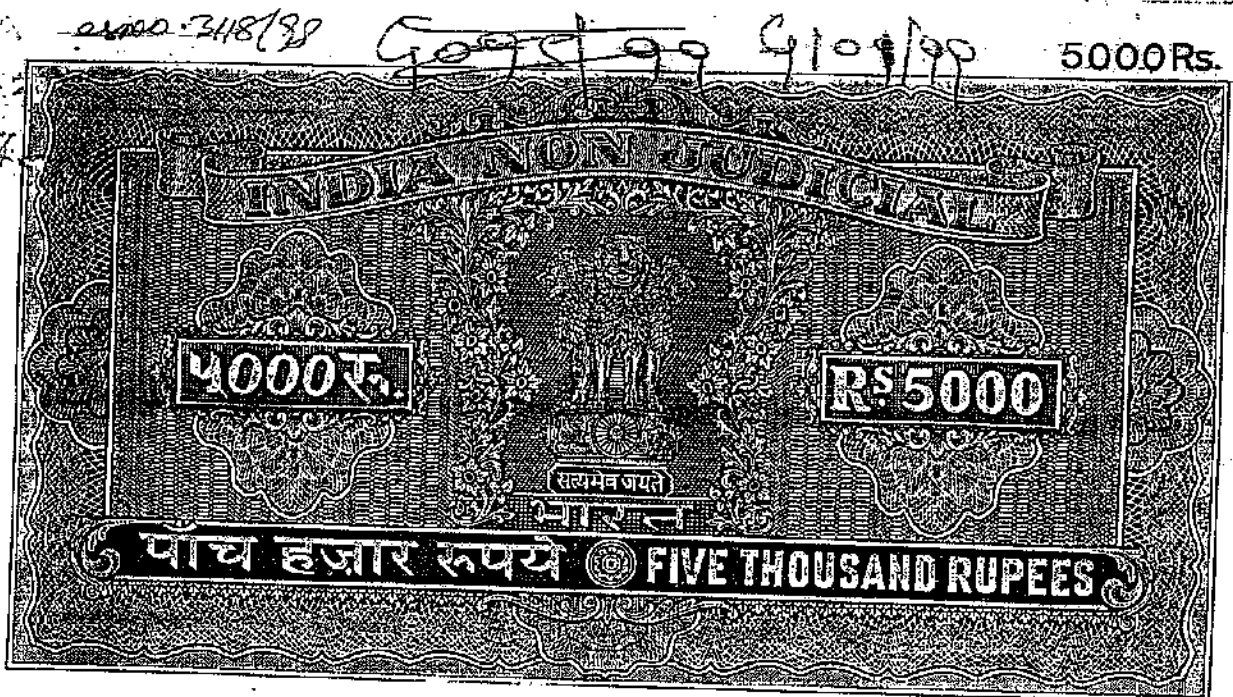




S. No. 1492 Date 19/2/97 Rs. 5000 04215
S/o to P. Sai Reddy
S/o Venkat Reddy & H.R.
For whom Mr. Deepakshil Builders
Hyd.

MOHD. HABIBUDDIN,
ST. V L No. 14/88-R. No. 32/96
H. No 22-2-575, B. KHETH.
HYDERABAD - 500 024.

SALE DEED

This Deed of Sale is made and executed on this 30th day of March 1999 at Hyderabad by :

- 1) Sandila Alias Mallani Sandaiah S/o. Veeraiah aged about 67 years, Occ: Agriculture, Hindu, R/o. H.No. 1-102, Ambedkar Nagar, Miyapur Village, Cherlingampally Mandal, R.R. District.
- 2) Sandila Alias Mallani Yadagiri, S/o. Sandaiah aged about 19 years Occ: Agriculture, Hindu, R/o. H.No. 1-102, Ambedkar Nagar, Miyapur Village, Sherlingampally Mandal, R.R. District.

HEREINAFTER CALLED "VENDOR(S)"

Which expression unless repugnant, shall mean and include all his/her/their heirs, executors, administrators, legal representatives, successors-in-interest and assignees, etc.

M.YADAGIRI 2

For SRI... LIMITED

M. Narayana

Managing Director

Signature of S. Sandaiah



సం-విస్తాకం

19... 6 వ తేది...
మాసము 26 వ తేది
మగలు... గుంటూరు మ్యూజి
దంగురెడ్డి జిల్లా రిజిస్ట్రారు కార్యాలయములో
దాఖలుచేసిన మరియు రుసుము రూ. 4561/
తల్లింపునది Xmas & M. Soudalai

I hereby certify that on the production of
the original (un) registered sale agreement
dated... executed by M. Soudalai and
... in favour of P. Sai Reddy
in respect of property sold with/harels.
I have satisfied myself that the amount duty
of Rs. 31650/- has been paid (properly)

Dated 16/6/99

వాసిజిర్నినట్లు ఉపసాహించి
ఎడమ ప్రాంత ప్రేటు Xmas & M. Soudalai
శ్రీ Venkatesh Ashil
R/o H.No 1-102 Anusudkay Nagar
Miyapur (V), R.R.Dist-



ఎడమ ప్రాంత ప్రేటు M. YADAGIRI
శ్రీ Soudalai
Ashil R/o H.No 1-102 Anusudkay Nagar
Miyapur (V), R.R.Dist-

నిరూపించిన
1. G. Narasimha Reddy
(G. Narasimha Reddy) & G. Narayana Reddy Business
plot No. 1159, New Balaji Nagar
V.D. Nagar 478

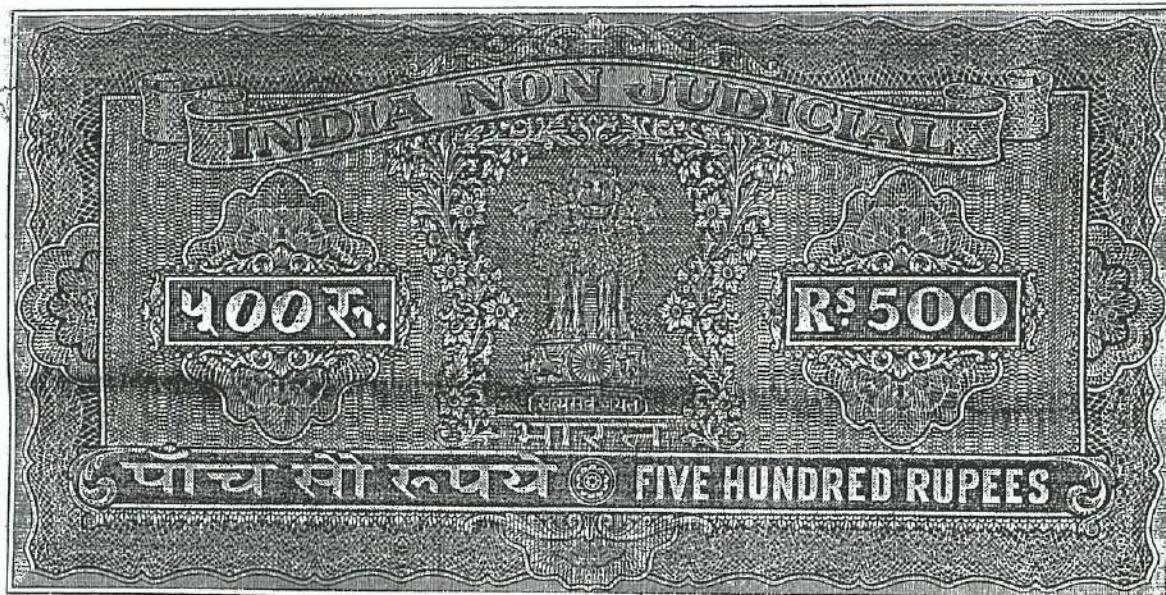
2. B. Ravi & Ravinder or Business of Kondapur (V),
(B. Ravi) R.R.Dist

శ్రీ వేంకటేశ్వర ఆశిల్

1999 సం. మార్చి నెల 16 వ తేది
1999 సం. మార్చి నెల 26 వ తేది

For SRI VATHSA HOMES PRIVATE LIMITED

M. Narayanan
Managing Director



S. No. 1493 Date 19/12/94
S/o. Sai Reddy
Venkat Reddy, 48
S/o. M/s. Lepakshi Builders
FLI No. 1493

MOHD. HABIBUDDIN,
ST. V. L. No. 14/88-R. No. 32/86
H. No 22-2-575, 8. KHETH.
HYDERABAD - 500 024.

