

LOAN AGREEMENT

BETWEEN

M/s. Modi Properties & Investments Private Limited
(As the Borrower)

1. M/s. Alpine Estates
 2. M/s. Mehta & Modi Homes
 3. Mr. Soham Modi
 4. Mr. Gaurang Mody
 5. Mrs. Tejal Modi W/O Mr. Soham Modi
 6. Mrs Ajeeta Mody W/O Mr. Gaurang Mody
- (As the Co-Borrower(s))

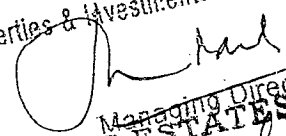
AND

M/s. INDIABULLS FINANCIAL SERVICES LIMITED

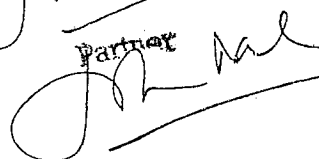
(As the Lender)

LOAN AGREEMENT

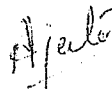
For Modi Properties & Investments Pvt. Ltd.

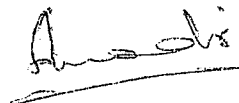

Managing Director
FOR ALPINE ESTATES


Partner
For Mehta and Modi Homes


Partner

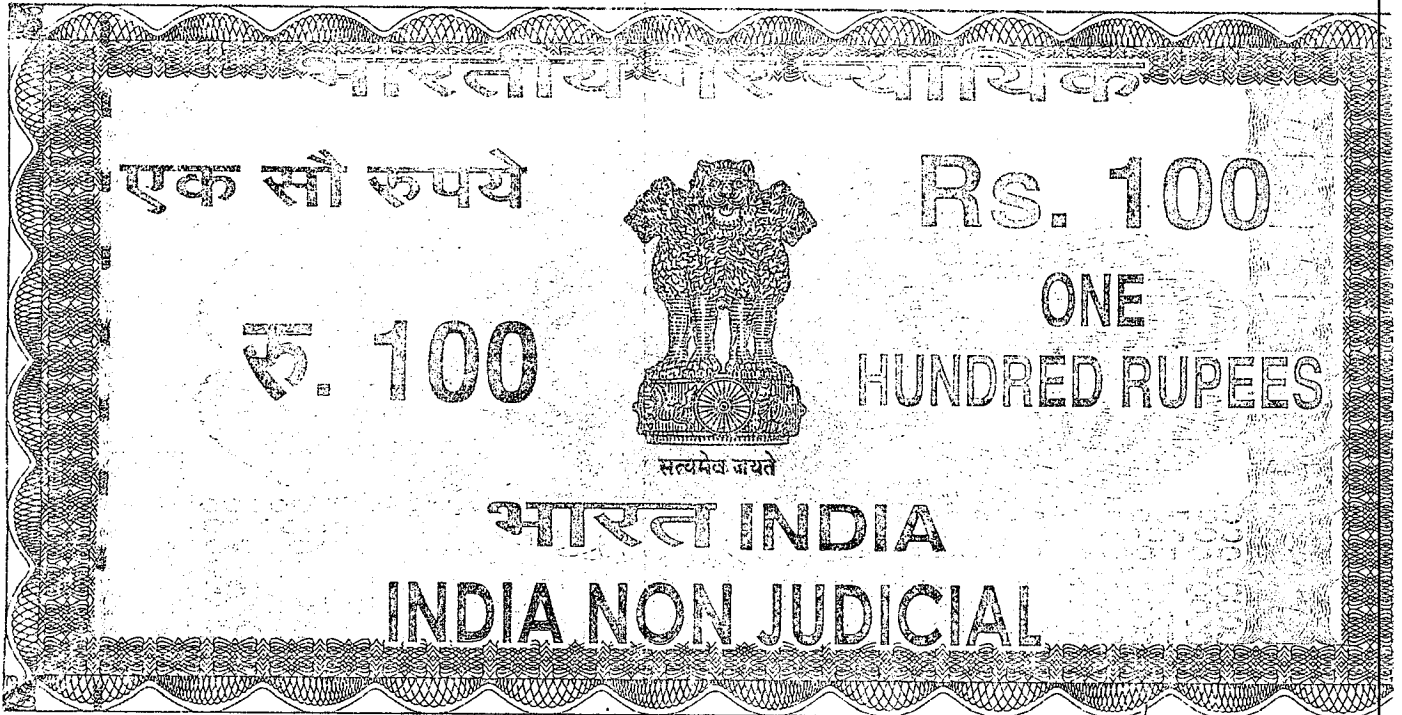






For Indiabulls Financial Services Ltd.


Authorized Signatory



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-G-111111
291750
LEELA G. CHIMLA
STAMP VENDOR
S.V.L.No.32/1998, No.1
5-4-76/A, Cellular Road,
SECUNDERABAD-500

Sl.No. 7633 Date 18-9-09 Rs. 1000

Sold To: SOHAM Modi

S/o: Sathish Modi

For Whom: THIS AGREEMENT ("Agreement") is made on the day, month and year set out in Schedule

— I as attached hereinafter between the Borrower and the Co-Borrower(s) (as defined in the definition) whose name(s), address(s) and other details are mentioned in Schedule – I (hereinafter referred to as the "Borrower" and the "Co-Borrower(s)", respectively, which expression shall, unless repugnant to the subject, context or meaning thereof, be deemed to mean and include its executors and successors and permitted assigns); and

M/s. INDIABULLS FINANCIAL SERVICES LIMITED, a company incorporated under the Companies Act, 1956, with its registered office situated at F-60, Malhotra Building, 2nd Floor, Connaught Place, New Delhi 110 001 and a corporate office amongst other places situated at, 448-451, Udyog Vihar, Phase – V, Gurgaon 122001 (hereinafter referred to as "Lender" which expression shall, unless repugnant to the subject, context or meaning thereof, be deemed to mean and include its executors and successors and assigns); and

For Indiabulls Financial Services Ltd.

Valueller
Authorised Signatory

For Modi Properties & Investments Pvt. Ltd.
Managing Director
For ALPINE ESTATES

For Modi and Modi Homes
Partner

Agents
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WHEREAS, the Borrower and the Co-Borrower(s) have approached the Lender with a request for granting Loan of an amount as mentioned in the Schedule-I to the Borrower and/or the Co Borrower(s).

AND WHEREAS, after considering the request of the Borrower and/or the Co-Borrower(s), the Lender has agreed to grant a Loan to the Borrower and/or the Co-Borrower(s) subject to the terms and conditions contained, *inter alia*, herein.

IT IS AGREED as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Agreement:

"Agreement" means this agreement, all schedules and all amendments to this Agreement.

"Affiliate" means in relation to any company / corporation, a subsidiary of that company / corporation.

"Authorisation" means an authorization, consent, approval, resolution, licence, exemption, filing, notarization or registration.

"Borrower(s)" means the Company named in the Schedule - I to this Agreement and the expression "Borrower" shall, unless it be repugnant to the subject or as the context may permit or require, include its successor and permitted assigns. The expression "Borrower(s)" shall, as the subject or context may permit or require, mean any or each of the Borrower(s).

"Borrower's Dues" means and includes the outstanding principal amount of the Loan and amount due as per this Agreement and/or other loan agreements entered between (a) the Borrower and/or the Co-Borrower(s) and (b) the Lender including any interest thereon, Default Interest, all other fees, costs, charges, expenses and other

sums whatsoever payable by the Borrower and/or the Co-Borrower(s) to the Lender in accordance with the Agreement and/or such other loan agreements.

"Business Day" means a day (other than a Sunday) on which banks are open for general business in Delhi.

"Business Plan" means the business plan of the Borrower and the Co-Borrower(s) delivered to the Lender prior to the date of this Agreement.

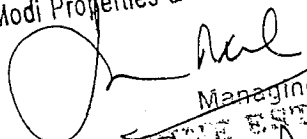
"Co-Borrower(s)" mean the persons named in the Schedule – I to this Agreement and the expression "Co-Borrower(s)" shall, unless it be repugnant to the subject or as the context may permit or require, include, its/their successors and/or permitted assigns. The expression "Co-Borrower(s)" shall, as the subject or context may permit or require, mean any or each of the Co-Borrower(s).

"Event of Default" means, any event or circumstance specified as such in clause – 12 of this Agreement.

