, Hyderabad represented by its Director, Smt. U. Ramadevi, W/o. Shri U. Pradeep Kumar, aged 44 years, who is authorized to enter into a partnership business under a board resolution passed in a board meeting held on 13th May 2013.
2. Shri Chanda Srinivas Rao, S/o. Shri Parameshwar, aged about 46 years, R/o. of plot no. 266, New Vasavi Nagar, Kakaguda, Secunderabad – 500003 (hereinafter jointly referred to as Continuing Partners).

AND

1. Mrs. K. Sridevi W/o. Shri. K.V.S Reddy aged 36 years, resident of Flat No. 305, Srinilaya Estates, Ameerpet, Hyderabad.
for Greenspace Properties Hyderabad Pvt. Ltd.

1. U. Ramadevi

Director

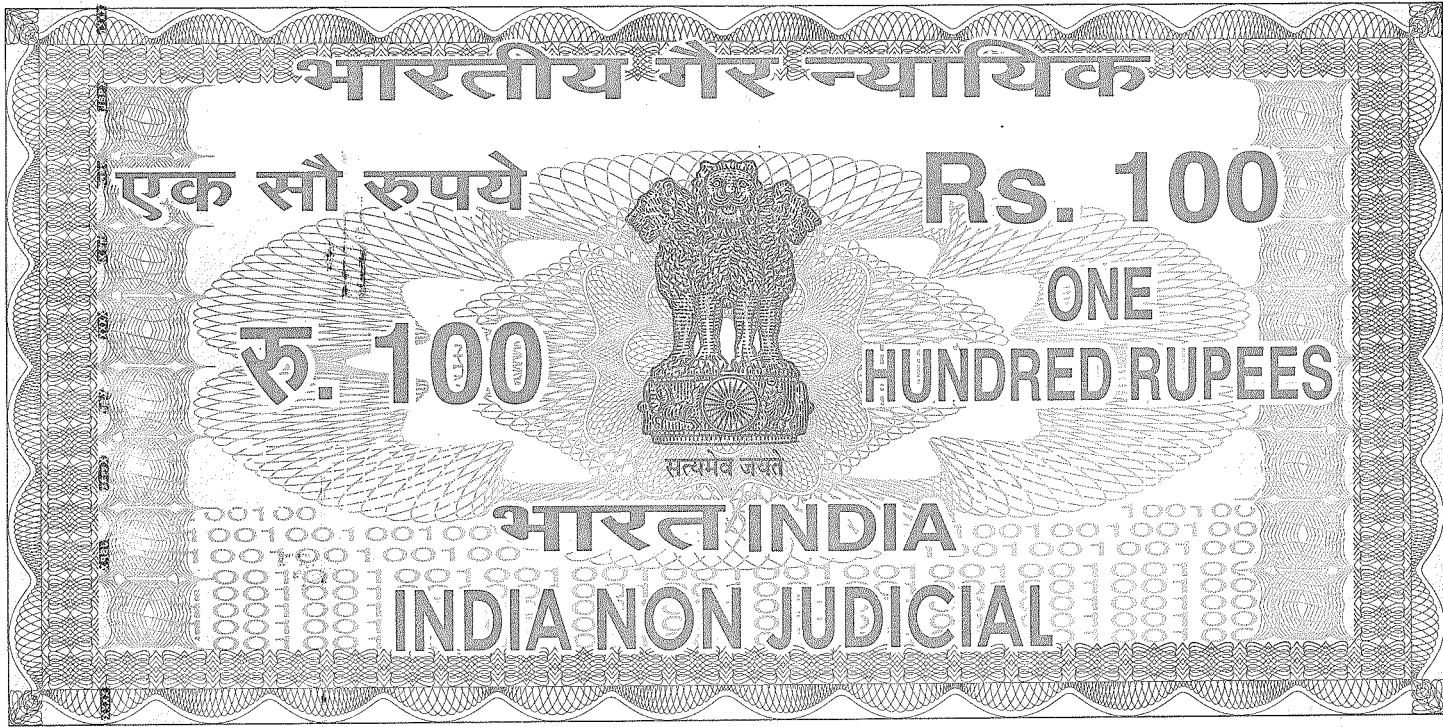
2. Chanda Srinivas Rao

3. Reddy

4. Sridevi

5. [Signature]

6. [Signature]



Date: 30/04/2013 11:58 AM ANDHRA PRADESH

Denomination: 100 BA 578542

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD.

For Whom
M/S. B & C ESTATES
R/O. SECBAD.

Sub Registrar
Ex. Officio Stamp Vendor
SRO: Uppal

-2-

2. Shri Sudhir U. Mehta, S/o. Late Uttamlal Mehta, aged about 57 years, Occupation: Business, R/o. Plot No. 21, Ground Floor, Babu Bagh Colony, P. G. Road, Secunderabad – 500 003.
3. Shri. Soham Modi S/o. Shri. Satish Modi aged about 43 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034.
4. Shri. Yerram Vijay Kumar S/o. Yerram Shankaraiah aged 47 years resident of Plot No. 14 & 15, Kartik Enclave, Diamond Point, Secunderabad (hereinafter collectively referred to as Retiring Partners).

WHEREAS:

A. The above named parties were doing business in partnership firm under the name and styled of 'M/s. B & C Estates' since Partnership Deed dated 21.09.2006, Partnership Deed dated 28.09.2006, Supplementary Deed of Partnership dated 19.01.2007, Retirement deed dated 20.12.2007, Partnership Deed dated 20.12.2007, Partnership deed dated 03.05.2008.

B. Mrs. K. Sridevi, Sri Sudhir Mehta, Shri Soham Modi and Yerram Vijay Kumar the retiring partners herein have expressed their desire to retire from the said partnership firm

w.e.f. 31st March 2013.

for Greenspace Properties Hyderabad Pvt. Ltd.

1. V. Rama Devi

Director

2. [Signature]

3. [Signature]

4. [Signature]

5. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 578879

Date: 07/05/2013, 12:06 PM

Serial No: 7,638

Denomination: 100

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD.

For Whom
M/S. B & C ESTATES
R/O. SECBAO.

Sub Registrar
Ex Officio Stamp Vendor
SRO: Uppal

-3-

- C. The other partners M/s. Green Space Properties Hyderabad Pvt. Ltd., represented by its Director, Smt. U. Ramadevi and Shri Chanda Srinivas Rao, the continuing partners herein have decided to continue the business of the firm and have agreed to take over all the assets and liabilities of the firm.
- D. The continuing partners for the purposes of continuing the business of the firm have identified eight new partners viz., Shri. K. V. Subba Reddy, Shri Bhavesh Mehta, Shri Mehul Mehta, Smt. Purvi M. Mehta, Shri. K. Nageshwar Rao, Smt. K. Nirmla Devi, Shri. K. Ashok, Smt. Smt. K. Anuradha and M/s. Modi Properties & Investments Pvt. Ltd., represented by its Managing Director Shri Soham Modi who are desirous of joining the business along with the continuing partners and to which Smt. K. Sridevi, Shri Sudhir Mehta, Shri Soham Modi and Shri. Y. Vijay Kumar the retiring partners herein have expressed their no objection of whatsoever nature.
- E. The parties hereto are desirous of recording the terms and conditions of retirement and agreed upon into writing.