2

IN FAVOUR OF

M/s. Lepakshi Builders represented by Managing Partner Sri P. Sai Reddy, S/o. Venkat Reddy, aged about 37 years having their office 1-9-1113/30, V.S.T. Road, Vidyanagar, Hyderabad.

HERINAFTER CALLED "VENDEE"

Which expression unless repugnant, shall mean and include all his/her heirs, executors, administrators, legal representatives, successors-in-interest and assignees etc.

WHEREAS the VENDOR No. 1 and along with his brothers namely NARSAIAH YELLAIAH & SHIVAIAH jointly purchased all the agricultural land admeasuring Ac 7-16 Guntas in Sy. No. 24, 25, 26 and 27 situated

M. YADAGIRI ...3

For SRI VATHSA HOMES PRIVATE LIMITED

M. Nageswari

Managing Director

L. T. Impression
of S. Sandheiah

L. T. Impression
of S. Sandheiah

శాంతి సేవ - విజయవాడ

Managing Director

500Rs.



1494 19/2/97
 P. Sai Reddy
 Venkat Reddy
 Mr. Leepakshi Builders
 For whom

MOHD. HABIBUDDIN,
 ST. V. L. No. 14/88-P. No. 32/96
 H. No 22-2-575, B. KHETH.
 HYDERABAD - 500 024.

3

at Miyapur Village, Serilingampally Mandal, R.R. District, from its lawful owner and pattadar Sri Laxmi Narasaiah and the consideration towards the purchase of the said agricultural land was equally and jointly borne by all the brothers and the Vendor No. 1 therein, from and out of their self earnings. The competent authority under the provisions of A.P. (T.A.) Tenancy Act 1950, issued Sale Certificates to that extent and further the property was mutated in the names of Vendor No.1 and his brothers.

WHEREAS the Vendor No. 1 and his brothers namely NARSAIAH, Yellaiah and SHIVAIAH in order to avoid litigation and misunderstanding divided the property into separate equal share among themselves by meets and bounds and also put fencing around their respective shares. The vendors no. 1 and his brothers thus acquired $1/4^{th}$ of the total extent of land as their respective share and it admeasures 1 Ac - 34 Guntas. The names of the vendor and his brothers appear in all the revenue records further one of the brother namely Shivaiah

M. YADACHARI.

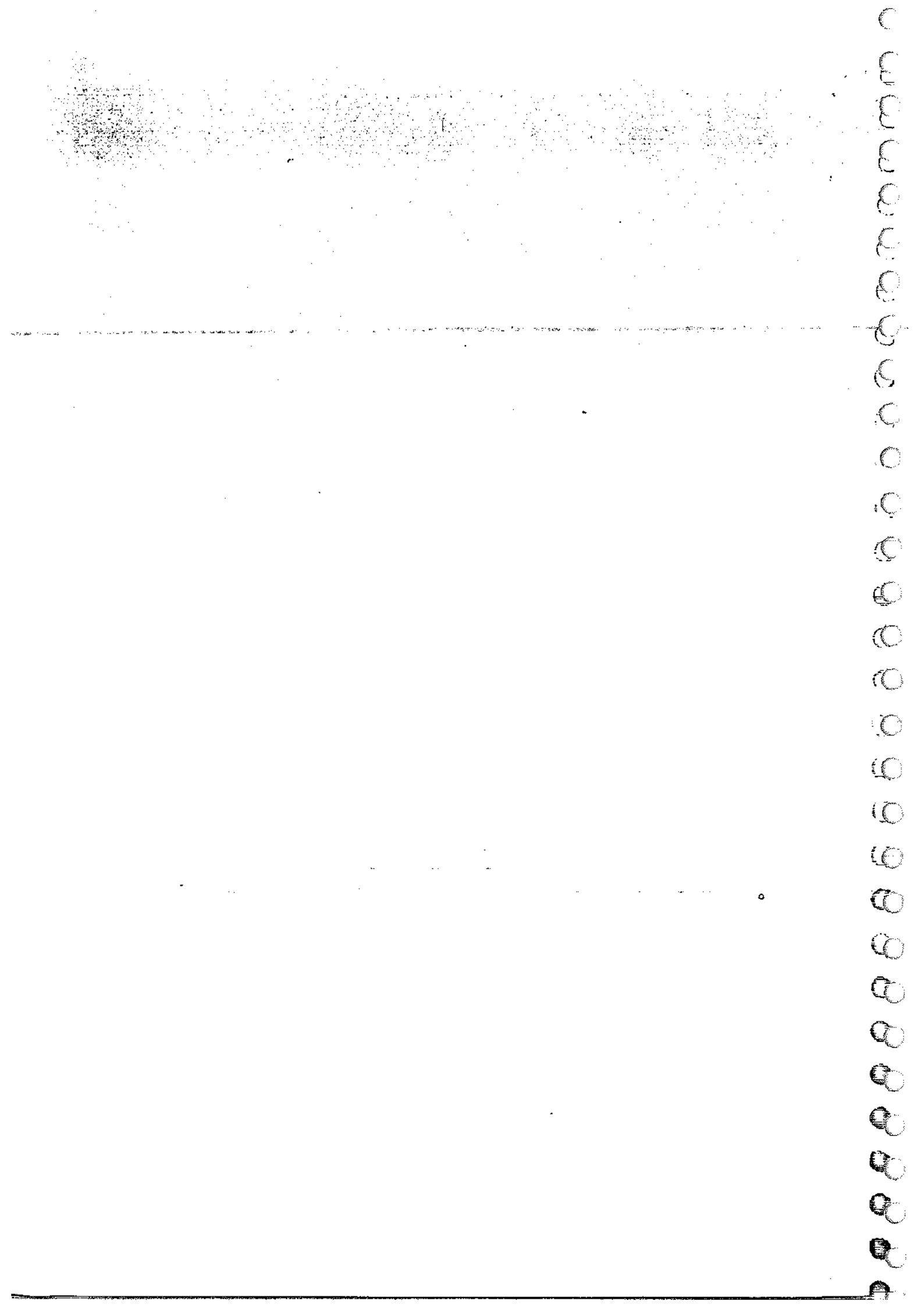
For SRI VATHSA HOMES PRIVATE LIMITED

M. Narayanan

Managing Director

L. T. Sandhaiah
 S. Sandhaiah

L. T. Sandhaiah
 S. Sandhaiah



500Rs.



S. No. 1445 19/2/97 57.
 Sold to P. Sai Raddi
 S/o Venkat Reddy R. 143
 For whom M/s. Leepakshi Builders
 HSL

MOHD. HABIBUDDIN,
 ST. V. L. No. 14/88-R. No. 32/90
 H. No. 22-2-575, B. KHETH.
 HYDERABAD - 500 024.

4

already sold entire extent of land fallen to his share to one Mr. Laxmaiah Patel long ago and said Purchaser is in Peaceful Possession of said land. The Mandal Revenue Officer, Serilingampally Mandal also issued passbooks, to the vendor no. 1 and his brothers. The pass book issued in favour of Vendor No. 1 is bearing no. 9. The vendor No. 2 who is the son of Vendor no. 1 is assigned as party to this document for proper conveyance of schedule property in favour of vendee herein. *Write pass book No. 196939.*

WHEREAS the vendors herein, thus the absolute owners and peaceful possessors of part and parcel of agricultural land admeasuring 0.16, 0.9, 0.25, 0.24 guntas forming part of Sy.No. 24, 25, 26 and 27 respectively admeasuring in total 1.34 Guntas.

NORTH	:	Sy.No. 28/1
SOUTH	:	Sy. No. 28
EAST	:	Portion of Land belongs to Laxmaiah Patel.
WEST	:	Portion of land belongs to NARSAIAH & Sons.