"Financial Indebtedness" means, any indebtedness for or in respect of:

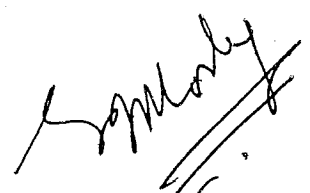
- (a) moneys borrowed;
- (b) any amount raised by acceptance under any acceptance credit facility or dematerialized equivalent;
- (c) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (d) any amount raised by the issue of redeemable shares; and
- (e) (without double counting) the amount of any liability in respect of any guarantee or indemnity for any of the items referred to in paragraphs (a) to (d) above.

For Modi Properties & Investments Pvt. Ltd.


Managing Director
FOR A. P. MODI ESTABLISHMENTS


Partner
FOR MODI AND MODI ASSOCIATES


Partner


Special Agent


"Loan" means loan amount mentioned in Schedule I of this Agreement which will be or has been made available under this Agreement as per the terms and conditions contained herein to the extent not cancelled, reduced or transferred under this Agreement.

"Loan Documents" means: (a) Loan Agreement, (b) Security Documents and/or (c) all other documents evidencing, securing, governing or otherwise pertaining to the Borrower's Dues.

"Material Adverse Effect" means, a material adverse effect in the opinion of the Lender on:

- (a) the business, operations, property or condition (financial or otherwise) of the Borrower and/or the Co-Borrower(s);
- (b) the ability of the Borrower and/or the Co-Borrower(s) to perform its obligations under the Loan Documents; or
- (c) the validity or enforceability of the Loan Documents or the rights or remedies of the Lender under the Loan Documents.

"Financial Statements" means: in relation to the Borrower and/or the Co-Borrower(s), its/their audited consolidated financial statements for its financial year(s) 2006-2007, 2007-2008, 2008-2009.

"Party" means a party to this Agreement individually.

"Parties" means party to this Agreement collectively.

"Security" means a mortgage, charge, pledge, lien or other security interest securing any obligation (including the Borrower's Dues) of the Borrower and/or the Co-

For Modi Properties & Investments Pvt. Ltd.
For ALPINE ESTATES
Partner
For Mehta and Modi Homes
Partner

For Indiabulls Financial Services Ltd.

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Borrower(s) hereunder or any other agreement or arrangement having a similar effect in favour of the Lender.

"Security Documents" means and includes, as the context may require, any document(s) creating the Security in favour of the Lender.

1.2 Construction

1.2.1 Unless a contrary indication appears any reference in this Agreement to:

1.2.1.1 A "Loan Document" or any other agreement or instrument is a reference to that Loan Document or other agreement or instrument as amended or novated;

1.2.1.2 "Indebtedness" includes any obligation (whether incurred as principal or as surety) for the payment or repayment of money, whether present or future, actual or contingent;

1.2.1.3 Section, Clause and Schedule headings are for ease of reference only.

1.2.1.4 Unless a contrary indication appears, a term used in any other Loan Document or in any notice given under or in connection with any Loan Document has the same meaning in that Loan Document or notice as in this Agreement.

1.2.1.5 A Default or an Event of Default is "continuing" if it has not been remedied or waived.

2. THE LOAN AND THE SECURITY

2.1 Loan Amount

That in consideration of the terms and conditions hereinafter stated, the Lender agrees to lend to the Borrower and/or the Co-Borrower(s) and the Borrower and/or the Co-Borrower(s) agree to borrow, the Loan amount mentioned in Schedule - I. Further, on the performance by the Borrower and/or the Co-Borrower(s) of all conditions

For Modi Properties & Investments Pvt. Ltd.

Managing Director
For ALPINE ESTATES

For Mehta and Mehta
Partner

For Indiabulls Financial Services Ltd.

[Signature]

[Signature]
[Signature]

precedent as required / provided by the Lender and upon receipt of the request from the Borrower and/or the Co-Borrower(s), the Lender may, at its sole and absolute discretion, disburse the Loan to the Borrower and/or the Co-Borrower(s). The Loan may be disbursed in full or in such tranches as mentioned as deemed fit by the Lender or as may be mutually agreed upon by and between the Borrower and/or the Co-Borrower(s) and the Lender and in the case of being disbursed in tranches then each request will comply with the above requirements and will mention the amount to be disbursed. As requested by the Borrower and/or the Co-Borrower(s) and agreed by the Lender the entire sum upto Rs.5,00,00,000/- (Rupees Five Crores only) in such tranches as deemed fit by the Lender and to the satisfaction of the Lender at its sole discretion after deductions, shall be paid to M/s. Modi Properties & Investments Private Limited only for and on behalf of the Borrower and the Co-Borrower(s). The Borrower and the Co-Borrowers shall be jointly and severally liable for the Borrower's Dues under this Agreement.

2.2 Security

The Borrower's Dues including the Loan together with costs and other expenses that may be incurred by the Lender in relation thereto shall be secured by the Borrower and the Co-Borrower(s), if so desired by the Lender.

2.2.1. The Borrower and/or the Co-Borrower(s) shall ensure that they obtain all consents and permissions that are necessary to execute such documents, deeds and writings as may be required by the Lender to create the said Security, if so desired by the Lender, for payment/repayment of the Borrower's Dues under this Agreement. The stamp duty, additional stamp duty, any penalty thereon and registration charges, if any, and as applicable for creation and/or registration of the mortgage deed, letter of guarantee, deeds, writings and documents and transfer deeds aforesaid shall be borne by the Borrower and/or the Co-Borrower(s) and shall be the responsibility/liability of the

For Modi Properties & Investments Pvt. Ltd.

Managing Director
For ALPINE ESTATES

Partner

Partner

For Indiabulls Financial Services Ltd.

Authorised Signatory

Borrower(s) and the Co-Borrower(s) to pay the stamp duty, registration charges, and penalty thereon, if any, and to get the Loan Documents registered with appropriate authorities.

2.3 Additional Security

Additional security, if so desired by the Lender, shall also be provided by the Borrower and/or the Co-Borrower(s) to the Lender as mentioned in Schedule-I.

2.4 Release of Security

If the Borrower's Dues together with costs and other expenses that may be incurred by the Lender in relation thereto is secured, if so desired by the Lender in the future, then on the repayment of the entire amount of the Borrower's Dues, costs and expenses, if any, incurred by the Lender, the Lender shall forthwith release the Security that would have been created in favour of the Lender by executing, at the costs of the Borrower and/or the Co-Borrower(s) including costs relating to stamp duty and registration charges, all such documents as may be required for the purpose.

- 2.5 No notice, reminder or intimation shall be given to the Borrower and/or the Co-Borrower(s) regarding their obligation to pay the amounts payable hereunder and it shall be entirely the Borrower's and/or the Co-Borrower(s)' responsibility to ensure prompt and regular payment of the amounts payable by the Borrower and/or the Co-Borrower(s) to Lender when due and in the manner herein provided.

3. REPAYMENT

3.1 Repayment of Loans

For ALPINE ESTATES
Partner

For Mehta and Modi Homes
Partner

8

For Mehta and Modi Homes
Partner

For Indiabulls Financial Services Ltd.

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3.1.1 The Borrower and/or the Co-Borrower(s) shall repay the entire Loan to the Lender in such manner as agreed upon between the Lender and as per the repayment schedule ("Payment/Repayment Schedule") as provided in Schedule -I.

3.1.2 The Borrower and/or the Co-Borrower(s) may repay/pay the installments and other monies in respect of the Loan through any one of the following modes – post-dated cheques ("PDC method") / the Electronic Clearing System (Debit Clearing) as notified by the ("RBI ECS method")/ by directly paying amounts when due to the Lender ("Direct Payment method") / by any other method, and as has been agreed upon between the Borrower and the Lender. The Lender may, in its sole discretion, require the Borrower and/or the Co-Borrower(s) to adopt or switch to any alternate of mode of payment and the borrower shall comply with such request, without any demur or delay. The method for payment as selected by the Borrower and/or the Co-Borrower(s) or the mandates given by the Borrower and/or the Co-Borrower(s) under any payment mode cannot be cancelled or revoked by the Borrower and/or the Co-Borrower(s) without prior consent of the Lender. If the Borrower and/or the Co-Borrower(s) cancels or revokes (or attempt to cancel or revoke) such mandates without the prior consent of the Lender, such acts of the Borrower and/or the Co-Borrower(s) shall be entitled to initiate appropriate criminal proceedings against the Borrower and/or the Co-Borrower(s) without prejudice to the Lender's other rights under the provisions of the Negotiable Instruments Act, 1881. The Borrower and/or the Co-Borrower(s) shall pay cheque dishonor charges and miscellaneous payment charges to the Lender as specified by the Lender for the first and subsequent representations. Submission of post-dated cheques by the Borrower and/or the Co-Borrower(s) to the Lender shall be deemed to be an unconditional and irrevocable authority given by the Borrower and/or the Co-Borrower(s) to the Lender to present them for payment on or after the dates indicated on such cheques. The Borrower and/or the Co-Borrower(s) shall ensure that each of such cheques is honoured on first presentation.

