

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 880954

SI.No. 24666 Dt: 29-08-2011 Rs.100/-
Name : Ramesh
S/o.Narsing Rao
For Whom : M/s. Kadakia & Modi Housing

K.SATISH KUMAR
Licenced Stamp Vendor
LIC.No.15-18-013/2000
REN.No.15-18-016/2009
H.No.5-2-30, Premavathipet (v)
Rajendranagar Mandal,
Ranga Reddy District.
Ph.No.9849355156

SUPPLEMENTARY DEED OF PARTNERSHIP

The Supplementary Deed of Partnership is made and executed on the 29th day of August 2011 by and between :

1. **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 Shri Sohan Modi S/o. Shri Satish Modi aged about 41 years (hereinafter called the "FIRST PARTNER")
2. **Shri Gaurang Mody** S/o Shri Jayantilal Mody aged 43 years Occupation : Business, resident of Flat No.105, Sapphire Apartments Chikoti Gardens, Begumpet, Hyderabad-500 016 (hereinafter called "SECOND PARTNER")
3. **Shri Sharad J. Kadakia** S/o Late Shri Jayantilal M. Kadakia aged 50 years, Occupation: Business, resident of 5-2-223, Gokuldas Building, 3rd Floor, Distillery Road, Secunderabad – 500 003 (hereinafter called "THIRD PARTNER")

For Modi Properties & Investments Pvt. Ltd.
Managing Director

Shri Sohan Modi
Shri Sharad J. Kadakia

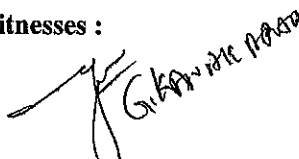
- A. The Parties hereto have been doing the business that of real estate developers, managers, advisors, underwriters, retailers, promoters of group housing scheme, etc., in partnership under a partnership deed dated 23.03.2006 and a Supplementary Deed of Partnership dated 19.08.2008.
- B. The partnership business is carried on in the name of the firm name M/s. Kadakia and Modi Housing.
- C. The partners have agreed to change the profit/loss sharing ratios w.e.f. 01.04.2011 and are desirous of recording the said changes into writing by way of executing this Supplementary Deed of Partnership.

NOW THIS SUPPLEMENTARY DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:

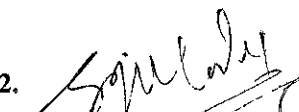
1. The Partnership Deed dated 23.03.2006 at Page No.3 Para 9 provides the profit/loss sharing ratio of the business as under:
 - a. First Partner – M/s. Modi Properties & Investments Pvt Ltd - 45%
 - b. Second Partner – Shri. Gaurang Mody - 05%
 - c. Third Partner – Shri. Sharad J. Kadakia - 50%
2. The partners hereto after mutual deliberation have agreed to change the profit/ loss of the firm to be shared and borne between the partners as under:
 - a. First Partner – M/s. Modi Properties & Investments Pvt Ltd - 46%
 - b. Second Partner – Shri. Gaurang Mody - 05%
 - c. Third Partner – Shri. Sharad J. Kadakia - 49%
3. All other terms and conditions of the said Partnership Deed dated 23.03.2006 and Supplementary Deed of Partnership dated 19.08.2008 shall remain in force with there being no modification or alteration in other clauses.
4. This supplementary Partnership Deed shall come into force from 1st April 2011.

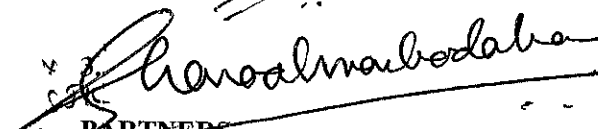
In WITNESS WHEREOF the partners hereto have signed and executed this Supplementary Deed of Partnership with their free will and consent on the date, month and year mentioned herein above, in the presence of the following witnesses.

Witnesses :

1. 
2. A. Banbhiswaha

For Modi Properties & Investments Pvt. Ltd.
1. 
Managing Director

2. 


PARTNERS.

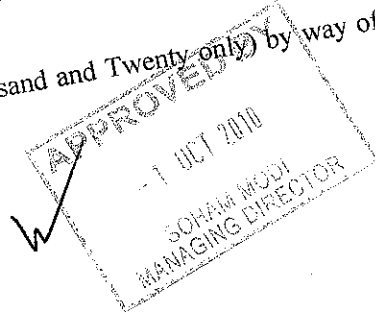
Dt. 30.09.2010

Mr. Soham

Please find enclosed herewith estimate given by APCPDCL for a C. T. Metre of 40 KW non-domestic in lieu of 8 nos of 3 phase metres of 5 KW.

We will have to pay a sum of **Rs. 2,020/-** (Rupees Two Thousand and Twenty only) by way of D.D infavour of APCPDCL towards 10% supervision charges.

(Kanak Rao)



CENTRAL POWER DISTRIBUTION COMPANY OF A.P. LIMITED

Office of The
Divisional Engineer Elecl.,
Operation, APCPDCL, Medchal

Memo No. DEE/OP/MDCL/Comml/SDR. No. 263 /10/D. No. 263 /10, date. 28/9 -10.

Sub :- Elecy. - Clubbing of 8 Nos. 3 - Φ 5 KW Non - Domestic loads to making a total load of 1 No. 3 - Φ 40 KW Non - Domestic load to M/s. Kodakai & Modi Housing, at Sy. No. 1139, Shameerpet (V & M) in Shameerpet Section of Medchal sub - division of Operation division, Medchal of Greater Hyderabad West Circle under Capital Works - Estimate - Sanction accorded - Reg.

Ref :- 1. Memo No. CGM/OP/RR Zone/Hyd/ADE-II/C.R. No. 46/10/D. No. 586/10, dated. 08-06-2010.
2. Lr. No. ADE/OP/MDCL/D. No. 802/10-11, dated. 15-09-2010.

The proposal is for extension of supply to 73 Nos. 3 - Φ each 5 KW Domestic loads 11 Nos. 3 - Φ each 5 KW Non - Domestic loads to M/s. Kodakai & Modi Housing at Sy. No. 1139, Shameerpet (V & M) was sanctioned vide reference 1st cited above and consumer has paid the necessary charges vide DOC. No. 6000 / 12410, dated. 17-06-2010.

Now the consumer has requested to sanction 1 No. CT Operated LT Trivector Meter for 40 KW Non - Domestic load in lieu of 8 Nos. 3 - Φ 5 KW Non - Domestic loads and balance 3 Nos. 3 - Φ each 5 KW Non - Domestic are remaining same as per previous sanction

The Divisional Engineer Elecl., Operation, APCPDCL, Medchal is please to accord sanction for an amount of Rs. 20,153/- towards Clubbing of 8 Nos. 3 - Φ 5 KW Non - Domestic loads to making a total load of 1 No. 3 - Φ 40 KW Non - Domestic load to M/s. Kodakai & Modi Housing, at Sy. No. 1139, Shameerpet (V & M) in Shameerpet Section of Medchal sub - division of Operation Division Medchal under Capital Works.

WBS ELEMENT NO. E-2010-07-03-11-04-041

RESERVATION No. 8000109355

The estimate is sanctioned and registered as SDR No. 263 /10, dt. 28-9 -10.

The classification of expenditure is given below :

A.P.C.P.D.C.L. - Capital out lay on electricity scheme - E. Arrears (B) Expenditure (3) Distribution System (Excluding S.S.) F. Distribution Plant (High Voltage) D. Distribution Plant (Medium and Low voltage).

A.P.C.P.D.C.L. - Capital out lay on Electricity Scheme - E.H. Arrears B-12 suspense stock.

The sanction accorded now is subject to the following conditions.

- 1 Supply is liable to be staggered, restricted, reduced out of altogether, if so warranted by Power fuel shortage or water position or any other emergency.
- 2 Supply is liable to be disconnected, if used without permission of A.P.C.P.D.C.L. for purpose other than those for which it specifically sanctioned.
- 3 Supply is liable to be disconnected, if any of the above conditions are violated.
- 4 The proposed premises should not have second service no arrears to be paid, and no court cases pending.
- 5 There should not be any 11 KV/LT lines passing through from other source of supply in the proposed premises.
 - a) Rs. 12,716 (Rupees Twelve thousand seven hundred and sixteen only) towards non-refundable service line charges.
 - b) Rs. - (Rupees - Nil - only) towards non-refundable load development charges.
 - c) Rs. - (Rupees - Nil - only) Security deposit.

The prospective consumer should give an under taking along with LT Power requisition, in the event of connecting up additional connected load in the premises, in excess of the contracted load.

Encl. : Estimate in the full shape.

R. Reddy
Divisional Engineer Elecl.
Operation, APCPDCL, Medchal.

To

The Asst. Divisional Engineer/Operation/Medchal.

Copy to : The Addl. Asst. Engineer/Operation/Shameerpet.

Copy to : The Junior Accounts Officer/PAS /A &B.

Copy submitted to : The Superintending Engineer/Operation/Ranga Reddy Circle (North).

Copy submitted to : The Accounts Officer/Exp. /Ranga Reddy Circle (North).

Along with a copy of sanctioned estimate and instructed to release the S/cs. After obtaining occupancy certificate from concerned authorities.

CENTRAL POWER DISTRIBUTION COMPANY OF A. P LIMITED.

proposal estimate is for Clubbing of 8 No 5kw Non -Domestic load for making total 40kw Non - Domestic load to the M/S.Kodkai modi Hosing at Sy No-1139, Shameerpet (v) in Shamirpet section of Medchal sub-division of Medchal division in GHWC- under Capital works.

REPORT TO ACOMPANY THE ESTIMATE

GENERAL: The proposal estimate is for Clubbing of 8 No 5kw Non -Domestic load for making total 40kw Non - Domestic load to the M/S.Kodkai modi Hosing at Sy No-1139, Shameerpet (v) in Shamirpet section of Medchal sub-division of Medchal division in GHWC- Under Capital works

MAIN FEATURES: The proposal involves to following

- a) CT Operated LT Trivector Meter with 100/5A CTR. 1 No

POINT.OF.SUPPLY:- It is proposal to ~~be~~ from 11kV Station, Shamirpet sub-station and no change.

MAIN MATERIALS:- The list of required main materials are as per the detailed estimate enclosed here with.

COST OF ESTIMATE:- The total cost of the estimate work out to Rs 20153/- ~~26895-00~~

Justification: The above consumer Applied and sanctioned for 73 Nos 30 each. 5kw domestic & 11 Nos 30 5kw non-domestic loads. out of the above as per request of only 9 Nos domestic & 3 Nos non domestic meters. issued. In place of 8 Balance 8 Nos non domestic 30 meters consumer. approached for CT meter. Hence proposed for clubbing of 8 Nos service

**Addl. Asst. Engineer
Operation, APCPDCL
SHAMIRPET.**

11/11/11
**Divisional Engineer (Elect)
Operation, Medchal APCPDCL,
Vennelagadda, Jeedimetla (V), Sec'bad-55.**

R.P. Jay
**Asst. Divisional Engineer
APCPDCL
MEDCHAL**

S
A.A.E. OP/shameerpet



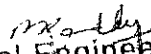
CENTRAL POWER DISTRIBUTION COMPANY OF AP LIMITED

Revised Clubbing CT meter M/s.Kodakai Modi Housing

Estimate proposal is for clubbing of 8 No's 5KW non-domestic loads for making a total load of 40 KW non-domestic load to M/s. Kodakai Housing at Sy.No.1139 in Shameerpet section of Medchal sub-division of Medchal division under DC works.

Division : SE/OP/GHYD WEST	Section : AE SHAMEERPET
Profit Center : 107000001	Cost Center : 107311401
Estimate No. : E-2010-07-03-11-04-041	Estimate Description : Revised Clubbing CT meter M/s.Kodakai M
Project Code : E-2010-07-03	Project Description : ESC for 2010-11 in Medchal Division
Network No. : 520000033887	Estimate Created Date : 13.09.2010
Reservation No. : 8000109355	Plant : 1060
PR Number :	Project Type : SC-Extension of Supply (LT)
User Status : ADE NBGD	System Status : CRTD AVAC

SL.No.	Proposals involves	Total in Rs.
1	10 - Int. Processing 0010	20152.955
	Estimate Cost (Gross) :	20152.96
	Less Credits :	0.00
	Estimate Cost (Net) :	20152.96


 Divisional Engineer (Elect)
 Operation, Medchal AP CPDCL,
 Vennelagadda, Jeedimetla (V), Sec'bad-55.




CENTRAL POWER DISTRIBUTION COMPANY OF AP LIMITED

Activity No : 10

Activity Description : Int. Processing 0010

S.No	Materials Code	Materials Text	Item Category	Quantity	Unit	Rate in Rs.	Amount in Rs.
1	CBX00013	LT XLPE Cable 3 1/2 Core 95 Sq. mm	Stock item	25.000	M	244.45	6,111.25
2	MTE30022	LT Tri Meter 100/5A in P.P.Box 4CTs 0.5S	Stock item	1	EA	7,436.92	7,436.92
Material Cost							13,548.17
S.No	Services Code	Services Text	Item Category	Quantity	Unit	Rate in Rs.	Amount in Rs.
1	SWR10336	Erection of CT meter on LV side of DTRs	-	1	EA	750.00	750.00
2	SWR20478	Supply and erection of MCBs	-	1	LS	975.00	975.00
3	SWR20667	Laying of 3 1/2 core, 95 sq.mm LT XLPE	-	0.025	KM	100,000.00	2,500.00
Service Cost							4,225.00
10.3% Service Tax on Labour & Transport :							435.18
3 % S & H Charges :							183.34
3 % Contingencies on materials:							406.45
10 % Estt. & General Charges :							1354.82
Total :							20152.96


 Divisional Engineer (Elect)
 Operation, Medchal APCPDCL.
 Vennelagadda, Jeedametta (V), Sec'bad-55.

