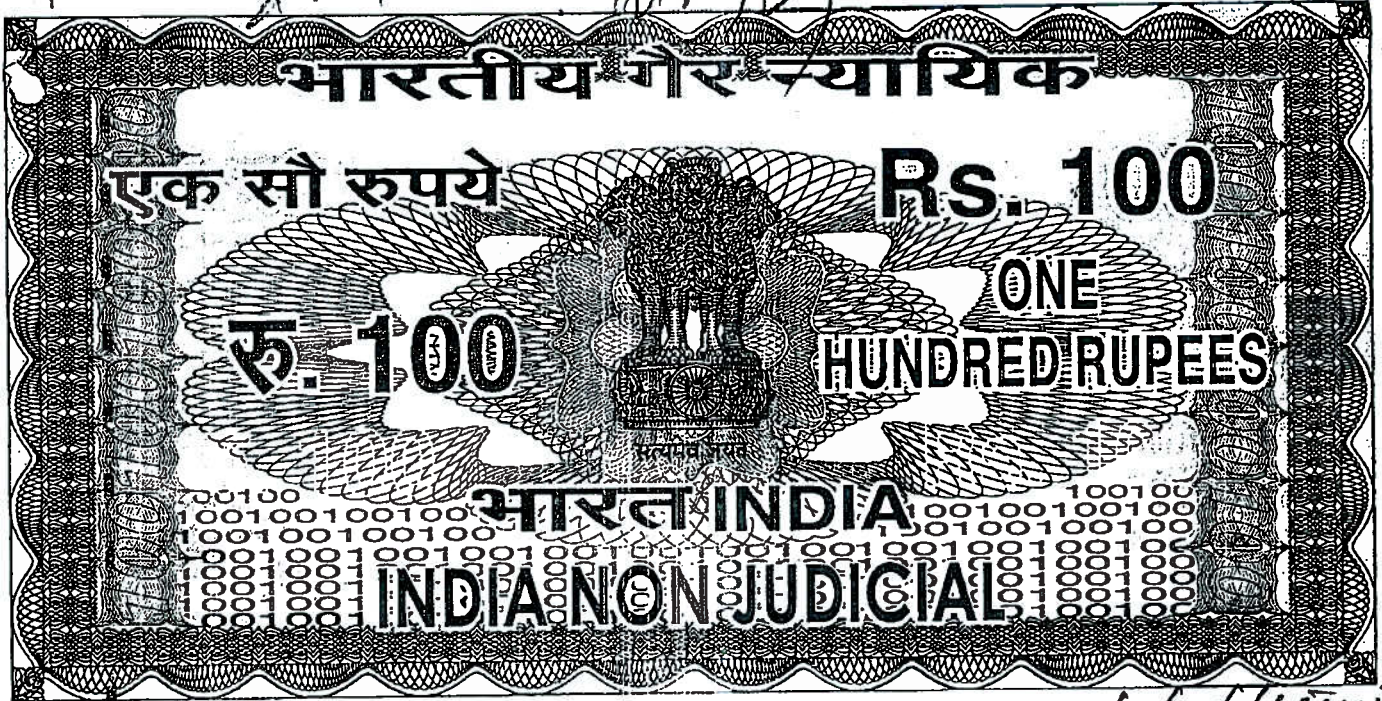


SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AA 316642
LEELA G CHIMALGI
STAMP VENDOR
Licence No.1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

5438 18/7/09
Sl. No. Date Rs. 100
Sold To: Ramesh
S/o: N. Suresh Rao
For Wh: Mehta & Modi Homes

SALE DEED

This Deed of Sale is made and executed on this the 21st day of July, 2009 at SRO, Kapra, Ranga Reddy District by:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 years, Occupation: Business and Mr. Suresh U Mehta, Son of Late Sri Uttamlal Metha, aged about 59 years, Occupation: Business, hereinafter referred to as the VENDOR.

IN FAVOUR OF

1. Shri Suresh U. Mehta, S/o. Late Shri Uttamlal Mehta, aged about 59 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad – 500 003.
2. Smt Kusum S. Mehta, W/o. Shri Suresh U. Mehta, aged about 56 years, Occupation: Housewife, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad – 500 003.

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Page - 1 -

ATTESTED
CH. MADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

Partner

Partner

12536000
877,520
2,50,720

AF
62680

u/c

100

11/08/09

2009 వ సం. 1612 నెంబర్
 - 7 JUL 2009
 17

2009 వ సం. 193/శా.శ. నెంబర్...

పగలు.....2.....మరియు.....గంటలు
 మద్య కాఫీ సత్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ. Soham Modi
 రిజిస్ట్రేషన్ దఫ్తము 193/శా.శ. సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ.....62650/-...జాబెల్లింగినారు
 వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన వ్రేలు



(Handwritten signatures)

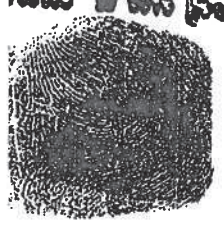
Soham Modi S/o. Satish Modi, occ: Business
 R/o. Plot no. 280, Road No. 5, Jubilee Hills
 Hyderabad. (in) 5-11-12/24, Soham
 Mansion, M.G. Road, Sec 8

Suresh V. Menta S/o. Late Uttembal Menta
 occ: Business - R/o. 4th Floor, Uttem Towers
 Minister Road, D.V. Colony, Sec 8, Hyderabad.

K. Prabhakar Reddy S/o. K. P. Reddy
 occ: Service - R/o. 5-11-12/24, M.G. Road,
 Sec 8.

Ch. Venkatesh Ramana Reddy S/o. Anji Reddy occ: Service
 11-15/12 Green Hills colony, Soroconagar, Hyd

2009 వ సం. 193/శా.శ. నెంబర్...
 193/శా.శ. నెంబర్...
 సత్-రిజిస్ట్రారు



రూపించినది

1

Proth...

2

Handwritten signature

3. Shri Deepak U. Mehta, S/o. Late Shri Uttamlal Mehta, aged about 57 years, Occupation: Business, R/o. Plot No. 83, Jeera, Secunderabad – 500 003.
 4. Smt. Harsha D. Mehta, W/o. Shri Deepak U. Mehta, aged about 53 years, Occupation: Housewife, R/o. Plot No. 83, Jeera, Secunderabad – 500 003.
 5. Shri Sudhir U. Mehta, S/o. Late Shri Uttamlal Mehta, aged about 55 years, Occupation: Business, R/o. Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad – 500 003.
 6. Smt. Aradhana S. Mehta, W/o. Shri Sudhir U. Mehta, aged about 53 years, Occupation: Housewife, R/o. Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad – 500 003.
 7. Shri Bhavesh V. Mehta, S/o. Shri Vasanth U. Mehta, aged about 38 years, Occupation: Business, R/o. Uttam Towers, 3rd Floor, D. V. Colony, Minister Road, Secunderabad – 500 003.
 8. Shri Mehul V. Mehta, S/o. Shri Vasanth U. Mehta, aged about 34 years, Occupation: Business, R/o. Plot No. 21, 1st Floor, Bapu Bagh Colony, P. G. Road, Secunderabad – 500 003.
 9. Shri Meet B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 33 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad – 500 003.
 10. Shri Rahul B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 30 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad – 500 003.
- hereinafter jointly referred to as the PURCHASER.

The VENDOR and PURCHASER shall mean and include which term shall mean and include all their executors, successors-in-interest, heirs, assignees, legal representatives, administrators, nominees, etc.

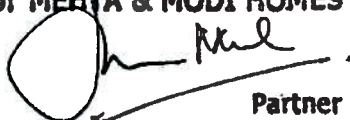
WHEREAS:

- A) Late Smt. Chandu Bai, W/o. Late Venkat Narsimha Rao was the original owner and pattedar of agricultural land in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, Andhra Pradesh, admeasuring about Ac. 10 – 02 Gts.
- B) Late Smt. Chandu Bai reached the heavenly abode on 23rd August, 1992. During her life time she had sold certain portions of Sy. No. 82/1 to various persons. At the time of her death she was the owner of balance portion of land in Sy. No. 82/1 admeasuring about Ac. 6-12 Gts. This land was bequeathed to her grand daughter Smt. M. Geetha Bai, by will dated 9th June, 1992.
- C) Vide proceedings of the Mandal Revenue Officer, Uppal Mandal bearing no. ROR/Rectification/5/94 dated 18.5.1994, the land admeasuring Ac. 6-12 Gts. of Mallapur Village was mutated in favour of Smt. M. Geetha Bai, W/o. Shri. M. Krishna Rao. The name of the Smt. M. Geetha Bai has been duly recorded as the pattedar and possessor in Sy. No. 82/1 and Passbook no. 51092, (Patta No.24) and Title book no. 171927 has been issued by the MRO in favour of the M. Geetha Bai.

Page - 2 -

ATTESTED
CH. YADAGIRI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 MACHA BOLARAM,
 RANGA REDDY DIST.
 T.S. INDIA.

For MEHTA & MODI HOMES


 Partner

For MEHTA & MODI HOMES


 Partner

1వ పుస్తకము 2009 నం. పు. 1612 చస్తావేళ:

మొత్తము కాగితముల సంఖ్య: 17

ఈ కాగితపు పరుస సంఖ్య: 2

MARKET VALUE Rs: 1,25,36,000/—

సహ-రిజిస్ట్రార్

ENDORSEMENT.

Certified that the following amounts have been paid in respect of this document:

By challan No. 962962 Dtd 23/2/09

I. Stamp Duty:

1. in the shape of stamp papers Rs. 100/—
2. in the shape of challan (u/s. 41 of L.A. Act 1879) Rs. 877420/—
3. in the shape of cash (u/s. 41 of L.A. Act 1879) Rs. —
4. adjustment of stamp duty u/s. 16 of L.A. Act 1879, if any Rs. —

II. Transfer Duty:

1. in shape of challan Rs. 250720/—
2. in the shape of cash Rs. —

III. Registration fees:

1. in the shape of challan Rs. 62680/—
2. in the shape of cash Rs. —

IV. User Charges

1. in the shape of challan Rs. 100/—
2. in the shape of cash Rs. —

Total Rs. 1191020/—

SUB REGISTRAR
KAPRA

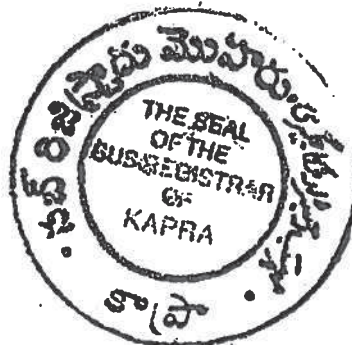
2వ పుస్తకము 2009 నం. / కా.క. 192/ ప
పు. 1612

సహ-రిజిస్ట్రార్ నెంబరుగా రిజిస్టరు చేయబడి
స్వామింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526

1612 / 2009 నా యివ్వబడ్డది

2009 నం. 9302 నెం. 23 వ తేది

సహ-రిజిస్ట్రార్



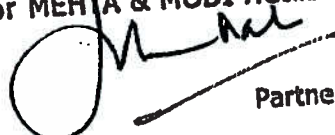
- D) Smt. M. Geetha Bai has sold a portion of Sy. No. 82/1 admeasuring about Ac. 0-37 Gts., to the VENDOR by way of registered sale deed registered at Sub Registrar, Uppal bearing document no. 9610/06 dated 29.06.2006.
- E) By virtue of the above referred document, recitals and records, the VENDOR became the absolute owners and possessors of about Ac. 0-37 Gts., (4,477 Sq yds) of land forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, R.R. District hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein.
- F) THE VENDOR approached the PURCHASER to sell the Scheduled Property and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

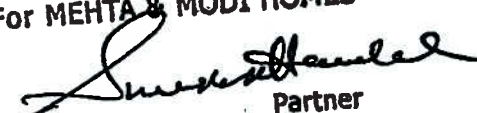
1. The PURCHASER has paid the aforesaid total consideration of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only) and the receipt of which is hereby admitted and acknowledged by the VENDOR.
2. For the total sale consideration as mentioned above the VENDOR do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-37 Gts., (4,477 Sq yds) in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
3. The VENDOR hereby covenants that the Scheduled Property is the absolute property belonging to it and the VENDOR herein alone is the absolute owner of the same and no other person other than the VENDOR has any right, title or interest in respect of the 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 VENDOR herein above mentioned.
4. The VENDOR hereby declares and covenants that it is the true and lawful owner of the Scheduled Property. The VENDOR hereby covenants that no other person(s) other than the VENDOR have any right, title or interest in respect of the 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 VENDOR.


ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAJI,
RANGA REDDY DIST.
T.S. INDIA.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1వ పుస్తకము 200 గ్రామముల సంఖ్య 1612 చిహ్నములు

మొత్తము కాగితముల సంఖ్య 17

ఈ కాగితపు పత్రము సంఖ్య 3

 న.క. రామారావు



5. The VENDOR further covenants that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby give warranty of title. The VENDOR hereby declares that it has not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by any person either claiming through the VENDOR or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDOR alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDOR shall indemnify the PURCHASER fully for such losses.
6. The VENDOR has on this day delivered the total Link Documents of the Scheduled Property to the PURCHASER. The VENDOR has on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER. The PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
7. The VENDOR hereby covenants it 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 PURCHASER in the concerned departments.
8. The VENDOR hereby further covenants that it has no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The VENDOR hereby covenants that the VENDOR has paid all taxes, cess, charges to the concerned authorities relating to the 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 VENDOR to clear the same.
10. The VENDOR further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The VENDOR 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 VENDOR 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 VENDOR will be liable for payment of deficit duty.

13.

Stamp duty and Registration amount of Rs. 11,90,920/- paid by way of Challan No. 967962 dated 23.7.09 drawn on State Bank of Hyderabad, Kusaiguda Branch, Hyderabad.

Y
ATTESTED
CH. YADAGIRI
B.C.S.D., LL.B.,
ADVOCATE & NOTARY
MACHADO ROAD,
RANGA REDDY DIST.
T.S. INDIA.

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

Page - 4 -

శ్రీమంతు జిల్లా కేంద్రము నంబు 1612
శ్రీమంతు కౌగితముల సంఖ్య 17
శ్రీ కౌగితపు వరుస సంఖ్య 4

ధర్మ-రిజిస్ట్రారు



SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 0:37 Gts., (4,477 Sq. yds) in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, under S.R.O. Kapra and bounded by:

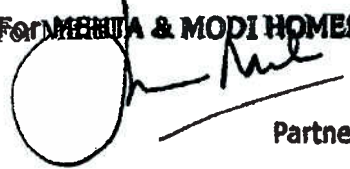
North	Railway Track
South	Sy. No. 82/1 part (Road) & Neighbours land
East	Open land
West	Land belonging to Vendor in Sy. No. 82/1.

IN WITNESSES WHEREOF this Deed of Sale is made and executed on this the 21st day of July, 2009 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

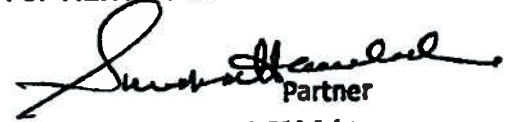
For MEHTA & MODI HOMES


Partner

Soham Modi

(VENDOR)

For MEHTA & MODI HOMES


Partner

Suresh U Mehta
(VENDOR)


ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLAKHE,
RANGA REDDY DIST.
T.S. INDIA.

పుస్తకము 200 క్కీ.....ద నంబు 1612
పుస్తకము కాగితముల సంఖ్య.....17
కాగితపు వరుస సంఖ్య.....5

సర్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING OPEN LAND**IN SURVEY NOS.** 82/1**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.**VENDOR:**

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI SOHAM MODI, S/O. SHRI. SATISH MODI

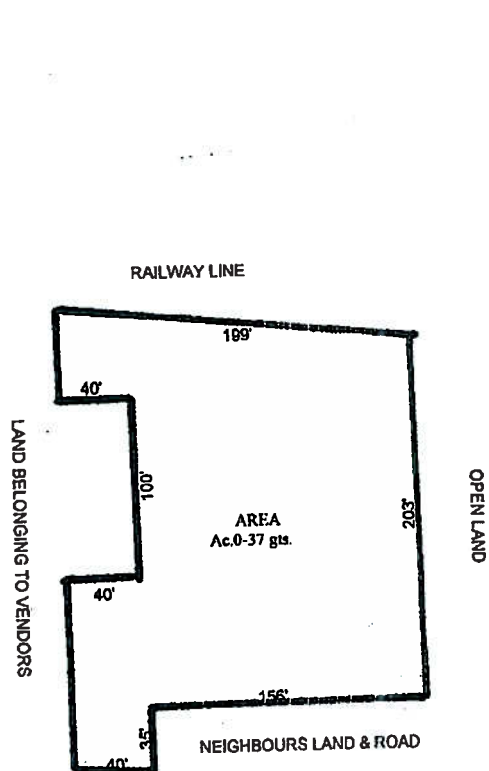
2. SHRI SURESH U. MEHTA, S/O. LATE SHRI. UTTAMLAL MEHTA

BUYER:

SHRI SURESH U. MEHTA, S/O. LATE SHRI. UTTAMLAL MEHTA & OTHERS

REFERENCE:
AREA:

4,477

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

WITNESSES:

1.

2.

ATTESTED
CH. MADAN
S. O. S. S. S.
ADVOCATE'S OFFICE
MACHA BOLA, RANGA REDDY DIST.
T.S. INDIA.

.....వ సం పు. 16/2.....

..... 17

..... 6



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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VENDOR:

M/S. MEHTA & MODI HOMES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI
R/O. 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.

2. SHRI. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.

PURCHASERS:

1. SHRI. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. UTTAM TOWERS
4TH FLOOR, MINISTER ROAD
D. V. COLONY
SECUNDERABAD - 500 003.

