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S.No. 21010 Date:09-10-2014

Sold to: RAMESH

S/o. LATE NARASING RAO

For Whom: MODI & MODI CONSTRUCTIONS

BM 810179

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,

R.R.Dist-501512. Ph:7842562342

**GIFT SETTLEMENT DEED FOR CHARITABLE PURPOSE**

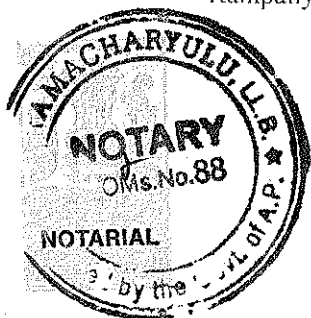
THIS DEED OF GIFT (SETTLEMENT) is made and executed on this the 10<sup>th</sup> day of September 2015 by:

M/s. MODI AND MODI CONSTRUCTIONS a registered partnership firm having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi aged 45 years, Occupation: Business.

HEREINAFTER CALLED THE SETTLOR OF THE ONE PART, the terms 'THE SETTLER' (herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns etc., as the parties themselves)

INFAVOUR OF

GRAMPANCHAYAT, RAMPALLY VILLAGE, RAMPALLY LOCAL AUTHORITY, Constituted under the A.P. Panchayat Act represented by its Pachayat Secretary, Grampanchayat Rampally, Keesara Mandal, Ranga Reddy District.



For MODI & MODI CONSTRUCTIONS

ATTESTED

L. RAMACHARYULU  
L.L.B.

ADVOCATE & NOTARY  
Plot No.80, LIC Colony,  
D. J. Road, HYDERABAD

Partner

(HEREINAFTER CALLED THE SETTLEE). OF THE OTHER PART, the terms 'THE SETTLEE' (herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns etc., as the parties themselves)

Whereas the SETTLER is the absolute Owners of the land bearing Sy. Nos. 128, 129, 132 to 136 admeasuring 31,816.19 Sq.yds (26,602.39 Sq. mtrs) situated Rampally Village, Keesara Mandal, Ranga Reddy District.

**WHEREAS :**

The SETTLER had converted the land admeasuring 14,438.09 Sq.yds (12,072.08 Sq. mtrs) into residential houses/bungalows leaving space for roads, parks etc., and got the lay-out cum gated community group housing approved the HMDA vide file No. 6092/MP2/Plg/HMDA/2007 dated 16.11.2007.

AND WHEREAS the SETTLER decided to settle the said open place reserved for parks in the said lay-out cum gated community group housing i.e., open space admeasuring 3,307.44 Sq.yds ( 2,765.44 Sq. mtrs) for parks, 9,210.50 Sq.yds ( 7,701.15 Sq. mtrs for roads as shown in the plan proposed totally admeasuring 12,517.94 Sq. yds (10,466.59 Sq. mtrs) infavour of the SETTLEE in order to enable the SETTLEE to develop them for parks and roads, without any monitory consideration but for charitable dispositions and the SETTLEE agreed to accept for the same for public charitable bonafide purposes.

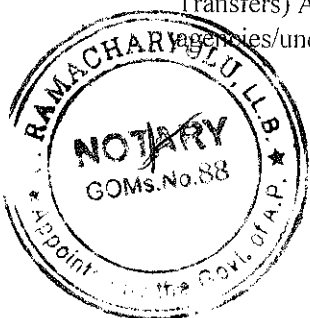
NOW THEREFORE this deed witnesses that in consideration of charitable disposition of the SETTLER towards parks and the areas effected under proposed, the SETTLER do hereby grant, transfer, assigns, convey and settle absolutely free from encumbrances in favour of the SETTLEE all the said property described in the schedule hereto, now in occupation and enjoyment, privileges easements and appurtenances whatsoever in or to the said property belonging or in any way appertaining or usually held of occupied there with or reputed to belong or to be appurtenant there to and all the estate, right title and interest or claim and demand whatsoever of the settlement in or to the said property. The SETTLEE absolutely shall hold and enjoy the same as absolute owner for the charitable purpose for construction of parks, roads etc., and for the benefit of the occupants.