CENTRAL POWER DISTRIBUTION COMPANY OF A.P. LIMITED.

STATEMENT FOR SERVICE LINE CHARGES AND DEVELOPMENT CHARGES

Clubbing of 8 Nos. 3 - Φ 5 KW Non - Domestic loads to making a total load of 1 No. 3 - Φ 40 KW Non - Domestic load to M/s. Kodakai & Modi Housing, at Sy. No. 1139, Shameerpet (V & M) in Shameerpet Section of Medchal Sub-division in Operation Division Medchal in R.R. Dist., under Capital Works.

Sl. No.	Description	Units	Qty.	Rate	Amount in Rs.
I	Total Cost of the Estimate				20,153
a)	LT Trivector Meter	Nos.	1	7436.92	7436.92
II	Total Expenditure chargeable to CPDCL				7437
III	Service line charges to be collected				12716
VI	Total charges to be collected				12716

MR. S. S. S.
Divisional Engineer Elecl.,
Operation Medchal, APCPDCL.

CENTRAL POWER DISTRIBUTION COMPANY OF A.P. LIMITED

From
Divisional Engineer Elecl.,
Operation Medchal, APCPDCL,
Suchitra Center, Secunderabad - 55.

To
M/s. Kodakai & Modi Housing,
at Sy. No. 1139,
Shameerpet (V & M), R.R. Dist.

(Through Asst. Engineer/Operation/Shameerpet)

Lr. No. DEE/OP/MDCL/Comml./SDR No. 243 /10-11/D.No. 2632 /10, dt. 28/9 -10.

Sir,

Sub :- Extension of supply to Clubbing of 8 Nos. 3 - Φ 5 KW Non - Domestic loads to making a total load of 1 No. 3 - Φ 40 KW Non - Domestic load to M/s. Kodakai & Modi Housing, at Sy. No. 1139, Shameerpet (V & M) in Shameerpet Section of Medchal sub - division of Operation Division Medchal under Capital Works - Permission - Accorded - Regarding.

Ref :- 1. Memo No. DEE/OP/MDCL/Comml. /SDR No. 243 /10-11/D. No. 2631 /10, date. 28-9-10
2. Representation of Consumer dated. Nil.

This bears reference to your letter 2nd cited, under the circumstances explained by you, you are permitted to supply the materials complete and execute the works in respect of the scheme sanctioned under 1st cited subject to the following Conditions.

- a) Erection of 1 No. LT CT Operated LT Trivector Meter.
- b) Clubbing of 8 Nos. 3 - Φ 5 KW Non - Domestic loads to making a total load of 1 No. 3 - Φ 40 KW Non - Domestic load.

The permission now accorded is subject to the following conditions:

- 1 The works should be executed by a licensed electrical contractor with workmen duly insured under the supervision of the Company's Officials and confirm to safety practices as laid down in I.E. Rules / Company Rules and shall have the approval of competent authority such as Electric Inspector to Govt./ Company's Officials, etc.
- 2 If any unforeseen calamities/accidents occurred during the execution of the above work, the company shall not be held responsible for such accidents and consequential losses or damages.
- 3 The materials used in the works should confirm to Company's specifications.
- 4 The bills/ Voucher's of purchase of material should be produced to Assistant Engineer, Operation, Shameerpet.
- 5 You should hand over all the works executed by you to the Company's Officials after completing in full shape. The works executed by you shall be taken over by Company's Official only, if they are confirming to Company's specifications after statutory inspection by Company's Officials. The Installations shall be deemed to be the property of Company after such take

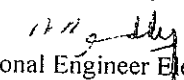
DETAILS

i) 10% of Total estimate cost towards Supervision charges	Rs.	2,015
ii) Development Charges	Rs.
iii) Security Deposit	Rs.
Total AMOUNT TO BE PAID BY CONSUMER.	Rs.	2,015
	Or say	2,020

You have to remit an amount of **Rs. 2,020/- (Rupees Two thousand and twenty only)** towards Non-refundable 10% of the estimate cost by a Demand Draft in favour of **APCPDCL** and handed over the demand draft to the same and handed over to the AO/Expenditure/GH West Circle, APCPDCL and contact the concerned Asst. Engineer, Operation for necessary action.

You may contact Asst. Engineer, Operation, Shameerpet, APCPDCL for further action in this matter.

Yours faithfully,


Divisional Engineer Elecl.,
Operation Medchal, APCPDCL.

Copy to submitted to the Superintending Engineer/Operation/RRCircle (North).
Copy to : The Accounts Officer/Exp. /Ranga Reddy Circle (North).

For favour of Information

The Asst. Divisional Engineer/Operation/Medchal.
A.A.C.
Copy to : The Asst. Engineer/Operation/Shameerpet.
Copy to The Junior Accounts Officer, A & B.

They are requested to ensure that the works should be carried out as per the standards and instructed to release the S/cs. After obtaining occupancy certificate from concerned authorities.

Dt. 30.09.2010

Mr. Soham

Please find enclosed herewith estimate given by APCPDCL for shifting of line and Transformer at Shamirpet site.

We will have to pay a sum of Rs. 10,395/- (Rupees Ten Thousand Three Hundred and Ninety Five only) by way of D.D in favour of APCPDCL towards 10% supervision charges.

(Kanaka Rao)

What is the total cost?

What do we have to pay Venu Babu?

1/10/10

Central Power Distribution Company Of A.P. Limited

Office of
The Superintending Engineer
Operation West Circle (G.H.)
Gunrock, Secunderabad - 15.

Memo No. SE/OF/West Circle (G.H.) /F - DCW/ D. No. 2049/10, Dated. 29/09/10.

Sub :- Elec. - Operation - West Circle (G.H.) - Estimate for Shifting of 1 No.DTR along with 11 Mtrs. RS Joist Pole from existing place to other side of the plot by the request of M/s. Kodkai Modi Housing at Sy. No. 1139 in Shameerpet Section of Medchal Sub-division in Medchal Division in West Circle (G.H.) under D.C. Works.- Estimate - Sanction - Regarding.


Ref :-Lr. No DEE/Operation/Medchal / D. No.2479/ 10, Dated. 17-09-10.
D-2010-07-02-11-04-007

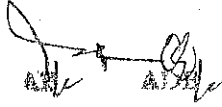


In exercise of powers delegated vide B.P. Ms. No. 362, Dt. 31-07-84 the Superintending Engineer/Operation/GH West Circle accords approval to the proposal of Divisional Engineer/ Operation/Medchal for Shifting of 1 No.DTR along with 11 Mtrs. RS Joist Pole from existing place to other side of the plot by the request of M/s. Kodkai Modi Housing at Sy. No. 1139 in Shameerpet Section of Medchal Sub-division in Medchal Division in West Circle (G.H.) and sanction for an amount of Rs.1,29,916/- under DCW works as per the detailed estimate enclosed.

The sanction is registered as Deposit Contribution Works No. 42/2010 - 2011 of Superintending Engineer/Operation/GH West Circle, Gunrock, Secunderabad. The Gross amount is chargeable to consumer M/s. **Kodkai Modi Housing**, and total Gross amount to be collected in advance from the consumer before execution of works. The removed poles, conductor and structure scrap to be devaluated to stores and obtain the acknowledgements.

After careful examination, it is instructed to collect 10 % of the gross estimated amount from the applicant without providing 25 % supervision charges in the estimate for execution of D.C. Works on Turnkey basis wherever the applicant come forward and when delay is anticipated for taking up the work by departmentally. However, for execution of DC Works by departmentally 25 % supervision charges shall be provided in the estimate as per the existing procedure and 100 % gross estimated amount is to be collected from the applicant as per the C.O.O.(DC Works) MS.No.558, Dt:30.10.2007.

Encl : Estimate.


Superintending Engineer
Operation West Circle (G.H.)

To   
The Divisional Engineer/ Operation/Medchal
Copy to : Asst. Divisional Engineer / Operation/Medchal
Copy to : Asst. Engineer/ Operation/Shameerpet
Copy to : Accounts Officer/Exp./Ranga Reddy Circle (North).
Copy submitted to the Chief General Manager/Operation/Ranga Reddy Zone.



CENTRAL POWER DISTRIBUTION COMPANY OF AP LIMITED

Shifting of 100KVA DTR, Kodakai Modi

Estimate proposal is for shifting of 1 No. DTR along with 11Mtr RS Joist Pole from existing place to other side of the plot by the request of M/s. Kodakai Modi Housing at Sy.No. 1139, Shameerpet section of Medchal sub-division of Medchal division under DC works.

Division : SE/OP/GHYD WEST	Section : AE SHAMEERPET
Profit Center : 107000001	Cost Center : 107311401
Estimate No. : D-2010-07-03-11-04-007	Estimate Description : Shifting of 100KVA DTR, Kodakai Modi
Project Code : D-2010-07-03	Project Description : DCW for 2010-11 in Medchal Division
Network No. : 530000003535	Estimate Created Date : 09.09.2010
Reservation No. : 8000109352	Plant : 1060
PR Number :	Project Type : DCW Depository Contribution Works
User Status : DE NBGD	System Status : CRTD AVAC NTUP

SL.No.	Proposals involves	Total in Rs.
1	10 - Material	103932.84139
	Estimate Cost (Gross) :	103932.84
	25 % Supervision Charges :	25983.21
	Total Estimate Cost (Gross) :	129916.05
	Less Credits :	0.00
	Estimate Cost (Net) :	1,29,916.05

AS to ADE

DE/P

[Signature]
Superintending Engineer
Operation GH West Circle (RRN)
A.P.C.P.D.C.L. Gunrock, Secunderabad.

0.0000

Kadakia Modi Housing			
Details of instalments dates to be finished			
Bungalow No.	Name	Amount	Details
10	Majour Achyut Ranjam Muk	625,000	Balance HL on completion of Flooring, Bathroom Tiles, Doors, Windows
		207,000	On Completion
12	Kol KGA Kamal Dev	900,000	Balance HL on completion of Flooring, Bathroom Tiles, Doors, Windows
		200,000	On Completion
35	O. Shanti	200,000	On Completion
38	Easo Varghese	925,000	Balance HL on completion of Flooring, Bathroom Tiles, Doors, Windows
		200,000	On Completion
39	Major BS Prasad	750,000	Balance HL on completion of Flooring, Bathroom Tiles, Doors, Windows
		225,000	On Completion
54	Janardhan Reddy	925,000	Balance HL on completion of Bathroom Tiles, Doors, Windows & Paints
		200,000	On Completion
58	Bongu Raja Rao	375,000	Balance HL on completion of Bathroom Tiles, Doors, Windows & Paints
		200,000	On Completion
60	Mr. Sai Prashant	1,125,000	Balance HL within 7 days of completion of Bungalow
68	Roopa Krishna Iyer	675,000	15% HL on Completion of Footings
		1,125,000	Balance HL within 7 days of completion of Bungalow

APPROVED BY
 19 JUN 2010
 SOHAM MODI
 MANAGING DIRECTOR

A. Sambasivarao
 12/6/10

~~Handwritten signature~~ KMM - JMC

CSP

Overseer

KADAKIA & MODI HOUSING					
Statement of Architectural Associates					
Installment	Due Date	Amount	Cheque No.	Date	Remarks
Advance		200,000	229157	28.06.08	Add S.T Less TDS
Ist	October-08	50,000	546871	25.10.08	Add S.T Less TDS
II nd	January-09	50,000	132699	01.01.09	Add S.T Less TDS
III rd	April-09	50,000	155535	01.04.09	Add S.T Less TDS
IV th	July-09	50,000	204977	01.07.09	Add S.T Less TDS
V th	October-09	50,000	523493	05.10.09	Add S.T Less TDS
VI th	January-10	50,000	713242	02.01.10	Add S.T Less TDS
	Total :	500,000			

KADAKIA & MODI HOUSING					
Statement of Kulkarni Consultants					
Installment	Due Date	Amount	Cheque No.	Date	Remarks
Advance		50,000	229298	20.09.08	Add S.T Less TDS
Ist	January-09	50,000	132698	01.01.09	Add S.T Less TDS
II nd	April-09	50,000	155534	01.04.09	Add S.T Less TDS
III rd	July-09	50,000	204976	01.07.09	Add S.T Less TDS
IV th	October-09	50,000	523494	05.10.09	Add S.T Less TDS
V th	January-10	50,000	713243	02.01.10	Add S.T Less TDS
	Total :	300,000			

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APPROVED BY
24 MAR 2010
SUDAM JAD
MANAGING DIRECTOR

KNM . *me*

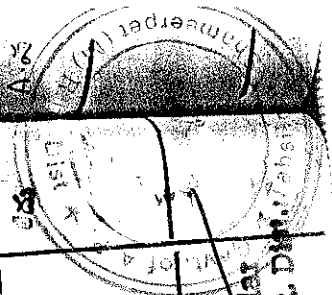
Bloomdale - Kadakia & Modi Homes					
Schedule of Work - Summary					
Date :	5/2/10				
Stage of work - Definition					
Stage I - plumbing, drainage, portico PCC, water proofing, primer, stone clading					
Stage II - bathroom tiles, flooring, painting 1 coat					
Stage III - electrical, Al windows, grills, doors, railing, pavers, gate					
Stage IV - CP, sanitary, final coat paint, lawn, final floor polishing.					
S No	H No	Stage to be completed	Due Date	Contractor	Remarks / Balance works
1	60	I	5/2/10		Bal due - 7/3
2	21	II	19/2/10		Bal due - 12/3
3	54	II	19/2/10		Bal due - 12/3
4	38	RCC	29/1/10		Bal due - 12/3
5	39	RCC	5/3/10		Bal due - 12/3
6	10	RCC	12/3/10		Bal due - 2/4
7	12	RCC	19/3/10		Bal due - 2/4

Stool

TYPED COPY OF ROR DETAILS OF Shamirpet- Sy. No. 1139

Year	Sy.no.	Extent	Patttedar Name	Possessor/ Kowldar	Remarks
1989-90	1139	5-22	Guliagiri Laxmaiah, Venkataswami		
1979-80	1139	1139	Guliagiri Laxmaiah, Venkataswami		

Sl. No.	Case No.	Applicant Name	Applicant Address	Applicant Age	Applicant Sex	Applicant Religion	Applicant Caste	Applicant Education	Applicant Occupation	Applicant Income	Applicant Assets	Applicant Liabilities	Applicant Remarks
76	1139	5=22	8=26	130	6	130	130	130	130	130	130	130	130
77	1140	0=31	1=14	1837		1837	1837	1837	1837	1837	1837	1837	1837
1078	1142	0=09	0=39	77		77	77	77	77	77	77	77	77
1079	1144	1=16	2=24	19)		19)	19)	19)	19)	19)	19)	19)	19)



Handwritten signature and name: Deputy Tahsilidar (M) R. R. Dhanraj

Handwritten text: DM 1919/1918-6-2-95, 882/6-1915

Handwritten text: 1=05, A. B. S. S.