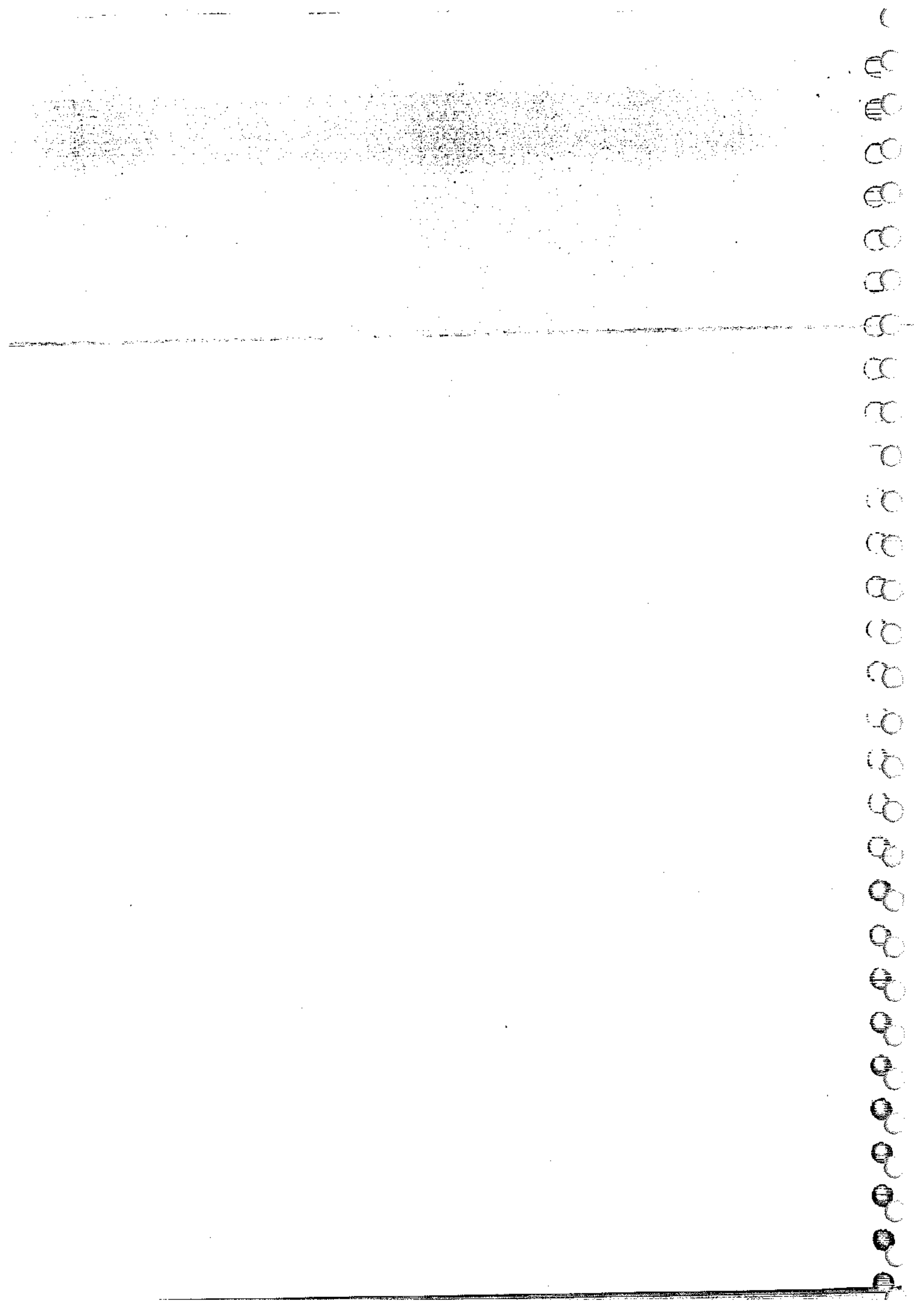
M. YADAGIRI...5.

For SRI VATHSA HOMES PRIVATE LIMITED

M. Narayanan

Managing Director

L. impression
 S. Santhosh





S. No. 1496 19/12/97
 Sold to P. Sat Reddy
 S/o Venkat Reddy 90 N-8
 For whom M. Keeravani Brothers

MOND. YATHS...
 ST. V. L. No. 14/88 dt. 13/3/97
 H. No. 22-2 5/5, D. Khairat.
 HYDERABAD - 500 024.

5

Situated at Miyapur village, Serilingampally, Mandal, R.R. District which is hereinafter referred to as "Schedule Property - II" the property under sale and which is morefully described in the schedule hereunder, the Schedule Property-I, corresponds total extent of land admeasuring 7 Ac. - 16 guntas belonging to vendor no. 1 and his brothers.

WHEREAS, the vendors is need of money have entered into Registered Agreement of Sale with possession-cum-irrevokable General Power of Attorney, with the Vendee herein vide document bearing No. 1720/97, dt. 13-03-1997 registered in the Office of Dist. Registrar at Khairtabad, Hyderabad. However some disputes between the parties to this document, arose with regards to consideration and boundaries.

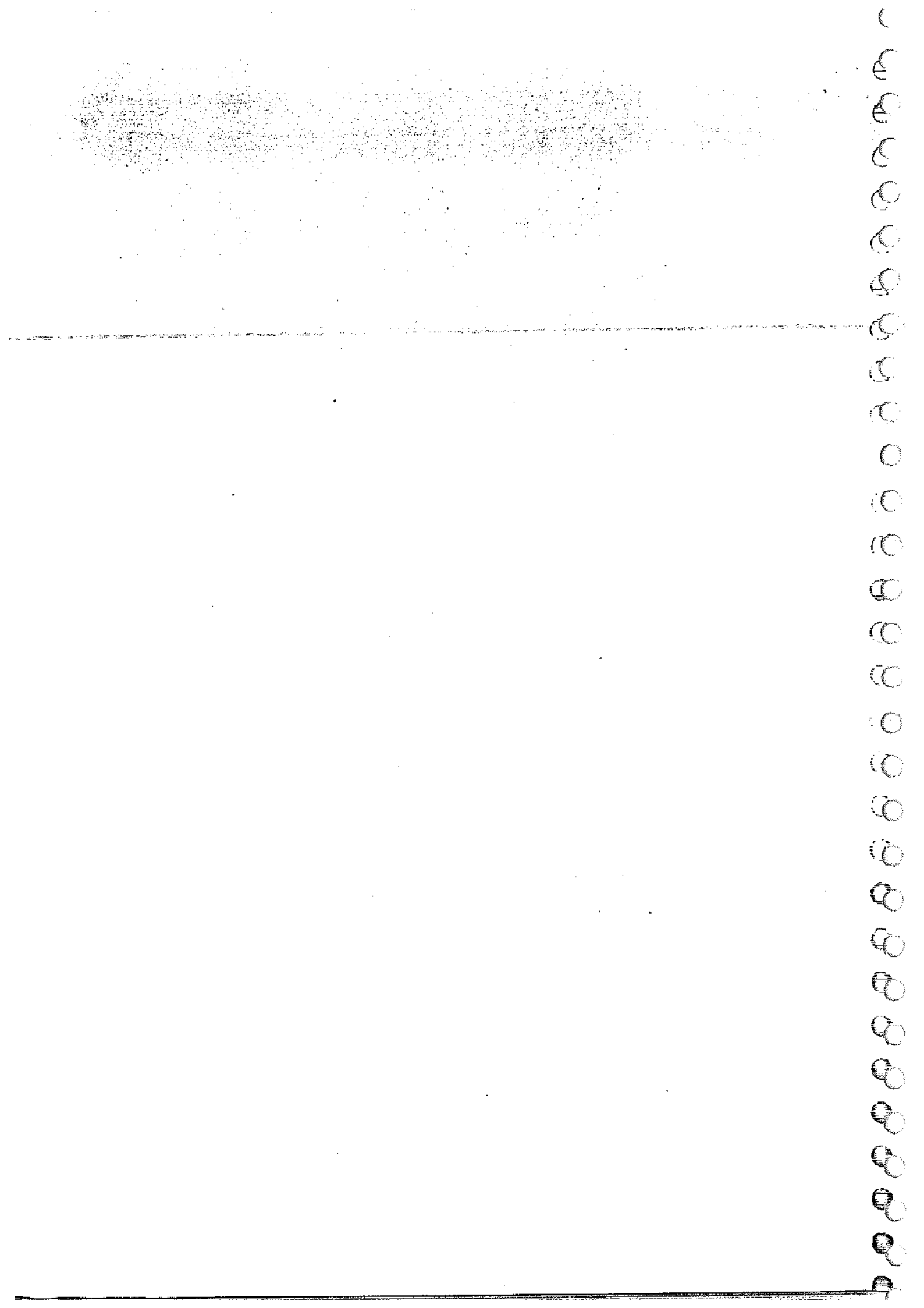
The vendors herein by cancellation deed bearing document no. 6035/97 dt. 6-9-1997 revoked the General Power of Attorney and cancelled the agreement of sale, executed in favour of the Vendee herein without any legal or lawful excuse

M. YADAVARI ...6

For SRI VATHSA HOMES PRIVATE LIMITED

M. Narayanan
 Managing Director

L. T. D. S. Sandhaiah





S. No. 1497
 Sold to P. Sai Reddy
 S/o Venkat Reddy A. No. 438
 For whom M/s. Deepakshi Builders

MOHD. HABIBUDDIN,
 ST. V L No. 14/88-R. No. 32/86
 H. No 22-2-575, B. KHETH.
 HYDERABAD - 500 024.

