



Site Office : Sy. No. 19

Mallapur, Hyderabad - 500 076.

+91 91210 21718 ✉ gmr@modiproperties.com

Developed by: Modi Realty Mallapur LLP



Head Office: 5-4-187/3&4, II Floor, M. G. Road,

Secunderabad - 500 003. ☎ +91 40 66335551,

✉ info@modiproperties.com www.modiproperties.com

LIST OF TITLE DOCUMENTS

1. Development Agreement cum GPA No. 3741/2019 dated 08.07.2019 between Gulmohar Residency & Jade Estates and Modi Realty Mallapur LLP.
2. Sale Deed No.12683/05 dated 22.12.2005 infavour of Gulmohar Residency
3. Sale Deed No.12684/05 dated 22.12.2005 infavour of Jade Estates
4. Retirement Cum Partnership Deed dated 20th April 2017 of Gulmohar Residency
5. Retirement Cum Partnership Deed dated 20th April 2017 of Jade Estates
6. Firm registration certificate of Jade Estates
7. Firm registration certificate of Gulmohar Residency
8. Certificate of Conversion of Modi Realty Mallapur - Firm into LLP.
9. Re-constitution deed of Modi Realty Mallapur LLP Agreement.
10. Mutation order vide proceedings No. B/289/2006 dated 28.07.2006
11. Mutation order vide proceedings No. B/290/2006 dated 28.07.2006
12. Pahanis of 1960-61, 65-66, 70-71, 80-81, 85-86, 90-91, 95-96, 98-99, 99-00, 2000-01
13. Succession certificate vide no. D1/4734/64 dated 02.07.1964.
14. Ratification deed bearing no. 13905 dated 29.12.2005 by Suneetha to Gulmohar Residency.
15. Ratification deed bearing no. 13906 dated 29.12.2005 by Suneetha to Jade Estates.
16. Ratification deed bearing no. 2206/2008 dated 28.06.2008 by Venkata Narasimha Rao to Gulmohar Residency.
17. Ratification deed bearing no. 2209/2008 dated 28.06.2008 by Venkata Narasimha Rao to Jade Estates.
18. Encumbrance Certificate of Gulmohar Residency
19. Encumbrance Certificate of Jade Estates
20. Sanction plans
21. RERA certificate.



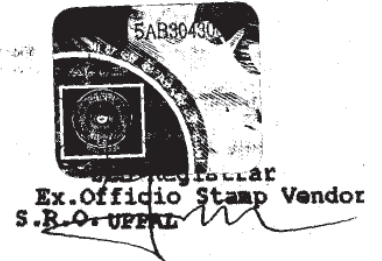
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 744308

Date : 21-12-2005 Serial No : 19,273 Denomination : 100

Purchased By :
K. PARBHAKAR REDDYFor Whom :
M/S GULMOHAR RESIDENCYS/O K.P. REDDY
HYDERABAD

SECUNDERABAD

SALE DEEDThis Sale Deed is made and executed on this the 22nd day of December 2005 at Hyderabad by:

1. **SHRI M. VENKATA RAMA RAO**, Son of Late Shri M. Venkata Narasimha Rao, aged about 62 years, Occupation: Agriculture, resident of 2-90, Mallapur Village, Hyderabad.
2. **SHRI M. VENKATA RAMANA RAO**, Son of Shri M. Venkata Rama Rao, aged about 32 years, Occupation: Service, resident of 2-90, Mallapur Village, Hyderabad.
3. **SMT. M. GEETA BAI**, Wife of N. Krishna Rao, aged about 38 years, Occupation: Housewife, resident of 23-78/4, Opp: Devi Apartments, R. K. Nagar, Malkajgiri, Hyderabad - 500 047.

Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1, VENDOR NO. 2, and VENDOR NO. 3 respectively, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

M/s. GULMOHAR RESIDENCY, a registered partnership firm having its office at 5-4-187/3 & 4, third floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner Mr. Soham Modi, son of Sri Satish Modi, aged about 36 years, occupation: Business, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assigns etc.

M. V. Rama Rao
H. V. [Signature]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 744309

Date : 21-12-2005 Serial No : 19,274 Denomination : 100

Purchased By :
K.PARBHAKAR REDDYFor Whom :
M/S GULMOHAR RESIDENCYS/O K.P.REDDY
HYDERABAD

SECUNDERABAD

Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

WHEREAS:

- A) The VENDOR NO. 2 and VENDOR NO. 3 along with Mr. M. Venkata Narasimha Rao and Ms. M. Suneetha are the children of Shri M. Venkata Rama Rao (VENDOR NO. 1 herein).
- B) Late Sri M. Venkata Narasimha Rao, was the original pattedar of land admeasuring about Ac. 15-30 Gts., in Sy. No. 19 of Mallapur Village, Uppal Mandal, Ranga Reddy District, Andhra Pradesh.
- C) Upon the death of Late Sri M. Venkata Narasimha Rao, Sri M. Venkata Rama Rao became the sole owner and pattedar of the above referred land. A Succession Certificate was issued by the Taluka Office on 02.07.1964, File No. D1/4734/64 in favour of Sri M. Venkata Rama Rao.
- D) The names of the pattedar viz., VENDOR NO. 1 Sri M. Venkata Rama Rao and his father Late Sri M. Venkata Narasimha Rao have been duly recorded as the pattedar and possessor in the Kasra Pahanis for the year 1954-55, Cheesala Pahanis for the year 1955-58 and in the Pahanis from 1959 to till date at the office of the Mandal Revenue Office, Uppal Mandal, R. R. District.
- E) The VENDOR NO. 1 has time to time sold portions of Sy. No. 19 to intending purchasers and has also surrendered a portion of land in Sy. No. 19 to the Railways (Ac. 2-18 Gts.) and for Road widening (Ac. 0-39 Gts.).

M. Venkata Rama Rao
M. Suneetha



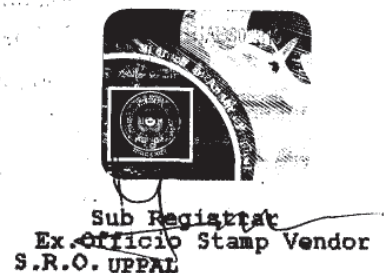
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 744310

Date : 21-12-2005 Serial No : 19,275 Denomination : 100

Purchased By :
K.PARBHAKAR REDDYFor Whom :
M/S GULMOHAR RESIDENCYS/O K.P.REDDY
HYDERABAD

SECUNDERABAD



- F) The VENDOR NO. 1 viz., Mr. Venkata Rama Rao is pattedar, possessor and absolute lawful owner of land admeasuring Ac. 4-00 Gts. forming a portion of Sy. No. 19 of Mallapur Village, Uppal Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property and is more fully described in the schedule given hereunder.
- G) The VENDOR NO. 1 to VENDOR NO. 3 along with Mr. Venkata Narasimha Rao and Ms. M. Suneetha have executed a Memorandum of Partition dated 25.03.1981, wherein various joint properties of the family including the Scheduled Property have been partitioned by means and bounds. By virtue of the Memorandum of Partition land admeasuring Ac. 12-13 Gts. in Sy. No. 19, of Mallapur Village has fallen and allotted to the share of the VENDOR NO. 1 i.e., Mr. M. Venkata Rama Rao. The Scheduled Property admeasuring Ac. 4-00 Gts. which is being conveyed under this Sale Deed is forming part of the larger land admeasuring Ac. 12-13 Gts.
- H) The necessary fact of above partition has been recorded and mutated in the Revenue Records.
- I) The VENDOR No.1 has agreed to sell the Schedule Property for the total sale consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)** and the PURCHASER herein have agreed to purchase the same for the said consideration.

M. V. Rama Rao

M. Suneetha

H. V. Suneetha



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 11967 Date: 21/12/2005 100/-
 Sold to R. Pr. Lakshar Reddy
 By S. P. Reddy H. H. H.
 For Whom M/s. Gulmohar Residency 1 SEC. 3A9.

LEELA C
 STAMP
 L. No: 13/
 8-4-76/A.
 SECUNDER

08AA 984433

- J) The VENDOR NO. 2 and VENDOR NO. 3 have joined in execution of this Sale Deed at the request of the PURCHASER so as to convey, ensure, assure and in order to more fully perfecting the title to the Scheduled Property and to avoid any future claims from / through them, to which they have agreed.
- K) The VENDORS hereby covenants with the PURCHASER on the terms, conditions and stipulations hereinafter enunciated.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)** in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.
 - a. The sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) paid to VENDOR NO. 1, by way of pay-order no. 120508, dated 20.12.2005, drawn on HDFC Bank, S. D. Road, Secunderabad.
 - b. The sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) paid to VENDOR NO. 1, by way of cheque no. 381380, dated 22.12.2005, drawn on HDFC Bank, S. D. Road, Secunderabad.

M. V. Rama Rao

M. V. Rama Rao

H. V. Rama Rao



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 984434

Q. No. 11508 Date 21/12/2008
 P. No. 5. Prothakar Reddy
 R. P. Reddy R/o. And.
 m/s GULMOHAR RESIDENCY, SEC-BAG

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 6-4-76/A
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2. For the total sale consideration as mentioned above the VENDORS do hereby grants, conveys, transfers and sell all that land admeasuring Ac. 4-00 Gts., in Sy. No. 19 of Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule and the plan annexed to this sale deed unto and in favour of the PURCHASER by way of absolute sale.
3. The VENDOR NO. 1 hereby covenant that Scheduled Property was the absolute property belonging to Late Sri M. Venkata Narasimha Rao, father of the VENDOR NO. 1 herein and after his death the VENDOR NO. 1 herein alone is the absolute owner of the same and no other person other than the VENDORS has any right, title or interest in respect of Scheduled Property or any portion thereof. There are no protected tenants in respect of Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS herein above mentioned.
4. The VENDORS NO. 1 hereby declares and covenant that he is the true and lawful pattadar of the Scheduled Property. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have any right, title or interest in respect of Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASER.

M. V. Rama Rao H. V.

M. G. Reddy



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 984435

S. No. 11509 Date 2/12/15 Rs. 100/-
 Sold to K. Prabhakar Reddy
 By K. P. Reddy, H.O. Hdr.
 For Whom M/s. GULMOHAR RESIDENCY, SEC - 8A

LEELA
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 S-4-76/1
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 003

5. The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASER are put to any loss on account of defecting title or on account of any claims on Scheduled Property, the VENDORS shall indemnify the PURCHASERS fully for such losses.
6. The VENDORS have on this day delivered vacant peaceful possession of 'Scheduled Property' to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
7. The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the 'Scheduled Property' unto and in favour of the PURCHASERS in the concerned departments.
8. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.

M V Rama Rao

H. V. [Signature]

M. [Signature]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 984436

S. No. 11570 Date 21/12/05 Rs. 100/-
 Sold to S. Prabhakar Reddy
 By K. P. Reddy, R/o. Hnd
 For Whom m/s GULMOHAR RESIDENCY, SEC-BAP

LEELA
 STA
 L. No: 1
 6-4-76/
 SECUNDA

10. The VENDORS further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The VENDORS further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. The VENDORS hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.
13. Stamp duty and Registration amount of Rs. 9,49,300/- paid by way of Challan No. 165751, dated 21.12.2005, drawn on State Bank of Hyderabad, Habsiguda branch, Habsiguda, Hyderabad.

M. V. Ramakrishna
 M. Geeta

H. V. Srinivas



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 11511 21/12/58 100/-
 Sold to S. Prabhakar Reddy
 By S. P. Reddy R/o Hnd.
 For Whom M/s. GULMOHAR RESIDENCY, SEC-5AD.

08AA 984437

LEELA
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 L. No: 1
 5-4-76/A
 SECOND ATTEND - 500 003

SCHEDULE OF PROPERTY

ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 4-00 Gts. in Sy. No. 19 situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Vendor's land in Sy. No. 19
South	: Road
East	: Sy. No. 81 & 24
West	: Sy. No. 20 & 12/1

IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. (L. V. Kierashina Reddy)
2. (S. Prabhakar Reddy)

M. Ramakrishna

VENDOR NO. 1

H. V. B. B. B.
 VENDOR NO. 2

M. G. B. B.
 VENDOR NO. 3

for M/s. GULMOHAR RESIDENCY,

Soham Modi,
 Partner.

PURCHASER

SALE AGREEMENT PLAN SHOWING

OPEN LAND

IN SURVEY NOS. 19 (PART)

MALLAPUR VILLAGE,

UPPAL

Mandal, R.R. Dist.**VENDORS:** SRI M. VENKATA RAMA RAO

S/O. LATE SRI M. VENKATA NARASIMHA RAO & OTHERS

PURCHASER: M/S. GULMOHAR RESIDENCY, REPRESENTED BY ITS PARTNER

SRI SOHAM MODI

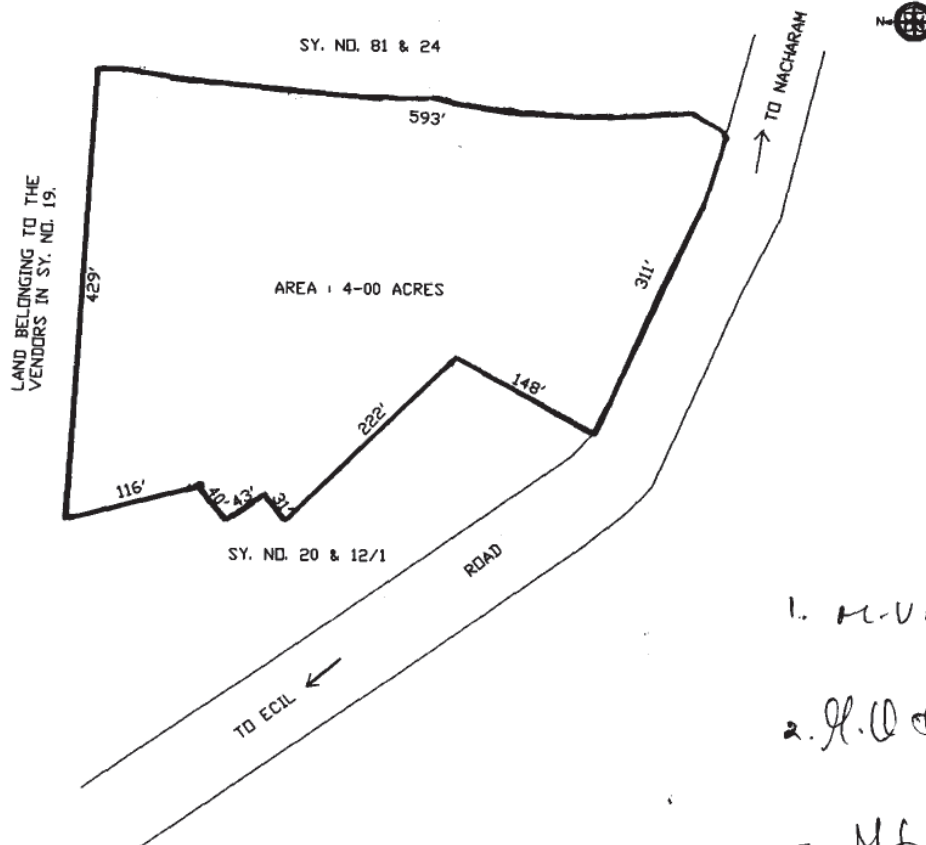
S/O. SRI SATISH MODI

REFERENCE:**AREA:** AC. 4-00 GTS.**SCALE:**

SQ. YDS. OR

INCL:

SQ. MTRS.

EXCL:**WITNESSES:**

1. (L. Narasimha Rao)
2. (S. P. Rao)

**SIGNATURE OF THE VENDOR
For GULMOHAR RESIDENCY****SIGNATURE OF THE PURCHASER**

PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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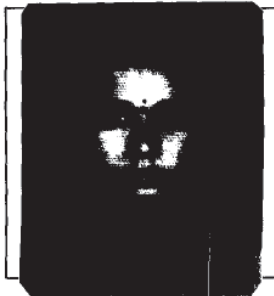
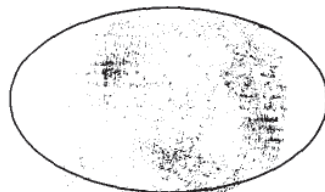


VENDORS:

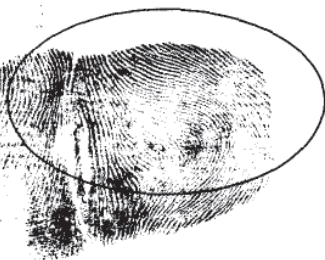
1. SRI M. VENKATA RAMA RAO
S/O. M. VENKATA NARASIMHA RAO
R/O. 2-90, MALLAPUR VILLAGE,
HYDERABAD.



2. SRI M. VENKATA RAMANA RAO
S/O. SRI M. VENKATA RAMA RAO
R/O. 2-90, MALLAPUR VILLAGE,
HYDERABAD.



3. SMT. M. GEETA BAI,
W/O. SRI N. KRISHNA RAO
R/O. 23-78/4, OPP: DEVI APARTMENTS,
R. K. NAGAR, MALKAJGIRI,
HYDERABAD - 500 047.



PURCHASER:

M/S. GULMOHAR RESIDENCY
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, M. G. ROAD,
SECUNDERABAD - 500 003.
REP. BY ITS PARTNER **SRI SOHAM MODI**
S/O. SRI SATISH MODI.

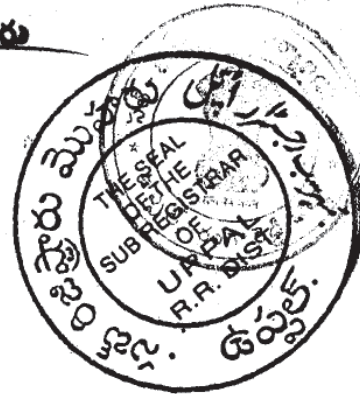
SIGNATURE OF WITNESSES

1. (L.V. Narasing Reddy)
2. (K.P. Reddy)

1. Sri V. Rama Rao
2. H.V. Srinivas Reddy
3. M. Geeta Bai
**SIGNATURE OF EXECUTANT'S
For GULMOHAR RESIDENCY**
 Sri Soham Modi
Partner

1వ పుస్తకము 12/12/05

దస్తవేజాల మొత్తం కాగితముల
ఈ కాగితపు వరుస



200 వ సం॥ 12/12/05 వ తేది
192 వ.శ.శ. 12/12/05 మాసం 1వ తేది
పగలు 12 మరియు
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ M. Venkata Rama Rao

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
మరియు వేలిముద్రలతో పాదాఖలు చేసి

రుసుము రూ॥ 50000/- చెల్లించారు.

Receipt No. 165751 Dt. 21/12/05
SBH, Habsiguda Branch, Sec'bad.

M. V. Rama Rao

దాని యిర్పియు లభ్యుకొన్నది.

ఎడమ బ్రౌటనప్రేలు

M. V. Rama Rao

M. Venkata Rama Rao S/o. Late M. Venkata Narshimha
Rao, occ: Agriculture, E/o. 2-90, Mallapur village,
Hyderabad.

ఎడమ బ్రౌటనప్రేలు

M. Venkata Rama Rao

M. Venkata Rama Rao S/o. Mr. M. Venkata Rama
Rao, occ: Service E/o. 2-90, Mallapur village,
Hyderabad.

M. Geeta Bai

ఎడమ బ్రౌటనప్రేలు

M. Geeta Bai, w/o. Mr. N. Krishna Rao, occ:-
Housewife, E/o. 23-74, opp: Devi APT, R.S.
Nagar, Malkajgiri, Hyderabad.

నిరూపించినది.

1. H. V. Narasimha Reddy S/o Late H. V. Reddy

H. No - 4-12/3 Narasimha R.R. Reddy

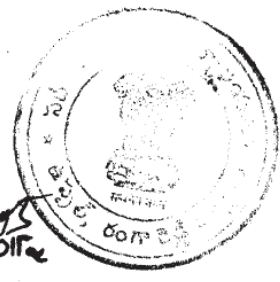
(K. Prabhakar Reddy S/o. K. P. Reddy, occ: Service
(o) 2-4-187/3 & 4, M. G. Road, Sec'bad.

2.