For Greenspace Properties Hyderabad Pvt. Ltd.

1 V. Ramasuri

Director

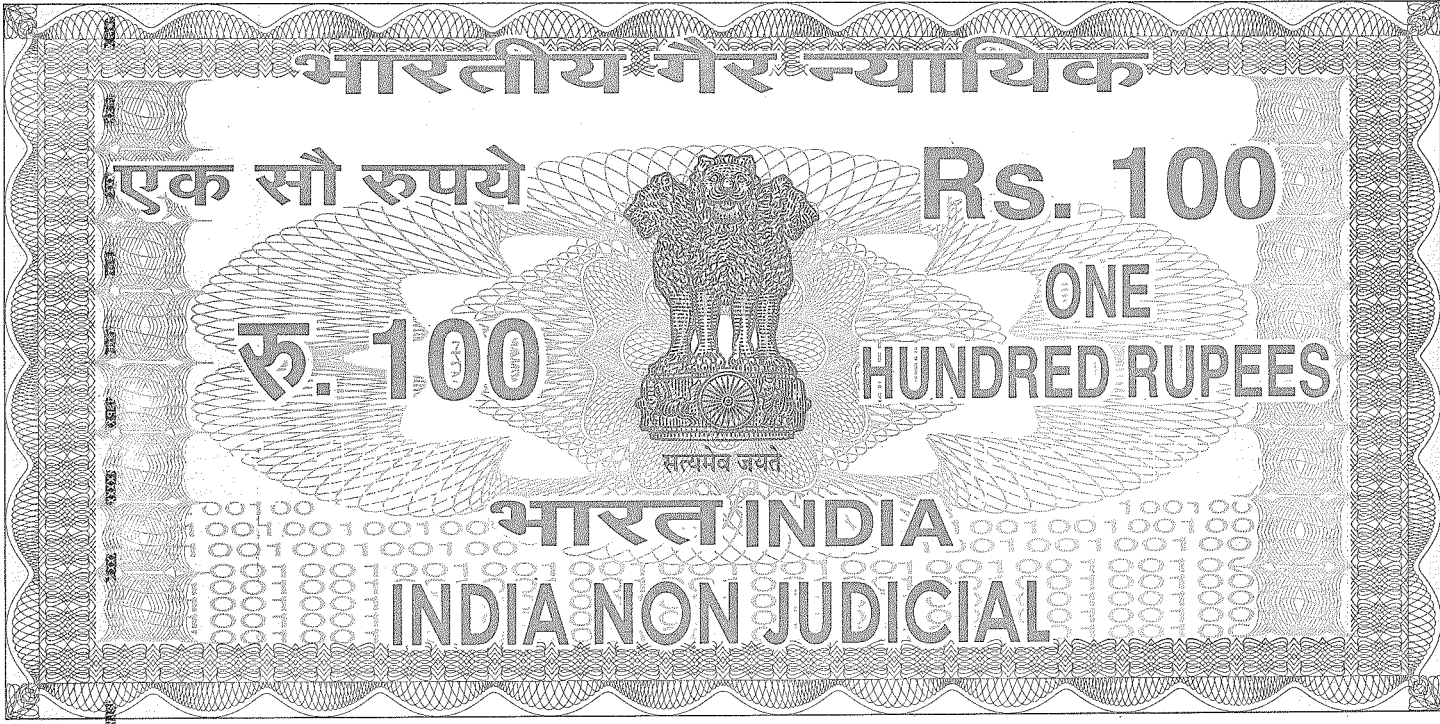
2 A. Srinivas Rao

3 Reddy

6 W. Srinivas Rao

4 S. Srinivas Rao

5 S. Srinivas Rao



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 578544

Date: 30/04/2013, 12:01 PM

Serial No: 7,140

Denomination: 100

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD.

For Whom
M/S. B & C ESTATES
R/O. SEC BAD.

Sub Registrar
Ex. Officio Stamp Vendor
SRO: Uppal

-4-

NOW THEREFORE THIS RETIREMENT DEED WITNESSETH AS UNDER:

1. That Mrs. K. Sridevi, Shri Sudhir Mehta, Shri Soham Modi and Shri. Y. Vijay Kumar the retiring partners herein, hereby retire from the partnership firm M/s. B & C Estates w. e. f. 31st March, 2013.
2. That the continuing partners have taken over the balance assets and liabilities of the above named firm as a going concern.
3. The accounts of the firm are drawn up till the date of retirement and confirmed by all the parties hereto and there are no dues payable to the outgoing partners.
4. That the retiring partners hereby declare that they have withdrawn all their rights from tangible and intangible assests of the firm.
5. That the retiring partners shall not object to the continuing partners carrying on the same business under the name and style of M/s. B & C Estates either by themselves or in partnership with others.

For Greenpace Properties Hyderabad Pvt. Ltd.

1 V. Ramesh

Director

2 S. Srinivas

3 Reddy

4 S. Srinivas

5 S. Srinivas

6 S. Srinivas



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
Date: 30/04/2013, 12:04 PM

BA 578550

Serial No: 7,146

Denomination: 100

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD.

[Signature]

For Whom
M/S. B & C ESTATES
R/O. SECBAID.

Sub Registrar
Ex. Office Stamp Vendor
SRO: Uppal

-5-

6. That the continuing partners/the reconstituted Firm hereby covenants that they will meet all the liabilities of the Firm M/s. B & C Estates and shall indemnify the retiring partners from all such liabilities, proceedings and costs thereto.
7. The continuing partners hereby indemnify the retiring partners against all statutory and other liabilities that may arise from the date of forming the firm and upto such time the firm continues to be in business.

IN WITNESSESS WHEREOF the parties hereto have executed this deed by free will and understanding on the date aforementioned.

WITNESSES:

1.

2.