For Modi Properties & Investments Pvt. Ltd.

Managing Director
For ALPINE ESTATES

Partner

For Modi Properties & Investments Pvt. Ltd.

Partner

Partner

For Modi Properties & Investments Pvt. Ltd.

For Indiabulls Financial Services Ltd.

Partner

3.1.3 The Borrower shall, on the execution of this Agreement, issue and hand over to the Lender, an undated cheque(s) and/or post-dated cheque(s) for the Loan amount. The Borrower shall take all steps as may be necessary to ensure that the said cheques to be issued by it/him to the Lender pursuant to the provisions of this clause, when presented, shall be honoured by the bank on which it is drawn. The said cheques shall be drawn in favour of the Lender payable at any bank situated at Mumbai / Delhi and the amount due on the cheques shall be deemed to have been received on realisation of the cheques. Dishonour / non realisation of the said cheques shall render the Borrower and the signatories of the cheques to an action under Section 138 of The Negotiable Instruments Act, 1881 and the Borrower / signatories shall not be entitled to plead that the said cheques were not validly issued.

4. PREPAYMENT / FORECLOSURE AND CANCELLATION

4.1 Illegality

4.1.1 If, at any time, it is or will become unlawful under any applicable laws, rules, regulations for the Lender to perform any of its obligations as contemplated by this Agreement:

- i. the Lender shall promptly notify the Borrower and/or the Co-Borrower(s) upon becoming aware of that event whereupon the Loan will be immediately cancelled; and
- ii. the Borrower and/or the Co-Borrower(s) shall pay/repay the Borrower's Dues on the date specified by the Lender in the notice delivered to the Borrower and/or the Co-Borrower(s).

4.1.2 The Lender, after the date of this Agreement, shall have the absolute authority and discretion and may, through notice of a specific number of

For Modi Properties & Investments Pvt. Ltd.

For ALPINE ESTATES
Partner

Partner

For Modia and Modia Homes
Partner

For Indiabulls Financial Services Ltd.

Valuer

Signature

Business Days as mentioned in Schedule -I, to the Borrower and/or the Co-Borrower(s) requiring the Borrower and Co-Borrower(s) to prepay/foreclose the Borrower's Dues earlier than the due date(s) and the Borrower and/or the Co-Borrower(s) shall on receipt of such notice unconditionally and irrevocably and without demur or delay and without in any way questioning the authority of the Lender in the exercise of its rights, repay the Borrower's Dues on the date mentioned in the said notice.

- 4.2 Notwithstanding anything contained herein the Lender may at its sole and absolute discretion, by notice to the Borrower and/or the Co-Borrower(s), cancel the disbursement of the Loan for any reason whatsoever, at any stage under this Agreement.
- 4.3 The Lender reserves the right to, anytime in the future, charge for prepayment of the Loan or foreclosure of the Loan facility and the Borrower and the Co-Borrower(s) hereby agree that it/they shall duly pay prepayment charges and/or foreclosure charges as levied by the Lender without any delay or demur on its part. The Borrower and the Co-Borrower(s) agree to give a notice of such days as mentioned in Schedule-I to the Lender in case the Borrower and/or the Co-Borrower(s) want to make any prepayment / foreclosure in respect of the Loan under this Agreement.
- 4.4 That the Lender may in its sole and absolute discretion and subject to such terms and conditions as the Lender, may prescribe and also upon the payment of prepayment/foreclosure charges which has been mutually decided and are specified in the applicable schedule on the amount so prepaid, permit prepayment / acceleration in payment of installments at the request of the Borrower and/or the Co-Borrower(s) subject to that no prepayment/foreclosure shall be made within the number of months as mentioned in Schedule - I. The Borrower and/or the Co-Borrower(s) further

For Modi Properties & Investments Pvt. Ltd.

Managing Director
For ALPINE ESTATES

Partner

11

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11

agree that the Lender may specify, from time to time, the minimum amount of prepayment/amounts payable on account of acceleration of installments.

4.5 That in the event of the Lender permitting the Borrower and/or the Co-Borrower(s) for prepayment / foreclosure/ acceleration, the Payment/Repayment Schedule for the Loan shall be amended / altered by the Lender for giving effect to such prepayment/foreclosure / acceleration, and such amended / altered repayment schedule shall be binding upon the Borrower and/or the Co-Borrower(s). That in such an eventuality the Borrower and/or the Co-Borrower(s) undertakes and agrees to execute such document(s) as the Lender may require. In case if any amount is prepaid by the Borrower and/or the Co-Borrower(s), the same shall be adjusted first towards the prepayments charges, interest, incidental charges, additional interest, installments outstanding, and balance towards the principal amount of the loan. The interest and any other charges, etc. would be leviable till the end of the month in which the prepayment/foreclosure has been made. In the event of prepayment, the amortization schedule shall be effective from first day of the subsequent month. The Lender at its sole discretion may require swap of the post-dated cheques or any other repayment / payment mode for re-scheduling of installments from time to time.

5. INTEREST

5.1 Calculation of Rate of Interest

Subject to Clause 5.4 of this Agreement, the Borrower and/or the Co-Borrower(s) agree to pay to the Lender interest on the said Loan or such part thereof as may be outstanding from time to time at such rate as ^{Modi Homes} mentioned in Schedule-I of this Agreement.

For Modi Properties & Investments Pvt. Ltd.

For ALPINE

Partner

For Mehta and Modi Homes

Partner

12

For Indiabulls Financial Services Ltd.

Authorised Signatory

12

5.2 Payment of Interest

5.2.1 Interest shall be payable every month as stipulated in Payment/Repayment Schedule in Schedule-I attached to this Agreement or as may be required by the Lender. Interest shall accrue from day-to-day and shall be computed on the basis of a year of 360 days and the actual number of days elapsed.

5.2.2 All sums payable by the Borrower and/or the Co-Borrower(s) under this Agreement shall be paid free of any restriction or condition and free and clear of and without any deduction or withholding, whether on account of tax or otherwise. If the Borrower and/or the Co-Borrower(s) are obliged by law to make any deduction or withholding from any such sum, then the sum payable by the Borrower and/or the Co-Borrower(s) shall be increased to the extent necessary to ensure that, after making the deduction or withholding, the Lender receives and retains (free from any liability except for tax on overall net income) a net sum equal to what the Lender would have received and so retained if no such deduction or withholding had been required or made.

5.3 Default Interest

5.3.1 If the Borrower and/or the Co-Borrower(s) fail to pay any amount payable by it under any of the Loan Documents on the given due date, interest shall accrue on the overdue amount from the due date up to the date of actual payment at a Default Interest Rate which is mentioned in Schedule-I ("Default Interest Rate"). Any interest accruing under this Clause shall be immediately payable by the Borrower and/or the Co-Borrower(s) on demand by the Lender. Provided also that the obligation to pay Default Interest shall not entitle the Borrower and/or the Co-Borrower(s), to set up a defense that no Event of Default as mentioned herein has occurred.

5.3.2 Default interest (if unpaid) arising on the overdue amount will be compounded with the overdue amount at the end of each interest period

For Modi Properties & Investments Pvt. Ltd.
Managing Director
For ALP...
Partner
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Partner

For Indiabulls Financial Services Ltd.

Signature

Signature
Signature

applicable to that overdue amount but will remain immediately due and payable.

5.4 Notification of Rates of Interest

Notwithstanding anything to the contrary, the Lender reserves its rights to alter, amend, increase and/or vary from time to time the rate of interest and shall promptly notify the Borrower and/or the Co-Borrower(s) of the determination of a rate of interest under this Agreement and the same shall be binding on the Borrower and/or the Co-Borrower(s) either prospectively or retrospectively.

5.5 Postdated /Undated Cheques for Payment of Interest

The Borrower and/or the Co-Borrower(s) shall, simultaneously on the disbursement of the Loan or the first tranche of the Loan, whichever is earlier, issue and hand over to the Lender, a specific number of post-dated/undated cheques as mentioned in Schedule- I, for the monthly interest payable. The Borrower and/or the Co-Borrower(s) shall take all steps as may be necessary to ensure that each one of the post-dated/undated cheques to be issued by it to the Lender pursuant to the provisions of this Clause, when presented, shall be honoured by the bank on which it is drawn. The post-dated/undated cheques shall be drawn as per the details as mentioned in Schedule – I of this Agreement. Dishonour / non-realisation of the said cheques of any one or more of them shall render the Borrower and/or the Co-Borrower(s) and the signatories of the cheques to an action under Section 138 of The Negotiable Instruments Act, 1881 and the Borrower and/or the Co-Borrower(s) / signatories shall not be entitled to plead that the said cheques were not validly issued.