Handwritten text: 1917, 1918

Handwritten text: 83, 4-23

నోటు ఫైలు

2194 ✓

నం. 01/2190-189

విషయము :- భూమి హక్కుల చట్టం కమిషన్ పేట మండలం, గ్రామము శాలివారపేట
 సర్వే నెం. 1139 విస్తీర్ణం 5-22
శ్రీమతి శివప్రియ సుబ్బారావు అదీల్లో గ్రామము శాలివారపేట
 గారి అర్జీ-నెక్స్ట్ వీ ఆండ్రప్రదేశ్ భూమి హక్కుల నమోదు చట్టం 1971 అమెండుమెంట్ - మంజూరి
 గురించి జాగ్రహిణి రావు అదీల్లో
 నిర్ణయము - శ్రీమతి శివప్రియ సుబ్బారావు గ్రామము శాలివారపేట
 అర్జీ తేదీ 05-4-1989

-(0)-

దయచేసి వై అర్జీ పరిశీలించగలరు. అర్జీదారు ఈ క్రింది విధముగా విక్రయ పత్రం/వీరానక/అవిడివిడ్ దాకలు చేయుచు, భూమి హక్కుల రికార్డు ప్రకారము పట్టా మార్పు కోరినారు.

సర్వే నెం. : 1139
 విస్తీర్ణం : 5-22
 విక్రయ పత్రం సంఖ్య : 2674/89 తేదీ : 18-4-1989
 గ్రామము : శాలివారపేట

రికార్డు పరిశీలించగా ఈ క్రిందివిధముగా కలదు
 ఆర్. ఓ. ఆర్. ప్రకారము

సర్వే నెం.	కాలం నెం. 4 ప్రకారం	కాలం నెం. 9 ప్రకారం
1139	సులయ గారి పంపిణీ పత్రం 5-22	మహళిక్లిచ్చయ్య సులయ గారి పంపిణీ పత్రం 2-31

పహణి ప్రకారం 1986 - 1987

సర్వే నెం.	పూర్తి విస్తీర్ణం	శిస్తు	పట్టా ఇనాం డిస్తు గర్హాన్	పట్టేదారు పేరు కాలం నెం. 12 ప్రకారం
1139	5-22	8=26	పట్టా (130)	సులయ గారి పంపిణీ పత్రం గారి పంపిణీ పత్రం ✓

ప్రభుత్వ బకాయిలు రూ. తొమ్మిది కాలదారు పేరు తొమ్మిది.

ఆర్. ఓ. ఆర్./పహణి ప్రకారంగా అర్జీదారుడు కాలం నెం. 4/12 అసలు పట్టేదారుచే తిరిగి చేసినారు. కావున ఫారం నెం. 8 (45) రోజుల గడువు ప్రకటన తేదీతో పూర్తిచేసి అమోదమునకై నివేదించనైనది.

5/4/89

మం. రె. త.

ప్రాసిడింగ్స్ మండల రెవెన్యూ అధికారి మరియు భూమి హక్కుల సమోదయ అధికారి
 శామీర్ పేట మండలము, రంగారెడ్డి జిల్లా

సమక్షము: శ్రీ పి. ప్రభాకర రెడ్డి

నెంబరు 21/2194/89

తేదీ 2-6-1989

విషయము: ఆంధ్ర ప్రదేశ్ భూమి హక్కుల సమోదయ చట్టము 1971 - శామీర్ పేట మండలము.

గ్రామము శాలిగూడపేట సర్వే నెం. 1137 విస్తీర్ణము 5-22
 భూమి హక్కుల సమోదయ రికార్డు కాలం నెం. 3 ప్రకారముగా మార్పిడిపై ఉత్తర్వులు - జారీగురించి

- నిర్ణయము: 1. శ్రీమతి ఇమ్మలక్ష్మి సత్యనాథుల అర్జీ పత్రము తేదీ 5-4-1987
 2. ఈ కార్యాలయము నోటిసు నంబరు 21/2194/89 తేదీ 5-4-1987

ఉత్తర్వులు:—

శ్రీమతి ఇమ్మలక్ష్మి సత్యనాథుల అర్జీపత్రము ఒకటి ద్వారా సర్వే నెం. 1137
 విస్తీర్ణము 5-22 గ్రామము శాలిగూడపేట లో కొన్నింటి రిజిస్టరు ద్వారా మెంటు నెం. 2674/87
 పితానామ అల్పనామా దాఖలు చేసి ఆర్. ఓ. ఆర్. చట్టము ప్రకారము రికార్డులోని కాలము నెం. 3లో తన పేరును, పట్టదారుగా
 సమోదయ చేయమని కోరినారు.

ఇట్టి విషయము నందు ఆర్. ఓ. ఆర్. చట్టములోని సెక్షన్ 5 (3) ప్రకారము 45 రోజుల గడువు నోటిసు జారీ
 చేయగా ఇంతవరకు ఎవ్వరూ ఏలాంటి అక్షపాదులు తెలియజేయలేదు. కావున పై భూములపై ఆర్డీ ద్వారా శ్రీమతి ఇమ్మలక్ష్మి
సత్యనాథుల అనే పేరును - - - - - గ్రామము శాలిగూడపేట
 యొక్క పేరును ఆర్. ఓ. ఆర్. అమెండుమెంట్ రిజిస్టరులో పట్టదారుగా ఈ క్రింది అనుసూచితో చూపబడిన ప్రకారముగా
 సమోదయ సవరించు ఉత్తర్వులు జారీ చేయవలెననిది.

అనుసూచి

సర్వే నెం.	విస్తీర్ణము	శిస్తా	ప్రస్తుత సమోదయ కాలము నెం. (12)	సవరించబడిన సమోదయ కాలము నెం. (12)
1	2	3	4	5

1137 5-22 8-26

1. శ్రీమతి ఇమ్మలక్ష్మి సత్యనాథుల
పేరే పేరును జారీ చేయవలెనని
 2. ఇమ్మలక్ష్మి రవికిరణ
అయ్య
పేరే పేరును జారీ చేయవలెనని
 3. పంపాదేవయ్య
పేరే పేరును జారీ చేయవలెనని
 4. సత్యనాథుల
ప్రసాద్ అయ్య
పేరే పేరును జారీ చేయవలెనని
 5. సత్యనాథుల
పేరే పేరును జారీ చేయవలెనని

శ్రీమతి ఇమ్మలక్ష్మి సత్యనాథుల

గ్రామము శాలిగూడపేట
 దీని ప్రతి సంబంధిత గ్రామ సహాయకునకు తగు చర్యకై ఇవ్వవలెనని.
 దీని ప్రతి మండల్ రెవెన్యూ ఇన్ స్పెక్టర్ శామీర్ పేటకు ఇవ్వవలెనని.
 దీని ప్రతి స్థాకు చైర్ 'బి' ఇవ్వవలెనని.

మండల రెవెన్యూ అధికారి
 శామీర్ పేట

2/6/89 2/6/89

మండల రెవెన్యూ కార్యాలయము
శామీర్ పేట మండలము

లేఖ నెం. సంఖ్య 2/ 2194 189

తేది 5-4-1989.

పొరం నెం. 8
రూలు 19 (1) చూడుము

నోటీసు

క్రింది సంతకము చేసినవారు వెద్యూలులో చూపించిన వివరముల ప్రకారముగా భూమిహక్కుల రికార్డు నందు మాపులు చేయుటకుగాను కోరిన దరఖాస్తును పొందియున్నారు. కావున ఆంధ్ర ప్రదేశ్, భూమి హక్కుల రికార్డు ఆక్ట్ 1971 సెక్షన్ 31 నుండి సెక్షన్ 32 (3) ప్రకారముగా ఈ నోటీసు ప్రకటించిన (45) రోజులలో క్రింది వెద్యూల్లో చూపించిన భూమిపై ప్రభావేతులైనవారు మరియు అనతి కల్గినవారు తేది 19.5.1989. రోజున కాని లేదా అంతకు లోపుగా గాని మండల రెవెన్యూ అధికారి, శామీర్ పేట గారి ఎదుట సమయము 3-00 గంటల లోపల తమ యొక్క అభ్యంతరములను తెలియజేసు కొనవలయును. లేనిచో అట్టి భూమిపై దరఖాస్తుదారు పేరుపై నమోదు చేయుటకు, ఎవరిది ఏ విధమైన ఆక్షేపణలేదని గ్రహించి దరఖాస్తుదారు కోరిన విధముగా తన పేరుపై నమోదు చేయబడును. కావున తెలియచేయనై నది.

Mahabub
రికార్డింగ్ అధికారి 5/4/89
మండల రెవెన్యూ అధికారి, శామీర్ పేట

వెద్యూలు

అమెండుమెంట్లు చేయవలసియున్న సర్వే నెంబరు మరియు దరఖాస్తుదారు పేరు	గ్రామము	సర్వే నెం.	రఖ్య	ప్రతిపాదించబడిన అమెండుమెంట్లు పై నివేదిక ప్రస్తుత పట్టెదారు పేరు
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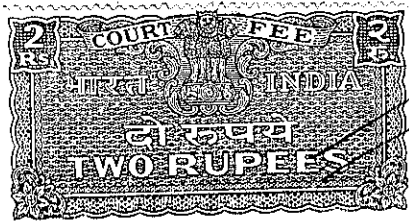
- | | | | | |
|--------------------------|-------------|------|------|---|
| 1139 | తాల్వారిపేట | 1139 | 5-22 | విప్రయవల్లి శుంసంగి
2674/89 తేది 18-4-89
ప్రకారము క్యాంపింగ్ పట్టె
చూపు క్యాంపింగ్ పట్టె |
| 1. శ్రీమతి ఇమ్మి సత్యమ్మ | | | | |
| 2. ఇమ్మి రవికేరణ్ | | | | సత్యమ్మ గారి లక్షణమున |
| 3. ఎం.కె.ఎం.ఎం.ఎం. | | | | ఎం.కె.ఎం.ఎం.ఎం. |
| 4. ఎం.కె.ఎం.ఎం.ఎం. | | | | |
| 5. ఎం.కె.ఎం.ఎం.ఎం. | | | | |
| 6. ఎం.కె.ఎం.ఎం.ఎం. | | | | |

గ్రామ సహాయకుడు ... తేది 5-4-1989 ... గ్రూపు గారికి సంబంధించిన గ్రామములో నోటీసు ప్రకటించి తిరిగి వంపుటకై

అయితే సుంకం కట్టినట్లు అధికారి అనుకుంటే గత

అవును, —

కామరూపం, గవర్నమెంట్
నిర్మాణం నం 1139 కలది
విల్లు నంబర్ గు-2018



అవును అవును దీనిని 2000 కు కేసు వేయమని
చేయమని అమోనగానేను అవ్వాలి. సర్కారులు
బ/సెక్షన్ 131 కలది. గులాం గారి వద్ద
సాను. వీక్షణ కలవల్సి బశమి బావగా రిజిస్ట్రేషన్
చేసి కేసు నంబర్, కామరూపం నిర్మాణం నం 1139
కలది 5-22 కలది రిజిస్ట్రేషన్ డాక్యుమెంట్ నంబర్
బావగా రిజిస్ట్రేషన్ డాక్యుమెంట్ నంబర్ 2674/89
అవును R.O.R డాక్యుమెంట్ నంబర్ కలది
వారు కలది

M. S.

J. S. S.

20
2194/89

2674/8 - 3

500Rs

7801
1175



Handwritten text in Telugu script, likely identifying the parties involved in the deed.