(Vendee & Agent - No. 2)

2. SMT. KUSUM S. MEHTA
W/O. SHRI. SURESH U MEHTA
R/O. UTTAM TOWERS
4TH FLOOR, MINISTER ROAD
D. V. COLONY
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

SIGNATURE OF EXECUTANTS

I stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Suresh U. Mehta, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

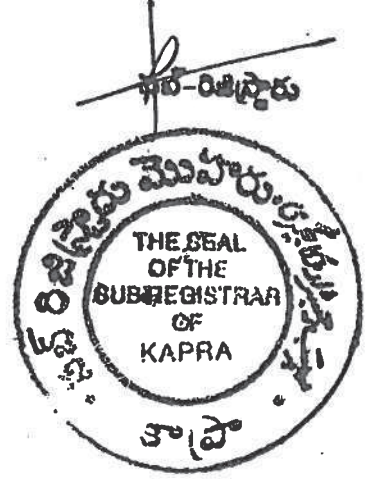
SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009.....వ సం పు 1612.....దస్తవేదములు

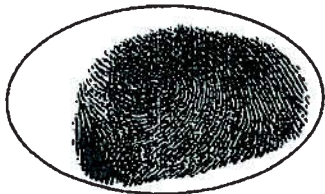
2వ పుస్తకము 2009.....వ సం పు 17.....దస్తవేదములు

3వ పుస్తకము 2009.....వ సం పు 7.....దస్తవేదములు



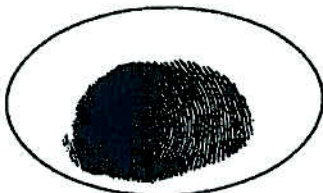
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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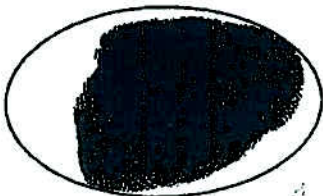


PURCHASERS:

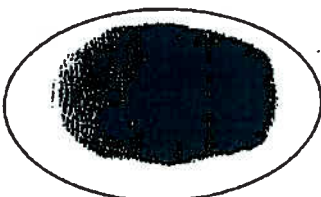
3. SHRI. DEEPAK U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. PLOT NO. 83
JEERA
SECUNDERABAD - 500 003.



4. SMT. HARSHA D. MEHTA
W/O. SHRI. DEEPAK U. MEHTA
R/O. PLOT NO. 83
JEERA
SECUNDERABAD - 500 003.



5. SHRI. SUDHIR U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. PLOT NO. 21
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD - 500 003.



6. SMT. ARADHANA S. MEHTA
W/O. SHRI. SUDHIR U. MEHTA
R/O. PLOT NO. 21
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD - 500 003.

ATTESTED

CH. KARASIM
SIGNATURE OF WITNESSES:
ADVOCATE
MACHA
RANGA REDDY
T.S. INDIA

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner
SIGNATURE OF EXECUTANTS

We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Bhavesh V. Mehta, as We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

[Signature]

SIGNATURE(S) OF BUYER(S)

[Signature]
[Signature]

Harsha D. Mehta
Aradhana S. Mehta

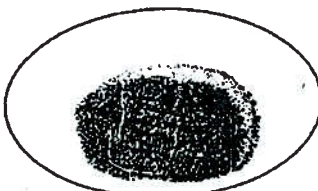
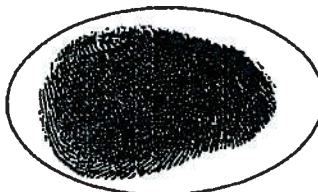
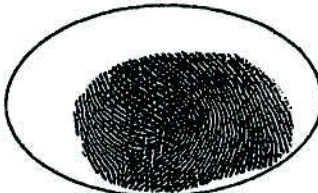
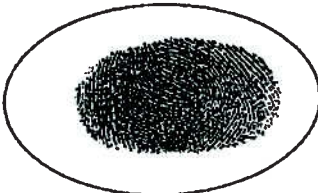
1వ పుస్తకము 200 గి.....న నం పు...16/2...సాక్షులు

మొత్తము కాగితముల సంఖ్య.....17.....

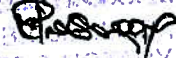
ఈ కాగితపు వరుస సంఖ్య.....8.....



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

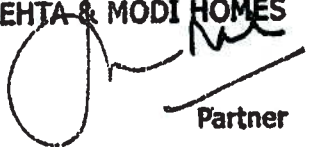
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			PURCHASERS: 7. SHRI. BHAVESH V. MEHTA S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS 3 RD FLOOR MINISTER ROAD D. V. COLONY SECUNDERABAD - 500 003. (Representative to Purchaser No. 3, 4, 5 & 6)
			8. SHRI. MEHUL V. MEHTA S/O. LATE VASANT U. MEHTA R/O. PLOT NO. 21 1 ST FLOOR BAPUBAGH COLONY P. G. ROAD SECUNDERABAD - 500 003. (Representative to Purchaser No. 9 & 10)
			9. SHRI. MEET B. MEHTA S/O. LATE BHARAT U. MEHTA R/O. UTTAM TOWERS 4 TH FLOOR MINISTER ROAD P. G. ROAD SECUNDERABAD - 500 003.
			10. SHRI. RAHUL B. MEHTA S/O. LATE BHARAT U. MEHTA R/O. UTTAM TOWERS 4 TH FLOOR MINISTER ROAD P. G. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1. 
 CH. YADIGIRI
 2. 

ADVOCATE RANGA REDDY
 We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
 Mr. Mehul V. Mehta, as We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of
 Assurances, Kapra, Ranga Reddy District.

For MEHTA & MODI HOMES

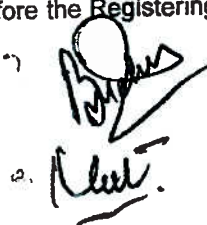

 Partner

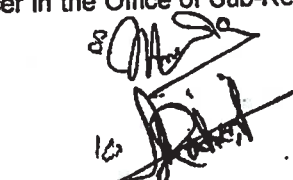
For MEHTA & MODI HOMES


 Partner
 SIGNATURE OF EXECUTANTS



SIGNATURE OF THE REPRESENTATIVE


 Buyer


 Buyer

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009.....వ సం పు. 1612.....వేదాలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....9.....

~~సబ్ రిజిస్ట్రారు~~



PERMANENT ACCOUNT NUMBER
AEMPM5725H

NAME
SONAM SATESH MODI

FATHER'S NAME
SATESH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE
[Signature]

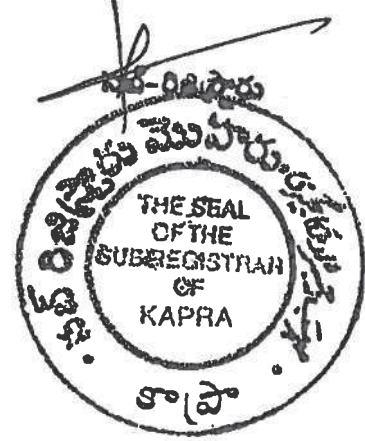
Chief Commissioner of Income-tax, Andhra Pradesh

For MERTHA & MODI HOMES

Partner

[Signature]
ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLANNA,
RANGA REDDY DIST.
T.S. INDIA.

న పుస్తకము జి.సి. 9.....వ సం పు. 16/12.....వేలలు
మొత్తము కాగితముల సంఖ్య..... 17
ఈ కాగితపు వరుస సంఖ్య..... 10

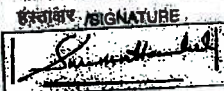


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM67400

नाम / NAME
SURESH UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME
UTTAMLAL RAGHAVJI MEHTA

जन्म तिथि / DATE OF BIRTH
14-08-1946

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6763F

नाम / NAME
KUSUM SURESH MEHTA

पिता का नाम / FATHER'S NAME
KESHAVJI TRIKAMJI MODI

जन्म तिथि / DATE OF BIRTH
06-07-1957

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA SUDHAKAR
RANGA REDDY DIST.
T.S. INDIA.

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / चापस फर्क दें
मुख्य आयकर आयुक्त,
आयकर भवन,

మొత్తము 200 గి.....వ సం పు. 1612 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 11

 నర-రిజిస్ట్రారు



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AATPM6259Q

नाम / NAME
DEEPAK UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

जन्म तिथि / DATE OF BIRTH
26-10-1952

हस्ताक्षर / SIGNATURE
Deepak Mehta

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income Tax, Andhra Pradesh

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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM673BU

नाम / NAME
HARSHABEN DEEPAK MEHTA

पिता का नाम / FATHER'S NAME
RAMNIKBHAI NARSIDAS BHUVA

जन्म तिथि / DATE OF BIRTH
24-09-1954

हस्ताक्षर / SIGNATURE
Harshaben D. Mehta

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income Tax, Andhra Pradesh

gus
ATTESTED
CH. YADAGANI
B.Com. LL.M.
ADVOCATE & JUDGE
MACHILIPATNAM
RANGA
T.S.

1వ పుస్తకము 2009.....వ సం పు 16/2.....వేల

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు పనుల సంఖ్య.....12.....

 సీ-రిజిస్ట్రారు



PERMANENT ACCOUNT NUMBER
AEMPM6739K

नाम / NAME
SUDHIR UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

जन्म तिथि / DATE OF BIRTH
18-07-1958

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income Tax, Andhra Pradesh

Blank space for stamp or signature.

PERMANENT ACCOUNT NUMBER
AEMPM6739K

नाम / NAME
JASWANTRAI LAYOKHANIA

पिता का नाम / FATHER'S NAME
JASWANTRAI LAYOKHANIA

जन्म तिथि / DATE OF BIRTH
20-07-1958

हस्ताक्षर / SIGNATURE
Jaswant Rai Layokhan

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income Tax, Andhra Pradesh

Blank space for stamp or signature.

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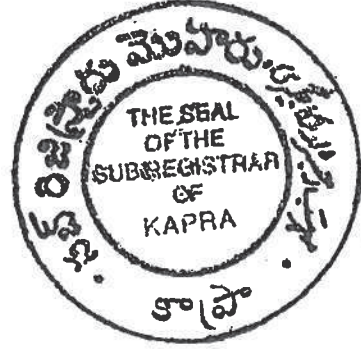
ATTESTED
CH. YADAGIRI
B.Com., LL.D.,
ADVOCATE & NOTARY
MACHA SOLAPUR,
RANGA REDDY DIST.
T.S. INDIA.

1వ పుస్తకము 200 గ.వ సం పు 1612 చివరివేలలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....13.....


సబ్-రిజిస్ట్రారు



PERMANENT ACCOUNT NUMBER
ABPM7094D

NAME
MEHUL VASANT MEHTA

FATHER'S NAME
VASANT UTTAMLAL MEHTA

DATE OF BIRTH / DATE OF BIRTH
19-01-1970

SIGNATURE

Chief Commissioner of Income Tax, Andhra Pradesh

PERMANENT ACCOUNT NUMBER
ABPM7094D

NAME
SHAVESH VASANT MEHTA

FATHER'S NAME
VASANT UTTAMLAL MEHTA

DATE OF BIRTH / DATE OF BIRTH
02-05-1970

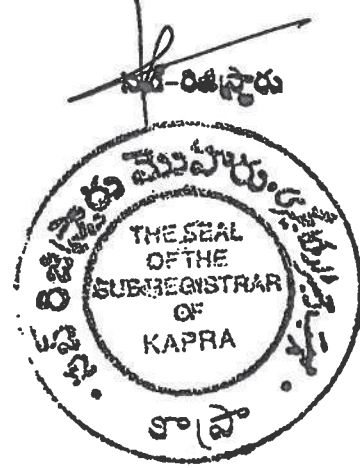
SIGNATURE

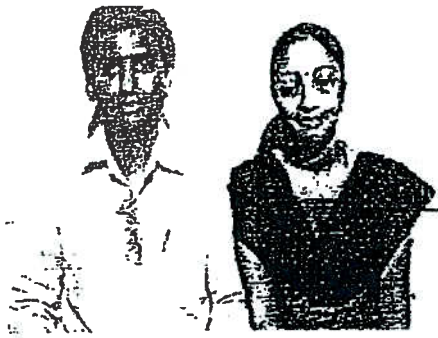
Chief Commissioner of Income Tax, Andhra Pradesh

ATTESTED
CH. YADAGIRI
B. COM, LL.B.,
ADVOCATE & NOTARY
MACHA BOLANGI,
RANGA REDDY DIST.
T.S. INDIA.

पुस्तक में जो / जिसके नाम पर सुयोग्य जारी करने
वाले आयकर का शुद्ध / शुद्ध कर दे
पुस्तक आयकर आयकर,
आयकर प्रमाण,
वर्षीय बाग,
विशेष - 500684.

ప్రస్తుతము 2009.....వ సం పు.16/12.....వేతలు
మొత్తము కాగితముల సంఖ్య.....17.....
ఈ కాగితపు వరుస సంఖ్య.....16.....





Family Members Details

Name	Relation	Date of Birth	Age
Meeta	Wife	08/02/84	22

D.P.L. No. 114
BHARAT SCHOOLS & COLLEGE

HOUSEHOLD CARD

Card No : PAP167881501086
 F.P Shop No : 515
 Name of Head of Household : Mehta, Rahul
 Father/Husband name : Bharat
 Date of Birth : 04/12/1989
 Age : 26
 Occupation : Own Business
 House No. : 2-3-57, 401 ETTAM TOWERS
 Street : MINISTER ROAD
 Colony : D.V. COLONY
 Ward : 10
 Circle : Circle VII
 District : Hyderabad
 (Rs.) : 100,000
 No. of Dependents (Sample)

PERMANENT ACCOUNT NUMBER
ADKPM7095C

NAME : MEET BHARAT MEHTA
 FATHER'S NAME : BHARAT UTTAMLAL MEHTA
 DATE OF BIRTH : 03-07-1976
 SIGNATURE : [Signature]
 Chief Commissioner of Income-tax, Andhra Pradesh

ATTESTED
CH. YADAGIRI
B. Com. LL.B.
ADVOCATE & NOTARY
MACHA BOLAKHUNTA,
RANGA REDDY DIST.
T.S. INDIA.

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 मुख्य आयकर आवक,
 आयकर भवन,
 बशीर बाग,
 हैदराबाद - 500 004.
 In case this card is lost/found, kindly inform/return to the issuing authority :
 Chief Commissioner of Income-tax,
 Aayakar Bhavan,
 Basheerbagh,
 Hyderabad - 500 004.

పుస్తకము 200 గే.....వ సం పు 1612 వేదము
మొత్తము కాగితముల సంఖ్య..... 17
ఈ కాగితపు వరుస సంఖ్య..... 15

 రిజిస్ట్రారు



WITNESS:

Customer Relation Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



CH. VENKAT RAMANA REDDY
Designation : Sr. Customer Relation Ex.
Valid Upto : 30 April 2011
Blood Group : O +ve

Emp. Signature: *CH. Venkata Ramana Reddy*
Issuing Authority: *[Signature]*

5-4-187/3&4, 1ind Floor, M.G Road, Sec'bad-500003.
Ph : 040-66335551, Fax : 040-27544058
www.modiproperties.com

Res. Address :
11-13-184/1, Road No.1, Green Hills
Colony, Saroomagar, Hyderabad.

In case of Emergency Call :
9246165561

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESS:

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLEAP01197482009
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
HYDERABAD



Signature: *[Signature]*
Issued on: 18-06-2009

Licencing Authority
RTA-HYDERABAD-EZ

M4417303/08

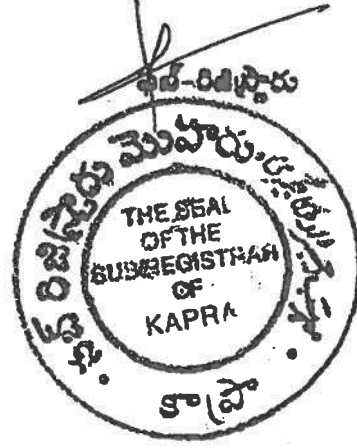
	Class Of Vehicle	Validity
Non-Transport	LMV,MC	03-01-2015
Transport		
Hazardous Validity		
Badge No.		
Reference No.	54791995	
Original LA	RTA HYDERABAD - EAST	
DOB	15-01-1974	
Blood Gr.		
Date of 1st Issue	04-01-1995	

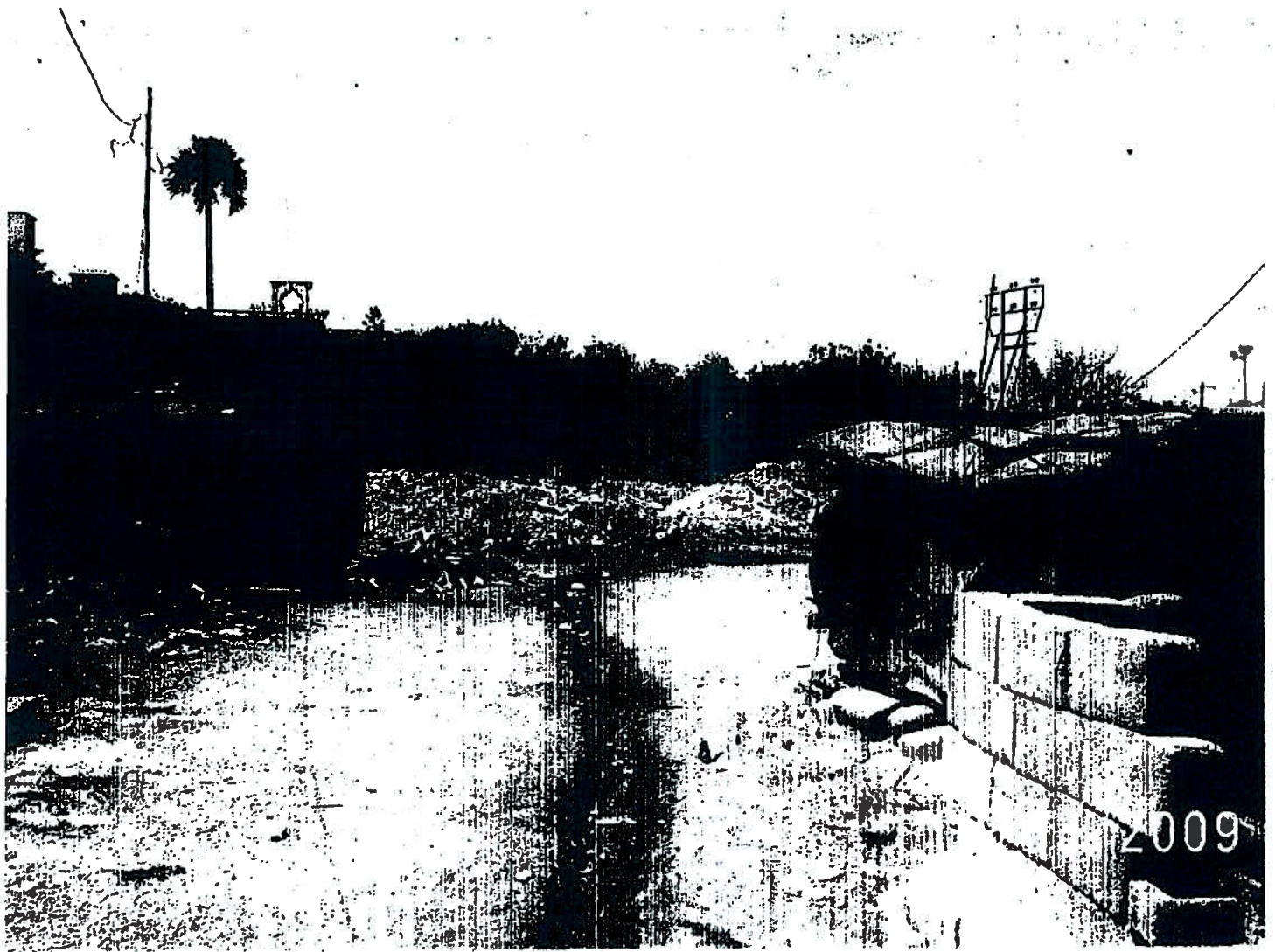
ATTESTED
CH. YADAGIRI
B.Com. LL.B.
ADVOCATE & NOTARY
MACHA BOLLAM
RANGA REDDY DIST.
T.S. INDIA.