6. Stamp Duties

Notwithstanding anything to the contrary contained in this Agreement and/or any other deed / agreement between the Borrower and/or the Co-Borrower(s) and the Lender, the Borrower and/or the Co-Borrower(s) shall and undertake to pay stamp

For Modi Homes
For Mehta and Modi Homes
Partner
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For Mehta and Modi Homes
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For Modi Homes
For Mehta and Modi Homes
Partner
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For Indiabulls Financial Services Ltd.,

Authorised Signatory

duty, additional stamp duty, registration fees, penalty thereon and any other charges whatsoever to the Lender payable in regard with Loan Documents.

Further, the Borrower and/or the Co-Borrower(s), within three Business Days of demand by the Lender, undertake to indemnify the Lender against any cost, stamp duty, additional stamp duty, registration fees, penalty thereon, cost, expenses, any other loss and /or liability arising due to the reason of non payment and /or short/under payment of stamp duty and /or registration fees in respect of the Loan Documents.

7. INDEMNITIES

7.1 Indemnities

The Borrower and /or the Co-Borrower(s), shall, within three Business Days of demand, indemnify the Lender against any cost, loss or liability incurred by the Lender under or in respect of any of the Loan Documents as a result of:

- i. the occurrence of any Event of Default;
- ii. a failure by the Borrower and /or the Co-Borrower(s), to pay any amount due under a Loan Document on its due date;

The Borrower and /or the Co-Borrower(s) shall promptly indemnify the Lender against any cost, loss or liability incurred by the Lender (acting reasonably) under or in respect of any of the Loan Documents as a result of:

- (a) investigating any event which it reasonably believes is a default; or
- (b) acting or relying on any notice, request or instruction which it reasonably believes to be genuine and correct and appropriately authorised.

For Modi Properties & Investments Pvt. Ltd. *For Media and Modi Homes*
Managing Director 15
Partner
Partner
Partner

For Indiabulls Financial Services Ltd.

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8. COSTS, EXPENSES AND OTHER CHARGES

8.1 Upfront Processing Fees/Commitment Charges:

At the time of signing of the Agreement, the Borrower and/or the Co-Borrower(s) shall pay the amount as mentioned in Schedule I as processing fees/commitment charges. The upfront processing fees/commitment charges shall be deducted on disbursement of the Loan and shall be non refundable in all circumstances, whatsoever.

8.2 Transaction Expenses

The Borrower and/or the Co-Borrower(s) shall promptly on demand pay the Lender the amount of all costs and expenses (including legal fees) reasonably incurred by it in connection with the negotiation, preparation, printing and execution of:

8.2.1 this Agreement and any other documents referred to in this Agreement; and

8.2.2 any other Loan Documents executed after the date of this Agreement.

8.3 Enforcement costs

The Borrower and/or the Co-Borrower(s) shall, within five Business Days of demand, pay to the Lender the amount of all costs and expenses (including legal fees) incurred by the Lender in connection with the enforcement of, or the preservation of any rights under, any Loan Document.

9. REPRESENTATIONS

The Borrower and/or the Co-Borrower(s), makes the following representations and warranties to the extent the same are relevant and

For Modi Properties & Investments Pvt. Ltd. For Alps and Mod Homes

Managing Director
For ALPINE
Partner

16

For Indiabulls Financial Services Ltd.

Authorized Signatory

applicable to one or more of them, to the Lender on the date of this Agreement:

9.1 Status

- (i) The Borrower(s) and/or the Co-Borrower(s) is a corporation, duly incorporated and validly existing under the laws of India.
- (ii) The Borrower and/or the Co-Borrower(s), each of its Subsidiaries and each Affiliate have the power and authority to own its assets and carry on its business as it is being conducted under all applicable laws, rules and regulations.
- (iii) The Borrower and/or the Co-Borrower(s) agree that no change whatsoever in the constitution of the company during the continuation or validity of the Security Documents shall impair or discharge the obligations of the Borrower and Co-Borrower(s) under Security Documents.
- (iv) The Borrower and/or the Co-Borrower(s) shall, forthwith upon any change in the constitution of the Borrower and/or the Co-Borrower(s), inform the Lender of the change and provide such details in respect of the change and its effect, as may be required by the Lender.
- (v) The Borrower and/or the Co-Borrower(s) shall furnish to the Lender such resolutions including under Section 293(1) (a) & (d) of the Companies Act, 1956, as may be required in connection with the transactions contemplated in the Security Documents it would have the charge created in favour of the Lender in the proper form with the Registrar of Companies within 30 days of the creation of the charge and furnish the certificates/Forms thereof to the Lender within 45 days of the creation of the charge.

- (vi) It would take prior permission from the Lender before effecting any significant change in its debt-equity ratio and/or current ratio.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Partner

17

For Indiabulls Financial Services Ltd.

Authorised Signatory

17

- (vii) The Borrower and/or the Co-Borrower(s) shall inform the Lender of any change in its share holding pattern and/or change in the management of the Company.

9.2 Binding Obligations and Security

- 9.2.1 The obligations expressed to be assumed by the Parties in each Loan Document are, subject to any general principles of law as at the date of this Agreement legal, valid, binding and enforceable obligations.
- 9.2.2 The Security created under the Security Documents has or will have first ranking priority and it is not subject to any prior ranking or pari passu ranking Security.
- 9.2.3 Each Security Document to which the Borrower and/or the Co-Borrower(s) is/are a party validly creates the Security which is expressed to be created by that Security Document and evidences the Security it is expressed to evidence.
- 9.2.4 The Party (ies) has/have a good, valid and marketable title to, or valid leases or licences of, and all appropriate Authorisations to use the assets necessary to carry on its/their business as presently conducted.
- 9.2.5 The Party (ies) is/are the absolute legal owner and beneficial owner of the assets subject to the Security to which it/they is/are a party.
- 9.2.6 The Borrower(s) and/or the Co-Borrower(s) shall ensure, without the prior written consent of Lender, that no charge, lien, hypothecation, mortgage, interest, right, pledge or other encumbrance whatsoever is created in any of the Security or any part thereof in favour of anyone other than Lender.
- 9.2.7 The Borrower and the Co-Borrower(s) shall execute at its/their own cost and in favour of Lender or any nominee of Lender any further/additional/fresh

For Indiabulls Financial Services Ltd.

Authorised Signatory

For Modi Properties & Investments Pvt. Ltd.

Managing Director
FOR ALPINE ESTATES

Partner

Partner

Signature
H. K. K.

9.5.2 to make the Loan Documents to which it/they is/are a party admissible in evidence in its jurisdiction of incorporation.

Have been obtained or effected and are in full force and effect.

9.6 No default

No other event or circumstance is outstanding which constitutes a default under any other agreement or instrument which is binding on it/them or any of its/their Subsidiaries or to which its/their (or any of its/their Subsidiaries') assets are subject which might have a Material Adverse Effect.

9.7 No Misleading Information

9.7.1 Any factual information provided to the Lender prior to the date of this Agreement by the Borrower and/or the Co-Borrower(s), in pursuance of this Agreement, was true and accurate in all material respects as at the date it was provided or as at the date (if any) at which it is stated.

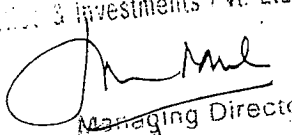
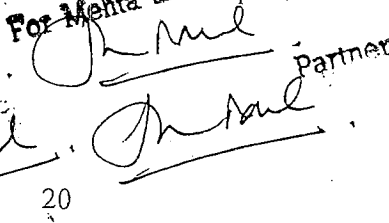
9.7.2 All financial projections provided to the Lender prior to the date of this Agreement by the Borrower and/or the Co-Borrower(s) have been prepared on the basis of recent historical information and on the basis of reasonable assumptions.

9.7.3 Nothing has occurred or been omitted from any factual information and no information has been given or withheld that results in the information provided to the Lender prior to the date of this Agreement being untrue or misleading in any material respect.

9.7.4 All written information supplied by the Borrower and/or the Co-Borrower(s) is true, complete and accurate in all material respects at the date it was given and is not misleading in any material respect.

For Modi Properties & Investments Pvt. Ltd.

