

CS-1548

1504/2008.

P 85/28 A-1679

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 286199

Date : 05-06-2008 Serial No : 23,253 Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

*C. K. M.*  
Sub Registrar

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

For Whom :

MODI VENTURES  
SECBAD

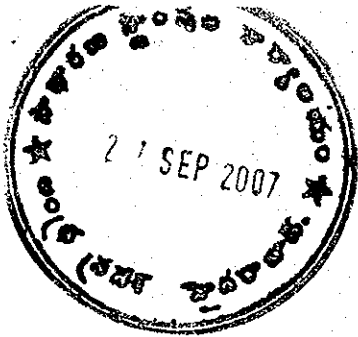
**MEMORANDUM RELATING TO DEPOSIT OF TITLE DEEDS**

This memorandum executed on this 6<sup>th</sup> day of June, 2008 by M/s. Modi Ventures, a partnership firm having its office at 5-4-187/ 3 & 4 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Occupation: Business(hereinafter called the "depositor" which term shall include his /her/their heirs, executors, legal representatives and administrators or successors and assigns or each of the partners from time to time and their respective heirs, executors, legal representative, administrators and assigns, as the case may be) in favour of Indiabulls Financial Services Ltd., (IFSL) represented by its authorised signatory Mr. Shaik Mustaf Ali (hereinafter called as "Deposittee" which expression shall include its successors and assigns)

Whereas the depositor handed over the title deeds mentioned in the First Scheduled relating to the property described in the Seconds Schedule hereunder written (hereinafter referred to as the "the said property"), with the intention to create mortgage by deposit of title deeds of the said property as security for the due repayment of the loan of Rs. 1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only) granted to him by the Indiabulls Financial Services Ltd. (IFSL) along with interest, additional interest, penal interest, liquidated damaged, commitment charges, premia on prepayments, costs, charges, expenses and other monies payable under the loan agreement dated 31<sup>st</sup> May 2008.

For MODI VENTURES

*Soham Modi*  
Partner



1వ పుస్తకము 2008 వ సం. 1504 వ పేజీ

మొత్తము కాగితముల సంఖ్య 5

ఈ కాగితపు వరుస సంఖ్య 1

2008 వ సం. 1504 వ సం. 6 వ తేదీ

1930.శా.శ. సం. 16 వ తేదీ

పేజీలు 3 గంటలు 9 గంటలు

శుభ్రముగా వ్రాసి పంపించినట్లు

శ్రీ. Soham Modi

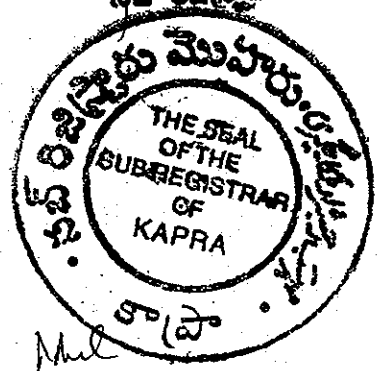
అనుమతి పత్రము

వందల రూపాయల వరకు

1000/- లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వ్రేలు



Handwritten signatures and initials.



నిరూపించినది

Soham modi s/o. Satish modi  
Oce: Business - s/o. S. N. 187/3 E4  
2nd Floor, Soham mansion, M.G. Road  
Sec' Bad - 003.

(M.A. (Hans) s/o. Late M. Ayub Khan  
Service Rd - Plot 250, HAKEEMPET  
Hd - 28

P. Ramesh s/o. K. P. Reddy  
2-2-64/10/2, Amberpet, Hyderabad.

2008 వ సం. 1504 వ సం. 6 వ తేదీ  
1930 శా.శ. సం. 16 వ తేదీ

The depositor has sold an extent of Ac. 0-05 Gts., to Mr. Kokuntla Krishna Reddy S/o. Mr. K. Mogulaiah vide sale deed bearing no. 4464/2007 dated 07.04.2007 registered at SRO Uppal out of the total extent of land Ac. 1-13 Gts and the depositor now the owner and possessor of the balance land admeasuring about Ac. 1-08 Gts., forming a part of survey nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy.

The depositor further stated that they are in absolute owners and possessors of the said property an extent of Ac. 1-08 Gts., and the said title deeds so deposited were the only documents of title relating to the said property in their possession, power and control and they have a clear and marketable title to the said property.

I accepted the aforesaid deposit of the title deeds in the presence of Sri Mr. Shaik Mustaf Ali (Representative of Indiabulls Financial Services Ltd, (IFSL) who has signed this memorandum in token thereof.

