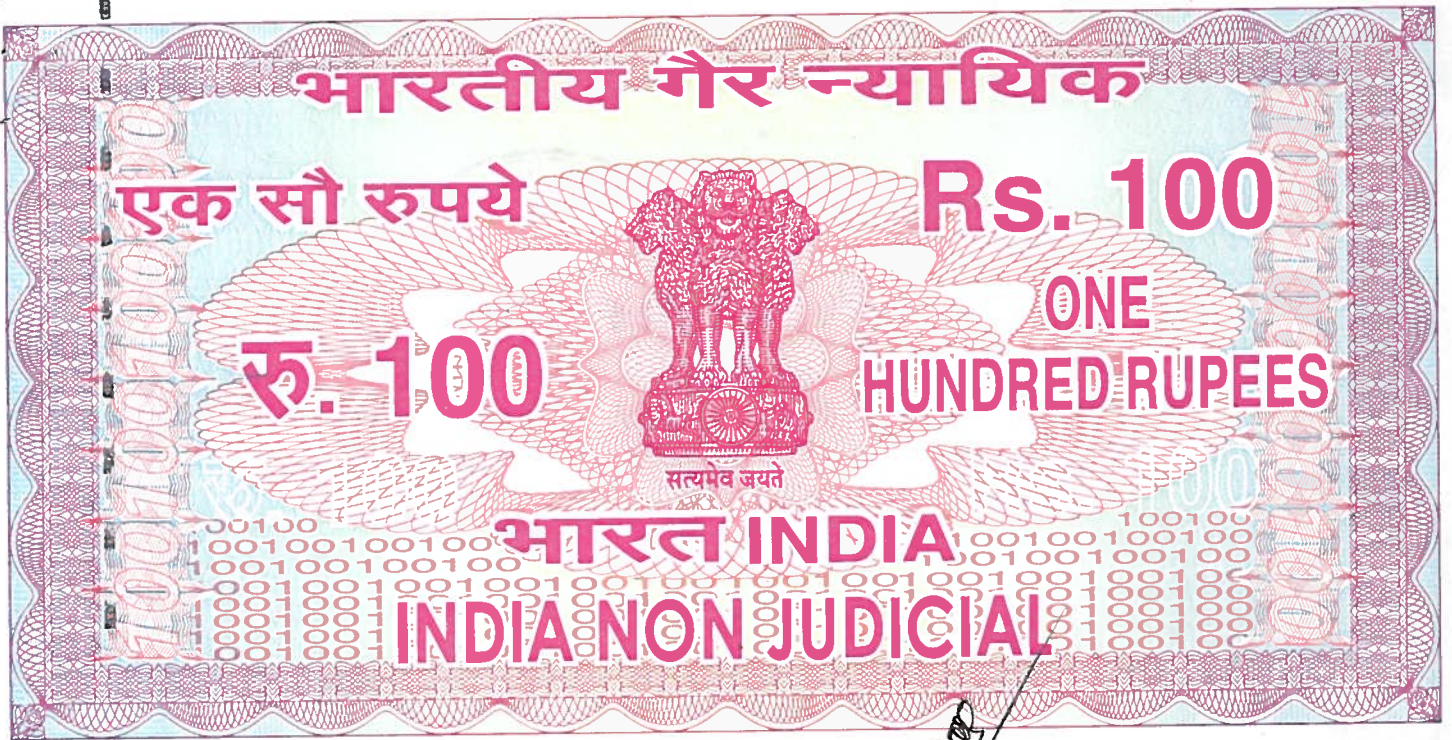




ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 517286

S.No. 5805 Date 24/07/2010 Rs. 100

Sold to: Suresh

S/o. D/o. W/o. Suresh

For Whom: M/S Mehta & Modi Homes

Umap
R. SRINIVAS
SVL.No.26/98 R.No.04/2010
CITY CIVIL COURT
SECUNDERABAD.

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 26th day of July 2010 at Secunderabad by and between:

M/s. MEHTA & MODI HOMES, a partnership firm having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 40 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Uttamlal Mehta, aged about 60 years, Occupation: Business, hereinafter referred to as the VENDOR which term shall mean and include all their heirs, successors-in-interest, assignees etc.

IN FAVOUR OF

Sri. Palle Venkat Reddy, S/o. Late Late P. Malla Reddy, aged 56 years Occupation: Business, resident of 2-3-62, Cherlapally Village, Ghatkesar Mandal, R.R. Distict.

Hereinafter collectively referred to as the PURCHASER, which term shall mean and include their heirs, legal representatives, administrators, executors, successor-in-interest, assignee, etc.

పాల్ల-వెంకటరెడ్డి *[Signature]*

WHEREAS:

- A) M/s. Mehta & Modi Homes are the Agreement of Sale cum General Power of Attorney with Possession holders for land admeasuring about Ac. 7.37 Gts., survey nos. 11, 12, 14, 15, 16, 17, 13 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, by virtue of registered document bearing no. 4784 dated 17.5.08 registered at the office of Sub Registrar, Uppal, R.R. District.
- B) The said land was purchased from the original owners and pattedars of the land namely Shri Falle Sanjiv Reddy, Shri Falle Prabhakar Reddy, Falle Purushotham Reddy, Falle Renuka, Shri Falle Ravinder Reddy, Shri Pratap Reddy, Shri Falle Venkat Ram Reddy, Smt Falle Susheela, Shri Falle Narayana Reddy, Shri Falle Narsimha Reddy and Shri Falle Venkat Reddy. The entire sale consideration has been paid by the vendor to the original owners and the receipt of which is acknowledged by the original owners.
- C) THE VENDOR approached the PURCHASER to sell a portion of the above referred land admeasuring about Ac. 0-14.46 Gts., forming part of Sy. No. 18, of Cherlapally Village and 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. 35,01,332/- (Rupees Thirty Five Lakhs One Thousand Three Hundred and Thirty Two Only) on the terms and conditions given hereunder.