1వ పుస్తకము 2009.....వ సం పు. 16/2.....వస్తావేదము

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 16





Y
ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

1వ పుస్తకము 2వ పుస్తకము సంపు 1612

మొత్తము కాగితముల సంఖ్య 17

ఈ కాగితపు పరిమాణ సంఖ్య 17

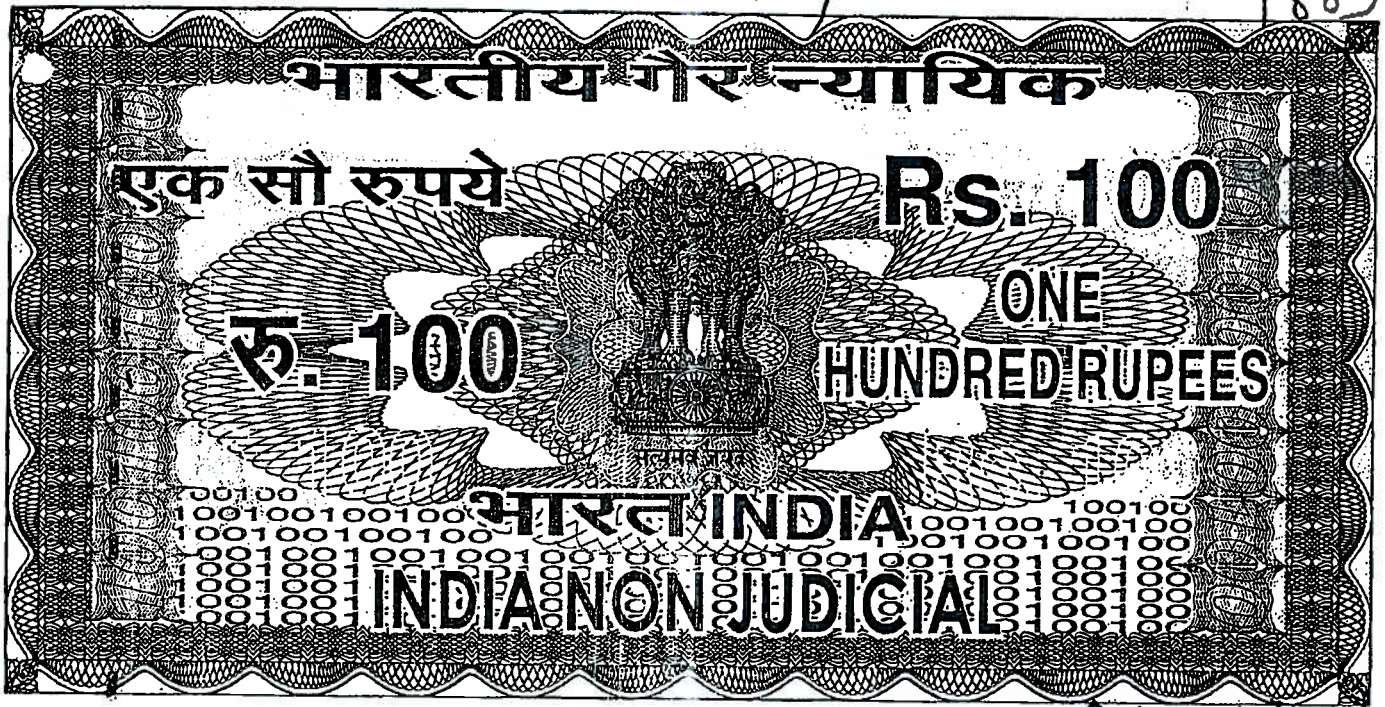


1719

1613/09

1885

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-4-Clerey
AA-316640

LEELA G CHIMALGI

STAMP VENDOR

Licence No.1/2009

5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

Sl. No. 5436 Date 18/7/09 Rs. 100-

Sold To Ramesh

S/o. Nara Singh Rao

For Whom Mehta and Modi Homes

SALE DEED

This Deed of Sale is made and executed on this the 21st day of July, 2009 at SRO, Kapra, Ranga Reddy District by:

Mrs. MEHTA & MODI HOMES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 years, Occupation: Business and Mr. Suresh U Mehta, Son of Late Sri Uttamlal Metha, aged about 59 years, Occupation: Business, hereinafter referred to as the VENDOR.

IN FAVOUR OF

1. Shri Suresh U. Mehta, S/o. Late Shri Uttamlal Mehta, aged about 59 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.

2. Smt Kusum S. Mehta, W/o. Shri Suresh U. Mehta, aged about 56 years, Occupation: Housewife, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003.

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

15246000
71-1067200-10
21-3041000
AF
76230
CH. VARI
MADAN KUMAR
RANGA REDDY DIST.
TS. INDIA.

3. **Shri Deepak U. Mehta**, S/o. Late Shri Uttamlal Mehta, aged about 57 years, Occupation: Business, R/o. Plot No. 83, Jeera, Secunderabad – 500 003.
 4. **Smt. Harsha D. Mehta**, W/o. Shri Deepak U. Mehta, aged about 53 years, Occupation: Housewife, R/o. Plot No. 83, Jeera, Secunderabad – 500 003.
 5. **Shri Sudhir U. Mehta**, S/o. Late Shri Uttamlal Mehta, aged about 55 years, Occupation: Business, R/o. Plot No. 21, Ground Floor, Babu Bagh Colony, P. G. Road, Secunderabad – 500 003.
 6. **Smt. Aradhana S. Mehta**, W/o. Shri Sudhir U. Mehta, aged about 53 years, Occupation: Housewife, R/o. Plot No. 21, Ground Floor, Babu Bagh Colony, P. G. Road, Secunderabad – 500 003.
 7. **Shri Bhavesh V. Mehta**, S/o. Shri Vasanth U. Mehta, aged about 38 years, Occupation: Business, R/o. Uttam Towers, 3rd Floor, D. V. Colony, Minister Road, Secunderabad – 500 003.
 8. **Shri Mehul V. Mehta**, S/o. Shri Vasanth U. Mehta, aged about 34 years, Occupation: Business, R/o. Plot No. 21, 1st Floor, Babu Bagh Colony, P. G. Road, Secunderabad – 500 003.
 9. **Shri Meet B. Mehta**, S/o. Late Shri Bharat U. Mehta, aged about 33 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad – 500 003.
 10. **Shri Rahul B. Mehta**, S/o. Late Shri Bharat U. Mehta, aged about 30 years, Occupation: Business, R/o. Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad – 500 003.
- hereinafter jointly referred to as the PURCHASER.

The VENDOR and PURCHASER shall mean and include which term shall mean and include all their executors, successors-in-interest, heirs, assignees, legal representatives, administrators, nominees, etc.

WHEREAS:

- A) Late Smt. Chandu Bai, W/o. Late Venkat Narsimha Rao was the original owner and pattedar of agricultural land in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, Andhra Pradesh, admeasuring about Ac. 10 – 02 Gts.
- B) Late Smt. Chandu Bai reached the heavenly abode on 23rd August, 1992. During her life time she had sold certain portions of Sy. No. 82/1 to various persons. At the time of her death she was the owner of balance portion of land in Sy. No. 82/1 admeasuring about Ac. 6-12 Gts. This land was bequeathed to her grand daughter Smt. M. Geetha Bai, by will dated 9th June, 1992.
- C) Vide proceedings of the Mandal Revenue Officer, Uppal Mandal bearing no. ROR/Rectification/5/94 dated 18.5.1994, the land admeasuring Ac. 6-12 Gts. of Mallapur Village was mutated in favour of Smt. M. Geetha Bai, W/o. Shri. M. Krishna Rao. The name of the Smt. M. Geetha Bai has been duly recorded as the pattedar and possessor in Sy. No. 82/1 and Passbook no. 51092, (Patta No.24) and Title book no. 171927 has been issued by the MRO in favour of the M. Geetha Bai.

ATTESTED
CH. YADAGIRI

ADVOCATE & NOTARY
MACHA BOLARAI
RANGA REDDY DIST.
T.S. INDIA.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

1వ పుస్తకము 2009.....వ సం పు 1613.....దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....17

ఈ కాగితపు వరుస సంఖ్య.....2

MARKET VALUE Rs: 15246000/ — ~~సబ్-రిజిస్ట్రారు~~

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:

By challan No. 967961 Dt. 23/10/09

I. Stamp Duty:

1. in the shape of stamp papers Rs. 100/ —
2. in the shape of challan (u/s. 41 of I.S. Act 1899) Rs. 1067120/ —
3. in the shape of cash (u/s. 41 of I.S. Act, 1899) Rs. —
4. adjustment of stamp duty u/s. 16 of I.S. Act 1899, if any Rs. —

II. Transfer Duty:

1. in shape of challan Rs. 304920/ —
2. in the shape of cash Rs. —

III. Registration fees:

1. in the shape of challan Rs. 76230/ —
2. in the shape of cash Rs. —

IV. User Charges

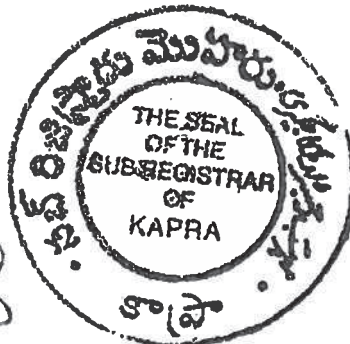
1. in the shape of challan Rs. 100/ —
2. in the shape of cash Rs. —

Total Rs. 1448470/ —


SUB REGISTRAR
KAPRA

2వ పుస్తకము 2009 సం./ కా.శ. 1893/ వ
పు 1613 సెంటరుగా రిజిస్టరు చేయబడి
స్టాంప్ నిమిత్తం గుర్తింపు సెంటరు 1526 —
1-1613/2009 గా యివ్వబడ్డది
2009 సం. ఫిబ్రవరి 23 వ తేది

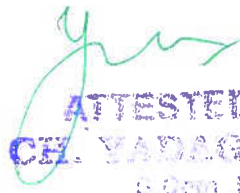

సబ్-రిజిస్ట్రారు

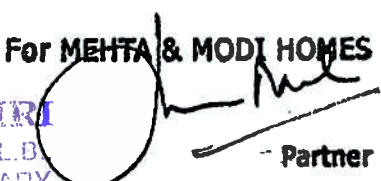


- D) Smt. M. Geetha Bai has sold a portion of Sy. No. 82/1 admeasuring about Ac. 1-12 Gts., to the VENDOR by way of registered sale deed registered at Sub Registrar, Uppal bearing document no. 9609/06 dated 29.06.2006.
- E) By virtue of the above referred document, recitals and records, the VENDOR became the absolute owners and possessors of about Ac. 1-12 Gts., of land forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, R.R. District.
- F) THE VENDOR approached the PURCHASER to sell a portion of the above referred land admeasuring about 1-05 Gts., (5,445 Sq.yds) forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, R. R. District, hereinafter referred to as Scheduled Property, which is more fully described in the schedule give herein and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 1,46,00,000/- (Rupees One Crore Forty Six Lakhs Only) on the terms and conditions given hereunder.

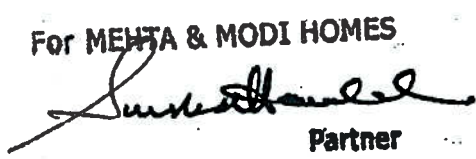
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of Rs. 1,46,00,000/- (Rupees One Crore Forty Six Lakhs only) and the receipt of which is hereby admitted and acknowledged by the VENDOR.
2. For the total sale consideration as mentioned above the VENDOR do hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-05 Gts., (5,445 Sq.yds) in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
3. The VENDOR hereby covenants that the Scheduled Property is the absolute property belonging to it and the VENDOR herein alone is the absolute owner of the same and no other person other than the VENDOR has any right, title or interest in respect of the 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 VENDOR herein above mentioned.
4. The VENDOR hereby declares and covenants that it is the true and lawful owner of the Scheduled Property. The VENDOR hereby covenants that no other person(s) other than the VENDOR have any right, title or interest in respect of the 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 VENDOR.


ATTESTED
CH. YADAGIRI
S. O. C. S., LL. B.
ADVOCATE & NOTARY
MACHILIPATNAM,
RANGA REDDY DIST.
T.S. INDIA.


For MEHTA & MODI HOMES

Partner


For MEHTA & MODI HOMES

Partner

1వ పుస్తకము 2009.....వ సం పు 1613.....వస్త్రపేజీలు

మొత్తము కాగితముల సంఖ్య.....17.....

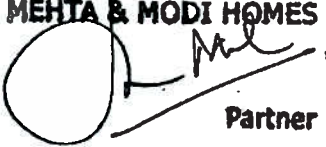
ఈ కాగితపు వరుస సంఖ్య.....3.....


వర-రిజిస్ట్రారు



5. The VENDOR further covenants that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby give warranty of title. The VENDOR hereby declares that it has not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by any person either claiming through the VENDOR or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDOR alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDOR shall indemnify the PURCHASER fully for such losses.
6. The VENDOR has on this day delivered the total Link Documents of the Scheduled Property to the PURCHASER. The VENDOR has on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER. The PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
7. The VENDOR hereby covenants it 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 PURCHASER in the concerned departments.
8. The VENDOR hereby further covenants that it has no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The VENDOR hereby covenants that the VENDOR has paid all taxes, cess, charges to the concerned authorities relating to the 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 VENDOR to clear the same.
10. The VENDOR further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The VENDOR 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 VENDOR 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 VENDOR will be liable for payment of deficit duty.
13. Stamp duty and Registration amount of Rs. 14,48,370/- paid by way of Challan No. 13-967961 dated 23.07.2009 drawn on State Bank of Hyderabad, Kusaiguda, Hyderabad.

ATTESTED
CH. YADAGIRI
B.COM, LL.B.,
ADVOCATE & NOTARY
MACHILIPATNAM,
RANGA REDDY DIST.
T.S. INDIA.

For MEHTA & MODI HOMES

Partner

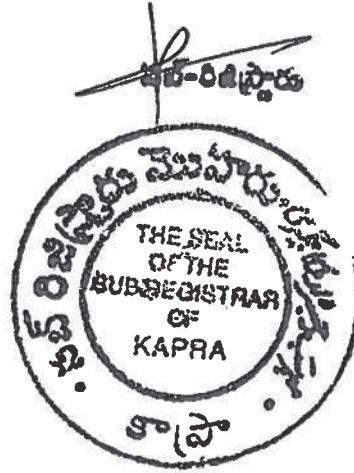
For MEHTA & MODI HOMES


Partner

1వ పుస్తకము మొత్తము.....వ సంపు 1613 వస్తానెజులు

మొత్తము కాగితముల సంఖ్య.....17

ఈ కాగితపు వరుస సంఖ్య.....4



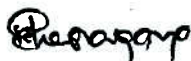
SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 1-05 Gts., (5,445 Sq.yds) in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R. R. District, under S.R.O. Kapra and bounded by:

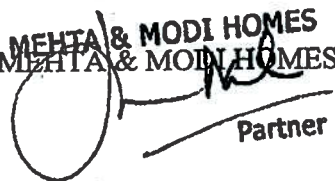
North	Railway Track
South	Land belonging to Vendor in Sy. No. 82/1
East	Land belonging to Vendor in Sy. No. 82/1
West	40' wide road

IN WITNESSES WHEREOF this Deed of Sale is made and executed on this the 21st day of July, 2009 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

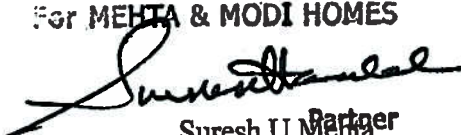
WITNESSES:

1. 
2. 


ATTESTED
CH. YADAGIRI
D. Com. LL. B.
ADVOCATE & NOTARY
MACHA DULARAM,
RANGA REDDY DIST.
T.S. INDIA.