Handwritten signature and text:
T. Singay
చి. వెంకట
స్థంభ సంకర,
L. No. 16/87 పేరు

S A L E D E E D :

This Deed of Sale is made and executed on this the
day of 18 th April 1989 at Nellore by:

1. Gulayagari Venkat Swamy S/O late Nalajah alias Balasetti, 61 years, Occupation Agriculturist,
2. Gulayagari Yashoda W/O late Lammaiah, aged about 70 years, occupation House Hold,
3. Gulayagari Krishna S/O Late Lammaiah, aged about 30 years, Occupation Business,
4. Vilasagaram (Kummari) Achulu S/O late Sandaiah, aged about 35 years, occupation Pot maker,
5. Vilasagaram Yashqiri S/O Late Sandaiah, aged about 32 years occupation Pot maker,
6. Vilasagaram Sree ramulu S/O Achulu, aged about 26 years, occupation Pot maker.

Handwritten notes: 26 S L.R.

all are residents of Village Shamirpet, Mandal Shamirpet,
Dist: Rang Reddy A.F. hereinafter called the V E N D O R S
of the one part:

Handwritten signature and a long horizontal line.

...2.



Handwritten text in Telugu script, likely a legal notice or description of the stamp's use.

Handwritten signature and text:
 టి. చందర్
 స్థాంప 3085,
 L. No. 15/87 పేరుతో

IN FAVOUR OF :

1. Immanni Sathya Veni W/O Shri. Sheshagiri Rao, aged about 32 years, occupation House Hold,
2. Immanni Ravi Kiran S/O Sheshagiri Rao, aged about 9 years,
3. Immanni Venkatrao S/O Sheshagiri Rao, aged about 12 years,
4. Immanni Satyanarayana Krishna Prasad S/O Sheshagiri Rao, aged about 10 years,
5. Immanni Seetha Mahalaxmi O/O Sheshagiri Rao, aged about 14 years,

Sl.No: 2 to 5 are minors represented by their mother
 Sl.No: 1 as natural guardian and mother, all are residents
 of H.No: 5-1-528/10 Hill Street Secunderabad, Hyderabad A.P.
 hereinafter called the V E N D E E of the other part:

" the expression of the Vendor and the Vendee shall mean and include all their heirs, executors, assigns, successors, legal representatives and administrators etc., "

v. vellf

500Rs.



Handwritten text in Telugu script, including a date '2003.08.18' and a signature.

Handwritten signature and text: 'L. No. 15/87' and other illegible characters.

-- 3 --

Whereas the Vendors are the sole and absolute owners and possessors of the Agricultural Dry land bearing Sy.No: 1139 admeasuring 5 acres 22 guntas situated at village Shamirpet, Mandal Shamirpet, Dist: Ranga Reddy A.P. which is morefully described in the Schedule hereto, hereinafter called the SAID LAND.

..4.

Handwritten signature.

500Rs.



Handwritten text in Telugu script, likely a legal notice or agreement, mentioning amounts and names.

T. Chandrababu
చి. చెందర
స్టాంపు నెంబర్,
L. No. 16/87 పేరు క

-- 5 --

Whereas the Vendors are in need of money had offered to sell the above said land to the Vendees, and the Vendees herein has agreed to purchase the same land for a total sale consideration of Rs. 37,800/- Rupees thirty Seven thousand eight hundred only.

...6.

Handwritten signature or initials.

100Rs.



6700 3922 3018.4.89. 1000

శ్రీ. కె. వి. రావు సు. కె. ఎం. వారి అనుమతి నుండి వచ్చినది.

శ్రీ. ఎ. వి. రావు సు. కె. ఎం. వారి అనుమతి నుండి వచ్చినది.

శ్రీ. కె. వి. రావు

సు. కె. ఎం. వారి అనుమతి

నామంబున

L/No. 4/88

-- 9 --

- North : by Road Leading to Harizan Wada,
- South : by Road leading to Ponnai,
- East : by land of Bandela Ramaswamy and others,
- West : by land of Bandela Ramaswamy and V. Balajiah and others,

The Market Value of the aid land is Rs. 6,800/- only per Acre and the total value comes to Rs. 37,800/- only U/R 3 of A.P.P. U.V.I. Rules 1975, the stamp duty is paid thereon.

..10.

శ్రీ. ఎ. వి. రావు

Sin,

REMARKS

SOB SOA GMG PMR MFH GWE MNM KNM OTHERS

Flat No. BLOOM DALE Date 28/01/09

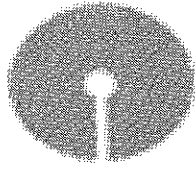
Name: _____

Remarks: Approval letter from SBI
received. (enclosed)
for information.

✓
APPROVED BY
27 JAN 2009
DIRECTOR

By: A.V.L.N.

Work Completed



भारतीय स्टेट बैंक
State Bank of India

REGION-II, HYDERABAD ADMINISTRATION UNIT-I
2ND FLOOR, BHAGYODAYA BUILDING
SECUNDERABAD

No. : RM/RII/ /2008-2009.

3220

Date : 28.01.2009

To,

M/s. KADAKIA AND MODI HOUSING
PROJECT: BLOOMDALE
5-4-187/3&4, II FLOOR,
M.G. ROAD, SECUNDERABAD.

Dear Sir,

APPROVAL OF BUILDER TIE-UPS
BUILDER: M/s. KADAKIA AND MODI HOUSING
PROJECT: BLOOMDALE

We are pleased to inform you that, the appropriate authority has approved your above project under builder tie-up. The following concessions in margins are given under the tie up:

Loan amount	Standard Margins	Concessions given under the tie up	Margins applicable
Upto Rs. 75 lacs	20%	5%	15%
Above Rs.75 lacs	25%	5%	20%

Yours faithfully,


REGIONAL MANAGER.

KADAKIA & MODI HOUSING

5-4-187/3 & 4, II Floor, M.G. Road,
Secunderabad - 500 003.
Phone : +91-40-66335551

Bloomdale
Sy. No. 1139, Shamirpet,
M.G. Road,
Hyderabad.

Date : 25/11/2008

Sl. No. 1001

Consultant Inspection Report

we have visited the Excavation of Three sub
Type building. The following points are observed

1) The S.B.C of soil has adequate strength

2) we recommend to go minimum - 3-0
depth for footing whenever not possible

3) we suggest not to level the entire
footing surface at one level, do individually
as per their respective depths

4) maintain the pedestal depth
at least minimum of 9" W. size column
being 6" thick

5) Quality of Commercial found to
be satisfactory

6) The constructed wall W. seem to be
more than 11" at here we recommend to consi
der 11" at three level

Consultant Sign

File LDM

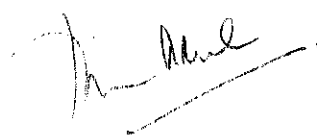
Dear Mr. Ananad Sagar,

I have received the drawings for Shamirpet main entrance arch, security room and shopping complex. I require minor changes in the drawings:

- a. Provide a 5' x 7' toilet on all 3 floors of the shopping complex.
- b. The rolling shutters does not correspond to the columns. We can have 2 rolling shutters instead of 3. they can be un-equal in size as per column position.
- c. Reduce the width of building to 29'3" in place of 30'.

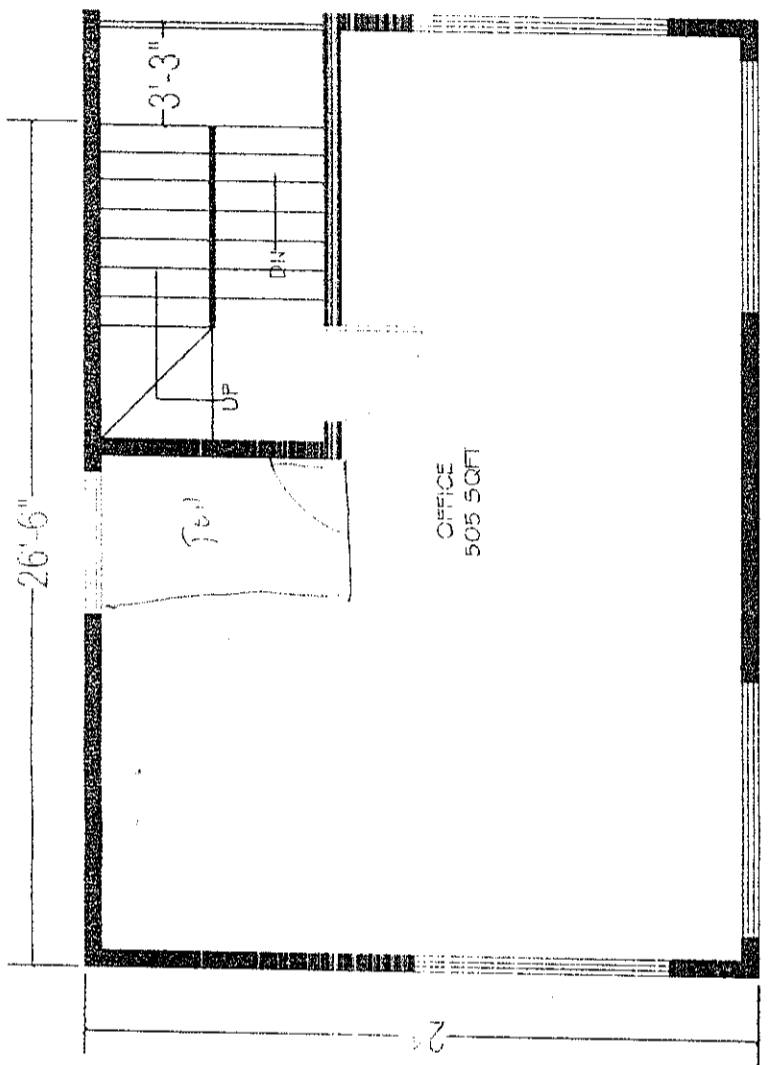
Please issue working drawings, centerline drawings, electrical drawings, elevation, etc.. after making the above changes. Also please issue working drawings for security room, gate and entrance arch.