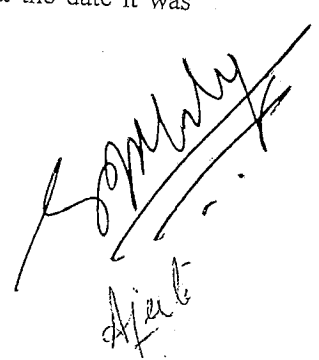
For Mehta and Modi Housing


Managing Director

Partner

20

or Metabulls Financial Services Ltd.

Authorised Signatory


Authorised Signatory

9.8 Financial Statements

9.8.1 The Financial Statements of Borrower and/or the Co-Borrower(s) have been prepared in accordance with applicable laws, rules and regulations

9.8.2 There has been no material adverse change in the financial conditions and/or operations reflected in the Financial Statements submitted to the Lenders.

9.9 No Proceedings Pending or Threatened

No litigation, arbitration or administrative proceedings of or before any court, arbitral body or agency which, if adversely determined, might reasonably be expected to have a Material Adverse Effect have (to the best of its knowledge and belief) been started or threatened against it/them or any of its/their Subsidiaries.

9.10 No Immunity

In any proceedings taken in relation to this Agreement, it/they will not be entitled to claim for itself/themselves or any of its/their assets immunity from any suit, execution, attachment or other legal process.

9.11 Private and Commercial Acts

Its/Their execution of the Loan Documents constitutes, and its/their exercise of its/their rights and performance of its/their obligations hereunder will constitute, private and commercial acts done and performed for private and commercial purposes.

9.12 Purpose

The Borrower and/or the Co-Borrower(s) shall apply all amounts borrowed

For Modi Properties & Investments Pvt. Ltd. For Modi Homes
Managing Director Partner
Partner

21
Shraddha

Agent

for Indiabulls Financial Services Ltd.

Authorized Signatory

by it under the Loan for such purpose, as it is, under its documents of constitution and subject to all applicable laws, rules and regulations, entitled to do.

9.13 Repetition

The representations herein are deemed to be made by the Borrower and/or the Co-Borrower(s) (by reference to the facts and circumstances then existing) on the date of this Agreement, the date of disbursement of the Loan and on each date on which interest (including Default Interest) and/or principal are due and payable.

10. INFORMATION UNDERTAKINGS

The undertakings in this shall remain in force from the date of this Agreement for so long as any amount is outstanding under the Loan Documents or the Loan is in force.

10.1 Financial Statements / Statements of Assets

The Borrower and/or the Co-Borrower(s) shall supply to the Lender:

10.1.1 as soon as the same become available, but not later than 3 months from the date of submission of the previous statement of assets / financial statement of the Borrower and/or the Co-Borrower(s), the statement of assets / financial statement of the Borrower and/or the Co-Borrower(s) for that financial half year;

10.1.2 as soon as they become available but in any event within 90 days after the end of its financial year, the audited consolidated financial statement / statement of assets for that financial year of the Borrower and/or the Co-Borrower(s).

For Modi Properties & Investments Pvt. Ltd.

Managing Director
For ALPINE ESTATES

Partner

For Modi Properties & Investments Pvt. Ltd.

Partner

22

For Indiabulls Financial Services Ltd.

Authorised Signatory

10.2 Requirement as to Financial Statements / Statement of Assets

Each set of financial statements / statement of assets delivered by the Borrower and/or the Co-Borrower(s) pursuant to Clause – *Financial Statements* shall be certified by a director/partner/ proprietor of the relevant company / firm, or in respect of the statement of assets of the Borrower and the Co-Borrower(s), certified by the Borrower and/or the Co-Borrower(s) as fairly representing its financial condition as at the date as at which those financial statements or statement of assets (as the case may be) were drawn up.

10.3 Information: Miscellaneous

The Borrower and Co-Borrower(s) shall supply to the Lender:

- 10.3.1 periodic progress reports on a quarterly basis or for such lesser period as the Lender requests informing the Lender and progress of the Business Plan of the Borrower and Co-Borrower(s) in a form and substance acceptable to the Lender;
- 10.3.2 promptly upon becoming aware of them, the details of any litigation, arbitration or administrative proceedings which are current, threatened or pending against the Borrower and/or the Co-Borrower(s), and which might, if adversely determined, have a Material Adverse Effect; and
- 10.3.3 promptly, such further information regarding the financial condition, business and operation of the Borrower and/or the Co-Borrower(s) as the Lender may reasonably request.

10.4 Notification of Default

For Modi Properties & Investments Pvt. Ltd.
Managing Director
For ALPINE ESTATES
Partner
For Mehta and Modi Homes
Partner
23

For Indiabulls Financial Services Ltd.

For Indiabulls Financial Services Ltd.
April

10.4.1 The Borrower and Co-Borrower(s) shall notify the Lender of any default (and the steps, if any, being taken to remedy it) promptly upon becoming aware of its occurrence.

10.4.2 Promptly upon a request by the Lender, the Borrower and Co-Borrower(s) shall supply to the Lender a certificate signed by its proprietor/ partners/ two of its directors or senior officers on its behalf certifying that no default is continuing (or if a default is continuing, specifying the default and the steps, if any, being taken to remedy it).

11. GENERAL UNDERTAKINGS

The undertakings in this shall remain in force from the date of this Agreement for so long as any amount is outstanding under the Loan Documents or the Loan is in force.

11.1 Authorisations

The Borrower and the Co-Borrower (s) shall promptly:

- 11.1.1 obtain, comply with and do all that is necessary to maintain in full force and effect; and
- 11.1.2 supply copies to the Lender of, any Authorisation required under any applicable laws, rules or regulations to enable it to perform its obligations under the Loan Documents and to ensure the legality, validity enforceability or admissibility in evidence of any Loan Document.

11.2 Compliance with laws

The Borrower and/or the Co-Borrower(s) shall comply in all respects with all applicable laws, rules and regulations to which it may be subject, if failure so

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
For Modi Properties & Investments Pvt. Ltd.
[Signature]
Partner
[Signature]
Partner
[Signature]

For Indiabulls Financial Services Ltd.

[Signature]
Hd.

to comply would materially impair its ability to perform its obligations under the Loan Documents.

11.3 Negative lien

11.3.1 The Borrower and/or the Co-Borrower(s) shall not create or permit to subsist any Security over any of its assets, without the prior written consent of the Lender.

11.3.2 The Borrower and/or the Co-Borrower(s) shall not,

(i) sell, transfer or otherwise dispose of any of its assets on terms whereby they are or may be leased to or re-acquired by the Borrower and/or the Co-Borrower(s) or any member of the Borrower;

(ii) sell, transfer or otherwise dispose of any of its receivables on recourse terms; or

(iii) enter into any other preferential arrangement having a similar effect, in the circumstances where the arrangement or transaction is entered into primarily as a method of raising Financial Indebtedness or of financing the acquisition of an asset.

11.3.3 Sub-clauses 11.3.1 and 11.3.2 above do not apply to,

- (a) any existing Security disclosed in writing to the Lender prior to the date of this Agreement, provided that the principal amount secured by that Security is not increased;
- (b) any Security entered into pursuant to any Loan Document;
- (c) any Security over new assets in accordance with and as identified in its Business Plan; or

For Indiabulls Financial Services Ltd.

[Signature]

For Indiabulls Financial Services Ltd.

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[Signature] *[Signature]*
25

[Signature]

[Signature]
[Signature]

- (d) any arrangements made in the ordinary course of its business and allied activities.

11.4 Merger

The Borrower and/or the Co-Borrower(s) shall not (and the Borrower and/or the Co-Borrower(s) shall ensure that no other member of the Borrower will) enter into any amalgamation, demerger, merger or corporate reconstruction without the prior written consent of the Lender.

11.5 Investments and Loans

The Borrower and/or the Co-Borrower(s) shall ensure that they shall not take any investments or any loans, grant any credit (save in the ordinary course of business) or give any guarantee or indemnity (except as required under any of the Loan Documents) to or for the benefit of any person or otherwise voluntarily assume any liability, whether actual or contingent, in respect of any obligation of any person save for:

- i) in the ordinary course of business;
- ii) made in accordance with and as identified in, its Business Plan;
- iii) investments in short term investment grade marketable securities, provided that such securities can be readily converted into cash; and

11.6 Equity or Debt Redemption

The Borrower, the Co-Borrower(s) and/or any person(s) providing any Security in favour of the Lender shall not enter into, undertake or participate in any share or equity (preference or otherwise) or subordinated debt buy-back, cancellation or redemption programme, without the prior written consent of the Lender.