200 వ. సం॥ 12/12/05 వ తేది

192 వ. శ. శ. 12/12/05 మాసం 1వ తేది

ఉప్పల్ సబ్-రిజిస్ట్రారు



1 వ శతాబ్దము 12683/05 నంబర్

దస్తవజాల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 1 of 1944

No. 12683 of 2005 Date 22/12/05

I hereby certify that the proper deficit stamp duty of Rs. 899200/- Rupees Eight Lakh -

— Eight hundred and two hundred only.

has been levied in respect of this instrument from Sri. M. V. Rame Rao

on the basis of the agreed Market Value consideration of Rs. 1000000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated 22/12/05 and Collector U/S. 41&4 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 899200/- towards Stamp Duty

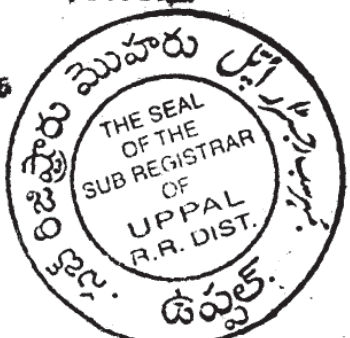
Including Transfer duty and Rs. 50000/-

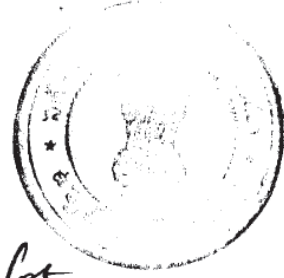
towards Registration Fee was paid by the party

through Challan Receipt Number 165751

Dated 21/12/05 at SBH Habsiguda Branch, Sec Bad

S.B.H. Habsiguda
A/c No. 01000050786
of S.R.O. Uppal.



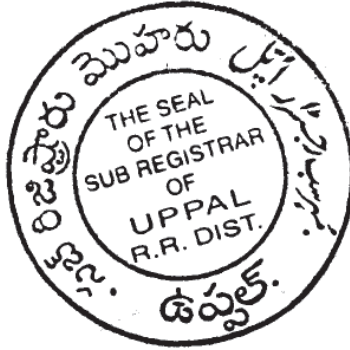


1 వ పుస్తకము... 12683/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 3...

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు... 12683/05
నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు... 12683-1-2005 ఇవ్వడమైన
2005 సం॥ డి. 5025... 22. తది

రిజిస్ట్రారు



1 వ పుస్తకము.. (2683/07) నంబు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య....10... ఈ కాగితపు వరుస

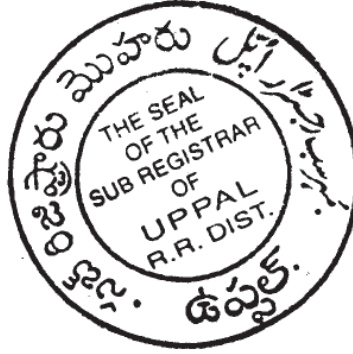
సంఖ్య....4.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము.....12683/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....19. ఈ కాగితపు వరుస
సంఖ్య.....5

సబ్-రిజిస్ట్రారు



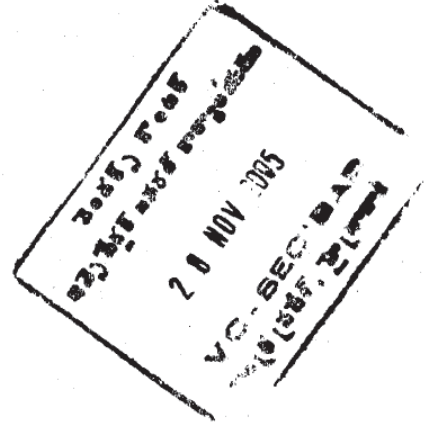
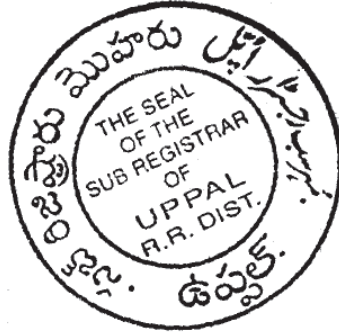
1 వ పుస్తకము. 12683/05

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...6.....

సబ్-రిజిస్ట్రారు



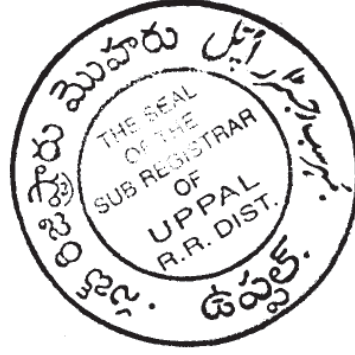
1 వ పుస్తకము. 12682/05

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...7.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము! 26/12/15

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు



13/11/15

సంఖ్య

RECEIVED

20/11/15

హైదరాబాద్

40/0000-00000000

1 వ పుస్తకము.....12682/85

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...9.....

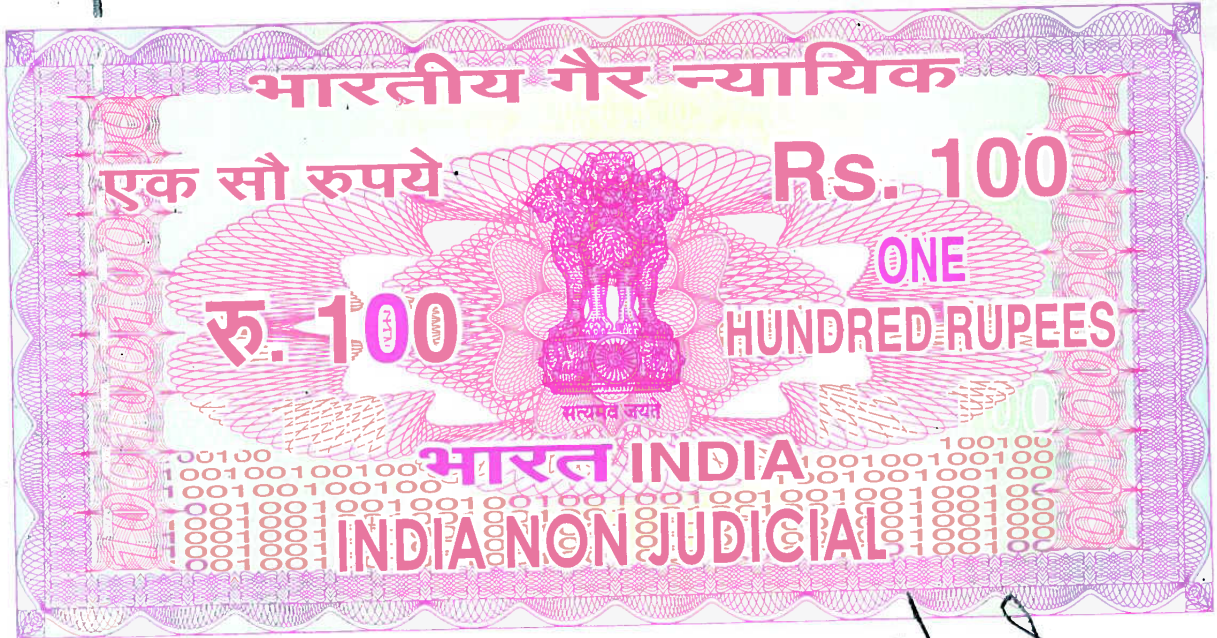

సబ్ రిజిస్ట్రారు



సంఖ్య.....10.....

~~పార్టీ రిజిస్ట్రార్~~





తెలంగాణ తెలంగాణ TELANGANA

S.NO: 678 DATE : 07/04/2017 RS:100/-
TO : L RAMACHARYULU
S/O : LAE L RAGHAVENDRA RAO
FOR WHOM: GULMOHAR RESIDENCY
R/O: HYD

The Advocates' Co-op Society

Rep.By:Prahlad Patil, Licenced stamp Vendor,
Lic.No. 1609-025 of 2014.

Renewal License No 16-07-040/2017
City Civil Court Premises, Secunderabad,
Telangana State , Phone .No:040-27808165.

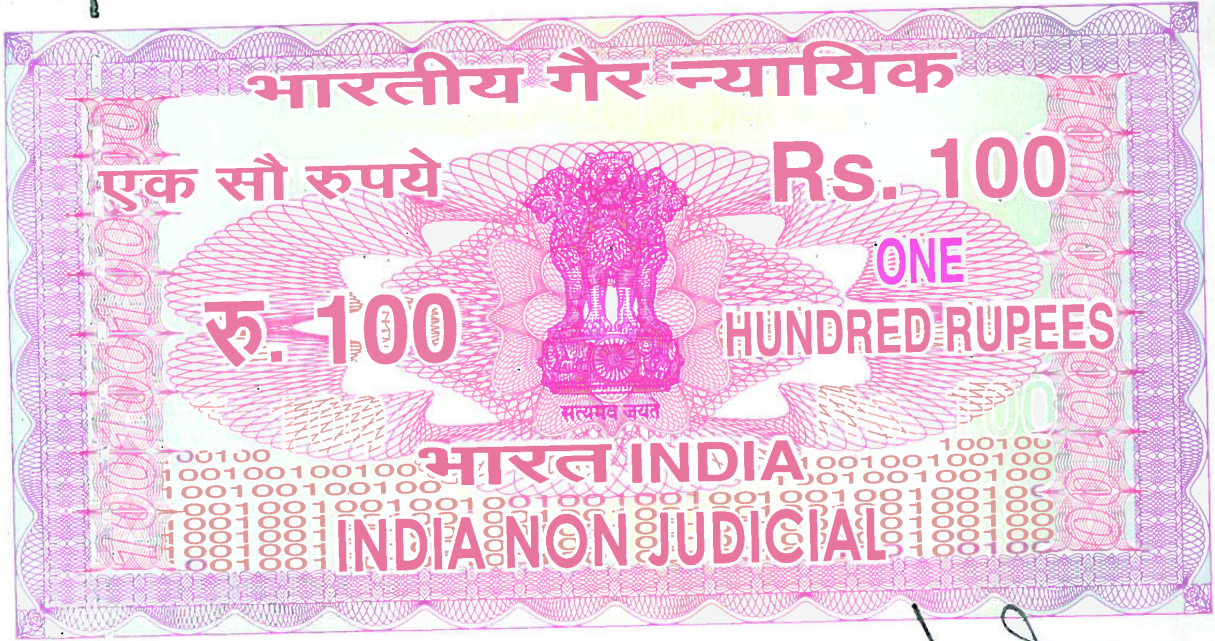
PARTNERSHIP DEED

This **Deed of Partnership** is made and executed at Secunderabad on this the 8th day of April 2017 by and between:

1. **Shri. Ratan N. Mulani** S/o. Late Shri. Nathumal R. Mulani aged 61 years Occupation: Business, resident of II Floor, Indra Villa, Plot No. 30-31, Suryanagar Colony, Inside Kaushalya Estate, Karkhana, Secunderabad – 500 009 (hereinafter called the “FIRST PARTNER”)
2. **Shri. Pradeep N. Mulani** Late Shri. Nathumal R. Mulani aged 56 years Occupation: Business, resident of III Floor, Indra Villa, Plot No. 30-31, Suryanagar Colony, Inside Kaushalya Estate, Karkhana, Secunderabad – 500 009 (hereinafter called the “SECOND PARTNER”)
3. **Shri. Mehul V. Mehta** S/o. Late Shri. Vasanth U. Mehta aged 40 years, Occupation: Business, resident of Plot No. 21, 1st Floor, Bapubagh Colony, Prendergast Road, Secunderabad – 500 003 (hereinafter called the “THIRD PARTNER”)
4. **Shri. Jayesh P. Mulani** S/o. Shri. Pradeep N. Mulani aged 25 years, Occupation: Business, resident of III Floor, Indra Villa, Plot No. 30-31, Suryanagar Colony, Inside Kaushalya Estate, Karkhana, Secunderabad – 500 009 (hereinafter called the “FOURTH PARTNER”)

(Signatures of the partners and witnesses)

Jayesh P. Mulani
Kaushalya Estate
Pradeep N. Mulani
Mehul V. Mehta
Hardik Mehta
S. S. M.



తెలంగాణ తెలంగాణ TELANGANA

 K 729842

S.NO: 6/79 DATE : 07/04/2017 RS:100/-
TO : L RAMACHARYULU
S/O : LAE L RAGHAVENDRA RAO
FOR WHOM: GULMOHAR RESIDENCY
R/O: HYD

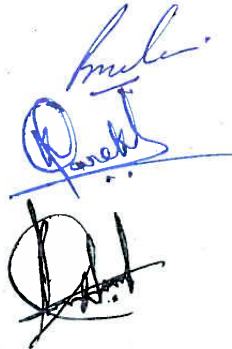
The Advocates' Co-op Society

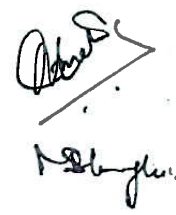
Rep.By.Prahlad Patil, Licenced stamp Vendor,
Lic.No. 1609-025 of 2014.
Renewal License No 16-07-040/2017
City Civil Court Premises, Secunderabad,
Telangana State , Phone .No:040-27808165.

-2-

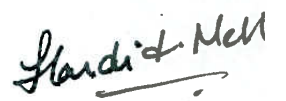
5. **Shri. Ketan C. Parekh** S/o. Shri. Chandrakanth M. Parekh aged 47 years Occupation: Business, resident of H. No. 30, Luxura Greens, Opp: Kendriya Vigyalaya, New Bowenpally, Secunderabad – 500 011 (hereinafter called the “FIFTH PARTNER”)
6. **Shri. Manish Sanghvi** S/o. Dr. Upendra Sanghvi aged 47 years, Occupation: Business, resident of H. No. 801, Bajaj Society, Bajaj Road, Vile Parle (West), Mumbai – 400 056 (hereinafter called the “SIXTH PARTNER”)
7. **Shri Sudhir U. Mehta** S/o. Late Shri. Uttamlal Mehta, aged about 60 years, Occupation: Business, resident of Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad – 500 003 (hereinafter called the “SEVENTH PARTNER”)
8. **Shri. Karna S. Mehta** S/o. Shri Sudhir U. Mehta aged about 26 years, Occupation: Student, resident of Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad – 500 003 (hereinafter called the “EIGHTH PARTNER”)
9. **Shri. Rahul. B. Mehta** S/o. Late Shri Bharat U. Mehta, aged about 36 years, Occupation: Business, resident of Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad – 500 003 (hereinafter called the “NINTH PARTNER”)

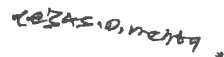

Jayesh

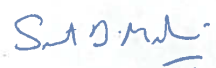

Parekh


Sanghvi


Mehta


Mehta


Mehta


Mehta


Mehta



తెలంగాణ తెలంగాణ TELANGANA

S.NO: 6180 DATE : 07/04/2017 RS:100/-
TO : L RAMACHARYULU
S/O : LAE L RAGHAVENDRA RAO
FOR WHOM: GULMOHAR RESIDENCY
R/O: HYD

The Advocates' Co-op Society

Rep.By:Prahlad Patil, Licenced stamp Vendor,
Lic.No. 1609-025 of 2014.
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City Civil Court Premises, Secunderabad,
Telangana State , Phone .No:040-27808165.

-3-

10. **Shri. Tejas D. Mehta**, S/o. Shri. Deepak U. Mehta, aged about 39 years, Occupation: Business, resident of Flat No. 601, A Block, Amsri Central Court, Opp: Rail Nilayam, Secunderabad – 500 003 (hereinafter called the “TENTH PARTNER”)
11. **Shri. Hardik D. Mehta**, S/o. Shri. Deepak U. Mehta, aged about 36 years, Occupation: Business, resident of Flat No. 401, 4th Floor, Maheshwari Residency, D. V. Colony, Minister Road, Secunderabad – 500 003 (hereinafter called the “ELEVENTH PARTNER”).

AND

12. **Shri. Sumeet B. Mulani** S/o. Late Shri. Bassar N. Mulani aged 35 years, Occupation: Business, resident of I Floor, Indra Villa, Plot No. 30-31, Suryanagar Colony, Inside Kaushalya Estate, Karkhana, Secunderabad – 500 009 (hereinafter called the “TWELFTH PARTNER”)

WHEREAS:

- A. Shri. Ratan N. Mulani, Shri. Pradeep N. Mulani, Shri. Jayesh P. Mulani, Shri. Ketan C. Parekh, Shri Sudhir U. Mehta, Shri. Karna S. Mehta, Shri. Tejas D. Mehta, Shri. Hardik D. Mehta were doing in partnership business along with Late Shri. Bassar N. Mulani under the name and style of ‘M/s. Gulmohar Residency’ since 01.03.2014 and their relations inter-se were governed by Partnership Deeds dated 19.11.2005, 01.12.2005, 15.04.2008, 05.03.2014, and Retirement Deeds dated 15.04.2008 and 05.03.2014.

[Signature]
[Signature]

[Signature]
[Signature]
PRAHLAD P. MEHTA

[Signature]
[Signature]
Hardik D. Mehta

[Signature]
[Signature]
Jayesh P. Mulani



తెలంగాణ తెలంగాణ TELANGANA

S.NO: 6121 DATE : 07/04/2017 RS:100/-
TO : L RAMACHARYULU
S/O : LAE L RAGHAVENDRA RAO
FOR WHOM: GULMOHAR RESIDENCY
R/O: HYD

The Advocates' Co-op Society
Rep.By.Prahlad Patil, Licenced stamp Vendor,
Lic.No. 1609-025 of 2014.
Renewal License No 16-07-040/2017
City Civil Court Premises, Secunderabad,
Telangana State, Phone .No:040-27808165.

-4-

B. Shri. Bassar N. Mulani has reached heavenly abode on 28th September 2014. Under the WILL of Late. Shri. Bassar N. Mulani the share in the partnership firm devolved upon his son Shri. Sumeet B. Mulani. Further, clause 18 of partnership deed dated 05.03.2014 provides that in case death of any partner, the legal heir of the demised partner shall be offered and admitted to the partnership in the place of the deceased partner. Accordingly Shri. Sumeet B. Mulani being the legal heir and also that the share in partnership firm got devolved under the WILL of Shri. Bassar N. Mulani, he has been offered partnership by the surviving partners in the place of the deceased Shri. Bassar N. Mulani to which Shri. Sumeet B. Mulani has agreed to. Accordingly Shri. Sumeet B. Mulani has been admitted to the partnership w.e.f 29.09.2014 in the place of deceased partner Late. Shri. Bassar N. Mulani on the same terms and conditions as contained in Deed of Partnership dated 05.03.2014. The formal partnership deed admitting Shri. Sumeet B. Mulani in the place of Late Shri. Bassar N. Mulani has remained to be executed and therefore this Partnership deed is now being executed.

C. Shri. Ratan N. Mulani, Shri. Pradeep N. Mulani, Shri. Mehul V. Mehta, Shri. Jayesh P. Mulani, Shri. Sumeet B. Mulani, Shri. Ketan C. Parekh, Shri. Manish Shanghvi, Shri. Sudhir U. Mehta, Shri. Karna S. Mehta, Shri. Rahul B. Mehta, Shri. Tejas D. Mehta, Shri. Hardik D. Mehta, the Continuing/Incoming Partners herein have decided to continue the business of the firm and have agreed to take over all the assets and liabilities of the firm as a going concern.

[Signatures]

[Signatures]

Tejas D. Mehta

[Signatures]

Hardik D. Mehta

[Signatures]



తెలంగాణ తెలంగాణ TELANGANA

S.NO: 6182 DATE : 07/04/2017 RS:100/-
TO : L RAMACHARYULU
S/O : LAE L RAGHAVENDRA RAO
FOR WHOM: GULMOHAR RESIDENCY

-5-

The Advocates' Co-op Society

Rep.By.Prahlad Patil, Licenced stamp Vendor,
Lic.No. 1609-025 of 2014.
Renewal License No 16-07-040/2017
City Civil Court Premises, Secunderabad,
Telangana State , Phone .No:040-27808165.

R/O: HYD. The said parties hereto are desirous of recording the terms and conditions of this retirement cum Partnership deed agreed upon into writing.

NOW THEREFORE THIS RETIREMENT CUM PARTNERSHIP DEED WITNESSETH AS FOLLOWS:

1. It is hereby confirmed and ratified that Shri. Sumeet B. Mulani is admitted in the partnership in the place of Late Bassar N. Mulani in the firm M/s. Gulmohar Residency w. e. f. 29th September 2014.
2. The name of the Partnership Firm shall be "Gulmohar Residency" or any other name partners may mutually decide.
3. The business of the partnership firm shall continue to be carried in the name and style as "Gulmohar Residency" or any other name partners may mutually decide.
4. The re-constituted Partnership firm shall deemed to be effective from 29th September 2014.
5. The Principal Office of the firm shall continue to be at Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad – 500 067 and the same may be changed to any other place or places mutually agreed upon by the partners.

