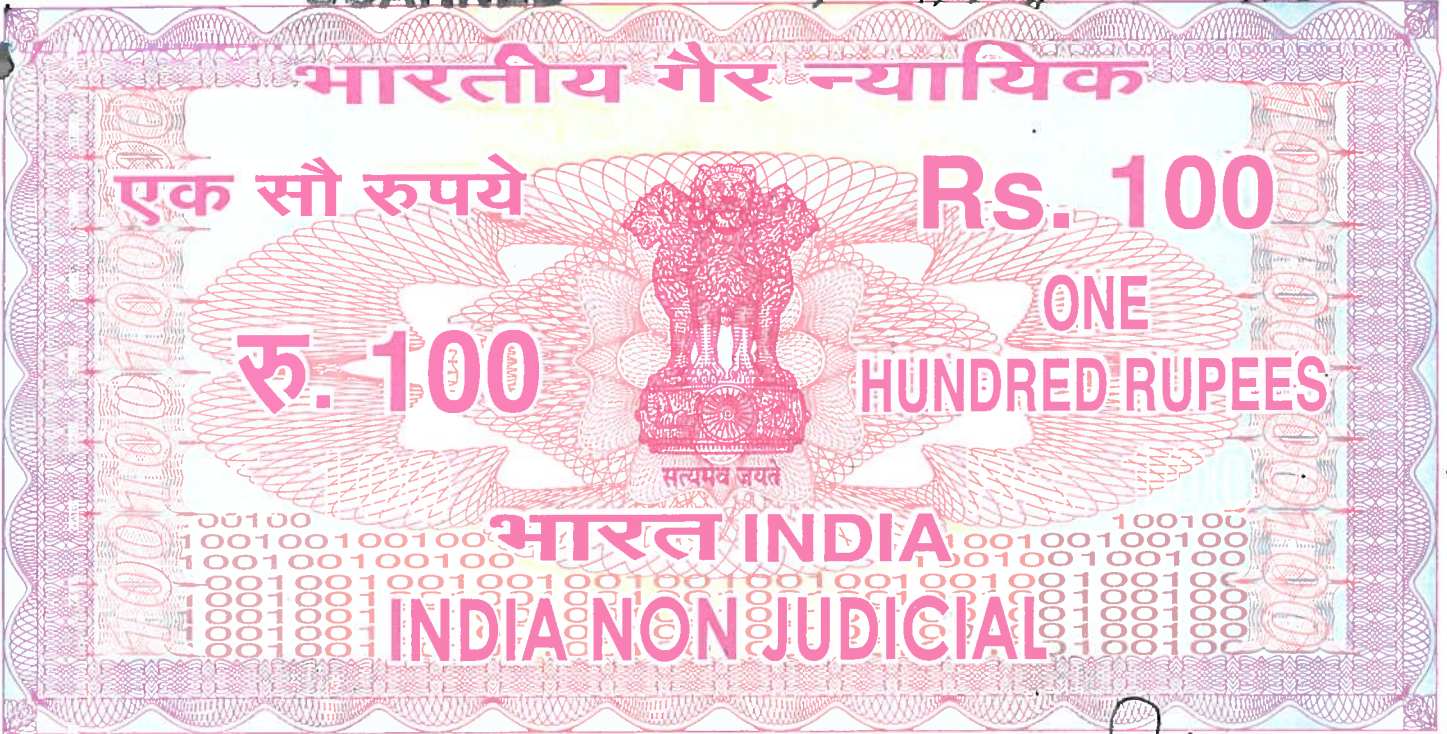


SCANNED

Ami 9264/16



9631

తెలంగాణ తెలంగాణ TELANGANA

S.No. 13345 Date:19-09-2016

Sold to: RAMESH

S/o: NARASING RAO

For Whom: M/s. MODI & MODI CONSTRUCTIONS

E 515564

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

SUPPLEMENAL DEED

This Deed of Supplemental to Deed of Additional Mortgage No. 11802 of 2016 is made and executed on the 6th day of October 2016 at SRO, Keesara, Ranga Reddy District by:

M/s. Modi & Modi Constructions & M/s. Nilgiri Estates both are registered partnership firms having their offices at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 both represented by its' Managing Partner Shri. Soham Modi, S/o. Shri. Satish Modi aged about 46 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad - 500 034 (hereinafter collectively called "THE MORTGAGOR" which expression shall mean and include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successors in interest, assignees, nominees and the like)

INFAVOUR OF

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA) called "THE MORTGAGEE" which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assigns.

