

NO DUES LETTER

TO,

DATE: 04-APR-2016

M/s. MODI PROPERTIES AND INVESTMENTS PRIVATE LIMITED  
5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION  
MAHATMA GANDHI ROAD  
SECUNDERABAD  
HYDERABAD - 500003

Sub: No dues letter & return of original property documents for loan A/c no- XMORPAN00044897 (App.ID-586396).

Dear Customer,

In reference to your Loan A/c no - XMORPAN00044897 (App.ID- 586396). We confirm that the said loan account number has been closed in full and no dues are outstanding in favor of Religare Finvest Ltd. We are releasing the property related documents of property address: COMPLEX NO.1, SILVER OAK BUNGLOWS, PH-III, SY NO.31/40(P), 42, 44, 45 & 55, BLOCK-2, OLD VILLAGE, CHERLAPALLY, GHATKESAR MANDAL HYDERABAD in our possession as per the list enclosed kindly acknowledge the receipt of the same:-

SR.NO.	TITLE DOCUMENTS
1	REGD SALE DEED BEARING DOC NO.6972/12 DTD 16.07.2012 IN FAVOUR OF GAURANG MODY
2	EC NO.19043/12 DTD 26.07.2012 & 22081/2012
3	UN REGD AGREEMENT OF CONSTRUCTIONS ALONG WITH AFFIDAVIT DATED 25-06-2012
4	REG MOE , DOC NO: 8444/12

In case of any query/clarification please call us at 39411411 or write to us at [loans@religare.com](mailto:loans@religare.com)  
Assuring you of our best services always.

Thanking You,

Religare Finvest Ltd.



Authorized Signatory

- Email us at - [customerservice@religare.com](mailto:customerservice@religare.com)
- Write to us at - Religare Finvest Ltd, D3, P3B  
District Centre, Saket, New Delhi - 110017
- Call us at - 1860-3000-4111
- Visit us at - [www.Religarefinvest.com](http://www.Religarefinvest.com)
- SMS us at - Credit to 58888
- Download V-Serve Mobile Application Through Google Play Store Or IOS App Store.

CS No: 8702/12

Part no: 8444/12

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AV 238541

Date: 17-08-2012

Serial No: 11,070

Denomination: 100

Purchased By:

GAURANG MODY

S/O JAYANTILAL MODY

R/O BYD

*V. Reddy*

Sub-Registrar

Ex-Officio Stamp Vendor

S.R.O. VALLABNAGAR

For Whom:

\*\*SRL\*\*

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

On the day of 16<sup>th</sup> day of August 2012 Shri Gaurang Mody, S/o. Shri Jayantilal Mody, aged about 44 years Occupation: Business, residing at Plot No.105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad, hereinafter referred to as "the Borrower/s" (which expression shall unless repugnant to the context or meaning thereof include his/her/ their respective successors, legal heirs, representatives and assigns), saw Shri J. Jagadeeshwar Rao of Religare Finvest Limited (hereinafter referred to as "RFL") delivered at the office of RFL and deposited with Shri J. Jagadeeshwar Rao RFL the documents of title, evidences, deeds and writings as more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said title deeds")/ in respect of the Borrower's immovable property situated at All that Plot No. 399/E, in Sy Nos. 31, 40/Part, 41/Part, 42, 44, 45 & 55 measuring 823.21 Sq. yds., situated at Cherlapally Village, Ghatkesar Mandal, R. R. Dist., and more particularly described in the Second Schedule hereunder written.

*S. Mody*



2012 వ సం॥ 17 వ తేదీ  
1934 వ.సం. (చౌదరి) మాసము 26 వ తేదీ  
వ గలు 11 కుడియ 12 గంటలు పుస్తకం 2012 సం॥ పు.దస్తావేజు సం. 8444

మధ్య ఉన్నట్టి కమిషన్ లో అనుబంధ చస్తావేజుల మొత్తము కాగితముల సంఖ్య 7  
శ్రీ Gaurang Mody డాక్టర్ కాగితము వరుస సంఖ్య 1

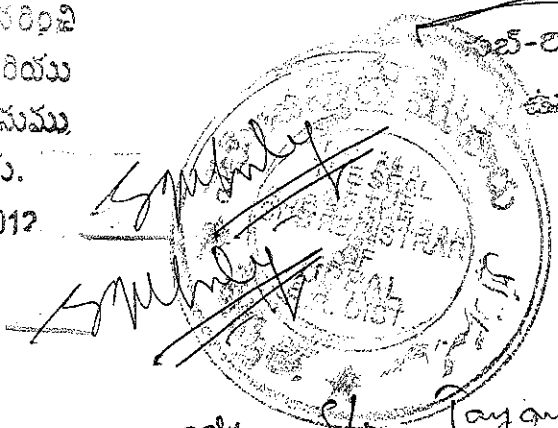
(జిల్లా మేజిస్ట్రేట్ కార్యాలయం, రెవెన్యూ కార్యాలయం నుండి)  
వమర్చివలనన నోట్ నోట్(లు) మరియు  
వేలి ముద్రలతో నోట్ లాకులు చేసిన కుసుము  
రసం 1000/- వెల్లింపవారు.

Receipt No. 67539 Dt. 17/8/2012

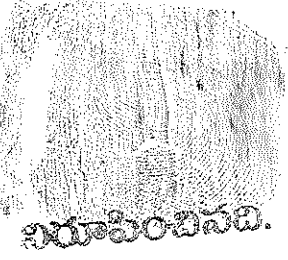
SBH, Hubsiguda Branch, Sec. bad

వాని ఇచ్చినట్లు బహుముఖుడి

ఎడమ బొటనవ్రేలు



OFFICE OF THE  
DISTRICT REGISTRAR  
13-APR-2012  
RANGA REDDY DIST



Gaurang mody  
o.c.: Bussaries  
Sopline Apts,  
Andarabadi.  
S/o. Jayantihal mody  
o.c. # Flat no. 105,  
Chikoh Gardens, Begumpet

Andarabadi

K. Prabhakar Reddy  
o.c.: Service  
Jaiswal colony,  
S/o. K.P. Reddy  
2-3-69/10/2,  
Amberpet, Andarabadi

Handwritten signature

H. Venkata Ramana Reddy  
Service o.c. 11/18/2, # 2,  
Andarabadi  
S/o. late Anji Reddy  
Green Hills

2012... వ.సం. 17  
1934 వ.సం. (చౌదరి) మాసము 26 వ తేదీ

Handwritten signature  
అధికారి  
ఉప్పల్

ULCRA Permission Not Applicable

Whilst making the deposit, Shri. Gaurang Mody stated that he/ they was/were doing so in his/their capacity as owner/ joint owners of the <sup>title deeds</sup> property with intent to create a security by way of deposit of title deeds, <sup>claiming</sup> the property situated at all that Plot No. 399/E, in Sy. Nos. 31,40/Part, 41/Part, 42, 44, 45 & 55 admeasuring 823.21 Sq. yds, situated at Cherlapally Village, Ghatkesar Mandal, R R. Dist., more particularly described in the Second Schedule hereunder written, to secure the due repayment, discharge and redemption by the Borrower/s to RFL of its rupees loan of Rs.90,00,000/- (Rupees Ninety Lakhs Only) together with all interest, liquidated damages, commitment charge, premium on prepayment and other monies payable under the Loan ~~xxxxxxx~~ amended from time to time.

*Gaurang Mody*

Shri Gaurang Mody further stated that the said title deeds so deposited were the only documents of title relating to the said property in the possession, power and control of the Borrower/s and that the Borrower/s had a clear and marketable title to the ~~said property~~ <sup>title deed</sup>.

*Gaurang Mody*

The aforesaid deposit of title deeds was made by Shri Gaurang Mody in the presence of Shri J Jagadeeshwar Rao of RFL.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(LIST OF DOCUMENTS OF TITLE, EVIDENCES, DEEDS AND WRITINGS)**

- 1) Regd. Sale Deed bearing Document No. 6972/2012 executed by M/s. Mehta and Modi Homes represented by its Partners Shri. Soham Modi & Shri. Suresh U. Mehta in favour of Shri Gaurang Mody

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE SAID PROPERTY)**

All that Plot No. 399/E, in Sy. Nos. 31, 40/Part, 41/Part, 42, 44, 45 & 55 admeasuring 823.21 Sq. yds, situated at Cherlapally Village, Ghatkesar Mandal, R. R. Dist., and bounded by:

- North : Neighbours Land
- South : 30 wide road
- East : Neighbours Land
- West : Plot Nos. 310 to 315

IN WITNESSES WHEREOF this DEPOSIT OF TITLE DEEDS is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. *K. P. Reddy*  
(K. P. Reddy)
2. *CH. V. R. Reddy*  
(CH. V. R. Reddy)

*Gaurang Mody*  
(GAURANG MODY)

I వ పుస్తకం 2012 సం॥ పు.చస్తావేజు సెం... 8444/2  
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య... 7  
 ఆ కాగితము వరుస సంఖ్య ..... 2

