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Government of Telangana Registration And Stamps Department

9267/2021

Payment Details - Citizen Copy - Generated on 27/08/2021, 05:24 PM

SRO Name: 1529 Narapalli

Receipt No: 9866

Receipt Date: 27/08/2021

Name: B ANAND KUMAR

CS No/Doct No: 9683 / 2021

Transaction: Mortgage without Possession

Challan No:

E-Challan No: 306YLD270821

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 27-AUG-21

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				40000
Total:				40000
In Words: RUPEES FORTY THOUSAND ONLY				

Prepared By: MALLESH

Signature by SR

Prepared By: MALLESH

Signature by SR



Government of Telangana Registration And Stamps Department

9267/2021

Payment Details - Citizen Copy - Generated on 27/08/2021, 05:21 PM

SRO Name: 1529 Narapalli

Receipt No: 9864

Receipt Date: 27/08/2021

Name: B ANAND KUMAR

CS No/Doct No: 9683 / 2021

Transaction: Mortgage without Possession

Challan No:

E-Challan No: 181FBN050821

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 05-AUG-21

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				10000
Deficit Stamp Duty				1000
User Charges				100
Total:				11100
In Words: RUPEES ELEVEN THOUSAND ONE HUNDRED ONLY				

Prepared By: MALLESH

Signature by SR



Government of Telangana
Registration And Stamps Department

9267/2021

Payment Details - Citizen Copy - Generated on 27/08/2021, 05:22 PM

SRO Name: 1529 Narapalli

Receipt No: 9865

Receipt Date: 27/08/2021

Name: B ANAND KUMAR

CS No/Doct No: 9683 / 2021

Transaction: Mortgage without Possession

Challan No:

E-Challan No: 9376ET240821

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 24-AUG-21

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Deficit Stamp Duty				248900
Total:				248900

In Words: RUPEES TWO LAKH FORTY EIGHT THOUSAND NINE HUNDRED ONLY

Prepared By: MALLESH

Signature by SR

9246165561

SCANNED

9267/2021

SRI K.SATISH KUMAR

SRI K.SATISH KUMAR
S.V.L.NO. 16-05-059/2012
PLOT NO. 227, OPP BACK GATE
OF CITY CIVIL COURT
WEST MARREDPALLY
SECUNDERABAD - 500003
HYDERABAD DISTRICT

LICENSE NO. 47/2012



41647

190520

AUG 04 2021

ZERO ZERO ZERO ZERO ONE ZERO ZERO 11:23

Rs.0000100 PB7125

NON-JUDICIAL
STAMP DUTY

TELANGANA

DEED OF MORTGAGE

This deed of mortgage (this "Deed") is executed at the place and on the date as mentioned in Serial No. 1 and Serial No. 2 of the Annexure 1 hereto respectively:

BY

The Borrower(s) as detailed in Serial No. 3 of the Annexure 1 hereto (the "Borrower(s)", which term shall, unless repugnant to the context be deemed to include the person(s) as mentioned as mentioned in the Specific Agreement as applicable read with Master Terms and Conditions as detailed in Serial No.11 of the Annexure 1 hereto.

AND

The Security Provider(s) as detailed in Serial No. 4 of the Annexure 1 hereto (the "Security Provider(s)", which term shall, unless repugnant to the context be deemed to include the person(s) as mentioned in the T&Cs).

IN FAVOUR OF

TATA CAPITAL FINANCIAL SERVICES LIMITED, a company incorporated under the provisions of the Companies Act, 1956, CIN U67100MH2010PLC210201, having its registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 and its branch office at Plot Number 3 to 6, Auto Plaza, Opp Times of India, Road Number 3, Banjara Hills, Hyderabad, 500034 (hereinafter referred to as the "Lender" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

WHEREAS:

- The Borrower(s) has/have approached the Lender with a request to grant the Facility as set out in Serial No. 5 of Annexure 1 hereto, to the Borrower(s) and the Lender has agreed to lend to the Borrower(s) the Facility on certain terms and conditions contained in the Facility Documents.
- In consideration of granting the Facility to the Borrower(s), one of the conditions is that the Facility shall be secured, *inter alia*, by way of mortgage over the immovable properties of the Security Provider(s) (hereinafter the properties described in Annexure 1 are referred to as the "Secured Assets", which term shall also include: (i) in the case of a building/part of a building, the entire built-up area (and any additions thereto), the proportionate share in the common areas of the building and the proportionate undivided share in the land on which the said building is situated or is being built /will be built; (ii) in the case of a unit/flat, the entire built-up area (and any additions thereto), the proportionate share in the common areas of the building in which such unit/flat is/will be situated and the proportionate undivided share in the land on which the said building is situated or is being built /will be built; (iii) in the case of an independent structure, the structure and entire plot of land on which the structure is situated or is being built /will be built; (iv) in the case of an individual house, the house and entire plot of land on which the house will be built; and (v) in case of land, all the benefits arising out of the land along with right, title and interest in respect of any additional / extra floor space index granted to / obtained at any time in future in relation to the land; and together with all the buildings, erections and constructions of every description which are standing erected or attached or shall at any time hereafter be erected and standing or attached to the land and all things attached to the earth or permanently fastened to anything attached to the earth include as appurtenances to the Secured Assets) as more particularly set out in Serial No. 6 of Annexure 1 hereto, both present and future, as per the ranking as more particularly set out in Serial No. 7 of Annexure 1 hereto, in favour of the Lender.
- Pursuant to the Specific Agreement as applicable as set out in Serial No.11 of Annexure 1 read with T&Cs and other Facility Documents, it has been agreed that the Security Provider(s) shall create Security in favour of the Lender to secure the Obligations.

For Modi Realty Pocharam LLP

Authorised Signatory



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Narapalli along with the Photographs & Thumb Impressions, as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 50000/- paid between the hours of 4 and 5 on the 27th day of AUG, 2021 27th day of AUG, 2021 27th day of AUG, 2021 by Sri B Anand Kumar

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	ME		 TATA CAPITAL [1529-1-2021-]	TATA CAPITAL FINANCIAL SERVICES LIMITED REP BY BHAWANA MANTRY D/O. SANJAY MANTRY R/O BANJARAHILLS HYDERABAD,	
2	MR		 M/S MODI REALITY [1529-1-2021-96]	M/S MODI REALITY POCHARAM LLP REP BY B ANAND KUMAR S/O. B N RAMULU R/O 5-4-187/3&4 SOHAM MANSION MG ROAD, SECBAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 PRABHAKAR RE [1529-1-2021-9]	PRABHAKAR REDDY K S/O KPADMA REDDY R/O AMBERPET	
1		 A LAXMI KANTH : [1529-1-2021-96]	A LAXMI KANTH S/O A SADHARMA R/O SECUNDERABAD	

27th day of August, 2021

Signature of Sub Registrar
Narapalli

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1344 Name: Bhashyakarla Anand Kumar	S/O Bhashyakarla Narasimha Ramulu, MALKAJGIRI, Hyderabad, Andhra Pradesh, 500094	

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9267/2021. Sheet 1 of 13 Sub Registrar
Narapalli

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- (d) Accordingly, the Lender has called upon the Security Provider(s) to execute these presents, which the Security Provider(s) has/have agreed to do in the manner hereinafter expressed.

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. Definitions & Interpretation

- (a) The capitalised terms wherever used in this Deed, unless the context otherwise requires, have the meanings ascribed to them in the T&Cs and other Facility Documents.
- (b) The rules of interpretation as set out in the T&Cs shall apply mutatis mutandis to this Deed.

2. Covenant to Repay

In pursuance of the Facility Documents and in consideration of the Lender having extended or agreed to extend the Facility to the Borrower(s), for the Purpose as stated in the Facility Documents, the Security Provider(s) do/does hereby covenant with the Lender that he/she/it shall pay/repay the Facility to the Lender and shall pay all the Outstandings in relation to the Facility including all other monies and other amounts due and payable to the Lender under the Facility Documents as stipulated and in the manner set out therein and duly observe and perform all the terms and conditions of the Facility Documents.

3. Charge

- (a) In pursuance of the Facility Documents for the consideration aforesaid, the Security Provider(s) as the legal and/or beneficial owner of the Secured Assets do/does hereby mortgage the Secured Assets as more particularly set out in Serial No. 6 of Annexure 1 hereto having the ranking as set out in Serial No. 7 of Annexure 1 hereto in favour of the Lender on the terms and conditions as more particularly provided in the Facility Documents and in the form and manner acceptable to the satisfaction of the Lender, for securing the Facility together with all interests, costs, fees and expenses and all other monies payable in terms of these Facility Documents and stipulated herein or any other finance or moneys due from time to time from the Borrower(s)/Security Provider(s) to the Lender in whatsoever capacity.
- (b) This Deed and the Security created hereunder, is and shall be a continuing security and shall remain in full force and effect until the all the Outstandings are repaid in relation to the Facility and including all other monies and other amounts due and payable to the Lender under the Facility Documents.

4. Insurance

The Borrower(s)/Security Provider(s) hereby undertake and agree to comply and abide by the terms of the insurance as more particularly provided in the schedule to the T&Cs.

