

Date : 22<sup>nd</sup> April 2019.

Ms.Soumya Manne,  
M/s.Tata Capital Financial Services Ltd,  
Plot No.3 to 6, Auto Plaza, Opp. Times of India,  
Road No.3, Banjara Hills,  
**HYDERABAD – 500 034.**

Sub : Submission of original document bearing No.2041/2019 dt.17.4.19

Ref : Your Sanction Letter No.CF/TL/HYD/1890026 daed 25<sup>th</sup> Jan 2019.

Dear Madam,

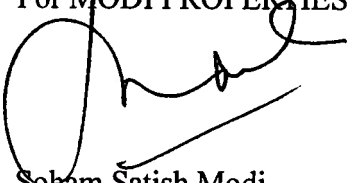
Referring the above, we are enclosing herewith the following documents in original documents.

1. Encumbrance Certificate
2. NOC from Land owners Gulmohar Residency.
3. EMI Natch duly signed
4. Cancelled Cheque from MPPL Mayflower Platinum Chq No.000004

Kindly acknowledge the receipt of the above said Mortgage Deed.

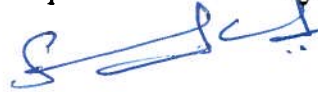
Thanking you,

Yours sincerely  
For MODI PROPERTIES PVT LTD



Soham Satish Modi,  
Managing Director

Accepted & confirmed by



Name : Soumya Manne

Date : 18<sup>th</sup> April 2019

Place :

NOC FROM LANDOWNERS

To,  
Tata Capital Financial Services Limited,  
Mumbai

Dear Sir/Madam,

Re: Mortgage of developer's share of flats along with undivided share of land as mentioned in the JDAs dated 20<sup>th</sup> April 2007, for the Property detailed in Schedule 1 herein under (hereinafter referred to as "the Property").

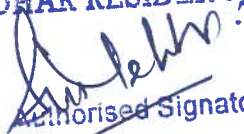
We have entered into two Joint Development Agreement cum General Power of Attorney (JDA) for development of land admeasuring 4 8 Acres situated at Sy. Nos. 19, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, Hyderabad. Building permit for construction of a housing complex on the said land has been obtained and 354 flats having a super built-up area of 5,35,440 sft is proposed to be constructed. As per the terms of the JDA the Owners (M/s. Gulmohar Residency & M/s. Jade Estates) shall be entitled to 124 flats with a super built-up area of 1,87,540 sft along with 9,533 sq yds of undivided share in land (hereinafter referred to Owners Property) as their share in the constructed area. Similarly, the Developer (M/s. Modi Realty Mallapur LLP & M/s. Paramount Avenues LLP) shall be entitled to 230 flats with a super built-up area of 3,47,900 sft along with 17,684 sq yds undivided share in land (hereinafter referred to Developer's Property) as its share in the constructed area.

We have been informed by "the Developers" M/s. Modi Estates, now known as "Modi Realty Mallapur LLP" and M/s. Paramount Avenues Pvt. Ltd., now known as Paramount Avenues LLP, that they have approached Tata Capital Financial Services Limited ("TCFSL") for grant of credit facilities. The Developers have also informed us that the said facility would interalia be secured by the Developer's Property.

We, Gulmohar Residency, represented by its Partner Shri Sudhir U Mehta and M/s. Jade Estates, represented by its Partner Shri Sudhir U Mehta having our office at Plot no. 8, Road no. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad - 500 067, hereby confirm that with the intention to Develop the property we have entered into two Joint Development Agreement Cum Power of attorney both dated 20/04/2007 and registered as document no. 5521/07 & 5364/07, granting development rights to the M/s. Modi Realty Mallapur LLP and M/s. Paramount Avenues LLP ("the Developers") along with interalia rights to sale, mortgage, appropriate proceeds in the Developer's Property.

We confirm that the Developer has complete rights to mortgage the Developer's Property in favour of TCFSL. We confirm that we have not borrowed and will not borrow against the said portion of the Developer's Property which has been specifically demarcated in favour of the Developer.

For GULMOHAR RESIDENCY

  
Authorized Signatory

For JADE ESTATES

  
Authorized Signatory

We understand that as the Property is not divided in metes and bounds, TCFSL or its assigns may require assistance/ co-operation from the Owners. We agree to render all necessary co-operation as may be required by the Lenders / its assigns for the purpose of or in connection with the enforcement of the charge over the Developer's Property (including but not limited to sub- division of the Property) created / to be created in their favour, including but not limited to any matters or things to be done in relation to such title document(s).

We will extend complete co-operation for sub division of the Property in case of an enforcement of the charge created / to be created in favour of the Lenders / their security trustee or otherwise, so as to enable the Lenders / their security trustee (including any purchasers of the said land and all other persons acting on their behalf or claiming under them) at any given point in time to exercise their rights over the Property.

**Schedule**

**Description of Property  
SCHEDULE OF THE LAND**

All that portion of the total land area to the extent of Ac. 8-00 Gts. in Sy. Nos. 19, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District and bounded by:

NORTH	:	Sy. No. 22
SOUTH	:	Sy. No. 19 (part)
EAST	:	Sy. Nos. 81 & 24
WEST	:	Sy. Nos. 20

Yours Truly,

For M/s. Gulmohar Residency

**For GULMOHAR RESIDENCY**

  
**Authorised Signatory**  
Authorised Signatory

For M/s. Jade Estates

**For JADE ESTATES**

  
**Authorised Signatory**  
Authorised Signatory



TSVSAA 61188344



GOVERNMENT OF TELANGANA  
REGISTRATION AND STAMPS DEPARTMENT  
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 175125

MeeSeva App No : ECM021906303530

Date : 20-Apr-19

Statement No : 38650255

Sri/Smt.: K PRABHAKAR : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property  
VILLAGE: MALLAPUR ,Survey No : ,82/1, East: OPEN LAND West: 40 WIDE ROAD South: MAIN ROAD North: RAILWAY TRACK

A search is made in the records of SRO(s) of KAPRA relating there to for 12 years from 01-10-2007 To 17-04-2019 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Est.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doc No/Year [ScheduleNo]
1	VILL/COL: MALLAPUR/MALLAPUR VILLAGE W-B: 3-1 SURVEY: 82/1 HOUSE: . EXTENT: 6607SQ.Yds BUILT: 203680SQ. FT Boundires: [N]: RAILWAY TRACK [S] MAIN ROAD [E]: OPEN LAND [W]: 40' WIDE ROAD 1526,	(R) 17-04-2019 (E) 17-04-2019 (P) 17-04-2019		0202 (Mortgage without Possession ) Mkt.Value:Rs. 0 Cons.Value:Rs. 75000000	1 .1.(MR)MODI PROPERTIES PRIVATE LTD REP BY SOHAM MODI 2.(MR)MODI REALTY MALLAPUR LLP REP BY SOHAM MODI 3.(MR)PARAMOUNT AVENUES LLP REP BY SOHAM MODI 4.(MR)SILVER OAK VILLAS LLP REP BY SOHAM MODI 5.(ME)TATA CAPITAL FINANCIAL SERVICES LTD REP BY SIGNATORY SOWMYA KRISHNA.M	0/0 2041/ 2019 [1] of SROKAPRA

Certified By

Name: E RAJA SEKHAR  
REDDY  
Designation: SUB  
REGISTRAR  
SRO: KAPRA