సబ్-రిజిస్ట్రార్  
 ఉప్పల్

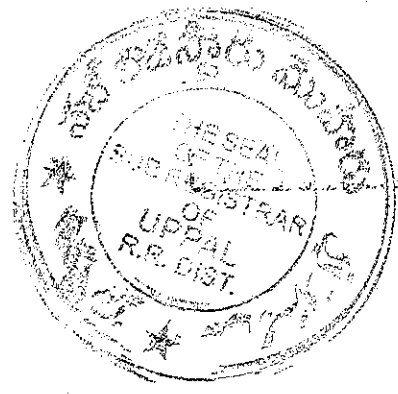
**ENDORSEMENT**

It is certified that the following amounts have been paid in respect of the document by Challan No. 67539 Dt. 17/8/2012

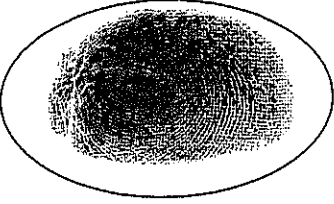

- I Stamp Duty:
- 1. In the Shape of Stamp Paper Rs. 100/-
  - 2. In the Shape of Challan (U/s. 41 of I.S. Act. 1899) Rs. 49900/-
  - 3. In the Shape of Cash (U/s. 41 of I.S. Act. 1899) Rs. -
  - 4. Adjustment of Stamp Duty (U/s. 16 of I.S. Act. 1899) if any Rs. -
- II Transfer Duty:
- 1. In the Shape of Challan Rs. -
  - 2. In the Shape of Cash Rs. -
- III Registration Fees:
- 1. In the Shape of Challan Rs. 1000/-
  - 2. In the Shape of Cash Rs. -
- IV User Charges:
- 1. In the Shape of Challan Rs. 100/-
  - 2. In the Shape of Cash Rs. -

TOTAL Rs: 51,100/-

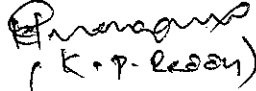
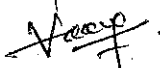
Sub Registrar  
 Uppal



**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
			MR. GAURANG MODY S/O. MR. JAYANTILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHIKOTI GARDENS BEGUMPET HYDERABAD.

SIGNATURE OF WITNESSES:

- 1.   
(K.P. Reddy)
- 2.   
(Ch. V. R. Reddy)



SIGNATURE OF THE EXECUTANTS

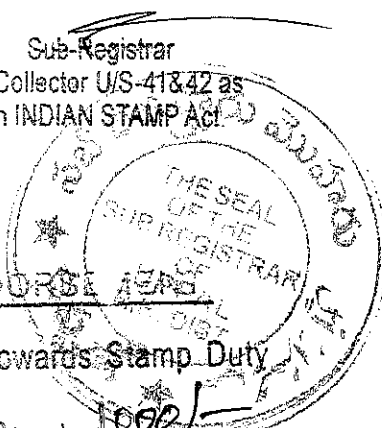
1 వ పుస్తకం 2012 సం॥ పు.చస్తావేజా సం..... 8444 / 2  
 చస్తావేజాల మొత్తము కాగితముల సంఖ్య..... 7  
 ఈ కాగితము వరుస సంఖ్య ..... 3

సబ్-రిజిస్ట్రార్  
 ఉప్పల్

Endorsement Under Section 41 & 42 IS Act of 1899  
 Doct. No..... 8444 .....of 2012 Dated 17/8/2012.  
 I hereby certify that the proper/deficit Stamp duty of  
 Rs. 49,900/- (Rupees forty nine thousand -  
 nine hundred only)  
 has been levied in respect of this instrument document  
 from Sri/Smt. Gaurang mayy.....  
 on the basis of the agreed Market Value/  
 Consideration of Rs. 90,00,000/- being  
 higher than consideration/Agreed Market Value

S.R.O Uppal  
 Date 17/8/12

Sub-Registrar  
 and Collector U/S-41&42 as  
 on INDIAN STAMP ACT

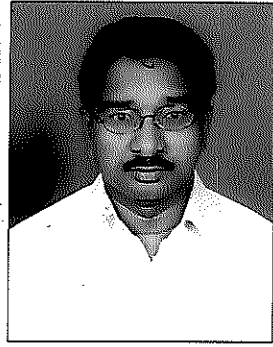
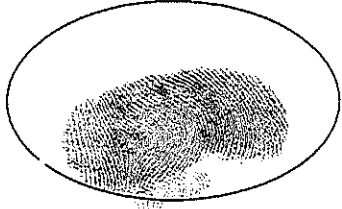


REGISTRATION ENDORSEMENT

An amount of Rs. 49,900/- towards Stamp Duty  
 including Transfer Duty and Rs. 1000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 67539.  
 Dated 17/8/12 At SBH Habsiguda Branch Sec'bad  
 SBH Habsiguda A/c.52191012432 of SRO Uppal

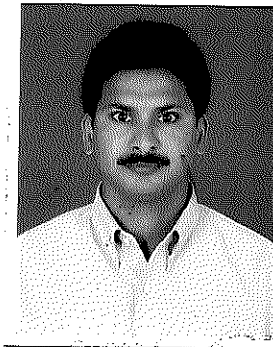
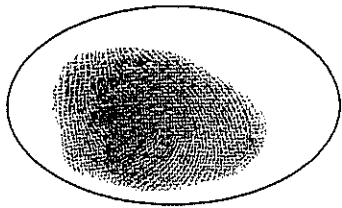
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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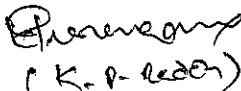
**WITNESSES:**

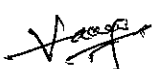
1. MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD - 500 003

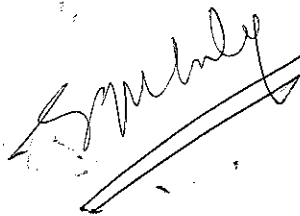


2. MR. CH. VENKATA RAMANA REDDY  
S/O. LATE ANJI REDDY  
R/O. H. NO: - 11-187/2  
ROAD NO. 2  
GREENHILLS COLONY  
SAROORNAGAR  
HYDERABAD.

**SIGNATURE OF WITNESSES:**

1.   
(K. P. Reddy)

2.   
(Ch. V. R. Reddy)

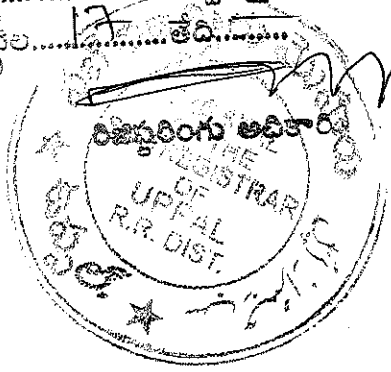




I వ ప్రస్తావన 2012 సం॥ పు.దిస్తావజా సం॥ 8444/2  
 సస్తావేజాల మొత్తము కారితముల సంఖ్య 7  
 ఓ కారితముల వగున సంఖ్య 4

సబ్-రిజిస్ట్రార్  
 ఉప్పల్

1వ ప్రస్తావన సం॥ (కా.శ.సం) 8444/2012  
 నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు 8444/2012 కప్పడమైనది  
 2012 సం॥ 17 తేది





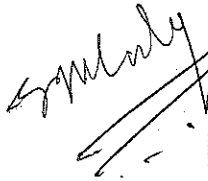
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 008702/2012 of SRO: 1507(UPPAL)

Presentant Name(Capacity): **G MODY(EX)**

Report Date: 17/08/2012 11:54:54

This report prints the Photos and FPs taken on 17/08/2012  
11:54:28

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(MR) GAURANG MODY P.NO.105, SAPHIRE APTS.,CHIKOTI GARDENS, BEGUMPET, HYD.	

Identified by

Witness 1

Witness 2

Photos and TIs

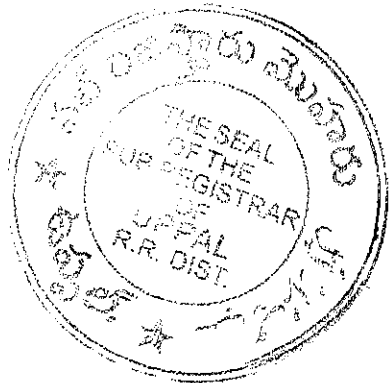
captured by me

Capture of Photos and TIs

done in my presence

I వ పుస్తకం 2012 సం॥ పు.దస్తావేజు నెం..... 8444 | 4  
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య..... 7  
 ఇ కాగితము వారు సంఖ్య ..... 5

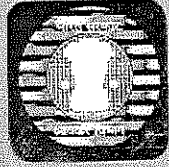
సబ్-రిజిస్ట్రార్  
 ఉప్పల్



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



GAURANG J MODY  
JA: ANTILAL MOJILAL MODY  
24/11/1967  
Permanent Account Number  
AIZPM3748A

*Gaurang J. Mody*  
Signature

*Gaurang J. Mody*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
AWSP8104E



*Prabhakkar Reddy K.*  
Signature

10062008

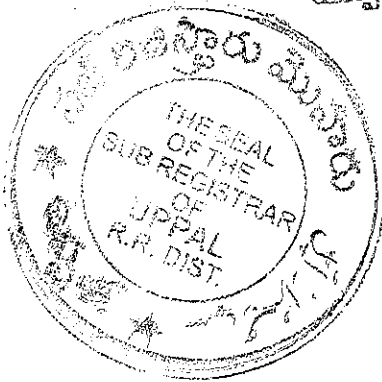
WISNEE

*Prabhakkar Reddy K.*

I వ పుస్తకం 2012 సం॥ పు.దస్తావేజు వేం..... 8444/2  
దస్తావేజుల మొత్తము కాగితముల సంఖ్య..... 7  
కాగితము వరుస సంఖ్య..... 6

