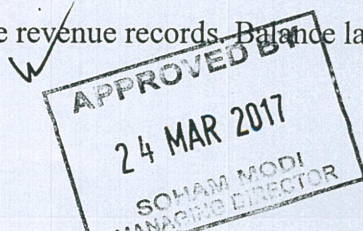


Notes on title of land at Genome Valley
Date: 23.03.2017

~~Pending~~

1. Sale deed was executed for Ac. 7-04.75 gts., Kolthur Village, Shamirpet Mandal, R.R. Distrcit in favour M/s. Genmedic Healthcare Pvt. Ltd., (GHPL).
2. GHPL along with M/s. Spectrum Life Sciences Pvt. Ltd., (SLSPL) have taken a loan from BOI of Rs. 335 lakhs & 508 Lakhs.
3. Details of land being purchased:
 - a. Sy. No. 505 – Ac. 0-14 gts., out of a total extent of Ac. 1-39 gts.
 - b. Sy. No. 506 – Ac. 1-05 gts., out of a total extent of Ac. 1-27 gts.
 - c. Sy. No. 507 – Ac. 0-25 gts., out of a total extent of Ac. 0-25 gts.
 - d. Sy. No. 508 – Ac. 1-11.75 gts., out of a total extent of Ac. 2-15 gts.
 - e. Sy. No. 509 – Ac. 1-05 gts., out of a total extent of Ac. 1-05 gts.
 - f. Sy. No. 510 – Ac. 1-03 gts., out of a total extent of Ac. 1-03 gts.
 - g. Sy. No. 511 – Ac. 1-01 gts., out of a total extent of Ac. 1-01 gts.
 - h. Sy. No. 532 – Ac. 0-20 gts., out of a total extent of Ac. 1-16 gts.
4. Kolthur Village, Shamirpet Mandal, R.R. Distrcit has changed to Medchal - Malkajgiri District.
5. An agreement for easement rights dated 18.3.2003 was made by B.G. Ravinder Reddy and A. Sudhakar Reddy in favour of S. Anand Reddy, Y. Amarnath Reddy and S. Shiva Kumar Reddy. Road access was given to 35 acres in Sy. Nos. 481, 482, 483, 494, 495, 496, 499, 500 to 511, 531, 532 by road admeasuring 19 guntas in Sy. No. 534 & 536. Document registered as 864/2013.
6. Sy. No. 505 – total extent Ac. 1-39 gts. Patta no. 2020, title deed no. 448504 in favour of Gummadi Jahangir Babu is required. Obtain form 1B. *online*
7. Sy. No. 506 – Patta pass book was issued to late Kummari Bikshapati, Patta no. 035 (or 835) Passbook no. 399692, title book no. 38614. Copy required. Obtain form 1B. *online*
8. Sy. No. 507 – Patta no. 0066, title deed no. 260435 was issued in favour of Chavva Saibaba. Paata pass book not available. Form 1B shows him as owner of 25 gts., in Sy. No. 507.
9. Sy. No. 508 (part 32 gts) - Patta no. 0066, title deed no. 260435 was issued in favour of Chavva Saibaba. Pata pass book not available. Form 1B shows him as owner of 32 gts., in Sy. No. 508.
10. Sy. No. 508 (part 32 gts) – Translation of 7158/1991 is required. *7158/1991*
11. Sy. No. 509 – Bodari Chinna Mallaiah (patta no. 0346, title no. 260500) form 1B available (11 gts). Proceeding no. 262/2001 dated 24.4.2001 is required. Bodari Dhasraath (patta no. 0122 title deed copy required). Form 1B, pass book and title deed of Bodari Mallaiah (owner of 23 gts) is missing, however form 1B reflects name of Ganga Sanjiva as owner of 23 gts in Sy. No. 509 (obtain copy of MRO proc. No. 1295/2006 dated 6.11.2006).
12. Sy. No. 510 – Chavva Balamma, W/o. Chavva Bala Mallaih - Form 1B shows her as owner of 43 gts., in Sy. No. 510. Her son Chavva Mallesh inherited the property vide proceeding no. R/S/B/3027/2012 dated 16.11.2012 (copy available). Patta no. 3279, title no. 65786 were issued – copy missing.
13. Sy. No. 511 – Ok.
14. Sy. No. 532 – ok.
15. Obtain certified copy of document no. 4412/1990.
16. Part of the land is converted to non-agricultural in the revenue records. Balance land of Ac. 1-25 gts is yet to be converted.



17. Tipples for Sy. Nos. 499, 501, 482, 505, 504, 502, 509, 595, 594, 530, 531, 532, 506 to 511, 533, 535, 526, 527 & 536 are available. Acad drawing to be prepared for Sy. Nos. 505, 506, 507, 508, 509, 510, 511, 531, 532, 533, 534 & 536.
18. Pahanis translation – errors to be rectified. Include earlier years. One page for each Sy. No. Exclude survey nos. which are not purchased.
19. Latest pahanis and form 1B to be translated.



Letter of confirmation

To,
Mr. Dora Swamy,
Director,
Touchstone Property Developers (P) Limited
Plot No. 31, H. No. 8-2-622/1/1/A3,
Classic Emerald, Road No. 10,
Hyderabad.