[Signature]
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6. The nature of business of the firm shall be to do the business of real estate developers, builders, managers, underwriters, retailers, advisors etc., and/or any such other business (s) that may be mutually agreed upon.
7. The Continuing Partners and the incoming partners hereto shall contribute the capital required for the partnership business in their Profit/Loss sharing ratio as given herein or in any other ratio as may be decided mutually from time to time.
8. That the partnership shall be entitled to hypothecate, mortgage, create charge on or otherwise encumber the assets of the firm or any part thereof for borrowing any loans either by way of cash credit or overdraft from banks and financial institutions or any other agency either by itself or by any other firm or company and to give guarantee / guarantees infavour of the banks and financial institutions on such terms and conditions as may be mutually agreed upon by all the partners.
9. Shri. Sudhir U. Mehta (the Continuing Partner herein) shall be the Managing Partner and over all in charge for smooth running of the firm and is authorized to apply and obtain necessary sanctions from all concerned authorities like HUDA, GHMC, AP Transco (Electricity Department), Water & Drainage Department (HMWS & SB), Income Tax, Central Excise Dept, Commercial Tax Departments, etc., in connection with the business of the firm.
10. The Continuing Partners and the Incoming Partners hereto have agreed that the Agreements of Sale, Sale Deeds and other conveyance deeds, construction contracts/agreements, General and Specific Power of Attorneys etc., that are required to be executed and registered in the course of business shall be executed by the Managing Partner (i.e., Shri. Sudhir U. Mehta). It has been mutually agreed by the partners that the selling rate and the terms and conditions of sale in the course business shall be determined solely by the Managing Partner i.e., Shri. Sudhir U. Mehta.
11. The Profit & Loss of the firm shall be shared and borne between the partners as under:
 - i. Shri. Ratan N. Mulani (First Partner) - 18% (Eighteen Per cent)
 - ii. Shri. Pradeep N. Mulani (Second Partner) - 06.5% (Six and Half Per cent)
 - iii. Shri. Mehul V. Mehta (Third Partner) - 05% (Five per cent)
 - iv. Shri. Jayesh Mulani (Fourth Partner) - 06.5% (Six and Half Per cent)
 - v. Shri. Ketan C. Parikh ((Fifth Partner) - 20% (Twenty Per cent)
 - vi. Shri. Manish Shanghvi (Sixth Partner) - 10% (Ten Per cent)
 - vii. Shri. Sudhir U. Mehta (Seventh Partner) - 05% (Five Per cent)
 - viii. Shri. Karna S. Mehta (Eighth Partner) - 05% (Five Per cent)
 - ix. Shri. Rahul B. Mehta (Ninth Partner) - 05% (Five Per cent)
 - x. Shri. Tejas D Mehta (Tenth Partner) - 05% (Five Per cent)
 - xi. Shri. Hardik D. Mehta (Eleventh Partner) - 05% (Five Per cent)
 - xii. Shri. Sumeet B Mulani (Twelfth Partner) - 09% (Nine Per cent)

[Handwritten signature: Ratan N. Mulani]
[Handwritten signature: Pradeep N. Mulani]
[Handwritten signature: Mehul V. Mehta]

[Handwritten signature: Jayesh Mulani]
[Handwritten signature: Ketan C. Parikh]
[Handwritten signature: Manish Shanghvi]
[Handwritten signature: Sudhir U. Mehta]
[Handwritten signature: Karna S. Mehta]
[Handwritten signature: Rahul B. Mehta]
[Handwritten signature: Tejas D Mehta]
[Handwritten signature: Hardik D. Mehta]
[Handwritten signature: Sumeet B Mulani]

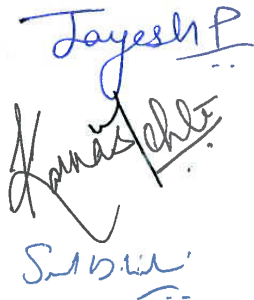
[Handwritten signature: Jayesh P.]
[Handwritten signature: Kamesh Ch.]
[Handwritten signature: Sita R.]

12. The regular books of accounts shall be maintained by the partners herein recording the day to day transactions and such books shall be closed on 31st March of every year. On the date the statement of assets and liabilities shall be drawn up and net profit and loss shall be determined and divided as per ratios mentioned above.
13. The firm's bank accounts shall be operated jointly by two partners. One of such joint partners shall be either Shri. Sudhir Mehta OR Ketan C. Parekh and second such joint partner shall be either Shri. Ratan N. Mulani OR Shri. Pradeep N. Mulani or subject to any instructions as may be given to the bankers from time to time by the firm under the signatures of all the partners.
14. It has been mutually agreed that none of the partners without the written consent of other partner shall:
 - a) Assign or charge his share in the assets of the firm.
 - b) Lend money belonging to the firm.
 - c) Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, the assets of the firm.
 - d) Release or compound any debt or claim owing to the firm.
 - e) Execute any deed or stand surety for any person or act in any other manner whereby the property of the firm may be liable.
15. That each Partner shall at all times pay, discharge his separate and private debts whether future or present and always keep the partnership property and/or other partner free from all actions, claims, costs, proceedings and demands of whatsoever nature.
16. The Partnership shall be at WILL.
17. Any of the Partner herein who intends to retire, must give three months notice to the other partners and the share of retiring partner will stand distributed among the continuing partners.
18. With the mutual consent of all the partners, new partners can be admitted in partnership and such new partners will share their percentage of profit and loss through which he is inducted as a partner.
19. The Partnership shall not be dissolved on the death/retirement/insolvency of a partner and the estate of the deceased/outgoing/insolvent partners is not liable for any act of the firm after his death/retirement/insolvency. The legal representatives or heirs of the deceased partners shall not be entitled to interfere in the management of the affairs of the partnership but he/they shall be entitled to inspect the account books etc., for the purpose of ascertaining the share therein.

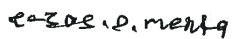












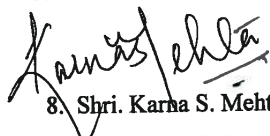
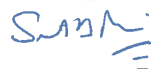
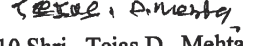
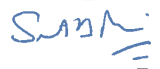
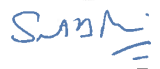




20. In case of death of any partner of the firm, the legal heirs of the said partners shall be offered and admitted to the partnership in the place of the deceased partner on the same terms and conditions. Further, in case the heir or heirs decide not to accept the offer to become the partner/partners, the remaining partners shall carry out on the business of the firm and the share of such outgoing partner shall be settled to their legal heirs.
21. The terms and conditions of this deed may be amended or cancelled and fresh terms and conditions may be introduced with mutual consent of all the partners in writing without recourse to a fresh deed of partnership.
22. For all other matters on which this deed does not contain any specific clause, the provisions of Indian Partnership Act will apply.

IN WITNESSESS WHEREOF the parties hereto have executed this deed by free will and understanding on the date aforementioned.

Witnesses:

1.  1. Shri. Ratan N. Mulani.
2.  2. Shri. Pradeep N. Mulani
3.  3. Mehul V. Mehta
4.  4. Shri. Ketan C. Parekh.
5.  6. Manish Shangvi.
6.  7. Shri. Sudhir U. Mehta.
7.  8. Shri. Karna S. Mehta.
8.  9. Rahul B. Mehta
9.  10. Shri. Tejas D. Mehta.
10.  11. Shri. Hardik D. Mehta.
11.  12. Shri. Sumeet B. Mulani.



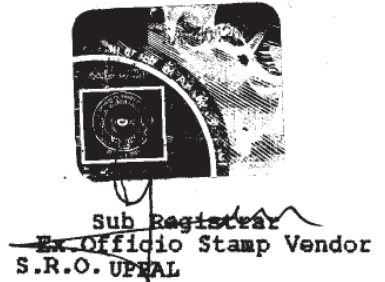
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 744260

Date : 21-12-2005 Serial No : 19,202 Denomination : 100

Purchased By :
K. PRABHAKAR REDDYFor Whom :
M/S JADE ESTATESS/O K.P. REDDY
HYDERABAD

SECUNDERABAD

**SALE DEED**This Sale Deed is made and executed on this the 22nd day of December 2005 at Hyderabad by:

1. **SHRI M. VENKATA RAMA RAO**, Son of Late Shri M. Venkata Narasimha Rao, aged about 62 years, Occupation: Agriculture, resident of 2-90, Mallapur Village, Hyderabad.
2. **SHRI M. VENKATA RAMANA RAO**, Son of Shri M. Venkata Rama Rao, aged about 32 years, Occupation: Service, resident of 2-90, Mallapur Village, Hyderabad.
3. **SMT. M. GEETA BAI**, Wife of N. Krishna Rao, aged about 38 years, Occupation: Housewife, resident of 23-78/4, Opp: Devi Apartments, R. K. Nagar, Malkajgiri, Hyderabad - 500 047.

Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1, VENDOR NO. 2, and VENDOR NO. 3 respectively, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

M/s. **JADE ESTATES**, a registered partnership firm having its office at 5-4-187/3 & 4, third floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner Mr. Soham Modi, son of Sri Satish Modi, aged 36 years, occupation Business, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assigns etc.

M. V. Rama Rao

M. Geeta

H. V. [Signature]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 744261

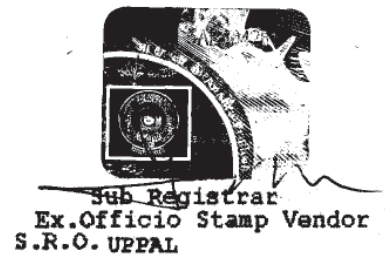
Date : 21-12-2005 Serial No : 19,203 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY

For Whom :
M/S JADE ESTATES

S/O K.P.REDDY
HYDERABAD

SECUNDERABAD



WHEREAS:

- A) The VENDOR NO. 2 and VENDOR NO. 3 along with Mr. M. Venkata Narasimha Rao and Ms. M. Suneetha are the children of Shri M. Venkata Rama Rao (VENDOR NO. 1 herein).
- B) Late Sri M. Venkata Narasimha Rao, was the original pattedar of land admeasuring about Ac. 15-30 Gts., in Sy. No. 19 of Mallapur Village, Uppal Mandal, Ranga Reddy District, Andhra Pradesh.
- C) Upon the death of Late Sri M. Venkata Narasimha Rao, Sri M. Venkata Rama Rao became the sole owner and pattedar of the above referred land. A Succession Certificate was issued by the Taluka Office on 02.07.1964, File No. D1/4734/64 in favour of Sri M. Venkata Rama Rao.
- D) The names of the pattedar viz., VENDOR NO. 1 Sri M. Venkata Rama Rao and his father Late Sri M. Venkata Narasimha Rao have been duly recorded as the pattedar and possessor in the Kasra Pahanis for the year 1954-55, Cheesala Pahanis for the year 1955-58 and in the Pahanis from 1959 to till date at the office of the Mandal Revenue Office, Uppal Mandal, R. R. District.
- E) The VENDOR NO. 1 has time to time sold portions of Sy. No. 19 to intending purchasers and has also surrendered a portion of land in Sy. No. 19 to the Railways (Ac. 2-18 Gts.) and for Road widening (Ac. 0-39 Gts.).

M. Venkata Rao
M. Suneetha

H. V. Suneetha



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 744262

Date : 21-12-2005 Serial No : 19,204 Denomination : 100

Purchased By :
K.PRABHAKAR REDDYFor Whom :
M/S JADE ESTATESS/O K.P.REDDY
HYDERABAD

SECUNDERABAD

Sub-Registrar
Ex-Officio Stamp Vendor
S.R.O. URPAL

- F) The VENDOR NO. 1 viz., Mr. Venkata Rama Rao is pattedar, possessor and absolute lawful owner of land admeasuring Ac. 4-00 Gts. forming a portion of Sy. No. 19 of Mallapur Village, Uppal Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property and is more fully described in the schedule given hereunder.
- G) The VENDOR NO. 1 to VENDOR NO. 3 along with Mr. Venkata Narasimha Rao and Ms. M. Suneetha have executed a Memorandum of Partition dated 25.03.1981, wherein various joint properties of the family including the Scheduled Property have been partitioned by means and bounds. By virtue of the Memorandum of Partition land admeasuring Ac. 12-13 Gts. in Sy. No. 19, of Mallapur Village has fallen and allotted to the share of the VENDOR NO. 1 i.e., Mr. M. Venkata Rama Rao. The Scheduled Property admeasuring Ac. 4-00 Gts. which is being conveyed under this Sale Deed is forming part of the larger land admeasuring Ac. 12-13 Gts.
- H) The necessary fact of above partition has been recorded and mutated in the Revenue Records.
- I) The VENDOR No.1 has agreed to sell the Schedule Property for the total sale consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)** and the PURCHASER herein have agreed to purchase the same for the said consideration.

M. Venkata Rama Rao *H. U. Suneetha*

M. Suneetha



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

తేదీ 11/9/2009 21/12/2005 100/-

ఇచ్చినది క. P. RAJANIKAR REDDY

క. P. REDDY లి/వ. హైద.

మీద మి. JADE ESTATES, SEC - 3A

For Whom

08AA 984428

LEELA

STA

L. No: 1

6-4-76/A

SECOND

- J) The VENDOR NO. 2 and VENDOR NO. 3 have joined in execution of this Sale Deed at the request of the PURCHASER so as to convey, ensure, assure and in order to more fully perfecting the title to the Scheduled Property and to avoid any future claims from / through them, to which they have agreed.
- K) The VENDORS hereby covenants with the PURCHASER on the terms, conditions and stipulations hereinafter enunciated.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)** in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.
 - a. The sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid to VENDOR NO. 1, by way of cheque no. 010078, dated 09.11.2005, drawn on ICICI Bank, Begumpet Branch, Hyderabad.
 - b. The sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) paid to VENDOR NO. 1, by way of cheque no. 010079, dated 09.11.2005, drawn on ICICI Bank, Begumpet Branch, Hyderabad.
 - c. The sum of Rs. 80,00,000/- (Rupees Eighty Lakhs only) paid to VENDOR NO. 1 by way of pay-order no. 120507, dated 20.12.2005, drawn on HDFC Bank, S. D. Road, Secunderabad.
 - d. The sum of Rs. 5,00,000/- (Rupees Five Lakhs only) paid to VENDOR NO. 1 by way of pay-order no. 115054, dated 20.12.2005, drawn on ICICI Bank, Begumpet Branch, Hyderabad.

M. V. Ramakrishna
M. V. Ramakrishna

H. V. Ramakrishna



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 984429

S. No. 11563 Date 21/12/58 Rs. 100/-
 Sold to H. V. Ramakrishna Reddy
 P. K. P. Reddy cl. Hyd.
 For Whom M/s. JADE ESTATES, SEC. MAD

LEELA
 STA
 L. No: 1
 5-4-76/
 SECOND 000 003

2. For the total sale consideration as mentioned above the VENDORS do hereby grants, conveys, transfers and sell all that land admeasuring Ac. 4-00 Gts., in Sy. No. 19 of Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule and the plan annexed to this sale deed unto and in favour of the PURCHASER by way of absolute sale.
3. The VENDOR NO. 1 hereby covenant that Scheduled Property was the absolute property belonging to Late Sri M. Venkata Narasimha Rao, father of the VENDOR NO. 1 herein and after his death the VENDOR NO. 1 herein alone is the absolute owner of the same and no other person other than the VENDORS has any right, title or interest in respect of Scheduled Property or any portion thereof. There are no protected tenants in respect of Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS herein above mentioned.
4. The VENDORS NO. 1 hereby declares and covenant that he is the true and lawful pattedar of the Scheduled Property. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have any right, title or interest in respect of Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASER.

H. V. Ramakrishna H. V. Ramakrishna
 H. V. Ramakrishna



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 11524 Date 21/12/2015
 Sent to K. Prabhakar Reddy
K. P. Reddy Hld.
 For Whom M/s. JADE ESTATES, SEC BAO.

L-Gr. Clearance
 08AA 984430
 LEELA
 STAMP
 L. No: 13
 5-4-76/A
 SECOND

5. The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASER are put to any loss on account of defecting title or on account of any claims on Scheduled Property, the VENDORS shall indemnify the PURCHASERS fully for such losses.
6. The VENDORS have on this day delivered vacant peaceful possession of 'Scheduled Property' to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
7. The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the 'Scheduled Property' unto and in favour of the PURCHASERS in the concerned departments.
8. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.

M. V. Rama Rao
 M. Geeta

H. D. B. B. B.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 11505 Date 21/12/2005 Rs. 100/-
 Sold to K. Prabhakar Reddy
 By K. P. Reddy R/O. H.N.
 For Whom M/s. JADE ENTERPRISES, Sec 13A

L. G. Chinnay
08AA 984431
LEELA C
STAMP
 L. No: 13/
 5-4-76/A
SECUNDE

10. The VENDORS further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The VENDORS further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. The VENDORS hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.
13. Stamp duty and Registration amount of Rs. 9,49,300/- paid by way of Challan No. 165750, dated 21.12.2005, drawn on State Bank of Hyderabad, Habsiguda branch, Habsiguda, Hyderabad.

M. V. Ramchar H. V. Ramchar
M. V. Ramchar



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 11506 Date 21/12/2018 100/-

Sold to S. Prabhakar Reddy

By S. P. Reddy R/o. Hnd.

For Whom M/s. JADE ESTATES, SEC-5A9.

08AA 984432

LEELA C
STAMP

L. No: 13/9

54-76/A

SECUNDER

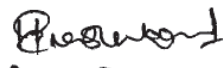
SCHEDULE OF PROPERTY

ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 4-00 Gts. in Sy. No. 19 situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Sy. No. 22
South	: Vendor's land in Sy. No. 19
East	: Sy. No. 81 & 24
West	: Sy. No. 20

IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. 
(L.V. Narsimha Reddy)
2. 
(S. PRABHAKAR REDDY)

M.V. Same Rao

VENDOR NO. 1



VENDOR NO. 2



VENDOR NO. 3

for M/s. JADE ESTATES,



Soham Modi,
Partner.

PURCHASER

SALE AGREEMENT PLAN SHOWING

OPEN LAND

IN SURVEY NOS. 19 (PART)

MALLAPUR VILLAGE,

UPPAL

Mandal, R.R. Dist.**VENDORS:** SRI M. VENKATA RAMA RAO

S/O. LATE SRI M. VENKATA NARASIMHA RAO & OTHERS

PURCHASER: M/S. JADE ESTATES, REPRESENTED BY ITS PARTNER

SRI SOHAM MODI

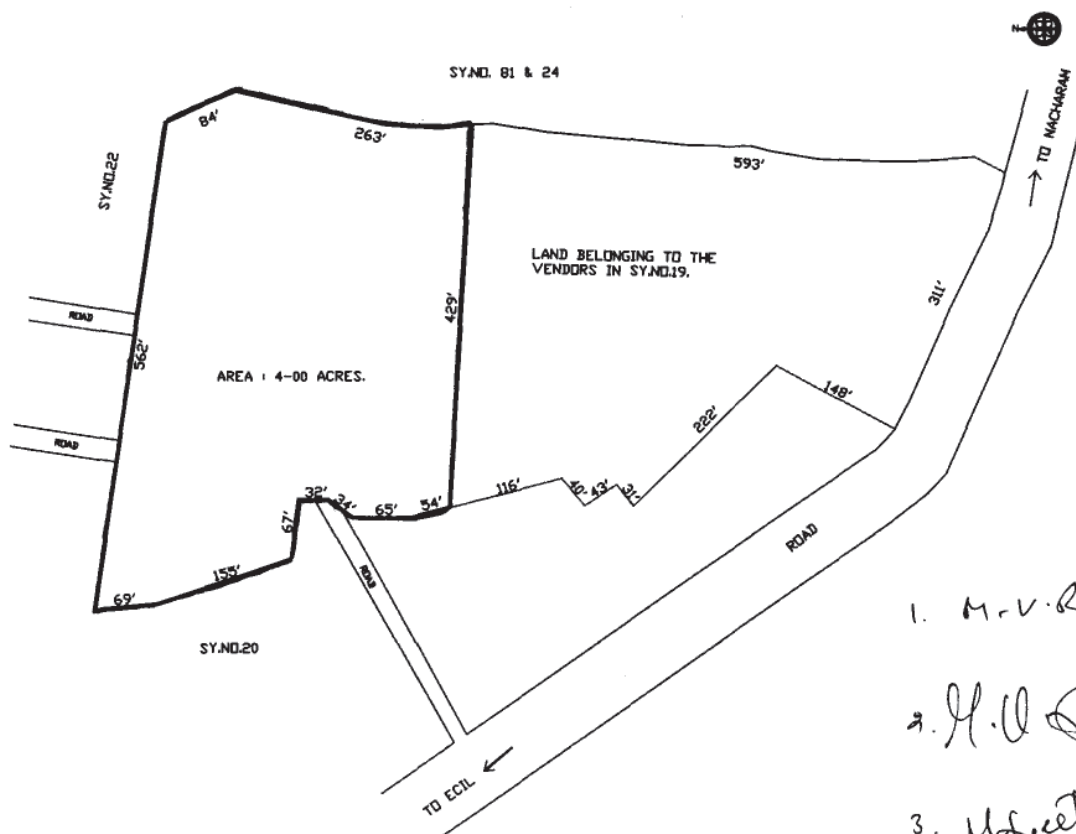
S/O. SRI SATISH MODI

REFERENCE:**AREA:** AC. 4-00 GTS.**SCALE:**

SQ. YDS. OR

INCL:

SQ. MTRS.

