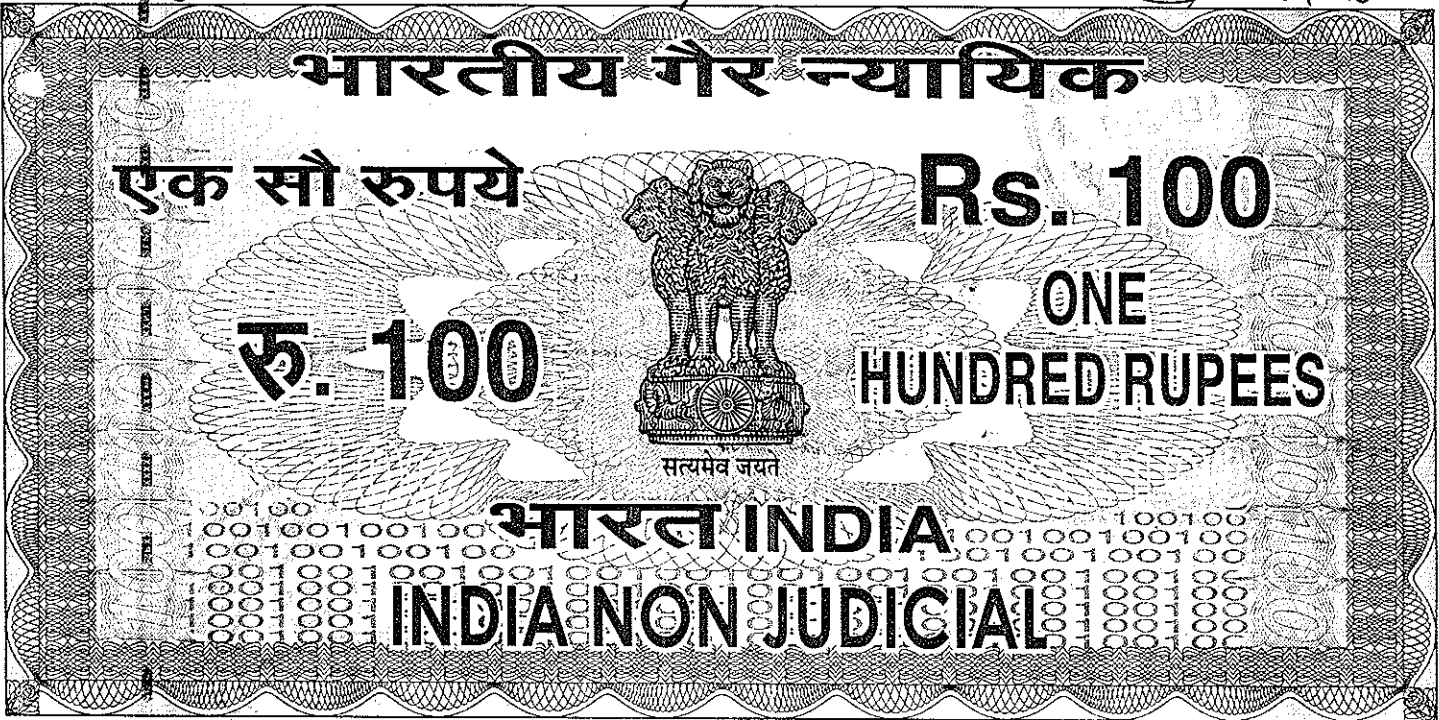


U-1548

1504/2008.

P 85/88 A-1679

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 286199

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

Purchased By :

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

*C. G. M.*  
Sub Registrar

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

For Whom :

MODI VENTURES  
SECBAD

**MEMORANDUM RELATING TO DEPOSIT OF TITLE DEEDS**

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

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

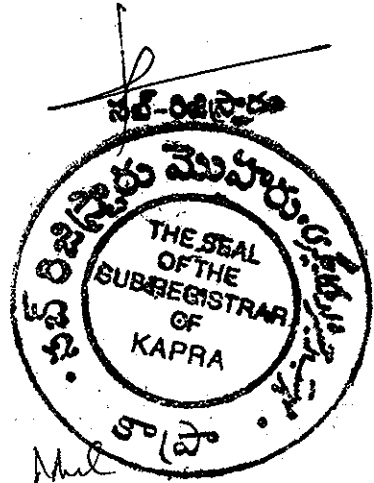
For MODI VENTURES

*Soham Modi*  
Partner



1వ పుస్తకము 2009 వ సంపు 1504 వ పుస్తకము  
 మొత్తము కాగితముల సంఖ్య 5  
 ఈ కాగితపు వరుస సంఖ్య 1