M/s. Green Spaces Properties Hyderabad Pvt. Ltd.
M/s. Green Spaces Properties Hyderabad Pvt. Ltd.,

[Signature]

U. Ramadevi

Director

Director

Shri. Chanda Srinivas Rao
(Continuing Partners)

Mrs. K. Sridevi

Shri Sudhir U. Mehta

(Retiring Partners)

Shri Soham Modi

Shri. Y. Vijay Kumar

M/s. Green Space Properties Hyderabad Pvt Ltd a company incorporated under the Companies Act of 1957 having its registered office at 1-2-593/38, Plot No. 175, Street No. 4, Lane No. 6, Domalguda, Hyderabad represented by its Director Smt. U. Ramadevi, W/o. Shri U. Pradeep Kumar aged 40 years who is authorized to sign this supplementary deed of partnership under a Board resolution passed in a board meeting held on 11th September 2009 (hereinafter called "FIFTH PARTNER")

Shri. Chanda Srinivasa Rao S/o. Shri. Parameshwar, aged 43 years Occupation: Business, resident of Plot No. 266, New Vasavi Nagar, Kakaguda, Secunderabad - 500 003 (hereinafter called "SIXTH PARTNER")

WHEREAS:

- A. The First Partner, the Second Partner, the Third Partner, the Fourth Partner, the Fifth Partner and the Sixth Partner were carrying on the business under the name and style of M/s. B & C Estates and their relations inter-se of partnership business were governed and evidenced by in the partnership deed dated 3rd May 2008.
- B. All the partners hereto have expressed the need to borrow money for the business of the firm and also to leverage the assets of the firm held as stocks in the form of immovable properties. For purposes of raising financial resources from banks, financial institutions and others, all the partners have agreed and consented to offer the firm's immovable property as security (either primary or collateral) by way of hypothecation, pledge, mortgage and such other way of encumbrances on the immovable property as may be required by lenders.
- C. All the partners have agreed to reduce into writing the above agreement and unanimous consent to offer the firm's immovable properties as security to lenders against borrowals.

NOW THEREFORE THIS SUPPLEMENTARY PARTNERSHIP DEED WITNESSETH AS FOLLOWS:

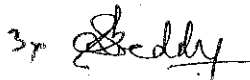
1. After Clause 20 of the Partnership Deed dated 3rd May 2008, the following clause numbered as Clause 21 shall be inserted and it shall be effective from the date of execution of this Supplementary Deed.

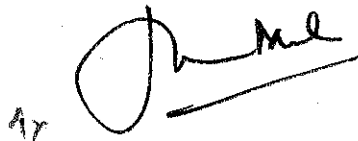
Clause 21

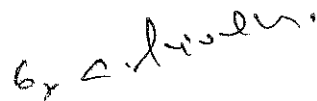
That the partnership shall be entitled to hypothecate, mortgage, create charge on or otherwise encumber the assets of the firm or any part thereof for borrowing any loans either by way of cash credit or overdraft from banks and financial institutions or any other agency either by itself or by any other firm or company and to give guarantee / guarantees infavour of the banks and financial institutions on such terms and conditions as may be mutually agreed upon by all the partners.

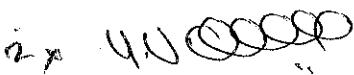
2. That other terms and conditions as contained in Partnership Deed dated 03.05.2008 shall continue to be in force.

1. 

3. 

4. 

6. 

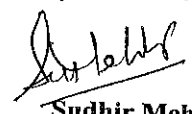
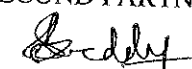
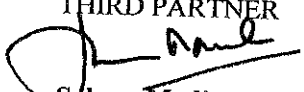
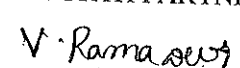
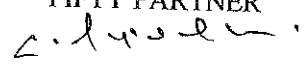
2. 

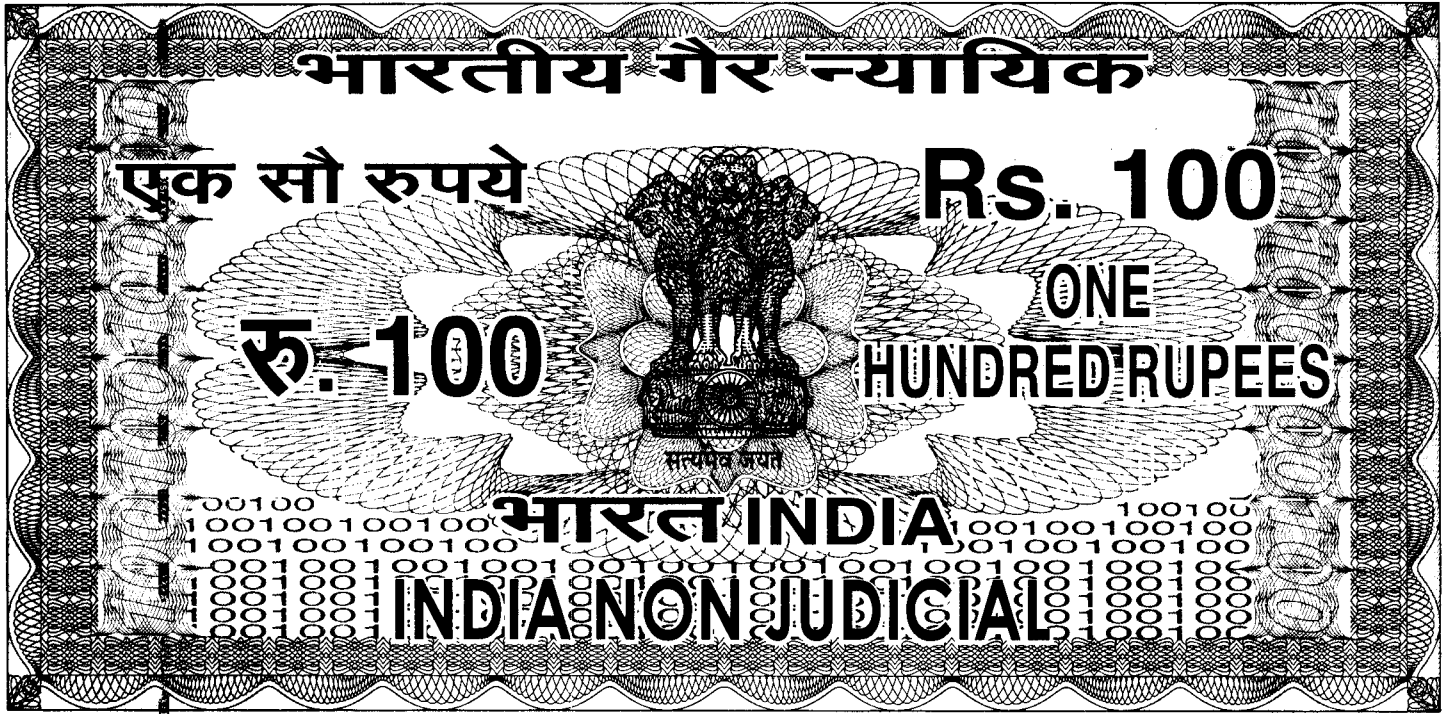
S. V. Ramadevi

In witnesses whereof the partners hereto have signed and executed this Supplementary Partnership Deed with their free will and consent on the date, month and year mentioned herein above, in the presence of the following witnesses:

WITNESSES:

1.  G. KANAK RAO
2. K. S. Reddy
[K. SREEDHAR REDDY]

1. 
Sudhir Mehta
FIRST PARTNER
2. 
Yerram Vijay Kumar
SECOND PARTNER
3. 
Smt. K. Sridevi
THIRD PARTNER
4. 
Saham Modi
FOURTH PARTNER
5. 
V. Ramaswamy
M/s. Green Space
Properties
Hyderabad Pvt Ltd
FIFTY PARTNER
6. 
Chanda Srinivasa Rao
SIXTH PARTNER



--- ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282481

Date : 03-05-2008 Serial No : 18,271 Denomination : 100

Purchased By :

G. VENKATESH
S/O. G.A. RAO
SEC'BAD

Sub Registrar

Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

B & C ESTATES
SEC'BAD

PARTNERSHIP DEED

THIS PARTNERSHIP DEED is made and executed at Secunderabad on this the 3rd day of May 2008 by and between:

1. **Shri. Sudhir Mehta** S/o. Late. Uttamlal Mehta aged 51 years, resident of Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad – 500 003. (hereinafter called “FIRST PARTNER”)
2. **Shri Yerram Vijay Kumar** S/o. Yerram Shankaraiah aged 44 years, resident of Plot No. 14 & 15, Kartik Enclave, Diamond Point, Secunderabad (hereinafter called “SECOND PARTNER”)
3. **Smt. K. Sridevi** W/o. Shri. K.V.S.Reddy aged 31 years, resident of Flat No.305, Srinilaya Estates, Ameerpet, Hyderabad (hereinafter called “THIRD PARTNER”)
4. **Shri. Soham Modi** S/o. Shri. Satish Modi aged 36 years resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter called “FOURTH PARTNER”).

For Greenspace Properties

and Pvt.

V-Ramareddy
Dir



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282482

Date : 03-05-2008 Serial No : 18,272 Denomination : 100

Purchased By :

G. VENKATESH
S/O. G.A. RAO
SEC'BAD

For Whom :

B & C ESTATE
SEC'BAD

R. S. Rao
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., CAIG Office, Hyd

-2-

AND

5. M/s. Green Space Properties Hyderabad Pvt Ltd a company incorporated under the Companies Act of 1956 having its registered office at 1-2-593/38, Plot No. 175, Street No.4, Lane No.6, Domulguda, Hyderabad represented by its Director Smt. U. Ramadevi W/o. Shri. U. Pradeep Kumar aged 39 years who is authorized to enter into a partnership business under a Board resolution passed in a board meeting held on 3rd May 2008 (hereinafter called "FIFTH PARTNER").

6. Shri. Chanda Srinivasa Rao S/o. Shri. Parameshwar aged 42 years, resident of Plot No. 266, New Vasavi Nagar, Kakaguda, Secunderabad - 500 003 hereinafter called "SIXTH PARTNER").

WHEREAS:

A. Shri. Sudhir Mehta, Shri Yerram Vijay Kumar, Smt. K. Sridevi and Shri. Soham Modi were carrying on partnership business under the name and style of M/s. B & C Estates and their relations inter-se of partnership business were governed and evidenced in the partnership deed dated 20th December 2007.

Sudhir Mehta

Yerram Vijay Kumar

U. Ramadevi

Chanda Srinivasa Rao

For Greenspace Properties Hyderabad Pvt.

V. Rama Devi

Dire



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282580

Date : 03-05-2008

Serial No : 18,405

Denomination : 100

Purchased By :

D. RAMESH
S/O D. SENKARAM
SEC' BAD

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

B & C ESTATES
SEC' BAD

-3-

B. Shri. Sudhir Mehta, Shri Yerram Vijay Kumar, Smt. K. Sridevi and Shri. Soham Modi for the purpose of expanding their business and for the needs of the business have agreed to admit M/s. Green Space Properties Hyderabad Pvt Ltd (the Fifth Partner herein) and Shri. Chanda Srinivasa Rao (the Sixth partner herein) as partners in the firm.

C. The partners hereto have agreed on certain terms and conditions to govern the partnership business and the relations inter-se and are desirous of reducing the same into writing .

NOW THEREFORE THIS PARTNERSHIP DEED WITNESSETH AS FOLLOWS:

1. The business of the firm shall be carried in the name and style as "B & C ESTATES".
2. This partnership shall be with effect from 3rd May 2008.
3. The Principal Office of the firm shall be at Shop Nos..1, 2 & 3 Ground Floor, Hariganga Complex, Ranigunj, Secunderabad - 500 003 and the same may be changed to any other place or places mutually agreed upon by the partners.

[Signature]

[Signature]

[Signature]

[Signature]

For Greenspace Properties Hyderabad

V. Rama Srin

Dire



---ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282484

Date : 03-05-2008

Serial No : 18,274

Denomination : 100

Purchased By :

G. VENKATESH
S/O. G.A. RAO
SEC'BAD

For Whom :

B & C ESTATES
SEC'BAD

R. S. Rao
Sub Registrar
Ex. Officio Stamp Vender
G.S.O., C&IG Office, Hyd

-4-

4. The nature of business of the firm shall be to do the business of real estate developers, builders, managers, underwriters, retailers, advisors etc., and/or any such other business (s) that may be mutually agreed upon.
5. The partners hereto shall contribute the capital required for the partnership business in their Profit/Loss sharing ratio as given herein or in any other ratio as may be decided mutually from time to time.
6. The Partnership may borrow money from outside for the partnership business including borrowals from the banks and financial institutions and such borrowals shall be made with the consent of all the partners in writing.
7. The FOURTH PARTNER (Shri. Soham Mehta) shall be the Managing Partner overall in charge for smooth running of the firm and is authorized to apply and obtain necessary sanctions from all concerned authorities like HUDA, GHMC, A. P. Transco (Electricity Department), Water and Drainage Department (HMWS & SB), Income Tax Departments etc., in connection with business of the firm.

S. S. Rao

V. Rama Reddy

S. S. Rao

S. S. Rao

For Greenspace Properties Hyderabad Pvt.

V. Rama Reddy

Dir.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282582

Date : 03-05-2008

Serial No : 18,407

Denomination : 100

Purchased By :

D. RAMESH

S/O D. SENKARAM

SEC' BAD

For Whom :

B&C ESTATES

SEC' BAD

R. Sathy
Sub Registrar
Ex-Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

-5-

8. Documents such as Agreements of Sale, Sale Deeds, conveyance deeds, General & Specific Power of Attorney etc., that are required to be executed and registered in the course of business shall be executed jointly by two partners. The First such joint partner shall be either First Partner (Mr. Sudhir Mehta) OR Fourth Partner (Mr. Soham Modi) AND second such joint partner shall be either Second Partner (Y. Vijay Kumar) OR Third Partner (Mrs. K. Sridevi) OR Sixth Partner (Chanda Srinivasa Rao). It has been mutually agreed by the partners that the selling rate and the terms and conditions of sale in the course of business shall be determined solely by the Fourth Partner (Mr. Soham Modi).

