

Letter of confirmation

To,  
Ms. Soumya Manne,  
M/s. Tata Capital Financial Services Limited,  
Plot No. 3 to 6, Auto Plaza, Opp. Times of India,  
Road No. 3, Banjara Hills,  
Hyderabad - 500 034.

Date: 15-04-2019

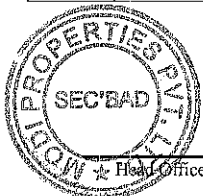
Sub.: Original title deeds of Mayflower Platinum and Gulmohar Residency.  
Ref.: Your sanction letter CF/TL/Hyd /1890026, dated 25-01-2019.

Dear Madam,

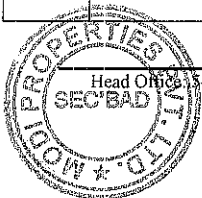
In connection with the above matter this is to bring to your notice that the following documents are depositing with you to avail term loan facility.

Gulmohar Residency

| Sl. No | Date of the Document | Name / Nature of the Document                                                                                                                                                                                                                                                                                         | Original/ Certified/ Photo copy |
|--------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| 1.     | 19.08.2017           | Supplementary Agreement dated 19.08.2017 executed by and between M/s. Modi Estates, M/s. Paramount Avenue Private Limited and M/s. Gulmohar Residency, M/s. Jade Estates.                                                                                                                                             | Original                        |
| 2.     | 20.04.2007           | Regd. Development Agreement bearing Document No. <b>5521/2007</b> dated 20.04.2007 executed by M/s. Gulmohar Residency rep. by its partner Sri Ratan N.Mulani and Sri Permal C.Parekh in favour of M/s. Modi Estates rep. by its Partner Sri Soham Modi, Registered before the SRO, Uppal.                            | Original                        |
| 3.     | 20.04.2007           | Regd. Development Agreement bearing Document No. <b>5364/2007</b> dated 20.04.2007 executed by M/s. Jade Estates rep. by its partner Sri Pradeem N.Mulani and Sri Ketan C.Parekh in favour of M/s. Paramount Avenues Housing Private Limited rep. by its Director Sri Gaurang Mody, Registered before the SRO, Uppal. | Original                        |
| 4.     | 22.12.2005           | Regd. Sale Deed bearing Document No. <b>12683/2005</b> dated 22.12.2005 executed by Sri M.Venkata Rama Rao, Sri M.Venkata Ramana Rao and Smt. M.Geeta Bai in favour of M/s. Gulmohar Residency a partnership firm rep. by its Partner Sri Soham Modi, Registered before the SRO, Uppal.                               | Original                        |