The parties hereto are desirous of reducing the terms and conditions of sale into writing.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the VENDOR have agreed to sell to the Purchaser the Schedule Property for a total sale consideration of Rs. 35,01,332/- (Rupees Thirty Five Lakhs One Thousand Three Hundred and Thirty Two Only).
2. That in pursuance of the agreement of sale the PURCHASER has paid the entire sale consideration to the Vendor and the Vendor acknowledges receipt of the same.
3. That the VENDOR covenants that they are the possessors of the Schedule Property and entitled to deal with the said property and there is no legal embargo to alienate the Schedule Property and to transfer all the rights.
4. The VENDOR and PURCHASER hereby jointly agree that the Schedule Property being sold by the Vendor to the Purchaser is on an 'as is where is basis'. The PURCHASER have verified that title and extent of the land and shall here after not raise any objections or claims on these counts.
5. The VENDOR hereby covenant that the VENDOR have paid all taxes, cesss, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this agreement of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the PURCHASER to clear the same.
6. That the VENDOR shall execute and register sale deed or deeds either in favour of the Purchaser or in favour of its nominees upon request of the PURCHASERS.
7. The possession of the entire Scheduled Property has been handed over to the PURCHASERS by the VENDOR on this day.
8. This agreement is irrevocable

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9. The expenses of stamp duty and registration charges of this agreement and for further sale deeds or conveyance deeds and all other incidental expenses shall be borne by the PURHCASERS in full.

SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring about Ac. 0-14.46 Gts., forming a part of Sy. no. 18, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S.R.O. Uppal, marked in red in the plan enclosed herein and bounded by:

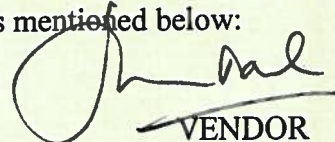
North	18' wide Road
South	Land belonging to Vendors
East	Land belonging to Narayan Reddy
West	Neighbours Land

IN WITNESSES WHEREOF this agreement of sale is made and executed on this the 26th day of July, 2010 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES

1.

2.


VENDOR

PURCHASER

పి-వెంకటరత్న

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS. 18

CHERLAPALLY VILLAGE,

UPPAL

MANDAL, R.R. DIST.

PURCHASER: PALLE VENKAT REDDY, S/O. P. MALLA REDDY

VENDORS: M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. SHRI SOHAM MODI, SON OF SHRI SATISH MODI

2. SURESH U MEHTA, SON OF LATE SHRI UTTAMLAL MEHTA

REFERENCE:

SCALE:

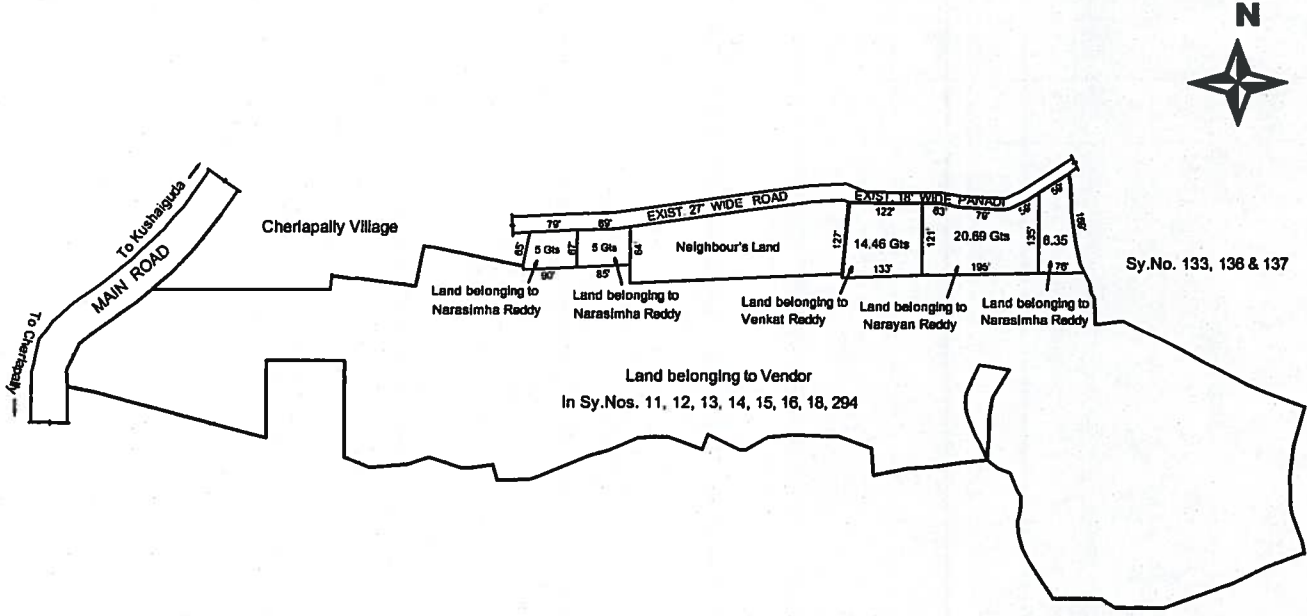
INCL:

EXCL:

AREA: Ac. 0-14.46.35 GTS

SQ. YDS.

SQ. MTRS.



[Handwritten Signature]

SIGNATURE OF THE VENDOR

WITNESSES:

1.

2.

[Handwritten Signature]

SIGNATRE OF THE PURCHASER