EXCL:1. M.V. Ramakrishna2. H. L. Reddy3. M. Sreedhar**WITNESSES:**1. (L.V. Narasimha Reddy)2. (C. K. P. Reddy)**SIGNATURE OF THE VENDOR****For JADE ESTATES****SIGNATURE OF THE PURCHASER**

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

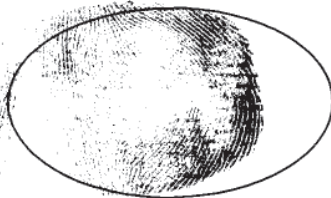
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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VENDORS:

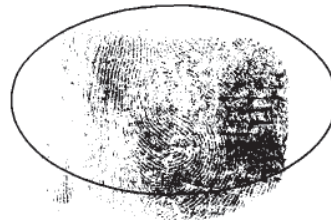
1. SRI M. VENKATA RAMA RAO

S/O. M. VENKATA NARASIMHA RAO
R/O. 2-90, MALLAPUR VILLAGE,
HYDERABAD.



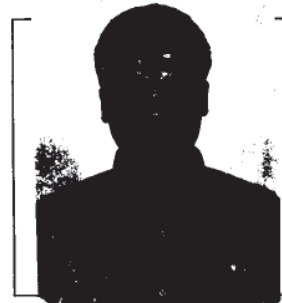
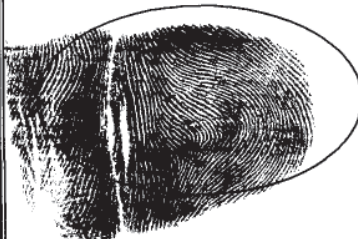
2. SRI M. VENKATA RAMANA RAO

S/O. SRI M. VENKATA RAMA RAO
R/O. 2-90, MALLAPUR VILLAGE,
HYDERABAD.



3. SMT. M. GEETA BAI

W/O. SRI N. KRISHNA RAO
R/O. 23-78/4, OPP: DEVI APARTMENTS,
R. K. NAGAR, MALKAJGIRI,
HYDERABAD - 500 047.



PURCHASER:

M/S. JADE ESTATES

HAVING ITS OFFICE AT 5-4-187/3 & 4,
III FLOOR, M. G. ROAD,
SECUNDERABAD - 500 003.

REP. BY ITS PARTNER **SRI SOHAM MODI**

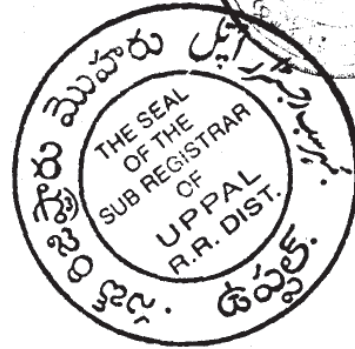
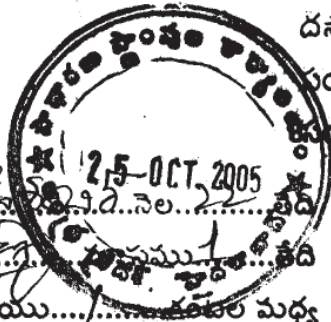
S/O. SRI SATISH MODI

SIGNATURE OF WITNESSES

1. (L. V. Narshim Reddy)
2. (K. P. Reddy)

1. Sri M. Venkata Rama Rao
 2. Sri M. Venkata Ramana Rao
 3. Smt. M. Geeta Bai
- SIGNATURE OF EXECUTANT'S
FOR JADE ESTATES**
- Sri Soham Modi

1 వ పుస్తకము! 26/10/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 1...



200 వ సం||...
192 వ.శ.శా...
పగలు...
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. M. Venkata Rama Rao
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ|| 50000/- చెల్లించినారు.

Receipt No. 165750 Dt. 21/12/05
SBH. Hot Liguda Branch, Sec'bad.

M. V. Rama Rao

దాని యిచ్చినట్లు ఒప్పుకొన్నది.

ఎడమ బ్రాటనవ్రేలు

M. V. Rama Rao

(M. Venkata Rama Rao, S/o. Late Sri M. Venkata
Narshima Rao, o.c.: Agriculture, R/o. 2-90,
Mallapur village, Hyderabad.

ఎడమ బ్రాటనవ్రేలు

M. Venkata Rama Rao

M. Venkata Rama Rao S/o. Mr. M. Venkata
Rama Rao, o.c.: Service R/o. 2-90, Mallapur
village, Hyderabad.

ఎడమ బ్రాటనవ్రేలు.

M. Geeta Bai

M. Geeta Bai, w/o. Mr. N. Krishna Rao, o.c.:
House wife, R/o. 23-78/4, opp: Dena APB, R.K. Nagar,
Malakshigiri, Hyderabad.

విరూపిందినది.

1. M. Geeta Bai

(L.V. Narshima Reddy S/o. Late L.N. Reddy
o.c.: Agriculture, R/o. H.No: 4-42/3, Nacharam,
R.R. Dist.

2.

(K. Prabhakar Reddy S/o. K.P. Reddy, o.c.: Service
R/o. 2-3-64/10/44, Amberpet, Hyderabad.

3. K. Prabhakar Reddy

200 వ.సం||... 21/12/05

192 వ.శ.శా... 21/12/05

సబ్ రిజిస్ట్రారు



వ పుస్తకము... 12684/05
 ప్రభుత్వేజాల మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య... 2...



సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act of 1897
 No. 12684 of 2005 Date 22/12/05

I hereby certify that the proper deficit
 stamp duty of Rs. 899200/- Rupees Eight Lakh -

Eight hundred and two hundred only

has been levied in respect of this instrument
 from Sri. M.V. Rama Rao
 on the basis of the agreed Market/Value
 consideration of Rs. 1000000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U.S. 4184
 Dated: 22/12/05 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 899200/- towards Stamp Duty
 Including Transfer duty and Rs. 50000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 16570
 Dated 21/12/05 at SBH Habsiguda Branch, Sec'bad

S.B.H. Habsiguda
 A/c No. 01000050700
 of S.R.O. Uppal.





1 వ పుస్తకము 12684/05

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...1...ఈ కాగితపు వరుస

సంఖ్య...3.....

సబ్-రిజిస్ట్రారు



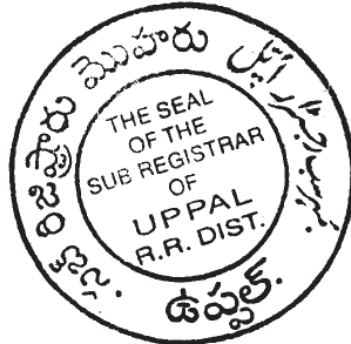
1 వ పుస్తకము సం॥ (కా.శ) పు...12684/05

నంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నంబరు 12684...1-2005 ఇవ్వబడినది

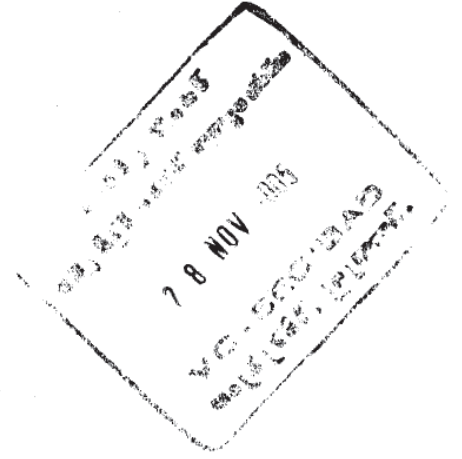
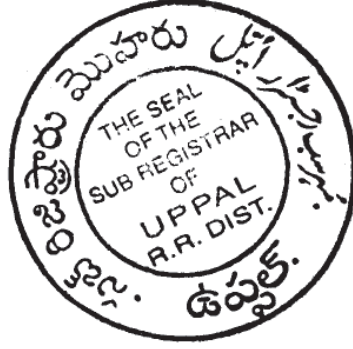
2005 సం॥ కేంద్రమున 22 తది

రిజిస్ట్రారు అధికారి



1వ పుస్తకము.....1264/15
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...4.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము/2684/5

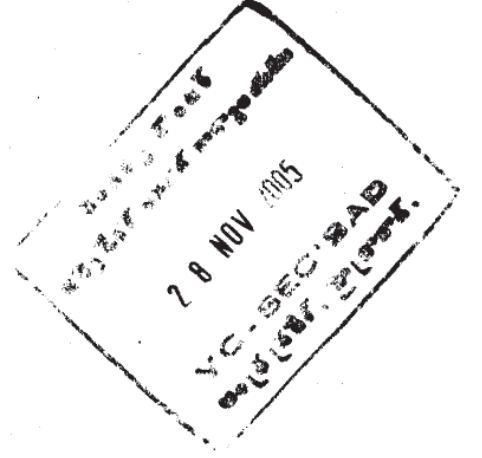
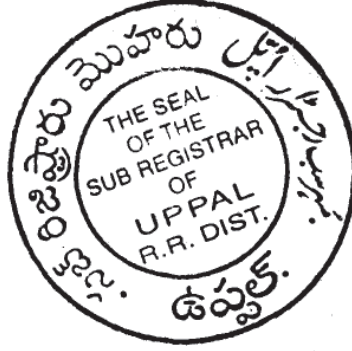
దస్తావేజాల మొత్తం కాగితముల

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము!.....నంబర్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...1.0...ఈ కాగితపు వరుస
సంఖ్య...6.....

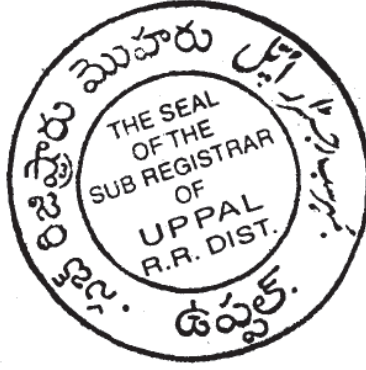
పబ్-రిజిస్టరు



1 వ పుస్తకము. (2664/95) నంబు

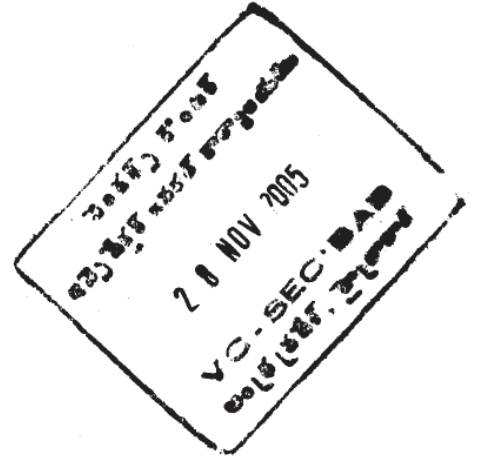
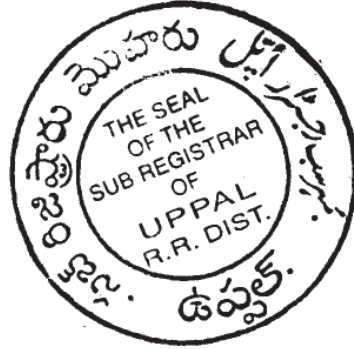
దసావేజుల మొత్తం కాగితముల

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము...12614/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...క...

సబ్-రెజిస్ట్రార్

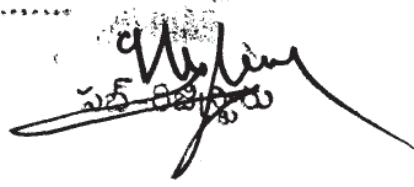


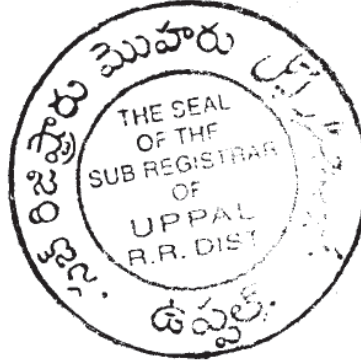
1 వ పుస్తకము (2644/05)

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... (0) ... ఈ కాగితపు వరుస

సంఖ్య... 9


సబ్ రిజిస్ట్రారు



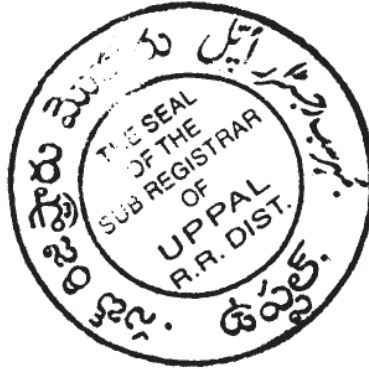
1 వ పుస్తకము.....12686/85

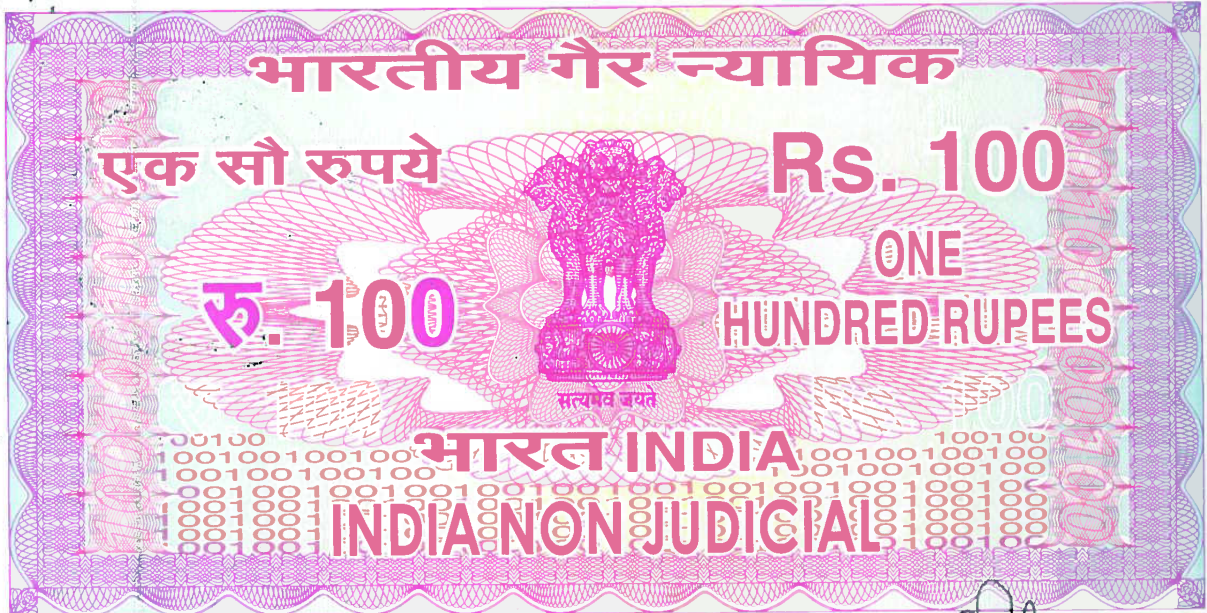
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....10.....ఈ కాగితపు వరుస

సంఖ్య.....10.....


సబ్-రెజిస్ట్రార్





తెలంగాణ తెలంగాణ TELANGANA

S.No. 9646 Date: 07-04-2017

Sold to: L.R. CHARYULU

S/o. L. RAGHVENDRA RAO

For Whom: JADE ESTATES, HYD

 K 630571

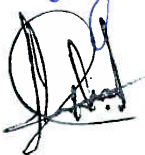
K. SATISH KUMAR
LICENSED STAMP VENDOR
LIC No. 16-05-059/2012,
R.No. 16-05-029/2015
Plot No. 227, Opp. Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

PARTNERSHIP DEED

This Deed of Partnership is made and executed at Secunderabad on this the 8th day of April 2017 by and between:

1. **Shri. Ketan C. Parekh** S/o. Shri. Chandrakanth M. Parekh aged 47 years Occupation: Business, resident of H. No. 30, Luxura Greens, Opp: Kendriya Vigyalaya, New Bowenpally, Secunderabad – 500 011 (hereinafter called the “FIRST PARTNER”)
2. **Shri. Pradeep N. Mulani** Late Shri. Nathumal R. Mulani aged 56 years Occupation: Business, resident of III Floor, Indra Villa, Plot No. 30-31, Suryanagar Colony, Inside Kaushalya Estate, Karkhana, Secunderabad – 500 009 (hereinafter called the “SECOND PARTNER”)
3. **Shri. Meet B Mehta** S/o. Late Shri. Bharat U. Mehta aged 40 years, Occupation: Business, resident of Plot No. 21, 1st Floor, Bapubagh Colony, Prendergast Road, Secunderabad – 500 003 (hereinafter called the “THIRD PARTNER”)
4. **Shri. Ratan N. Mulani** S/o. Late Shri. Nathumal R. Mulani aged 61 years Occupation: Business, resident of II Floor, Indra Villa, Plot No. 30-31, Suryanagar Colony, Inside Kaushalya Estate, Karkhana, Secunderabad – 500 009 (hereinafter called the “FOURTH PARTNER”)


Ketan C. Parekh

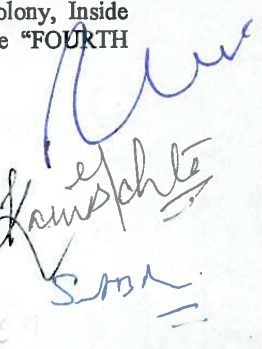
Jayesh P.



Pradeep N. Mulani

Meet B Mehta
Ratan N. Mulani


Ratan N. Mulani

Shri. Pradeep N. Mulani

Shri. Meet B Mehta

Shri. Ratan N. Mulani



తెలంగాణ తెలంగాణ TELANGANA

S.No. 9637

Date: 07-04-2017

Sold to: L.R. CHARYULU

S/o. L. RAGHVENDRA RAO

For Whom: JADE ESTATES, HYD

-2-

K. SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012,

R.No. 16-05-029/2015

Plot No. 227, Opp. Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

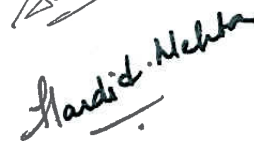
Mobile: 9849355156

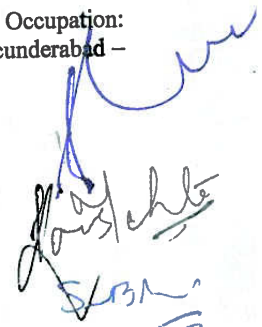
5. Shri. Jayesh P. Mulani S/o. Shri. Pradeep N. Mulani aged 25 years, Occupation: Business, resident of III Floor, Indra Villa, Plot No. 30-31, Suryanagar Colony, Inside Kaushalya Estate, Karkhana, Secunderabad - 500 009 (hereinafter called the "FIFTH PARTNER")
6. Shri. Manish Sanghvi S/o. Dr. Upendra Sanghvi aged 47 years, Occupation: Business, resident of H. No. 801, Bajaj Society, Bajaj Road, Vile Parle (West), Mumbai - 400 056 (hereinafter called the "SIXTH PARTNER")
7. Shri. Sudhir U. Mehta S/o. Late Shri. Uttamlal Mehta, aged about 60 years, Occupation: Business, resident of Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad - 500 003 (hereinafter called the "SEVENTH PARTNER")
8. Shri. Karna S. Mehta S/o. Shri. Sudhir U. Mehta aged about 26 years, Occupation: Student, resident of Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad - 500 003 (hereinafter called the "EIGHTH PARTNER")
9. Shri. Rahul. B. Mehta S/o. Late Shri. Bharat U. Mehta, aged about 36 years, Occupation: Business, resident of Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003 (hereinafter called the "NINTH PARTNER")


Jayesh P.