|     |            |                                                                                                                                                                                                                                                                                   |                  |
|-----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 5.  | 22.12.2005 | Regd. Sale Deed bearing Document No. <b>12684/2005</b> dated 22.12.2005 executed by Sri M.Venkata Rama Rao, Sri M.Venkata Ramana Rao and Smt. M.Geeta Bai in favour of M/s. Jade Estates a partnership firm rep. by its Partner Sri Soham Modi, Registered before the SRO, Uppal. | Original         |
| 6.  | 28.07.2006 | Mutation Proceedings issued by the Mandal Revenue Officer, Uppal Mandal in favour of M/s. Gulmohar Residency rep. by Sri Soham Modi.                                                                                                                                              | Original         |
| 7.  | 28.07.2006 | Mutation Proceedings issued by the Mandal Revenue Officer, Uppal Mandal in favour of M/s. Jade Estates rep. by Sri Soham Modi.                                                                                                                                                    | Original         |
| 8.  | 29.12.2005 | Regd. Ratification Deed bearing Document No. <b>13095/2005</b> dated 29.12.2005 executed by Kum. M.Suneetha in favour of M/s. Gulmohar Residency, Registered before the SRO, Uppal.                                                                                               | Original         |
| 9.  | 29.12.2005 | Regd. Ratification Deed bearing Document No. <b>13096/2005</b> dated 29.12.2005 executed by Kum. M.Suneetha in favour of M/s. Jade Estates, Registered before the SRO, Uppal.                                                                                                     | Original         |
| 10. | 01.12.2005 | Partnership Deed of Gulmohar Residency                                                                                                                                                                                                                                            | Original         |
| 11. | 01.12.2005 | Partnership Deed of Jade Estates                                                                                                                                                                                                                                                  | Original         |
| 12. | 19.11.2005 | Partnership Deed of Gulmohar Residency                                                                                                                                                                                                                                            | Original         |
| 13. | 19.11.2005 | Partnership Deed of Jade Estates                                                                                                                                                                                                                                                  | Original         |
| 14. | 11.12.2005 | Acknowledgement of Registration of Firm of M/s. Jade Estates.                                                                                                                                                                                                                     | Original         |
| 15. | 09.12.2015 | Acknowledgement of Registration of Firm of M/s. Gulmohar Residency                                                                                                                                                                                                                | Original         |
| 16. |            | Khasra Phanie, Chesla Pahanie, Certified Copies of Pahanies.                                                                                                                                                                                                                      | Original         |
| 17. | 18.05.1994 | ROR Proceedings issued by the MRO, Uppal                                                                                                                                                                                                                                          | Xerox Copy       |
| 18. | 24.12.1991 | Certified Copy of Panchanama issued by Inspector, Survey and Land Records, R.R.District.                                                                                                                                                                                          | Xerox Copy       |
| 19. | 25.03.1981 | Memorandum of Partition                                                                                                                                                                                                                                                           | Xerox Copy       |
| 20. | 30.01.1976 | Proceedings of the Land Reforms Tribunal, Hyderabad East Division.                                                                                                                                                                                                                | Xerox Copy       |
| 21. | 30.08.1979 | Certificate issued by the office of the Special Officer and Competent Authority, Urban Land Ceilings, Red Hills, Hyderabad.                                                                                                                                                       | Xerox Copy       |
| 22. | 23.12.1976 | Revised Orders issued by the Land Reforms Tribunal, Hyderabad Division.                                                                                                                                                                                                           | Xerox Copy       |
| 23. | 27.01.1977 | Orders issued by the Land Reforms Tribunal, Hyderabad East Division.                                                                                                                                                                                                              | Xerox Copy       |
| 24. | 10.10.2018 | Encumbrance Certificate bearing Statement No.34697669 issued by the SRO, Uppal for the period from 28.06.1980 to 09.10.2018.                                                                                                                                                      | Online generated |



|     |            |                                                                                                                                                                                                                                                                                      |                  |
|-----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 25. | 10.10.2018 | Encumbrance Certificate bearing Statement No. 34697750 issued by the SRO, Uppal for the period from 28.06.1980 to 09.10.2018.                                                                                                                                                        | Online generated |
| 26. | 10.10.2018 | Encumbrance Certificate bearing ECM021805843627 issued by the SRO, Uppal for the period from 01.01.1989 to 09.10.2018.                                                                                                                                                               | Original         |
| 27. | 10.10.2018 | Encumbrance Certificate bearing ECM021805843648 issued by the SRO, Uppal for the period from 01.01.1989 to 09.10.2018.                                                                                                                                                               | Original         |
| 28. | 07.11.2005 | Land use certificate issued by HUDA.                                                                                                                                                                                                                                                 | Original         |
| 29. | 01.04.2019 | Supplementary Development Agreement dated 01.04.2019 executed by and between M/s. Gulmohar Residency, M/s. Jade Estates and M/s. Modi Realty Mallapur LLP (formerly known as M/s. Modi Estates) and M/s. Paramount Avenues LLP (formerly known as M/s. Paramount Avenues Pvt. Ltd.). | Original         |