6

and it lead to exchange of legal notices and, filing of O.S. 780/97 on the file of Ist Addl. Senior Civil Judge, R.R. District at Saroornagar at the instance of Vendee herein, however all the disputes pending between the parties concerning the sale and purchase of Schedule Property II, were amicably settled at the intervention of elders. The scheduled property II is physically verified surveyed, measured and demarcated and consequently compromise was recorded in O.S. No. 780 of 1997 on the file of Ist Addl. Senior Civil Judge, R.R. District at Saroornagar on 28-12-1998 and it is decreed in favour of Vendee.

That pursuance to the said compromise and in continuation of earlier agreement of sale with possession-cum-power of attorney dated 13-03-1997 and in lieu of receiving entire sale consideration as mentioned below the vendors herein offered to register the Schedule property II free from all encumbrances, charges, demands, prior sale and disputes of whatsoever nature in favour of vendee herein. The vendor/s have received from the said vendee the said consideration of Rs. 4,25,000/- (In words Rupees Four Lakhs Twenty Five Thousand only).

For SRI VATHSA HOMES PRIVATE LIMITED

M. Nageswaram

Managing Director

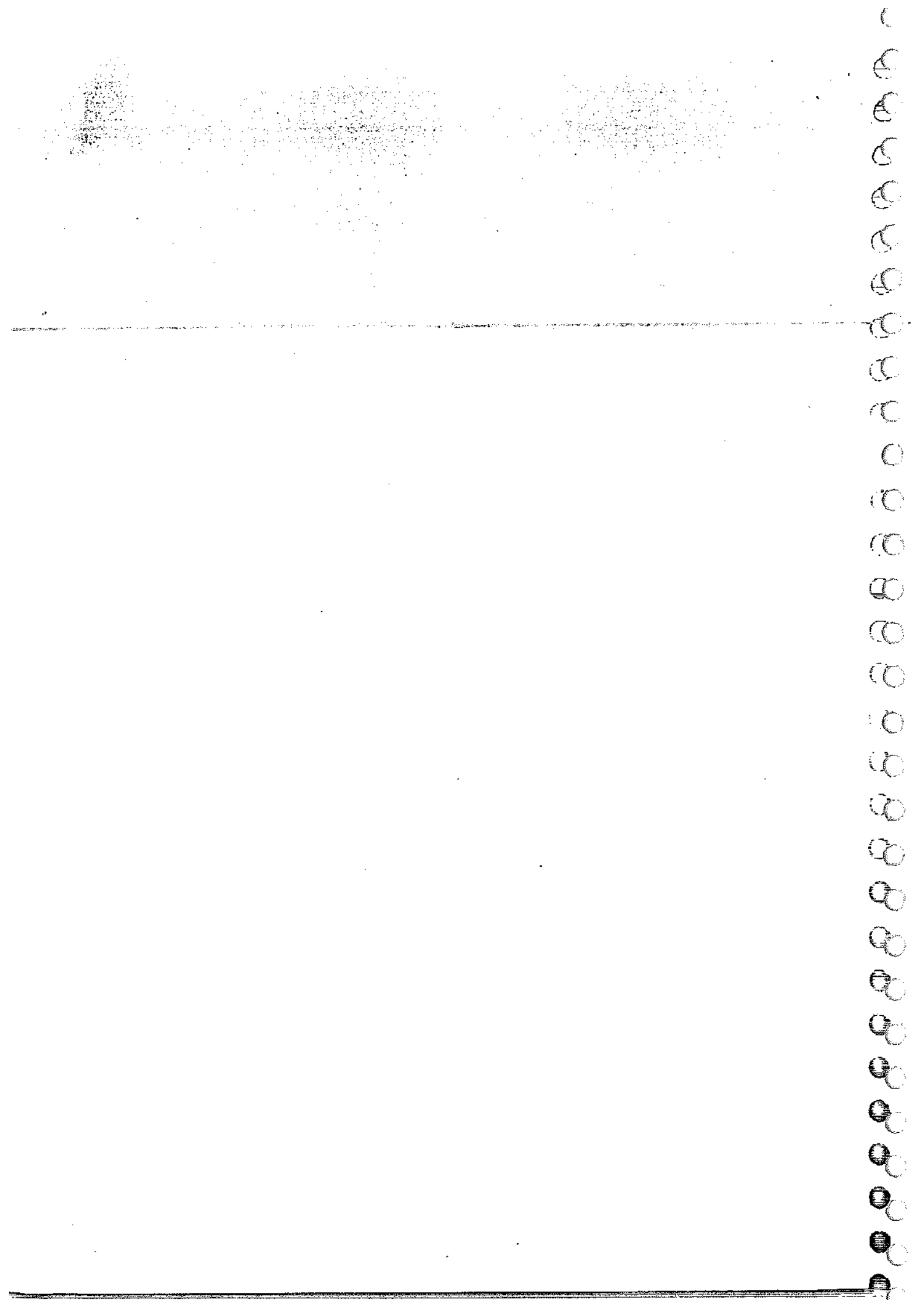
M. YADAGIRI

M. YADAGIRI



L. Impression
 of S. Sundaralak

M. YADAGIRI



500Rs.



E. No. 1498 19/12/97
 S. No. P. Sai Raddy
 S. No. Venk. R. R. R. 4-18
 For which M. Leepakshi Builders

MOHD. HABIBUDDIN,
 ST. V. L. No. 14/83-R. No. 32/56
 H. No 22-2-575, B. KHETH.
 HYDERABAD - 500 024.

- i) Rs. 4,25,000/- on dated 06/03/1997
 ii) ~~Rs. 4,25,000/- on dated 13/03/1997~~
 iii) ~~Rs. 4,25,000/- on dated 13/03/1997~~

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :

1. In consideration of having received total sale consideration of Rs. 4,25,000-00 (Rs. Four Lakhs Twenty Five Thousand only) from the vendee herein, the vendor hereby, sell, convey and transfer absolutely onto the vendee, the schedule mentioned property II, free from all encumbrances and all the rights, title in interest property claims and demand of whatsoever nature of the vendor or anybody in this behalf in or upon the said premises hereby conveyed on to the vendee absolutely forever.
2. WHEREAS the VENDORS hereby covenant that they have valid and marketable title to grant, convey and sell schedule mentioned property in

