

Sl. No. 11670 Date 21/9/99 Amt 100/- 31/9/99 8585
 Purchaser Y.S.R. Murthy S/o Y. Chandra Sekhara
 For M/s. Modi Properties & Investments (P) Ltd Sec. Ind
 M. RAMESH KUMAR
 S. No. 15/97
 Vengal Rao Colony, Hyd-57
 AP 23 11

GIFT SETTLEMENT FOR CHARITABLE PURPOSE

This Deed of Gift Settlement is made and executed at Hyderabad on this 14th day of September, 1999 by:

M/s. MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED having its Registered Office at 5-4-187/ 3 & 4, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Director Shri. Soham Modi aged 29 years residing at Plot No. 1025, Road No. 45, Jubilee Hills, Hyderabad hereinafter called the "SETTLER" of the one part.

IN FAVOUR OF

The KAPRA MUNICIPALITY, Kapra Local Authority, instituted under the A P Municipality Act, 1965 represented by its Commissioner, Kapra Municipality, Kapra, R. R. District hereinafter called the "SETTLEE", of the other part.

WHEREAS the Settler is the absolute owner of land bearing Survey No. 174, admeasuring 4 Acres 32 Guntas i.e., 19,174 Sq. Mts situated at Mallapur Village, Uppal Revenue Mandal, Ranga Reddy District, Andhra Pradesh.

AND WHEREAS the Settler desirous to construct residential flats on the said land admeasuring 4 Acres 32 Guntas i.e., 19,174 Sq. Mts leaving space for Roads, Parks, etc., and got the layout approved by the HUDA file No. 4549/P4/HUDA/99.



K. PARVATHI,
 ADVOCATE/NOTARY For Modi Properties & Investments Pvt. Ltd.
 Flat No: 210, 1st Floor,
 "ALLIANCE HOUSE"
 Beside Nataraj Theatre,
 S.R. Road, SECUNDERABAD
 (Res) 7803860

Soham Modi
 MANAGING Director

AND WHEREAS the Settler desire to settle the Open places reserved for 'A'.Parks and Roads in the said 'B' Lay-out i.e., admeasuring 2066.50 Sq.Mts for Parks and 3909.50 Sq. Mts for Roads, in favour of the SETTLEE in order to enable the SETTLEE to develop them for Parks and Roads, without any monetary consideration but of Charitable disposition and the SETTLEE agreed to accept the same for Public Charitable bonafide purpose.

NOW THEREFORE this deed witnesses that in consideration of the Charitable disposition of the Settler towards parks and roads without any coercion and influence of anyone, the Settler do hereby grant, transfer, assign, convey and settle absolutely and free from encumbrances in favour of the SETTLEE all the said property described in the schedule, hereto now in occupation and enjoyment of the Settler alongwith ways, water courses, liberties, privileges, easements and appurtenances whatsoever in or to the said property belonging or in anyway appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest or claim and demand whatsoever of the Settler in or to the said property. The SETTLEE absolutely shall hold the same as absolute owner for the Charitable purpose for construction of Parks, Roads etc., benefit for the Public at large.

The Settler have given possession of the said property to the SETTLEE who shall hold the same without any interruption from the Settler or anyone claiming through or under or in trust for Settler.

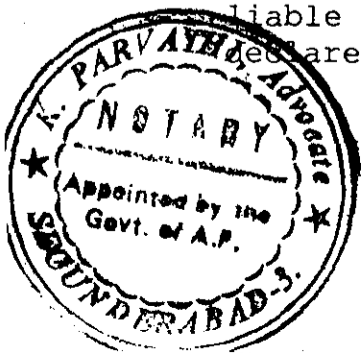
The Settler do hereby declare that they are sole and absolute owner of the said property and that no other person or persons have any right, title or interest in the said property.

The SETTLEE may get the said property mutated in its name of the Municipal records and the Settler agree to co-op with it in this behalf.

The land is not an assigned land within the meaning of A P Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Govt. or their Agencies/Undertakings.

The Settler hereby declare that they are owning a vacant land admeasuring 4 Acres 32 Guntas in the peripheral area of Hyderabad Urban Agglomeration; that after issue of the G.O.M.S.No. 733 Revenue (UCI) Department dated 31-10-1988 and availing of the exemption granted therein. The Settler has divided the land of 4 Acres 32 Guntas into House Plots, Roads and Parks through this document they are transferring 5,976.00 Sq.Mtrs. If the transfer of the land is subsequently found to be in violation of any of the provisions of the Urban Land (C&R) Act 1976 or the G.O. referred to above, they will be liable for prosecution, besides this transaction being declared as null and void.

Jha Modi



K. PARVATHI
ADVOCATE/NOTARY
at No: 210, 11rd Floor,
"ALLIANCE HOUSE"
Beside Natara Theatre,
S.D. Road, SECUNDERABAD.
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For Modi Properties & Investments Pvt. Ltd

Jha Modi
MANAGING Director

The stamp duty payable on this instrument is exempt vide G.O.M.S. No. 627, dated 20-06-1970 vide item 135 in Notification No. 13 dated 17-12-1938.

That the terms the "SETTLER" and the "SETTLEE" herein used wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.

SCHEDULE OF PROPERTY

All that Roads & Parks in the layout No. 4549/P4/HUDA/99 in Survey No. 174 admeasuring 4 Acres - 32 Guntas situated at Mallapur Village, Uppal Revenue Mandal, R. R. District, A. P.

BOUNDARIES OF THE PARKS

As per plan enclosed, marked in blue consisting of 5 parts admeasuring 318.8 Sq.mtrs, 679 Sq.mtrs, 239 Sq.mtrs, 273 Sq.mtrs and 556.7 Sq.mtrs each.

BOUNDARIES FOR THE ROADS

As per the Layout Plan.

IN WITNESS WHEREOF the Settler have set their hands for this Deed of Gift (Settlement) out of free will and consent without any coercion from anyone on the date, first above mentioned in the presence of the following witnesses.

WITNESSES:

1.

[Handwritten signature]
G. KANAKARAO

2.

[Handwritten signature]
Y.S.R. NARAYAN

SETTLER

For Modi Properties & Investments Pvt. Ltd.

[Handwritten signature]
MANAGING Director

ATTESTED



[Handwritten signature]
K. PARVATHI,
ADVOCATE/NOTARY
Flat No: 210, 11rd Floor,
"ALLIANCE HOUSE"
Beside Netaraj Theatre,
C.D. Road, SECUNDERABAD
☎ (Res) 7803860