9. The Profit & Loss of the firm shall be shared and borne between the partners as under:

a) First Partner	25% (Twenty Five)
b) Second Partner	15% (Fifteen)
c) Third Partner	05% (Five)
d) Fourth Partner	25% (Twenty Five)
e) Fifth Partner	10% (Ten)
f) Sixth Partner	20% (Twenty)

S. Sathy

4/5/08

S. Sathy

S. Sathy

For Greenspace Properties Hyderabad

V. Rama Devi

Di

10. The regular books of accounts shall be maintained by the partners herein recording the day to day transactions and such books shall be closed to the profit and loss account on 31st March of every year. On the date the statement of assets and liabilities shall be drawn up and net profit and loss shall be determined and divided as per ratios mentioned above.
11. The firm's bank accounts shall be operated jointly by two partners. The First such joint partner shall be either First Partner (Mr. Sudhir Mehta) OR Fourth Partner (Mr. Soham Modi) AND second such joint partner shall be either Second Partner (Y. Vijay Kumar) OR Third Partner (Mrs. K. Sridevi) OR Sixth Partner (Chanda Srinivasa Rao) or subject to any instructions as may be given to the bankers from time to time by the firm under the signatures of all the partners.
12. It has been mutually agreed that none of the partners without the written consent of other partner shall:
 - a) Assign or charge his share in the assets of the firm.
 - b) Lend money belonging to the firm.
 - c) Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, the assets of the firm.
 - d) Release or compound any debt or claim owing to the firm.
 - e) Execute any deed or stand surety for any person or act in any other manner whereby the property of the firm may be liable.
13. That each Partner shall at all times pay, discharge his separate and private debts whether future or present and always keep the partnership property and/or other partner free from all actions, claims, costs, proceedings and demands of whatsoever nature.
14. The Partnership shall be at WILL.
15. Any of the Partner herein who intends to retire, must give three months notice to the other partners and the share of retiring partner will stand distributed among the continuing partners.
16. With the mutual consent of all the partners, new partners can be admitted in partnership and such new partners will share their percentage of profit and loss through which he is inducted as a partner.
17. The Partnership shall not be dissolved on the death/retirement/insolvency of a partner and the estate of the deceased/outgoing/insolvent partners is not liable for any act of the firm after his death/retirement/insolvency. The legal representatives or heirs of the deceased partners shall not be entitled to interfere in the management of the affairs of the partnership but he/they shall be entitled to inspect the account books etc., for the purpose of ascertaining the share therein.

Sudhir Mehta

Soham Modi

Y. Vijay Kumar

K. Sridevi

Chanda Srinivasa Rao

For Greenspace Properties Hyderabad

V. Rama Devi

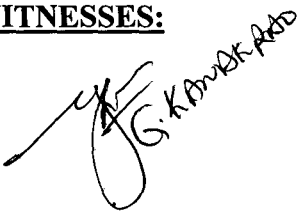
Digital

18. In case of death of any partner of the firm, the legal heirs of the said partners shall be offered and admitted to the partnership in the place of the deceased partner on the same terms and conditions. Further, in case the heir or heirs decide not to accept the offer to become the partner/partners, the remaining partners shall continue to carry on the business of the firm.
19. The terms and conditions of this deed may be amended or cancelled and fresh terms and conditions may be introduced with mutual consent of all the partners in writing without recourse to a fresh deed of partnership.
20. For all other matters on which this deed does not contain any specific clause, the provisions of Indian Partnership Act will apply.

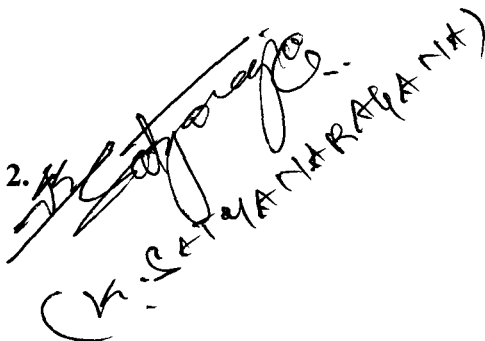
IN WITNESS WHEREOF, the partners hereto have signed and executed this partnership deed with their free will and consent on the date, month and year mentioned herein above, in the presence of the following witnesses:

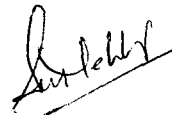
WITNESSES:

1.


G. Kumar Rao

2.

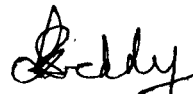

(K. Sateyanarayana)



FIRST PARTNER
(Sudhir Mehta)



SECOND PARTNER
(Yerram Vijay Kumar)



THIRD PARTNER
(K. Sridevi)

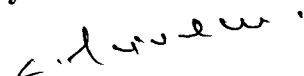


FOURTH PARTNER
(Soham Modi)
For Greenspace Properties Hyderabad

V. Ramasuri

FIFTH PARTNER
(Green Space Properties
Hyderabad Pvt Ltd

Director



SIXTH PARTNER
(Chanda Srinivasa Rao)

6



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 397158

SI No. 1117 Date 20/12/2007
 Sold to G. Venkatesh
 S/o. G. A. Rao
 For Whom M.S. B & C Estates

[Signature]
K. SATISH KUMAR
 S.V.L. No:13/2000, R. No: 26/2008
 6-2-30 PREMAVATHIPET (V)
 R. NAGAR (M), R.R. DIST.

PARTNERSHIP DEED

THIS **PARTNERSHIP DEED** is made and executed at Secunderabad on this the 20th day of December 2007 by and between:

Shri. Sudhir Mehta S/o. Late. Uttamlal Mehta aged 51 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad – 500 003. (hereinafter called “FIRST PARTNER”)

Shri Yerram Vijay Kumar S/o. Yerram Shankaraiah aged 44 years, resident of Plot No. 14 & 15, Kartik Enclave, Diamond Point, Secunderabad (hereinafter called “SECOND PARTNER”)

Smt. K. Sridevi W/o. Shri. K.V.S.Reddy aged 31 years, resident of Flat No.305, Srinilaya Estates, Ameerpet, Hyderabad (hereinafter called “THIRD PARTNER”)

Shri. Soham Modi S/o. Shri. Satish Modi aged 36 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter called “FOURTH PARTNER”)

① *[Signature]* *[Signature]* *[Signature]*

② *[Signature]*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 397159

SI No. 1148

Sold to: Venkatesh

S.O. to: A. Rao

For who: M/s. B & C Estate

K. SATISH KUMAR

S.V.L. No:13/2000, R. No: 26/2000

6-2-30 PREMAVATHIPET (V)

R. NAGAR (M), R.R. DIST.

WHEREAS:

- Shri. Sudhir Mehta, Shri Yerram Vijay Kumar, Smt. K. Sridevi and Shri. Soham Modi along with Mrs. Surinder Kaur Kohli were carrying on partnership business under the name and style of M/s. B & C Estates and their relations inter-se were and terms and conditions of partnership business were governed and evidenced by in the partnership deeds dated 21st August 2006, 28th August 2006 and a Supplementary Deed of Partnership dated 19th January 2007.
- Mrs. Surinder Kaur Kohli has retired from the above named partnership firm w.e.f. 20th December 2007 under a deed of Retirement Deed dated 20th December 2007
- Shri. Sudhir Mehta (First Partner herein), Shri Yerram Vijay Kumar (Second Partner herein), Smt. K. Sridevi (Third Partner herein) and Shri. Soham Modi (Fourth Partner herein) have agreed to continue the partnership business as a going concern by taking over all the assets and liabilities.
- The said Partners hereto have agreed on certain terms and conditions governing the Partnership business and the relations inter-se and are desirous of reducing into writing the same into writing.