**The First Schedule**  
(List of Title Deeds)

1. Sale Deed bearing document no.4000/2007, dated 23.03.2007

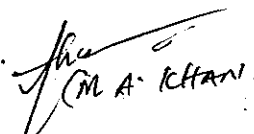
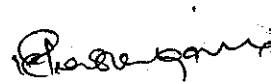
**The Second Schedule**  
(Description of the property)


All that part and parcel of land admeasuring about Ac. 1-08 Gts, in Survey nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Kapra and bounded by:

- 48 Guntas
- North : Sy. No. 95 (P) – Neighbors Land
  - South : Land belongs to Kokuntla Krishna Reddy & Road.
  - East : Sy. No. 101 – HUDA Layout
  - West : Sy. No. 93(P), 94(P) & 95 (P) – Land belongs to M/s. Sri Sai Builders & M/s. Modi Ventures

In witness whereof the Depositor/s has/have set his/her/their hand the day, month and year first above written.

**WITNESSES:**

1.   
(M. A. KHAN)
2. 

Depositor  
For **MODI VENTURES**  
  
for M/s. Modi Ventures Partner  
**SOHAM MODI**

15 ఫున్లుకము 2008.....వ సం పు 1504 దస్తావేజులు  
 మొత్తము కారితముల సంఖ్య..... 5  
 ఈ కారితపు వరుస సంఖ్య..... 2

*[Handwritten Signature]*  
 సబ్-రిజిస్ట్రారు

**ENDORSEMENT**

Certified that the following amounts have been paid in respect of this document:

Challan No. 1526 of 2008

**I. Stamp Duty:**

- 1. in the shape of stamp papers **Rs. 100/-**
- 2. in the shape of stamp (U/S. Sec. 17(1)(b) of the Act) **Rs. 49900/-**
- 3. in the shape of stamp (U/S. Sec. 17(1)(c) of the Act) **Rs. —**
- 4. any other stamp duty u/s. 16 of the Act, 1959, if any **Rs. —**

**II. Transfer duty:**

- 1. in shape of challan **Rs. —**
- 2. in the shape of cash **Rs. —**

**III. Registration fees:**

- 1. in the shape of challan **Rs. —**
- 2. in the shape of cash **Rs. 1000/-**

**IV. User Charges**

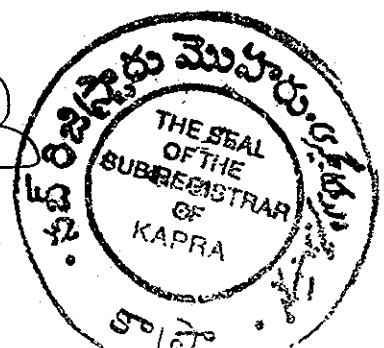
- 1. in the shape of challan **Rs. —**
- 2. in the shape of cash **Rs. 100/-**

**Total Rs. 51100/-**


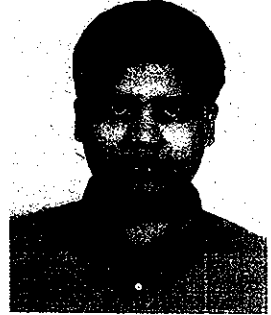
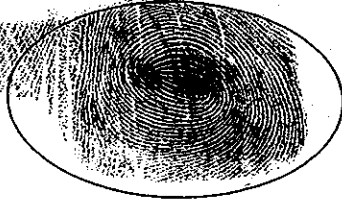

*[Handwritten Signature]*  
 SUB REGISTRAR  
 KAPRA

15 ఫున్లుకము 2008 సం./ భా.క. 1504 వ  
 నెంబరు దస్తావేజులు  
 క్యూబిఎన్ వివిధ రుద్దు కుర్చును నెంబరు 1526  
 1504 / 2008 నా అనుబంధ దస్తావేజులు  
 2008 సం. 9573 నెం. 7 వ కేరి

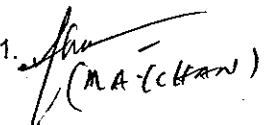
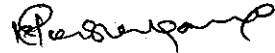
*[Handwritten Signature]*  
 సబ్-రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>DEPOSITOR:</u> M/S. MODI VENTURES PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/ 3 & 4 2 <sup>ND</sup> FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNER SRI. SOHAM MODI S/O. SRI SATISH MODI
			<u>DEPOSITEE:</u> M/S. INDIABULLS FINANCIAL SERVICES LTD REP. BY ITS AUTHORISED SIGNATORY MR. SHAIK MUSTAF ALI

SIGNATURE OF WITNESSES:

1.   
(MA (CHAN))
2. 