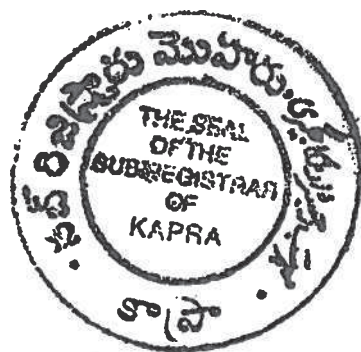
For MEHTA & MODI HOMES
For MEHTA & MODI HOMES

Partner

Soham Modi
(VENDOR)

For MEHTA & MODI HOMES

Suresh U Mehta
Partner
(VENDOR)

1వ పుస్తకము 200 రూ.....వ సం పు 1613 చస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 17
ఈ కాగితపు వరుస సంఖ్య..... 5


కల-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING OPEN LAND**IN SURVEY NOS.** 82/1**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.**VENDOR:**

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI SOHAM MODI, S/O. SHRI. SATISH MODI

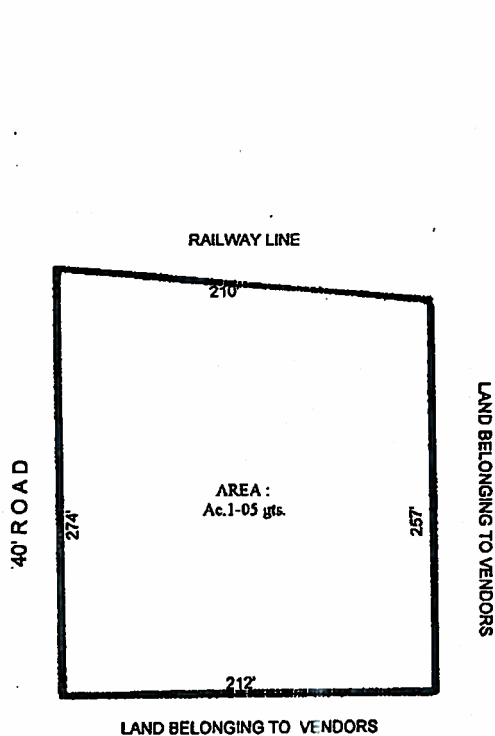
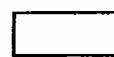
2. SHRI SURESH U. MEHTA, S/O. LATE SHRI. UTTAMLAL MEHTA

BUYER:

SHRI SURESH U. MEHTA, S/O. LATE SHRI. UTTAMLAL MEHTA & OTHERS

REFERENCE:
AREA:

5,445

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF THE VENDOR

WITNESSES:

1.

ATTESTED**CH. YADANURI**

2.

ADVOCATE & NOTARY

MACHA BOLADAM,

RANGA REDDY DIST.

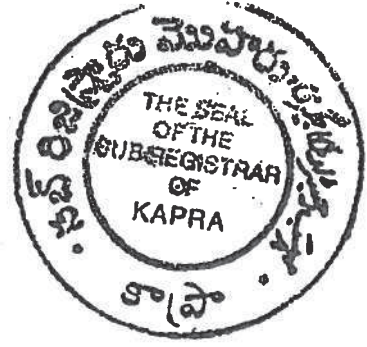
T.S. INDIA.

15 ఫుస్టము 2009.....వ సం పు 16/3.....వస్తానా

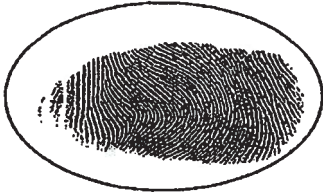
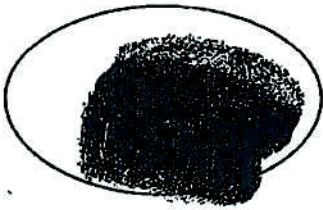
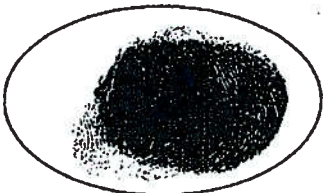
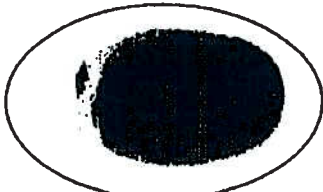
మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....6.....

 శ్రీ. రవిశంకర్



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MEHTA & MODI HOMES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNERS 1. SHRI. SOHAM MODI S/O. SHRI. SATISH MODI R/O. 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003. 2. SHRI. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA R/O. 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.
			
			PURCHASERS: 1. SHRI. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA R/O. UTTAM TOWERS 4 TH FLOOR, MINISTER ROAD D. V. COLONY SECUNDERABAD - 500 003. (Representative to PURCHASER NO. 2)
			2. SMT. KUSUM S. MEHTA W/O. SHRI. SURESH U MEHTA R/O. UTTAM TOWERS 4 TH FLOOR, MINISTER ROAD D. V. COLONY SECUNDERABAD - 500 003.

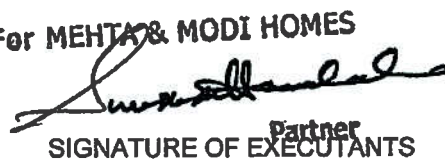
SIGNATURE OF WITNESSES:

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

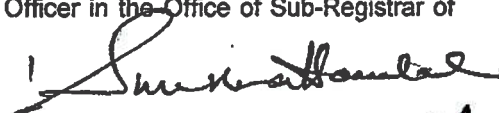
1. 
 2. 
 I stand herewith our photograph(s) and finger prints in the form prescribed, through my representative,
 Mr. Suresh U. Mehta, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of
 Assurances, Kapra, Ranga Reddy District.
 ADVOCATE
 MACHA BOLAKA
 RANGA REDDY DIST.
 T.S. INDIA.


 Partner


 Partner
 SIGNATURE OF EXECUTANTS

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1. 
 2. Kusum - S. mehta

1వ పుస్తకము 2009.....న సంపు. 1613.....నావికా

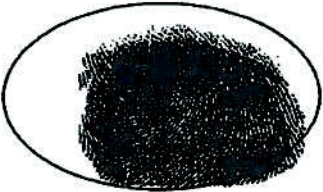
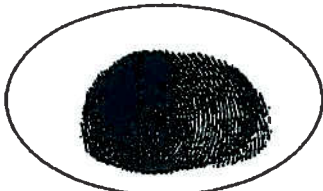
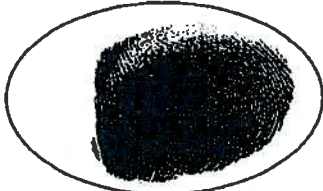
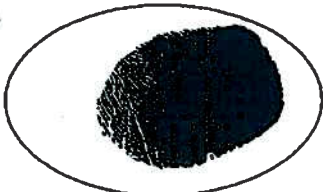
మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస పంక్తి..... 7.....

~~సహ-రిజిస్ట్రారు~~



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
			PURCHASERS: 3. SHRI. DEEPAK U. MEHTA S/O. LATE UTTAMLAL MEHTA R/O. PLOT NO. 83 JEERA SECUNDERABAD - 500 003.
			4. SMT. HARSHA D. MEHTA W/O. SHRI. DEEPAK U. MEHTA R/O. PLOT NO. 83 JEERA SECUNDERABAD - 500 003.
			5. SHRI. SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA R/O. PLOT NO. 21 BAPUBAGH COLONY P. G. ROAD SECUNDERABAD - 500 003.
			6. SMT. ARADHANA S. MEHTA W/O. SHRI. SUDHIR U. MEHTA R/O. PLOT NO. 21 BAPUBAGH COLONY P. G. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.
2.

[Signature]

[Signature]

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

SIGNATURE OF EXECUTANTS

We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Bhavesh V. Mehta, as We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

[Signature]

SIGNATURE OF THE REPRESENTATIVE

[Signature]
[Signature]

[Signature]

[Signature]

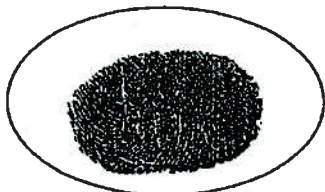
SIGNATURE(S) OF BUYER(S)

1. పుస్తకము 2009.....వ సంపు 16/2.....వ పేజీలు
మొత్తము కాగితముల సంఖ్య.....17.....
ఈ కాగితపు వరుస సంఖ్య.....8.....



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

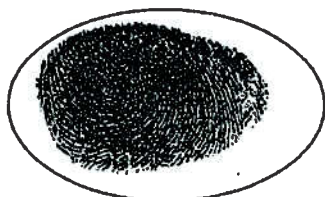
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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PURCHASERS:

7. SHRI. BHAVESH V. MEHTA
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
3RD FLOOR
MINISTER ROAD
D. V. COLONY
SECUNDERABAD - 500 003.

(Representative to Purchaser No. 3, 4, 5 & 6)

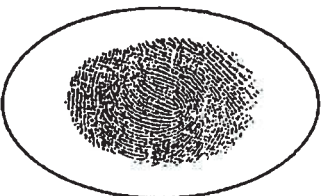


8. SHRI. MEHUL V. MEHTA
S/O. LATE VASANT U. MEHTA
R/O. PLOT NO. 21
1ST FLOOR
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD - 500 003.

(Representative to Purchaser No. 9 & 10)



9. SHRI. MEET B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. UTTAM TOWERS
4TH FLOOR
MINISTER ROAD
P. G. ROAD
SECUNDERABAD - 500 003.



10. SHRI. RAHUL B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. UTTAM TOWERS
4TH FLOOR
MINISTER ROAD
P. G. ROAD
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

[Signature]

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner
SIGNATURE OF EXECUTANTS

We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Mehul V. Mehta, as We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 200 శ్లో.....వ సం పు. 1612.....వేదము
మొత్తము కాగితముల సంఖ్య.....17.....
ఈ కాగితపు వరుస సంఖ్య.....9.....



1వ పుస్తకము 200 శ్లో.....వ సం పు 1613 దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 17
ఈ కాగితపు వరుస సంఖ్య..... 10

~~నల్ల-రిజిస్ట్రారు~~



स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6740G

नाम / NAME
SURESH UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME
UTTAMLAL RAGHAVJI MEHTA

जन्म तिथि / DATE OF BIRTH
14-03-1945

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6753F

नाम / NAME
KUSUM SURESH MEHTA

पिता का नाम / FATHER'S NAME
KESHAVJI TRIKAMJI MODI

जन्म तिथि / DATE OF BIRTH
06-07-1957

हस्ताक्षर / SIGNATURE
Kusum - S. Mehta

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

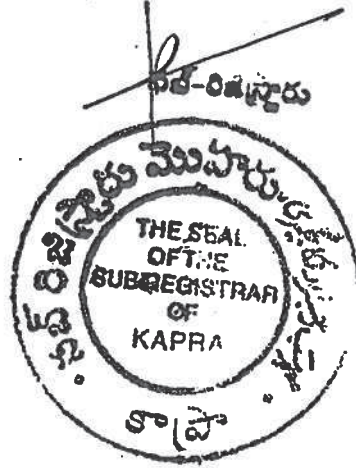
ATTESTED
CH. YADAGIRI
B. Com., LL.B.,
ADVOCATE & NOTARY
ACHA BOLARAM,
KUNDA REDDY DIST.
T.S. INDIA.

इस कार्ड के खो / मिल जाने पर कृपया जारी कले
वाले अधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,

1వ పుస్తకము 2009.....వ సం పు 16/2. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 11



PERMANENT ACCOUNT NUMBER
AATRM62586

नाम / NAME
DEEPAK UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

जन्म तिथि / DATE OF BIRTH
26-10-1952

हस्ताक्षर / SIGNATURE
Deepak Mehta

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

नाम / नाम / PERMANENT ACCOUNT NUMBER
ABMPM67380

नाम / NAME
HARSHABEN DEEPAK MEHTA

पिता का नाम / FATHER'S NAME
RAMNIKHAI NARSIDAS BHUVA

जन्म तिथि / DATE OF BIRTH
24-09-1954

हस्ताक्षर / SIGNATURE
Harshaben Mehta

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

ATTESTED
CH. YADAGIRI
D. Com. U. R.,
ADVOCATE & NOTARY
MACHA BOLAKAM,
RANGA REDDY DIST.
T.S. INDIA.

1వ పుస్తకము 200 ఏ...న సం పు...16/3/2016

మొత్తము కాగితముల సంఖ్య.....17

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~~జి.వి.సి.సి.సి.~~



PERMANENT ACCOUNT NUMBER
ABNPM6738K

नाम / NAME
SUDHIS UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

जन्म तिथि / DATE OF BIRTH
18-07-1958

हस्ताक्षर / SIGNATURE

मुख्य कार्यकारी अधिकारी, आरक्षण प्रशासन
Chief Commissioner of Information, Reservations & Protection

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PERMANENT ACCOUNT NUMBER
ABNPM6738K

नाम / NAME
SUDHIS UTTAMLAL MEHTA

पिता का नाम / FATHER'S NAME
UTTAMLAL RAGHAV MEHTA

जन्म तिथि / DATE OF BIRTH
18-07-1958

हस्ताक्षर / SIGNATURE
S. Mehta

मुख्य कार्यकारी अधिकारी, आरक्षण प्रशासन
Chief Commissioner of Information, Reservations & Protection

yes

ATTESTED
CH. YADACHARI
B. Com, LL.B.
ADVOCATE & NO. 100
MACHA BOLARAJI,
RANGA REDDY DIST.
T.S. INDIA.

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17

12

శ్రీ-రిచిస్థాయ



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADKPM70940

नाम / NAME
MEHUL VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
19-01-1976

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM67540

नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

ATTESTED
CH. YADAGIRI
B.COM, LL.B.
ADVOCATE & NOTARY
MACHA BOLANATH,
RANGA REDDY DIST.
T.S. INDIA.

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मुख्य आयकर अधिकारी,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

వ పుస్తకము 2009.....వ సం పు 1613 దస్తావేజులు
ఎమర్జెన్సీ కౌగితముల సంఖ్య..... 17
ఈ కౌగితపు పదున సంఖ్య..... 16





Family Members Details

Name	Relation	Date of Birth	Age
Shri	Wife	08/02/84	22

D.P.L. No. 114
BHARAT SCOUTS & GUIDES

HOUSEHOLD CARD

Card No : PAP167881601086

F.P Shop No : 815

Name of Head of Household : Mehta Babul

Date of Birth : 04/12/1980

Age : 26

Father/Husband name : Bharat

Date of Birth : 04/12/1980

Age : 26

Occupation : Own Business

House No. : 2-3-577, 49, UTAM TOWERS

Street : MINISTER ROAD

Colony : D.V. COLONY

Ward : 1

Circle : VII

District : Hyderabad

(Rs.) : 100,000

No. of Dependents : 1

PERMANENT ACCOUNT NUMBER
ADKPM7095C

NAME
MEET BHARAT MEHTA

FATHER'S NAME
BHARAT UTTAMLAL MEHTA

DATE OF BIRTH
03-07-1976

SIGNATURE
[Signature]

Chief Commissioner of Income-tax, Andhra Pradesh

ATTESTED
CH. PADAGIRI
ADVOCATE & NOTARY
MACHA BOLLANAM,
RANGA REDDY DIST.
T.S. INDIA.

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the Issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

1వ పుస్తకము 200 శ్లో.....వ సం పు 1613 రస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 17
ఈ కాగితపు వరుస సంఖ్య..... 15


న.బి.రిక్టార్



KV 17N 0-81

Customer Relation Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



CH. VENKAT RAMANA REDDY
Designation : Sr. Customer Relation Ex.
Valid Upto : 30 April 2011
Blood Group : O +ve

Emp. Signature: *[Signature]* Issuing Authority: *[Signature]*
5-4-187/344, 11nd Floor, M.G Road, Sec'bad-500003.
Ph: 040-88335551, Fax: 040-27544058
www.modiproperties.com

Res. Address :
11-13-184/1, Road No.1, Green Hills
Colony, Saroomagar, Hyderabad.

In case of Emergency Call :
9246165561

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

Witness:

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLEAP01197482009
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBEROOR
HYDERABAD



Signature: *[Signature]*
Issued on: 18-06-2009

Licencing Authority
RTA-HYDERABAD-EZ

M4417303/08

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV,MC	03-01-2015
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	54791995	
<u>Original LA</u>	RTA HYDERABAD - EAST	
<u>DOB</u>	15-01-1974	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	04-01-1995	

ATTESTED
CH. YADAGIR
B. Com, LL.B.
ADVOCATE & DISTRICT
MACHA BOLAKUR
RANGA REDDY DIST.
T.S. INDIA.