① *[Signature]*

[Signature]

[Signature]

② *[Signature]*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 397160

SI No. 11119 Date 20/12/2007 100/-
 Sold to G. Venkatesh
 S/o. D. A. Rao
 For B & C Estates

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

NOW THEREFORE THIS PARTNERSHIP DEED WITNESSETH AS FOLLOWS:

1. The business of the firm shall be carried in the name and style as "B & C ESTATES".
2. This partnership shall be with effect from 20th December 2007.
3. The Principal Office of the firm shall be at Shop Nos..1, 2 & 3 Ground Floor, Hariganga Complex, Ranigunj, Secunderabad - 500 003 and the same may be changed to any other place or places mutually agreed upon by the partners.
4. The nature of business of the firm shall be to do the business of real developers, managers, underwriters, retailers, advisors etc., and/or any such other business (s) that may be mutually agreed upon.
5. The Partnership hereto in their Profit/Loss sharing ratio as given herein shall contribute the capital required for the partnership business or in any other ratio as may be decided mutually from time to time.
6. The Partnership may borrow money from outside for the partnership business including borrowals from the banks and financial institutions and such borrowals shall be made with the consent of all the partners in writing.

① *[Signature]*
 ② *[Signature]*

[Signature] *[Signature]* *[Signature]*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 397161

Sl No. 11120 Date 20/12/2007 100/-
 Sold to Mr. Venkatesh
 S'o. D/o Mr. A. Rao
 For Whom M/S. B & C Estates

K. Satish Kumar
K. SATISH KUMAR
 S.V.L. No:13/2000, R. No: 26/2008
 5-2-30. PREMAVATHIPET (V)
 R. NAGAR (M), R.R. DIST.

7. The FIRST PARTNER (Shri. Sudhir Mehta) shall be the Managing Partner overall in charge for smooth running of the firm and is authorized to apply and obtain necessary sanctions from all concerned authorities like HUDA, GHMC, A. P. Transco (Electricity Department), Water and Drainage Department (HMWS & SB), Income Tax Departments etc., in connection with business of the firm.
8. Documents such as Agreements of Sale, Sale Deeds, conveyance deeds, General & Specific Power of Attorney etc., that are required to be executed and registered in the course of business shall be executed jointly by two partners. One of such joint partner shall be either First Partner (Mr. Sudhir Mehta) OR Fourth Partner (Mr. Soham Modi) AND second such joint partner shall be either Second Partner (Y. Vijay Kumar) OR Third Partner (Mrs. K. Sridevi). It has been mutually agreed by the partners that the selling rate and the terms and conditions of sale in the course of business shall be determined solely by the First Partner (Mr. Sudhir Mehta).

The Profit & Loss of the firm shall be shared and borne between the partners as under:

- | | |
|---------------------------------|-----|
| a) First Partner (Twenty five) | 25% |
| b) Second Partner (Twenty five) | 25% |
| c) Third Partner (Twenty five) | 25% |
| d) Fourth Partner (Twenty five) | 25% |

Reddy *Sh. Mehta*

Sh. Mehta

Reddy

Sh. Mehta

Sh. Mehta



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 397162

SI No. 1121 Date 20/12/2007 100/-
 Sold to G. Venkatesh
 S o. D/o. W/o. G. A. Rao
 For Whom M.B. B. & C. Estates

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

10. The regular books of accounts shall be maintained by the partners herein recording the day to day transactions and such books shall be closed to the profit and loss account on 31st March of every year. On the date the statement of assets and liabilities shall be drawn up and net profit and loss shall be determined and divided as per ratios mentioned above.
11. The firm's bank accounts shall be operated jointly by two partners. One of such joint partner shall be either First Partner (Mr. Sudhir Mehta) OR Fourth Partner (Mr. Soham Modi) AND second such joint partner shall be either Second Partner (Y. Vijay Kumar) OR Third Partner (Mrs. K. Sridevi) or subject to any instructions as may be given to the bankers from time to time by the firm under the signatures of all the partners.
12. It has been mutually agreed that none of the partners without the written consent of other partner shall:
 - a) Assign or charge his share in the assets of the firm.
 - b) Lend money belonging to the firm.
 - c) Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, the assets of the firm.
 - d) Release or compound any debt or claim owing to the firm.
 - e) Execute any deed or stand surety for any person or act in any other manner whereby the property of the firm may be liable.

① *Sudhir Mehta*

Jan Moh

Reddy

② *Y. Vijay Kumar*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

12944 19/12/07 100/-
 Sold to M. Pra. Neen Babu
 B/G M. Narasing Reddy
 Per Whom B. and C. Estates

See

L. G. Chimala
 K 349761
LEELA G CHIMALA
 STAMP VENDOR
 N. 12/2007
 6-4-76/A, (Old) Ranigunj
 SECUNDERABAD-500 003

RETIREMENT DEED

THIS RETIREMENT DEED is made and executed at secunderabad on this the 20th December 2007 day of December 2007 by and between:

Mrs. Surinder Kaur Kohli W/o. Shri. T. S. Kohli aged 55 years Occupation: Housewife, resident of 1-12-48/1, Rockline, Staff Road, Opp: Secunderabad Club, Secunderabad – 500 003 (hereinafter referred to as “Retiring Partner”

AND

1. **Shri. Sudhir Mehta** S/o. Late. Uttamlal Mehta aged 52 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad – 500 003.
2. **Shri Yerram Vijay Kumar** S/o. Yerram Shankaraiah aged 44 years, resident of Plot No. 14 & 15, Kartik Enclave, Diamond Point, Secunderabad
3. **Smt. K. Sridevi** W/o. Shri. K.V.S.Reddy aged 32 years, resident of Flat No. 305, Srinilaya Esates, Amierpet, Hyderabad
4. **Shri. Soham Modi** S/o. Shri. Satish Modi aged 37 years Occupation: Business, resident of Plot No. 290, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (collectively hereinafter referred to as “Continuing Partners”).

Surinder Kaur

① Shri Mehta
 ② Shri Modi

Reddy

44000000



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

12945 19/12/07 1000
 Sold to M. Pra Neen Bafu
 Narasing Rao
 B. and C. Estates

LEELA G CHIMALQ!
 STAMP VENDOR
 N. 12/20
 5-4-76/A, Cedar Rangut
 SECUNDERABAD-500 003

WHEREAS:

The parties above named were doing business in partnership firm under the name and style of "B & C Estates" since 21st August 2006 and relations inter-se were governed by partnership deeds dated 21st August 2006, 28th August 2006 and a Supplementary Deed of Partnership dated 19th January 2007.