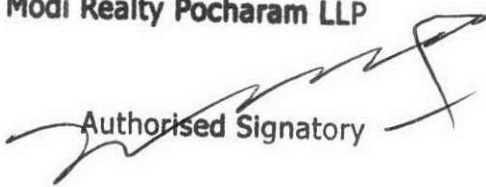
5. Enforcement of Security

Upon occurrence of an Event of Default, the Lender may, without prejudice to its other rights contained in the Facility Documents enforce the Security, under the Applicable Law, and shall be entitled to have a receiver or receivers appointed for the Secured Assets or any part thereof (hereinafter the "Receiver", and for clarity, the Lender may constitute itself as the Receiver) and exercise all powers and authorities vested in the Lender as contained in the Facility Documents, under law or as the Lender may deem expedient.

6. Other Conditions

- (a) That the Security created herein shall be governed by the terms and conditions of this Deed read together with the T&Cs and other Facility Documents.
- (b) The Security Provider(s) shall abide by all terms and conditions as specified in the T&Cs including without limitation general and special covenants mentioned therein, which shall form an integral part of this Deed as if incorporated herein. In case of any inconsistency or repugnancy between the terms of this Deed and the T&Cs, the terms of this Deed shall prevail.

For Modi Realty Pocharam LLP


Authorised Signatory


Hawana

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.							
Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	249900	0	0	0	250000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	50000	0	0	0	50000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	300000	0	0	0	300100

Rs. 249900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 50000/- towards Registration Fees on the chargeable value of Rs. 50000000/- was paid by the party through E-Challan/BC/Pay Order No ,181FBN050821,9376ET240821,306YLD270821 dated ,05-AUG-21,24-AUG-21,27-AUG-21 of ,YESB/,YESB/,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 11100/-, DATE: 05-AUG-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 0793680596020,PAYMENT MODE:NB-1001138,ATRN:0793680596020,REMITTER NAME: MR. K. PRABHAKAR REDDY,EXECUTANT NAME: MODI REALTY POCHARAM LLP,CLAIMANT NAME: TATA CAPITAL FINANCIAL SERVICES LTD) .(2). AMOUNT PAID: Rs. 248900/-, DATE: 24-AUG-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1484231619632,PAYMENT MODE:NB-1001138,ATRN:1484231619632,REMITTER NAME: MR. K. PRABHAKAR REDDY,EXECUTANT NAME: MODI REALTY POCHARAM LLP,CLAIMANT NAME: TATA CAPITAL FINANCIAL SERVICES LTD) .(3). AMOUNT PAID: Rs. 40000/-, DATE: 27-AUG-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6759753853926,PAYMENT MODE:NB-1001138,ATRN:6759753853926,REMITTER NAME: MR. K. PRABHAKAR REDDY,EXECUTANT NAME: MODI REALTY POCHARAM LLP,CLAIMANT NAME: TATA CAPITAL FINANCIAL SERVICES LTD) .

Date:

27th day of August,2021

[Signature]
Signature of Registering Officer

Narapalli

Certificate of Registration

Registered as document no. 9267 of 2021 of Book-1 and assigned the identification number 1- 1529 - 9267 - 2021 for Scanning on 27-AUG-21 .

[Signature]
Registering Officer

Narapalli

(P.Sandhya Rani)

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- (c) Nothing contained herein shall limit the rights of the Lender to enforce this Deed independently and in exclusivity to any other Facility Documents.
- (d) Each of the Parties hereby agrees that the terms and conditions as mentioned in the Facility Documents shall stand amended only to the extent as mentioned in Serial No. 8 of the Annexure 1 hereto.

7. Arbitration

If any dispute, difference or claim arises between any of the Borrower(s)/Security Provider(s) and the Lender in connection with the Facility and/or the Facility Documents, the same shall be settled by arbitration to be held the place as mentioned at Serial No. 9 of Annexure 1 hereto in accordance with the Arbitration and Conciliation Act, 1996 and in the manner as set out in the T&Cs.

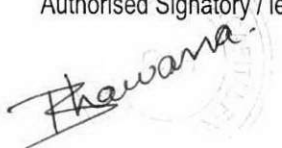
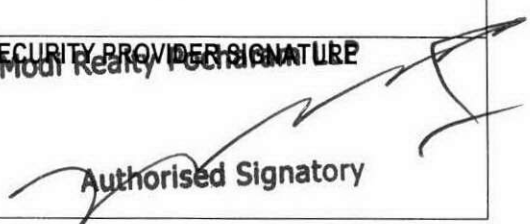
8. Jurisdiction

This Deed and the rights and obligations of the Parties hereunder shall be governed by and construed in accordance with the laws of India. The Parties hereto agree that all disputes arising out of and/or in relation to this Deed, the Facility and/or the Facility Documents, shall be in the manner as detailed more particularly in the T&Cs and shall be subject to exclusive jurisdiction of the courts/tribunals as set out in Serial No. 10 of Annexure 1 hereto.