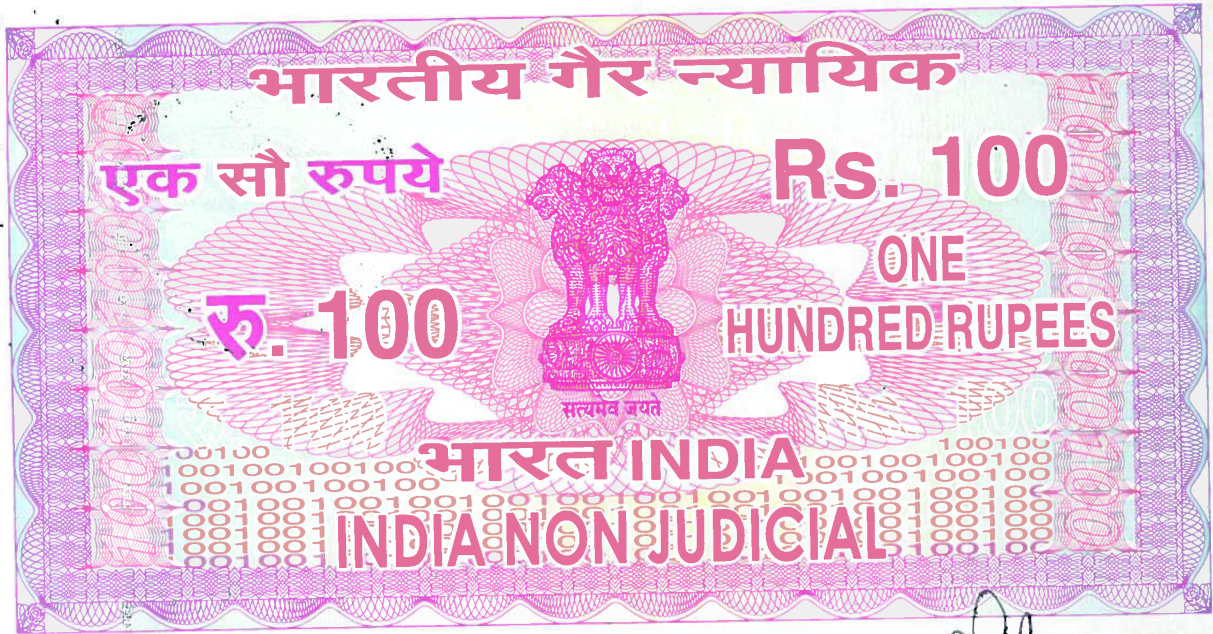

Manish Sanghvi


Sudhir U. Mehta


Karna S. Mehta


Rahul B. Mehta

TEKES, A. Mehta



తెలంగాణ తెలంగాణ TELANGANA

S.No. 9648 Date: 07-04-2017

Sold to: L.R.CHARYULU

S/o. L. RAGHVENDRA RAO

For Whom: JADE ESTATES, HYD

-3-

 K 630573
K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

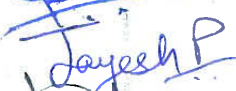
10. Shri. Tejas D. Mehta, S/o. Shri. Deepak U. Mehta, aged about 39 years, Occupation: Business, resident of Flat No. 601, A Block, Amsri Central Court, Opp: Rail Nilayam, Secunderabad – 500 003 (hereinafter called the “TENTH PARTNER”)
11. Shri. Hardik D. Mehta, S/o. Shri. Deepak U. Mehta, aged about 36 years, Occupation: Business, resident of Flat No. 401, 4th Floor, Maheshwari Residency, D. V. Colony, Minister Road, Secunderabad – 500 003 (hereinafter called the “ELEVENTH PARTNER”).

AND

12. Shri. Sumeet B. Mulani S/o. Late Shri. Bassar N. Mulani aged 35 years, Occupation: Business, resident of I Floor, Indra Villa, Plot No. 30-31, Suryanagar Colony, Inside Kaushalya Estate, Karkhana, Secunderabad – 500 009 (hereinafter called the “TWELFTH PARTNER”)

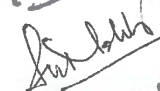
WHEREAS:

- A. Shri. Ketan C. Parekh, Shri. Pradeep N. Mulani, Shri. Meet B. Mehta, Shri. Ratan N. Mulani, Shri. Jayesh P. Mulani, Shri. Manish Shanghvi, Shri. Sudhir U. Mehta, Shri. Karna S. Mehta, Shri. Rahul B. Mehta, Shri. Tejas D. Mehta, Shri. Hardik D. Mehta were doing in partnership business along with Late Shri. Bassar N. Mulani under the name and style of “M/s. Jade Estates” since 28.10.103 and their relations inter-se were governed by Partnership Deeds dated 19.11.2005, 01.12.2005, 15.04.2008, 28.10.2013 and Retirement Deeds dated 15.04.2008 and 28.10.2013.

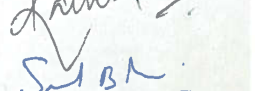



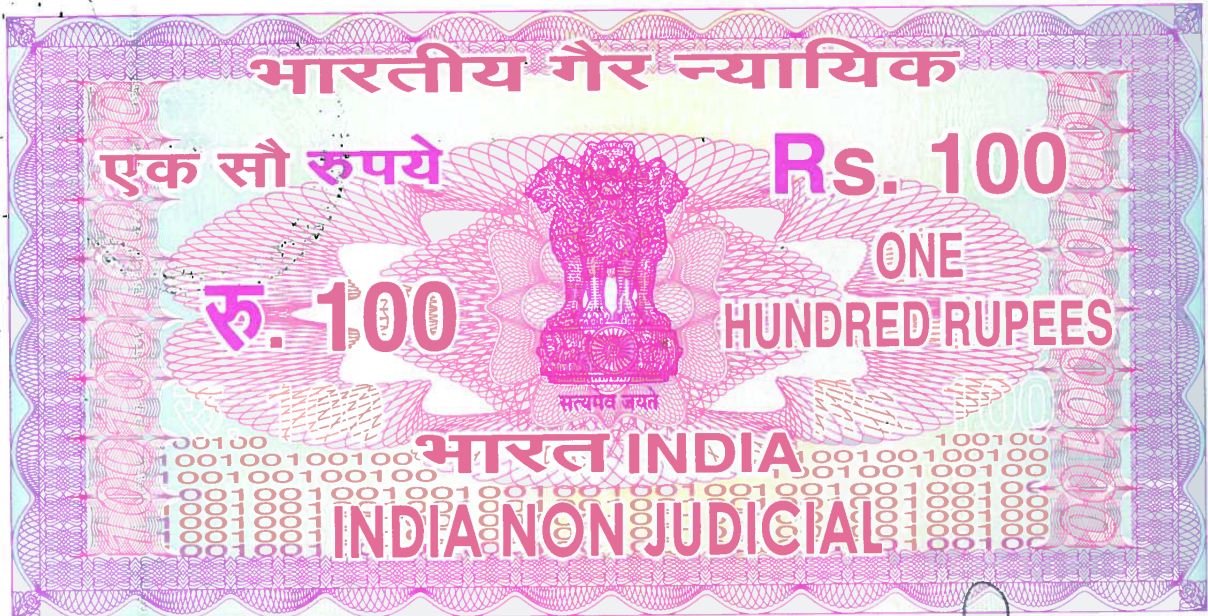



16.08.2017





తెలంగాణ తెలంగాణ TELANGANA

S.No. 9639 Date: 07-04-2017

Sold to: L.R.CHARYULU

S/o: L.RAGHVENDRA RAO

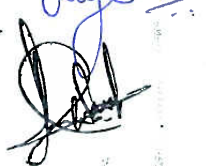
For Whom: JADE ESTATES, HYD

-4-

 K 630564
K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

B. Shri. Bassar N. Mulani has reached heavenly abode on 28th September 2014. Under the WILL of Late. Shri. Bassar N. Mulani the share in the partnership firm devolved upon his son Shri. Sumeet B. Mulani. Further, clause 18 of partnership deed dated 05.03.2014 provides that in case death of any partner, the legal heir of the demised partner shall be offered and admitted to the partnership in the place of the deceased partner. Accordingly Shri. Sumeet B. Mulani being the legal heir and also that the share in partnership firm got devolved under the WILL of Shri. Bassar N. Mulani, he has been offered partnership by the surviving partners in the place of the deceased Shri. Bassar N. Mulani to which Shri. Sumeet B. Mulani has agreed to. Accordingly Shri. Sumeet B. Mulani has been admitted to the partnership w.e.f 29.09.2014 in the place of deceased partner Late. Shri. Bassar N. Mulani on the same terms and conditions as contained in Deed of Partnership dated 05.03.2014. The formal partnership deed admitting Shri. Sumeet B. Mulani in the place of Late Shri. Bassar N. Mulani has remained to be executed and therefore this Partnership deed is now being executed.

C. Shri. Ketan C. Parekh, Shri. Pradeep N. Mulani, Shri. Meet B. Mehta, Shri. Ratan N. Mulani, Shri. Jayesh P. Mulani, Shri. Sumeet B. Mulani, Shri. Manish Shanghvi, Shri. Sudhir U. Mehta, Shri. Karna S. Mehta, Shri. Rahul B. Mehta, Shri. Tejas D. Mehta, Shri. Hardik D. Mehta, the Continuing/Incoming Partners herein have decided to continue the business of the firm and have agreed to take over all the assets and liabilities of the firm as a going concern.

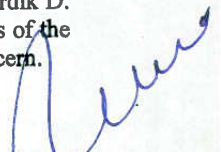
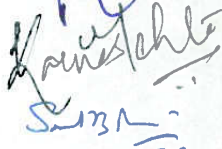

Jayesh P.


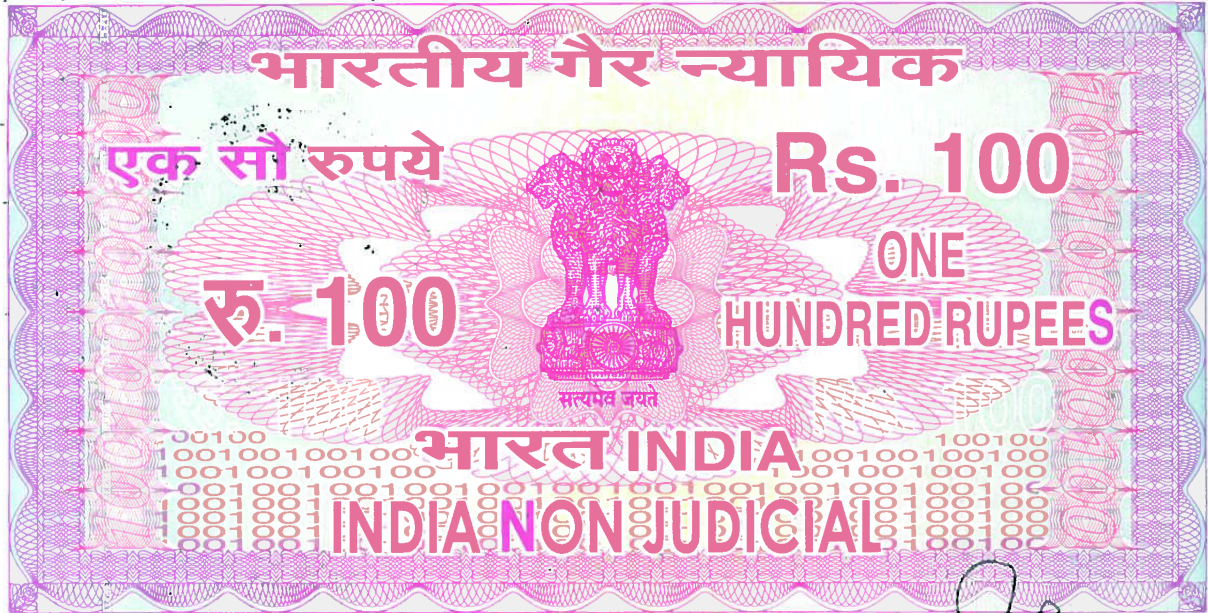

Pradeep N.

CSK-210, 17/07/14


Meet B.

Hardik D. Mehta


Ketan C. Parekh

Sudhir U. Mehta



తెలంగాణ తెలంగాణ TELANGANA

S.No. 9665 Date: 07-04-2017

Sold to: L.R. CHARYULU

S/o. L. RAGHVENDRA RAO

For Whom: JADE ESTATES, HYD

-5-

K. SATISH KUMAR
LICENSED STAMP VENDOR
LIC No. 16-05-059/2012,
R.No. 16-05-029/2015
Plot No. 227, Opp. Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

D. The said parties hereto are desirous of recording the terms and conditions of this retirement cum Partnership deed agreed upon into writing.

NOW THEREFORE THIS RETIREMENT CUM PARTNERSHIP DEED WITNESSETH AS FOLLOWS:

1. It is hereby confirmed and ratified that Shri. Sumeet B. Mulani is admitted in the partnership in the place of Late Bassar N. Mulani in the firm M/s. Jade Estates w. e. f. 29th September 2014.
2. The name of the Partnership Firm shall be "Jade Estates" or any other name partners may mutually decide.
3. The business of the partnership firm shall continue to be carried in the name and style as "Jade Estates" or any other name partners may mutually decide.
4. The re-constituted Partnership firm shall deemed to be effective from 29th September 2014.
5. The Principal Office of the firm shall continue to be at Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad - 500 067 and the same may be changed to any other place or places mutually agreed upon by the partners.

(Signature)
Jayesh P

(Signature)
R. Charyulu

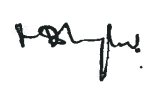
(Signature)
Sumeet B. Mulani

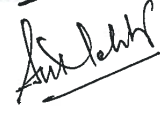
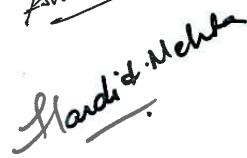
(Signature)
K. Satish Kumar

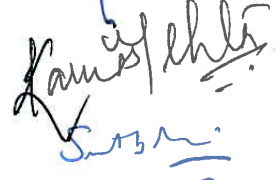
6. The nature of business of the firm shall be to do the business of real estate developers, builders, managers, underwriters, retailers, advisors etc., and/or any such other business (s) that may be mutually agreed upon.
7. The Continuing Partners and the incoming partners hereto shall contribute the capital required for the partnership business in their Profit/Loss sharing ratio as given herein or in any other ratio as may be decided mutually from time to time.
8. That the partnership shall be entitled to hypothecate, mortgage, create charge on or otherwise encumber the assets of the firm or any part thereof for borrowing any loans either by way of cash credit or overdraft from banks and financial institutions or any other agency either by itself or by any other firm or company and to give guarantee / guarantees in favour of the banks and financial institutions on such terms and conditions as may be mutually agreed upon by all the partners.
9. Shri. Sudhir U. Mehta (the Continuing Partner herein) shall be the Managing Partner and over all in charge for smooth running of the firm and is authorized to apply and obtain necessary sanctions from all concerned authorities like HUDA, GHMC, AP Transco (Electricity Department), Water & Drainage Department (HMWS & SB), Income Tax, Central Excise Dept, Commercial Tax Departments, etc., in connection with the business of the firm.
10. The Continuing Partners and the Incoming Partners hereto have agreed that the Agreements of Sale, Sale Deeds and other conveyance deeds, construction contracts/agreements, General and Specific Power of Attorneys etc., that are required to be executed and registered in the course of business shall be executed by the Managing Partner (i.e., Shri. Sudhir U. Mehta). It has been mutually agreed by the partners that the selling rate and the terms and conditions of sale in the course business shall be determined solely by the Managing Partner i.e., Shri. Sudhir U. Mehta.
11. The Profit & Loss of the firm shall be shared and borne between the partners as under:
 - i. Shri. Ketan C. Parikh ((Fifth Partner) - 20% (Twenty Per cent)
 - ii. Shri. Pradeep N. Mulani (Second Partner) - 06.5% (Six and Half Per cent)
 - iii. Shri. Meet B. Mehta (Third Partner) - 05% (Five per cent)
 - iv. Shri. Ratan N. Mulani (First Partner) - 18% (Eighteen Per cent)
 - v. Shri. Jayesh Mulani (Fourth Partner) - 06.5% (Six and Half Per cent)
 - vi. Shri. Manish Shanghvi (Sixth Partner) - 10% (Ten Per cent)
 - vii. Shri. Sudhir U. Mehta (Seventh Partner) - 05% (Five Per cent)
 - viii. Shri. Karna S. Mehta (Eighth Partner) - 05% (Five Per cent)
 - ix. Shri. Rahul B. Mehta (Ninth Partner) - 05% (Five Per cent)
 - x. Shri. Tejas D Mehta (Tenth Partner) - 05% (Five Per cent)
 - xi. Shri. Hardik D. Mehta (Eleventh Partner) - 05% (Five Per cent)
 - xii. Shri. Sumeet B Mulani (Twelfth Partner) - 09% (Nine Per cent)







TEJAS D. MEHTA

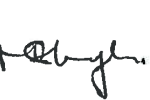



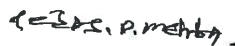

12. The regular books of accounts shall be maintained by the partners herein recording the day to day transactions and such books shall be closed on 31st March of every year. On the date the statement of assets and liabilities shall be drawn up and net profit and loss shall be determined and divided as per ratios mentioned above.
13. The firm's bank accounts shall be operated jointly by two partners. One of such joint partners shall be either Shri. Sudhir Mehta OR Ketan C. Parekh and second such joint partner shall be either Shri. Ratan N. Mulani OR Shri. Pradeep N. Mulani or subject to any instructions as may be given to the bankers from time to time by the firm under the signatures of all the partners.
14. It has been mutually agreed that none of the partners without the written consent of other partner shall:
 - a) Assign or charge his share in the assets of the firm.
 - b) Lend money belonging to the firm.
 - c) Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, the assets of the firm.
 - d) Release or compound any debt or claim owing to the firm.
 - e) Execute any deed or stand surety for any person or act in any other manner whereby the property of the firm may be liable.
15. That each Partner shall at all times pay, discharge his separate and private debts whether future or present and always keep the partnership property and/or other partner free from all actions, claims, costs, proceedings and demands of whatsoever nature.
16. The Partnership shall be at WILL.
17. Any of the Partner herein who intends to retire, must give three months notice to the other partners and the share of retiring partner will stand distributed among the continuing partners.
18. With the mutual consent of all the partners, new partners can be admitted in partnership and such new partners will share their percentage of profit and loss through which he is inducted as a partner.
19. The Partnership shall not be dissolved on the death/retirement/insolvency of a partner and the estate of the deceased/outgoing/insolvent partners is not liable for any act of the firm after his death/retirement/insolvency. The legal representatives or heirs of the deceased partners shall not be entitled to interfere in the management of the affairs of the partnership but he/they shall be entitled to inspect the account books etc., for the purpose of ascertaining the share therein.

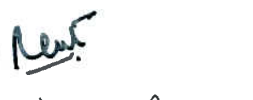

Ketan C. Parekh

Joyesh P.



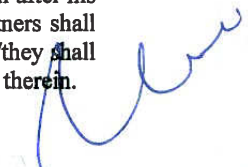

Pradeep N. Mulani

Ratan N. Mulani


Ratan N. Mulani


Sudhir Mehta

Sudhir Mehta

Hardik N. Mehta


Ratan N. Mulani

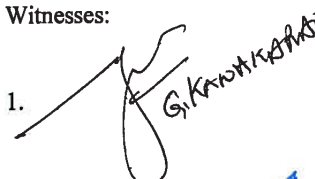
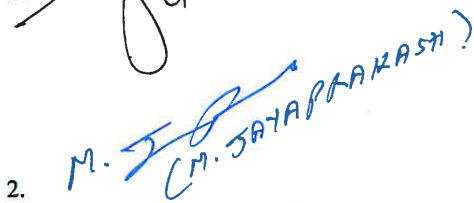
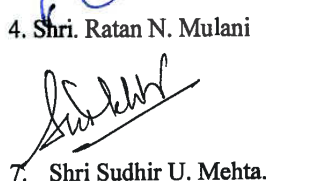
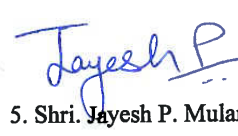
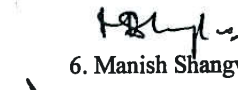
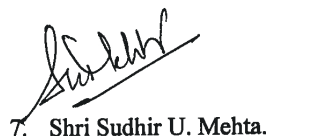
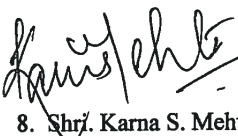
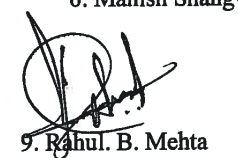
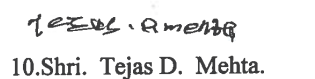
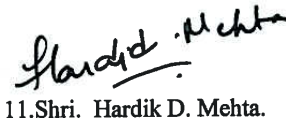
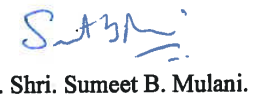
Ratan N. Mulani

Ratan N. Mulani

20. In case of death of any partner of the firm, the legal heirs of the said partners shall be offered and admitted to the partnership in the place of the deceased partner on the same terms and conditions. Further, in case the heir or heirs decide not to accept the offer to become the partner/partners, the remaining partners shall carry out on the business of the firm and the share of such outgoing partner shall be settled to their legal heirs.
21. The terms and conditions of this deed may be amended or cancelled and fresh terms and conditions may be introduced with mutual consent of all the partners in writing without recourse to a fresh deed of partnership.
22. For all other matters on which this deed does not contain any specific clause, the provisions of Indian Partnership Act will apply.