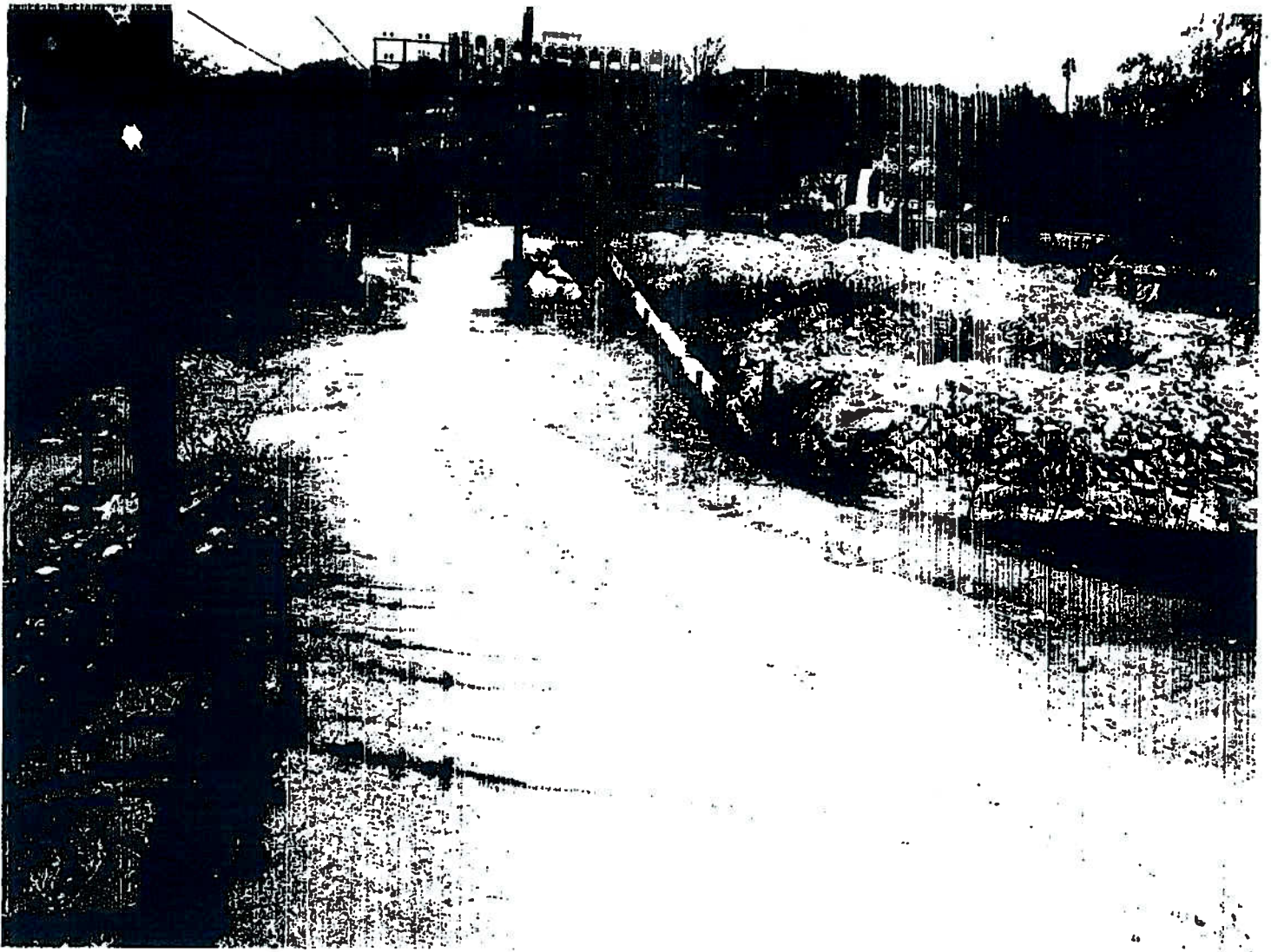
1వ పుస్తకము 2009.....వ సం పు. 16/3 చస్తావేదాలు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 16

~~సక-రిజిస్ట్రారు~~





Y
ATTESTED
M. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

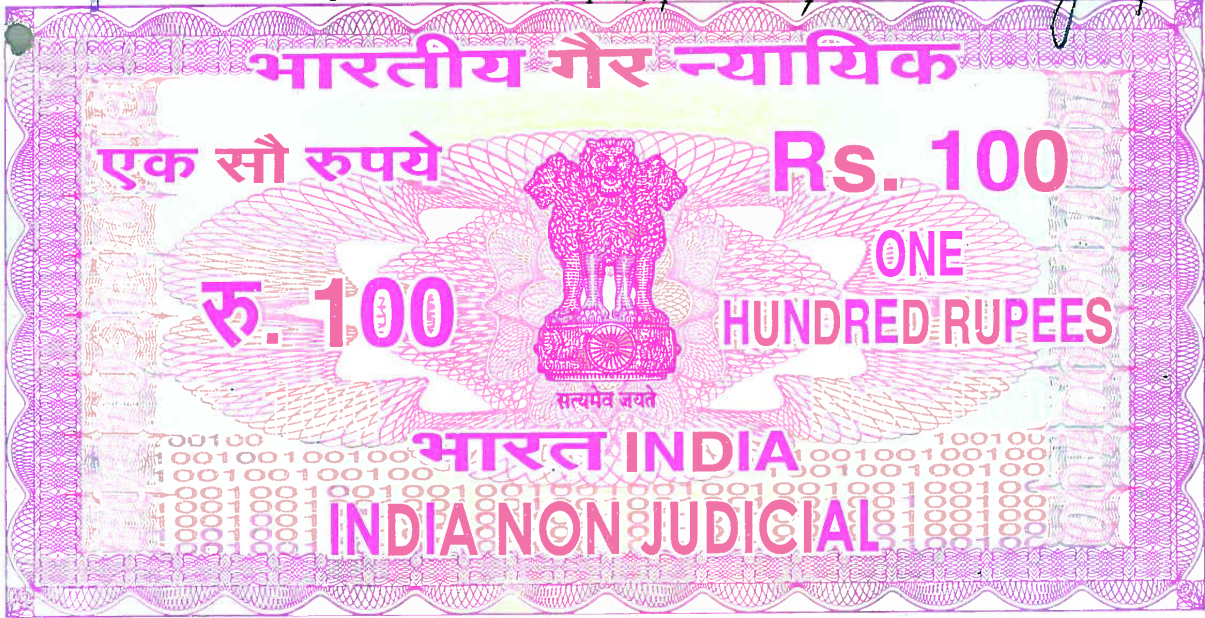
1st Section 9 1613
2nd Section 17
3rd Section 17



22.04.1941/2019

Original

REBANNED



తెలంగాణ రెవెన్యూ డివిజన్ TELANGANA
SL. NO. 100/-

Sold to K. PRABHAKAR REDDY S/o K. P. REDDY R/o Hys.
FOR WHOM MODI PROPERTIES PVT. LTD.

T. Jayanthi 532595
T. JAYANTHI
LICENSED STAMP VENDOR
LIC NO 16-02-046/2012
RL NO 16-02-015/2015
RL NO 16-02-05/2018
H.NO 2-3-64/5, Tirumalanagar
Amberpet, Hyderabad-500013
Cell: 9866539183

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 1st day of April, 2019 by and between:

1. Shri. Mehul V. Mehta, S/o. Vasant U. Mehta, aged 40 years, Occupation: Business, resident of 21, Bapubagh Colony, 1st Floor, P. G. Road, Secunderabad (Pan No. ADKPM7094D, Aadhar No.: 7411 1261 6006).
2. Shri. Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged 48 years, Occupation: Business, resident of 2-3-577, Flat No. 301, Uttam Towers, Minister Road, D. V. Colony, Secunderabad (Pan No. ABMPM6754C, Aadhar No.: 4040 0942 6266).

Hereinafter jointly referred to as the Owners, and severally as Owner No. 1 and Owner No. 2, respectively.

AND

M/s. Modi Properties Private Limited, a Company duly incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 and represented by its Managing Director Mr. Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation Business (Pan No. ABMPM6725H, Aadhaar No. 3146 8727 4389).

Hereinafter referred to as the Developer.

For Modi Properties Pvt. Ltd.

Managing Director 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 1 and 2 on the 12th day of APR, 2019 12th day of APR, 2019 12th day of APR, 2019 by Sri Mehul V 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 PROPERTIES P [1526-1-2019-1963]	M/S MODI PROPERTIES PVT LTD REP BY MD SOHAM MODI S/O. LATE SATISH MODI 5-4-187/3&4 II FLOOR SOHAM MANSION, M G ROAD SEC-BAD	
2	EX		 BHAVESH V MEHTA [1526-1-2019-196]	BHAVESH V MEHTA S/O. VASANT U MEHTA 2-3-577 FL.NO.304 UTTAM TOWERS MINISTER ROAD D V COLONY SEC BAD	
3	EX		 MEHUL V MEHTA::12/04 [1526-1-2019-1963]	MEHUL V MEHTA S/O. VASANT U MEHTA 21 BAPUBAGH COLONY 1 ST FLOOR, P G ROAD SEC-BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K. PRABHAKAR REDDY::: [1526-1-2019-1963]	K PRABHAKAR REDDY R/O.AMBERPET HYD	
2		 K MARTAND::12/04, [1526-1-2019-1963]	K MARTAND R/O.BORABANDA HYD	

12th day of April, 2019

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

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6006 Name: Mehul V Mehta	S/O Vasant U Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	
2	Aadhaar No: XXXXXXXX6266 Name: Bhavesh Vasant Mehta	S/O Vasant U Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	

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Bk - 1, CS No 1963/2019 & Doct No 1941/2019 Sheet 1 of 20 Sub Registrar Kapra

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.

WHEREAS:

- A. M/s. Mehta & Modi Homes was the original owner of land admeasuring 11,213 sq. yds., forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), (hereinafter the land is referred to as the Scheduled Land and more fully described in the schedule annexed hereunder), having purchased the same by way of sale deed no. 9609/06 dated 29.06.2006, sale deed no. 9610/06, dated 29.06.2006 & Agreement of sale cum GPA no. 507/07, dated 10.01.2007, all registered at SRO Uppal.
- B. Shri. Suresh U. Mehta, Smt. Kusum S. Mehta, Shri Deepak U. Mehta, Smt. Aradhana S. Mehta, Shri Hardik Mehta, Shri Sudhir U. Mehta, Shri Bhavesh V. Mehta, Shri Mehul V. Mehta, Shri Rahul B. Mehta and Shri. Meet B. Mehta purchased the Scheduled Land from M/s. Mehta & Modi Homes by way of 4 registered deeds bearing document nos. 1612/09, 1613/09, 1799/09 & 1843/09 dated 21.07.2009, 21.07.2009, 28.07.2009 & 30.07.2009 and registered at the SRO Kapra.
- C. Shri. Suresh U. Mehta, Smt. Kusum S. Mehta, Shri Deepak U. Mehta, Smt. Aradhana S. Mehta, Shri Hardik Mehta, Shri Sudhir U. Mehta, Shri Rahul B. Mehta and Shri. Meet B. Mehta gifted the Scheduled Land to the Owners, admeasuring 11,213 sq. yds., by way of Gift Deed registered as document no. 2334/2017 dated 07.06.2017 and registered at the SRO Kapra.
- D. Accordingly, Owner no. 1 has become owner of 60% undivided share in the Scheduled Land (i.e., 6,728 sq yds) and Owner no. 2 has become owner of 40% undivided share in the Scheduled Land (i.e., 4,485 sq yds).
- E. The Owners have expressed interest in developing their land 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.
- 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 Land.
- H. The Developer has agreed to take on development the Scheduled Land as proposed by the Owners. The Developer intends to develop the entire Scheduled 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:
 - a. The Developer shall take the entire responsibility to develop the Scheduled Land at its own cost.
 - b. The Developer shall obtain necessary permits for building construction and other permissions at its own cost.
 - c. The entire Scheduled 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.

For Modi Properties Pvt. Ltd.

Managing Director

E-KYC Details as received from UIDAI:

SI No Aadhaar Details

Address:

Photo

3 Aadhaar No: XXXXXXXX4389
Name: Soham Satish Modi

S/O Satish Modi,
Khairatabad, Hyderabad, Telangana, 500034



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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	Total
			E-Challan	Cash					
Stamp Duty	100	0	2383260	0			0	0	2383360
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	2403360	0			0	0	2403460

Rs. 2383260/- 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. 238336000/- was paid by the party through E-Challan/BC/Pay Order No 581UDC120419,812NGW110419,7850NU100419 dated 12-APR-19,11-APR-19,10-APR-19 of YESB/YESB/YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 900000/-, DATE: 12-APR-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4133189756105,PAYMENT MODE:NB-1000200,ATRN:4133189756105,REMITTER NAME: SOHAM MODI,EXECUTANT NAME: MR. MEHUL V MEHTA AND BHAVESH V MEHTA,CLAIMANT NAME: MODI PROPERTIES PVT LTD REPBY SOHAM MODI) (2). AMOUNT PAID: Rs. 603360/-, DATE: 11-APR-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3404609593516,PAYMENT MODE:NB-1000200,ATRN:3404609593516,REMITTER NAME: SOHAM MODI,EXECUTANT NAME: MR.MEHUL V. MEHTA AND BHAVESH V. MEHTA,CLAIMANT NAME: MODI PROPERTIES PVT LTD REPBY SOHAM MODI) (3). AMOUNT PAID: Rs. 900000/-, DATE: 10-APR-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 9585008336819,PAYMENT MODE:NB-1000200,ATRN:9585008336819,REMITTER NAME: SOHAM MODI,EXECUTANT NAME: SHRI. MEHUL V MEHTA AND BHAVESH V MEHTA,CLAIMANT NAME: MODI PROPERTIES PVT LTD REPBY SOHAM MODI) .

Signature of Registering Officer
Kapra

Date:
12th day of April,2019

Bk-1, CS No 1963/2019 & Doct No 1941/2019. Sheet 2 of 20 Sub Registrar Kapra

1 వ పుస్తకము 2019 సం/త.శ.1941
పు 1941 నెంబరుగా రిజిస్టరు చేయబడి
స్వామింగ్ లా.నెంబరు దస్తవేజు నెంబరు 1526
1941/2019 గా యాజ్ఞాపత్రమిది
2019 సం/త.శ.నెంబరు 12 వ తేది

సహ-రిజిస్ట్రార్
కాపా
మేర్కర్-సుబ్-రీజిస్ట్రార్

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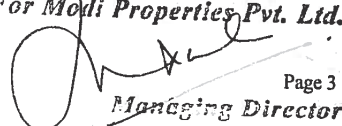
- d. The constructed area along with proportional parking space and proportionate undivided share in the Scheduled Land shall be shared amongst the Developer and the Owners in certain proportion as provided under this agreement. The respective share shall be identified in terms of the number of flats that are proposed to be constructed.
- e. In view of the above sharing of constructed area together with undivided share in the Scheduled Land the ownership rights of the Owners and the Developer in the Scheduled 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 entitled absolutely 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 04.02.2019, permit no. 1/C1/02082/2019. In accordance with the sanctioned plan in all 189 number of flats in 3 blocks aggregating to about 3,13,600 sft along with parking in the basement floor and other amenities are proposed and agreed to be constructed.
- K. The parties hereto have identified and determined their respective ownership of the 189 flats, along with proportional parking space proposed to be constructed in a group housing scheme named and styled as 'Mayflower Platinum' together with their respective proportionate undivided share in the Scheduled 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 123 flats aggregating to about 2,03,680 sft of constructed area along with 6,607 sq. yds of undivided share of land proposed to be constructed on the Scheduled Land. Similarly, the Owners shall have ownership rights on 66 flats (Owner no. 1 – 40 flats, Owner no. 2 – 26 flats) aggregating to about 1,09,920 sft (Owner no. 1 – 66,040 sft, Owner no. 2 – 43,880 sft) of constructed area along with 3,566 sq. yds (Owner no. 1 – 2,142 sq yds, Owner no. 2 – 1,423 sq yds) of undivided share of land proposed to be constructed on the Scheduled Land.
- 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 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 Land and the Owners hereby irrevocably authorize, appoint, nominate and empower the Developer to undertake the development of the land belonging to the Owners along with the land belonging to the Developers totally admeasuring about 11,213 sq. yds. forming a part of Sy. no. 82/1 situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, being the Scheduled Land, subject to the terms and conditions hereinafter contained.



For Modi Properties Pvt. Ltd.


Managing Director

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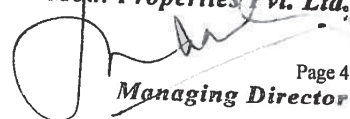
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2. The Developer keeping in view the optimum utilization of land, salability and other relevant factors intends to undertake residential housing project by constructing residential apartments / flats along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc. on the Scheduled Land and the Owners agree and affirm that they have understood the scheme of development of the Scheduled 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 Owners 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 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.
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 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 Land at its own cost, the Developer shall be entitled to 123 flats aggregating to about 2,03,680 sq ft of constructed area along with about 6,607 sq. yds of undivided share of land proposed to be constructed on the Scheduled Land. The Owners shall be entitled to 66 flats (Owner no. 1 – 40 flats, Owner no. 2 – 26 flats) aggregating to about 1,09,920 (Owner no. 1 – 66,040 sq ft, Owner no. 2 – 43,880 sq ft) of constructed area along with about 3,566 sq yds (Owner no. 1 – 2,142 sq yds, Owner no. 2 – 1,423 sq yds) of undivided share of land proposed to be constructed on the Scheduled 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 Land is aggregating to about 10,173 sq yds.




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11. The ownership rights of the Owners in the Scheduled Land shall be restricted to the extent of undivided share of 3,566 sq yds and that of the Developer shall be restricted to the extent of undivided share of 6,607 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 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 50%, 30% and 20% respectively.
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 66 flats (Owner no. 1 – 40 flats, Owner no. 2 – 26 flats) aggregating to about 1,09,920 sft (Owner no. 1 – 66,040 sft, Owner no. 2 – 43,880 sft) of constructed area along with 3,566 sq. yds (Owner no. 1 – 2,142 sq yds, Owner no. 2 – 1,423 sq yds) of undivided share of land proposed to be constructed on the Scheduled 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 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.



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- 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;
 - 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 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.




For Mod Properties Pvt. Ltd.

 Managing Director

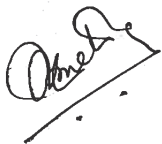
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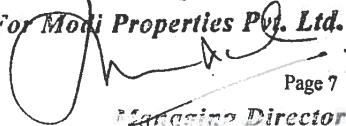
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21. That the Developer shall construct the flat(s) as per specifications given in Annexure - 'B'. The cost of any alteration/additions made to the flat(s) allotted to the Owners on the request of the Owners or their buyers shall be payable by the Owners and / or by such buyers to the Developer. Further, the Owners shall be liable to pay to the Developer water and electricity connection charges amounting to about Rs. 75,000/- per Flat, subject to change from time to time, falling to the share of the Owners towards cost of transformers, meters, electrical panels & other equipment, cables, RO plant, sump, fees and charges payable to the concerned authorities, etc. for the flat(s) allotted to them. 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 "Mayflower Platinum".
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.
24. The Owners hereby confirm that their right, title and interest of the Scheduled Land are good, clear, marketable and the Scheduled 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 Land for the development envisaged under this JDA.
 - For more perfecting and protecting the title to the Scheduled Land so as to convert the Scheduled Land from leasehold to freehold, declaring the Scheduled Land as non-agricultural land, declaring the Scheduled Land as not a surplus land and such other acts which ensures the absolute ownership to the Scheduled 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.



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Managing Director

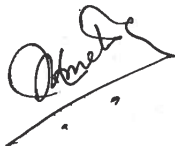
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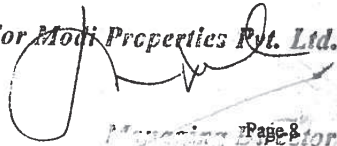
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28. It is clarified that built-up area of each flat shall mean the area of the flat covered by external walls on all four sides including wall thickness, balconies, ducts. The super built-up area of each flat shall be the built-up area plus the proportionate 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'.
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 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.



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Managing Director

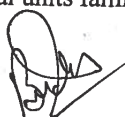


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- k) Generally to act as the Attorney or Agent of the Owners in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said flats as fully and effectually in all respects as the Owners themselves would do if personally present.
- l) 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.
- m) 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.
- n) 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 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 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 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 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 Land advertising for sale and disposal of the residential units in the Scheduled 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.
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.