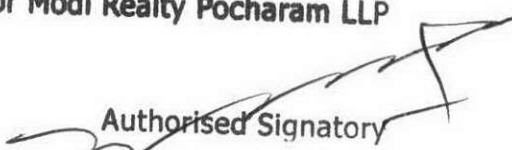
9. Miscellaneous Terms

- (a) The contents of this Deed and the T&Cs were read out, explained and interpreted to the Borrower(s)/Security Provider(s) in their respective vernacular language and thereafter the Annexure 1 to this Deed were duly filled in and understood by the Borrower(s)/Security Provider(s) and the signatures of the Borrower(s)/Security Provider(s) were taken on this Deed.
- (b) This Deed may be amended only in writing and upon signature by all the parties and no oral amendment shall be valid or be deemed to be an amendment to this Deed.

In witness whereof the parties hereto HAVE EXECUTED AND HEREUNTO SIGNED THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN

Acknowledged and accepted by the within named Lender Tata Capital Financial Services Limited by the hands of its Authorized Signatory/ Constituted Attorney MS. BHAWANA MANTRY (551697) D/O. MR. SANJAY MANTRY R/O. F2, PNR RESIDENCY BOWNEPALLY, HND-011	For Tata Capital Financial Services Limited Authorised Signatory / ies 
Signed and delivered by the within named SECURITY PROVIDER -1 M/s. Modi Realty Pocharam LLP for self or through hands of authorized signatory/s its Authorised Signatory/s Mr. Anand Kumar. B S/O. MR. B.N. RAMULU	SECURITY PROVIDER SIGNATURE For Modi Realty Pocharam LLP  Authorised Signatory

For Modi Realty Pocharam LLP


Authorised Signatory

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9267/2021. Sheet 3 of 13 Sub Registrar
Narapalli



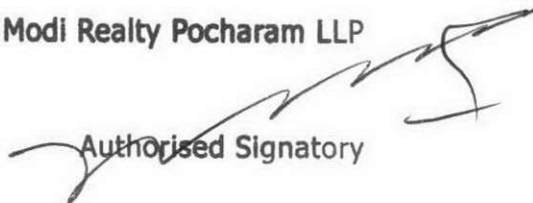
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Annexure 1

1)	Place of Execution	Hyderabad
2)	Date of Execution	27 th August 2021
3)	Details of the Borrower(s)	a) Name : Modi Realty Pocharam LLP b) Constitution : Limited Liability Partnership Firm. c) Address : 5-4-187/3&4, Soham Mansion, MG Road, Secunderabad, Hyderabad - 500003, TELANGANA
	Details of the Co-Borrower(s)	a) Name : Modi and Modi Realty Hyderabad Pvt. Ltd a) Constitution : Limited Liability Partnership Firm. b) Address : 5-4-187/3&4, Soham Mansion, MG Road, Secunderabad, Hyderabad - 500003, TELANGANA a) Name : Modi Properties Private Limited b) Constitution : Pvt. Limited Company c) Address : 5-4-187/3&4, Soham Mansion, MG Road, Secunderabad, Hyderabad - 500003, TELANGANA.
4)	Details of the Security Provider(s)	a) Modi Realty Pocharam LLP b) Constitution : Limited Liability Partnership Firm. c) Address : 5-4-187/3&4, Soham Mansion, MG Road, Secunderabad, Hyderabad - 500003, TELANGANA
5)	Facility	. Details of Facility/ies Term Loan 1. Rs. 5,00,00,000/- (Rupees Five Crores Only) Total Aggregate Amount security the facility : Rs. 5,00,00,000/- (Rupees Five Crores Only)

For Modi Realty Pocharam LLP


Authorised Signatory


Authorised Signatory

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Narapalli



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6)	Secured Assets	As specified in Annexure 2
7)	Ranking of the charge created	first exclusive charge
8)	Deviation to the T&Cs	NIL
9)	Arbitration	Chennai
10)	Jurisdiction	Chennai
11)	Details Specific Agreement	1. Specific Agreement applicable for Term Loan dated 30.07.2021 entered into between the Borrower/Obligors and the Lender read with Master Terms and Conditions as applicable

For Modi Realty Pocharam LLP

Authorised Signatory

Thawana

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9267/2021. Sheet 5 of 13 Sub Registrar
Narapalli

Modi Realty Pocharam Ltd

Sub Registrar

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Annexure-2

Property-1

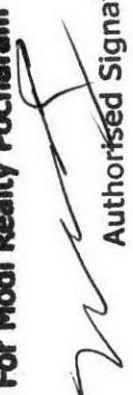
All that piece or parcel of property described herein below:

Project – Nilgiri Heights being developed by M/s. Modi Realty Pocharam LLP.