సబ్-రిజిస్ట్రార్

ఉప్పల్



WITNESS:

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

V RAMANA REDDY CHEERUKA

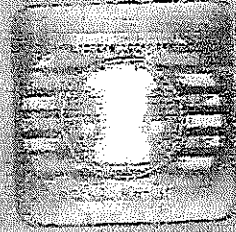
ANJI REDDY CHEERUKA

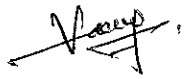
05/03/1972

Permanent Account Number

AHNPC8363Q

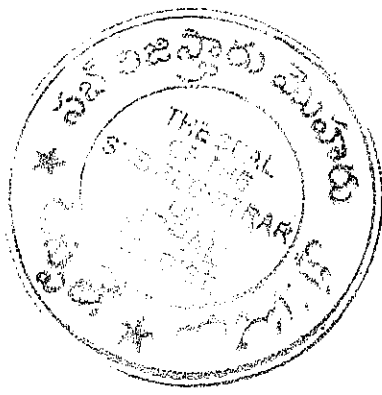
  
Signature





1 వ పుస్తకం 2012 సం॥ పు.చస్తావేజా సం॥ 8444/12  
 దస్తావేజాల మొత్తము కాగితముల సంఖ్య..... 7  
 ఈ కాగితము వరుస సంఖ్య..... 7

నల్-లిజిస్ట్రార్  
 ఉమ్మడి



L. V. Vijayshankar (Advocate) <sup>90</sup>

SSNO 7(13/12)

6970/12 204/220L

230L

226/7/12

230L

SUB-REGISTRAR  
UPPAL



ORIGINAL

నెం.

శ్రీ C.V. WITAY SHANKER 3943

గారి ద్వారా ఈ క్రింది వివరములకై రుసుము పుచ్చుకోవడమైనది.

Case 190436

rf = 100 —

lee 20 —

మొత్తము 120 —

పై సర్టిఫికేటు ది.

26/7/

సబ్ రిజిస్ట్రార్

SUB-REGISTRAR

గంటలకు వాపసు ఇవ్వబడును.

నోటు : ప్రతి రోజు సా॥ 3-30 గం॥ నుండి 5-00 వరకు వాపసు ఇవ్వబడును.



# Government Of Andhra Pradesh Registration And Stamps Department

## Certificate of Encumbrance on Property

Certificate No. 26917

Application No. 39031

19043/12

SRO Name: 1507 UPPAL

Dist Name: Ranga Reddy

Page 1 Of 1

Sri/Smt. L V VIJAYA SHANKAR having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.

VILL/COL: CHERLAPALLE SURVEY: 31,40/P,41/P,42,44,45,55, PLOT: 399/E, NORTH: NEIGHBOURS AND SOUTH: 30'WIDE ROAD EAST: NEIGHBOURS LAND WEST: PLOT NOS.310 TO 315

DATE & TIME of Application of EC: 26/07/2012, 12:00 AM

I hereby certify that a search has been made in Book I and in the indexes of S.R.O.UPPAL for years from 28/06/1980 to 25/07/2012 For acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sr. No.	(a) Description of Property	Date of (E)xecution (R)egistration	(b) Nature & Value of Document	Names of Parties Executants (Ex) and Claimants(CI)	Vol.No /CD.No /Doct.No/Year
1	VILL/COL: CHERLAPALLE CHERLAPALLY OLD VILLAGE@Rs4000 W-B: 2-2 SURVEY: 31 40/P 41/P 42 44 45 55 PLOT: 399/E HOUSE: - EXTENT: 823.21 SQ.Yds Boundires: [N]: NEIGHBOURS LAND [S] 30'WIDE ROAD [E]: NEIGHBOURS LAND [W]: PLOT NOS.310 TO 315	(R) 17-07-2012 (P) 17-07-2012 (E) 17-07-2012	0101 Sale Cons.Value:Rs. 3293000 Mkt.Value:Rs. 3292840	1(CL)GAURANG MODY 1(EX)M/S.MEHTA & MODI HOMES,REP.BY ITS MANAGING PARTNERS: 2(EX)SOHAM MODI (MANAGING PARTNER) 3(EX)SURESH U MEHTA 4(EX)REP.BY THEIR GPA HOLDER:K.PRABHAKAR REDDY	0/0 6972 2012 of SRO UPPAL 1



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found in Search made and certified prepared by ZAMEER UDDIN

Received Rs. 100 + 20 towards EC-Fee against Cash Receipt No. 34635

Result: 1 out of 1 are selected.

Office Seal

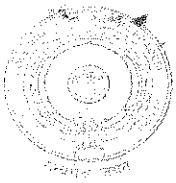
OFFICE OF THE  
SUB-REGISTRAR  
UPPAL

Signature of Registering Officer

Date: 26/07/2012, 12:59 PM

Source: CARD

SUB-REGISTRAR  
UPPAL



# Government Of Andhra Pradesh Registration And Stamps Department

*22/08/12*

## Certificate of Encumbrance on Property

Certificate No. 31063

Application No. 44938

SRO Name: 1507 UPPAL

Dist Name: Ranga Reddy

Page 1 Of 2

Sri/Smt. K.P. REDDY having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.  
VILL/COL: CHERLAPALLE SURVEY: 31,40,41,42,44,45,55, PLOT: 399/E, NORTH: NEIGHBOUR'S LAND SOUTH: 30' WIDE ROAD EAST: NEIGHBOUR'S LAND WEST: PLOT NOS. 310 TO 315

DATE & TIME of Application of EC: 28/08/2012, 12:00 AM

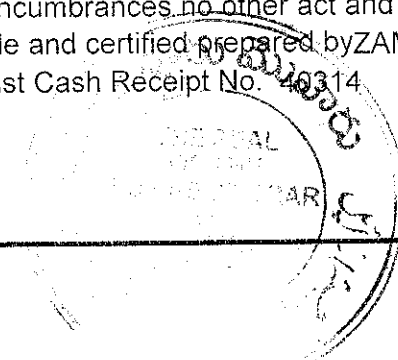
I hereby certify that a search has been made in Book I and in the indexes of S.R.O. UPPAL for Years from 28/06/1980 to 27/08/2012 For acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl. No.	(a) Description of Property	Date of (E)xecution (R)egistration	(b) Nature & Value of Document	Names of Parties Executants (Ex) and Claimants(CI)	Vol.No /CD.No /Doct.No/Year
1	VILL/COL: CHERLAPALLE CHERLAPALLY OLD VILLAGE@Rs4000 W-B: 2-2 SURVEY: 31 40/PART 41/PART 42 44 45 55 PLOT: 399/E HOUSE: - EXTENT: 823.21 SQ.Yds Boundires: [N]: NEIGHBOUR'S LAND [S] 30' WIDE ROAD [E]: NEIGHBOUR'S LAND [W]: PLOT NOS. 310 TO 315	(R) 17-08-2012 (P) 16-08-2012 (E) 16-08-2012	0208 Mortgage Cons.Value:Rs. 9000000 Mkt.Value:Rs. 0	1(ME)RELIGARE FINVEST LIMITED (RFL) 1(MR)GAURANG MODY	0/0 8444 2012 of SRO UPPAL 1
2	VILL/COL: CHERLAPALLE CHERLAPALLY OLD VILLAGE@Rs4000 W-B: 2-2 SURVEY: 31 40/P 41/P 42 44 45 55 PLOT: 399/E HOUSE: - EXTENT: 823.21 SQ.Yds Boundires: [N]: NEIGHBOURS LAND [S] 30'WIDE ROAD [E]: NEIGHBOURS LAND [W]: PLOT NOS.310 TO 315	(R) 17-07-2012 (P) 17-07-2012 (E) 17-07-2012	0101 Sale Cons.Value:Rs. 3293000 Mkt.Value:Rs. 3292840	1(CL)GAURANG MODY 1(EX)M/S.MEHTA & MODI HOMES.REP.BY ITS MANAGING PARTNERS: 2(EX)SOHAM MODI (MANAGING PARTNER) 3(EX)SURESH U MEHTA 4(EX)REP.BY THEIR GPA HOLDER:K.PRABHAKA	0/0 CD_Volum e 487 6972 2012 of SRO UPPAL 1

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found in Search made and certified prepared by ZAMEER UDDIN Received Rs. 100 + 20 towards EC-Fee against Cash Receipt No. 10314

Result: 2 out of 2 are selected.

Office Seal  
Date: 28/08/2012, 12:00 AM  
SUB-REGISTRAR  
UPPAL, R.R. DIST.