The SETTLER have given possession of the said property to the SETTLEE who shall hold and enjoy the same without any interruption from the SETTLER of any one claiming through or under interest for SETTLER.

The SETTLER do hereby declare that they are the sole and absolute owners of the said property and that no other person or persons have any right, title or interest in the said property.

The SETTLEE may get the said property mutated in its name of the Grampanchayat records and the SETTLER agreed to co-operate with it in this behalf.

The land is not an assigned land with in the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act No. 9 of 1977 and it does not belong to or under mortgage to Government or their agencies/undertakings.



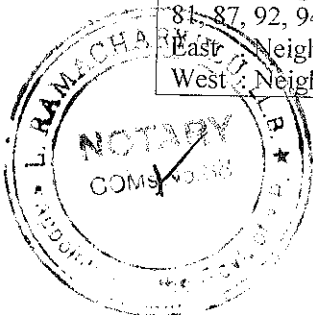
**ATTESTED FOR MODI & MODI CONSTRUCTIONS**  
L. RAMACHARYULU  
LL.B.  
ADVOCATE & NOTARY  
Plot No.80, LIC Colony,  
Domaiguda, HYDERABAD  
Partner

**SCHEDULE OF THE PROPERTY**

All that the piece and parcel of land being open spaces admeasuring 3,307.44 Sq.yds (2,765.44 Sq. mtrs) for parks, 9,210.50 Sq.yds ( 7,701.15 Sq. mtrs for roads totally admeasuring 12,517.94 Sq. yds (10,466.59 Sq. mtrs) in Sy. Nos. 128, 129, 132 to 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District;

**Schedule of Parks:**

<b>PARK No.1</b> 119.22 Sq.yds ( 99.68 Sq. mtrs) Boundaries: North: Bungalow No. 24, South: Bungalow No.23, East : 30' wide road, West : Neighbors Property.	<b>PARK No.2</b> 42.84 Sq.yds ( 35.82 Sq. mtrs) Boundaries: North: 30' wide road, South: Bungalow No. 27, East : 30' wide road, West : Neighbors Land
<b>PARK No.3</b> 77.94 Sq.yds ( 65.17 Sq. mtrs) Boundaries: North: 30' wide road, South: Bungalow No. 13 19, East : 30' wide road, West : 30' wide road.	<b>PARK No.4</b> 114.82 Sq.yds ( 96 Sq. mtrs) Boundaries: North: 30' wide road, South: Bungalow No.7, East : Sy. No. 112, West : 30' wide road
<b>PARK No.5</b> 145.31 Sq.yds ( 121.50 Sq. mtrs) Boundaries: North: 30' wide road, South: 30' wide road, East : Bungalow No. 35, West : 30' wide road	<b>PARK No.6</b> 117.33 Sq.yds ( 98.10 Sq. mtrs) Boundaries: North: 30' wide road, South: 30' wide road, East : Bungalow No. 30, West : Bungalow No. 31
<b>PARK No.7</b> 158.59 Sq.yds ( 132.60 Sq. mtrs) Boundaries: North: 30' wide road, South: 30' wide road, East : 30' wide road, West : Bungalow No. 28	<b>PARK No.8</b> 107.46 Sq.yds ( 89.85 Sq. mtrs) Boundaries: North: Bungalow No. 44 South: Bungalow No. 43 East : 30' wide road, West : Neighbors Land
<b>PARK No.9, 10, 11 &amp; 12</b> 2319.09 Sq.yds ( 1,939.06 Sq. mtrs) Boundaries: North: Buffer space & NALA South: Bungalow Nos. 47, 54, 60, 67, 73, 80, 81, 87, 92, 94 & 95 East : Neighbors Land West : Neighbors Land	<b>PARK No.13</b> 104.84.yds ( 87.66 Sq. mtrs) Boundaries: North: 30' wide road, South: Main Road East : 30' wide road, West : Club House