MYADAGIRI

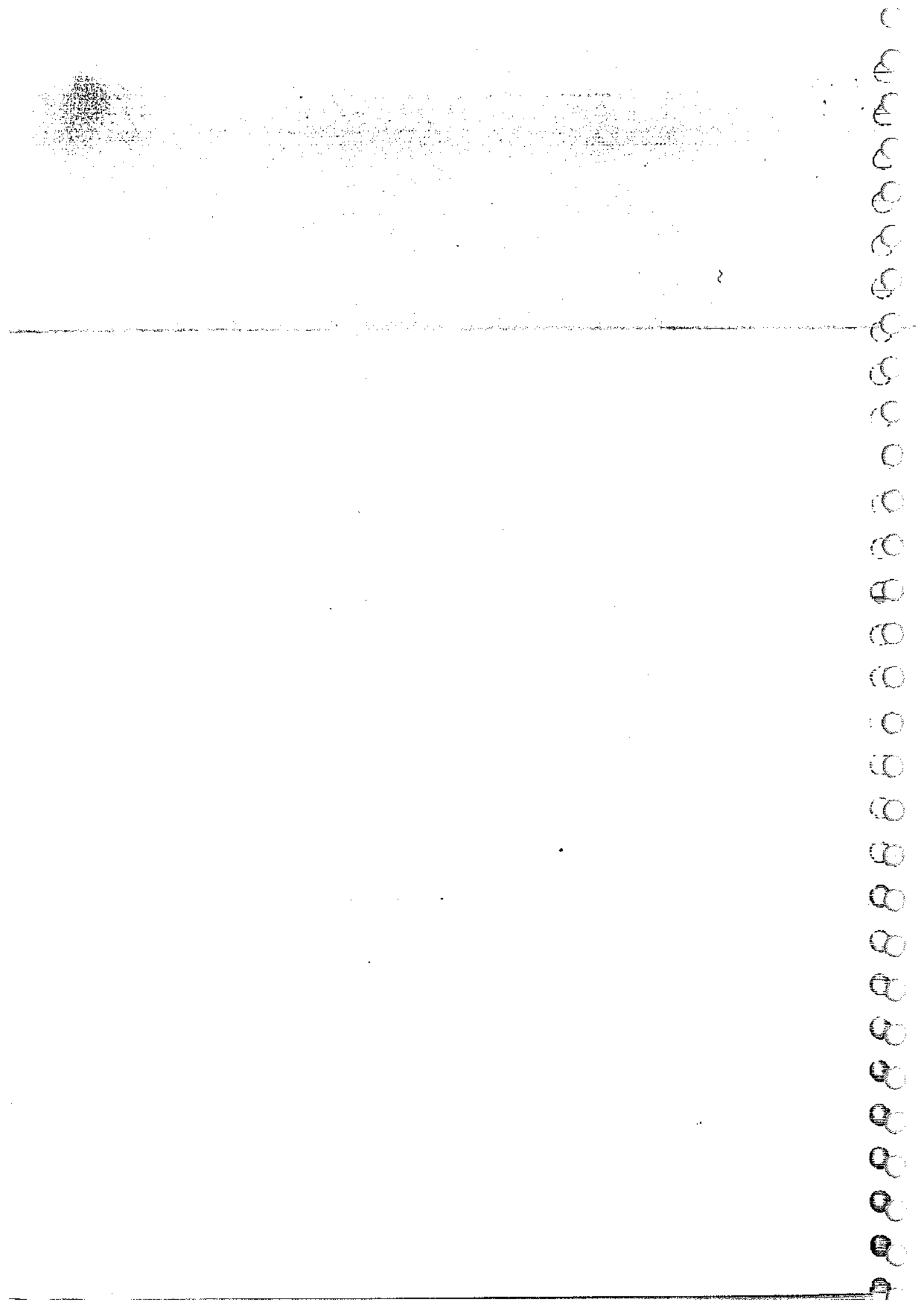
For SRI VATHSA HOMES PRIVATE LIMITED

M. Narguwan

Managing Director

L. T. Impression
 of S. Sandhanah

MYADAGIRI





S. No. 1499 19/2/97 57-
 Sold to P. Sai Reddy
 Venkat Reddy & - 48
 S/o M. Leepakshi Builders
 For return H.R.

MOHD. HABIBUDDIN,
 ST. V. L. No. 14/89-R. No. 32/58
 H. No 22-2-575, B. KHETH.
 HYDERABAD - 500 024.

8

the manner herein appear and the vendee, his heirs, successors-in-interest and assignees, shall at all times hereinafter, possesses, own and enjoy the benefits of the schedule mentioned property hereby sold and every part thereof without any let or hindrance, claim or demand, from any person or persons as absolute owners and peaceful possessor.

3. WHEREAS the VENDORS declare that the schedule property hereby transferred is free from all encumbrances charges, claims or demands, and that further it is free from mortgage, lien, charge, or attachment of any court or any person or Financial Institution or prior agreements or sales.
4. The Vendor hereby agree to indemnify and cause indemnified the Vendee, from and against, all losses which the Vendee may sustain by reason of any claim being made by anybody to the said property or defect in the title.
5. The vendor hereby agree and undertake to co-operate the Vendee to get the title of the Schedule Property changed in the name of the Vendee in all the Revenue Records and other Concerned Authorities and Departments.

....9.