Signature of Registering Office  
Source: CARD  
SUB REGISTRAR  
UPPAL



# Government Of Andhra Pradesh Registration And Stamps Department

22/08/12

## Certificate of Encumbrance on Property

Certificate No. 31063

Application No. 44938

SRO Name: 1507 UPPAL

Dist Name: Ranga Reddy

Page 2 Of 2

Sri/Smt. K.P. REDDY having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.  
VILL/COL : CHERLAPALLE SURVEY: ,31,40,41,42,44,45,55, PLOT: ,399/E, NORTH: NEIGHBOUR'S LAND SOUTH: 30' WIDE ROAD EAST: NEIGHBOUR'S LAND WEST: PLOT NOS. 310 TO 315

DATE & TIME of Application of EC: 28/08/2012, 12:00 AM

I hereby certify that a search has been made in Book I and in the indexes of S.R.O. UPPAL for Years from 28/06/1980 to 27/08/2012 For acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl. No.	(a) Description of Property	Date of (E)xecution (R)egistration	(b) Nature & Value of Document	Names of Parties Executants (Ex) and Claimants(CI)	Vol.No /CD.No Doct.No/Year
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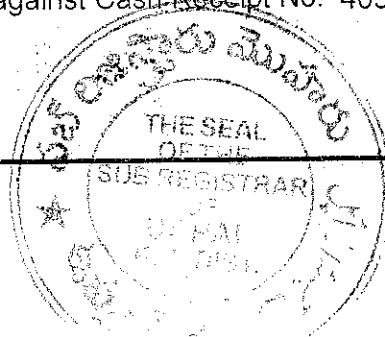
R REDDY

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found in Search made and certified prepared by ZAMEERUDDIN

Received Rs. 100 + 20 towards EC-Fee against Cash Receipt No. 40314

Result: '2 out of 2 are selected.'

Office Seal  
OFFICE OF THE  
SUB-REGISTRAR  
UPPAL, R.R. DIST.  
Date: 28/08/2012 11:59 AM



Signature of Registering Office

Source: CARD

SUB-REGISTRAR  
UPPAL



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AT 883362

S.No. 10304 25/6/12 100/-

Sold to... Ramesh G. Narsing .Hyd

For Whom... mehta & modi Homes Hyd

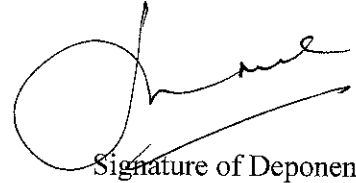
K. GIRIBABU  
LICENCED STAMP VENDOR  
LIC.No.16-02-30/1998  
REN.No.16-02-03/2010  
Sub-Rapunagar, Amberpet, Hyd-13.  
Cell.No.9989259839

### AFFIDAVIT

We Mehta & Modi Homes heaving office at 5-4-187/3 & 4 2<sup>nd</sup> Floor, Soham Mansion, M.G. Road, Secunderabad -- 500 003 represented by its Managing Partner Shri. Soham Modi S/o Shri. Satish Modi aged 42 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad -- 500 034 do hereby solemnly affirm and state on oath as follows.

- We M/s. Mehta & Modi Homes are the absolute owners and possessors of the plot bearing no.399E (the land is marked in the sanction plan as 'Commercial Complex') and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Pig./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.

- ii) We have executed a registered sale deed in favor of Mr. Gaurang Mody, S/o. Mr. Jayantilal Mody, aged 44 years, Occupation: Business residing at Flat No.105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad, for the plot no.399E admeasuring about 8234.21 sq. yds., in the project know as 'Silver Oak Bungalows Phase - III' forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District.
- iii) We have executed a un-registered Agreement for Construction for the construction of the building admeasuring 3750 sq. ft. of built-up are on plot of land bearing plot no. 399E (the land is marked in the sanction plan as 'Commercial Complex') signed by the both parties.
- iv) We hereby confirm that we M/s. Mehta & Modi Homes, have completed the construction of the said building having a built up are of 3,750 sft on said plot no.399E.



Signature of Deponent

Date : 21.07.2012  
Place : Hyderabad



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 10698 on 25/6/12 100/-  
Sold to Ramekh & Navsing, Hyd  
For Whom Mehta & Modi Homes, Hyd

AT 883356  
K. GIRIBABU  
LICENCED STAMP VENDOR  
LIC.No.16-02-30/1998  
REN.No.16-02-08/2010  
Sub-Bapunagar, Amberpet, Hyd-13.  
Cell.No.9989259839

### AGREEMENT FOR CONSTRUCTION

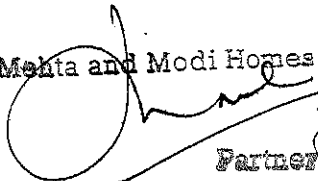
This Agreement for Construction is made and executed on this the 16<sup>th</sup> day of July 2012 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, 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 Partners Shri. Soham Modi, S/o. Shri Satish Modi, aged about 42 years, Occupation: Business and Shri Suresh U. Mehta, S/o Late Shri Uttamlal Mehta, aged about 65 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

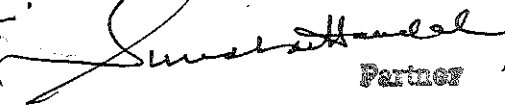
AND

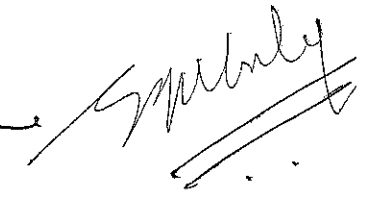
Mr. GAURANG MODY, SON OF Mr. JAYANTILAL MODY, aged about 44 years, Occupation: Business, residing at Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner



**WHEREAS:**

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Ms. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Ms. Hetal Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh have executed a GPA in favour of the Developer bearing document no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- G) The Vendor is desirous of developing the Scheduled Land by constructing independent building thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.

For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

Partner



- H) The Builder in the scheme of the development project have planned that the prospective buyers will eventually become the absolute owner of the identifiable land (i.e., plot of land) together with the independent building constructed thereon.
- I) The Buyer has purchased plot of land bearing plot no. 399 E admeasuring 823.21 sq. yds. under a Sale Deed dated 16.07.2012 registered as document no. 6972/12 in the Office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction with the Builder for construction of a building on the plot of the land.
- J) The Buyer has inspected all the documents of the title of the Builder in respect of the Scheduled Land and the plot of land bearing plot no. 399 E and also about the capacity, competence and ability of the Builder to construct the building thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Silver Oak Bungalows.
- K) The Buyer is desirous of having a building constructed for him by the Builder on plot of land bearing no. 399 E as a part of the development project taken up by the Builder and the Builder is willing to undertake the said construction of the building.
- L) The Buyer as stated above had already purchased the plot of land bearing no. 399 E and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 16.07.2012 referred herein above are and shall be interdependent agreements.
- M) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the building and are desirous of recording the same into writing.

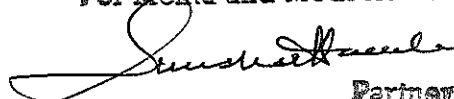
**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Builder shall construct for the Buyer a building admeasuring 3750 sq. ft. of built-up area on plot of land bearing plot no. 399 E as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for an amount of Rs. 21,00,000/- (Rupees Twenty One Lakhs Only).
2. The Builder at its own costs shall obtain necessary permissions from the concerned authorities for the construction of the building for and on behalf of the Buyer and the parties hereto have agreed to do all that is necessary and execute all such documents, affidavits etc., that may be required for this purpose.
3. The Buyer shall pay to the Builder the entire amount of Rs. 21,00,000/- (Rupees Twenty One Lakhs Only) within 30 days of this agreement.
4. The Builder shall construct the building in accordance with the plans and designs and as per specifications annexed hereto as Annexure A & Annexure B respectively. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.

For Mehta and Modi Homes

  
Partner

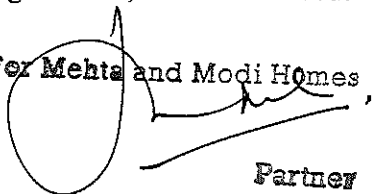
For Mehta and Modi Homes

  
Partner



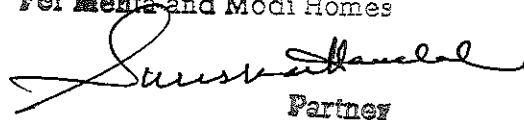
5. The Builder agrees to deliver the Scheduled Property completed in all respects on or before 1<sup>st</sup> August 2012.
6. The Buyer upon taking possession of the building shall own and possess the same absolutely and to the exclusion of the Builder and shall have no claims against the Builder on any account including any defect in the construction.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said building.
8. The Buyer shall not be allowed to alter any portion of the building may change its external appearance without due authorization from the Builder and / or Association / Society In-charge of maintenance for an initial period ending upto 2015 and all the bungalows in the project of Silver Oak Bungalows shall have a similar elevation, color, scheme, compound wall, landscaping, trees etc. for which the Buyer shall not raise any obstructions / objections.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Silver Oak Bungalows project.
10. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the building nor shall the Buyer make any additions or alterations in the building without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Silver Oak Bungalows Project.
11. The Builder shall have the right to construct other buildings and provide necessary common amenities and facilities on the Scheduled Land that is required under the scheme of development of Silver Oak Bungalows and the Buyer shall not make any objection or interruption nor make any claims to the proposed constructions etc. It is further, hereby specifically declared that roads, passages, drainage, water pipelines, sewerage connections, electric cables, transformer room, recreational facilities, gardens etc. which are for the common enjoyment of the occupants of Silver Oak Bungalows shall be enjoyed jointly in common by the occupants, owners or the buyers of the respective buildings without any hindrance or objection of any kind whatsoever.
12. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the building under this agreement, or the sale deed.