For MODI VENTURES

  
Partner

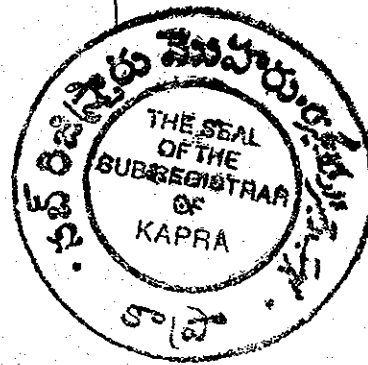
SIGNATURE OF EXECUTANTS

1వ పుస్తకము 200 ర్కీ.....వ సం పు 1504 దస్తావేజాలు:

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య..... 3



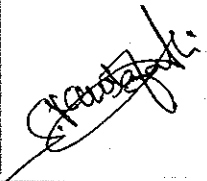



నం-081224



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

C.S.No./Year: 001548/2008 of SRO: 1526(KAPRA)

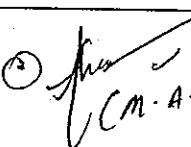
06/06/2008 15:41:43

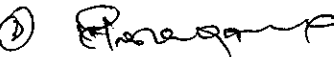
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(ME) INDIABULLS FINANCIAL SERVICES LTD., REP BY: SHAIK MUSTAF ALI	
2			(MR) M/S MODI VENTURES REP BY PARNR. SOHAM MODI OFF: 5-4-187/3 & 4, 2ND FLR., M.G. ROAD, SEC	

Witness Signatures

  
Operator Signature

  
Subregistrar Signature

①   
(M. A. Irfan)

② 

1వ పుస్తకము 2006.....వ సం పు. 1504.....దస్తావేజులు




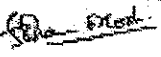
మొత్తము కాగితముల సంఖ్య..... 5

ఈ కాగితపు వరుస సంఖ్య..... 4

~~సబ్-రిజిస్ట్రారు~~





स्थायी लेखा संख्या /	PERMANENT ACCOUNT NUMBER	
	ABMPM6725H	
	नाम / NAME	
	SOHAM SATISH MODI	
	पिता का नाम / FATHER'S NAME	
	SATISH MANILAL MODI	
	जन्म तिथि / DATE OF BIRTH	
	18-10-1969	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income Tax, Andhra Pradesh

इस कार्ड के खो / मिला जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें  
 मुख्य आयकर अधिकारी,  
 आंध्रकर भवन,  
 रक्षा भवन,  
 हैदराबाद - 500 004.

In case this card is lost/stolen, kindly inform to the issuing authority :  
 Chief Commissioner of Income-tax,  
 Andhra Bhavan,  
 Raksha Bhavan,  
 Hyderabad - 500 004.

For MODI VENTURES



Partner

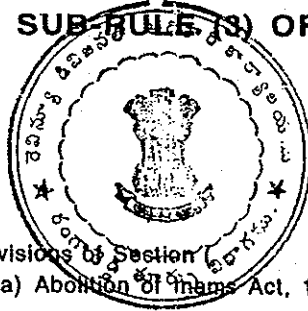
1వ పుస్తకము 2008.....వ సం పు 1504 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....5.....

ఈ కాగితపు వరుస సంఖ్య.....5.....



**FORM III**  
(SEE SUB-RULE (3) OF RULE 6)



OFFICE OF THE  
REVENUE DIVISIONAL OFFICER  
RANGA REDDY EAST DIVISION

No. J/ 7156 /199 6.

Date ..... 8-9-..... 1997.

In accordance with the provisions of Section ( 7 ) read with Section 10 of the Andhra Pradesh (Telangana Area) Abolition of ~~the~~ <sup>the</sup> Act, 1955.

Sri Koukuntla Mogulaiah, Jangaiah and Narsimlu sons of Narsimlu residing at Mallapur Village Uppal Mandal Shall be registered as an occupant in respect of the land specified in the Schedule below and shall be liable to pay Government an amount of Rupees 300-00 (Rupees Three hundred only) entire towards the premium ~~XXXXXXXXXXXXXXX Annual instalment amounting to~~ ~~XXX~~ They ~~are~~ shall also be liable to pay the Land Revenue Assessment in respect of the said land in accordance with the provision of the Act, in Section ( 7 ).

**THE SCHEDULE**

Village Mandal and District	Survey No.	Extent Acs. Gts.	Wet Dry	REMARKS
Mallapur village	93	2-02	Wet	The petitioners have remitted the entire premium amount of Rs. 300/- in S.B.H., Gruhakalpa Branch, Hyderabad vide Challan No.002144 dated: 8-9-1997.
Uppal Mandal	94	2-09	Wet	
Ranga Reddy District.	95	7-01	Wet	
		11-12		

(Eleven acres and twelve guntas only)

(EQUAL SHARE HOLDERS)

*[Signature]*  
Revenue Divisional Officer  
Ranga Reddy East Division

To S/Sri Koukuntla Mogulaiah, Jangaiah and Narsimlu sons of Narsimlu  
R/o Mallapur Village Uppal Mandal  
Copy to the M. R. O. Uppal along with Challan bearing No. 002144  
Dated 8-9-1997 for Rs. 300-00 is enclosed herewith for taking necessary action.  
Copy to the Stock File.