M. YADAVAR

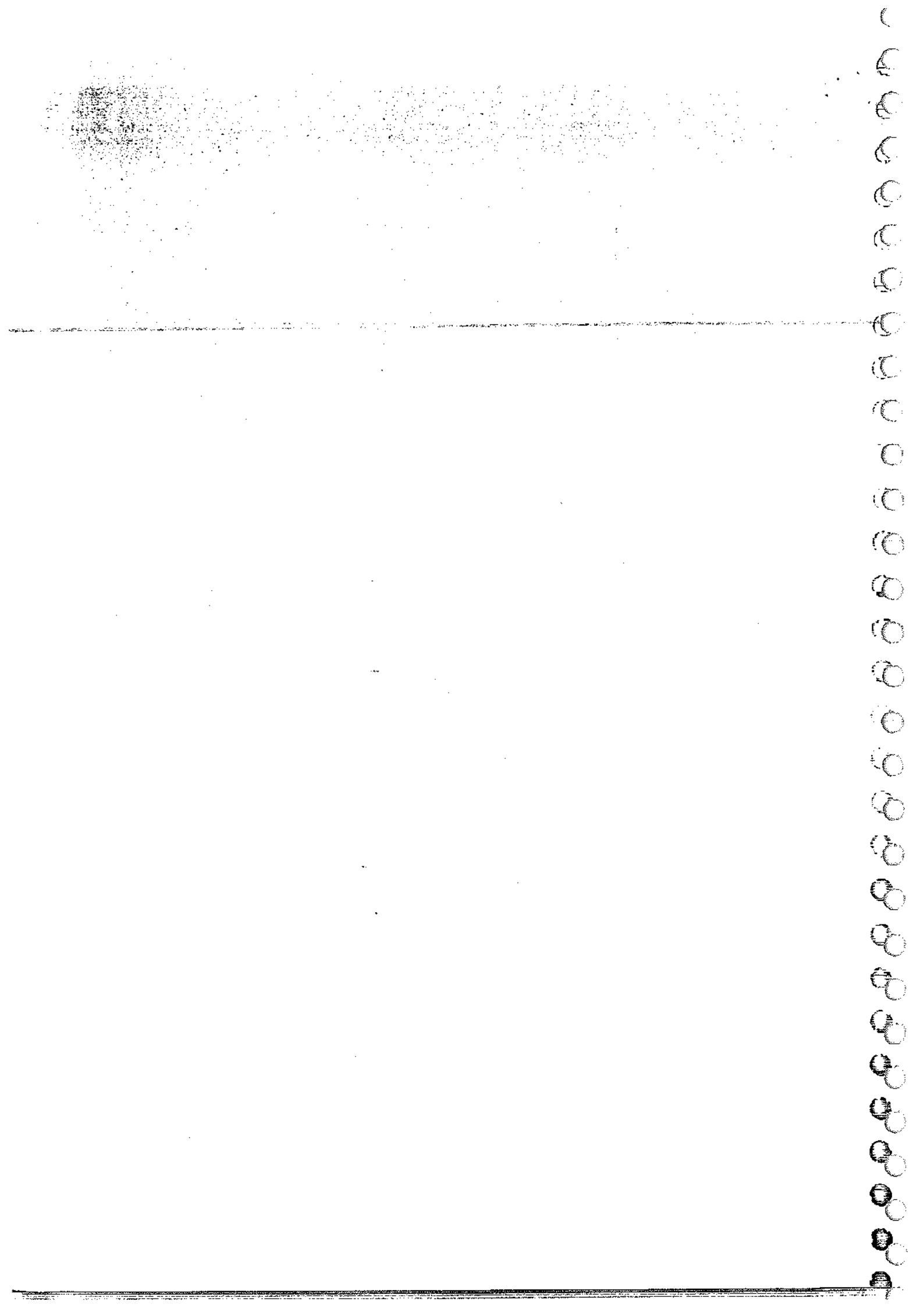
For SRI VATHSA HOMES PRIVATE LIMITED

M. Nagdevan

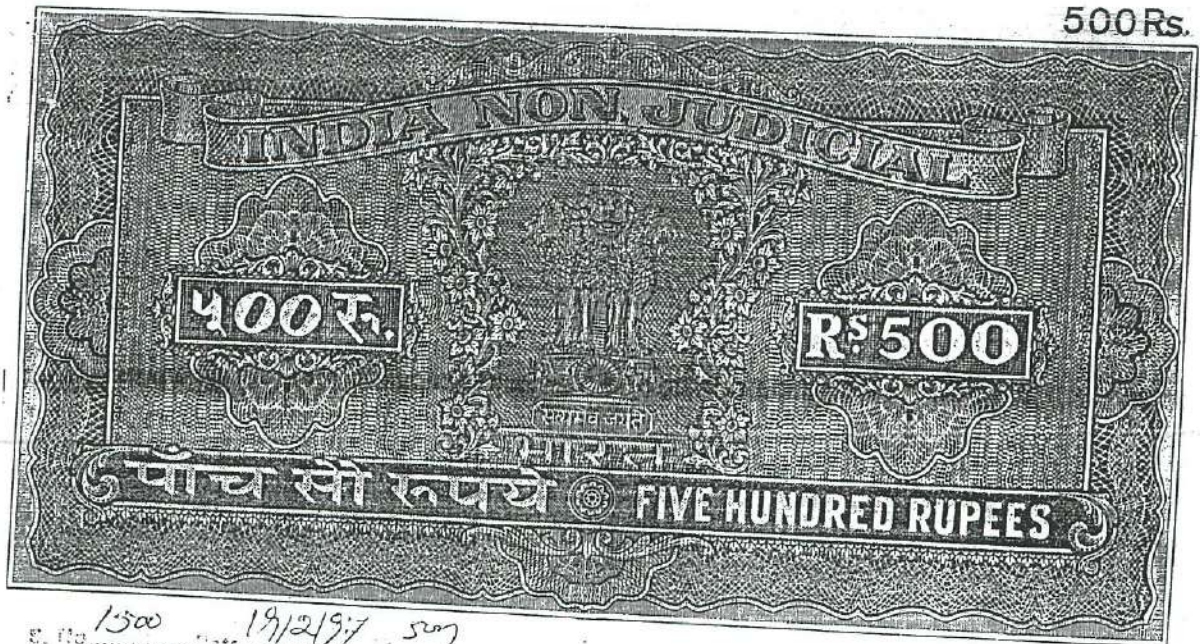
Managing Director



L. T. Impressian
 J. S. Sankaraj



500Rs.



S. No. 1500 19/2/97 507
 Date 19/2/97
 S. No. 19/2/97
 My L. T. Impression
 of S. Sandhartha

MOHD. HABIBUDDIN,
 ST V L No 14/88-R. No. 32/96
 H. No 22-2-575, B. KHETH.
 HYDERABAD - 500 024.

6. The Vendor do hereby further agree with the Vendee, that all the times, hereinafter and at the cost of the Vendee, should do, and execute all such lawful acts and deeds and things, for further and more perfectly assuring the said property on to the Vendee.
7. The Schedule Property is situated within the agglomeration limits and further since admeasuring Ac 1 - 09 guntas the provisions of Urban Land Ceiling are not attracted.
8. That the Schedule mentioned property is not an assigned land as defined under the provisions of Andhra Pradesh Assigned Lands (Prohibition of Transfer) Act 1977.

SCHEDULE OF THE PROPERTY - I

All that total extent of land admeasuring 7 Ac. 16 Guntas in Sy.No. 24, 25, 26 and 27 of Miyapur Village, Sherlingampally Mandal, R.R. District bounded by

M.YADAVIRI

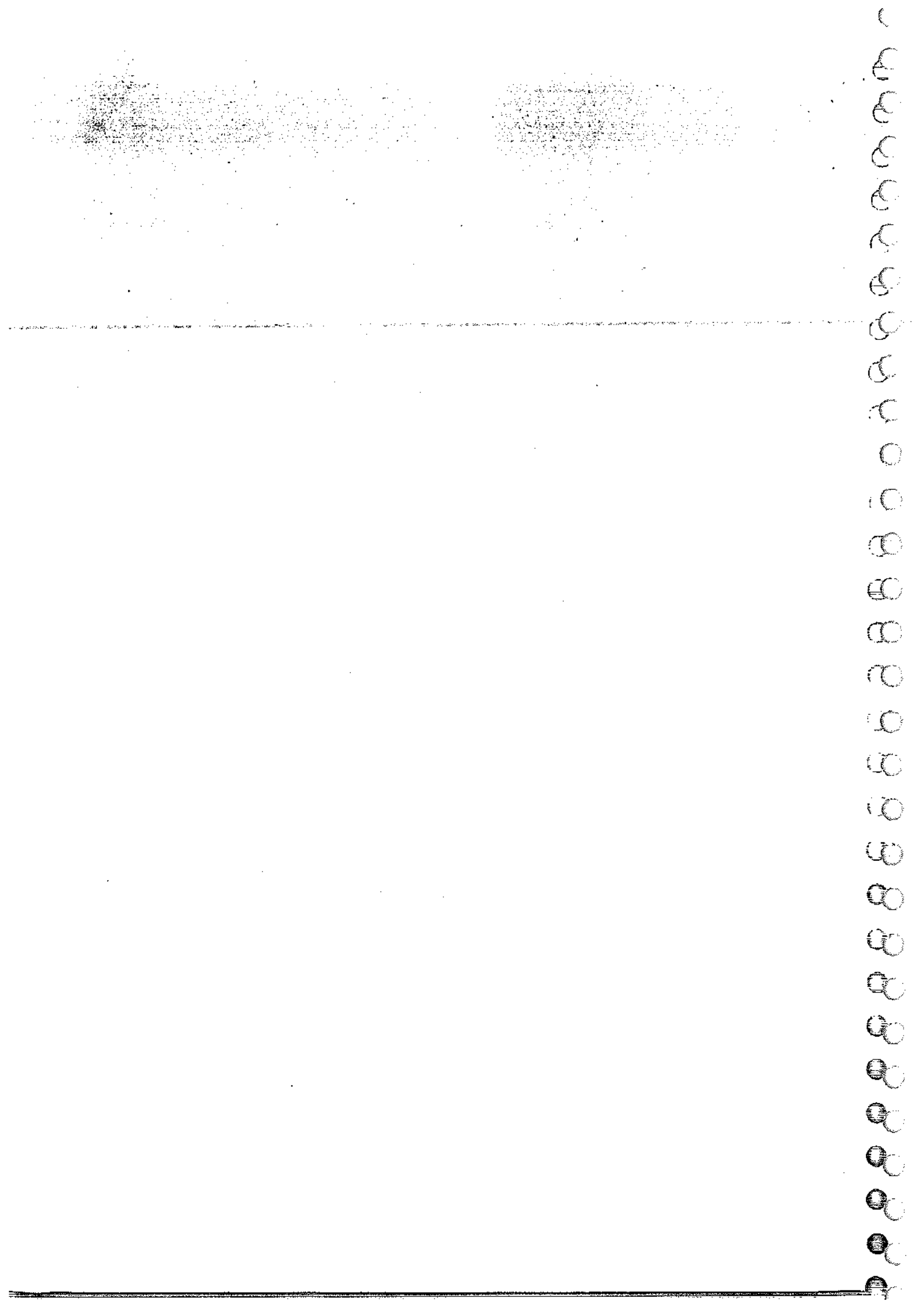
...10.

For SRI VATHSA HOMES PRIVATE LIMITED

M. Narayana
 Managing Director



L. T. Impression
 of S. Sandhartha



500 Rs.

INDIA NON JUDICIAL

400 रु.

RS 500

पांच सौ रुपये FIVE HUNDRED RUPEES

1501 1912/17

1501 1912/37 (17)
 P. Sab Reddy,
 Venk. Reddy & Co.
 My. Repapathi Builders
 5 1752

MOHD. HABIBUDDIN,
ST V L No 14/88-R. No. 32/96
H No 22-2-575, B. KHETH.
HYDERABAD - 500 024.

