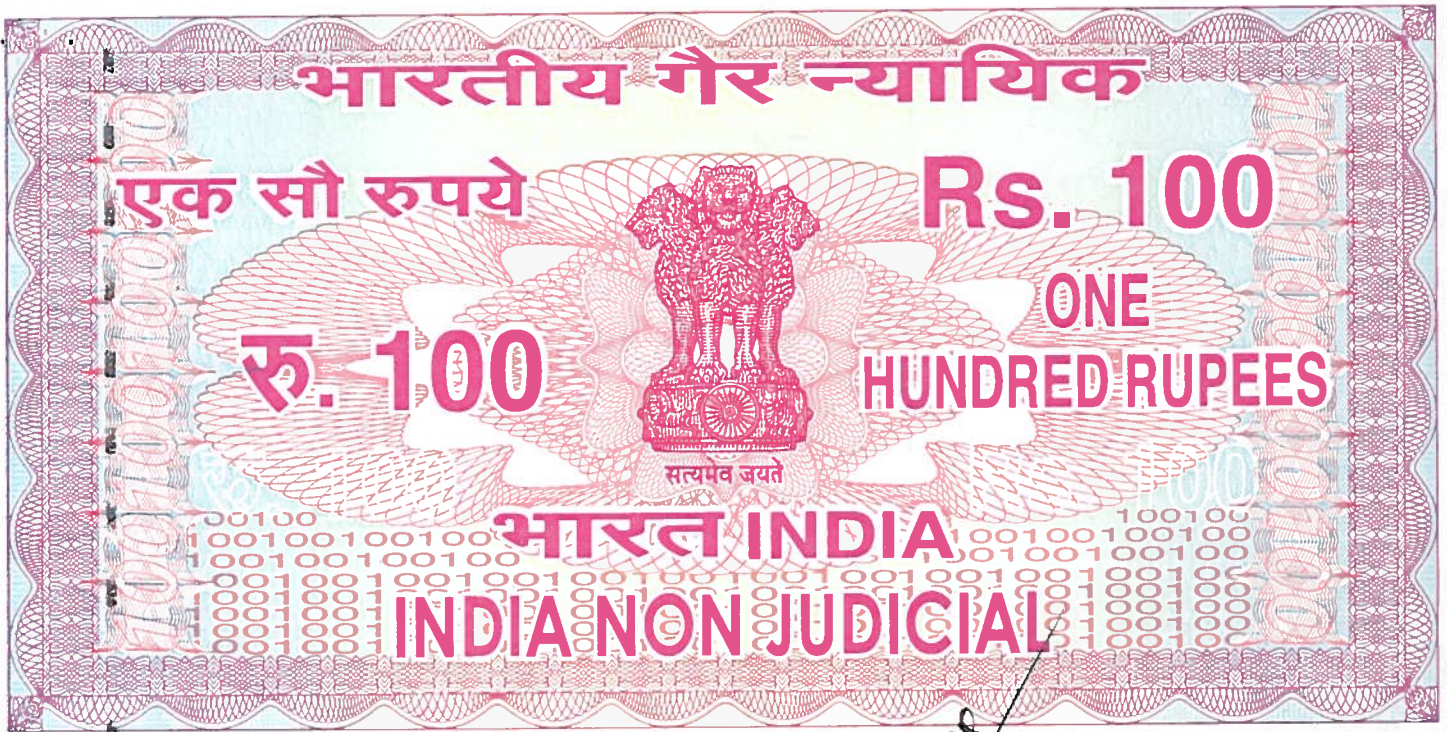




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 517285

S.No. 5804 Date 24/07/2010

Sold to Santosh

S/o. W/o. Shaukax

For Whom. M/s. Mehta & Modi Homes

K. 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

Palle Narayana Reddy, S/o. Late Shri. P. Malla Reddy, aged 75 years Occupation: Business, resident of 2-3-61, Cherlapally, Village, Ghatkesar Mandal, R.R. District.