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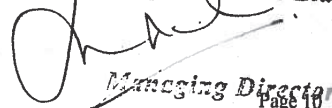
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37. That it is agreed by the parties hereto that while the Scheduled Land is in the course of development and until the completion of the same, all the materials and machinery at the development side shall be solely at the risk of the Developer and 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 45 months from the date of this agreement. The Developer further agrees to complete the project in three phases (one block per each phase) and that the first phase/block shall be completed within 24 months from sanction and the remaining two blocks in 33 & 45 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 will pay the Owners a sum of Rs. 8/- per sft for every month of delay, for the area of each flat that has not been handed over to the Owners.
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.



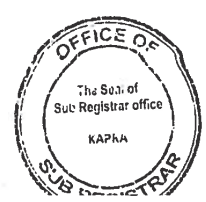
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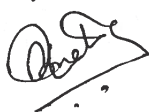
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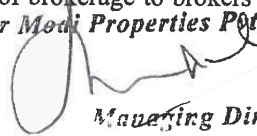


43. That the Developer shall raise and spend all monies required for men and material for the construction of the residential units and common amenities on the Scheduled Land.
44. That the Developer will provide the requisites amenities to all the residential units such as water, electricity, drainage 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 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. 150 Lakhs (Rupees Hundred Fifty Lakhs Only) as security deposit towards performance guarantee for fulfilling its obligations under this Memorandum of Understanding. The Developer has paid Rs. 150 Lakhs (Rupees One Hundred and Fifty 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 10 Flat(s) agreed to be developed/ constructed falling to the share of the Owners only after refund of the said security deposit.

S No	Date	Amount	Pay order No	Drawn on	In favour of
1.	06.09.2017	24,00,000	014255	HDFC Bank	Mehul V. Mehta
2.	06.09.2017	16,00,000	014254	HDFC Bank	Bhavesh V. Mehta
3.	07.04.2017	5,00,000	013558	HDFC Bank	Mehul V. Mehta
4.	07.04.2017	5,00,000	013557	HDFC Bank	Bhavesh V. Mehta
5.	17.09.2018	31,00,000	488904	YES Bank	Mehul V. Mehta
6.	17.09.2018	19,00,000	488905	YES Bank	Bhavesh V. Mehta
7.	01.04.2019	30,00,000	000114	Kotak Bank	Mehul V. Mehta
8.	01.04.2019	20,00,000	000113	Kotak Bank	Bhavesh V. Mehta

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.




For Medi Properties Pvt. Ltd.

 Managing Director

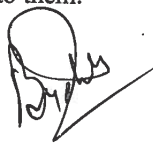
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50. The Developer shall be entitled to obtain loans from banks and finance companies for the purpose of developing the Housing Project. Such loans may be used for financing cost of building permit, working capital, etc. the Developer shall be entitled 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 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 Land or on account of any hindrance caused to the Developer in peaceful enjoyment of the Scheduled 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.
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.
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 Modi Properties Pvt. Ltd.

Managing Director

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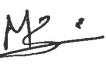
SCHEDULE OF THE LAND

All that portion of the land area to the extent of 11,213 sq yds forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), under S.R.O. Kapra, and bounded by:

North	Railway Track
South	Main Road
East	Open land
West	40' Wide Road

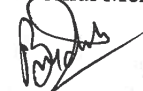
IN Witness whereof the Owners and Developer have affixed their signatures on this development agreement on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad

WITNESSES

1. 
2. 



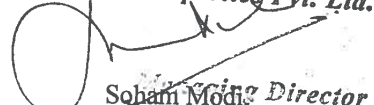
Owner No. 1: Mehul Mehta



Owner No. 2: Bhavesh Mehta

For Modi Properties Pvt. Ltd.,

For Modi Properties Pvt. Ltd.



Soham Modi, Director
Managing Director.

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

Block No.	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.
A	0101	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0102	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0103	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0104	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0105	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0106	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
A	0107	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0108	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0201	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
A	0202	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0203	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0204	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
A	0205	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0206	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0207	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0208	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
A	0301	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0302	1,045	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
A	0303	1,045	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0304	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0305	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0306	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0307	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
A	0308	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
A	0401	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0402	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0403	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0404	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0405	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0406	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
A	0407	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0408	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0501	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
A	0502	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0503	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0504	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
A	0505	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0506	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0507	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0508	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
A	0601	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0602	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0603	1,045	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
A	0604	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0605	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0606	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0607	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
A	0608	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
A	0701	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0702	1,045	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0703	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0704	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0705	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
A	0706	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
A	0707	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0708	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39

For Modi Properties Pvt Ltd.

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

Block No.	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.
A	0801	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
A	0802	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0803	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0804	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
A	0805	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0806	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0807	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0808	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
A	0901	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0902	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0903	1,045	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0904	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0905	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0906	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0907	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
A	0908	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	1001	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	1002	1,045	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
A	1003	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	1004	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	1005	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	1006	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
A	1007	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	1008	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0101	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
B	0102	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0103	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
B	0105	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0201	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0202	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0203	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0204	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
B	0205	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0301	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0302	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0303	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
B	0304	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0305	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0401	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
B	0402	1,545	1,715	2,140	Bhavesh Mehta - Owner No. 2	69.42
B	0403	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0404	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0405	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0501	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0502	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0503	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0504	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
B	0505	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
B	0601	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0602	1,545	1,715	2,140	Mehul Mehta - Owner No. 1	69.42
B	0603	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
B	0604	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
B	0605	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0701	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0702	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0703	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39

For Modi Properties Pvt. Ltd.

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

Block No.	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.
B	0704	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0705	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0801	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0802	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0803	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0804	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
B	0805	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
B	0901	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0902	1,545	1,715	2,140	Bhavesh Mehta - Owner No. 2	69.42
B	0903	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
B	0904	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0905	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	1001	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
B	1002	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	1003	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	1004	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	1005	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0101	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
C	0102	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
C	0103	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0104	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0105	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0106	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
C	0201	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0202	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0203	1,045	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
C	0204	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0205	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
C	0206	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
C	0301	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0302	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0303	1,045	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
C	0304	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0305	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0306	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0401	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0402	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
C	0403	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0404	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0405	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
C	0406	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0501	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
C	0502	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0503	1,045	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
C	0504	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0505	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
C	0506	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
C	0601	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0602	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0603	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0604	1,045	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
C	0605	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0606	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0701	1,065	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
C	0702	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0703	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66

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

Block No.	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.
C	0704	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0705	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0706	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0801	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
C	0802	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0803	1,045	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
C	0804	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0805	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
C	0806	1,280	1,450	1,800	Mehul Mehta - Owner No. 1	58.39
C	0901	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0902	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0903	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0904	1,045	1,200	1,500	Mehul Mehta - Owner No. 1	48.66
C	0905	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0906	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	1001	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	1002	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	1003	1,045	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
C	1004	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	1005	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	1006	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
Total		2,22,270	2,51,700	3,13,600	-	10,173
Summary - Allotment of Flats between Owners and Developer						
Allotted to		Number of flats	Super builtup area in sq ft.	Undivided share of land in sq yds.		
Developer		123	2,03,680	6,607		
Owner No. 1		40	66,040	2,142		
Owner No. 2		26	43,880	1,423		
Total		189	3,13,600	10,173		

For Modi Properties Pvt Ltd.

Managing Director

Bk - 1, CS No 1963/2019 & Doct No
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Kepra



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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).



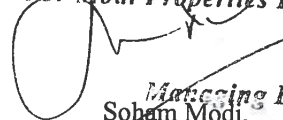
Owner No. 1
Mehul Mehta



Owner No. 2
Bhavesh Mehta

For Modi Properties Pvt. Ltd.,

For Modi Properties Pvt. Ltd.

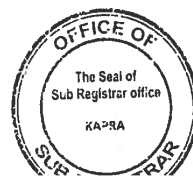


Managing Director
Soham Modi,
Managing Director.

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Kapra



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ANNEXURE - C

Schematic site plan of the proposed construction



[Signature]
Owner No. 1
Mehul Mehta

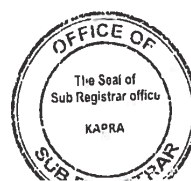
[Signature]
Owner No. 2
Bhavesh Mehta

For Modi Properties Pvt. Ltd.,
[Signature]
Soham Modi, Managing Director
Managing Director.



Bk - 1, CS No 1963/2019 & Doct No
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भारत सरकार

GOVERNMENT OF INDIA



సోహనీ సతీష్ మోడి
Suhani Satish Modi
జన్మనామ / Year of Birth: 1969
పురుషుడు / Male

3146 8727 4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం. 280, ప్లాట్ నెం. 25, బెంగళూరు
బెంగళూరు హిల్స్, బెంగళూరు
ఆంధ్రప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no 25, near peddamma
temple jubilee hills,
Kharatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

అధార్ - అధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మోహన్ వి. మోహన్
Mohul V Mohan

పుట్టిన సంవత్సరం / Year of Birth: 1970
పురుషుడు / Male

2411 1261 6006

అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O వసంత్ వి. మోహన్,
ప్లాట్ నెం. 21, 1వ ఫ్లోర్,
బాపూబాగ్ కాలనీ, కిమ్స్, పి
జి రోడ్, సెకండరాబాద్,
సెకండరాబాద్, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్, 500003

Address: S/O Vasant U Mehta,
PLOT NO 21 1ST FLOOR,
BAPUBAGH COLONY, KIMS, P
G ROAD, Secunderabad,
Secunderabad, Hyderabad,
Andhra Pradesh, 500003

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

శివాష్ వసంత్ మోహన్
Shivaash Vasant Mehta

పుట్టిన సంవత్సరం / Year of Birth: 1970
పురుషుడు / Male

4040 0942 6266

అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O వసంత్ యు మోహన్
2-3-577 301 ఉత్తమ్ టౌవర్స్, డి వి కాలనీ
మినిస్టర్ రోడ్, సెకండరాబాద్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500003

Address: S/O Vasant U
Mehta, 2-3-577 301 UTTAM
TOWERS, D V COLONY,
MINISTER ROAD,
Secunderabad,
Secunderabad, Hyderabad,
Andhra Pradesh, 500003

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54791995
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
HYDERABAD - 500013

RTA-HYDERABAD-EZ

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

Date of Validity Transport 14/01/2024

Date of Validity Badge No.

Reference No. DLRTS0111176314

Original LA. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1986

Date of Birth 16/01/1974

Blood Group

DD00200705/14



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



కోరే మార్తాండ్
Kore Martand
పుట్టిన సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

8032 0809 2297



ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O కోరే మోహన్ రావు, ప-3-169/60/35, ఇందిరా నగర్ పేజె-2, హనుమాన్ స్టోన్ కట్టర్స్, బొరబెండా, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500018

Address : S/O Kore Mohan Rao, P-3-169/60/35, Indira Nagar Phase-2,
Hanuman Stone Cutters, Borabenda, Hyderabad, Rangareddi, Andhra Pradesh,
500018

Aadhaar - Saamanyuni Hakku

Bk - 1, CS No 1963/2019 & Doct No

1961/2019 Sheet 20 of 20 Sub Registrar

Kapra

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Site Office : Sy. No. 82/1, Mallapur Main Road,
Hyderabad- 500 076, ☎ : +91- 91213 10555
✉ : mpl@modiroperties.com
Developed by : Modi Properties Pvt. Ltd.



Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiroperties.com www.modiroperties.com

LIST OF TITLE DOCUMENTS

S. No.	Description	Date
1.	Joint Development Agreement document no. 1941/2019	01.04.2019
2.	Gift deed bearing no. 2334/2017	07.06.2017
3.	Sale deed bearing no. 1612/09	21.07.2009
4.	Sale deed bearing no. 1613/09	21.07.2009
5.	Sale deed bearing no. 1799/09	28.07.2009
6.	Sale deed bearing no. 1843/09	30.07.2009
7.	Agreement of sale cum GPA no. 507/07	10.01.2007
8.	Sale deed bearing no. 9609/06	29.06.2006
9.	Sale deed bearing no. 9610/06	29.06.2006
10.	Registration certificate of Modi Properties Pvt. Ltd.	
11.	Pahanis for the year 1954, 55 – 56, 56 – 57, 57 – 58, 60 – 61, 65 – 66, 70 -71, 80 -81, 85 – 86, 90 – 91, 95 – 96, 99 – 2000	
12.	Copy of will deed of Smt. Chandu Bai	09.06.1992
13.	Copy of the death certificate of Smt. Chandu Bai	12.10.1992
14.	Copy of mutation order in favour of Mrs. M. Geetha Bai, ROR/Proceedings/5/94	18.05.1994
15.	PattaPassbook No. 51092 (Patta No.24) Titlebook No. 171927 in favour of Mrs. M. Geetha Bai.	
16.	Sanction plans	
17.	Encumbrance certificate	
18.	RERA certificate	

21 MAR 2017 SCANNED

2434 W.Bo. 2334/2017

एक सौ रुपये

रु. 100



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Rs. 100

ONE

HUNDRED RUPEES

తెలంగాణ తెలంగాణ TELANGANA
Sl.No. 3519 Date 21/03/2017
Sold to. Bhavesh V. Mehta
S/o. Late Vasant. U. Mehta
For Whom. self

141807
J. SRINIVAS
LICENCED STAMP VENDOR
L.I.C. No. 15-18-001/2010
REN. No. 15-18-050/2016
H. No. 4-4-75, Bhagyanagar Colony,
Attapur, Rajendra Nagar, Hyderabad,
ph : 9989674556

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 7 day of JUNE, 2017, at Secunderbad, by:

1. **Shri. Suresh U Mehta** s/o Late Uttamlal Raghavji Mehta, aged about 68 years, Occupation: Business, R/o. 2-3-577, Flat no. 402, Uttam Towers, Minister Road, D.V. Colony, Secunderabad – 500 003, hereinafter referred to as Donor No 1;
2. **Smt. Kusum S. Mehta**, w/o. Suresh U. Mehta, aged about 65 years, Occupation: House wife, R/o. 2-3-577, Flat no. 402, Uttam Towers, Minister Road, D.V. Colony, Secunderabad – 500 003, hereinafter referred to as Donor No 2;
3. **Shri. Deepak U. Mehta**, s/o. Late Uttamlal Raghavji Mehta, aged about 64 years, Occupation: Business, R/o. Flat no. 401, Maheshwari Residency, D.V. Colony, Minister Road, Secunderabad – 500 003, hereinafter referred to as Donor No 3;
4. **Smt. Harsha D. Mehta**, w/o. Deepak U. Mehta, aged about 62 years, Occupation: House wife, R/o. Flat no. 401, Maheshwari Residency, D.V. Colony, Minister Road, Secunderabad – 500 003, hereinafter referred to as Donor No 4;

ATTESTED

CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

Aradhana S mentu

Mehta.

Harsha D. Mehta

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. 10000/- paid between the hours of 12 and on the 07th day of JUN, 2017 by Sri Suresh 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	DE			BHAVESH V. MEHTA S/O. LATE. VASANT U. MEHTA 2-3-577 FLAT NO. 301 UTTAM TOWERS, D.V. CLY SEC BAD	
2	DE			MEHUL V MEHTA S/O. LATE. VASANT U. MEHTA 21 BAPUBAGH CLY, P.G. ROAD SEC BAD	
3	DR			SPA FOR PRESENTING DOCT PURVI M. MEHTA W/O. MEHUL V MEHTA 21 BAPUBAGH CLY, P.G. ROAD SEC BAD	
4	DR			SPA FOR PRESENTING DOCT BEENA B MEHTA W/O. BHAVESH V MEHTA 2-3-577 FLAT NO. 301 UTTAM TOWERS, D.V. CLY SEC BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			K SURYAKANTH R/O. 1-19- 34/3, RASOOLPURA, SEC-BAD	
2			K PRABHAKAR REDDY R/O. 2-3- 64/10/24, AMBERPET, HYD	

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Signature of Sub Registrar Kapra



5. **Shri. Sudhir U. Mehta**, s/o. Late Uttamlal Raghavji Mehta, aged about 60 years, Occupation: Business, R/o. 21, Bapubagh Colony, Ground Floor, P.G. Road, Secunderabad – 500 003, hereinafter referred to as **Donor No 5**;
6. **Smt. Aradhana S. Mehta**, w/o. Sudhir U. Mehta, aged about 58 years, Occupation: House Wife, R/o. 21, Bapubagh Colony, Ground Floor, P.G. Road, Secunderabad – 500 003, hereinafter referred to as **Donor No 6**;
7. **Shri. Meet B. Mehta**, S/o. Late Bharat U. Mehta, aged about 40 years, Occupation: Business, R/o. 2-3-577, Flat no. 401, Uttam Towers, Minister Road, D.V. Colony, Secunderabad – 500 003, hereinafter referred to as **Donor No 7**;
8. **Shri. Rahul B. Mehta**, S/o. Late Bharat U. Mehta, aged about 35 years, Occupation: Business, R/o. 1-8-153, 154, 153/1, Shiva Sadan Apartment, Flat no. 203, S.P. Road, Secunderabad – 500 003, hereinafter referred to as **Donor No 8**;

(Donor No 1, Donor No 2, Donor No 3, Donor No 4, Donor No 5, Donor No 6, Donor No 7 and Donor No 8 collectively is hereinafter referred to as the **DONORS**)

IN FAVOUR OF

1. **Shri. Mehul V Mehta**, s/o. Late Shri Vasant U. Mehta, aged about 41 years, Occupation: Business, R/o. 21, Bapubagh Colony, 1 Floor, P.G. Road, Secunderabad – 500 003, hereinafter referred to as **Donee No 1**;
2. **Shri. Bhavesh V. Mehta**, s/o. Late Vasant U. Mehta, aged about 46 years, Occupation: Business, R/o. 2-3-577, Flat no. 301, Uttam Towers, Minister Road, D.V. Colony, Secunderabad – 500 003 hereinafter referred to as **Donee No 2**.

(Donee No 1 and Donee No 2, collectively is hereinafter referred to as the **DONEES**).

The expressions Donor No 1, Donor No 2, Donor No 3, Donor No 4, Donor No 5, Donor No 6, Donor No 7, Donor No 8, DONORS, Donee No 1, Donee No 2 and DONEES unless it is repugnant to the context and meaning thereof, shall mean and include, all their respective heirs, executors, administrators, legal representatives, successors-in-interest, nominee, assignees and the like.