2008 వ సంపు 9వ నెల 6 వ తేది  
 1930.కా.శ. సంపు 16 వ తేది  
 పేజీలు 3 నెల 9 గంటల  
 ముద్రకాపు బిల్-రిజిస్ట్రేషన్ కార్యాలయములో  
 శ్రీ Soham Modi  
 రెండు వేల రూపాయలకు 1000 రూపాయలకు కి.వి.ఎ.ను  
 అనుసరించి నమోదు చేయబడిన పోలీస్ గ్రాఫులు  
 వారియం వేల రూపాయలలో సహా డాక్యుమెంటు  
 రూ. 1000/- లు చెల్లించినారు



*Handwritten signatures and initials.*

వాసే ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన ప్రేలు



Soham modi s/o. Satish modi  
 o/c: Business - R/o. 5-4-187/3 E4  
 2nd floor, Soham mansion, M.G. Road  
 Sec Bad - 003.

నిరూపించినది

*Signature*  
 (M.A. KHAN) s/o. Late M. Ayub Khan  
 Service Rd - Plot 250, HAREEMPET  
 Hyd - 28

*Signature* s/o. K. P. Reddy o/c: Service  
 2-2-64/10/20, Amberpet, Hyderabad.

2008 వ సంపు 9వ నెల 6 వ తేది  
 1930 కా.శ. సంపు 16 వ తేది వద-రిజిస్ట్రేషన్

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

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

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

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

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

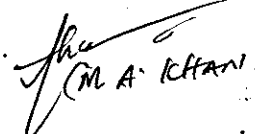
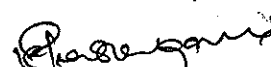
**The Second Schedule**  
(Description of the property)

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


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

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

**WITNESSES:**

1.   
(M. A. KHAN)
2. 

Depositor  
For **MODI VENTURES**

  
for M/s. Modi Ventures Partner  
**SOHAM MODI**

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

మొత్తము కాగితముల సంఖ్య.....5

ఈ కాగితపు వరుస సంఖ్య.....2

*[Signature]*  
సబ్-రిజిస్ట్రారు

**ENDORSEMENT**

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

Challan No. T.52070 Dt. 1-6-08

**I. Stamp Duty:**

- 1. in the shape of revenue papers **Rs. 100 / -**
- 2. in the shape of (u/s. 110 of Act. 1957) **Rs. 49900 / -**
- 3. in the shape of (u/s. 11 of Act. 1957) **Rs. —**
- 4. ad payment of stamp duty u/s. 36 of I.S. Act. 1957, if any **Rs. —**

**II. Transfer Duty:**

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

**III. Registration fees:**

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

**IV. User Charges**

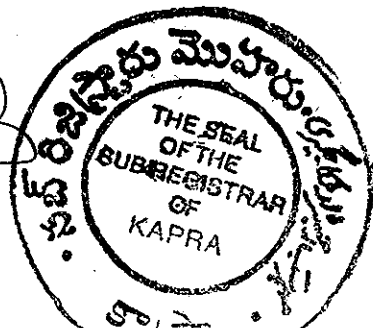
- 1. in the shape of challan **Rs. —**
- 2. in the shape of cash **Rs. 100 / -**

**Total Rs. 51100 / -**

*[Signature]*  
SUB REGISTRAR  
KAPRA

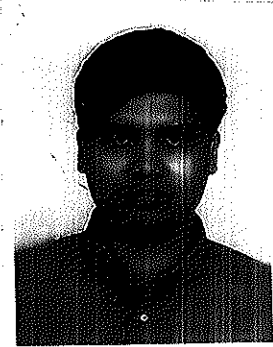
1వ పుస్తకము 2008 సం/ చా.న. 1020 వ  
..... 1504 ..... వెంకటరాజు రెడ్డి వారికి  
క్యాపిటల్ వినియోగ కుర్చీలకు సేవలకు 1526 —  
..... 1504 ..... / 2008 నా యన్వయము  
2008 సం. 9473 ..... నెం. .... 7 ..... వ తేది

*[Signature]*  
సబ్-రిజిస్ట్రారు



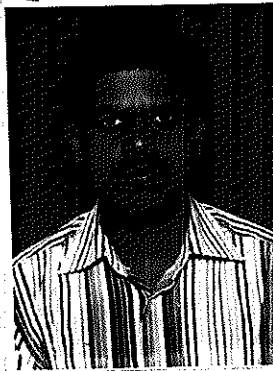
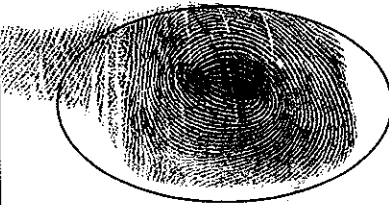
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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DEPOSITOR:


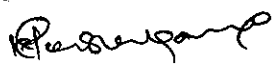
M/S. MODI VENTURES  
PARTNERSHIP FIRM HAVING ITS OFFICE AT  
5-4-187/ 3 & 4  
2<sup>ND</sup> FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD - 500 003.  
REPRESENTED BY ITS PARTNER  
SRI. SOHAM MODI  
S/O. SRI SATISH MODI



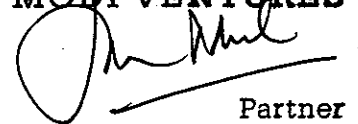
DEPOSITEE:

M/S. INDIABULLS FINANCIAL SERVICES LTD  
REP. BY ITS AUTHORISED SIGNATORY  
MR. SHAIK MUSTAF ALI

SIGNATURE OF WITNESSES:

1.   
(M.A. Khan)  
2. 

**For MODI VENTURES**

  
Partner

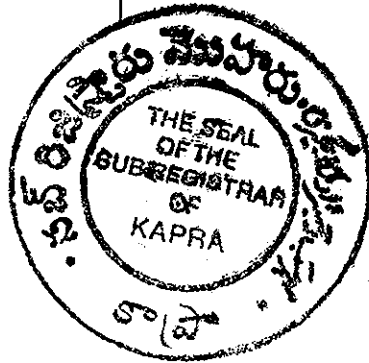
SIGNATURE OF EXECUTANTS

1వ పుస్తకము 200 ర్కీ.....వ సం పు 1504 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....5

ఈ కాగితపు వరుస సంఖ్య.....3



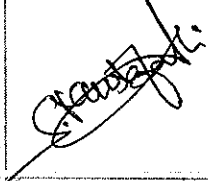


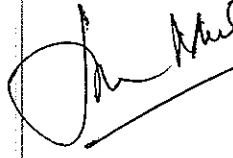
~~నం-0889~~



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

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

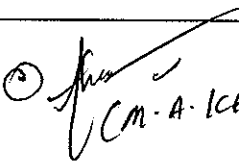
06/06/2008 15:41:43

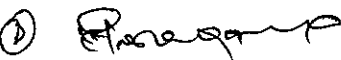
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 001548/2008 of SRO: 1526(KAPRA) INDIABULLS FINANCIAL SERVICES LTD. REP BY MUSTAF ALI	(ME) INDIABULLS FINANCIAL SERVICES LTD., REP BY:SHAIK MUSTAF ALI	
2		 001548/2008 of SRO: 1526(KAPRA) PARNR:SOHAM	(MR) M/S MODI VENTURES REP BY PARNR:SOHAM MODI OFF:5-4-187/3 & 4, 2ND FLR.,M.G.ROAD,SEC	

Witness Signatures

  
Operator Signature

  
Subregistrar Signature

①   
(M.A. KHAN)

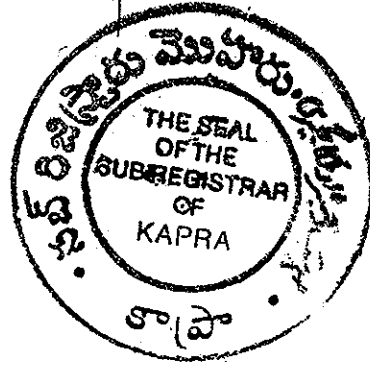
② 

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




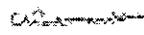
మొత్తము కాగితముల సంఖ్య..... 5

ఈ కాగితపు వరుస సంఖ్య..... 4

~~సబ్-రిజిస్ట్రారు~~





स्थायी लेखा संख्या	<b>PERMANENT ACCOUNT NUMBER</b>	
	<b>ABMPM6725H</b>	
	नाम / NAME	<b>SOHAM SATISH MODI</b>
	पिता का नाम / FATHER'S NAME	<b>SATISH MANILAL MODI</b>
	जन्म तिथि / DATE OF BIRTH	<b>18-10-1989</b>
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income Tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें  
 मुल अवकाश आइसल,  
 आवकाश भवन,  
 इशॉर बग,  
 हैदराबाद - 500 004.

In case this card is lost/stolen, kindly inform them to the issuing authority :  
 Chief Commissioner of Income Tax,  
 Anjekar Bhawan,  
 Bhubaneswar,  
 Hyderabad - 500 004.

**For MODI VENTURES**



**Partner**

1వ పుస్తకము 2009.....వ సం పు. 1504 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 5

ఈ కాగితపు వరుస సంఖ్య..... 5