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

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WHEREAS:

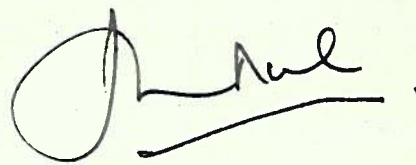
- A.) M/s. Mehta & Modi Homes are the Agreement of Sale cum General Power of Attorney with Possession holders for land admeasuring about Ac. 7.37 Gts., survey nos. 11, 12, 14, 15, 16, 17, 18 & 294 (part), of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, by virtue of registered document 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 Palle Sanjiv Reddy, Shri Palle Prabhakar Reddy, Palle Purushotham Reddy, Palle Renuka, Shri Palle Ravinder Reddy, Shri Pratap Reddy, Shri Palle Venkat Ram Reddy, Smt. Palle Susheela, Shri Palle Narayana Reddy, Shri Palle Narsimha Reddy and Shri Palle 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. 0-20.69 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. 36,02,334/- (Rupees Thirty Six Lakhs Two Thousand Three Hundred and Thirty Four 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. 36,02,334/- (Rupees Thirty Six Lakhs Two Thousand Three Hundred and Thirty Four 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 the 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, cess, 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 PURCHASER.
7. The possession of the entire Scheduled Property has been handed over to the PURCHASER 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 PURCHASER in full.

SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring about Ac. 0-20.69 Gts., forming part of Sy. No. 18, of Cherlapally Village 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 Narsimha Reddy
West	Land belonging to Venkat Reddy

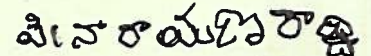
IN WITNESSES WHEREOF this agreement of sale is made and executed on this the 26th day of July, 2010 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES

1.

2.


VENDOR


PURCHASER

x

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS. 18

CHERLAPALLY VILLAGE,

UPPAL

MANDAL, R.R. DIST.

PURCHASER: PALLE NARAYANA 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

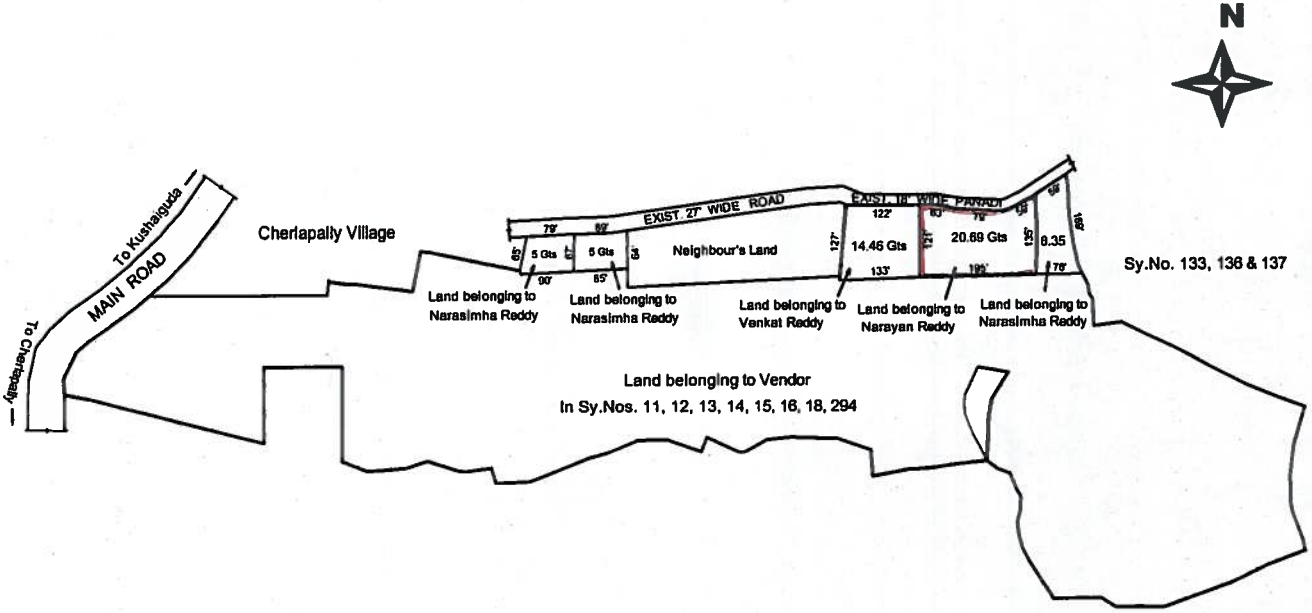
REFERENCE:
AREA:

Ac. 0-20.69 GTS

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



[Handwritten Signature]

SIGNATURE OF THE VENDOR

WITNESSES:

1.

2.

[Handwritten Signature]

SIGNATRE OF THE PURCHASER