Mrs. Surinder Kaur Kohli the retiring partner herein has expressed her desire and retires from the said partnership Firm w.e. f. 20th December 2007, on certain terms and conditions agreed upon.

The other partners Shri. Sudhir Mehta, Shri Yerram Vijay Kumar, Smt. K. Sridevi, Shri. Soham Modi the continuing partners herein have decided to continue the business of the firm and have agreed to take over all the assets and liabilities of the firm.

Surinder Kaur

① *[Signature]*

[Signature]

② *[Signature]*

③ *[Signature]*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

12946 19/12/07 1000
 Sold to M. Praveen Bapu
 S/o M. Narasinga Rao
 Per Where B. and C. Estates

LEELA G CHIMALA
 STAMP VENDOR
 N. 12/001
 6-4-76/A, Cedar Bungalow
 SECUNDERABAD-500 003

The continuing partner Smt. K. Sridevi for the purposes of continuing the business of the firm has agreed to take over the share of the retiring partner and to which Mrs. Surinder Kaur Kohli, the retiring partner has expressed her no objection of what so ever nature.

The parties hereto are desirous of recording the terms and conditions agreed upon into writing.

NOW THEREFORE THIS RETIREMENT DEED WITNESSTH AS UNDER:-

1. That Mrs. Surinder Kaur Kohli retires from the partnership firm B & C Estates w.e.f 20th December 2007.
2. That the continuing partners have taken over all the assets and liabilities of the above named firm.

Surinder Kaur

① *Surinder Kaur*

K. Sridevi

② *Jan Muel*

③ *4.11.2007*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

12947 19/12/67 100-
 sold to M. Pra Veen Batu
 by M. Narasing Rao
 For Whom B & C Estates

See

L. G. Chimala
 K 349764
 LEELA G CHIMALA
 STAMP VENDOR
 M. 112/64
 6-4-76/A. (Ganga Bagguni)
 SECUNDERABAD-500 003

3. The accounts of the firm are drawn up till the date of retirement and confirmed by all the parties hereto and there are no dues payable to the outgoing partner.
4. That the retiring partner hereby declares that she has withdrawn all her rights from tangible and intangible assets of the firm.
5. That the retiring partner shall not object to the continuing partners carrying on the same business under the name and style of M/s. B & C Estates either herself or in partnership with others.
6. That the continuing partners/the reconstituted firm hereby covenants that they will meet all the liabilities of the firm B & C Estates and shall keep indemnify the retiring partner from all such liabilities, proceedings and costs thereto.

Surinder Kaur

① *[Signature]*
 ② *[Signature]*
 ③ *[Signature]*
[Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

12948 19/12/67 100-
Sd/- M Phaneen Babu
Sd/- M Yerram Vijay
Sd/- M Soham Modi
B. and C. Estates

L. G. Chimala
K 349765
LEELA G CHIMALA
STAMP VENDOR
N. 12/201
5-4-76/A, (Cellar Banigum)
SECUNDERABAD-500 003

IN WITNESS WHEREOF the parties hereto have executed this deed by free will and understanding on the date aforementioned.

WITNESSES:

Surinder Kaur
Mrs. Surinder Kaur Kohli
(Retiring Partner)

1. Shri. Sudhir Mehta

2. Shri Yerram Vijay
Kumar

3. Smt. K. Sridevi

4. Shri. Soham Modi
(Continuing Partners)

(3)



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

894 19467 50-
 Sold to Ramresh
 370 Ramresh Rao
 at Whom B & E, Estates

Sec

LEELA G. CHIMALG!
 STAMP VENDOR
 No. 02/2004
 5-4-76/A, Celler, Ranigumj
 SECUNDERABAD-500 003

SUPPLEMENTARY DEED OF PARTNERSHIP

This Supplementary Deed of Partnership is made and executed on the 18th day of January 2007 by and between:

1. **Shri. Sudhir Mehta** S/o. Late. Shri. Uttamlal Mehta aged 51 years Occupation: Business, resident of Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad – 500 003 (hereinafter called “**FIRST PARTNER**”)
2. **Shri. Yerram Vijay Kumar** S/o. Yerram Shankaraiah aged 43 years resident of Plot No. 14 & 15, Kartik Enclave, Diamond Point, Secunderabad (hereinafter called “**SECOND PARTNER**”)
3. **Smt. K. Sridevi** W/o. Shri. K.V.S Reddy aged 31 years, resident of Flat No. 305, Srinilaya Estates, Ameerpet, Hyderabad (hereinafter called “**THIRD PARTNER**”)
4. **Shri. Soham Modi** S/o. Shri. Satish Modi aged about 36 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter called the “**FOURTH PARTNER**”)
5. **Mrs. Surinder Kaur Kohli** W/o. Shri. T. S. Kohli aged 54 years, Occupation: Housewife, resident of 1-12-48/1, Rockline, Staff Road, Opp: Secunderabad Club, Secunderabad – 500 003 (hereinafter called the “**FIFTH PARTNER**”)