For Mehta and Modi Homes,

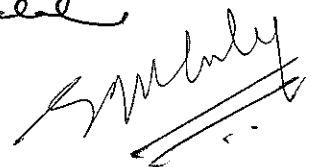


Partner

For Mehta and Modi Homes



Partner



13. The Buyer shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the Silver Oak Bungalows Project and shall abide by its rules framed from time to time. The Buyer shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association. The Buyer undertakes to pay regularly the subscription and also his contribution of the expenses as the society / association intimates him from time to time. Until the society / association is formed the Vendee shall pay to the Builder such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers etc., as may be determined by the Builder.
14. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
15. The Buyer shall impose all the relevant conditions laid down in this agreement in respect of usage, maintenance, alterations, membership of the association / society etc. upon the transferee, tenant, occupier or user of the building. However, even if such conditions are not laid down expressly by the Buyer or if laid down are inconsistent with the conditions laid down under this agreement, such agreements made by the Buyer shall be subject to terms and conditions contained under this agreement and such inconsistent terms and conditions laid down by the Buyer shall be deemed to be void. Further, such transferee / tenant / occupier etc., shall be bound by the terms and conditions contained under this agreement.
16. That the Buyer or any person through him shall keep and maintain the building in a decent and civilized manner. The Buyer shall further endeavor and assist in good up-keeping and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / buyers of the Silver Oak Bungalow. To achieve this objective the Buyer, inter-alia shall not (a) Throw dirt, rubbish etc. in any open place, compounds roads etc. no meant for the same. (b) Use the building for any illegal, immoral, commercial & business purposes. (c) Use the building in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / buyers of Silver Oak Bungalows. (d) Store any explosives, combustible materials or any other materials prohibited under law.
17. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
18. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
19. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

Partner

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 399 E admeasuring about 823.21 sq. yds., in the project known as "SILVER OAK BUNGALOWS PHASE – III" forming part of Sy. Nos. Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Neighbour's land
South	30' wide road
East	Neighbour's land
West	Plot Nos. 310 to 315

AND

ALL THAT BUILDING admeasuring 3750 sq. ft. of built-up area to be constructed on the above said plot no. 399 E as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

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

WITNESS:

1. 

2. 

For Mehta and Modi Homes  
  
Partner

(Soham Modi)  
BUILDER  
for Mehta and Modi Homes

  
Partner

(Suresh U. Mehta)  
BUILDER

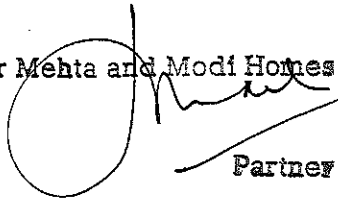
  
BUYER.

ANNEXURE - A

SPECIFICATIONS:

Item	Deluxe Building
Structure	RCC
Walls	4"/6" solid cement blocks
External painting	Exterior emulsion
Internal painting	Smooth finish with OBD
Roof	Sloping with country tiles
Flooring	Marble slabs in all rooms
Door frames	Teak wood
Doors	Panel doors with branded hardware
Electrical	Copper wiring with modular switches
Windows	Powder coated aluminum or UPVC open able windows with grills
Sanitary	Parryware / Hindware or similar make
C P fittings	Branded ceramic disk quarter turn
Staircase railing	MS railing with wooden banister
Kitchen platform	Granite slab, 2 ft dado, SS sink
Plumbing	GI & PVC pipes. Pressure booster pump for first floor bathrooms.
Bathrooms	7' dado with designer tiles and bathtub in master bedroom.
Water supply	24 hrs water supply through community tank with 2,000 lts. Individual overhead tank in each building. Separate drinking water connection in kitchen.

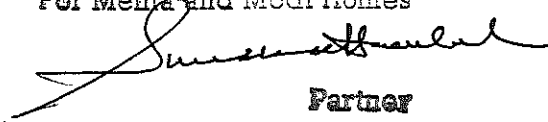
For Mehta and Modi Homes



Partner

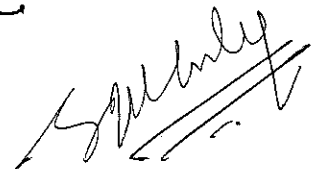
(SOHAM MODI)  
VENDOR

For Mehta and Modi Homes



Partner

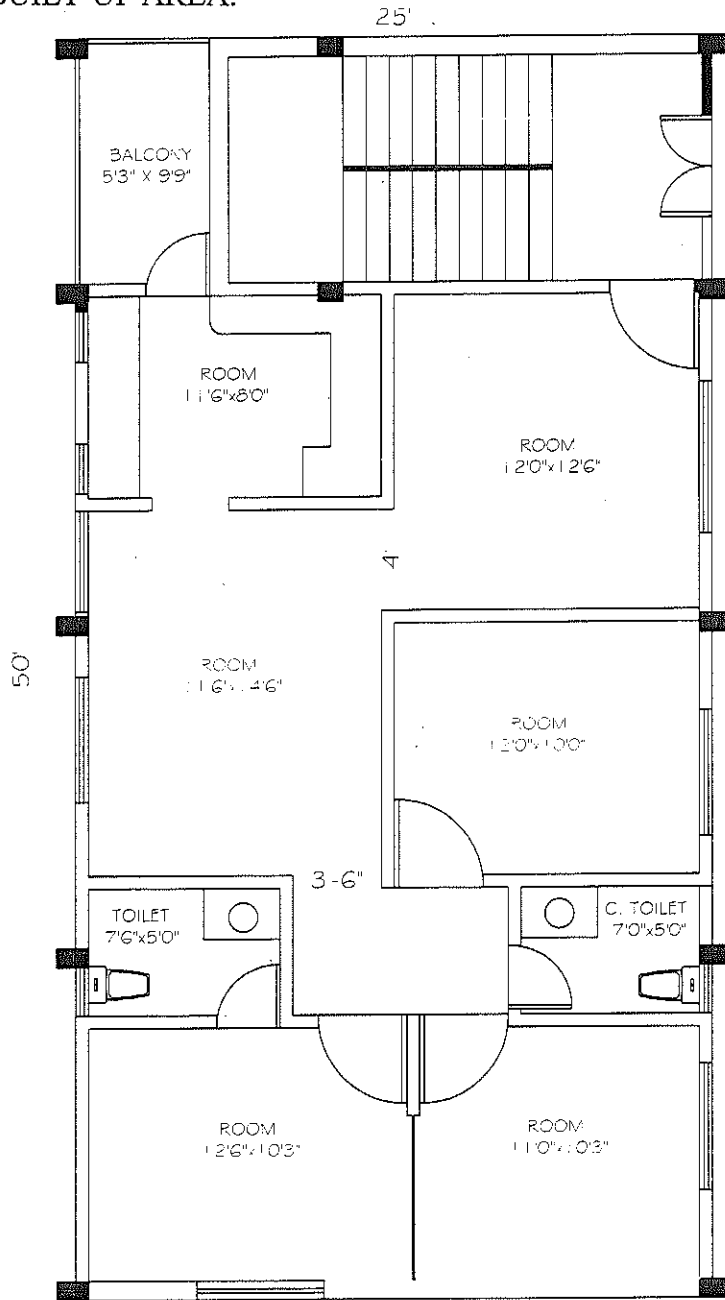
(SURESH U. MEHTA)  
VENDOR



VENDEE

ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 399 E ADMEASURING  
3750 SFT. OF BUILT-UP AREA.



GROUND, FIRE™ & SECOND PLAN

(SOHAM MODI)  
BUILDER

(SURESH U. MEHTA)  
BUILDER

BUYER

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ M/s Melika & Modi Homes Rep by

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. Wham modh

దస్తావేజు స్వభావము	(22/10)			25/8
దస్తావేజు విలువ	32,92,400			16/2 per
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	6972/			Cholapur
రిజిస్ట్రేషన్ రుసుము				
లోటు స్టాంపు (D.S.D.)	16465 1/4			
GHMC (T.D.)				
యూజర్ ఛార్జీలు	164550			
అదనపు షీట్లు	10			
5 x .....	65860			
మొత్తం	2,46,975			

SUB-REGISTRAR

(అక్షరాల) \_\_\_\_\_ రూపాయలు మాత్రమే)

తేది \_\_\_\_\_

వాపసు తేది \_\_\_\_\_

SUB-REGISTRAR

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.