NORTH	S.No. 28/1
SOUTH	S.No. 28
WEST	S.No. 28
EAST	S.No. 28

SCHEDULE PROPERTY NO. II

All that extent of land admeasuring 1 Ac = 09 Guntas, or 0.49 Hect., part of Sy. No. 26 and 27 of Miyapur Village, Serlingampally Mandal, R.R. District ~~bounded by (Sy. No. 26, an extent Ac. 0.25 Gts., and Sy. No. 27, an extent Ac. 0.24 Gts.,) and~~ bounded by:-

NORTH	:	S.No. 28/1
SOUTH	:	S.No. 28
EAST	:	Land belongs to Laxmaiah Patel
WEST	:	Land belongs to NARSAIAH & Sons.

MYADAGIRI

...11.

For SRI VENTURE TECHNOLOGY PRIVATE LIMITED

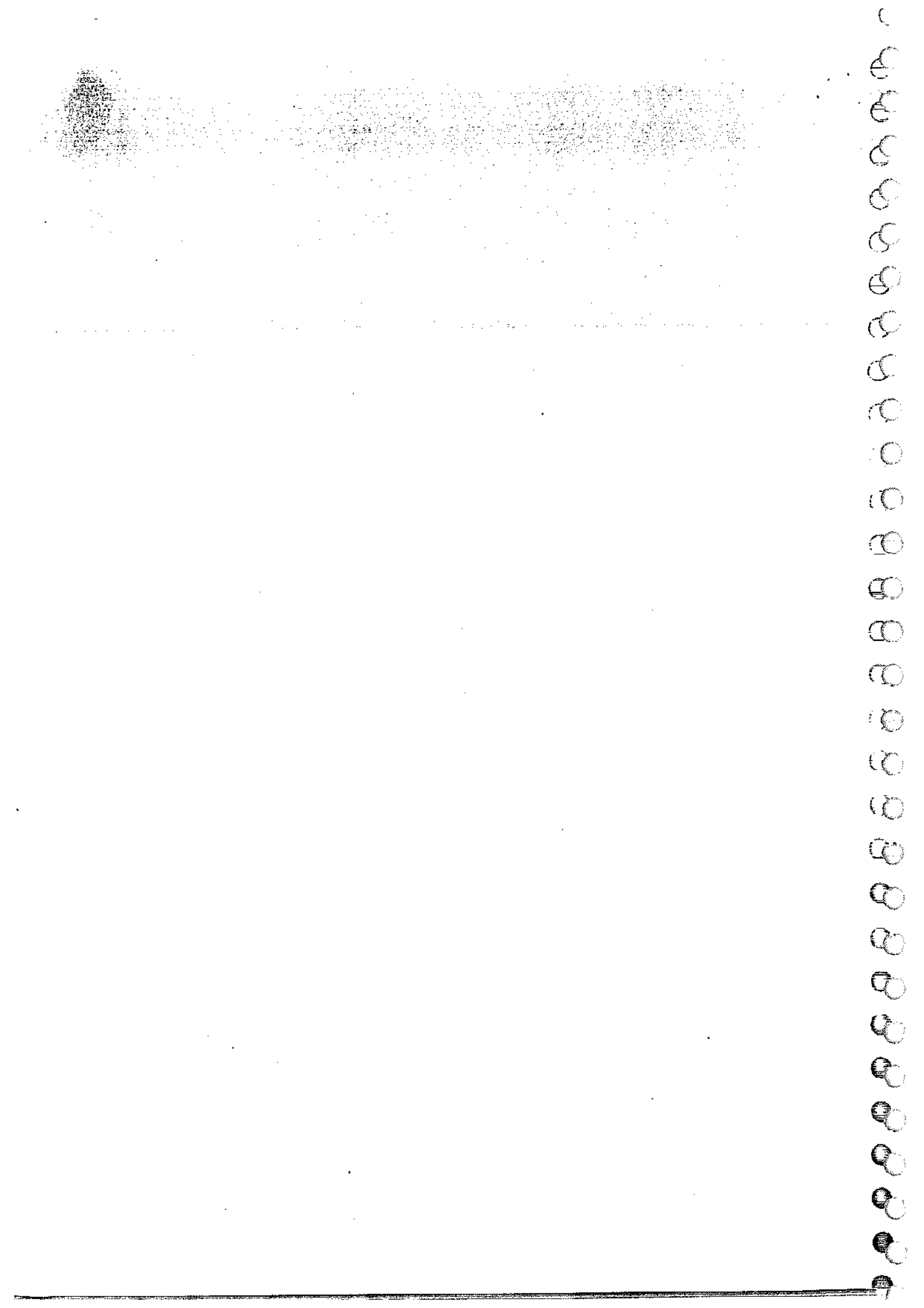
M. Narayanan
Managing Director

L. 7 Impression
of S. Sandbach

W. J. O. N. G. 1. R.

22 H. Suckale

L.T. Impression
of S. Southern



500Rs.



1502 19/2/97 507,
P. Sai Reddy
Vendor at Reddy 40 48
M. Leepalshayilders
#2

MOHD. HABIBUDDIN,
ST. V. L. No. 14/88-R. No. 32/96
H. No 22-2-575, B. KHETH.
HYDERABAD - 500 024.

11

... IN WITNESSES WHEREOF: the vendors herein above named has set his
respective signature on to this sale on the day month and year first above,
mentioned.

WITNESSES:

1. G. Narsimha Reddy

2.

i.p.g. of S. Sukkanna
w/o. S. Subbalaiah

VENDORS

1.

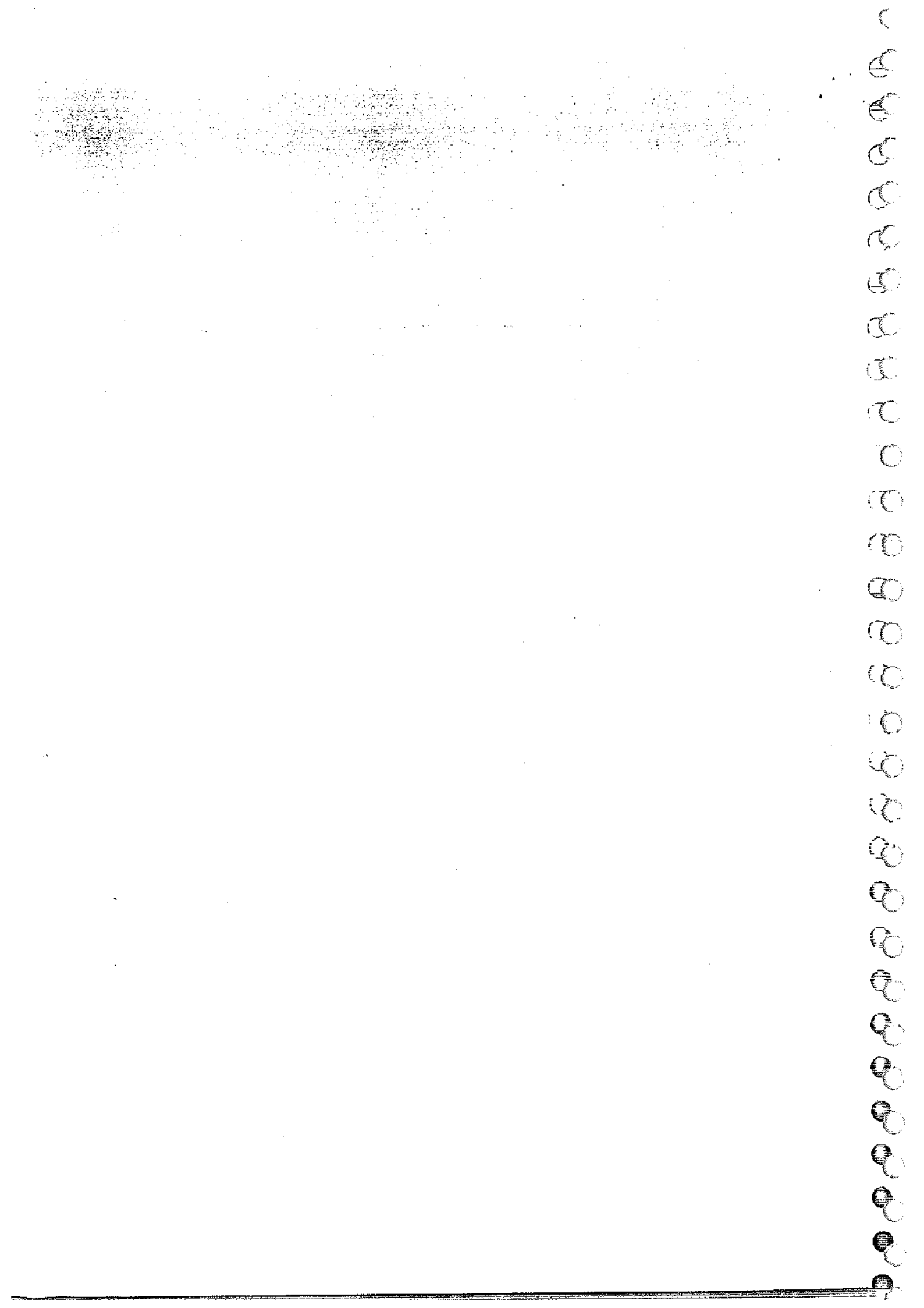
2.