For Modi Properties & Investments Pvt. Ltd.

For ALPINE ESTATES

Partner

For Indiabulls Financial Services Ltd.
Authorized Signatory

11.7 Share Capital

The Borrower, Co-Borrower(s) and any person(s) providing any Security in favour of the Lender shall not issue or grant any person the right to call for the issue or allotment of any shares in the Borrower and/or the Co-Borrower(s) or in Associates / Affiliates without the prior written consent of the Lender.

12. EVENTS OF DEFAULT

12.1 Each of the events or circumstances set out herein is an Event of Default.

12.1.1 Non-payment

The Borrower and/or the Co-Borrower(s) do not pay by the due date(s) the Borrower's Dues (or part thereof) and/or any amount payable pursuant to a Loan Document.

12.1.2 Unlawful Purpose

The Borrower and/or the Co-Borrower(s) shall apply and/or utilizes the Loan for any purpose which is considered and/or deemed to be unlawful or contravenes the provisions of any applicable laws, rules and regulations.

12.1.3 Other obligations

The Borrower and/or the Co-Borrower(s) or any Affiliate / associate commit or threaten to commit a breach/default of any provision(s) of the Loan Documents (other than those referred to in Clause relating to *Non-payment*) unless, if capable of remedy, such breach/default is remedied within three Business Days of the Lender giving written notice to the Borrower and/or the Co-Borrower(s) or the Borrower and/or the Co-Borrower(s) becoming aware of the failure to comply.

For Modi Properties & Investments Pvt. Ltd.
Managing Director
For Menta and Modi Homes
Partner

For Indiabulls Financial Services Ltd.

Agat

12.1.4 Misrepresentation

Any representation or statement made or repeated by the Borrower and/or the Co-Borrower(s) or any Affiliate / associate in the Loan application, Loan Documents or any other document delivered by or on behalf of the Borrower and/or the Co-Borrower(s) or any Affiliate / associate under or in connection with any Loan Documents is incorrect or misleading in any material respect when made or repeated. Further, if there's any suppression of facts by the Borrower and/or the Co-Borrower(s) in the Loan application, Loan Documents or any other document delivered by or on behalf of the Borrower and/or the Co-Borrower(s) under or in connection with any Loan Documents.

12.1.5 Unlawfulness

It is or becomes unlawful for Borrower and/or the Co-Borrower(s) to perform any of its obligations under the Loan Documents.

12.1.6 Repudiation

The Borrower and the Co-Borrower(s) repudiates a Loan Document or in the opinion of the Lender, the Borrower and/or the Co-Borrower(s) have an intention to repudiate any of the Loan Documents.

12.1.7 Government Intervention

By or under the authority/order of any government/court or otherwise:

12.1.7.1 the management of the Borrower and/or the Co-Borrower(s) is wholly or partially displaced or the authority of the Borrower and/or the Co-Borrower(s) in the conduct of its business is wholly or partially curtailed; or

12.1.7.2 all or a majority of the issued shares of the Borrower and/or the Co-Borrower(s) or the whole or any part of its/their revenues or assets is seized, nationalized, expropriated or compulsorily acquired, sold, mortgaged and

For Modt Properties & Investments P... acquir...
 Managing Director
 For ALPINE ESTATES
 Partner

For Indiabulls Financial Services Ltd.,

Spencer
April

12.1.7.3 If any attachment, distress, execution or other process against the Borrower and/or the Co-Borrower(s), or any of its properties is enforced or levied upon;

12.1.8 Material adverse change

Any event or circumstance occurs which the Lender believes is likely to have a Material Adverse Effect or if any circumstance or event occurs which in the opinion of Lender, would or is likely to prejudicially or adversely affect in any manner the ability/ capacity of the Borrower and the Co-Borrower(s) to perform or comply with its/their obligations hereunder and/or to repay the Borrower's Dues or any part thereof;

12.1.9 Others

- (a) If there is any deterioration or impairment of the Security, if any, or any part thereof or any decline or depreciation in the value or market price thereof (whether actual or reasonably anticipated), which causes the Security created in favour of Lender, in the judgment of Lender to become unsatisfactory as to character or value;
- (b) If there is a failure in business, commission of an act of bankruptcy, general assignment for the benefit of creditors, if the Borrower and/or the Co-Borrower(s) suspend payment to any creditors or threatens to do so, any petition in bankruptcy of by, or against the Borrower and/or the Co-Borrower(s) is filed or any petition for winding up of the Borrower and/or the Co-Borrower(s) is filed and not withdrawn within 30 days of being admitted;
- (c) If the Borrower and/or the Co-Borrower(s) are unable to pay their debts within the meaning of Section 434 of the Companies Act, 1956 (1 of 1956) or if a liquidator, or receiver is appointed in respect of any property or estate of the Borrower and/or the Co-Borrower(s) or the Borrower and/or the Co-Borrower(s) carries out amalgamation, merger, demerger and/or reconstruction, except with prior written approval of Lender;

For Modi Properties & Investments Pvt. Ltd.
Managing Director
For 4/11/2018
29

For Indiabulls Financial Services Ltd.

For Modi Properties & Investments Pvt. Ltd.
Managing Director

- (d) If a receiver is appointed in respect of the whole or any part of the property /assets of the Borrower and/or the Co-Borrower(s);
- (e) If the Borrower and/or the Co-Borrower(s) ceases or threatens to cease or carry on its business;
- (f) If it is certified by a firm of accountants appointed by Lender (which Lender is entitled and hereby authorised to so appoint at any time) that the liabilities of the Borrower and/or the Co-Borrower(s) exceed the Borrower's assets or that the Borrower and/or the Co-Borrower(s) is carrying on business at a loss;
- (g) If the Borrower, the Co-Borrower(s) and/or any person(s) providing any Security in favour of the Lender, without prior written consent of Lender, attempts or purports to create any charge, mortgage, pledge, hypothecation, lien or other encumbrance over the Security or any part thereof, except for securing any other obligations of the Borrower and/or the Co-Borrower(s) to the Lender;
- (h) If any circumstance or event occurs which is prejudicial to or impairs or imperils or is likely to prejudice, impair, imperil, or any other security given by the Borrower and/or the Co-Borrower(s) or any part thereof;
- (i) If any substantial change in the constitution or management or majority of Directors/ partners or any significant change in the Borrower and/or the Co-Borrower(s) shareholding pattern occurs without previous written consent of Lender or the management ceases to enjoy the confidence of Lender; or
- (j) If any of the foregoing events occur in relation to any third party which now or hereafter has guaranteed or provided Security for or given any indemnity in respect of any money obligation or liability hereby secured or such third party if individual shall commit an act of bankruptcy or die or become incompetent to contract.

For Modi Properties Investments Pvt. Ltd.

Managing Director
FOR ALPINE ESTATE

Partnership

30

For

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For Indiabulls Financial Services Ltd.

Authorised Signatory

12.2 Consequence of an Event of Default

On and at any time after the occurrence of an Event of Default, Lender may, by notice to the Borrower and/or the Co-Borrower(s):

- (i) cancel/recall the Loan whereupon the Loan and/or the Borrower's Dues shall become immediately repayable/payable by the Borrower and/or the Co-Borrowers; and/or
- (ii) exercise any or all of his rights, remedies and powers under this Agreement; and/or
- (iii) sell or dispose off in any manner, any or all of the Security, if any, in any manner whatsoever; and/or
- (iv) enforce all guarantees and demand promissory notes and all other documents and Security.

12.3 If any Event of Default or any event which, after the notice or lapse of time or both would constitute an Event of Default shall have happened, the Borrower and/or the Co-Borrower(s) shall forthwith give Lender notice thereof in writing specifying such Event of Default, or such event. The Borrower and/or the Co-Borrower(s) shall also promptly inform Lender if and when any statutory notice of winding-up under the provisions of the Companies Act, 1956 or any other law or of any suit or legal process intended to be filed / initiated against the Borrower and/or the Co-Borrower(s), is received by the Borrower and/or the Co-Borrower(s). On the question whether any of the above events/circumstances has occurred/ happened, the decision of Lender shall be final, conclusive and binding on the Borrower and/or the Co-Borrower(s). The rights, powers and remedies given to Lender by this Agreement shall be in addition to all rights powers and remedies given to Lender by virtue of any other security, statute or rule of law. Lender may exercise a lender's lien or right of

For Modi Properties
For All Properties
Managing Director
Partners
For Mehta and Mod Homes
37
Partner
For Mehta and Mod Homes
37
Partner

For Indiabulls Financial Services Ltd.