#### Mayflower platinum

| Sl. No | Date of the Document | Name / Nature of the Document                                                                                                                                                                                                                                                                                  | Original/ Certified/ Photo copy |
|--------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| 1.     | 01.04.2019           | Regd. Joint Development agreement cum GPA bearing document no. 1941/2019 dated 01.04.2019 executed by and between Sri Mehul V. Mehta and Sri Bhavesj V Mehta Rep. by their Joint development agreement cum GPA holder M/s. Modi Properties Pvt. Ltd., rep. by Sri Soham Modi, registered before the SRO Kapra. | Original                        |
| 2.     | 07.06.2017           | Regd. Gift Settlement Deed bearing Document No. <b>2334/2017</b> dated 07.06.2017 executed by Sri Suresh U Mehta and 7 others in favour of Sri Mehul V Mehta and Sri Bhavesh V Mehta, Registered before the SRO, Kapra.                                                                                        | Original                        |
| 3.     | 21.07.2009           | Regd. Sale Deed bearing Document No. <b>1612/2009</b> dated 21.07.2009 executed by M/s. Mehta and Modi Homes rep. by its Partner Sri Soham Modi in favour of Sri Suresh U Mehta and 9 others, Regd. Before the SRO, Kapra.                                                                                     | Original                        |
| 4.     | 21.07.2009           | Regd. Sale Deed bearing Document No. <b>1613/2009</b> dated 21.07.2009 executed by M/s. Mehta and Modi Homes rep. by its Partner Sri Soham Modi in favour of Sri Suresh U Mehta and 9 others, Regd. Before the SRO, Kapra.                                                                                     | Original                        |
| 5.     | 28.07.2009           | Regd. Sale Deed bearing Document No. <b>1799/2009</b> dated 28.07.2009 executed by M/s. Mehta and Modi Homes rep. by its Partner Sri Soham Modi in favour of Sri Suresh U Mehta and 9 others, Regd. Before the SRO, Kapra.                                                                                     | Original                        |



|     |            |                                                                                                                                                                                                                                                                                               |            |
|-----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 6.  | 30.07.2009 | Regd. Sale Deed bearing Document No. <b>1843/2009</b> dated 30.07.2009 executed by Smt. Bhima Sudha Rani rep. by his Agreement of Sale cum GPA Holder M/s. Mehta and Modi Homes rep. by its Partner Sri Soham Modi in favour of Sri Suresh U Mehta and 9 others, Regd. Before the SRO, Kapra. | Original   |
| 7.  | 10.01.2007 | Regd. Agreement of Sale cum GPA bearing Document No. <b>507/2007</b> dated 10.01.2007 executed by Smt. Bhima Sudha Rani in favour of M/s. Mehta & Modi Homes rep. by its Partner Sri Soham Modi, Registered before the SRO, Uppal.                                                            | Original   |
| 8.  | 29.06.2006 | Regd. Sale Deed bearing Document No. <b>9609/2006</b> dated 29.06.2006 executed by Smt. M.Geeta Bai in favour of M/s. Mehta & Modi Homes rep. by its Partner Sri Soham Modi and Suresh U Mehta, Registered before the SRO, Uppal.                                                             | Original   |
| 9.  | 29.06.2006 | Regd. Sale Deed bearing Document No. <b>9610/2006</b> dated 29.06.2006 executed by Smt. M.Geeta Bai in favour of M/s. Mehta & Modi Homes rep. by its Partner Sri Soham Modi and Suresh U Mehta, Registered before the SRO, Uppal.                                                             | Original   |
| 10. | 25.10.2004 | Regd. Sale Deed bearing Document No. <b>10738/2004</b> dated 25.10.2004 executed by Sri Vadla Vivekanand in favour of Smt. Bhima Sudha Rani, Registered before the SRO, Uppal.                                                                                                                | Original   |
| 11. | 19.02.1996 | Regd. Sale Deed bearing Document No. <b>854/1996</b> dated 19.02.1996 executed by Smt. Geeta Bai in favour of Sri Vadla Vivekanand, Registered before the SRO, Uppal.                                                                                                                         | Original   |
| 12. | 09.06.1992 | Will Deed of Smt. Chandu Bai dated 09.06.1992.                                                                                                                                                                                                                                                | Xerox Copy |
| 13. | 12.10.1992 | Death Certificate of Chandu Bai.                                                                                                                                                                                                                                                              | Xerox Copy |
| 14. | 25.07.2008 | Proceedings of the MRO, Uppal Mandal, Ranga Reddy District.                                                                                                                                                                                                                                   | Original   |
| 15. |            | Title Deed Pass Book and Pattadar Pass Books issued by the MRO, Uppal Mandal.                                                                                                                                                                                                                 | Xerox Copy |
| 16. |            | Certified Copies of Pahanies.                                                                                                                                                                                                                                                                 | Xerox Copy |
| 17. | 14.05.2008 | Land Use Information letter issued by HUDA.                                                                                                                                                                                                                                                   | Original   |
| 18. | 09.10.2017 | Regd. Ratification Deed bearing Document No. <b>4552/2017</b> dated 09.10.2017 executed by Smt. Beena B.Mehta and Purvi M. Mehta, Regd. Before the SRO, Kapra.                                                                                                                                | Original   |
| 19. | 29.06.2006 | Regd. Ratification Deed bearing Document No. <b>9613/2006</b> dated 29.06.2006, Registered before the SRO, Uppal.                                                                                                                                                                             | Original   |
| 20. | 29.06.2006 | Regd. Ratification Deed bearing Document No. <b>9614/2006</b> dated 29.06.2006, Registered before the SRO, Uppal.                                                                                                                                                                             | Original   |