L. S. Sandhaiah
Miyadagiri

For SRI VATHSA HOMES PRIVATE LIMITED

M. Narayanan

Managing Director



THAT, the Vendor(s) hereby 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 suppression of facts is noticed at a future date the Vendor(s) will be liable for prosecution as per law besides payment of deficit duty.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED Under Rule 3 of the Andhra Pradesh Prevention of Under valuation Instrument Rule 1975.

T/Ws. D. S. Sankarish Seller

S/o. W/o. D/o. Uppalash

Resident of Miyapur W

hereby declare and state to the best of my knowledge and belief the market value of the property entered as follows:

SL. No.	Place	Ac. Gts.	Value per acre	Total M.V.
---------	-------	----------	----------------	------------

26	Miyapur W	1-08	84	Rs. 7,00,000/- Rs. 8,57,500/-
27	Serilingampally (P)	1-09	84	

Station: R.O., R.R. District.

Dated: 30-3-1999.

SIGNATURE OF EXECUTANT(S)

①



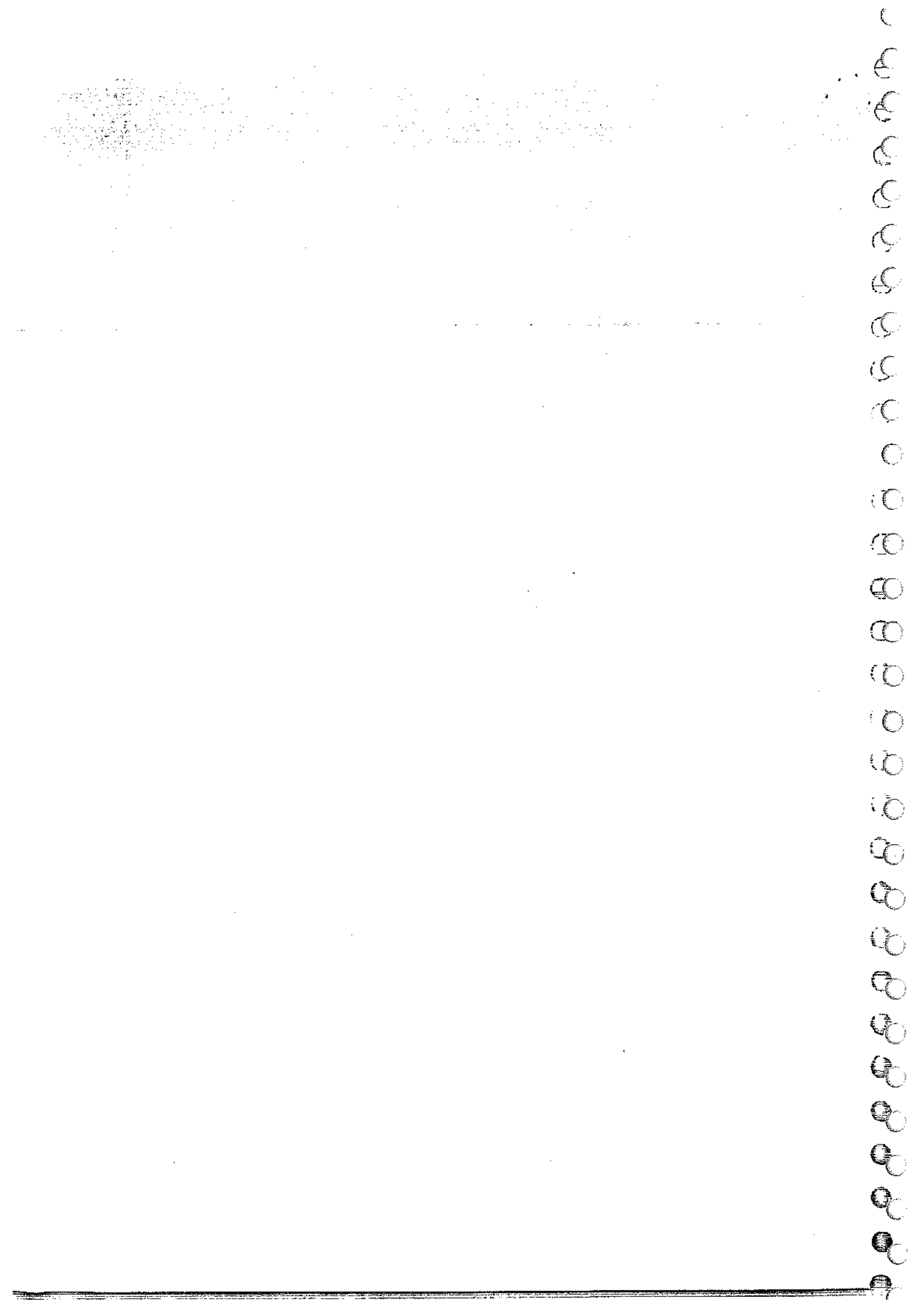
ref/s. Sankarish

For SRI VATHSA HOMES PRIVATE LIMITED

M. Narayanan

Managing Director

② MYADAGIRI



REGN. PLAN SHOWING OF AGRICULTURAL LAND IN. S.NO'S
 24, 25, 26 & 27, AT MIYAPUR, SERI LINGAMPALLY, (M) R. R. DIST
 VENDORS: 1 MALLANI ALIAS SANDHA SANDHAH S/O VEERAI AH.
 2. MALLANI ALIAS SANDHA VADAGIRI S/O SANDHAH.
 VENDEE: M/S LEPAKSHI BULLDOZER & R.F. BY M. PARTNER
 SRI. P. SAI REDDY S/O VENKAT REDDY

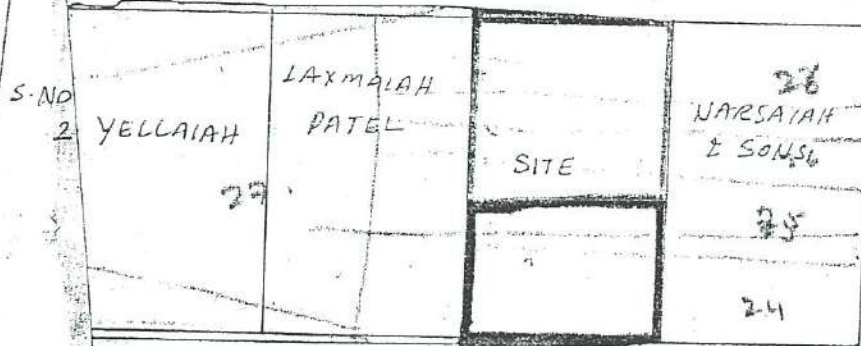


NOT TO SCALE
 REFERENCE

INCLUDED
 EXCLUDED

AREA: AC. 1.09 GUNTA

S.No: 28



S.No: 28/1

S.No: 28

L. T. Impression
 of S. Sandhaiah

M. YADAGIRI

SIGN: OF VENDORS

WITNESSES

1. G. N. Simha Reddy

M. Suxama w/ Sandhaiah.

For SRI VATHSA HOMES PRIVATE LIMITED

M. Navguran

Managing Director