All that peace and parcel of the landed property together with development rights comprising of 163 Flats constructed or to be constructed as per the sanction Plan G1/BP/874/2021, dated 23.04.2021 issued and signed by HMDA and Municipal Commissioner, Pocharam Municipality with a total built up area admeasuring 1,86,098 Sft., with undivided share of land admeasuring 6,990.21 Sq.yards (out of total land adm., 12039.5 Sq.yards) in Sy.No. 27, situated at Pocharam Village and Municipality, Ghatkesar Mandal, Medchal Malkajgiri District, Telangana and bounded by:

North : Cart Way
South : Land in Survey 27
East : Land in Survey 27
West : Road

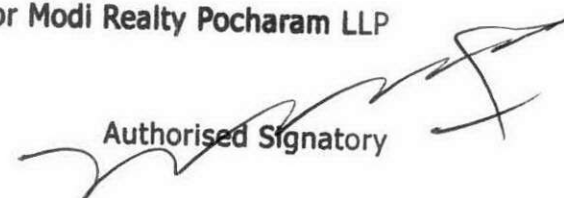
Doc. No. 7609/2021, dt. 15-07-2021 @
SRO, Narapalli

For Modi Realty Pocharam LLP

Authorised Signatory

The details of the Flats being mortgaged are as below

S.No.	Block/Flat No.	Block No.	Flat No.	Floor	Carpet Area in Sft.,	Built up area in Sft.,	Super built up area in Sft.,	U/s. of land in Sq.yards
1	A101	A	1	1	968	1087	1350	40.60
2	A102	A	2	1	960	1104	1380	41.50
3	A103	A	3	1	963	1140	1425	42.86
4	A104	A	4	1	964	1079	1350	40.60
5	A105	A	5	1	940	1054	1325	39.85
6	A106	A	6	1	967	1161	1450	43.61
7	A107	A	7	1	940	1054	1325	39.85
8	A108	A	8	1	963	1140	1425	42.86
9.	A109	A	9	1	963	1140	1425	42.86
10	A201	A	1	2	968	1087	1350	40.60

For Modi Realty Pocharam LLP


Authorised Signatory


Authorised Signatory

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Sub Registrar
Narapalli



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11	A202	A	2	2	960	1104	1380	41.50
12	A203	A	3	2	963	1140	1425	42.86
13	A204	A	4	2	964	1079	1350	40.60
14	A205	A	5	2	940	1054	1325	39.85
15	A206	A	6	2	967	1161	1450	43.61
16	A207	A	7	2	940	1054	1325	39.85
17	A208	A	8	2	963	1140	1425	42.86
18	A209	A	9	2	963	1140	1425	42.86
19	A303	A	3	3	963	1140	1425	42.86
20	A305	A	5	3	967	1161	1450	43.61
21	A306	A	6	3	967	1161	1450	43.61
22	A307	A	7	3	967	1161	1450	43.61
23	A308	A	8	3	963	1140	1425	42.86
24	A309	A	9	3	963	1140	1425	42.86
25	A403	A	3	4	963	1140	1425	42.86
26	A405	A	5	4	967	1161	1450	43.61
27	A406	A	6	4	967	1161	1450	43.61
28	A407	A	7	4	967	1161	1450	43.61
29	A408	A	8	4	963	1140	1425	42.86
30	A409	A	9	4	963	1140	1425	42.86
31	A504	A	4	5	964	1140	1425	42.86
32	A505	A	5	5	967	1161	1450	43.61
33	A506	A	6	7	967	1161	1450	43.61
34	A507	A	7	5	967	1161	1450	43.61
35	A508	A	8	5	963	1140	1425	42.86
36	A509	A	9	5	963	1140	1425	42.86
37	A604	A	4	6	964	1140	1425	42.86
38	A607	A	7	6	967	1161	1450	43.61
39	A608	A	8	6	963	1140	1425	42.86