WHEREAS:

1. The Donor No 1, Donor No 2, Donor No 3, Donor No 4, Donor No 5, Donor No 6, Donor No 7 and Donor No 8 jointly along with Donee No 1 and Donee No 2 are the absolute owners and in peaceful enjoyment of all that land admeasuring Ac. 2-12 1/2 Gts, (11,213 Sq yds), in Sy.No.82/1 of Mallapur Village, Uppal Mandal, R.R. District, which is hereinafter referred to as the **Scheduled Property**. The Scheduled Property is purchased under four registered Sale Deeds as under:

S.No	Sale Deed Dated	Registered Document No	Extent of Land		Name of the executant
			In Acres	In Sq.Yards	
1	21/07/2009	1613/09	Ac. 1-05 Gts	5445	Mehta & Modi Homes
2	21/07/2009	1612/09	Ac. 0-37 Gts	4477	Mehta & Modi Homes
3	28/07/2009	1799/09	Ac.0-0-7 Gts	847	Mehta & Modi Homes
4	30/07/2009	1843/09	Ac.0-0-31 Gts	444	Mehta & Modi Homes
		Total	Ac. 2-12 1/2 Gts	11,213	

2. The above said properties purchased under four different Sale Deeds is individually referred to as **Schedule A Property**, **Schedule B Property**, **Schedule C Property** and

CH. YADAV
ADVOCATE & S.O.
MACHA ROAD
RANGA REDDY DISTRICT
T.S. INDIA

Aradhana S. Mehta

Sudhir U. Mehta

Mehul V. Mehta

Bhavesh V. Mehta

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of		Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
			E-Challan	Cash			
Stamp Duty	100	0	4305980	0	0	0	4306080
Transfer Duty	NA	0	538260	0	0	0	538260
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	100	0	0	0	100
Total	100	0	4854340	0	0	0	4854440

Rs. 4844240/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 107652000/- was paid by the party through E-Challan/BC/Pay Order No. 184JXR050617 dated 06-JUN-17 of SBH/KAVADIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 4854340/-, DATE: 06-JUN-17, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 049081841, REMITTER NAME: MR. MEHUL V. MEHTA, EXECUTANT NAME: MR. SURESH U. MEHTA AND OTHERS, CLAIMANT NAME: MR. MEHUL V. MEHTA AND BHAVESH V. MEHTA).

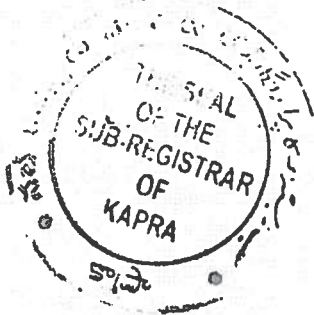
Date: 07th day of June, 2017

Signature of Registering Officer
Kapra

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ఏ పుస్తకము 2017 సం./శా.స.1899
2334/2017 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంపు గీ నిమిషం దఫా నెంబరు 1526
2334/2017 గా యివ్వబడినది
2017 డి.జూన్ 7 వ తేది

హబ్-రిజిస్ట్రార్
కాప్రా
మేజర్, కుల్యాజీగిరి



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Schedule D Property respectively and is more particularly described in the schedule given hereunder and specifically delineated in the plans annexed hereto.

3. The flow of title in favour of the immediate previous owner M/s Mehta & Modi Homes from whom the Donors and Donees herein have purchased the Schedule Property is as under:
- Late Smt. Chandu Bai, W/o Late Venkat Narsimha Rao was the original owner and pattedar of agricultural land in Sy. No. 82/1 of Mallapur Village, Uppal Mandal, R.R. District, Andhra Pradesh, admeasuring about Ac.10-02 Gts.
 - Late Smt. Chandu Bai reached the heavenly abode on 23rd August, 1992. During her life time she had sold certain portions of Sy. No. 82/1 to various persons. At the time of her death she was the owner of balance portion of land in Sy.No. 82/1 admeasuring about Ac. 6-12 Gts. This land was bequeathed to her granddaughter Smt.M.Geeta Bai, by will dated 9th June, 1992.
 - Vide proceedings of the Mandal Revenue Officer, Uppal Mandal bearing no. ROR/Rectification/5/94 dated 18/05/1994, the land admeasuring Ac.6-12 Gts. Of Mallapur Village was mutated in favour of Smt.M.Geeta Bai, W/o. Shri.M.Krishna Rao. The name of the Smt. M. Geeta Bai has been duly recorded as the pattedar and possessor in Sy. No. 82/1 and passbook no. 51092, (Patta No.24) and Title book no.171927 has been issued by the MRO in favour of the M.Geeta Bai.
 - Smt M. Geeta Bai has sold a portion of Sy. No. 82/1 admeasuring about Ac. 1-12 Gts(6292 sq.yards) to the M/s Mehta & Modi Homes by way of registered sale deed registered at Sub Registrar, Uppal bearing Document no.9609/06 dated 29/06/2006.
 - Smt M. Geeta Bai has further sold a portion of Sy. No. 82/1 admeasuring about Ac. 0-37 Gts(4477 sq yards) to the M/s Mehta & Modi Homes by way of registered sale deed registered at Sub Registrar, Uppal bearing Document no.9610/06 dated 29/06/2006.
 - Smt M. Geeta Bai has sold a portion of Sy. No. 82/1 admeasuring about 444 Sq yds to Vadla Vivekananda vide registered sale deed bearing document no. 854/1996, dated 19.02.1996, registered at Sub Registrar, Uppal. Vadla Vivekananda in turn sold the said land to Smt. Bhima Sudha Rani vide registered sale deed bearing document no. 10738/04 dated 25.10.2004 registered at Sub Registrar, Uppal. Smt Bhima Sudha Rani in turn sold to the M/s Mehta & Modi Homes by way of registered sale deed registered at Sub Registrar, Kapra, Bearing Document no.1843/09 dated 30/07/2009.
4. Each of the Donor and the Donee herein are the co-owners of the Schedule A Property, Schedule B Property, Schedule C Property and Schedule D Property with undivided 10% share in each of the property as given in the Table of Ownership below:

Name of the Co-owner	Share in Ownership
Suresh Mehta	10.00%
Kusum Mehta	10.00%
Deepak Mehta	10.00%
Harsha Mehta	10.00%
Sudhir Mehta	10.00%
Aradhana Mehta	10.00%
Bhavesh Mehta	10.00%
Mehul Mehta	10.00%
Meet Mehta	10.00%
Rahul Mehta	10.00%
TOTAL	100%

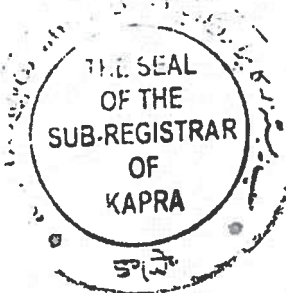
ATTESTED
CH. YADAGIRI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 MACHILIPATNAM
 RANGA REDDY DIST.

T.S. INDIA

Suresh Mehta
Aradhana S. mehta

Kusum S. mehta
Harsha D. Mehta
Aradhana S. mehta
Meet Mehta

BK - 1, CS No 2434/2017 & Doct No 2334, 12012 Sub Registrar Kapra



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5. The Scheduled Properties A to D since then has been in peaceful enjoyment and possession of the joint owners as stated in the table above.
6. The Donor No 1, Donor No 2, Donor No 3, Donor No 4, Donor No 5, Donor No 6, Donor No 7 and Donor No 8 out of love and affection which they have towards the DONEE No 1 and Donee No 2 herein, are desirous to gift their respective undivided 10% co-ownership share aggregating to 80% in the 'Schedule A Property' 'Schedule B Property', 'Schedule C Property' and 'Schedule D Property' free from all encumbrances, to the Donee No 1 to the extent of 6.25% of their respective co-ownership share (which aggregates to 50%) and to Donee No 2 to the extent of 3.75% of their respective co-ownership share (which aggregates to 30%) and the DONEES hereby accepts the same.
7. The Donors are desirous of collectively gift their undivided share aggregating to 80% to the Donee No 1 (50%) and to the Donee No 2 (30%) so that the Donee No 1 will become the co-owner having undivided 60% share and the Donee No 2 will become the co-owner having undivided 40% share in the Total Scheduled Property including their present co-ownership share of 10% as stated in the Table of Ownership given above.
8. The parties hereto are desirous of recording the Gift Settlement into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. The DONORS out of love and affection which they have towards the DONEES do hereby convey, transfer and releases by way of Gift to the DONEE No 1 their respective undivided 6.25% co-ownership share each (which aggregates to 50%) and to DONEE No 2 their respective undivided 3.75% co-ownership share each (which aggregates to 30%) in the respective Schedule A Property 'Schedule B Property', 'Schedule C Property' and 'Schedule D Property' being total land admeasuring Ac. 2-127Gts, (11,213 Sq yds), in Sy.No.82/1 of Mallapur Village, Uppal Mandal, R.R. District, which is hereinafter referred to as the Scheduled Property, and Schedule A Property 'Schedule B Property', 'Schedule C Property' and 'Schedule D Property' respectively. The Total Scheduled Property and respective Schedule A Property 'Schedule B Property', 'Schedule C Property' and 'Schedule D Property' is more particularly described in the schedule given hereunder and specifically delineated in the plans annexed hereto.
2. The respective share gifted in Scheduled Property including the respective Schedule A Property, Schedule B Property, Schedule C Property and Schedule D Property by each DONOR in favour of DONEE No 1 namely, Mehul Mehta and DONEE No 2 namely Bhavesh Mehta is as under:

Name of the Donor	Share held	Share Gifted to Mehul Mehta	Share Gifted to Bhavesh Mehta	Total Share Gifted
Suresh Mehta	10%	6.25%	3.75%	10%
Kusum Mehta	10%	6.25%	3.75%	10%
Deepak Mehta	10%	6.25%	3.75%	10%
Harsha Mehta	10%	6.25%	3.75%	10%
Sudhir Mehta	10%	6.25%	3.75%	10%
Aaradhana Mehta	10%	6.25%	3.75%	10%
Meet Mehta	10%	6.25%	3.75%	10%
Rahul Mehta	10%	6.25%	3.75%	10%
Total	80%	50%	30%	80%

3. That upon execution of this Gift Settlement Deed the undivided share of Donee No 1 and Donee No 2 in the Schedule Property including the respective Schedule A Property, Schedule B Property, Schedule C Property and Schedule D Property will be as under:

ATTESTED
CH. YASUJITH
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA DOLA RAO
RANGA REDDY DISTRICT
T.S. INDIA

Suresh Mehta
Kusum S. Mehta
Harsha D. Mehta
Aaradhana S. Mehta

Mehul Mehta
Bhavesh Mehta

Bk-1 CS No 2434/2017 & Doct No 234-0013 Sheet 4 of 14 Sub Registrar Kapra



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Name of the Donee	Share held before Gift	Share received under Gift	Total Share after Gift
Mehul Mehta	10%	50%	60%
Bhavesh Mehta	10%	30%	40%
Total	20%	80%	100%

4. That the **DONORS** have on this day delivered peaceful possession of the Scheduled Property to the **DONEES** and they shall be entitled to hold and enjoy the same as absolute owners from this day.
5. That now or in future the **DONORS** or any of their legal representative, successor, or any other person shall have no interests, claim or demand in or over the Schedule Property of whatsoever nature hereby gifted in favour of the above said **DONEES** by the Donors.
6. The **DONORS** hereby covenant that the Scheduled Property is the absolute property belonging to them by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed and have absolute co-ownership rights, title and interest in respect of the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature
7. The **DONORS** hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Property unto and in favour of the **DONEES** in the concerned departments at the cost of the **DONEES**.
8. This Gift Settlement Deed shall be registered at the cost and expense of **DONEE** herein.
9. That the **DONORS** further covenants that the Scheduled Property are free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature and as such if any claim is made by any person either claiming through the **DONORS** or otherwise in respect of the Scheduled Property, it shall be the responsibility of the **DONORS** alone to satisfy such claims. In the event of **DONEES** being put to any loss on account of any claims on the Scheduled Property, the **DONORS** shall indemnify the **DONEES** fully for such losses and expenditure incurred to defend the title and possession of the Scheduled Property.
10. The value of the scheduled mentioned property hereby gifted is Rs.10,76,44,800/- (Rupees Ten crores seventy six lakhs and forty four thousand and eight hundred only).
11. The **DONORS** further declare that the Scheduled property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
12. The **DONORS** further covenants that Scheduled property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
13. The **DONORS** 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 suppression of facts is noticed at a future date, the **DONORS** will be liable for payment of deficit duty.
14. Stamp Duty and registration amount of Rs. 48,54,360/- is paid by way of challan No. 1843R 050617, dated 06.06.17, drawn on SBI, Kavadiguda Branch, Sec 8ad,
Hyderabad

ATTESTED
CH. YADAGIRI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 MACHA BOLARAM,
 RANGA REDDY DIST.
 T.S. NINJA

Aradhana S mehta

Kusum-S. Mehta
 Harsha D. Mehta
 Anand Mehta
 Mehta

Bt. 135 No 2434/2017 & Doct No 234 12013 Sheet 5 of 14 Sub Registrar Kapra



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SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF LAND admeasuring Ac. 2-127Gts, (11,213 Sq yds), in Sy.No.82/1 of Mallapur Village, Uppal Mandal, R.R. District:

NORTH BY : Railway Track
SOUTH BY : Main Road
EAST BY : Open Land
WEST BY : 40' wide Road

SCHEDULE A PROPERTY

ALL THAT 80% undivided co-ownership share equal to about 4356 sq.yards in all that land admeasuring Ac. 1-05 Gts, (5445 Sq yds) in Sy.No.82/1 of Mallapur Village, Uppal Mandal, R.R. District under SRO, Kapra and bounded on:

NORTH BY : Railway Track
SOUTH BY : Land belonging to Donors and Donees in Sy. No. 82/1
EAST BY : Land belonging to Donors and Donees in Sy. No. 82/1
WEST BY : 40' wide Road

SCHEDULE B PROPERTY

ALL THAT 80% undivided co-ownership share equal to about 3582 sq.yards in all that land admeasuring Ac. 0-37 Gts, (4477 Sq yds) in Sy.No.82/1 of Mallapur Village, Uppal Mandal, R.R. District under SRO, Kapra and bounded on:

NORTH BY : Railway Track
SOUTH BY : Sy. No. 82/1 (Part) Road and Neighbours land
EAST BY : Open Land
WEST BY : Land belonging to Donors and Donees in Sy. No. 82/1

SCHEDULE C PROPERTY

ALL THAT 80% undivided co-ownership share equal to about 678 sq.yards in all that land admeasuring Ac.0-0.07 Gts (847 Sq yds) in Sy.No.82/1 of Mallapur Village, Uppal Mandal, R.R. District under SRO, Kapra and bounded on:

NORTH BY : Land belonging to Donors and Donees in Sy. No. 82/1
SOUTH BY : Sy. No. 82/1 (Part) Road
EAST BY : Land belonging to Donors and Donees in Sy. No. 82/1
WEST BY : 40' wide Road

SCHEDULE D PROPERTY

ALL THAT 80% undivided co-ownership share equal to about 355 sq.yards in all that land admeasuring 444 Sq yds in Sy.No.82/1 of Mallapur Village, Uppal Mandal, R.R. District under SRO, Kapra and bounded on:

NORTH BY : Land belonging to Donors and Donees
SOUTH BY : Land belonging to Donors and Donees
EAST BY : Land belonging to Donors and Donees
WEST BY : Land belonging to Donors and Donees

ATTESTED
CH. YADAGIRI

B.Com., LL.B.
ADVOCATE & NOTARY
MACHA BOLARAM
RANGA REDDY DIST.

T.S. INDIA

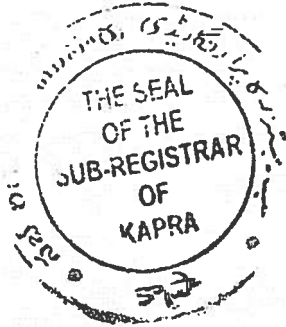
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S. Aradhana. S. menta

[Signature] Kusum S. menta

[Signature]

[Signature]

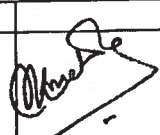
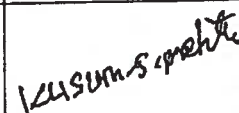
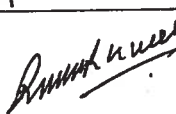
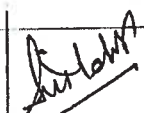
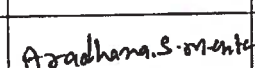
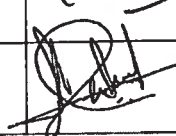
BK-1, CS No 2434/2017 & Doct No 234/2017 Sheet 6 of 14 Sub Registrar Kapra



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IN WITNESS WHEREOF, the DONORS and DONEES herein have executed this Gift Settlement Deed on the day, month and year first above mentioned in the presence of the witnesses mentioned below:

Donors		Donees	
1.Suresh U. Mehta		1.Mehul Mehta	
2. Kusum S.Mehta		2.Bhavesb Mehta	
3.Deepak U.Mehta			
4. Harsha D.Mehta			
5. Sudhir U.Mehta			
6.AaradhanaS.Mehta			
7.Meet B.Mehta			
8.Rahul B.Mehta			

Witnesses:

1. 

2. 

ATTESTED
CH. KADAGIRI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 MACHA BOLARAJI,
 RANGA REDDY DIST.
 T.S. INDIA.