IN WITNESSESS WHEREOF the parties hereto have executed this deed by free will and understanding on the date aforementioned.

Witnesses:

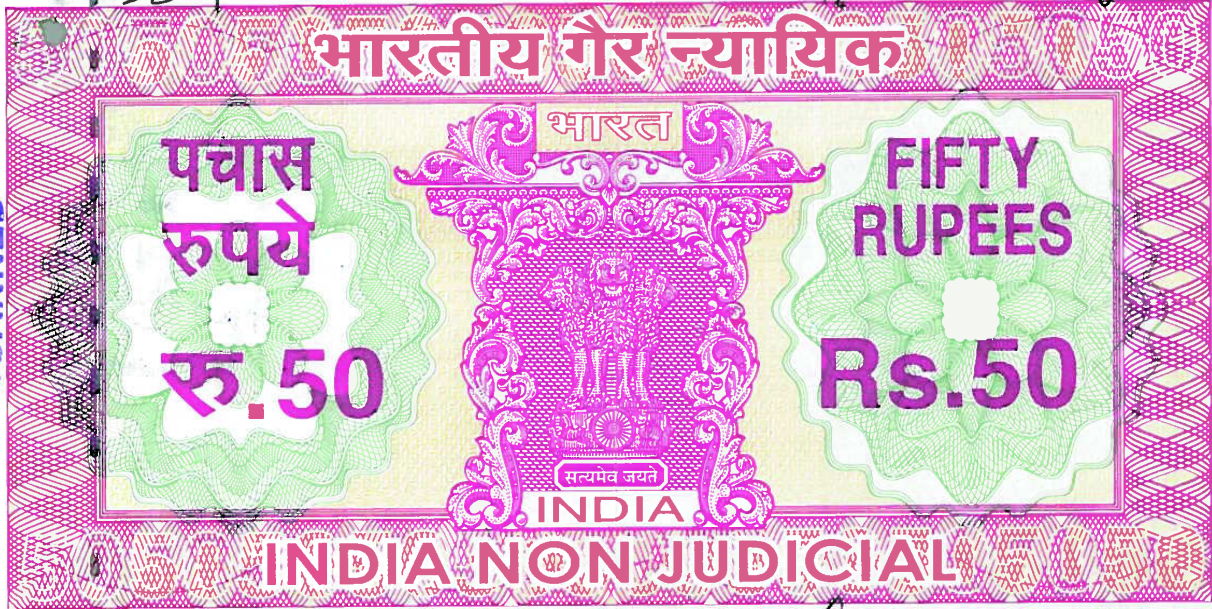
1.  1. Shri. Ketan C. Parekh.
2.  2. Shri. Pradeep N. Mulani
3.  3. Meet B. Mehta
4.  4. Shri. Ratan N. Mulani
5.  5. Shri. Jayesh P. Mulani.
6.  6. Manish Shangvi.
7.  7. Shri Sudhir U. Mehta.
8.  8. Shri. Karna S. Mehta.
9.  9. Rahul. B. Mehta
10.  10. Shri. Tejas D. Mehta.
11.  11. Shri. Hardik D. Mehta.
12.  12. Shri. Sumeet B. Mulani.

3801

3741/2019

Original

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Sl.No: 8162 dt. 08-07-2019 Rs.20/-

Purchaser Name: Y. ANJIAH S/O. LINGIAH,

For Whom : MODI REALTY Mallapur, LLP

Signature

H 640378

DUSA SRINIVAS RAO
 LICENSED STAMP VENDOR
 LIC.No. 16-05-23/1998
 RI.No. 16-05-025/2017
 H.No. 12-11-696, Warasiguda,
 Sec,bad, Mobile. 9247420863

JOINT DEVELOPMENT AGREEMENT CUM
GENERAL POWER OF ATTORNEY

This Joint Development Agreement cum General Power of Attorney (hereinafter referred to as JDA) is made and executed on this 8th day of July, 2019 by and between:

1. M/s. Gulmohar Residency, a registered partnership firm having its office at Plot no. 8, Road no. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad – 500 067, represented by its Managing Partner Shri Sudhir U Mehta, S/o. Late Uttamlal U Mehta, Occupation: Business.
2. M/s. Jade Estates, a registered partnership firm having its office at Plot no. 8, Road no. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad – 500 067, represented by its Managing Partner Shri Sudhir U Mehta, S/o. Late Uttamlal U Mehta, Occupation: Business.

Hereinafter jointly referred to as the Owners and severally as Owner no. 1 and Owner no. 2

For GULMOHAR RESIDENCY

Partner

For JADE ESTATES

Partner

For MODI REALTY (MALLAPUR) LLP

Page | 1

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 4 and 5 on the 09th day of JUL, 2019 09th day of JUL, 2019 09th day of JUL, 2019 09th day of JUL, 2019 09th day of JUL, 2019 09th day of JUL, 2019 by Sri Sudhir U Mehta

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S. MODI REALTY MALLAPUR [1526-1-2019-3801]	M/S. MODI REALTY MALLAPUR LLP REP BY PARTNER ANAND S MEHTA S/O. SURESH U MEHTA 5-4-197/3 & 4 SOHAM MANSION, M.G.ROAD SEC BAD	
2	EX		 M/S. JADE ESTATES REP BY MP [1526-1-2019-3801]	M/S. JADE ESTATES REP BY MP SUDHIR U MEHTA S/O. LATE.UTTAMLAL U MEHTA PLOTNO.8 ROAD NO.5 NACHARAM IDA. HYD	
3	EX		 M/S. GULMOHAR RESIDENCY REP [1526-1-2019-3801]	M/S. GULMOHAR RESIDENCY REP BY MP SUDHIR U MEHTA S/O. LATE.UTTAMLAL U MEHTA PLOTNO.8 ROAD NO.5 NACHARAM IDA, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 A Q KHAN: 09/07/2019, 16:10 [1526-1-2019-3801]	A Q KHAN SEC-BAD	
2		 K PRABHAKAR REDDY: 09/07/2019, 16:10 [1526-1-2019-3801]	K PRABHAKAR REDDY HYD-BAD	

09th day of July, 2019

Signature of Sub Registrar
Kapra**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1402 Name: Sudhir U Mehta	S/O Uttamlal Mehta, Secunderabad, Hyderabad, Telangana, 500016	
2	Aadhaar No: XXXXXXXX1402 Name: Sudhir U Mehta	S/O Uttamlal Mehta, Secunderabad, Hyderabad, Telangana, 500016	

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తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 8161 dt. 08-07-2019 Rs.20/-

Purchaser Name: Y. ANJIAH S/O. LINGAIAH,

For Whom : MODI REALTY Mallapur, LLP

D. Srinivas

H 640377

DUSA SRINIVAS RAO
LICENSED STAMP VENDOR
LIC.No. 16-05-23/1998
RI.No. 16-05-025/2017
H.No. 12-11-696, Warasiguda,
Sec,bad, Mobile. 9247420863

AND

M/s. Modi Realty Mallapur LLP (formerly known as M/s. Modi Estates), a registered LLP having its office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad – 500 003, represented by its Partner Shri. Anand S Mehta, S/o. Shri Suresh U Mehta , aged about 42 years, Occupation Business.

Hereinafter referred to as the Developer.

The expressions Owners and Developer shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like.

For GULMOHAR RESIDENCY

Anand S Mehta

Partner

For JADE ESTATES

Anand S Mehta

Partner

For MODI REALTY (MALLAPUR) LLP

Anand S Mehta

Designated Partner

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E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX8452 Name: Anand Suresh Mehta	S/O Suresh Mehta, Secunderabad, Hyderabad, Telangana, 500003	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 18 of IS Act	DD/BG/ Pay Order	
Stamp Duty	100	0	4069300	0	0	0	4069400
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	100	0	4069400	0	0	0	4069500

Rs. 4069300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 406934500/- was paid by the party through E-Challan/BG/Pay Order No .813ZMQ070719,430TU7060719,754PH080719,925YZD090719,356R9K060719,334V30060719 dated .07-JUL-19,06-JUL-19,08-JUL-19,09-JUL-19,06-JUL-19,06-JUL-19 of YESB/YESB/YESB/YESB/YESB/YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 995100/-, DATE: 07-JUL-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1548434691501, PAYMENT MODE: NB-1000200, ATRN: 1548434691501, REMITTER NAME: ANAND S MEHTA, EXECUTANT NAME: GULMOHAR RESIDENCY AND JADE ESTATES, CLAIMANT NAME: MODI REALTY MALLAPUR LLP). (2). AMOUNT PAID: Rs. 865000/-, DATE: 06-JUL-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3579732400717, PAYMENT MODE: NB-1000200, ATRN: 3579732400717, REMITTER NAME: ANAND S MEHTA, EXECUTANT NAME: GULMOHAR RESIDENCY AND JADE ESTATES, CLAIMANT NAME: MODI REALTY MALLAPUR LLP). (3). AMOUNT PAID: Rs. 975000/-, DATE: 08-JUL-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8980693089624, PAYMENT MODE: NB-1000200, ATRN: 8980693089624, REMITTER NAME: ANAND S MEHTA, EXECUTANT NAME: GULMOHAR RESIDENCY AND JADE ESTATES, CLAIMANT NAME: MODI REALTY MALLAPUR LLP). (4). AMOUNT PAID: Rs. 975000/-, DATE: 09-JUL-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 0658956878309, PAYMENT MODE: NB-1000200, ATRN: 0658956878309, REMITTER NAME: ANAND S MEHTA, EXECUTANT NAME: GULMOHAR RESIDENCY AND JADE ESTATES, CLAIMANT NAME: MODI REALTY MALLAPUR LLP). (5). AMOUNT PAID: Rs. 110000/-, DATE: 06-JUL-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4626048436315, PAYMENT MODE: NB-1000200, ATRN: 4626048436315, REMITTER NAME: ANAND S MEHTA, EXECUTANT NAME: GULMOHAR RESIDENCY AND JADE ESTATES, CLAIMANT NAME: MODI REALTY MALLAPUR LLP). (6). AMOUNT PAID: Rs. 169300/-, DATE: 06-JUL-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4791279011618, PAYMENT MODE: NB-1000200, ATRN: 4791279011618, REMITTER NAME: ANAND S MEHTA, EXECUTANT NAME: GULMOHAR RESIDENCY AND JADE ESTATES, CLAIMANT NAME: MODI REALTY MALLAPUR LLP).

Date:
09th day of July, 2019

Signature of Registering Officer
Kapra



WHEREAS:

- A. The Owner No. 1 is the absolute owner of land in Sy. Nos. 19, situated at Mallapur Village, Uppal Mandal, Medchal Malkajgiri District, (formerly known as Ranga Reddy District), admeasuring about Ac. 4-00 Gts. by virtue of registered sale deed dated 22.12.2005, bearing document no. 12683/05 registered at the office of the Sub-Registrar, Uppal, R. R. District (hereinafter this land is referred to as the Scheduled A Land and is more fully described at the foot of the document).
- B. The Owner No. 2 is the absolute owner of land in Sy. Nos. 19, situated at Mallapur Village, Uppal Mandal, Medchal Malkajgiri District, (formerly known as Ranga Reddy District), admeasuring about Ac. 4-00 Gts. by virtue of registered sale deed dated 22.12.2005, bearing document no. 12684/05 registered at the office of the Sub-Registrar, Uppal, R. R. District (hereinafter this land is referred to as the Scheduled B Land and is more fully described at the foot of the document).
- C. The total land owned by Owner no. 1 & Owner no. 2 admeasuring Ac. 8-00 gts., forming a party of Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal Malkajgiri District, (formerly known as Ranga Reddy District) is hereinafter referred to as the Scheduled C Land and is more fully described at the foot of the document.
- D. Accordingly, Owner no. 1 has became owner of 50% share in the Scheduled C Land and Owner no. 2 has became owner of 50% share in the Scheduled C Land.
- E. The Owners have expressed interest in developing entire Scheduled C Land by constructing residential Flat(s)/apartments along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.
- F. The Owners do not have adequate expertise and experience in taking up the housing project on their own and have been scouting for an entrepreneur who has the requisite resources and expertise.
- G. The Developer is in the business as real estate developers and managers and the Owners have approached the Developer for purposes of taking up the development of the Scheduled C Land.
- H. The Developer has agreed to take on development the Scheduled C Land as proposed by the Owners. The Developer intends to develop the entire Scheduled C Land by constructing residential Flat(s) along with certain common amenities.
- I. The Developer and the Owners have hereto reached into an agreement and understanding wherein:
- The Developer shall take the entire responsibility to develop the Scheduled C Land at its own cost.
 - The Developer shall obtain necessary permits for building construction and other permissions at its own cost.

For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner

NOTE:- "Duplicate and Triplicate have been registered along with this original".

Sub-Registrar
Kapra

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3741/2019. Sheet 3 of 26 Sub Registrar
Kapra

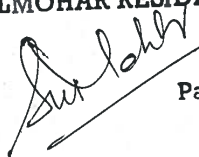
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పు 3741 నెంబరునా రిజిస్టరు చేయబడి
స్కానింగ్ నిమిత్తం దస్తవేజు చేయబడు 1526
I - 3741/2019 నం యివ్వడమైనది
2019 నం సెలె నెం 09 వ తేది

సబ్-రిజిస్ట్రార్
కాప్రా
మేడ్చల్-మల్కajగిరి జిల్లా.



- c. The entire Scheduled C Land is proposed to be developed by constructing residential apartments in blocks of buildings as a housing project having certain common amenities and facilities such as clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.
- d. The constructed area along with proportional parking space and proportionate undivided share in the Scheduled C Land shall be shared amongst the Developer and the Owners in certain proportion as provided under this agreement. The respective share shall be identified in terms of the number of flats that are proposed to be constructed.
- e. In view of the above sharing of constructed area together with undivided share in the Scheduled C Land the ownership rights of the Owners and the Developer in the Scheduled C Land shall get restricted and limited to the extent of the undivided share of land attached to the flats which are agreed to be shared amongst themselves.
- f. The Owners and the Developer shall be absolutely entitled to sell their respective shares of identified flats without any let and hindrance from each other and to convey perfect title to the prospective purchasers of the flats. The Developer and the Owners shall execute all such documents that may be required to convey perfect title to prospective purchasers.
- g. The Owners shall execute a General Power of Attorney in favour of the Developer authorizing the Developer to execute relevant agreements and conveyance deeds, etc. for sale of flats falling to the share of the Developer.
- J. The parties hereto have applied to the GHMC for obtaining necessary permits for building construction and other permissions at cost of the Developer. GHMC has approved the permit for construction on 27.06.2019, permit no. 1/C1/09930/2019. In accordance with the sanctioned plan in all 354 number of flats in 8 blocks aggregating to about 5,35,440 sft along with parking in the basement floor and other amenities are proposed and agreed to be constructed. The details of the proposed development as per building permit obtained is as follows:
- a. 8 blocks of flats with 354 flats on 6 floors
 - b. Total saleable area of flats (super built-up area): 5,35,440 sft.
 - c. Net land area after road widening: 27,216 sq.yds.
 - d. Undivided share of land for every 1,000 sft of saleable area/super built-up area: 50.83 sq yds.
- K. The parties hereto have identified and determined their respective ownership of the 354 flats, along with proportional parking space proposed to be constructed in a group housing scheme named and styled as 'Gulmohar Residency' together with their respective proportionate undivided share in the Scheduled C Land. The details of the share of respective ownership of the parties is contained in Annexure A attached herein. In all the Developer shall have ownership rights on 230 flats aggregating to about 3,47,900 sft of constructed area along with 17,684 sq. yds of undivided share of land proposed to be constructed on the Scheduled C Land. Similarly, the Owners shall have ownership rights on 124 flats (Owner no. 1 – 60 flats, Owner no. 2 – 64 flats) aggregating to about 1,87,540 sft of constructed area along with 9,533 sq. yds of undivided share of land proposed to be constructed on the Scheduled C Land.

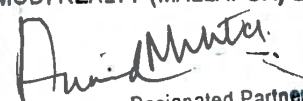
For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner

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Kapra



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- L. The Owners have on this day, by way of this agreement, executed a General Power of Attorney in favour of the Developer to enable the Developer to sell their share of flats to prospective purchasers without any further reference to the Owners.
- M. The parties hereto are desirous of recording the understanding reached amongst them with regard to the development of the entire Scheduled C Land into writing.

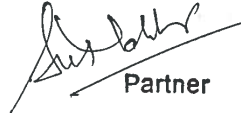
NOW THEREFORE THIS JOINT DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. In pursuance of the foregoing and in consideration of mutual obligations undertaken by the Owners and Developer under this Joint Development Agreement cum General Power of Attorney, the Developer hereby agrees to develop the housing project on the Scheduled C Land and the Owners hereby irrevocably authorize, appoint, nominate and empower the Developer to undertake the development of the Scheduled C Land totally admeasuring about Ac. 8-00 gts., forming a part of Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal Malkajgiri District, being the Scheduled C Land, subject to the terms and conditions hereinafter contained.
2. The Developer keeping in view the optimum utilization of land, salability and other relevant factors intends to undertake residential housing project by constructing residential apartments / flats along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc. on the Scheduled C Land and the Owners agree and affirm that they have understood the scheme of development of the Scheduled C Land formulated by the Developer and that they agree to the scheme so formulated by the Developer. The development activity proposed to be taken up in pursuance of this agreement is hereinafter referred to broadly as "Housing Project".
3. Under the housing project, the Developer will be constructing flats comprising of one or more buildings. The building(s) comprising of flat(s) shall herein after collectively referred to as an "Apartment Complex". Such flat(s) proposed to be constructed in the housing project is hereinafter referred to as "Residential Unit(s)".
4. Under the housing project certain amenities and facilities such as club house, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports and recreational facilities etc., which are to be enjoyed and used collectively by the prospective purchasers of the residential units will be developed and constructed by the Developer. Such facilities are hereinafter collectively referred to as "Common Amenities". The details of such amenities to be developed are given in Annexure B.
5. Under the housing project, the Developer shall create and provide parking for cars in the basement of the apartment complex.
6. The Scheduled C Land on which the housing project is taken up will be transferred and conveyed to eventual purchasers of residential unit(s) as un-divided and unidentifiable share in proportion to the constructed area of the flat.

For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner
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7. The expression 'residential unit(s)' expressed above under the scheme of development of housing project shall mean and include unless it is repugnant to the context and meaning flat(s) together with undivided share in Scheduled C Land and appurtenant parking or allotted parking in the basement floor.
8. The parties hereto have agreed that under the scheme of development the Developer shall take the entire responsibility of executing the housing project which inter-alia includes construction of the residential units, creation of common amenities at its cost, risk and expense.
9. It is specifically agreed between the Owners and the Developer that the design and development of the housing project including the internal layout of each residential unit, design of the apartment complex and the design and development of the common amenities shall be at the sole discretion of the Developer and that the Owners shall not interfere or raise any objections to the same.
10. In consideration of the Developer agreeing to develop the entire Scheduled C Land at its own cost, the Developer shall be entitled to 230 flats aggregating to about 3,47,900 sft of constructed area along with about 17,684 sq. yds of undivided share of land proposed to be constructed on the Scheduled C Land. The Owners shall be entitled to 124 flats (Owner no. 1 – 60 flats, Owner no. 2 – 64 flats) aggregating to about 1,87,540 sft of constructed area along with 9,533 sq. yds of undivided share of land proposed to be constructed on the Scheduled C Land. The details of sharing of respective flats is contained in Annexure A. The total undivided share of land apportioned to each flat after deducting area lost in road widening from the Scheduled C Land is aggregating to about 27,216 sq yds. A summary of the division of flats, parking area and undivided share of land is given under

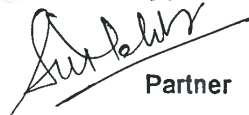
Sl. No.	Description	Share of Owner no.1	Share of Owner no.2	Share of Developers	Total
1.	No. of Flats	60	64	230	354
2.	Total saleable area of flats (super built-up area) in sft.	93,900	93,640	3,47,900	5,35,440
3.	Undivided share of land in sq yds	4,773	4,760	17,684	27,216

11. The ownership rights of the Owners in the Scheduled C Land shall be restricted to the extent of undivided share of 9,533 sq yds and that of the Developer shall be restricted to the extent of undivided share of 17,684 sq yds which are attached to the flats identified and agreed to be shared as given herein. There shall not be any exclusive claim, right, interest, title, etc., of the respective parties against each other over the Scheduled C Land other than the proportionate undivided share belonging to the respective parties.
12. The entire terrace area in the proposed apartment complexes in the housing project and other areas not specifically mentioned herein (less the area provided for common services like the lift rooms, water tanks, generator exhausts and antennae etc.,) shall belong to the Owner and the Developer in the ratio of flats which are shared as given herein. Specifically, the ratio of ownership between the Developer, Owner no. 1 & Owner no. 2 shall be 65%, 17.50% and 17.50% respectively.