Regards,

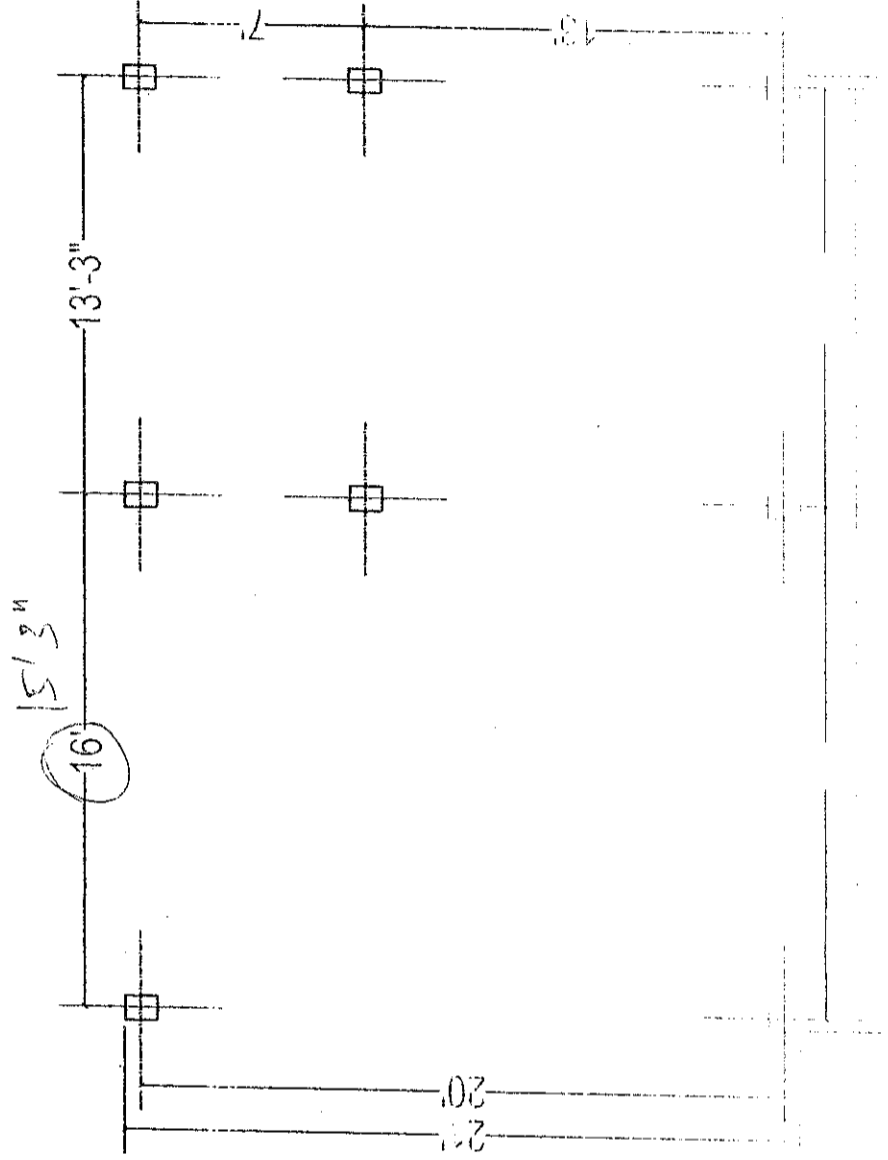


Soham Modi

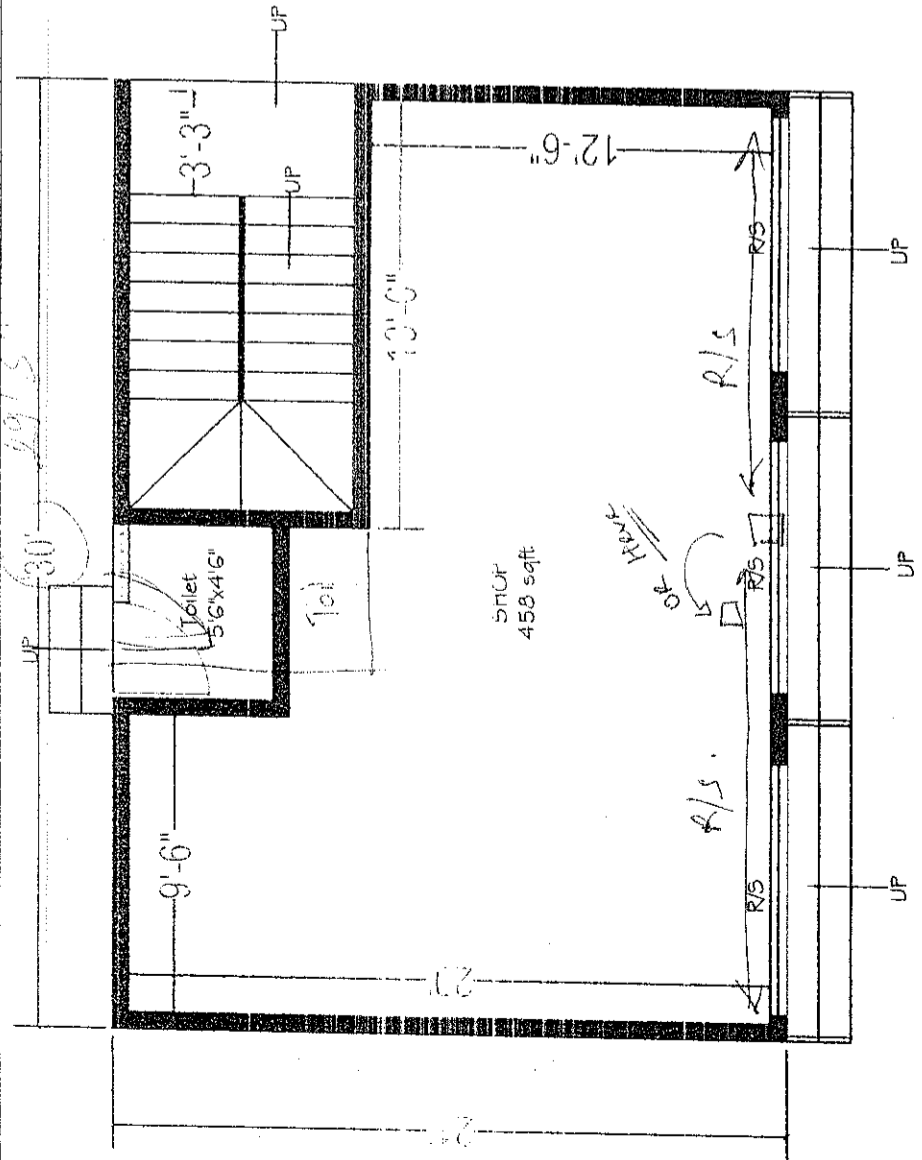
Date: 01.09.2008



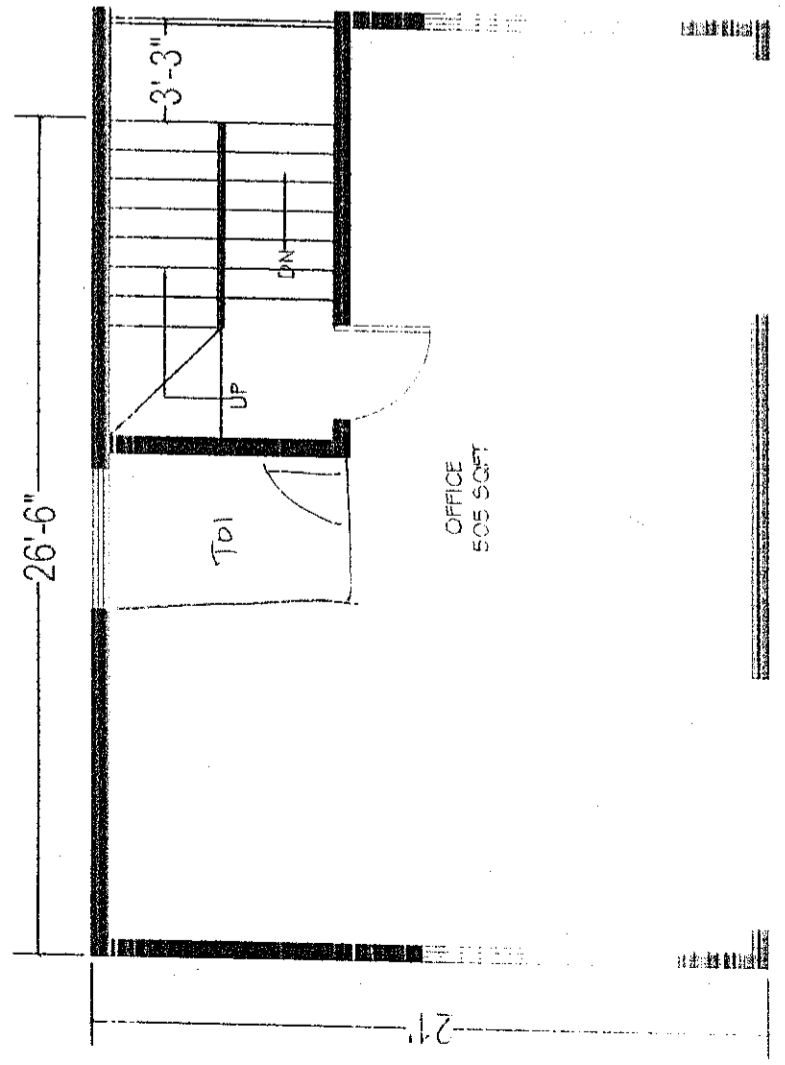
SECOND FLOOR



CENTRE LINE



GROUND FLOOR



FIRST FLOOR

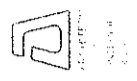
PROPOSED SHOPPING COMPLEX AT SHAMIRPET

DATE 30-07-08, 28-08-08

SCALE 1" = 6'-0"

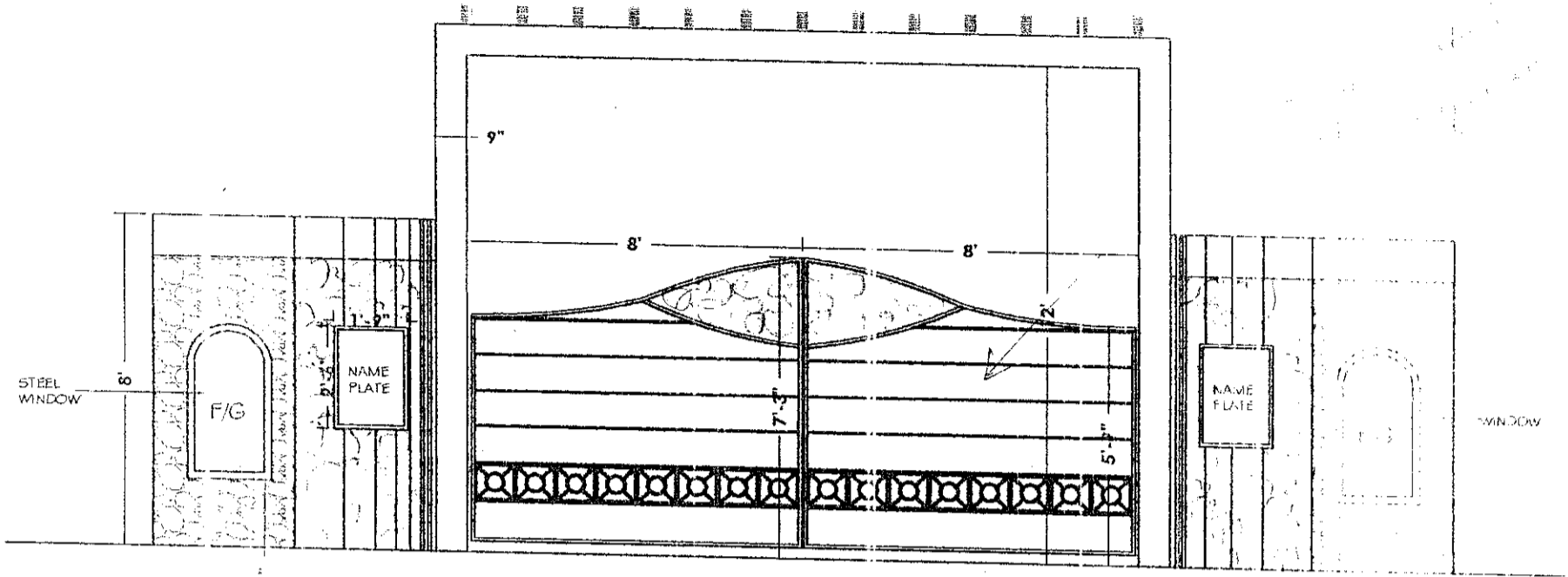
CHKD BY AT. ANAND SAGAR

DEALT BY

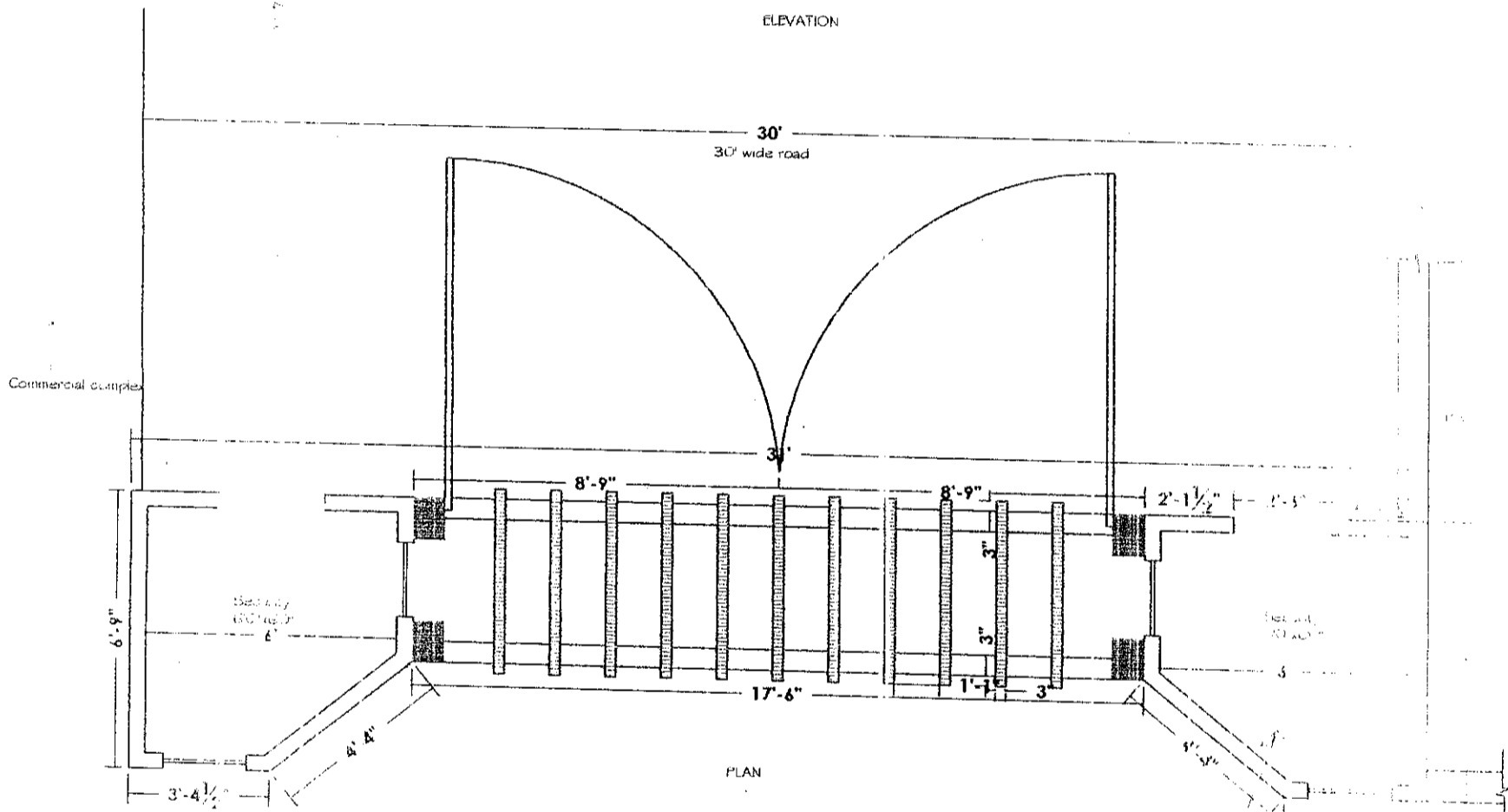


Architectural Associates
R-2-883, R.P. Road,
Guntur-520008

2009
26/8/08



ELEVATION



PLAN

EXISTING MAIN ROAD

*Column...
door...*

ENTRANCE GATE DESIGN

PROJECT

MODI PROPERTIES
SHAMIRPET

DATE

28-08-08

SCALE

1" = 4'-0"

CHKD BY

Ar. ANAND SAGAR

DEALT BY

Ar. G. S. Sreedevi



Architectural
Associates
B-1-181, R.P. Road,
Sathya Road-3

file MWM KNM.