Vaibhav

For Indiabulls Financial Services Ltd.
Ajit

set-off with respect to any obligation of the Borrower and/or the Co-Borrower(s) to Lender in the same manner as if the obligation were unsecured and shall have a lien on all property or securities of the Borrower and/or the Co-Borrower(s) in Lender's possession or custody whether for safe-keeping or otherwise. Without prejudice to what is stated hereinabove, the Borrower and/or the Co-Borrower(s) hereby expressly agree and confirm that in the event of the Borrower and/or the Co-Borrower(s) failing to pay the outstanding amount of the Loan, in addition to any General or Specific Lien to which Lender may be entitled by law, Lender shall, without prejudice to any of its specific rights under this Agreement, be at liberty to apply any other money or amounts standing to the credit of the Borrower and/or the Co-Borrower(s) in any account (including fixed deposit account) with Lender in or towards repayment of the outstanding amount of the Loan, without notice to the Borrower and/or the Co-Borrower(s), on happening of any Event of Default or if upon demand by Lender the Borrower's Dues are not repaid within the prescribed time. In case of any deficit, the deficit amount may be recovered by Lender from the Borrower and/or the Co-Borrower(s). The Borrower and/or the Co-Borrower(s) hereby agree as a pre-condition of the Loan given to them by Lender that in case the Borrower and/or the Co-Borrower(s) commits default in the repayment of the Borrower's Dues, the Lender and the Reserve Bank of India will have an unqualified right to disclose or publish the name of the Borrower and/or the Co-Borrower(s) and its partners or directors as defaulter in such manner and through such medium as Lender or Reserve Bank of India in their absolute discretion may think fit.

13. ASSIGNMENT BY THE LENDER

Notwithstanding anything to the contrary in the Loan Documents, the Parties agree that, without any approval of or prior notice to the Borrower, Co-Borrower(s) and/or any person(s) providing any Security in favour of the Lender, the Lender shall be entitled to sell, securitize, transfer, encumber and/or assign any/all of its rights and obligations (including the Borrower's Dues with or without the Securities for the same) under the Loan Documents to any person(s)/entity and on such terms and conditions as the Lender, in its sole and absolute discretion deems fit.

For Modi Properties Pvt. Ltd.
Managing Director
For Modi Properties Pvt. Ltd.
32
For Modi Properties Pvt. Ltd.
Partner
For Modi Properties Pvt. Ltd.
32
For Modi Properties Pvt. Ltd.
Partner

For Indiabulls Financial Services Ltd.

Authorized Signatory

14. **CHANGES TO THE BORROWER AND/OR THE CO-BORROWER(S)**

No Borrower and/or the Co-Borrower(s) may assign any of its rights or transfer any of its rights or obligations under the Loan Documents and shall ensure that the Borrower and/or the Co-Borrower(s) shall not assign any of its rights or transfer any of its rights or obligations under the Loan Documents.

15. **PAYMENT MECHANICS**

15.1 **Payment to the Lender**

15.1.1 On each date on which the Borrower and/or the Co-Borrower(s) are required to make a payment under a Loan Document, the Borrower and/or the Co-Borrower(s) shall make the same available to the Lender (unless a contrary indication appears in a Loan Document) at the place and as indicated by the Lender.

15.1.2 Payment shall be made in such manner as indicated in the Loan Documents, unless otherwise specified by the Lender.

15.2 **No set-off by the Borrower and the Co-Borrower(s)**

All payments to be made by the Borrower and/or the Co-Borrower(s) under the Loan Documents shall be calculated and be made without (and free and clear of any deduction for) set-off or counterclaim.

15.3 **CROSS LIABILITY:**

The Borrower and/or the Co-Borrower(s) expressly accept that if the Borrower and/or the Co-Borrower(s) fail to pay any monies when due or which may be declared due prior to the date when it would otherwise have become due or commits any other default under any agreement (including this Agreement) with Lender under which the

For Modi Properties Pvt. Ltd.

Managing Director

For Modi Properties Pvt. Ltd.

Partner

For Indiabulls Financial Services Ltd.

Borrower and/or the Co-Borrower(s) are enjoying any financial/credit/other facility; then in such event Lender shall, without prejudice to any of its specific rights under each of the agreements, be absolutely entitled to exercise all or any of its rights under any of the Borrower and/or the Co-Borrower(s)'s agreements (including this Agreement) with Lender at the sole discretion of Lender. The Borrower and/or the Co-Borrower(s) acknowledge and accept that any default in discharging their liabilities under any other agreements entered into/to be entered into with the Lender and/or with any of the INDIABULLS Companies shall be deemed to be default under this Agreement and vice versa entitling the Lender to recall this Loan and/or all other loan advanced to the Borrower and/or the Co-Borrower(s). The Lender shall in the event of such default, be entitled to exercise in its discretion any or all its rights under this Agreement and/ or other agreements entered into by the Borrower and/or the Co-Borrower(s) with the Lender.

The term 'INDIABULLS Companies' appearing in this clause and elsewhere in this Agreement shall mean and include any branch of Indiabulls Financial Services Limited, Indiabulls Real Estate Limited and/or any other associate company/entity of INDIABULLS present or future carrying on operations/business in India.

15.4 LIEN AND SET OFF PRESERVED

Notwithstanding anything herein contained, the Lender shall have a lien over all the assets/securities of the Borrower and/or the Co-Borrower(s) in the Lender's control and a right of set-off against any moneys due from the Lender to the Borrower and/or the Co-Borrower(s), if any, and to combine all accounts of the Borrower and/or the Co-Borrower(s) for recovery of the Borrower's Dues hereunder. The Lender has agreed to enter into this transaction on condition that the Borrower and/or the Co-Borrower(s) agree to the right of the Lender to set off against the amount lying in deposit/in account/in possession with the Lender for the recovery of the Borrower's Dues and/or enforce Security in any manner as mentioned in this Agreement.

For Modi Properties & Investments Pvt. Ltd.

For ALPINE ESTATES

Managing Director

Partner

For Mehta & Associates

34

For Indiabulls Financial Services Ltd.

Authorized Signatory

16. NOTICES

16.1 Communications in writing

Any communication to be made under or in connection with the Loan Documents shall be made in writing and, unless otherwise stated, may be made by fax or letter.

16.2 Addresses

The address and fax number (and the department or officer, if any, for whose attention the communication is to be made) of each Party for any communication or document to be made or delivered under or in connection with the Loan Documents is, in case of the Borrower and/or the Co-Borrower(s), mentioned in Schedule – I of this Agreement:

In the case of the Lender:

Name: Indiabulls Financial Services Limited

Address: F-60, Malhotra Building, IIInd Floor,
Connaught Place, New Delhi – 110 001.

Phone: 011- 41778000

Fax: 011- 41778050

Attention of: Company Secretary

or any substitute address, fax number or department or officer as the Party may notify to the Lender (or the Lender may notify to the other Parties, if a change is made by the Lender) by not less than five Business Days' notice.

16.3 Delivery

16.3.1 Any communication or document made or delivered by one person to another under or in connection with the Loan Documents will only be effective:

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
FOR ALPINE ESTATES

[Signature]
Partner
For Modi and Modi Homes

[Signature]
Partner

For Indiabulls Financial Services Ltd.

[Signature]
Authorized Officer

- a) if by way of fax, when received in legible form; or
- b) if by way of letter, when it has been left at the relevant address or five Business Days after being deposited in the post postage prepaid in an envelope addressed to it at that address,

and if a particular department or officer is specified as part of its address details provided as aforesaid, if addressed to that department or officer.

16.3.2 Any communication or document to be made or delivered to the Lender will be effective only when actually received by the Lender and then only if it is expressly marked for the attention of the department or officer identified with the Lender's signature below (or any substitute department or officer as the Lender shall specify for this purpose).

16.3.3 Any communication or document made or delivered to the Borrower and/or the Co-Borrower(s) in accordance with this clause will be deemed to have been made or delivered to the Borrower and the Co-Borrower(s). All instructions and correspondence relating to any business, the Borrower may have with Lender are to be sent at the Borrower's risk and Lender does not assume any responsibility for any inaccuracy, interruption, error or delay or total failure in transmission or delivery by post, telegraph, cable, telex or other written form of electronic communication.