For MODI & MODI CONSTRUCTIONS

Partner







For NILGIRI ESTATES



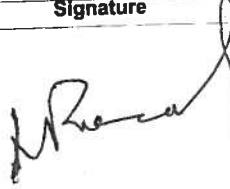



Partner

65,59,500

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 6935/- paid between the hours of 2 and 3 on the 06th day of OCT, 2016 06th day of OCT, 2016 by Sri Soham Modi

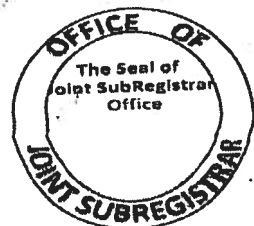
| Execution admitted by (Details of all Executants/Claimants under Sec 32A): | | | | Signature/Ink Thumb Impression |
|--|------|---|---|---|
| SI No | Code | Thumb Impression | Photo | Address |
| 1 | MR |  |  K.PRABHAKAR REDDY (GPA) [1530-1-2016-9631] | K.PRABHAKAR REDDY (GPA) S/O. K.PADMA REDDY 5-4-187/3&4, M G ROAD, SOHAM MANSION,, M G ROAD, SEC'BAD. |
| 2 | MR |  |  M/S.NILGIRI ESTATES REP [1530-1-2016-9631] | M/S.NILGIRI ESTATES REP BY SOHAM MODI (MANAGING PARTNER) S/O. SATISH MODI PNO.280, RD.NO.25, JUBILEE HILLS,, HYD. |
| 3 | MR |  |  M/S.MODI & MODI CONSTR [1530-1-2016-9631] | M/S.MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI (MANAGING PARTNER) S/O. SATISH MODI PNO.280, RD.NO.25, JUBILEE HILLS,, HYD. |

| Identified by Witness: | | | | Signature |
|------------------------|---|---|---------------------------------------|---|
| SI No | Thumb Impression | Photo | Name & Address | |
| 1 |  |  L. RAMACHARYULU::06/1 [1530-1-2016-9631] | L. RAMACHARYULU R/O MG ROAD SECBAD |  |
| 2 |  |  MALLIKARJUN::06/10/2016. [1530-1-2016-9631] | MALLIKARJUN MEDCHAL RR DIST |  |

06th day of October, 2016

Signature of Joint Sub Registrar
Keesara

Bk - 1, CS No 9631/2016 & Doct No 9864/2016. Sheet 1 of 6 Joint Sub Registrar Keesara



WHEREAS by a Deed of Mortgage dated 22.09.2016 executed between the same parties who are the parties to this Deed of Mortgage, which was registered as document no.11802 of 2016, Regd. in the office of the Sub-Registrar, Uppal, R. R. Dist. (hereinafter called the said principal deed).

WHEREAS in the said principal deed one sentence was omitted from the document due to inadvertence namely:

In page nos.3 & 4 of the Principal deed i.e., in the 'Schedule of the Property' the built up area was not mentioned.

The same was regd. as document no.11802 of 2016, registered at S. R. O. Uppal.

WHEREAS THE Mortgagee requested the Mortgagor to supply the same by means of supplemental deed.

NOW THEREFORE THIS SUPPLEMENTAL DEED WITNESSES AS FOLLOWS:

The Principal Deed shall be so read and construed as if:

The Mortgagee requested the Mortgagor to mention the built up area by way of adding the same after, i, e, all that six plots bearing Nos. BB2 -147, BB2-148, BB2-149, BB2-150, BB2-151 & BB2 -152 having built up area 1,560.55 Sq. ft of each on the request of the Mortgagee to avoid the future complications.