Date: 13.02.2017

Sub.: Confirmation of purchase of about Ac. 7-04 $\frac{3}{4}$ gts forming a part of Sy. No. 505/అ, ఆ, ఇ, ఈ, 507/అ, 508/అ, 509, 510, 511, 532, Kolthur Village, Shameerpet Mandal, Ranga Reddy District.

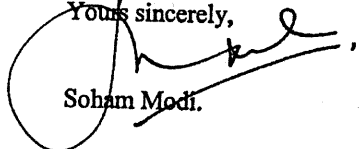
We are glad to confirm the terms and conditions of purchase of the land as follows.

1. Area: Ac. 7-04 $\frac{3}{4}$ gts or 2.8475 Hectares. The physical extent of land shall be verified by joint digital survey. Payment shall be made on the physical extent of land or the extent of land as per title documents, whichever is lower.
2. Location: Forming a part of Sy. Nos. 505/అ, ఆ, ఇ, ఈ, 507/అ, 508/అ, 509, 510, 511, 532 Kolthur Village, Shameerpet Mandal, Range Reddy District.
3. Owner: M/s. Touchstone Property Developers (P) Ltd., (represented by its Director Mr. Dora Swamy). The Owners of the land shall hereinafter be referred to as Vendor.
4. Purchaser: The land is being purchased by an associate /subsidiary of Modi Properties Pvt. Ltd. Modi Properties proposes to incorporate a new LLP styled as 'Modi Realty Turkapally LLP'. The conveyance deed shall be in favour of Modi Properties and its associate firms/nominees.
5. Sale consideration: Rs. 77.50 lakhs (Rupees Seventy Seven Lakhs and Fifty Thousand only) per acre.
6. Payment terms:
 - a. Rs. 10 lakhs bearing cheque no. 189666 dated 13.02.2017 drawn on HDFC bank as token advance on signing this letter of confirmation.
 - b. 25% of the total sale consideration, less Rs. 10 lakhs advance, to be paid within 7 days of completing the due diligence. All parties shall endeavour to complete the due diligence within 30 days of this letter.
 - c. Balance consideration to be paid within 60 days of conversion of land use from Agricultural to Non-Agricultural/Residential, with a grace period of 30 days. All parties shall herein endeavour to complete this transaction within 6 to 9 months from this letter.
7. Change of land use: The land shall be converted from the present Agricultural to Non Agricultural/Residential use through HMDA or Govt. The entire risk and cost of such a conversion shall be borne by the Vendor. During the course of change of land use, if any part of the land is marked as green belt, water body or the like, which renders that portion of the land unusable for development activity of a residential complex, then such a portion of land shall be excluded from the total extent of land being purchased by the Purchaser from the Vendor.

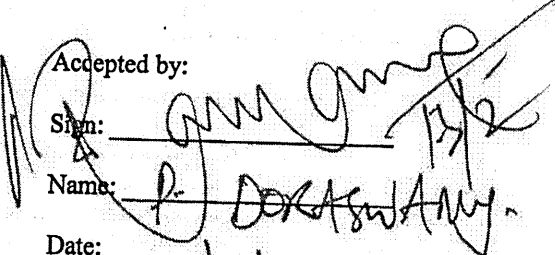
8. Approach road: The approach road is existing from the main road to the site. However, Vendor will cooperate with purchaser for improving the road and the cost will be borne by the Purchaser.
9. Extension of time: If this transaction is not completed within 6 to 9 months, the parties hereto on mutual agreement may grant each other additional time to perform their obligations. However, in case such an extension is not agreed to, the exit clause mentioned below shall follow.
10. Agreement of sale: The Vendor shall execute an agreement of sale in favour of the Purchaser at the time of receiving 25% of sale consideration. The agreement of sale shall be registered, if required on mutual agreement.
11. Sale deed: After change of land use the Purchaser will be paid the balance sale consideration and the Vendor shall execute the Sale Deed to the Purchaser.
12. Fencing of land: The Vendor shall fence the land with barb wire and stone kadis within 15 days of the Agreement of Sale. Further, a 15 ft gate shall also be erected. However, the cost of the fencing and gate shall be borne by the Purchaser.
13. Public notice: The Purchaser shall be entitled to issue a public notice calling for objections for the proposed sale.
14. Development activity: The Purchaser shall not be entitled to claim possession of the said land till payment of the entire sale consideration. However, the purchaser shall be entitled to enter into the property for the purposes of clearing the land, levelling it and marking the land for the proposed development. The Purchaser shall not be entitled to take up development of the land till such time the entire sale consideration is paid.
15. Disputes: All disputes/differences between the parties shall be resolved by way of arbitration.
16. Purpose of sale: The purchaser intends to develop the land into a housing complex. For that purpose it requires a 30 ft access road and land use converted to residential use. The Vendor intends to sell the land with a primary aim to develop housing for the employees of the Genome Valley.
17. Exit clause: In case the change of land use is not obtained within 6 to 9 months of this letter or in case the title of the land is not found to be in order, this understanding between the parties shall stand terminated. In such a case the Vendor shall refund amounts paid by the Purchaser to it within 15 days of such a cancellation. Thereafter, the Purchaser shall be entitled to recover the amounts along with interest @ 18% per annum.

Please sign a copy of this letter as your confirmation of accepting the above terms and conditions.

Thank You.
Yours sincerely,


Soham Modi.

Accepted by:

Sign: 

Name: P. DORASWAMY

Date: 13/2/12