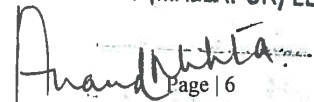
For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


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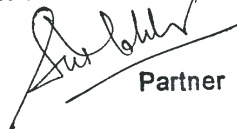


13. The expression Owner means and includes all the parties of the Owners and that they are collectively referred to as the Owners.
14. The parties of the Owners shall be collectively and together entitled to 124 flats proposed to be constructed on the Scheduled C Land. The Owners among themselves have agreed to divide their share of flats/residential units amongst themselves in proportion to the land owned by each Owners. The details of share of each Owners is given in Annexure A. It is explicitly agreed between the Owners herein that each Owners shall become exclusively Owners of the share of flats/residential units allotted to them and that each Owners shall be entitled to sell their share of flats/residential units along with parking and undivided share of land to prospective customers or their nominees without reference to each other. The Owners shall execute all such documents that are required to transfer perfect title to nominees or prospective purchasers of the Owners share of flats.
15. That the apportionment amongst Owners of the residential units received by them from time to time from the Developer is purely an internal arrangement and none of them will raise any objection or claim against third parties/buyers/prospective purchasers/ Developer from non apportionment/non receipt of the residential units for whatever reason.
16. The construction shall be of the first class quality as per the details and specifications given in the Annexure – B hereto. The quality of construction of the standard residential units to be delivered to the Owners and the standard residential units falling to the share of the Developer in terms of this agreement shall be uniform and similar and in accordance with the specifications set out in the Annexure –B.
17. The Owners and the Developer and/or their respective successors/nominees shall be entitled to enjoy their respective shares of flats and all the common amenities and to use the common amenities in the housing project to be constructed on the Scheduled C Land, subject to the rights and restrictions and obligations conferred and placed on them as under and both parties agree to exercise the rights and privileges and abide by and adhere to the restrictions and obligations mentioned under:
- a. That all owners/tenants/users of flats shall not obstruct the construction activity of the Developer.
 - b. That all owners/tenants/users of flats shall not obstruct in repairs /maintenance activities carried out by the Developer or the Association formed for maintaining the project.
 - c. That all owners/tenants/users of flats shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the housing project at a very high level.
 - d. That all owners/tenants/users of flats shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the housing project. To achieve this objective the owners/tenants/users of flats, inter-alia shall not
 - i. throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same;
 - ii. use the flat for any illegal, immoral, commercial & business purposes;
 - iii. use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the housing project;
 - iv. store any explosives, combustible materials or any other materials prohibited under any law;

For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner

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- v. install grills or shutters in the balconies, main door, etc;
 - vi. change the external appearance of the flats;
 - vii. install cloths drying stands or other such devices on the external side of the flats;
 - viii. store extraordinary heavy material therein;
 - ix. to use the corridors or passages for storage of material;
 - x. place shoe racks, pots, plants or other such material in the corridors or passages of common use.
 - xi. Install sign boards on any part of the building.
 - xii. Cover balconies by grills, windows or by masonry wall.
- e. That all owners/tenants/users of flats shall not claim and independent right on the common amenities, passages, clubhouse, terrace, open areas, driveways, etc.
18. Both the parties hereto agree and undertake to incorporate the same rights and privileges and restrictions and obligations mentioned above in their agreement/sale deeds in favour of the other purchasers of residential units so as to ensure that all the residential unit owners, whether falling within the Owners share of residential units or the Developer's share of residential units, are entitled to the same rights and privileges and are subject to the same restrictions and obligations.
19. The Owners and/or their nominees shall become the absolute owners of the Owners' share of residential units after the same is constructed and delivered to the Owners and/ or their nominees who shall alone be entitled thereto and to all incomes, gains, capital appreciations and benefits of all kinds and descriptions accruing, arising and flowing from or in relation thereto. Likewise, the Developer and/or their nominees shall be the absolute owners of the Developer's share of residential units who shall alone be entitled thereto and to all incomes, gains, capital appreciations and benefits of all kinds and descriptions accruing, arising and flowing from or in relation thereto.
20. The Owner no.1, Owner no. 2 and the Developer shall be respectively entitled to retain, enjoy, sell, lease or otherwise dispose off their respective shares of residential units along with their respective undivided and/or divided share, right, title and interest in the Scheduled C Land to such persons and at such prices as they may deem fit and shall be entitled to the proceeds from their respective shares and appropriate the same. Neither party shall have any right to claim over the residential units allotted to the other party under this agreement.
21. That the Developer shall construct the flat(s) as per specifications given in Annexure - 'B'. The cost of any alteration/additions made to the flat(s) allotted to the Owners on the request of the Owners or their buyers shall be payable by the Owners and / or by such buyers to the Developer. As a marketing strategy, from time to time, special offers will be made which may include providing of modular kitchen, furniture, soft furnishings, false ceiling, air-conditioners, etc., free of cost to prospective buyers. The cost of providing such furnitures and fixtures shall be borne by the Owners for their share of flat(s).
22. That it is agreed to name the housing project as "Gulmohar Residency".
23. All taxes including capital gains, income and wealth tax that may arise on account of the benefits to the Owners under this Development Agreement shall be paid by the Owners. All such taxes shall be a charge on the Owner's share of residential units.

For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner

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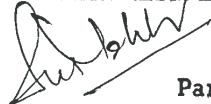


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24. The Owners hereby confirm that their right, title and interest of the Scheduled C Land are good, clear, marketable and the Scheduled C Land is not subject to any encumbrance, lien, mortgages, charges, restrictive covenants, statutory dues, court attachments, acquisitions and/or requisition proceedings, or claims of any other nature whatsoever. If there are any tax dues or encumbrances of whatsoever nature, it shall be the responsibility of the Owners to clear it at their cost.
25. That the Developer shall be responsible to undertake, inter-alia, at its own cost to obtain necessary sanction from GHMC and other appropriate authorities for construction. For that purpose the Owners shall if required, execute a Special Power of Attorney in favour of the Developer. Further, the Owners shall do all such acts and deeds and execute necessary documents that may be required for this purpose.
26. That the Owner shall be responsible for payment of all such charges, levies, taxes, transfer fees, regularization fee, conversion fee, etc., of whatsoever nature that may be leviable or payable either on this date of JDA or on any future date to any Government, Quasi Government authorities and/or statutory bodies like Revenue Department, HMDA, ULC Department, GHMC, etc., for under given purposes.
- For obtaining a no objection certificate or any other similar sanctions, permissions that may be required except fees towards building permit fee and related development/betterment charges as envisaged in clause 25 above.
 - For regularization of usage of Scheduled C Land for the development envisaged under this JDA.
 - For more perfecting and protecting the title to the Scheduled C Land so as to convert the Scheduled C Land from leasehold to freehold, declaring the Scheduled C Land as non-agricultural land, declaring the Scheduled C Land as not a surplus land and such other acts which ensures the absolute ownership to the Scheduled C Land free from all encumbrances, charges, restrictions of whatsoever nature from Government, Quasi Government and/or any other statutory bodies either under the present laws as amended from time to time or any other laws that may be enacted at a future date.
 - Conversion of land from agricultural use to residential use in the Revenue Department or other relevant departments under the (Non Agricultural Lands Assessment) NALA Act 2006.
27. That the Developer hereby undertakes to assist the Owners and to do all such acts, deeds, etc., that may be required to obtain above referred various permissions, sanctions, NOC's etc., and the cost and expenses for the same shall be borne by the Owners. The Owner shall extend all the necessary co-operation and do all such acts, deeds, etc., that may be required for this purpose.
28. It is clarified that built-up area of each flat shall mean the area of the flat covered by external walls on all four sides including wall thickness, balconies, ducts. The super built-up area of each flat shall be the built-up area plus the proportionate area of common passages, lifts, lobbies, fire ducts, electrical ducts, headroom, lift room, electrical room, clubhouse, etc. Typically 1,000 sft of super built-up area would include 800 sft of built-up area plus 200 sft of common areas. Super built-up area would exclude parking areas. The areas of flats/residential units mentioned herein are super built-up areas unless stated otherwise. The details of built-up areas and carpet areas of each flat is given in Annexure -A. The carpet area mentioned therein is as defined under the RERA Act, 2016, i.e., 'Carpet area means the net usable floor area of an apartment excluding the area covered by external walls, areas under service shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by internal partition walls of the apartment'.

For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner

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29. It is clarified that car parking in the basement shall be of two types: a. Single car parking shall mean a parking slot for one car admeasuring about 105 sft (about 7' 6" x 14') b. Family car parking shall mean a parking slot of two cars parked one behind the other admeasuring about 210 sft (about 7' 6" x 28'). The allotment of car parking shall be in proportion to the allotment of flats to the Owners and the Developer.
30. In pursuance of the foregoing and in consideration of the mutual obligations undertaken by the Developer and the Owners under this JDA the Owners hereby constitute and appoint the Developer as their lawful attorney to represent and act on behalf of the Owners to do the following acts in the name of and on behalf of the Owners with respect to the Developer's share of flats along with proportionate undivided share in the Scheduled C Land and with appurtenant parking as per details given in Annexure A herein:
- To enter into sub contract for the sale of the said flats for any consideration which they deem reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
 - To sign / execute booking forms, agreement of sale, agreement of construction or such other agreements or deeds in favour of prospective purchasers.
 - To sell the said flats to the prospective purchaser or his / her nominee or nominees and to collect sale consideration and other charges in its favour.
 - To execute the sale deed or sale deeds in favour of the prospective purchasers or their nominees, receive the consideration money, to present the sale deed or deeds executed by them in favour of the prospective purchasers or their nominees before the concerned registering office, admit execution and receipt of consideration and procure the registered deeds.
 - To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
 - To enter into tripartite agreement and deeds with housing finance companies and prospective purchasers.
 - To execute all such documents, deeds and agreements with housing finance companies for the purposes of securing loans in favour of prospective purchasers.
 - To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said flats.
 - To sign and verify complaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said flats.
 - To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
 - To make an application to GHMC and other statutory authorities for obtaining occupancy certificate, release of mortgage and such other purposes in relation to the Housing Project.
 - Generally to act as the Attorney or Agent of the Owners in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said flats as fully and effectually in all respects as the Owners themselves would do if personally present.

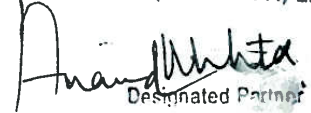
For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner

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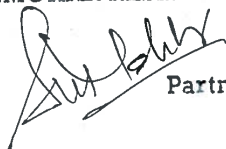


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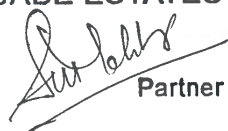


- m) The Owners for themselves, their heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney, namely the Developer in pursuance of these presents.
- n) To develop such land and undertake such works related to real estate development such as construction of building/apartments, creation of common amenities, roads, street lights, drainage system, parks, etc.
- o) To execute and apply for electricity connections, water connections, drainage connections and to make such necessary payments in the name of the Owners.
31. The Owners have on this day executed a General Power of Attorney, as given above, in favour of the Developer to enable the Developer to sell their share of the residential units along with parking & undivided share of land to any intending Purchaser, without any further reference to the Owners.
32. That for the purposes of commencement of the development under this JDA, the Owners hereby agree to let the Developer enter the Scheduled C Land, excavate and start the development work and to do and perform all necessary acts on obtaining sanction from GHMC and other concerned authorities for construction. The Owners shall deliver the constructive and actual position of the Scheduled C Land progressively as and when the Developer delivers the constructed area to the Owners as provided herewith. The Owners in pursuance of this agreement shall handover constructive possession of the Scheduled C Land in parts to the Developer for construction of the housing complex in phases.
33. The Developer and the Owners during the progress of construction work shall be entitled to offer their respective residential units falling to their share for sale in their own respective names at their sole discretion and the other party shall not have any objection over the same. The Owners and the Developer shall be entitled to take bookings and receive advances for their respective share of residential units during the time of construction or after the completion of the said residential units from their purchasers. The Developer and the Owners shall also be entitled to execute a sale deed or enter into agreement of sale / construction in favour of their purchasers for their respective share of residential units any time during the course of the project or after completion of the project without any further intimation or approval from each other.
34. On the basis of this agreement, the Developer will be entering into agreements with various parties for sale of residential units together with undivided share, right, title and interest in the Scheduled C Land and mobilizing all their resources - men, material and finance. In view of the same it shall not be open to the Owners to terminate this agreement and also General Power of Attorney executed in pursuance of this agreement unilaterally under any circumstances whatsoever. The rights vested in the Developer by virtue of this agreement are irrevocable.
35. The Developer shall be entitled to erect boards, in the Scheduled C Land advertising for sale and disposal of the residential units in the Scheduled C Land and to publish in newspapers and other advertising media calling for application from prospective purchasers and market the same in any manner the Developer may deem fit and proper.

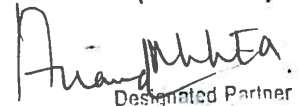
For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner

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36. The Owners shall not be liable for any financial transactions entered into by the Developer in respect of the residential units falling to its share by way of collecting advance sale consideration etc., and likewise the Developer shall not be liable in respect of any financial transactions entered into by the Owner in respect of residential units falling to its share.
37. That it is agreed by the parties hereto that while the Scheduled C Land is in the course of development and until the completion of the same, all the materials and machinery at the development side shall be solely at the risk of the Developer and the Developer shall alone be liable for all expenses, damages, losses, theft or destruction caused to any person or machinery or materials.
38. That all the common amenities, facilities and spaces like lifts, water tanks, drainage and sewerage connections, electrical transformers, water connections, clubhouse, roads, gates, children's park, compound wall, sports & recreational facilities, etc. shall be used and held by the parties hereto or their assignees, nominees and successors in interest for the benefit of all the occupants of the residential units without any exclusive right for any party.
39. The Developer and the Owners shall ensure by incorporating necessary clause in agreement of sale / sale deed and/or any other agreements entered into with the purchasers / buyers that the respective purchasers / buyers of residential units shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the housing project and shall abide by its rules framed from time to time. Further, such respective purchasers / buyers of residential units shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association. Further, such respective purchasers / buyers shall undertake to pay regularly the subscription and also his contribution of the expenses as the society / association members from time to time. Until the society / association is formed the purchasers / buyers shall pay to the Developer / Owner such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Developer / Owners .
40. That the Developer hereby undertake and agree to construct the flats and deliver to Owners their share of flats within 48 months from the date of this agreement. The Developer further agrees to complete the project in four phases (two blocks per each phase) and that the first phase/block shall be completed within 21 months from sanction and the remaining three phases in 30, 39 & 48 months from sanction respectively. The Developer assures the Owners that there will not be a time over run of more than 6 months in handing over the agreed area except for reasons beyond its control (such as any natural calamities, abrupt change in Government Policies, unexpected shortage of materials, etc.). The Owners agrees for such grace period of 6 months. In case of delay beyond the time stipulated, except for reasons beyond control (i.e., force majeure event), the Developer shall compensate the Owners for such a delay in completion of flats not handed over at the rate of Rs. 7/- per sft for first 2 years from building permit and thereafter at the rate of Rs. 8/- per sft, Rs. 9/- per sft, etc., for the third, fourth, etc., years.

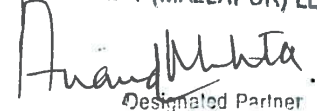
For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner

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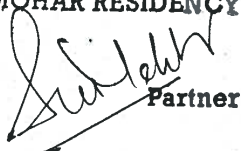


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41. The Developer shall withhold the final finishing works like flooring, bathroom tiles, windows, grills, doors, CP, sanitary, electrical, final coat paint, etc., so as to enable the Owners or their nominees/prospective customers to customize the interior works within their flat. Further, it is agreed that the final finishing works like last coat of paint/polish, CP, sanitary, etc., shall be withheld to ensure that the completed flat is handed over to the Owners or their nominees/prospective customers in a brand new condition. However, balance works like flooring, bathroom tiles, windows, grills, doors, CP, sanitary, electrical, final coat paint, etc., shall be completed by the Developer for such flats upon the request of the Owners within 90 days of such a request. It is specifically agreed between the Owners and the Developer that for the purposes of determining the date of completion such final works which may not be completed shall not be considered.
42. That the Owners, from the date of receipt of possession of their agreed residential units shall be responsible for payment of all taxes, levies, rates, water & electricity charges etc., in respect of such area.
43. That the Developer shall raise and spend all monies required for men and material for the construction of the residential units and common amenities on the Scheduled C Land.
44. That the Developer will provide the requisites amenities to all the residential units such as water, electricity, drainage connections, electric transformers, meters, etc.
45. That the stamp duty and registration charges along with GST and any other taxes, fees, charges, levies that are payable or shall become payable for the residential units allotted to the Owners are to be paid by them and/or by their eventual buyers. The Owners shall pay all taxes and statutory liabilities that are levy-able or may become levy-able like GST, etc., in relation to development of the Owners share of flats to the Developer as applicable and the Developer shall remit the same to the appropriate statutory authority from time to time.
46. That the parties hereto agree to do and perform all and such acts and deeds that are required to more fully effectuate the transactions entered into herein and to make secure the title of the other party and their respective successors in interest. The Developer and Owners agree to join together, if required, in execution of sale deeds in favour of the purchasers of residential units.
47. That the Owners shall provide/make available all necessary documents (originals) pertaining to the title to the Scheduled C Land in order to enable the prospective purchasers to obtain loans from financial institutions, banks, etc.
48. The Owners have requested the Developer to deposit an amount of Rs. 100 Lakhs (Rupees One Hundred Lakhs only) as security deposit towards performance guarantee for fulfilling its obligations under this Memorandum of Understanding. The Developer has paid Rs. 100 Lakhs (Rupees One Hundred Lakhs only) as per details given below to the Owners. The Security deposit shall be refunded to the Developer only after completion of all Flat(s) and within 15 days of intimation by the Developer to the Owners for refund of the same. Further, the Security deposit shall become refundable upon cancellation of this understanding as given under. The Developer in order to ensure the refund of the Security deposit towards the performance guarantee shall handover possession of the last 5 Flat(s) agreed to be developed/ constructed falling to the share of the Owners only after refund of the said security deposit.

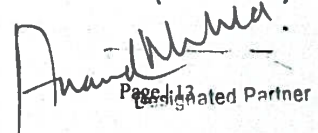
For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner



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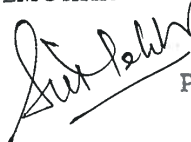


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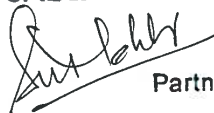
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2.	08-05-2017	5,00,000/-	001499	HDFC bank	Jade Estates
3.	18-08-2017	15,00,000/-	111640	HDFC bank	Gulmohar Residency
4.	18-08-2017	15,00,000/-	111639	HDFC bank	Jade Estates
5.	03-04-2019	15,00,000/-	333770	YES Bank	Gulmohar Residency
6.	03-04-2019	15,00,000/-	333769	YES Bank	Jade Estates
7.	08-07-2019	15,00,000/-	368111	YES Bank	Gulmohar Residency
8.	08-07-2019	15,00,000/-	368112	YES Bank	Jade Estates

49. That at the request of Owners the Developer shall market/sell the Flat(s) falling to their share for a consideration equal to 2.5% of the gross sale consideration payable by the prospective purchaser to the Owners for sale of each Flat(s). Further, an additional sum of 0.5% of the gross sale consideration shall be paid by the Owners to the Developers in cases where the prospective purchaser avails a housing loan to finance their purchase. The Developer shall provide services like sales, promotions, collections, documentation, registration, etc., to such prospective purchasers and collect all amounts towards sale consideration by cheques / demand drafts / payorders in favour of the Owners. The Developer shall be responsible for payment of brokerage to brokers for such sales made by the Developer.
50. The Developer shall be entitled to obtain loans from banks and finance companies for the purpose of developing the Housing Project. Such loans may be used for financing cost of building permit, working capital, etc. the Developer shall be entitled to offer only its share of flat(s) to such financiers as security. The Owners shall not object to the same and shall provide NOC to such financiers for the said purpose as and when requested for by the Developer. However, the Developer or its bankers/finance companies shall not be entitled to create any charge or encumbrance of whatsoever nature on the Owners share of flats.
51. The Developer shall be entitled to develop other such housing projects or lands abetting or near the Scheduled C Land and the Owners shall not raise any objections to such a development.
52. That the Owners hereby agree and bind themselves to indemnify and keep indemnified the Developer at all times in respect of all loss, expenses and cost to which the Developer may be put on account of all or any of the recitals contained herein to be incorrect with respect to the title, interest, ownership etc., of the Scheduled C Land or on account of any hindrance caused to the Developer in peaceful enjoyment of the Scheduled C Land either by the Owners or by anyone else claiming through them.
53. That the parties hereto shall always indemnify and keep indemnified the other for any loss, damage or expenditure caused on account of any violation or breach of the terms hereof, if any.