For Modi Realty Pocharam LLP

Authorised Signatory

Hawana

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40	A609	A	9	6	963	1140	1425	42.86
41	A703	A	3	7	963	1140	1425	42.86
42	A704	A	4	7	964	1140	1425	42.86
43	A705	A	5	7	967	1161	1450	43.61
44	A707	A	7	7	967	1161	1450	43.61
45	A708	A	8	7	963	1140	1425	42.86
46	A709	A	9	7	963	1140	1425	42.86
47	A803	A	3	8	963	1140	1425	42.86
48	A804	A	4	8	964	1140	1425	42.86
49	A808	A	8	8	963	1140	1425	42.86
50	A809	A	9	8	963	1140	1425	42.86
51	A902	A	2	9	960	1140	1425	42.86
52	A903	A	3	9	963	1140	1425	42.86
53	A908	A	8	9	963	1140	1425	42.86
54	A909	A	9	9	963	1140	1425	42.86
55	A1001	A	1	10	993	1140	1425	42.86
56	A1002	A	2	10	960	1140	1425	42.86
57	A1003	A	3	10	963	1140	1425	42.86
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66	B112	B	11	1	940	1054	1235	39.85
67	B117	B	17	1	970	1164	1450	43.61
68	B118	B	18	1	955	1140	1425	42.86

For Modi Realty Pocharam LLP

Authorised Signatory

Hawana

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9267/2021. Sheet 8 of 13 Sub Registrar
Narapalli

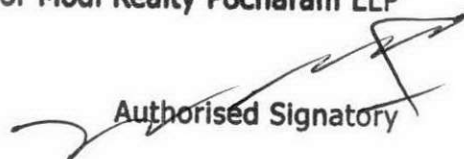


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86	B413	B	13	4	963	1140	1425	42.86
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For Modi Realty Pocharam LLP


Authorised Signatory



Bk - 1, CS No 9683/2021 & Doct No
9267/2021. Sheet 9 of 13 Sub Registrar
Narapalli



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For Modi Realty Pocharam LLP

Authorised Signatory

Thawana

Bk - 1, CS No 9683/2021 & Doct No
9267/2021. Sheet 10 of 13 Sub Registrar
Narapalli

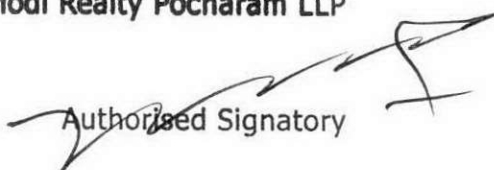


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154	C925	C	25	9	974	1144	1425	42.86
155	C926	C	26	9	963	1140	1425	42.86

For Modi Realty Pocharam LLP


Authorized Signatory


Kawana

Bk - 1, CS No 9683/2021 & Doct No
9267/2021. Sheet 11 of 13 Sub Registrar
Narapalli

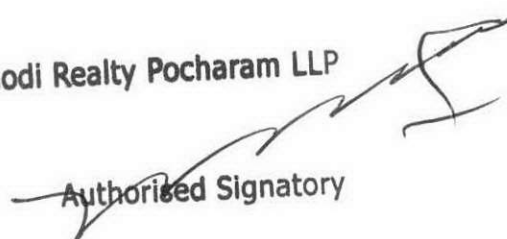


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For Modi Realty Pocharam LLP


Authorized Signatory



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9267/2021. Sheet 12 of 13 Sub Registrar
Narapalli



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IN CASE OF EMERGENCY

Office Telephone : +91 40 6602 7700
Residential Address : Sanjay Mantry
Tel : +91 9440685016

This card is not transferable, If found please send to

TATA CAPITAL LIMITED

11th Floor Tower A Peninsula Business park
Ganpatrao Kadam Marg Lower Parel Mumbai 400013 India
Tel 91 22 66069000

TATA CAPITAL FINANCIAL SERVICES LTD.

Plot No. 3 to 6, Auto Plaza, Road No.3,
Banjara Hills, Hyderabad - 500034
Tel. : +91 40 6602 7700, 8801378505, 7075569886



Name : **Bhawana Mantry**

Employee Code : **551697**

Blood Group : **B + ve**



Issuing Authority



भारतीय विशिष्ट पहचान प्राधिकरण
THE IDENTIFICATION AUTHORITY OF INDIA

विरुनामा:

Address

S/O భాష్యకర్ల నరసింహ రాములు,
జై సాయి నిలయం ప్లాట్ నో 32-07/04, డిఫెన్స్
కోలనీ, 5వ అవెన్యూ బేకరీ, సైనికపూరి
పోస్ట్, మల్కాజ్గిరి, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500094

S/O Bhashyakarla Narasimha
Ramulu, JAI SAI NILAYAM PLOT NO
869 H NO 37-18/869, DEFENCE
COLONY, 5TH AVENUE BAKERY,
SAINIKPURI POST, MALKAJGIRI,
Hyderabad,
Andhra Pradesh - 500094

7049 1433 1344



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



భాష్యకర్ల ఆనంద్ కుమార్
Bhashyakarla Anand Kumar

పుట్టిన తేదీ/ DOB: 29/07/1968

పురుషుడు / MALE



7049 1433 1344

MERA AADHAAR, MERI PEHCHAN

Non Transport

Light Motor Vehicle Non Transport, Motor Cycle
With Gear

Date of Validity
Transport 14/01/2024

Date of Validity
Badge No.