|     |            |                                                                                                                               |                  |
|-----|------------|-------------------------------------------------------------------------------------------------------------------------------|------------------|
| 21. | 10.10.2018 | Encumbrance Certificate bearing Statement No.34698011 issued by the SRO, Kapra for the period from 01.10.2007 to 09.10.2018.  | Online generated |
| 22. | 10.10.2018 | Encumbrance Certificate bearing Statement No. 34698018 issued by the SRO, Uppal for the period from 28.06.1980 to 30.09.2007. | Online generated |
| 23. | 10.10.2018 | Encumbrance Certificate bearing ECM021805843670 issued by the SRO, Kapra for the period from 01.10.2007 to 09.10.2018.        | Original         |
| 24. | 04.02.2019 | Building Permit Order                                                                                                         | Online generated |

Kindly acknowledge receipt of the above said documents

Thank You.

Yours sincerely,

*Anand Mehta*

Anand Mehta,  
Partner



Accepted & confirmed by:

*Soumya Manne*

Name: Soumya Manne

Date: 15/02/2019

Place: Hyderabad

**aruna@modiproperties.com**

---

**From:** "Anand Mehta" <anandmehta@modiproperties.com>  
**Date:** 15-04-2019 8:13 PM  
**To:** "Aruna" <aruna@modiproperties.com>  
**Subject:** Fw: Original documents receipt - Modi Properties Private Limited

Give print to Soham bhai

Regards,

Anand Mehta.

Director | +91 98850 00518 | [anandmehta@modiproperties.com](mailto:anandmehta@modiproperties.com)

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Begin forwarded message:

On Monday, April 15, 2019, 7:42 PM, Sowmya Manne <sowmya.manne@TataCapital.Com> wrote:

Dear Sir,

I hereby confirm that original documents pertaining to the projects, Mayflower Platinum and Gulmohar Residency as per the list mentioned by the advocate have been delivered to me today.

PLease consider this an official acknowledgment of the receipt on behalf of TCFSL.

Thanks & Regards

Sowmya Manne Disclaimer & Privilege Notice: This e-Mail may contain proprietary, privileged and confidential information and is sent for the intended recipient(s) only. If, by an addressing or transmission error, this mail has been misdirected to you, you are requested to notify us immediately by return email message and delete this mail and its attachments. You are also hereby notified that any use, any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail message, contents or its attachment(s) other than by its intended recipient(s) is strictly prohibited. Any opinions expressed in this email are those of the individual and may not necessarily represent those of Tata Capital. Before opening attachment(s), please scan for viruses.

16-04-2019