Soham Modi

From: "Soham Modi" <sohammodi@hotmail.com>
Date: 14 August 2008 15:52
To: "Sharad Kadakia" <sjkadakia@greensgroup.com>
Subject: Bloomdale at Shamirpet

Dear Sharat Bhai,

We have got a good response for Bloomdale at Shamirpet. We have received 4 bookings till date and have 6 very promising leads. If we get another 3 or 4 bookings this month, it will be a great start to the project. While my sales team was always very confident about the project, I was a little skeptical. Now, not only is the response far greater than expected, the price realization is more than also expected.

I have applied for a 6 to 7 Cr bank loan from SBI for the project. We have managed to get a loan from SBI for all our projects till date. Under normal circumstances, we would have certainly got the loan, but with new restrictions from RBI there is a little bit of uncertainty in getting the loan. If we get a loan from the bank we can go slow on sales and speed up construction. Over a period of time we can command a much higher price.

We have not started advertising as the brochure is not yet ready. The brochure will be ready by this month end. Would you like to include your company's name as a promoter of the project in the brochure? If so give me the details within a day or two.

I have a new proposal for you.

Myself, Nirav & Ashish have acquired about 10 acres of land at Rampally, Keesara Mandal. Our existing project Nilgiri Homes at Ramapally has a very good response. Nilgiri Homes consists of 95 town houses/bungalows on 6.5 acres of land. We have sold about 18 bungalows in the last 9 months. We hope to be sold out in the next 12 to 18 months, as sales are likely to pick-up after completion of model houses.

Ramapally is in the north east side of the city where most of our projects are located. Hitech city area has become over priced and crowded. The alternate to Cyberabad will certainly be Shamshabad. However, Shamshabad lacks in infrastructure and is 3 to 4 years away from becoming a hot destination for commercial / residential construction. In the meantime the north east side of the city has become the preferred destination for several IT and other Hitech Industries. Two large projects are coming up at Pocharam (adjacent to Rampally) - 100 acre Raheja IT park and a 450 acre Infosys Campus. RCC work for two buildings of about 3 lakh sft each is completed in the Raheja IT park. Foundation stone for Infosys campus was laid this week. Infosys campus is going to be largest in India with an estimated staff strength of 50,000 to 90,000.

Keeping in mind this large demand and the dearth in housing we have decided to acquire this 10 acres of land. We were very confident of raising the funds through FDI or through loans from banks. While lot of funds (FDI) have shown keen interest in our projects, nothing has materialized as yet. We did not avail the bank loan available to us a few months ago and now because of recent restrictions by RBI against lending on open land we are unable to get those loans. At the moment we are short by about 250 to 300 Lakhs to complete the transaction. The money is required within a month.

The prospects and economics of the project are very good. We expect to construct between 7 (minimum) to 12 Lakh sft on the 10 acres. The profit per sft as on date is between Rs. 600 to Rs.

20/8/08

800 per sft. We expect to make profit between 40 to 100 crores in the project.

Would you be interested in joining us in the project? I can assure you that the returns are great. If you are interested I can think of the following ways in which you can raise the money:

- a. From your own resources in the US or India (I would presume it is very difficult given the present economic outlook in the US).
- b. Enhance the loan or take a fresh loan against Greens Towers or S.M. Complex (if you wish Rajesh Bhai can also join us).
- c. Arrange a temporary loan against Greens or Ranbaxy and substitute the loan over a period of 1 year from accruals and bank loans of Bloomdale at Shamirpet. If the bank loan of Bloomdale is approved in 2 or 3 months then we can easily divert 150 to 200 lakhs.

Call me if you need further details.

The details of Nilgiri Homes at Rampally is available on our website:
www.modipropteries.com/nilgirihomes/home.html.

Regards,

Soham Modi

20/8/08

KMM cov file

Dear Mr. Anand Sagar,

We have received the sanction for the Shamirpet site and are waiting for sanction for Silver Oak Bungalows – Phase VII (Sy. Nos. 74 & 75).

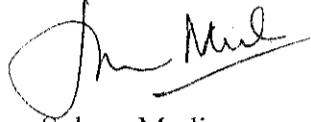
The Shamirpet site is owned by M/s. Kadakia & Modi Homes and we have named the project 'Bloomdale'. The land area is about 5 acres.

Silver Oak Bungalows Phase VII is owned by M/s. Mehta & Modi Homes and we have renamed that phase of the project as 'Villas at Silver Creek'. The land area is about 3.1 acre.

In our earlier phases we had proposed consultancy charges of Rs. 1,00,000/- per acre paid in installments. We are paying Mr. Dattat Rao separately for structural designing. If you agree we can fix the consultancy fees as above for 'Bloomdale' and 'Villas at Silver Creek'.

I would like to finalize the plans for 'Bloomdale'. Enclosed are notes for making the final plans.

Regards



Soham Modi

Date: 26.05.2008

Handwritten initials

KADAKIA & MODI LAYOUT
SHAMIRPET

LENGTH OF THE ROADS

MAIN ROADS

WEST ----- 249 MTS.
EAST ----- 228 MTS.

CROSS ROADS

NORTH ----- 30.3 MTS.
SOUTH ---- 30.3 MTS.

TOTAL LENGTH OF ROAD 537.6 MTS.

Date :19.05.08.

Handwritten signature

(SYED. KHIZER. MAHMOOD)

ACKN. 14/14
1386

File
Correspondence No. 1386/08

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282486

[Signature]
Sub Registrar
Ex-Officio Stamp Vendor
Stamp Office, Hyd

RECTIFICATION DEED

This Deed of Rectification made and executed on this the 3rd day of May 2008 between M/s. KADAKIA & MODI HOUSING a partnership firm having its registered office 5-4-187/3&4. II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003. represented by its Partner Mr. Gaurang Mody, son of Shri Jayantilal Mody, aged about 39 years. Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad (hereinafter called "THE MORTGAGOR" (which expression shall unless excluded by or is repugnant to the subject or context, include his heirs executors administrators and assigns) in favour of M/s. Hyderabad Urban Development Authority (HUDA) hereinafter called "THE MORTGAGEE" which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assign.

The terms 'THE MORTAGOR' and 'THE MORTGAGEE' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors legal representatives, administrators and assignees etc., as the parties themselves.

For Kadakia and Modi Housing

[Signature]

WHEREAS by a Deed of Mortgage dated 21.04.2008 executed between the same parties who are the parties to this deed of rectification, which was registered as document no. 1270 of 2008, Regd. in the office of the Sub-Registrar, Sharmirpet, and Ranga Reddy District.(hereinafter called the said principal deed).

Whereas the Mortgagor executed a mortgage deed for 4 plots bearing plot no. 22 admeasruing about 162.41 Sq. Mtrs (Equivalent to 194.17 Sq.yds), plot no. 23 admeasruing about 150.48 Sq. Mtrs (Equivalent to 179.90 Sq.yds), plot no. 24 admeasruing about 150.48 Sq. Mtrs (Equivalent to 179.90 Sq.yds) and plot no. 25 admeasruing about 150.48 Sq. Mtrs (Equivalent to 179.90 Sq.yds) receptively admeasuring total extent of 613.85 Sq. Mtrs forming Survey No. 1139(P). situtated at Sharmipet Village, Shamirpet Mandal, Ranga Reddy District.

Whereas in the said principal deed the following clerical mistake occurred due to inadvertance namely:

Page no. 4, Shedule of the Property I, plot No. 22. admaruing about 162.41 Sq.Mtrs. Equivalent to 194.17 Sq.yds mentioned in the principal deed.

The same was Regd. as Document No. 1270 of 2008. registered at S. R. O. Sharmirpet.

But it has to be rectified and read as follows: Plot No. 22. admeasuring about 184.53 Sq.Mtrs. Equiventent to 220.62 Sq.yds, and the total extent of the mortgage area is 635.97 Sq. Mtrs. Equivalent to 760.32 Sq.yds.

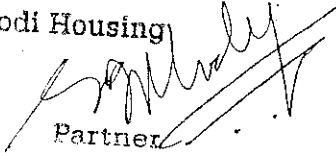
Now the correct area of the plot no. 22 admeasuring about 184.53 Sq.Mtrs. Equivalent to 220.62 Sq.yds. to be read and corrected in the principal deed.

And in the Plan Paper the total extent of mortgage area is 635.97 Sq. Mtrs. Equivalent to 760.32 Sq.yds.

Whereas the Mortgagee detected the clerical error and requested the Mortgagor to rectify the same.

NOW THEREFORE this Deed of Rectification is executed to the above mentioned correction effect wherever necessary.

For Kadakia and Modi Housing


Partner

Except the above said correction there is no change in the principal deed as plot no., Survey No., or the Village etc... This document is therefore hereby executed without consideration to declare the rectification of the above said mere clerical mistake crept in the principal deed.

This Deed of Rectification shall read along with the Principal Deed and shall deemed to have come into force from the date of execution of the Principal Deed.

WRONG SCHEDULE OF THE PROPERTY - I

All that one plot bearing no.22, admeasuring about 162.41 Sq. Mtrs forming Survey No. 1139 (P) situated at Sharmirpet Village, Sharmirpet Mandal, Ranga Reddy Distrcit, marked red in the plan annexed hereto, bounded on: (Admeasuring 194.17 Sq.yds):

North By	30' wide road
South By	Plot No. 23
East By	30' wide road
West By	Plot No. 52

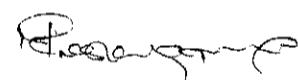

CORRECT SCHEDULE OF THE PROPERTY - I

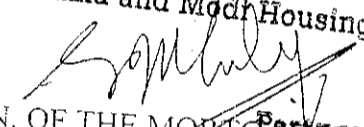
All that one plot bearing no.22, admeasuring about 184.53 Sq. Mtrs forming Survey No. 1139 (P) situated at Sharmirpet Village, Sharmirpet Mandal, Ranga Reddy Distrcit, marked red in the plan annexed hereto, bounded on: (Admeasuring 220.62 Sq.yds):

North By	30' wide road
South By	Plot No. 23
East By	30' wide road
West By	Plot No. 52

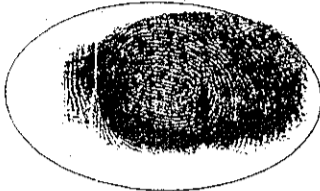

IN WITNESSES WHEREOF this Deed of Rectification is made and executed on date mentioned above by parties hereto in presence of the witnesses mentioned below:

WITNESSES:

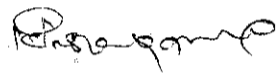

1. 
2. 

For Kadakia and Mqdt Housing

SIGN. OF THE MORTGAGOR

REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>MORTGAGOR:</u></p> <p>M/S. KADAKIA & MODI HOUSING HAVING ITS OFFICE 5-4-187/3 & 4 2ND FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD 003 REP. BY ITS PARTNER MR. GAURANG MODY S/O. JAYATHILAL MODY R/O. FLAT NO. 105, SAPPHIRE APTS BEGUMPET, HYDERABAD.</p>

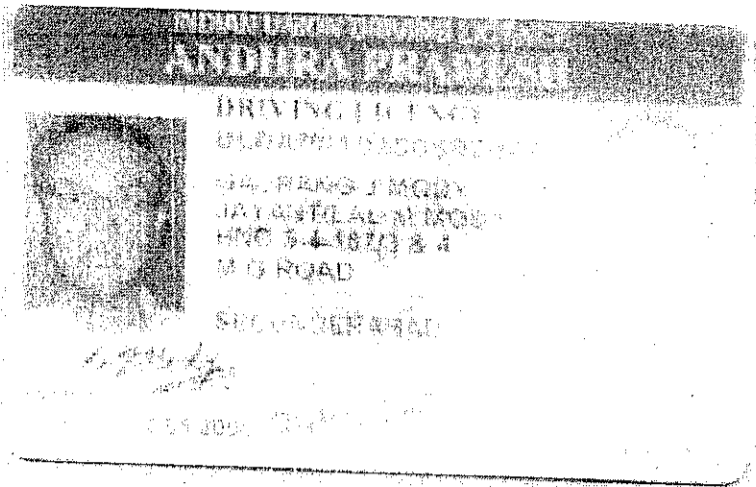
SIGNATURE OF WITNESSES:

1. 
2. 

For Kadakia and Modi Housing


Partner

SIGNATURE OF RELEASER



M0424656/06

<u>Class Of Vehicle</u>	<u>Validity</u>
Non-Transport	LMV
Transport	23/11/2017




Hazardous Validity
Badge No.
Reference No. DLFAP010211702002
Original LA RTA SECUNDRABAD
DOB 24/11/1967
Blood Gr.
Date Of 1st Issue 24/06/2002

For Kadakia and Modi Housing
[Signature]
Partner

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 1395/2008 of SRO: 1516(SHAMIRPET)

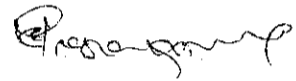
03/05/2008 17:37:30


SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(ME) REP BY:- G.V.R.PRASAD (J.P.O) HUDA.HYD	
2			(MR) REP BY:- GAURANG MODY (MANAGING PARTNER) F.NO.105,SAPPAHIRE APTS,CHIKOTI GARDENSBEGUMPET.HYD	

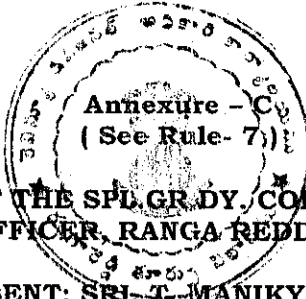
Witness
Signatures

Operator
Signature

Subregistrar
Signature

① 

② 



**PROCEEDINGS OF THE SPL. GR. DY. COLLECTOR & REVENUE
DIVISIONAL OFFICER, RANGA REDDY EAST DIVISION.**

PRESENT: SRI. T. MANIKYALA RAO

Procs. No. L/1568/08

Dated: 16-04-2008

Sub:- Conversion - Conversion of land - R.R.East Division -
Shamirpet Mandal & Village - Sy. No. 1139 extent Ac. 5-02.8
gts - Request for conversion of land - Orders - Issued- Reg.