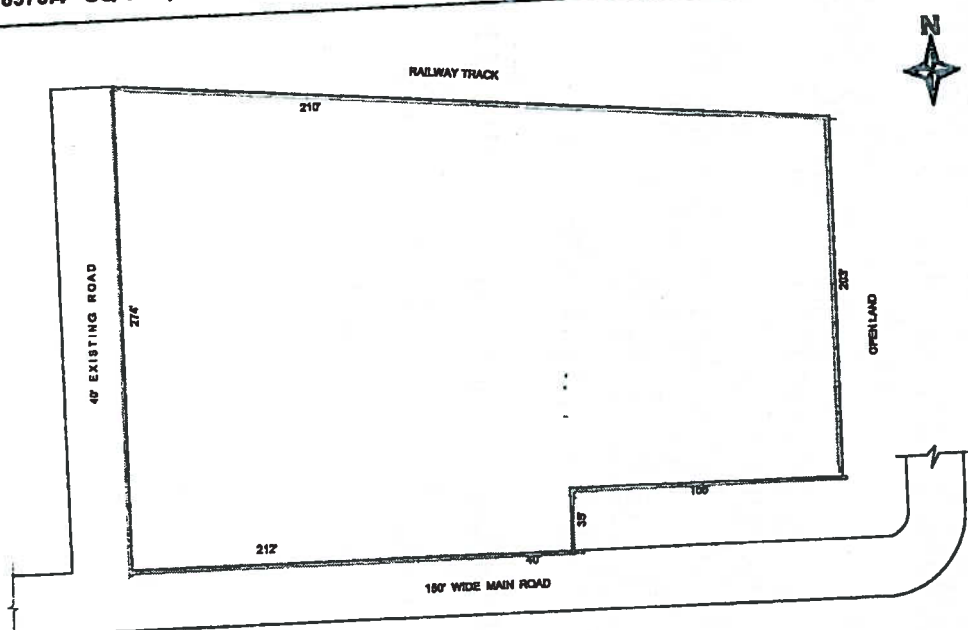
Bk. & C. No.: 12017 & Doct No 12017
234/201- Sheet 7 of 14 Sub Registrar
Kapra



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PLAN SHOWING	8970.4 SQ YDS (OUT OF 11213 SQ YDS) FORMING A PART		Situated at
IN SURVEY NO.	SY. No. 82/1	Mandal, R.R. Dist.	
DONORS:	MALLAPUR VILLAGE, UPPAL MANDAL Suresh U Mehta S/o. Late Uttamlal Raghavji Mehta Kusum S. Mehta, w/o. Suresh U. Mehta Deepak U. Mehta, S/o. Late Uttamlal Raghavji Mehta Harsha D. Mehta, w/o. Deepak U. Mehta Sudhir U. Mehta, S/o. Late Uttamlal Raghavji Mehta Aradhana S. Mehta, w/o. Sudhir U. Mehta Meet B. Mehta, S/o. Late Bharat U. Mehta Rahul B. Mehta, S/o. Late Bharat U. Mehta		
DONEES:	Mehul V Mehta, s/o. Late Shri Vasant U. Mehta Bhavesh V. Mehta, s/o. Late Vasant U. Mehta		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA: 8970.4 SQ YDS, SFT.		SQ. MTRS.	



Suresh U Mehta
Kusum S. Mehta
Deepak U. Mehta
Harsha D. Mehta
Sudhir U. Mehta
Aradhana S. Mehta
Meet B. Mehta
Rahul B. Mehta

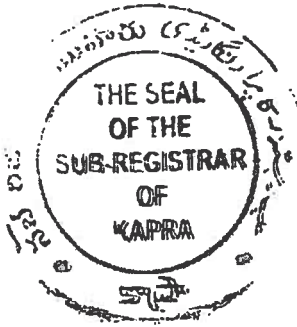
WITNESSES:
 1. *Suresh U Mehta*
Aradhana S. Mehta

SIGN OF THE DONORS
Suresh U Mehta
Aradhana S. Mehta

SIGN OF THE DONEES
Mehul V Mehta
Bhavesh V. Mehta

ATTESTED
 CH. YADAGURI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 MACHA BOLARAM,
 RANGA REDDY DIST.
 T.S. INDIA.

BK-1, CS No 2434/2017 & Doct No KD
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Kapra



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SIGNATURE OF WITNESSES:

1. Sindhu
2. Pernegya

Suresh Kumar

Kusum - S. Mehta

Amritha

Aradhana D. Mehta

Sindhu

Aradhana S Mehta

Meeta

[Signature]

SIGNATURE OF DONORS

[Signature]

[Signature]

SIGNATURES OF DONEES

Purvi. m. mehta

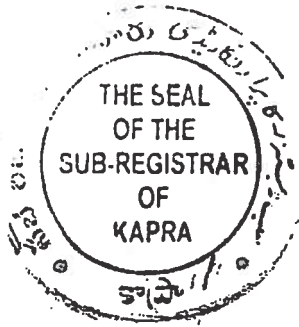
Beena B. mehta

SIGNATURE OF THE REPRESENTATIVE
(or) SPA HOLDERS

[Signature]

ATTESTED
CH. YADAGIRI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 MACHA BOLAPADA,
 RANGA REDDY DIST.
 T.S. INDIA.

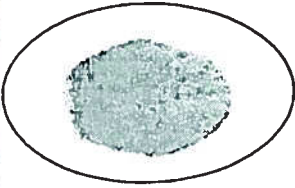
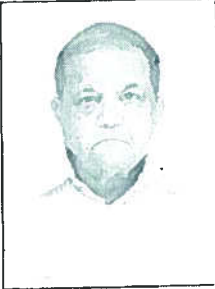
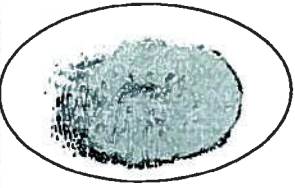
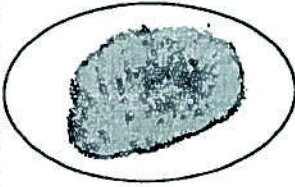
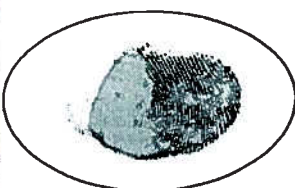
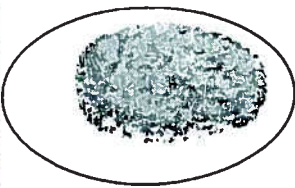
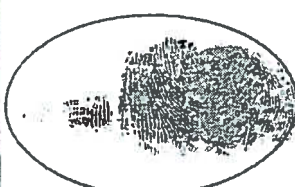
2334/2017 Sheet 3 of 30 Sub Registrar Kapra
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			DONORS: 1. SHRI. SURESH U MEHTA, S/O. LATE UTTAMLAL RAGHAVJI MEHTA, R/O. 2-3-577, FLAT NO. 402, UTTAM TOWERS, MINISTER ROAD, D.V. COLONY, SECUNDERABAD - 500 003. <i>Suresh U. Mehta</i>
			2. SMT. KUSUM S. MEHTA, W/O. SURESH U. MEHTA, R/O. 2-3-577, FLAT NO. 402, UTTAM TOWERS, MINISTER ROAD, D.V. COLONY, SECUNDERABAD - 500 003. <i>Kusum S. Mehta</i>
			3. SHRI. DEEPAK U. MEHTA, S/O. LATE UTTAMLAL RAGHAVJI MEHTA, R/O. FLAT NO. 401, MAHESHWARI RESIDENCY, D.V. COLONY, MINISTER ROAD, SECUNDERABAD - 500 003. <i>Deepak U. Mehta</i>
			4. SMT. HARSHA D. MEHTA, W/O. DEEPAK U. MEHTA, R/O. FLAT NO. 401, MAHESHWARI RESIDENCY, D.V. COLONY, MINISTER ROAD, SECUNDERABAD - 500 003. <i>Harsha D. Mehta</i>
			5. SHRI. SUDHIR U. MEHTA, S/O. LATE UTTAMLAL RAGHAVJI MEHTA, R/O. 21, BAPUBAGH COLONY, GROUND FLOOR, P.G. ROAD, SECUNDERABAD - 500 003. <i>Sudhir U. Mehta</i>
			6. SMT. ARADHANA S. MEHTA, W/O. SUDHIR U. MEHTA, R/O. 21, BAPUBAGH COLONY, GROUND FLOOR, P.G. ROAD, SECUNDERABAD - 500 003. <i>Aradhana S. Mehta</i>

WITNESS:

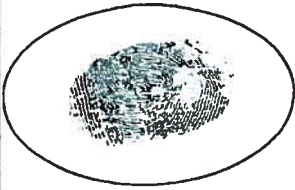
ATTESTED
CH. YADAGIRI
 B.Com., LL.B.,
 ADVOCATE & NOTARY
 MACHA BOLARAM,
 RANGA REDDY DIST.
 T.C. NITIA.

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23112013 Signed 9 of 14 Sub Registrar
Kapra

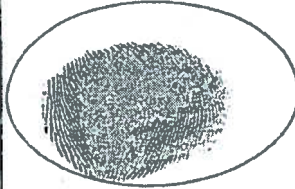


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7. SHRI. RAHUL B. MEHTA,
S/O. LATE SHRI BHARAT U. MEHTA,
R/O. 1-8-153, 154, 153/1,
SHIVA SADAN APARTMENT,
FLAT NO. 203, S.P. ROAD,
SECUNDERABAD - 500 003.



8. SHRI. MEET B. MEHTA,
S/O. LATE BHARAT U. MEHTA,
R/O. 2-3-577, FLAT NO. 401,
UTTAM TOWERS,
MINISTER ROAD, D.V. COLONY,
SECUNDERABAD - 500 003.

SPA for presenting documents vide SPA no:
37/BK-IV/17, 114/BK-IV/17, 117/BK-IV/17, 121/BK-
IV/17, 122/BK-IV/17, 126/BK-IV/17, 128/BK-IV/17,
132/BK-IV/17. @ SRO, Sec. Bag.

SMT. BEENA B MEHTA,
W/O. SHRI BHAVESH V MEHTA,
R/O. 2-3-577, FLAT NO. 301,
UTTAM TOWERS,
MINISTER ROAD, D.V. COLONY,
SECUNDERABAD - 500 003.



SPA for presenting documents vide SPA no:
74/BK-IV/17, 115/BK-IV/17, 116/BK-IV/17, 120/BK-
IV/17, 123/BK-IV/17, 124/BK-IV/17, 129/BK-IV/17,
130/BK-IV/17. @ SRO, Sec. Bag.

SMT. PURVI M. MEHTA,
W/O. MEHUL V. MEHTA,
R/O. 21, BAPUBAGH COLONY,
1ST FLOOR, P.G. ROAD,
SECUNDERABAD - 500 003.



DONEE(S):

SHRI. MEHUL V MEHTA,
S/O. VASANT U. MEHTA,
R/O. 21, BAPUBAGH COLONY,
I FLOOR, P.G. ROAD,
SECUNDERABAD - 500 003.



SHRI. BHAVESH V. MEHTA,
S/O. LATE VASANT U. MEHTA,
R/O. 2-3-577, FLAT NO. 301,
UTTAM TOWERS,
MINISTER ROAD, D.V. COLONY,
SECUNDERABAD - 500 003.



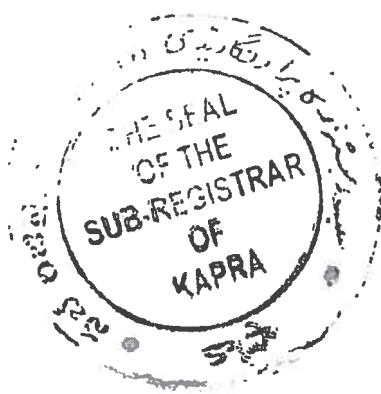
Witness -

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ATTESTED

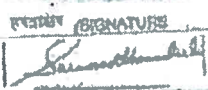
CH. YADAGIRI
B.Com, LL.B.
ADVOCATE & NOTARY
MACHA H. ROAD,
RANGA REDDY DISTRICT,
T.S. INDIA.

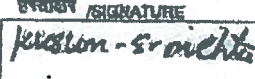
BK-1, CS No 2434/2017 & Doct No 23412017 Sheet 14 of 14 Sub Registrar Kapra

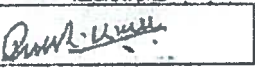


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PERMANENT ACCOUNT NUMBER
ABMPM6740G
 NAME
GURESH UTTAMLAL MEHTA
 FATHER'S NAME
UTTAMLAL RAGHAVJI MEHTA
 DATE OF BIRTH
14-09-1946
 SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

PERMANENT ACCOUNT NUMBER
ABMPM6753F
 NAME
KUSUM SURESH MEHTA
 FATHER'S NAME
KESHAWJI TRIKAMJI MODI
 DATE OF BIRTH
06-07-1957
 SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

PERMANENT ACCOUNT NUMBER
AATPM6259Q
 NAME
DEEPAK UTTAMLAL MEHTA
 FATHER'S NAME
UTTAMLAL RAGHAV MEHTA
 DATE OF BIRTH
28-10-1952
 SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

PERMANENT ACCOUNT NUMBER
ABMPM673BJ
 NAME
MARSHABEN DEEPAK MEHTA
 FATHER'S NAME
RAMNIKEHAI NARSIDAS BHUYA
 DATE OF BIRTH
24-09-1954
 SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh


सुधीर उ मेहता
Sudhir U Mehta
 Year of Birth 1956
 पुरुष / Male
7355 1853 1402


सुधीर उ मेहता
Sudhir U Mehta
 Address: S/O Uttamlal Mehta, PLOT NO 21 1-8-32/27D, BAPUBAGH COLONY, P G ROAD, Secunderabad, Hyderabad, Andhra Pradesh, 500003

अधार - सांख्यिकी हक

1947
 1800 180 1947
 help@mahatma.gov.in
 www.mahatma.gov.in
 स.स.स. 1947, 1800-180-1947


अरधना एस मेहता
Aradhana S Mehta
 Year of Birth 1958
 स्त्री / Female
7494 7274 2926


अरधना एस मेहता
Aradhana S Mehta
 Address: W/O Sudhir Mehta, PLOT NO 21 1-8-32/27 BAPU BAGH COLONY, P G ROAD, KMS HOSPITAL, Secunderabad, Hyderabad, Andhra Pradesh, 500003

अधार - सांख्यिकी हक

1947
 1800 180 1947
 help@mahatma.gov.in
 www.mahatma.gov.in
 स.स.स. 1947, 1800-180-1947

B.COM LL.B.
 ADVOCATE & NOTARY
 MACHA BOLLAPALLE
 RANGI BOLLAPALLE
 T.S. 1000

Dis-1, CG 115-240-117-2 E Dec 110
 232 (4-11-11) Sub 12 of 14
 Kappa
 141



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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADKPM7095C

नाम /NAME
MEET BHARAT MEHTA

पिता का नाम /FATHER'S NAME
BHARAT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
03-07-1976

हस्ताक्षर /SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

भारत सरकार
GOVERNMENT OF INDIA

मि. बी. भारती मेहता
Meet Bharat Mehta
पुरुष /Male

4152 7349 2100

अधार + सामान्य पत्र

आयकर विभाग
INCOME TAX DEPARTMENT
RAHUL BHARAT MEHTA
BHARAT UTTAMLAL MEHTA
04/12/1980
Permanent Account Number
AFERP2658G
[Signature]

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADKPM7094D

नाम /NAME
MEHUL VASANT MEHTA

पिता का नाम /FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
19-01-1976

हस्ताक्षर /SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम /NAME
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
02-03-1970

हस्ताक्षर /SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT
RURI MEHUL MEHTA
PANKAJ CHANDRAKANT SHANGHVI
04/11/1978
Permanent Account Number
AMDP39753P
[Signature]

भारत सरकार
GOVT. OF INDIA

ADVOCATE
MAGAN
RANGA REDDY
T.S. INDIA

[Signature]

Purvi.m.mehla

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1361

1944: Subsequent
K-23

9



Created on: 11/11/2019



భారత ప్రభుత్వం

భారత ప్రభుత్వం

సమాచార/Enrollment No.: 2017/00167/01435

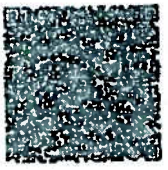
21/12/2011

To
Beena Bhavesh Mehta
W/O Bhavesh Mehta
2-3-577 301 UTTAM TOWERS
D V COLONY
MINISTER ROAD
Secunderabad
Hyderabad
Andhra Pradesh - 500003
9808301210

Beena B Mehta



3834440



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

4312 5110 2211

ఆధార్ - సామాన్య నివాసి హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మీ పూర్వ పేరు
Beena Bhavesh Mehta

పుట్టిన సంవత్సరం / Year of Birth: 1973
పు / Female

4312 5110 2211

ఆధార్ - సామాన్య నివాసి హక్కు



భారత ప్రభుత్వం

భారత ప్రభుత్వం

సమాచార/Enrollment No.: 1027/00066/46169

Date: 29/06/2011

To
Kusuma Sanyal
(పుట్టిన నామం)
S/O Kusuma Sanyal
1-19-34/3
Rangapuram
Veda Bhal Patel Nagar
Secunderabad
Hyderabad
Andhra Pradesh - 500003

Kusuma Sanyal



EY 10345961 5 IN

Ref. No.: 20083011-02710

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

2513 2956 7676

ఆధార్ - సామాన్య నివాసి హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మీ పూర్వ పేరు
Kusuma Sanyal

పుట్టిన సంవత్సరం / Year of Birth: 1980
పుట్టిన పేరు / Male

2513 2956 7676

ఆధార్ - సామాన్య నివాసి హక్కు

Non Transport

Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity
Transport

14/01/2024

Date of Validity
Badge No.

Reference No.

DLR0111179314

Original LA

RTA-HYDERABAD-EZ

Date of First Issue

04/01/1985

Date of Birth

18/01/1974

Blood Group

Signature

20240705/14

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54791995
PRASHAKH REDDY K
K PADMA REDDY
3-3-04/10/24
JASWAL GARDEN
AMBERPET
HYDERABAD - 500019



Issued On: 10/12/2014

RTA-HYDERABAD-EZ

ADVOCATE
MACHA GOLANAM
RANGA REDDY DIST.
T.S. INDIA.



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VALID FOR 3 MONTHS ONLY

05062017

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***** COMMISSIONER GHMC *****

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ONLY.

₹ 1,07,652.00

FC HDFC BANK LTD.

For HDFC BANK LTD.

H P ROAD - SECUNDERABAD

SECUNDERABAD - 500003

REF. No. 270512002298

K. Karishma
B24225
Saurabh
C19320

AUTHORIZED SIGNATORIES

Please sign above

THE SEAL
OF THE
SUB-REGISTRAR
OF
KAPRA

5002400570 999989 12

Blk-1, CS No 2434/2017 & Doct No 2334 / 2017 - Sheet 14 of 14 Sub Registrar
Kapra



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