That the Mortgagor hereby declares that the all that six (6) plots bearing Nos. BB2 -147, BB2-148, BB2-149, BB2-150, BB2-151 & BB2 -152 having built up area 1,560.55 Sq.ft of each in the principal Sale Deed.

But it has to be supply by way of supplementary deed and to be read as follows:

"all that six plots bearing Nos. BB2 -147, BB2-148, BB2-149, BB2-150, BB2-151 & BB2 -152 having built up area 1,560.55 Sq.ft of each

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

Except the above said correction there is no change in the principal deed as apartment no., floor, plinth area, U/S Land, Total Extent, Survey No., or the Village etc., This document is therefore hereby executed without consideration to declare above said mere clerical mistake crept in the principal deed.

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

For MODI & MODI CONSTRUCTIONS

Partner

For NILGIRI ESTATES

Partner

Bk -1, CS No 9631/2016 & Doct No
9264 / 2016. Sheet 2 of 6
Joint SubRegistrar
Keesara

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

| Description of Fee/Duty | In the Form of | | | | | | Total |
|-------------------------|----------------|--------------------------|-------------|----------|-----------------------------|------------------|-------------|
| | Stamp Papers | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | |
| Stamp Duty | 100 | 0 | 0 | 0 | 0 | 0 | 100 |
| Transfer Duty | NA | 0 | 0 | 0 | 0 | 0 | 0 |
| Reg. Fee | NA | 0 | 6935 | 0 | 0 | 0 | 6935 |
| User Charges | NA | 0 | 100 | 0 | 0 | 0 | 100 |
| Total | 100 | 0 | 7035 | 0 | 0 | 0 | 7135 |

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6935/- towards Registration Fees on the chargeable value of Rs. 6552500/- was paid by the party through E-Challan/BC/Pay Order No ,55762C051016,782FG5051016 dated ,06-OCT-16,06-OCT-16 of ,SBH/KEESARA,SBH/KEESARA

E-Challan Details Received from Bank :
 (1). AMOUNT PAID: Rs. 5935/-, DATE: 06-OCT-16, BANK NAME: SBH, BRANCH NAME: KEESARA, BANK REFERENCE NO: 002382946,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MODI AND MODI CONSTRUCTION AND NILGIRI,CLAIMANT NAME: THE METROPOLITAN COMMISSIONER HMDA) .(2). AMOUNT PAID: Rs. 1100/-, DATE: 06-OCT-16, BANK NAME: SBH, BRANCH NAME: KEESARA, BANK REFERENCE NO: 002391623,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MODI AND MODI CONSTRUCTION AND NILGIRI ,CLAIMANT NAME: THE METROPOLITAN COMMISSIONER HMDA) .

Date:
06th day of October, 2016

Signature of Registering Officer
Keesara

పుస్తకము 2016 నెం. (క్రా.స. 1957) సంఖ్య
9264 మెంబరుగా రిజిస్టరు చేయబడినది. స్వామింగి
నిమిత్తం గుర్తింపు నెంబరు 1530 9264/2016
అభ్యర్థి పేరు: 0 October 2016 నెం. 9264
M.Y. BAHMAN
Sub-Registrar
Keesara



SCHEDULE OF THE PROPERTY

All that piece and parcel of Plot Nos. 147, 148, 149, 150, 151 and 152 of Type BB2 total admeasuring 669.35 Sq. mtrs OR 800.52 Sq.yds yds having built up area 869.88 Sq. mtrs equivalent to 9,363.31 sft in HMDA file No. 001839/MP2/Plg/HMDA/2013 and situated in Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy Dist, Telangana and bounded by:

Boundaries of Plot No. 147- Type BB2 (125.04 Sq.yds) & (1,560.55 S. ft of built up area)

| | |
|------------------|---------------|
| NORTH BY: | Plot No. 148 |
| SOUTH BY: | Plot No. 146 |
| EAST BY: | Plot No. 124 |
| WEST BY: | 30' wide road |

Boundaries of Plot No. 148 -Type BB2 (125.04 Sq.yds) & (1,560.55 S. ft of built up area)

| | |
|------------------|---------------|
| NORTH BY: | Plot No. 149 |
| SOUTH BY: | Plot No. 147 |
| EAST BY: | Plot No. 123 |
| WEST BY: | 30' wide road |

Boundaries of Plot No. 149 -Type BB2 (125.04 Sq.yds) & (1,560.55 S. ft of built up area)

| | |
|------------------|---------------|
| NORTH BY: | Plot No. 150 |
| SOUTH BY: | Plot No. 148 |
| EAST BY: | Plot No. 122 |
| WEST BY: | 30' wide road |

Boundaries of Plot No. 150 -Type BB2 (141.84 Sq.yds) & (1,560.55 S. ft of built up area)

| | |
|------------------|---------------|
| NORTH BY: | Plot No. 151 |
| SOUTH BY: | Plot No. 149 |
| EAST BY: | Plot No. 121 |
| WEST BY: | 30' wide road |

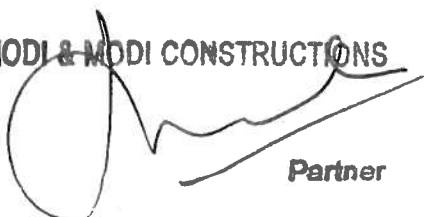
Boundaries of Plot No. 151 -Type BB2 (141.84 Sq.yds) & (1,560.55 S. ft of built up area)

| | |
|------------------|---------------|
| NORTH BY: | Plot No. 152 |
| SOUTH BY: | Plot No. 150 |
| EAST BY: | Plot No. 120 |
| WEST BY: | 30' wide road |

Boundaries of Plot No. 152-Type BB2 (141.72 Sq.yds) & (1,560.55 S. ft of built up area)

| | |
|------------------|-------------------------------|
| NORTH BY: | HMDA Lay-out (Shilpa Lay-out) |
| SOUTH BY: | Plot No. 151 |
| EAST BY: | Plot No. 119 |
| WEST BY: | 30' wide road |

For MODI & MODI CONSTRUCTIONS



Partner

For NILGIRI ESTATES



Partner



Bk - 1, CS No 9631/2016 & Doct No
9264 / 2016, Sheet 3 of 6 Joint SubRegistrar
Keesara

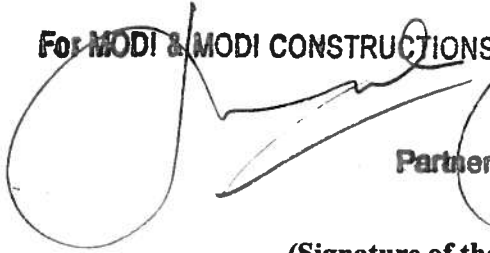



IN WITNESSES WHEREOF this Deed of Supplemental is made and executed on date mentioned above by parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

2. 

For MODI & MODI CONSTRUCTIONS  Partner
For NILGIRI ESTATES  Partner
(Signature of the Mortgagor)

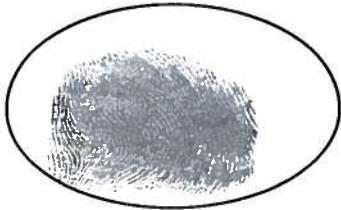


Bk - 1, CS No 9631/2016 & Doct No
9264 / 2016. Sheet 4 of 6 Joint SubRegistrar
Keesara



**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 & WHITE</u> | <u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u> |
|---------------|---|---|---|
|---------------|---|---|---|



MORTGAGOR:

**MODI & MODI CONSTRUCTIONS AND
NILGIRI ESTATES
HAVING ITS' REGISTERED OFFICE AT 5-4-
187/3 &4, II FLOOR, SOHAM MANSION,
M.G.ROAD, SECUNDERABAD - 500 003
BOTH REPRESENTED BY ITS' MANAGING
PARTNER MR. SOHAM MODI
S/O. LATE. SHRI. SATISH MODI**



**GPR FOR PRESENTING THE DOCUMENTS
VIDE GPA NO.59/BK-IV/2016 & SPA
ATTESTED VIDE POWER NO.17/2016 DATED
21.07.2016 AT SRO, SECUNDERABAD
K. PRABHAKAR REDDY
S/O. SHRI. PADMA REDDY
5-4-187/3 &4, II FLOOR, SOHAM MANSION,
M.G.ROAD, SECUNDERABA - 500 003.**

SIGNATURE OF WITNESSES:

-
-

For MODI & MODI CONSTRUCTIONS **For NILGIRI ESTATES**

Partner
Partner

SIGNATURE OF MORTGAGOR



Bk - 1, CS No 9631/2016 & Doct No
9764 / 2016. Sheet 5 of 6

[Signature]
Joint SubRegistrar
Keesara



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILGIRI ESTATES

15/09/2008
Permanent Account Number

AAHFN0766F

12012009

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS

27/02/2004
Permanent Account Number

AAKFM7214N

Signature

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974
Permanent Account Number

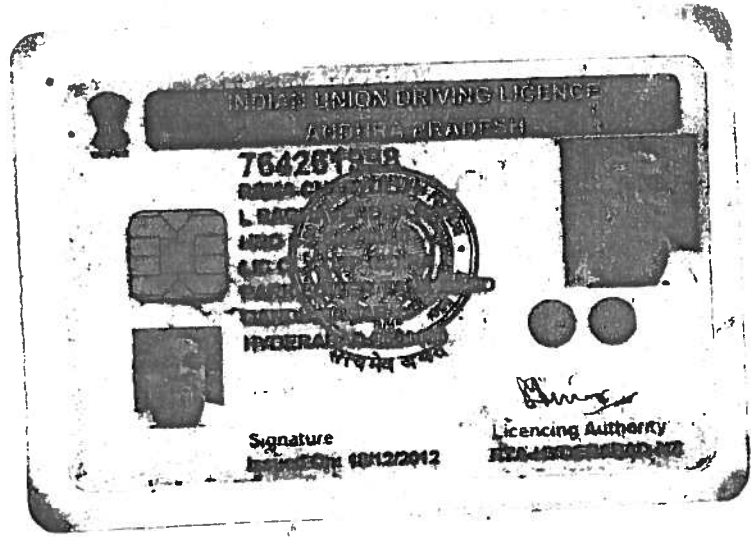
AWSP8104E

Signature

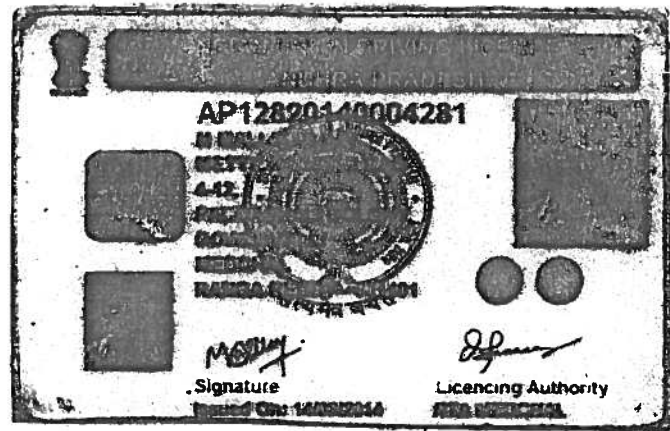
10062008

Prabakaran

Bk - 1, CS No 9631/2016 & Doct No
9264 / 2014. Sheet 6 of 6 Joint Sub Registrar
Keesara



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