Ref:- 1. Tahsildar, Shamirpet (M) Lr.No. A/465/08, Dt: 08-04-08.
2. G.O.Ms No. 1537 Dt:-19-10-2006 of Revenue (Land Revenue)
Department, Government of A.P.

* * *

ORDER:

Sri Soham Modi S/o. Sathish Modi R/o. Secunderabad has applied for conversion land Sy. No. 1139 extent Ac. 5-02,8 gts situated at Shamirpet Village, Shamirpet Mandal, Ranga Reddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural land into non- agricultural purpose on the following terms and conditions.

1. The permission is issued on the request of the applicant and he is responsible for the contents made in the application.
2. The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
3. The permission confirms that the conversion fee has been paid under the Act in respect of the above Agriculture lands for the limited purpose of conversion into Non-Agricultural purpose.
4. It does not confer any right, title or ownership to the applicant over the above Agricultural lands.
5. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others collectively or severally, for initiating any action or proceedings under any law for the time being in force.
6. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.

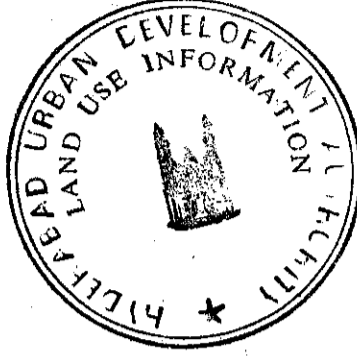
....2.

HYDERABAD URBAN DEVELOPMENT AUTHORITY
LAND USE INFORMATION

Letter No: --11276-LU/P5/HUDA/2007.

Dated: 17-08-2007.

To,
Sri. M.Malla Reddy,
Modi Properties,
H.No.5-4-187/3 & 4,
II Floor,
M.G.Road,
Secunderabad -500 003.



Sir,

Sub:-HUDA - Furnishing of Land Use Information
Ref:- Your application No. 10044, dated : 16-08-2007.

With reference to your application cited, the details of Land Use Information as per statutory provisions of **MASTER PLAN** is furnished hereunder:

Survey No.	Land Use
1139.	: Conservation.
VILLAGE	: SHAMEERPET
MANDAL	: SHAMEERPET
ZONE	: SHAMEERPET
DISTRICT	: RANGA REDDY

NOTE:

- (1) This information does not bar any public agency or department including the HUDA from acquisition of Lands for public purpose or from converting the Land Use at any time as per the Law.
- (2) This information shall not be used as the proof of any title to the Land.
- (3) This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C Act. 1976.
- (4) This information does not purport to be any development permission under the APUA (Dev) Act. 1975.
- (5) This Letter is solely for information purpose only.

Yours faithfully
B. D. S. Rao
17/8/2007
for VICE CHAIRMAN

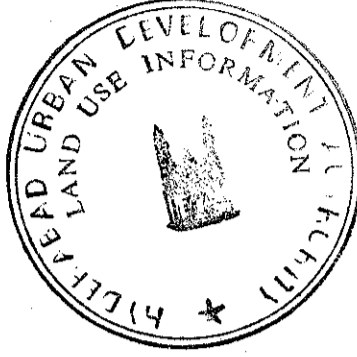
Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.

**HYDERABAD URBAN DEVELOPMENT AUTHORITY
LAND USE INFORMATION**

Letter No: --11276-LU/P5/HUDA/2007.

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To,
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Modi Properties,
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Survey No.	Land Use
1139.	: Conservation.
VILLAGE :	SHAMEERPET
MANDAL :	SHAMEERPET
ZONE :	SHAMEERPET
DISTRICT :	RANGA REDDY

NOTE:

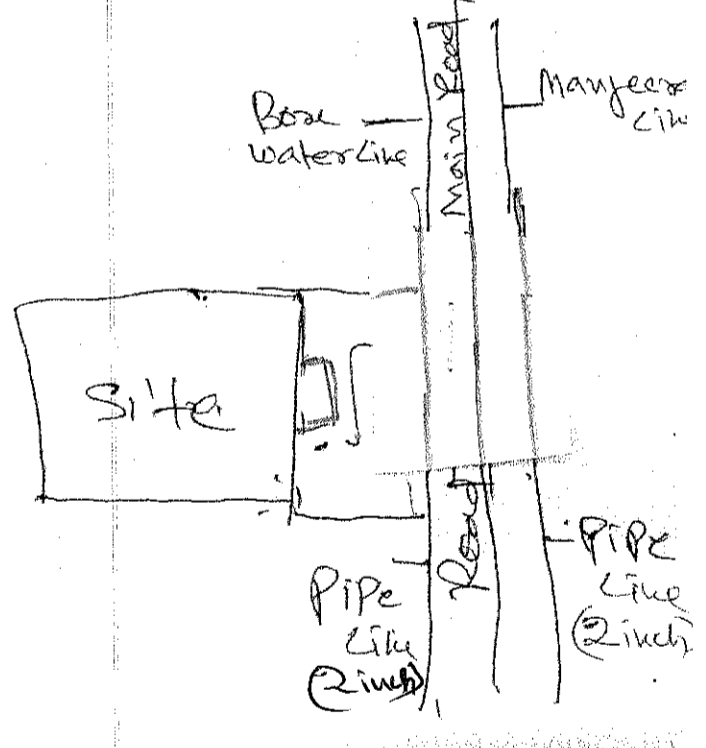
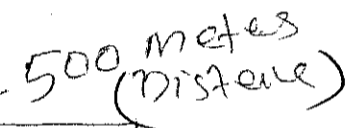
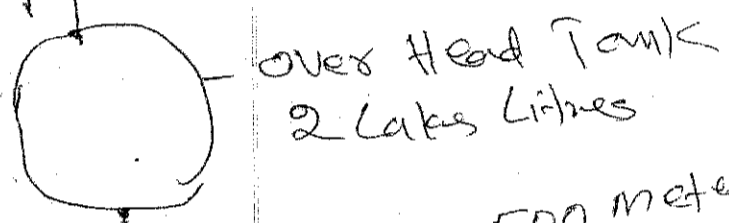
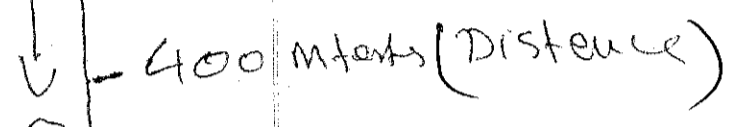
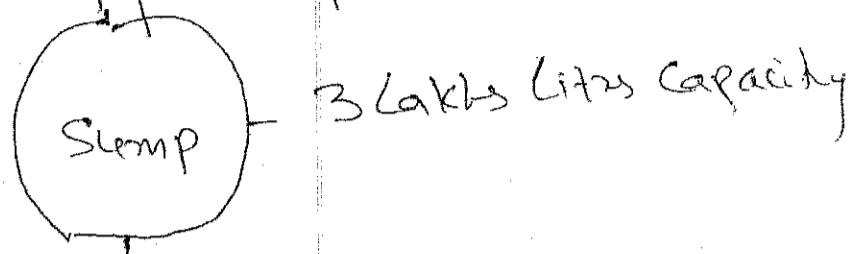
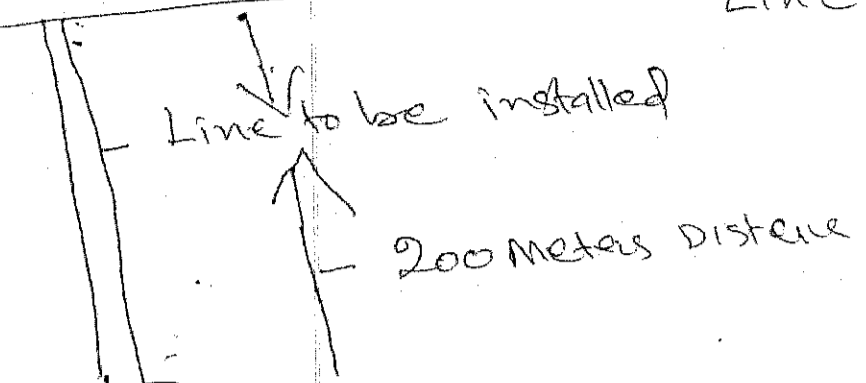
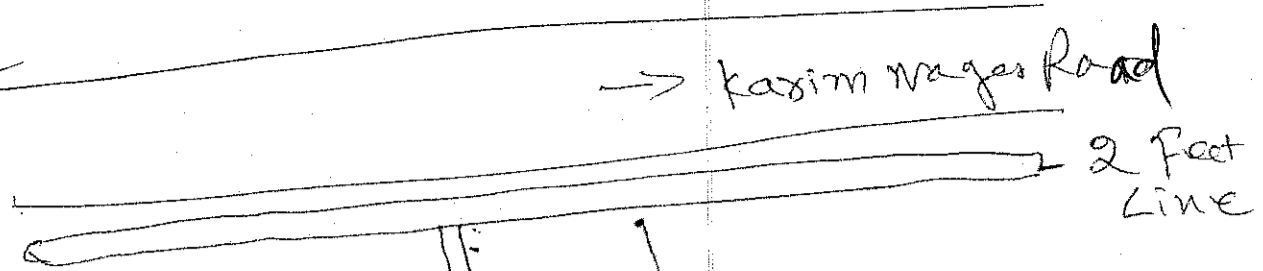
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- (4) This information does not purport to be any development permission under the APUA (Dev) Act. 1975.
- (5) This Letter is solely for information purpose only.

Yours faithfully
B. N. Reddy
17/8/2007
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.

Shamir's Pet - Water Line Plan

112
KGM



UNDERTAKING

From
Soham Modi - Partner
Kadokia & Modi Housing
5-4-187/3&4, 3rd Floor,
M.G. Road,
Secunderabad.

Date: 14.08.2006

To,
Immamni. Satya Veni & Shri I. Ravi Kiran
W/o. Sheshagiri Rao,
Plot No. 115/A,
Hanumanji Cooperative Society
Brig Syed Road, Tarbund,
Secunderabad.

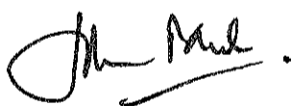
Dear Sir / Madam,

We have purchased agricultural land admeasuring about 25,250 Sq. Yards, (Ac. 5-8.7 Gts.) in Sy. No. 1139 situated at Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, Hyderabad from you vide bearing document nos. Sale Deed 8096/06 dated 30.5.06, 8097/06 dated 30.5.06, 8098/06 dated 30.5.06 & 11482/06 dated 10.08.06 registered at SRO. Shamirpet on 30.5.06 and 10.08.06 respectively.

The type of land as per the MRO's records, etc., is an Agricultural Land. Since land is an agricultural land used for agricultural purposes and the situation of the land is more than 8 Kms. away from the nearest municipality, we have been given to understand that no capital gains under the Income Tax Act will be attracted. The agricultural land purchased by us under above referred four Sale Deeds will not fall under the purview of Section 2(14) of IT Act which defines "capital asset". On these facts and understanding we feel that no income tax liability will arise on these sanctions.

At our request you have agreed to apply for change of land use from agricultural to residential and on our behalf to the Hyderabad Urban Development Authority vide application dated 30.05.2006.

You have expressed your apprehension that due to the said application for change of land use from agricultural to residential, you may have to pay capital gains tax.



At your request we hereby undertake to indemnify you against payment of capital gains tax that may arise solely because of the application made for change of land use. We shall reimburse the amount of capital gains tax that has been paid by you within 15 days of furnishing the necessary proof to payment of tax and the orders of the Income Tax Department showing that the tax is payable as the land sold by you can no longer be said to be an agricultural land as the application for change of land use is made..

It may be noted that as on date the land use has not been changed and continues to be agricultural land.

Thank You.

Yours sincerely,
For Kadakia & Modi Housing



Soham Modi
Partner.

file in kadakia
A Modi.

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S. No. 3302 Date 23/3/06 Rs. 100/-
Bolt to D. Phani Kumar
B/o D.N. Muthy
For Whom Kadakia & Modi Housing Sec-bad

L. G. Chimmaji
09AA 779459
LEELA G. CHIMAJI
STAMP
L.No. C
6-4-76/A, Ca
SECUNDERABAD

PARTNERSHIP DEED

This Deed of Partnership is made and executed on the 23rd day of March 2006 by and between:

1. 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, III Floor, M.G. Road, Secunderabad represented by its Managing Director Shri. Soham Modi S/o. Shri. Satish Modi aged about 36 years (hereinafter called the "FIRST PARTNER")
2. Shri. Gaurang Mody S/o. Shri Jayantilal Mody aged 38 years, Occupation: Business, resident of Flat No.105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016 (hereinafter called "SECOND PARTNER").
3. Shri. Sharad J. Kadakia S/o. Late Shri. Jayantilal. M. Kadakia aged 46 years residing at Plot No.5, Road No5, Trimurthy Colony, Mahendra Hills, East Marredpally, Secunderabad - 500 026 (hereinafter called "THIRD PARTNER")

WHEREAS

1. The parties hereto are desirous of doing the business that of real estate developers, managers, advisors, underwriters, retailers, promoters of group housing scheme, etc., in partnership.
2. The parties hereto have agreed and joined together to do the business under the name and style of M/s. Kadakia and Modi Housing.