Reference No. DLRTS0111176314

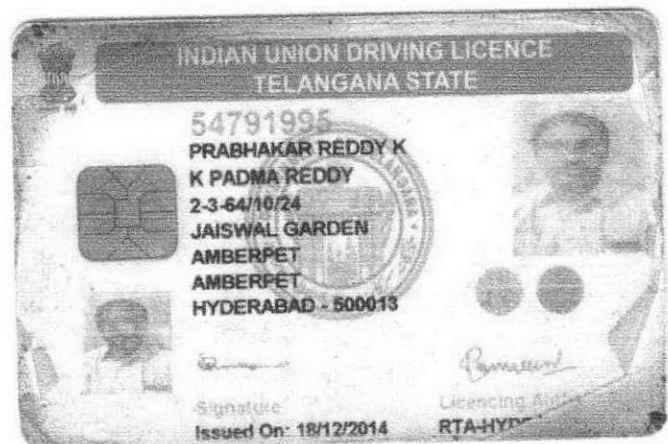
Original L.A. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1995

Date of Birth 15/01/1974

Blood Group

D00200705/14



Prabhakar Reddy K. Padma Reddy



భారత ప్రభుత్వం

Government of India

మూలం ప్రమాదం/Enrolment No.: 1027/00084/41149

To: Andhra Laxmi Kanth
(అంధ లక్ష్మీ కంఠ)

S/O Seethamma
12-1-1-13

1-1-13

Selling Nagar
Secunderabad

Hyderabad
Andhra Pradesh - 500017

Date: 19/01/2011



EY 00920526 7 IN

Ref. No.: 12912011-00367

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

6566 8590 4197

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

అంధ లక్ష్మీ కంఠ
Andhe Laxmi Kanth



జన్మ సంవత్సరం / Year of Birth: 1978
లింగం / Male

6566 8590 4197



Narapalli

ఆధార్ - సామాన్యని హక్కు

Bk - 1, CS No 9683/202/8896 Sheet 13 of 13
Sub Registrar
Narapalli



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K. VAYUNANDANA RAO

ADVOCATE

Advocate for : Tata Capital & Financial,
Services Ltd., & N.I.A.Co. Ltd.,

Cell:92463-70688,

Flat No.4, Dharani Sai Sharan Shelters,
H. No.6-1-289/16, 17, Padmarao Nagar,

Secunderabad- 500 025.

email : kammulavn@yahoo.com

To,

Tata Capital Financial Services Limited,
Banjara Hills Branch, Hyderabad.

Date : 13.09.2021

Sub : Search Report in respect of

All that Flats totaling to (163) in Sy.No. 27, (out of total land adm., 12039.5 Sq.yards) situated at Pocharam Village and Municipality, Ghatkesar Mandal, Medchal Malkajgiri District, Telangana as under :

S.No.	Block/Flat No	Block No	Flat No.	Floor	Carpet Area in Sft.,	Built up area in Sft.,	Super built up area in Sft.,	U/s of land in Sq.yards	Allotted to
1	A101	A	1	1	968	1087	1350	40.60	Developer
2	A102	A	2	1	960	1104	1380	41.50	Developer
3	A103	A	3	1	963	1140	1425	42.86	Developer
4	A104	A	4	1	964	1079	1350	40.60	Developer
5	A105	A	5	1	940	1054	1325	39.85	Developer
6	A106	A	6	1	967	1161	1450	43.61	Developer
7	A107	A	7	1	940	1054	1325	39.85	Developer
8	A108	A	8	1	963	1140	1425	42.86	Developer
9	A109	A	9	1	963	1140	1425	42.86	Developer
10	A201	A	1	2	968	1087	1350	40.60	Developer
11	A202	A	2	2	960	1104	1380	41.50	Developer
12	A203	A	3	2	963	1140	1425	42.86	Developer
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14	A205	A	5	2	940	1054	1325	39.85	Developer
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25	A403	A	3	4	963	1140	1425	42.86	Developer
26	A405	A	5	4	967	1161	1450	43.61	Developer
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119	B1012	B	12	10	970	1164	1450	43.61	Developer
120	B1017	B	17	10	970	1164	1450	43.61	Developer
121	B1019	B	19	10	970	1164	1450	43.61	Developer
122	B1020	B	20	10	970	1164	1450	43.61	Developer
123	C121	C	21	1	940	1054	1325	39.85	Developer
124	C123	C	23	1	940	1054	1325	39.85	Developer
125	C127	C	27	1	960	1104	1380	41.50	Developer
126	C222	C	22	2	970	1164	1450	43.61	Developer
127	C226	C	26	2	964	1079	1350	40.60	Developer
128	C277	C	27	2	960	1104	1380	41.50	Developer
129	C321	C	21	3	970	1164	1450	43.61	Developer
130	C322	C	22	3	970	1164	1450	43.61	Developer
131	C323	C	23	3	967	1160	1450	43.61	Developer
132	C325	C	25	3	974	1144	1425	42.86	Developer
133	C326	C	26	3	963	1140	1425	42.86	Developer
134	C327	C	27	3	963	1140	1425	42.86	Developer
135	C421	C	21	4	970	1164	1450	43.61	Developer
136	C422	C	22	4	970	1164	1450	43.61	Developer
137	C423	C	23	4	967	1160	1450	43.61	Developer