1083

Date no: 10972/11



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 10900      25/6/12      100/-  
 Sold to: Ramesh S/o Navaraj, And  
 For Whom: Mehta & Modi Homes, And

AT 883358  
 K. GIRIBABU  
 LICENCED STAMP VENDOR  
 LIC.No.16-02-30/1998  
 REN.No.16-02-08/2010  
 Amberpet, Amberpet, Hyd-13.  
 Tel.No.9989259839

**SALE DEED**

This Sale Deed is made and executed on this the 16<sup>th</sup> day of July 2012 at SRO, Uppal, Ranga Reddy District by:

M/s. MEHTA & MODI HOMES, 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 Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 42 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 65 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

**IN FAVOUR OF**

Mr. GAURANG MODY, SON OF Mr. JAYANTILAL MODY, aged about 44 years, Occupation: Business, residing at Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

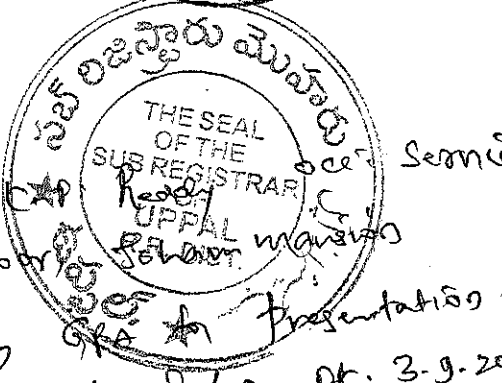
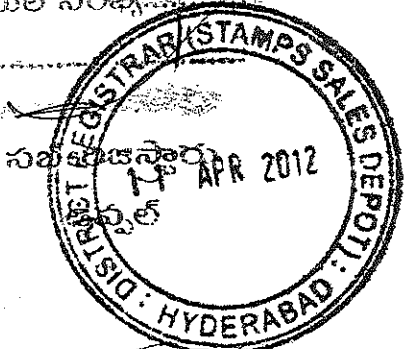
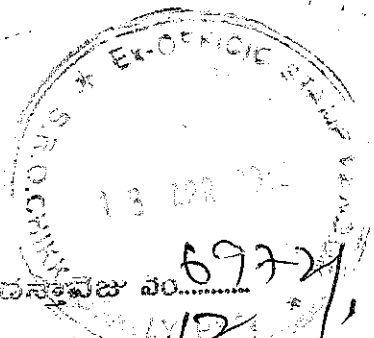
Partner

2012 వ సం॥ జులై నెల 17 తర  
 1934 వ.సా. Act 6 మానం 26 వ తేదీ  
 వ గలు 3 సరియ 4 గంట

వ ఖాతా సంఖ్య 2012 సం॥ ఖాతా సంఖ్య సం॥  
 దస్తావేజాల మొత్తము కాగితముల సంఖ్య 12 / 2  
 ఈ కాగితము వరుస సంఖ్య

మధ్య ఉన్నట్లై సబ్ రిజిస్ట్రార్ అఫీసులో  
K. Prabhakar Reddy  
 రిజిస్ట్రార్ సహాయకునిగా పనిచేయుచున్నది  
 నమర్చించవలసిన పాత్రాధికారి (అ) మరియు  
 వేలి ముద్రలతో సహా దాఖలు చేసే రుసుము  
 రూ. 1646 వల్ల 3 వేలంబారు.

Receipt 60098 నంబర్ 17/12 / 2012  
 SBH, Hubsiguda Branch Sec. Bad



వావి ఇచ్చినట్లు బిల్లుకున్నది  
 ఎడమ బొటనపై

Prabhakar Reddy  
Prabhakar Reddy

K. Prabhakar Reddy S/o.  
 o/p. S-6-127/394, 1st floor  
 M.G. Road, Seebast, through  
 Documents, vide GPA no. 766/RRV/10, dt. 3-9-20  
 at SRO, Uppal, R.R. Dist.,

CH. Venkat Ramana Reddy S/o. Late Anji Reddy  
 Oo. Service - Ho. 11-187/2, Ld no. 2, Green Hills Colony  
 Hyderabad.

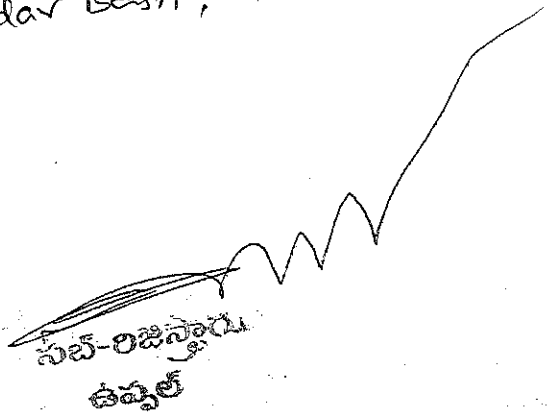
M. Mahender S/o. Late M. Mallesh, Service,  
 Ho. # 28-77, Yadav Basti, Neredmet, Hyderabad.



[Signature]

[Signature]

2012...వ.సం॥ జులై నెల 17 తేదీ  
 1934 వ.సా. Act 6 మానం 26 వ తేదీ



**WHEREAS:**

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

B) Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

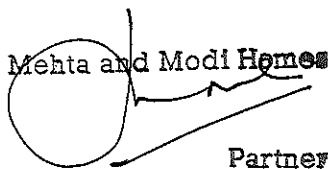
C) The Vendor herein has entered into an Development Agreement with Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac. 1-09 Gts, as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Ms. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.

D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.

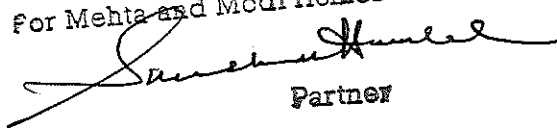
E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.

F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.

For Mehta and Modi Homes ,

  
Partner

For Mehta and Modi Homes

  
Partner

పుస్తకం 2012 సం॥ పు.చస్తావేజా నెం. 6972  
 చస్తావేజాల మొత్తము కాగితముల సంఖ్య 12  
 ఈ కాగితము వరుస సంఖ్య 2

సబ్-రిజిస్ట్రారు  
 ఉప్పల్

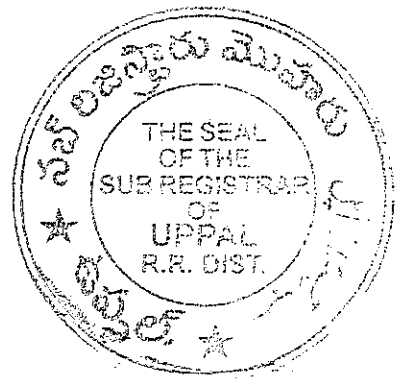
**ENDORSEMENT**

Certified that the following amounts have been paid in respect of the document by Challan No. 60098 Dt: 17/12/12

- \* Stamp Duty :
  - 1. In the Shape of Stamp Paper Rs. 100/-
  - 2. In the Shape of Challan (u/s.41 of I.S. Act 1899) Rs. 164500/-
  - 3. In the Shape of Cash (u/s. 41 of I.S. Act 1899) Rs. -
  - 4. Adjustment of Stamp Duty (u/s 16 of I.S. Act 1899, if any) Rs. -
- # Transfer duty:
  - 1. In the Shape of Challan Rs. 65860/-
  - 2. In the Shape of Cash Rs. -
- III. Registration Fees:
  - 1. In the Shape of Challan Rs. 16465/-
  - 2. In the Shape of Cash Rs. -
- IV User Charges:
  - 1. In the Shape of Challan Rs. 100/-
  - 2. In the Shape of Cash Rs. -

TOTAL Rs: 267075/-

Sub Registrar  
 Uppal



- 7
- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.
- H) The Vendee is desirous of purchasing a land bearing plot no. 399E admeasuring 823.21 sq. yds. (the land is separately marked in the sanction plan) hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

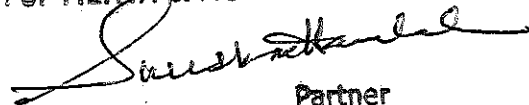
1. The Vendor do hereby convey, transfer and sell the land bearing plot no. 399E admeasuring 823.21 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 2,46,975/- is paid by way of challan no.60098, dated 17.07.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner

వ పుస్తకం నంబర్ 6972/12  
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య 12  
 ఈ కాగితము వరుస సంఖ్య 3

సబ్-రిజిస్ట్రార్  
 ఉప్పల్

Endorsement Under Section 41 & 42 IS Act of 1899  
 Doct. No. 6972 of 2012 Dated 17/7/2012.

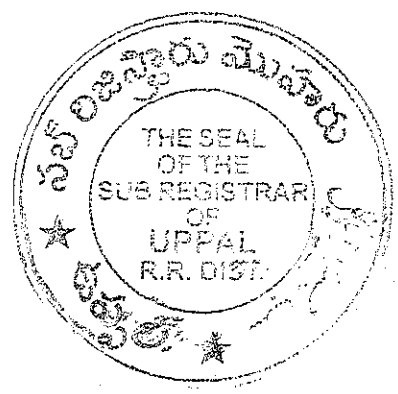
I hereby certify that the proper/deficit Stamp duty of  
 Rs. 230410/- (Rupees Two lakhs thirty  
 thousand four hundred and ten only)  
 has been levied in respect of this instrument document  
 from Sni/Smt. K. Prabhakar Reddy  
 on the basis of the agreed Market Value/  
 Consideration of Rs. 2500000/- being  
 higher than consideration/Agreed Market Value

Sub-Registrar  
 and Collector U/S-41&42 as  
 on INDIAN STAMP Act.