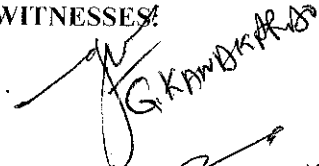
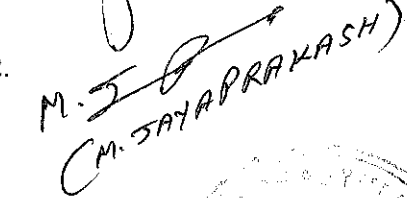


**ATTESTED**  
**L. RAMACHARYULU** For MODI & MODI CONSTRUCTIONS  
LL.B.,  
ADVOCATE & NOTARY  
Plot No. 80, LIC Colony  
Domalguda, Hyderabad.  
**Partner**

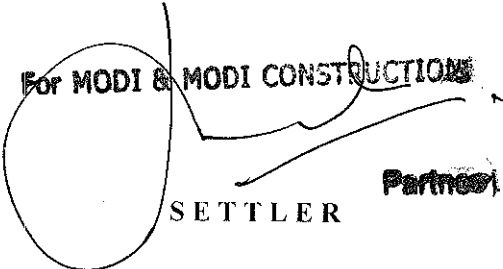
As per the lay-out cum gated community group housing plan enclosed.


IN WITNESSESS WHEREOF the Settler hereunder have set their hands to the deed of Gift of Settlement with their own free will and should mind on the day, month and year first above mentioned in the presence of the following witnesses”

WITNESSES:

1.   
G. KANDAKAR
2.   
M. S. (M. S. JAYAPRAKASH)



For MODI & MODI CONSTRUCTIONS  
  
SETTLER Partner

ATTESTED  
  
L. RAMACHANDRULU  
ADVOCATE, HYDERABAD  
Plot No. 10, 11, Colony,  
Durgam Cheru, HYDERABAD.

**PLAN FOR GIFT SETTLEMENT DEED SHOWING THE ROADS AND PARKS IN THE FINAL LAY-OUT**

CUM GATED COMMUNITY GROUP HOUSING BEARING SY. Nos. 128, 129, 132 to 136 SITUATED AT

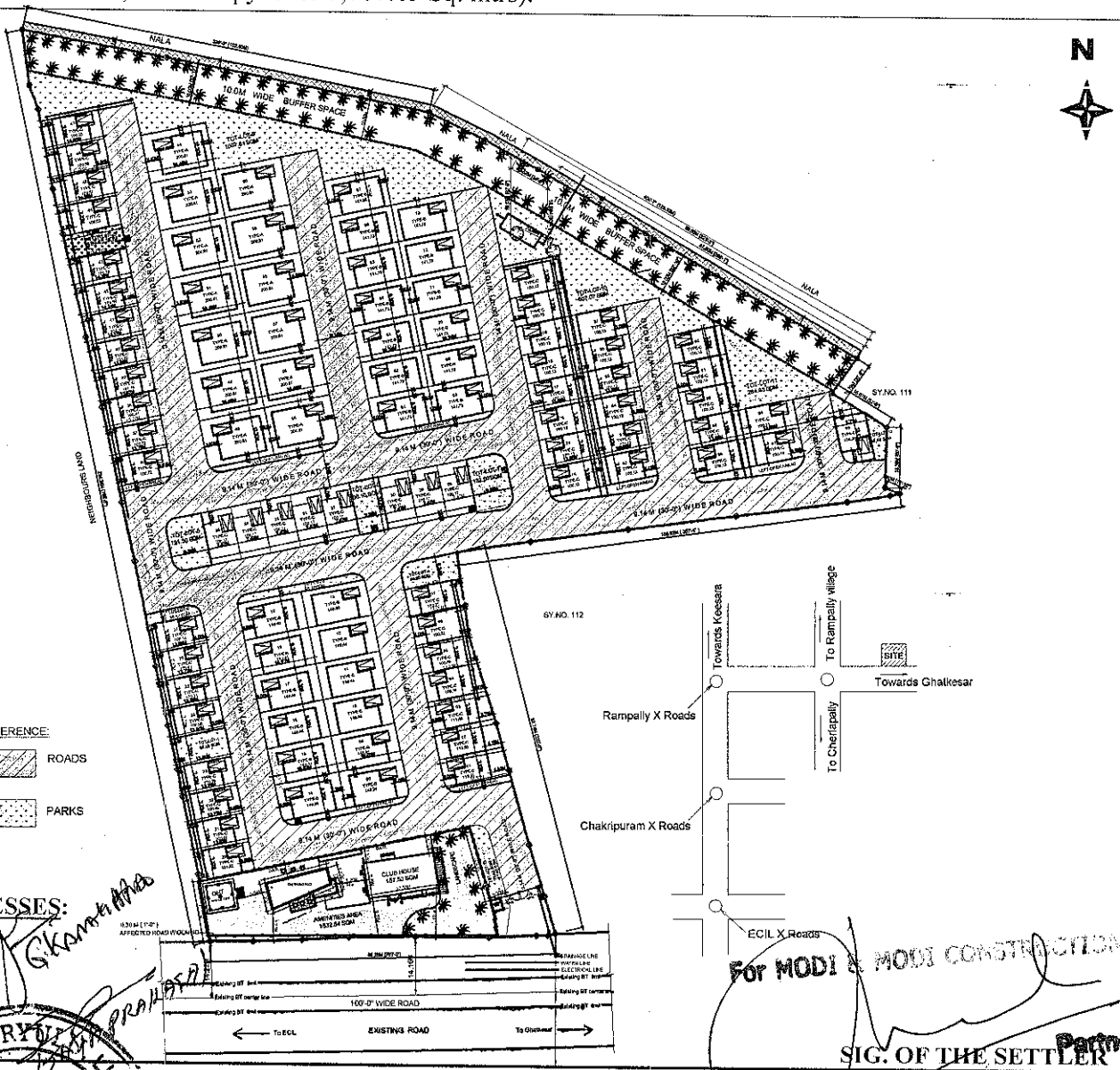
RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

**SETTLER :** M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS MANAGING PARTNER SHRI SOHAM MODI S/O. SHRI. SATISH MODI

**SETTLEE:** GRAMPANCHAYAT, RAMPALLY VILLAGE, REPRESENTED BY ITS PANCHAYAT SECRETARY.

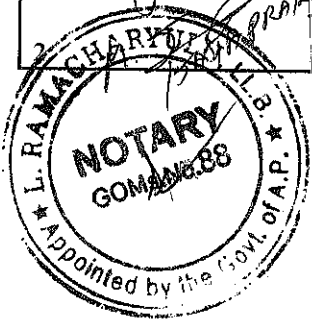
**REFERENCE:** **SCALE:** **INCL:**  **EXCL:**

**AREA :** 12,517.94 Sq. yds or 10,466.59 Sq. mtrs (PARKS AREA: 3,307.44 Sq.yds or 2,765.44 Sq. mtrs, ROAD AREA: 9,210.50 Sq.yds or 7,701.15 Sq. mtrs).



**WITNESSES:**

1. *[Signature]*  
2. *[Signature]*



**ATTESTED**  
*[Signature]*  
**L. RAMACHARYULU**  
LL.B.  
ADVOCATE & NOTARY  
Plot No. 88, LIC Colony  
Hyderabad

**FOR MODI & MODI CONSTRUCTIONS**  
*[Signature]*  
**SIG. OF THE SETTLER**  
Partner