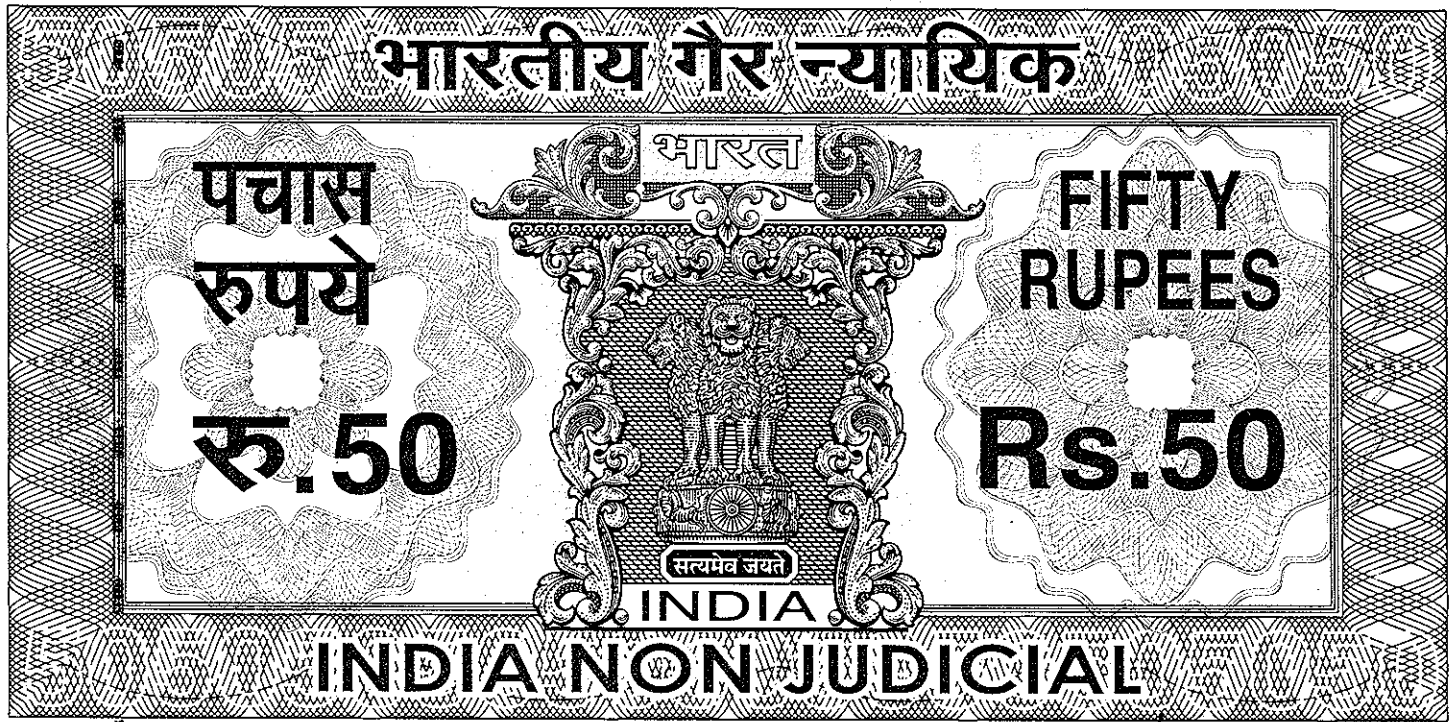
1. *Shri. Sudhir Mehta*

2. *Shri. Yerram Vijay Kumar*

3. *Smt. K. Sridevi*

4. *Mrs. Surinder Kaur Kohli*

5. *Surinder Kaur*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 895 Date 20/07/07
 Sold to Ramesh
 for Awaiting for
 for When B & C Estates.

See

Lee G. Chimala
 B 134973
 LEEA G. CHIMALA
 STAMP VENDOR
 No. 02/2005
 5-4-76/A, Ceilar, Ranigum
 SECUNDERABAD-500 003

-2-

WHEREAS:

1. The above parties for the purpose of doing business that of real estate developers, managers, underwriters etc., have constituted a partnership firm styled as 'M/s. B & C ESTATES' and their relations inter-se and terms and conditions of partnership is evidenced under two Partnership Deeds dated 21.08.2006 and 28.08.2006.
2. The partnership has been effective from 21st August 2006.
3. The parties for the purposes of carrying on the business more smoothly and expeditiously have after mutual deliberation agreed to modify clauses 8 & 11 of partnership deeds dated 21.08.2006 and 28.08.2006 with respect to
 - a. execution of Agreement of Sale, Sale Deeds and Conveyance Deeds that are required to be executed in the course of business
 - b. operation of firm's bank accounts
4. The partners hereto have decided to reduce into writing such agreed changes of certain clauses as above.

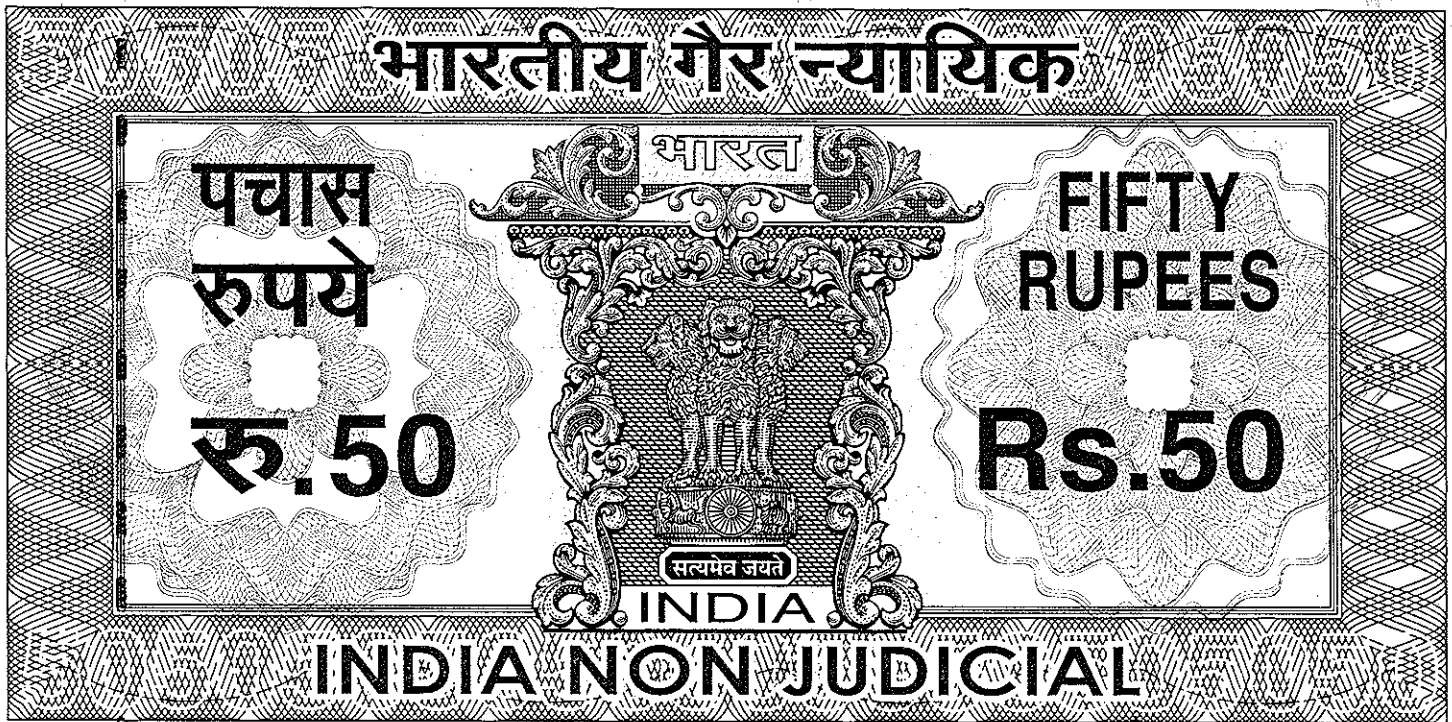
1. Mr. M. L.

2. Mr. M. L.

3. Mr. M. L.

4. Mr. M. L.

5. Mr. M. L.



2. That other terms and conditions as contained in Partnership Deed dated 21st August 2006 shall continue to be operational and in force without any change.

In witnesses whereof the partners hereto have signed and executed this Supplementary Partnership Deed with their free will and consent on the date, month and year mentioned herein above, in the presence of the following witnesses:

WITNESSES:

1.

WITNESSES:

1.  G. Kanakarra

2.  Cheddy (M. S. Cheddy)

2.

FIRST PARTNER

FIRST PARTNER

27 40000000
SECOND PARTNER

SECOND PARTNER

37 Paddy
THIRD PARTNER

THIRD PARTNER

4y John Paul
FOURTH PARTNER

FOURTH PARTNER

5, Suinder Kaen
FIFTH PARTNER

FIFTH PARTNER