S.R.O Uppal  
 Date 17/7/12

REGISTRATION ENDORSEMENT

An amount of Rs. 230410/- towards Stamp Duty  
 including Transfer Duty and Rs. 16465/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 60098  
 Dated 17/7/12 At SBH Habsiguda Branch Sec'bad  
 SBH Habsiguda A/c.52191012432 of SRO Upp



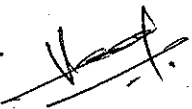
**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing plot no. 399 E, admeasuring about 823.21 sq. yds., in the project known as 'SILVER OAK BUNGALOWS PHASE – III' forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Neighbour's land
South	30' wide road
East	Neighbour's land
West	Plot Nos. 310 to 315

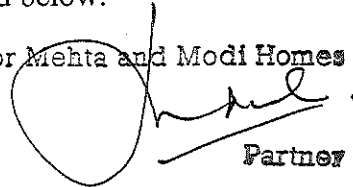
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

**WITNESS:**

1. 

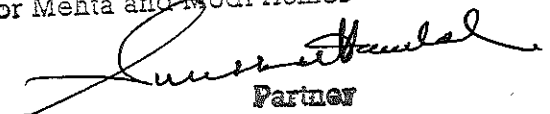
2. 

For Mehta and Modi Homes

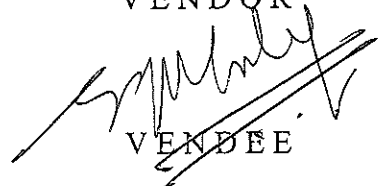
  
Partner

(Soham Modi)  
VENDOR

For Mehta and Modi Homes

  
Partner

(Suresh U Mehta)  
VENDOR

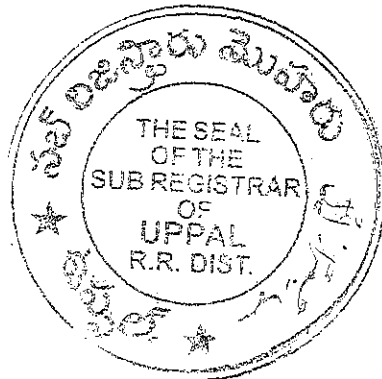
  
VENDEE

1 వ పుస్తకం 2012 సం॥ పు.దస్తావేజు సం. 69721  
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య 12  
 ఈ కాగితము పరుస సంఖ్య 4

సబ్-రిజిస్ట్రారు  
 ఉప్పల్

1వ బృన్హితము సం॥ (కా.శ.) పు. 69721/12  
 నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు 69721/2012 అవ్వడమైనది  
 2012 సం॥ జులై 17 నెల 17 తేదీ

రిజిస్ట్రారింగు అధికారి





**REGISTRATION PLAN SHOWING**

PLOT NO. 399 E, FORMING A PART

**IN SURVEY NO.**

31, 40(P), 41(P), 42, 44, 45 & 55

**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

**Mandal, R.R. Dist.**

**VENDOR:**

M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE UTTAMLAL MEHTA

**BUYER:**

MR. GAURANG MODY, SON OF MR. JAYANTILAL MODY

**REFERENCE:**  
**AREA:**

823.21

**SCALE:**  
**SQ. YDS.**

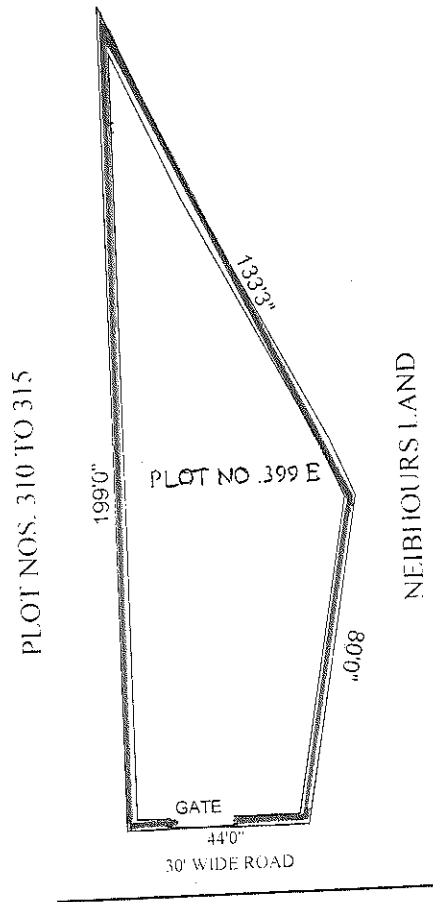
**INCL:**  
**SQ. MTRS.**



**EXCL:**



NEIBHOURS LAND



For Mehta and Modi Homes

*[Signature]*  
Partner

For Mehta and Modi Homes

*[Signature]*  
Partner

**WITNESSES:**

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

SIG. OF THE VENDOR

*[Signature]*

SIGN. OF THE BUYER

వ పుస్తకం 2012 సం॥ పు.చస్తావేజా సం.....

69721

వస్తావేజాల మొత్తము కాగితముల సంఖ్య.....

12

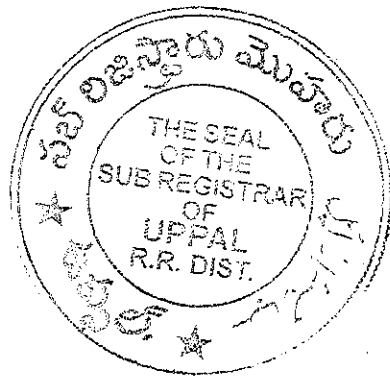
ఈ కాగితము పరుస సంఖ్య .....

5

12

సబ్-రిజిస్ట్రారు

ఉప్పల్

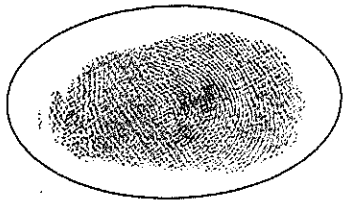


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

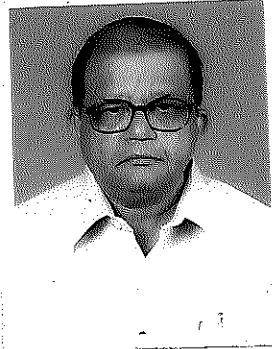
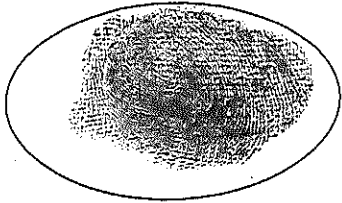


**VENDOR:**

M/S. MEHTA & MODI HOMES  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REP. BY ITS PARTNERS

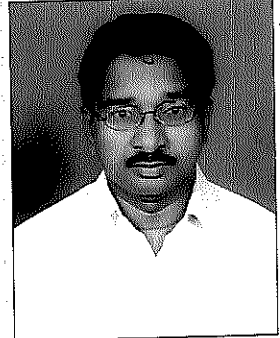
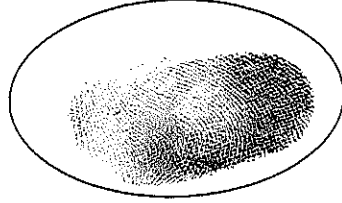
1. MR. SOHAM MODI  
S/O. MR. SATISH MODI

2. MR. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003



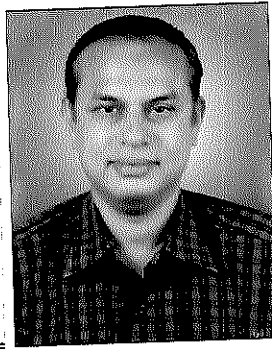
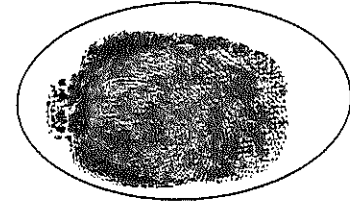
**GPA FOR PRESENTING DOCUMENTS,  
VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.



**BUYER:**

MR. GAURANG MODY  
S/O. MR. JAYANTILAL MODY  
R/O. FLAT NO. 105, SAPPHERE APARTMENTS  
CHIKOTI GARDENS, BEGUMPET  
HYDERABAD.



**SIGNATURE OF WITNESSES:**

1.

2.

For Mehta and Modi Homes  
  
Partner

For Mehta and Modi Homes  
  
Partner  
SIGNATURE OF THE EXECUTANTS

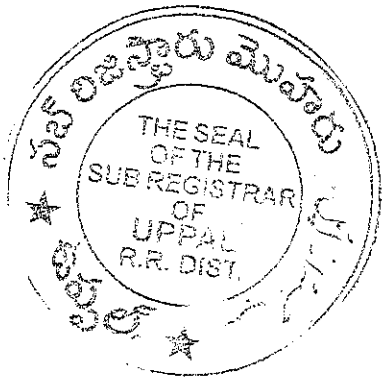
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

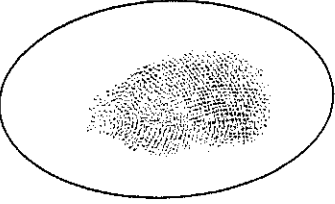
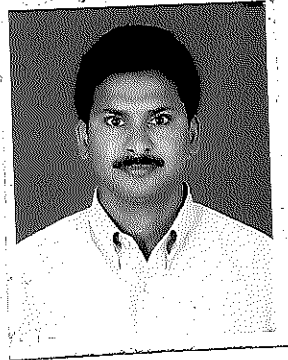
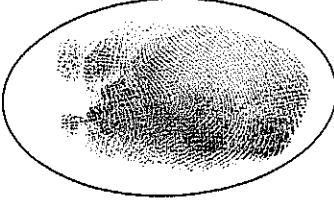
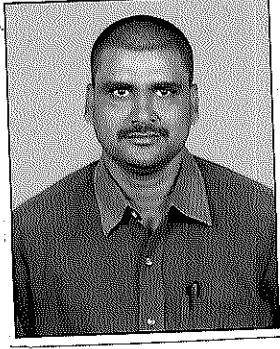
SIGNATURE(S) OF BUYER(S)