138	C426	C	26	4	963	1140	1425	42.86	Developer
139	C427	C	27	4	963	1140	1425	42.86	Developer
140	C521	C	21	5	970	1164	1450	43.61	Developer
141	C522	C	22	5	970	1164	1450	43.61	Developer
142	C523	C	23	5	970	1164	1450	43.61	Developer
143	C526	C	26	5	963	1140	1425	42.86	Developer
144	C527	C	27	5	963	1140	1425	42.86	Developer
145	C621	C	21	6	970	1164	1450	43.61	Developer
146	C622	C	22	6	970	1164	1450	43.61	Developer
147	C623	C	23	6	970	1164	1450	43.61	Developer
148	C626	C	26	6	963	1140	1425	42.86	Developer
149	C627	C	27	6	963	1140	1425	42.86	Developer
150	C721	C	21	7	970	1164	1450	43.61	Developer
151	C722	C	22	7	970	1164	1450	43.61	Developer
152	C723	C	23	7	967	1160	1450	43.61	Developer
153	C726	C	26	7	963	1140	1425	42.86	Developer
154	C925	C	25	9	974	1144	1425	42.86	Developer
155	C926	C	26	9	963	1140	1425	42.86	Developer
156	C927	C	27	9	963	1140	1425	42.86	Developer
157	C1021	C	21	10	970	1164	1450	43.61	Developer
158	C1022	C	22	10	970	1164	1450	43.61	Developer
159	C1023	C	23	10	967	1160	1450	43.61	Developer
160	C1024	C	24	10	955	1140	1425	42.86	Developer
161	C1025	C	25	10	974	1144	1425	42.86	Developer
162	C1026	C	26	10	963	1140	1425	42.86	Developer
163	C1027	C	27	10	963	1140	1425	42.86	Developer

I have obtained Encumbrance Certificates bearing statement Nos. 62774339 and dated 13.09.2021 issued by the SRO, Narapalli for the period from 01.01.1983 to 12.09.2021 in respect of above mentioned properties for a total period of 38 years and Deposit of Title Deeds bearing Document No. **9267/2021** in favour of Tata Capital Financial Services Limited are reflected therein.

Place : Secunderabad
Date : 13.09.2021

(K. VAYUNANDANA RAO)
Advocate





STATEMENT OF ENCUMBRANCE ON PROPERTY

Application Number: 718546

Statement Number: 62774339

Having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: POCHARAM, Ward - Block:0 - 1, SURVEY Number: ,27,, Bounded by NORTH: CART WAY, SOUTH: LAND IN SURVEY NO 27, EAST: LAND IN SURVEY NO 27, WEST: ROAD

Search has been made in Book 1 and in the indexes relating to 38 years from 01-01-1983 to 12-09-2021 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl. No.	Description of the Property	Registration Date Execution Date Presentation Date	Nature of Deed Market Value Consideration Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg No. CD No. Doct No./Year [Schedule No.] SRO
1/2	VILL/COL: POCHARAM/POCHARAM W-B: 0-1 SURVEY: 27 EXTENT: 6990.215Q.Yds BUILT: 186098SQ. FT TOTAL 163 FLATS OF DEVELOPER MORTGAGE Boundaries: [N]: CART WAY [S] LAND IN SURVEY NO 27 [E]: LAND IN SURVEY NO 27 [W]: ROAD Link Doct: 7609/2021 of SRO 1529	(R) 27-08-2021 (E) 27-08-2021 (P) 27-08-2021	0202 Mortgage without Possession Mkt.Value:Rs. 205457575 Cons.Value:Rs. 50000000	1.(MR)M/S MODI REALITY POCHARAM LLP REP BY B ANAND KUMAR 2.(ME)TATA CAPITAL FINANCIAL SERVICES LIMITED REP BY BHAWANA MANTRY	0/0 9267/2021 [1] of SRO NARAPALLI(1529)