Modi Properties & Investments Pvt. Ltd.
Soham Modi
Managing Director

Gaurang Mody
Sharad Kadakia



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 779460

3303 23/3/06 100/-
 Sold to D. Phani Kumar
 S/o D. N. Murthy
 For Whom Kadakia & Modi Housing 1026ad

LEELA G. CHITRA
 STAMP
 L.No
 6-4-76/A, C
 SECUNDER

3. The FIRST PARTNER is a Private Limited Company and the company have passed necessary resolutions authorizing Shri. Soham Modi to represent the company and to execute this partnership deed.
4. The said Partners herein are desirous of reducing the terms and conditions of the said Partnership in writing, therefore this Deed of Partnership is executed by the said partners on the following terms and conditions:

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:

1. The name of the Partnership Firm shall be **M/s. Kadakia and Modi Housing** or any other name partners may mutually decide.
2. Partnership shall be with effect from 22nd March 2006.
3. The principal place of business of the partnership shall be at 5-4-187/3 & 4, III 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 the business of the firm shall be to do the business of real estate developers, managers, underwriters, retailers, advisors etc., and/or any such other business (s) that may be mutually agreed upon.
5. The parties hereto in their Profit/Loss sharing ratio as given herein shall contribute the capital required for the partnership business.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

[Signature] *[Signature]*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. G. Deven
09AA 779461

3304 23/3/06 100/-

Sold to D. Phani Kumar

By D. N. Murthy

For Kadakia & Modi Housing Sestad



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 the partners.
7. The First Partner represented by Mr. Soham Modi duly authorized by the company shall be the Managing Partner overall in charge for smooth running of the firm, and authorized to apply and obtain necessary sanctions from all concerned authorities like Municipality/Municipal Corporation of Hyderabad, A. P. Transco (Electricity Department), Water and Drainage Department (HMWS &SB), Income Tax Departments etc., in connection with the business of the firm.
8. The Agreements of Sale, Sale Deeds and other conveyance deeds that are required to be executed and registered in the course of business shall be executed by the Managing Partner. 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.
9. The Profit & Loss of the firm shall be shared and borne between the partners as under:

a) First Partner	45%
b) Second Partner	05%
c) Third Partner	50%
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.

For Kadakia Properties & Investments Pvt. Ltd

[Signature]
Managing Director

[Signature] *[Signature]*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

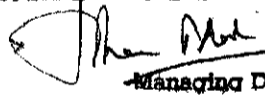
L-G-Clereary
09AA 779462

S. No. 3305 Date 23/3/06 Rs. 100/-
Bols to D. Phani Kumar
By D. N. Murthy
For Whom Kadakia & Modi Housing Mc-bed

LEELA G. CHIM
STAMP MACHINE
L.No. 12996
5-4-76/A, C...
SECUNDER

11. The firm shall open a bank account with any Bank which shall be operated by any one of the following partners viz a) Sharad Kadakia b) Gaurang Mody c) Modi Properties & Investments Pvt Ltd represented by Soham Modi duly authorized by the Company 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:
- Assign or charge his share in the assets of the firm.
 - Lend money belonging to the firm.
 - Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, the assets of the firm.
 - Release or compound any debt or claim owing to the firm.
 - 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.

For Modi Properties & Investments Pvt. Ltd


Managing Director

 Sharad Kadakia



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L.G. Chinnay
09AA 779463

Sl. No. 3306 Date 23/3/06 No. 1001

Sold to O. Phani Kumar

By O. N. Murthy

For Whom Kadakia & Modi Housing Socy-had.

LEELA G. CHIMA

STAMP VENDOR

L.No. 02/06

5-4-76/A, Cell No. 10

SECUNDERABAD



-5-

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 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.

For Modi Properties & Investments Pvt. Ltd.


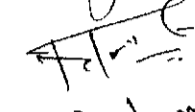
[Signature]
Managing Director

[Signature]
Sheshmaibodhai

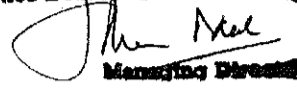
20. For all other matters on which this deed does not contain any specific clause, the provisions of Indian Partnership Act will apply.

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. Kanabara
2.  P. Narayana

Par Modi Properties & Investments Pvt. Ltd.

x 
Managing Director

FIRST PARTNER

x 

SECOND PARTNER


THIRD PARTNER

PnP Consulting Private Limited

Forex and Business Consulting Worldwide

Suite 5, First Floor, Reliance Cyber Ville, Vittal Rao Nagar, Hitec City, Madhapur, Hyderabad - 500 081, India.
Tel: 91 - 40 - 400 565 05, Fax: 91- 40 - 400 565 85, E- Mail: rajpra999@yahoo.com
Website: www.consultingpnp.com

file
in Kadakur
AMC

B I L L

Bill No : 2607/ 2005-2006

Nature of Fees : CONSULTANCY CHARGES

Service Tax No: AADCP 1326J ST001

Pan No : AADCP 1326J

M/S. Modi Properties & Investments Pvt Ltd.,
5-4-187/3&4,
III Floor, M.G.Road,
Secunderabad - 500 003.

Particulars	Amount (Rs.)
Towards FEMA Consultancy Services .	9074/-
Add: Service tax @ 10.20%	926/-
TOTAL	10,000/-

(Rupees Ten Thousand only)

E & O.E

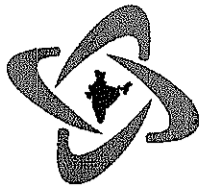
for PnP CONSULTING PVT. LTD.,

PLACE : HYDERABAD

DATE : 27/03/2006.



[Signature]
DIRECTOR



Date : 27.3.2006.

M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD.,
Door No. 5-4-187/3&4, III Floor,
M.G. Road,
SECUNDERABAD – 500 003.

**Kind Attn : Mr. Soham Modi
Managing Director**

Dear Sirs,

Sub :- Acquisition of residential land in Hyderabad by a Partnership Firm in
which NRI/PIO is a partner – Reg.

With reference to the above and the detailed discussions we had on the subject, we
request you to append the following point to the proposed sale deed :

***“THAT THE VENDORS HERE BY DECLARE THAT THE SCHEDULE
PROPERTY IS AN OPEN LAND AND APPROPRIATE APPLICATION HAS BEEN
FILED BY THE VENDORS FOR CONVERSION OF THE LAND TO
RESIDENTIAL ZONE LAND. THE VENDORS FURTHER DECLARE THAT THE
SCHEDULE PROPERTY IS NOT USED FOR AGRICULTURAL PURPOSES AS
ON THE DATE OF SALE DEED MENTIONED ABOVE.”***

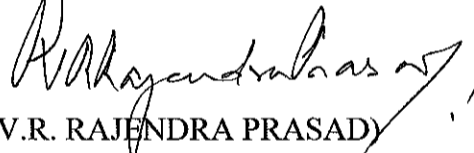
We request you to incorporate the above point in the sale deed by making such changes
as may be suggested by your legal counsel without diluting the essence of the above
point.

We will vet the draft sale deed under FEMA regulations after we receive the same from
your end. It is also advisable to obtain land usage certificate from HUDA.

Thanking you,

Yours faithfully.

for PnP CONSULTING PVT. LTD.,


(P.V.R. RAJENDRA PRASAD)
CEO

PnP Consulting Pvt. Ltd.

Suite # 5, 1st Floor, Reliance Cyber Ville, Vittal Rao Nagar, Madhapur, Hitec City, Hyderabad - 500081, INDIA
Tel: +91-40-40056505, 23114464 Fax: +91-40-40056585 E-mail: info@consultingpnp.com Website: www.consultingpnp.com

PnP Consulting Private Limited

Forex and Business Consulting Worldwide

Suite 5, First Floor, Reliance Cyber Ville, Vittal Rao Nagar, Hitec City, Madhapur, Hyderabad - 500 081, India.

Tel: 91 - 40 - 400 565 05, Fax: 91- 40 - 400 565 85, E- Mail: rajpra999@yahoo.com

Website: www.consultingpnp.com

B I L L

Bill No : 2607/ 2005-2006

Nature of Fees : CONSULTANCY CHARGES

Service Tax No: AADCP 1326J ST001

Pan No : AADCP 1326J

M/S. Modi Properties & Investments Pvt Ltd.,
5-4-187/3&4,
III Floor, M.G.Road,
Secunderabad - 500 003.

Particulars	Amount (Rs.)
Towards FEMA Consultancy Services .	9074/-
Add: Service tax @ 10.20%	926/-
TOTAL	10,000/-

(Rupees Ten Thousand only)

E & O.E

for PnP CONSULTING PVT. LTD.,

PLACE : HYDERABAD

DATE : 27/03/2006.




DIRECTOR

PnP CONSULTING PRIVATE LIMITED

Forex & Business Consulting Worldwide

Suite 5, First Floor, Reliance Cyber Ville, Vittal Rao Nagar, Hitec City, Madhapur, Hyderabad - 500 081, India.

Tel: 91 - 40 - 400 565 05, Fax: 91- 40 - 400 565 85, E- Mail: rajpra999@yahoo.com

Website: www.consultingpnp.com

RECEIPT

Receipt No. 2596/2005-2006

R E C E I V E D Rs. 11,020/- (Rupees Eleven Thousand and Twenty Only) from M/s. Modi Properties & Investments Pvt Ltd., Secunderabad - 500 003 through Cheque bearing No. 427952 dated on 27th March 2006 drawn on HDFC Bank Ltd., Usha Kiran Complex, S.D.Road, towards FEMA Consultancy Services Vide our Bill No 2607/2005-2006.

for PnP CONSULTING (P) LTD.,



A. Ramesh
Authorised Signatory

Place : Hyderabad.

Date : 27th March' 2006.

E & O.E

- Cheques are subject to realisation.

File
In Modi & Kadakai Hong
Company
/re.

To,
Mr. P.V.R. Rajendra Prasad,
PnP Consulting Pvt. Ltd.,
Suite#5, First Floor,
Reliance Cyber Ville,
Vittal Rao Nagar,
Madhapur, Hitec City
Hyderabad – 500 081.

Date: 27.03.2006

Kind attn.: Mr.
Dear Mr. Prasad

Please find enclosed a cheque of Rs.10,000/- towards your consultancy charges (Chq. No. 427952, dated 27.03.2006, drawn on HDFC Bank.).

Enclosed is a copy of Partnership deed through which we proposed to buy the 5 acre land at Shamirpet. Please vet the same.

I require a copy/draft for the sale deed with regard to the clause containing details of application for change of land use. You may hand over the copy to the bearer of this note.

Thank You,

Yours sincerely,


SOHAM MODI

File

To,
PnP Consulting Pvt. Ltd.,
Suite#5, First Floor,
Reliance Cyber Ville,
Vittal Rao Nagar,
Madhapur, Hitec City
Hyderabad – 500 081.

Date: 27.03.2006

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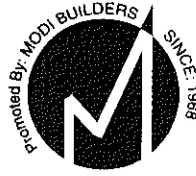
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Thank You,

Yours sincerely,



SOHAM MODI



MODI
PROPERTIES &
INVESTMENTS PVT.LTD.

Off: 5-4-187/3&4, III floor,
M G Road, Secunderabad - 500 003.
Phone : 55335551
Fax : 040-27544058
E-mail : info@modiproperties.com
Visit us at : www.modiproperties.com

Dt.05.04.2006

To
Mr. Krishna,
Metal Creek Motors,
5-4-187/3 &4,
Soham Mansion,
M. G. Road,
Secunderabad - 500 003.

Dear Sir,

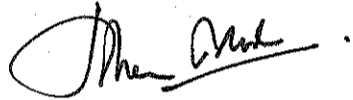
Sub: Re-imbusement of compound wall permission fee of
Sy. No.1139 Shamirpet Village, R. R. Dist.

Please find enclosed herewith cheque bearing No.427985 dated 05.04.2006 for Rs. 67,135/- (Rupees Sixty Seven Thousand One Hundred and Thirty Five only) drawn on HDFC Bank, S. D. Road, Secunderabad infavour of Metal Creek Motors towards re-imbusement of compound wall permission fee of Sy. No.1139 of Shamirpet Village, Ranga Reddy District admeasuring Ac 5-22 gts which is paid by you on 04.04.2006.on our behalf to Grampanchyat Office, Shamirpet

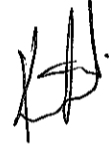
Please acknowledge the same.

Thanking you,

For Modi Properties & Investments Pvt Ltd,


(Soham Modi)

Encl: Cheque for Rs.67,135/-



To,
Mr. P.V.R. Rajendra Prasad,
PnP Consulting Pvt. Ltd.,
Suite#5, First Floor,
Reliance Cyber Ville,
Vittal Rao Nagar,
Madhapur, Hitec City
Hyderabad – 500 081.

Date: 27.03.2006

Dear Mr. Prasad

Please find enclosed a cheque of Rs.10,000/- towards your consultancy charges (Chq. No. 427952, dated 27.03.2006, drawn on ADFC).

Enclosed is a copy of Partnership deed through which we proposed to buy the 5 acre land at Shamirpet. Please vet the same.

I require a copy/draft for the sale deed with regard to the clause containing details of application for change of land use. You may hand over the copy to the bearer of this note.

Thank You,

Yours sincerely,

SOHAM MODI