వ పుస్తకం 2012 సం॥ పు.తస్తావజ పం..... 69721  
దస్తావేజాల మొత్తము కాగితముల సంఖ్య..... 12 / 2  
ఈ కాగితము పరుస సంఖ్య..... 6


సబ్-రిజిస్ట్రారు  
ఉప్పల్

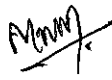


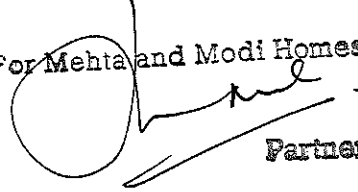
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

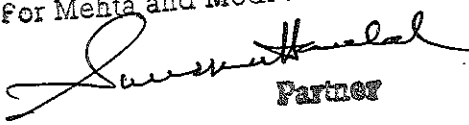
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>WITNESSES:</b></p> <p>1. MR. CH. VENKATA RAMANA REDDY S/O. LATE ANJI REDDY R/O. H. NO: - 11-187/2 ROAD NO. 2, GREENHILLS COLONY SAROORNAGAR HYDERABAD.</p>
			<p>2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD</p>

SIGNATURE OF WITNESSES:

1. 

2. 

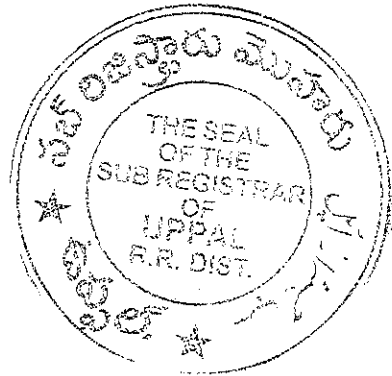
For Mehta and Modi Homes  
  
Partner

For Mehta and Modi Homes  
  
Partner

వ పుస్తకం 2012 సం॥ పు.తస్తావేజు సం.....  
వస్తావేజుల మొత్తము కాగితముల సంఖ్య.....  
ఈ కాగితము వరుస సంఖ్య.....

69721  
12 / 12

సబ్-రిజిస్ట్రారు  
ఉప్పల





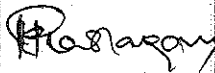
# Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 007083/2012 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAMMODI(OT)

Report Date: 17/07/2012 16:15:42

This report prints the Photos and FPs taken on 17/07/2012  
16:15:22

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
3			(EX) REP.BY THEIR GPA HOLDER:K.PRABHAKAR REDDY 5-4-187/3 &4,IIND FLOOR,MG ROAD,SECUNDERABAD,SOHA M MANSION	

Identified by

Witness 1

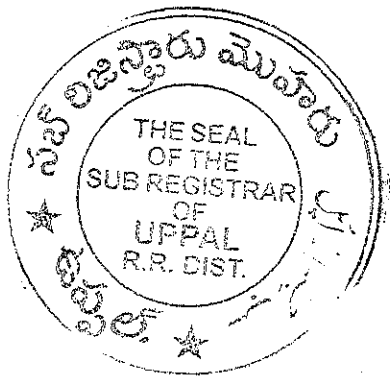
Witness 2

Photos and TIs  
captured by me

Capture of Photos and TIs  
done in my presence

1 వ పుస్తకం 2012 సం॥ పు.రస్తావేజు పేం.....6972/12  
రస్తావేజుల మొత్తము కాగితముల సంఖ్య.....12  
ఈ కాగితము వరుస సంఖ్య.....8

సబ్-రిజిస్ట్రారు  
ఉప్పల్





Family Members Details				
S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	25

D.P.L. No. 114  
BHARAT SCOUTS & GUIDES - II  
PARADISE, SEC' BAD  
16/02/2006  
16/02/2006  
16/02/2006

PERMANENT ACCOUNT NUMBER  
**AEMPM8725H**

नाम NAME  
**SOHANI SATISH MODI**

पिता का नाम FATHER'S NAME  
**SATISH NAMLAL MODI**

जन्म तिथि DATE OF BIRTH  
**19-10-1989**

हस्ताक्षर SIGNATURE  
*[Signature]*

Chief Commissioner of Income-tax, Andhra Pradesh

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSP8104E

*[Signature]*  
Signature

*[Photo]*

HOUSEHOLD CARD

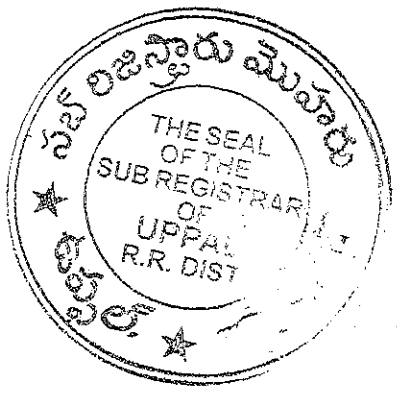
Card No : PAP16788150816  
F.P. Shop No : 815  
Address : [illegible]  
Name of Head of Household : Mehta, Suresh  
Age/sex : [illegible]  
Father/Husband name : Utamnal  
Date of Birth : 15/12/1948  
Age : 58  
Occupation : Own Business  
House No. : 2-3-577  
Street : MINISTER ROAD  
Colony : D.V. COLONY  
Ward : [illegible]  
Circle : Circle VIII  
District : [illegible]  
Annual Income (Rs.) : 190,000  
JPG Consumer No. (1) : NE46359(Single)  
JPG Dealer Name (1) : Narrana Enterprises, IOC  
JPG Consumer No. (2) :  
JPG Dealer Name (2) :

For Mehta and Modi Homes  
*[Signature]*  
Partner

For Mehta and Modi Homes  
*[Signature]*  
Partner

వ పుస్తకం 2012 సం॥ ప్ర.చస్తావేజు తే... 69721  
చస్తావేజుల మొత్తము లాగితముల సంఖ్య... 12  
ఈ లాగితము వరుస సంఖ్య... 9

సబ్-రిజిస్ట్రారు  
ఉప్పల్

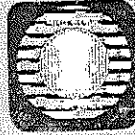


आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GAURANG J MODY  
JAYANTILAL MOJILAL MODY  
24/11/1967  
Permanent Account Number  
AIZPM3748A

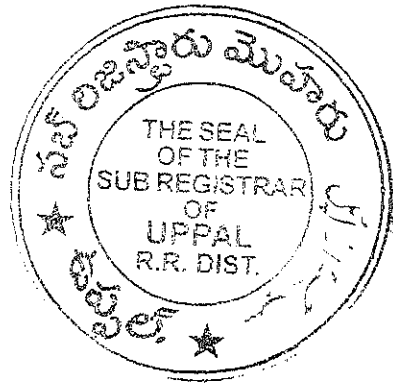


Signature

*Gaurang J Mody*

I వ పుస్తకం 2012 సం॥ ప్ర. దస్తావేజు వెం..... 6977/2  
దస్తావేజుల మొత్తము కాగితముల సంఖ్య..... 13  
ఈ కాగితము వరుస సంఖ్య..... 10

సబ్-రిజిస్ట్రార్  
ఉప్పల్




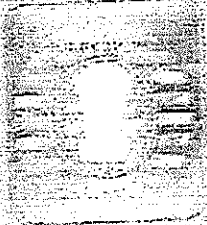

Witness. 1.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA  
ANJI REDDY CHEERUKA  
05/03/1972  
Permanent Account Number  
AHNPC8363Q

*V. Ramana Reddy*  
Signature




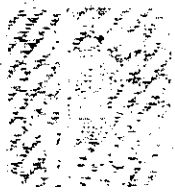

Witness : 2.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


M MAHENDAR  
MALLESH MANDA  
20/07/1978  
Permanent Account Number  
AQAPM0412C

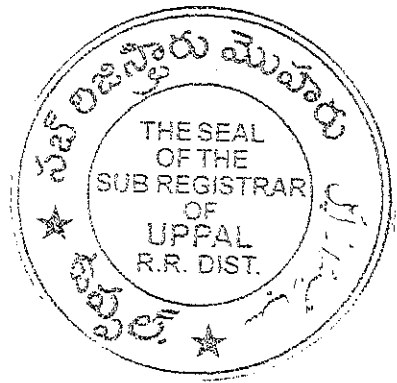
*M. Mahendar*  
Signature



04072007

1 వ పుస్తకం 2012 సం॥ పు.దస్తావేజు వెం..... 69721 / 12  
దస్తావేజుల మొత్తము కాగితముల సంఖ్య..... 12  
ఈ కాగితము వారు పంపు ..... 11

  
సబ్-రిజిస్ట్రార్  
ఉప్పల్





వి పుస్తకం 2012 నా ప్రతిపాదనలు సంఖ్య 6772/12  
ప్రతిపాదనల మొత్తము కాగితముల సంఖ్య 12  
ఈ కాగితము వరుస సంఖ్య 12

సబ్-రిజిస్ట్రార్  
ఉప్పల్