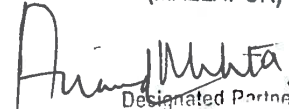
For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner

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54. That it is specifically agreed in interest of scheme of development of the housing project and to protect the interest of prospective purchasers and occupants of the residential units, the parties hereto shall cooperate with each other in all respects for the due completion of the housing project. Further, it is agreed that the parties hereto shall not be entitled to stop or seek stoppage of the construction under any circumstances from any court or other authority on any ground and they must restrict all their claims arising out of this Joint Development Agreement cum General Power of Attorney to be settled in monetary terms.
55. All the disputes or differences between the Owners and the Developer arising out of, or in connection with, this agreement shall be decided through arbitration of two arbitrators; one to be appointed by the Owners and the other to be appointed by the Developer and the two arbitrators appointing the third arbitrator. The venue of the arbitration proceedings shall be Hyderabad and the provisions of Arbitration and Conciliation Act, 1996, shall be applicable to such proceedings. Law courts in Hyderabad shall alone have exclusive jurisdiction over all matters arising out of, or in connection with this agreement to the exclusion of all other law courts. However, the Owners and Developer can optionally appoint Mr. Ajay Mehta, Chartered Accountant, as the sole arbitrator for arbitration of any disputes between and his decision shall be binding on all the parties.
56. This agreement is executed in one original for Developer and two copies for Owner no. 1 and Owner no. 2.
57. The cost of registration and execution of this Agreement shall be borne by the Owners & Developer in proportion to the residential units allotted to them.

For GULMOHAR RESIDENCY



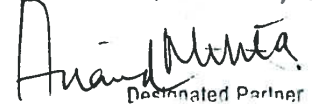
Partner

For JADE ESTATES



Partner

For MODI REALTY (MALLAPUR) LLP



Designated Partner

Bk - 1, CS No 3801/2019 & Doct No
3241/2019. Sheet 15 of 26 Sub Registrar
Kapra



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Details of Scheduled A Land

All that portion of the total land area to the extent of Ac. 4-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal Malkajgiri District, (formerly known as Ranga Reddy District) and bounded by:

NORTH : Sy. No. 19(Part)
SOUTH : 100' Road
EAST : Sy. Nos. 81 & 24
WEST : Sy. Nos. 20 & 12/1

Details of Scheduled B Land

All that portion of the total land area to the extent of Ac. 4-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal Malkajgiri District, (formerly known as Ranga Reddy District) and bounded by:

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

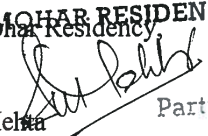
Details of Scheduled C Land

All that portion of the total land area to the extent of Ac. 8-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal Malkajgiri District, (formerly known as Ranga Reddy District) marked in red and bounded by:

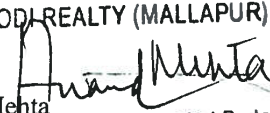
NORTH : Sy. No. 22
SOUTH : 100' Road
EAST : Sy. Nos. 81 & 24
WEST : Sy. Nos. 20

IN Witness whereof the Owners and Developer have affixed their signatures on this development agreement on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad

M/s. ~~Gul Mohar Residency~~ **GUL MOHAR RESIDENCY**

Sudhir U Mehta  Partner
Managing Partner

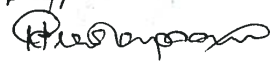
M/s. Modi Realty Mallapur LLP
For MODI REALTY (MALLAPUR) LLP

Anand S Mehta  Designated Partner

M/s. Jade Estates **JADE ESTATES**

Sudhir U Mehta  Partner
Managing Partner

WITNESSES

1. 
2. 



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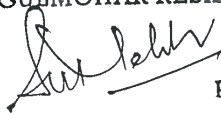


Bk - 1, CS No 3801/2019 & Doct No 3341 / 2019	Sub Registrar Kapra
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Annexure A - Details of allotment of flats between Developer and Owners.

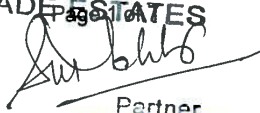
Flat No.	Carpet Area in sq. ft.	Built-up Area in sq. ft.	Super Built-up Area in sq. ft.	Flat allotted to:	Undivided share of land in sq. yds.
A101	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A102	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A103	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A104	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A105	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A106	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A107	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A108	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A109	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A201	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A202	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A203	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A204	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A205	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A206	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A207	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A208	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A209	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A301	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A302	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A303	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A304	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A305	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A306	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A307	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A308	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A309	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A401	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A402	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A403	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A404	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A405	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A406	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A407	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A408	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A409	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A501	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A502	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A503	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A504	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A505	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A506	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A507	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A508	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A509	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A601	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A602	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A603	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A604	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A605	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A606	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A607	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A608	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A609	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
B101	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B102	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38

For GULMOHAR RESIDENCY



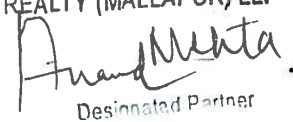
Partner

For JADE ESTATES



Partner

For MODI REALTY (MALLAPUR) LLP



Designated Partner

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3741/2019 Sheet 17 of 26 Sub Registrar
Kapra



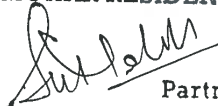
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Annexure A - Details of allotment of flats between Developer and Owners.

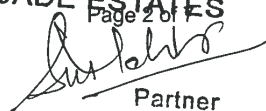
Flat No.	Carpet Area in sq ft	Built-up Area in sq ft	Super Built-up Area in sq ft	Flat allotted to:	Undivided share of land in sq. yds.
B103	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B104	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B105	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B106	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B107	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B108	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B201	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B202	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B203	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B204	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B205	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B206	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B207	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B208	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B301	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B302	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B303	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B304	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B305	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B306	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B307	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B308	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B401	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B402	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B403	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B404	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B405	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B406	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B407	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B408	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B501	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B502	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B503	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B504	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B505	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B506	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B507	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B508	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B601	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B602	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B603	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B604	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B605	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B606	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B607	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B608	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C101	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C102	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C103	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C104	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C105	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C106	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C107	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C201	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C202	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C203	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38

For GULMOHAR RESIDENCY



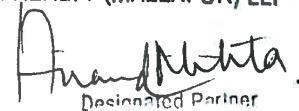
Partner

For JADE ESTATES



Partner

For MODI REALTY (MALLAPUR) LLP



Designated Partner

Bk - 1, CS No 3801/2019 & Doct No
3241/2019 Sheet 18 of 26 Sub Registrar
Kapra



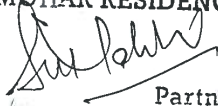
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Annexure A - Details of allotment of flats between Developer and Owners.

Flat No.	Carpet Area in sq. ft.	Built-up Area in sq. ft.	Super Built-up Area in sq. ft.	Flat allotted to:	Undivided share of land in sq. yds.
C204	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C205	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C206	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C207	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C301	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C302	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C303	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C304	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C305	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C306	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C307	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C401	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C402	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C403	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C404	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C405	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C406	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C407	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C501	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C502	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C503	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C504	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C505	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C506	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C507	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C601	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C602	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C603	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C604	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C605	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C606	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C607	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D101	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D102	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D103	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D104	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D105	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D106	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D107	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D108	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D201	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D202	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D203	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D204	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D205	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D206	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D207	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D208	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D301	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D302	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D303	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D304	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D305	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D306	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D307	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D308	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38

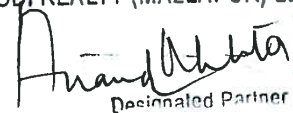
For GULMOHAR RESIDENCY


 Partner

For JADE ESTATES


 Partner

For MODI REALTY (MALLAPUR) LLP


 Designated Partner



Bk - 1, CS No 3801/2019 & Doct No
3241/2019. Sheet 19 of 26 Sub Registrar
Kapra

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Annexure A - Details of allotment of flats between Developer and Owners.

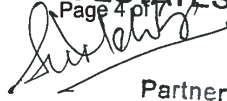
Flat No.	Carpet Area in sq ft	Built-up Area in sq ft	Super Built-up Area in sq ft	Flat allotted to:	Undivided share of land in sq. yds.
D401	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D402	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D403	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D404	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D405	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D406	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D407	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D408	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D501	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D502	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D503	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D504	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D505	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D506	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D507	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D508	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D601	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D602	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D603	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D604	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D605	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D606	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D607	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D608	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E101	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E102	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E103	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E104	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E105	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E106	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E107	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E201	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E202	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E203	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E204	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E205	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E206	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E207	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E301	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E302	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E303	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E304	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E305	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E306	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E307	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E401	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E402	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E403	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E404	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E405	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E406	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E407	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E501	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E502	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E503	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E504	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38

For GULMOHAR RESIDENCY



Partner

For JADE ESTATES



Partner

For MODI REALTY (MALLAPUR) LLP



Designated Partner

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Kapra



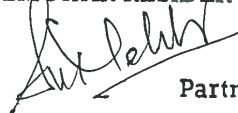
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Annexure A - Details of allotment of flats between Developer and Owners.

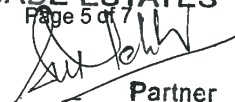
Flat No.	Carpet Area in sq ft	Built-up Area in sq ft	Super Built-up Area in sq ft	Flat allotted to:	Undivided share of land in sq. yds.
E505	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E506	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E507	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E601	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E602	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E603	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E604	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E605	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E606	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E607	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
F101	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F102	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F103	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F104	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F105	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F106	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F201	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F202	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F203	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F204	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F205	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F206	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F301	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F302	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F303	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F304	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F305	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F306	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F401	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F402	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F403	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F404	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F405	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F406	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F501	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F502	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F503	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F504	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F505	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F506	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F601	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F602	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F603	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F604	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
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F606	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G101	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G102	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G103	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G104	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G105	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G106	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G107	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G201	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G202	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G203	945	1,089	1,360	Jade Estates - Owner No. 2	69.13

For GULMOHAR RESIDENCY



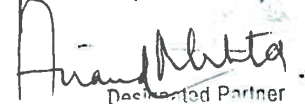
Partner

For JADE ESTATES



Partner

For MODI REALTY (MALLAPUR) LLP



Deemed Partner



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Kapra

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Annexure A - Details of allotment of flats between Developer and Owners.

Flat No.	Carpet Area in sq ft	Built-up Area in sq ft	Super Built-up Area in sq ft	Flat allotted to:	Undivided share of land in sq. yds.
G204	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G205	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G206	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G207	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G301	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G302	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G303	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G304	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G305	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G306	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G307	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G401	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G402	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G403	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G404	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G405	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G406	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G407	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G501	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G502	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G503	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G504	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G505	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G506	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G507	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G601	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G602	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G603	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G604	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G605	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G606	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G607	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H101	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H102	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H103	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H104	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H105	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H106	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H107	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H201	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H202	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H203	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H204	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H205	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H206	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H207	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H301	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H302	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H303	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H304	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H305	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H306	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H307	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H401	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H402	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H403	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13

For GUDMOHAR RESIDENCY



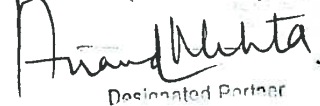
Partner

For JADE ESTATES

Page 6 of 7


Partner

For MODI REALTY (MALLAPUR) LLP



Designated Partner

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Annexure A - Details of allotment of flats between Developer and Owners.

Flat No.	Carpet Area in sft	Built-up Area in sft	Super Built-up Area in sft	Flat allotted to:	Undivided share of land in sq. yds.
H404	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H405	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H406	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H407	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H501	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H502	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H503	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H504	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H505	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H506	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H507	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H601	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H602	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H603	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H604	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H605	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H606	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H607	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
Total	3,77,730	4,28,706	5,35,440	-	27,216

GULMOHAR RESIDENCY


Sudhir U Mehta
Managing Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner

GULMOHAR RESIDENCY
M/s. Gulmohar Residency

Sudhir U Mehta
Managing Partner

M/s. Modi Realty Mallapur LLP
For MODI REALTY (MALLAPUR) LLP

Anand S Mehta

Designated Partner

JADE ESTATES
M/s. Jade Estates

Sudhir U Mehta
Managing Partner

Partner

Bk - 1, CS No 3801/2019 & Doct No
3741/2019. Sheet 23 of 26 Sub Registrar
Kapra



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ANNEXURE B

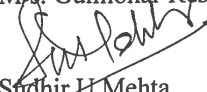
Specification of construction of Flat(s):

Structure:	RCC
Walls:	4"/6" solid cement blocks
External painting:	Exterior emulsion
Internal painting:	Smooth finish with OBD
Flooring:	24" vitrified tiles
Door frames:	Wood (non-teak)
Main door:	Polished panel door
Other doors:	Painted panel doors
Electrical:	Copper wiring with modular switches
Windows:	Powder coated aluminum sliding windows with grills
Bathrooms:	Branded ceramic tiles – 4 / 7 ft height
Plumbing:	CPVC & PVC pipes
Sanitary:	Branded sanitaryware
CP fittings:	Branded quarter turn ceramic disc type.
Kitchen platform:	Granite slab with 2 ft dado and SS sink

Specifications for amenities:

Club House with banquet hall, Gym, Recreation room.
Swimming Pool
Children's Play Ground
Landscaped Gardens
CC roads and lighting
Sports Facilities, squash court, badminton court
Backup Generator for Common Area Lighting and 1KVA back-up for each Flat(s).

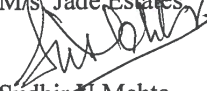
M/s. Gulmohar Residency,


Sudhir U Mehta
Managing Partner

M/s. Modi Realty Mallapur LLP


Anand S Mehta

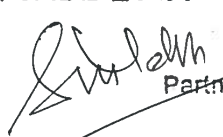
M/s. Jade Estates


Sudhir U Mehta
Managing Partner

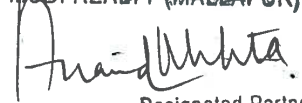
For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner

For MODI REALTY (MALLAPUR) LLP


Designated Partner

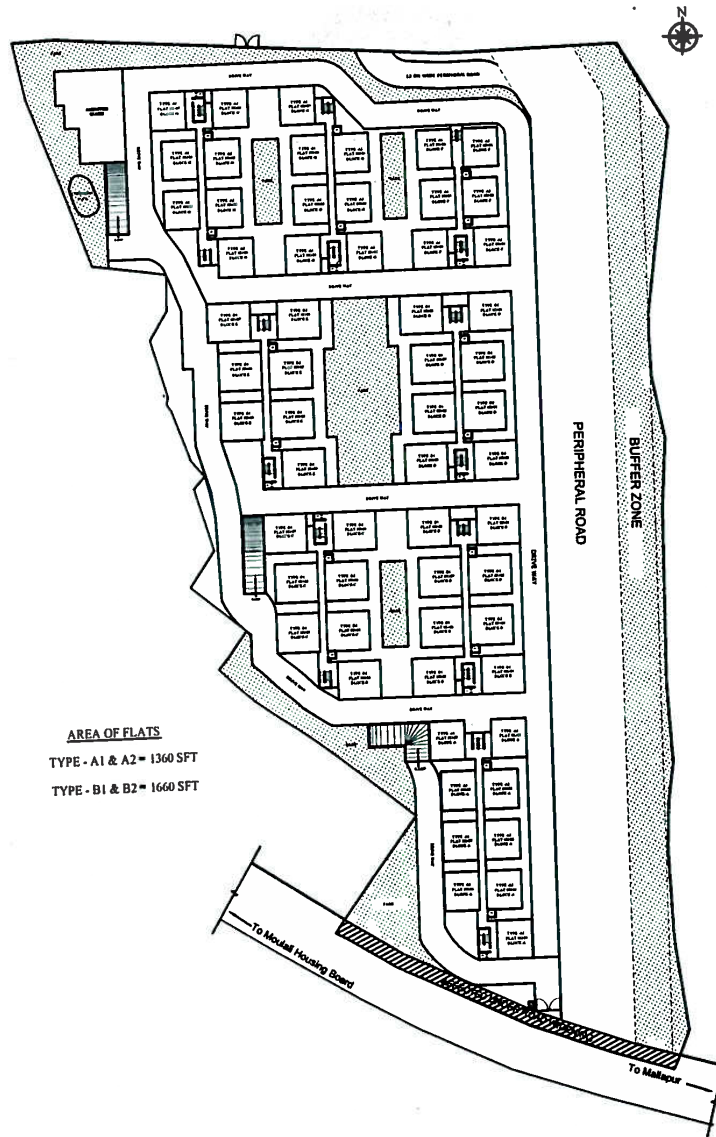
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3741/2019. Sheet 24 of 26 Sub Registrar
Kapra



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ANNEXURE – C
Schematic site plan of the proposed construction



M/s. Gulmohar Residency
GULMOHAR RESIDENCY

Sudhir U Mehta
Managing Partner

Partner

M/s. Modum Mallapur LLP
MODUM MALLAPUR (MALLAPUR) LLP

Anand S Mehta

Designated Partner

M/s. Jade Estates
JADE ESTATES

Sudhir U Mehta
Managing Partner.

Partner

Bk -1, CS No 3801/2019 & Doct No
3741/2019. Sheet 25 of 26 Sub Registrar
Kapra



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ఆధార్
Unique Identification Authority of India
 పిరునామా: S/O ఉత్తమిల్ మెహతా, డి 304, వెల్కిన్ పార్క్, ఫేబిందీయా దగ్గర, సెకండరాబాద్, సికింద్రాబాద్, బీగంపేట, హైదరాబాద్, తెలంగాణ, 500016

Address: S/O Uttamail Mehta, D 304, welkin Park, Near Fabindia, Secunderabad, Secunderabad, Begumpet, Hyderabad, Secunderabad, Telangana, 500016

1402

1947 help@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
Government of India
 సుధీర్ ఓ మెహతా
 Sudhir U Mehta
 పుట్టిన తేదీ / DOB : 07/10/1956
 పురుషుడు / Male

1402

నా ఆధార్, నా గుర్తింపు

ఆధార్
Unique Identification Authority of India
 పిరునామా: ఉమ్మడి పేరు / తల్లి పేరు: సురేష్ మెహతా, 21-బిపిఎయూ బాగు కోలని, పి జి రోడ్, సెకండరాబాద్, సికింద్రాబాద్, హైదరాబాద్, సికింద్రాబాద్, తెలంగాణ, 500003

Address: S/O: Suresh Mehta, 21-BAPU BAGH COLONY, P G ROAD, SECUNDERABAD, Secunderabad, Hyderabad, Secunderabad, Telangana, 500003

6452

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
Government of India
 అనంద్ సురేష్ మెహతా
 Anand Suresh Mehta
 పుట్టిన తేదీ / DOB : 13/08/1977
 పురుషుడు / Male

6452

ఆధార్ - సామాన్యని హక్కు

ఆధార్
Unique Identification Authority of India
 పిరునామా: S/O యూనుస్ ఖాన్, 10-2, 372 ఫ్లాట్ నెం 201 పార్క్ వ్యూ అప్స్, రోడ్ నెం 6, వెస్ట్ మార్కెట్పాలీ, సెకండరాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500028

Address: S/O Younus Khan 10-2, 372 Flat No 201 Park View Apts, Road No 6, West Marketpally, Secunderabad, Hyderabad, Andhra Pradesh, 500028

7613

1947 help@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
 ఆ.కె. ఖాన్
 A Q Khan
 పుట్టిన సంవత్సరం / Year of Birth : 1975
 పురుషుడు / Male

7613

ఆధార్ - సామాన్యని హక్కు

Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity Transport **14/01/2024**

Date of Validity Badge No. **DLRT50111176314**

Reference No. **RTA-HYDERABAD-EZ**

Original LA. **04/01/1995**

Date of First Issue **15/01/1974**

Date of Birth **15/01/1974**

Blood Group

000200705/14

INDIAN UNION DRIVING LICENCE
TELANGANA STATE
54791995
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013

18/12/2014

RTA-HYDERABAD-EZ

Bk - 1, CS No 3801/2019 & Doct No 3241/2019. Sheet 26 of 26 Sub Registrar Kapra



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