16.4 English language

16.4.1 Any notice given under or in connection with any Loan Document must be in English.

16.4.2 All other documents provided under or in connection with any Loan Document must be in English.

16.5 Notwithstanding anything to the contrary, any notice to the Borrower or to any of the Co-Borrower(s) by the Lender shall be deemed to be a notice to the Borrower and the Co-Borrowers and/or any person(s) providing any Security in

For Modi Properties & Investments

[Signature]
Managing Director
36
For Modi Properties & Investments
[Signature]
For Modi Properties & Investments
[Signature]

[Signature]

[Signature]
[Signature]

For Indefatigable Financial Services Ltd.

[Signature]
Authorized Signatory

favour of the Lender (under this Agreement or otherwise) and the Parties hereto specifically agree that a notice of 1 (One) day by the Lender shall be a reasonable notice to the Borrower, Co-Borrower(s) and/or others for the purposes of, *inter alia*, exercising any of the rights by the Lender as mentioned in the Loan Documents.

17. CALCULATIONS AND CERTIFICATES

17.1 Accounts

In any litigation or arbitration proceedings arising out of or in connection with a Loan Document, the entries made in the accounts maintained by the Lender are *prima facie* evidence of the matters to which they relate.

17.2 Certificates and Determinations

Any certification or determination by the Lender of a rate or amount under any Loan Document is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

17.3 Day count convention

Any interest, commission or fee accruing under a Loan Document will accrue from day-to-day and is calculated on the basis of the actual number of days elapsed and a year of 360 days.

18. PARTIAL INVALIDITY

If, at any time, any provision of the Loan Documents is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

For MOD 119

For ALPINE ESTATES

For MOD 119

For MOD 119

For Indiabulls Financial Services Ltd.

Authorized Signatory

19. REMEDIES AND WAIVERS

No failure to exercise, nor any delay in exercising, on the part of the Lender, any right or remedy under the Loan Documents shall operate as a waiver, nor shall any single or partial exercise of any right or remedy prevent any further or other exercise or the exercise of any other right or remedy. The rights and remedies provided in this Agreement are cumulative and not exclusive of any rights or remedies provided by law.

20. AMENDMENTS AND WAIVERS

20.1 Any term of the Loan Documents may be amended only with the consent of the Parties to such Loan Document and any such amendment will be binding on all Parties.

20.2 Any term of the Loan Documents may be waived only with the consent of the Lender and any such waiver will be binding on all Parties.

21. COUNTERPARTS

Each Loan Document may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of the Loan Document.

22. GOVERNING LAW

This Agreement is governed by laws of India.

23. EXCLUSIVE JURISDICTION

The courts as mentioned in Schedule I shall have exclusive jurisdiction in connection with, or arising out of, relating to any matter/issue under or pursuant to the Loan Documents.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

For ALPINE HOMES

For Modi Homes

Partner

For Indiabulls Financial Services Ltd.

Signature

Signature

24. ARBITRATION

- 24.1 Notwithstanding anything to the contrary in the Loan Documents and herein, the Parties agree that if any dispute/disagreement/differences ("Dispute") arises between the Parties during the subsistence of the Loan Documents or thereafter, in connection with, *inter alia*, the validity, interpretation, implementation or alleged breach of any provision of the Loan Documents, jurisdiction or existence of the arbitrator or of any nature whatsoever, then, the Dispute shall be referred to a sole arbitrator who shall be nominated/appointed by the Lender only. The Parties expressly agree that, in any circumstance, the appointment of the sole arbitrator by the Lender shall be and shall always be deemed to be the sole means for securing the appointment/nomination of the sole arbitrator, without recourse to any other alternative mode of appointment/nomination.
- 24.2 The place of the arbitration shall be New Delhi or such other place as may be notified by the Lender and the arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996 and shall be in the English language.
- 24.3 The arbitrator's award shall be in writing. The arbitrator shall also decide on the costs of the arbitration proceedings.
- 24.4 The award shall be binding on the Parties subject to the applicable laws in force and the award shall be enforceable in any competent court of law.
25. Notwithstanding anything contained in the present Agreement, the Lender, as per the Reserve Bank of India guidelines, may at any time, at its sole discretion, and without assigning any reason, decide to alter / modify the terms and conditions of the present Agreement (such as change in disbursement schedule, interest rates, service charges, prepayment/foreclosure rates, etc.) by giving a notice to the Borrower.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

For

For Mesta and Modi Homes

Partner

39

For Indiabulls Financial Services Ltd.

Signature

Schedule - I

S. No.	Items	Information to be Inserted
1.	Date of the Agreement	22 nd September 2009
2.	Loan	Upto Rs. 5,00,00,000/- (Rupees Five Crores Only)
3.	Tenure of the Agreement	60 (Sixty) months from the disbursement of the Loan under this Agreement.
3.	Interest Rate ("Interest Rate")	Subject to the provisions of the Agreement, the Interest Rate shall be 24% (Twenty Four Percent) per annum.
4.	Processing Fees	2% (Two percent of the Loan amount) to be charged upfront amounting to Rs. 10,00,000 (Rupees Ten Lakhs only) plus Rs. 1,03,000/- (Rupees One Lakh Three Thousand only) as applicable Service Tax inclusive of Education Cess. In total Rs. 11,03,000/- (Rupees Eleven Lakhs Three Thousand only)
5.	Borrower	Name: M/s. Modi Properties & Investment Private Limited Registered Office Address: 5-4-187/3&4, 2ND Floor, M.G.Road, Secunderabad
6.	Co-Borrower(s)	(1) Name: M/s. Alpine Estates Office Address : Sy No.1/1/1/1.Opp Noma Function Hall, Mallapur, Nacharam, Hyderabad-500076 (2) Name : M/s. Mehta & Modi Homes Office Address: 5-4-187/3&4, 3rd Floor, M.G.Road, Secunderabad

For Indiabulls Financial Services Ltd.
Authorized Signatory

For Modi Properties & Investments Pvt. Ltd.

Managing Director
For ALPINE ESTATES

For Mehta & Modi Homes

For Mehta & Modi Homes

For ALPINE ESTATES
For Modi Properties & Investments Pvt. Ltd.

Partner
Partner
Managing Director

For Indiabulls Financial Services Ltd.

		(3) Name: Mr. Soham Modi Address : Plot No 280,Road No. 25,Jubilee Hills,Hyderabad (4) Name: Mr. Gaurang Mody Address: Flat No.105, Sapphire APTS,T S Chikoti Gardens,Begumpet,Hyderabad (5) Name: Mrs. Tejal Modi W/O Mr. Soham Modi Address: Plot No 280,Road No. 25,Jubilee Hills,Hyderabad (6). Name: Mrs Ajeeta Mody W/O Mr. Gaurang Modi Address: Flat No.105, Sapphire APTS,T Chikoti Gardens,Begumpet,Hyderabad
7.	Date Of Disbursement	It is the actual payout date to the Borrower and/or the Co-Borrower(s) of the Loan amount in whole or in part, by cheque or by draft or otherwise.
8.	Security/Additional Security	(a) a demand promissory note executed by the Borrower and the Co-Borrowers in favour of the Lender of the amount Rs.5,00,00,000/- (Rupees Five Crores Only) plus interest thereon along with a letter of continuity for such amount, duly signed and delivered to the Lender as security for payment/repayment of the Borrower's Dues by the Borrower and/or

For Modi Properties & Investments Pvt. Ltd.

For ALPINE ESTATES

For Mehta and Modi Homes

Authorised Signatory

		the Co-Borrower(s); (b) such other Security as the Lender may require from time to time to secure the Borrower's and the Co-Borrowers' obligation including the payment/repayment of the Borrower's Dues by the Borrower and /or the Co-Borrower(s).
9.	Payment / Repayment Schedule	Payment/ Repayment Schedule shall be as follows Equated Monthly Instalments (EMI) of Rs.14,38,399 /-(Rupees Fourteen Lakhs Thirty Eight Thousand and Three Hundred Ninety Nine only) each month to be paid for 60 (Sixty) months starting from _____
10.	Repayment Tenure	60 (Sixty) months (Starting from _____ to _____)
11.	Pre-payment/Foreclosure Notice to the Borrower and/or the Co-Borrower(s) shall be of	3 Business Days
12.	Prepayment/Foreclosure Charges	No Prepayment for the Initial 3 Months Borrower(s) to the Lender.
13.	First Installment shall be payable on	On _____ day from the date of disbursement of the said Loan in whole or in tranches.
14.	Default Interest Rate	5% (Five percent) plus the Interest Rate as mentioned in Schedule I.
15.	Number of PDC's to be handed over by the Borrower(s) and the Co-Borrowers to the Lender.	61 (Sixty One) payable at New Delhi

For Modi Properties & Investments Pvt. Ltd.

Managing Director
FOR ALPINE ESTATEFor Mehta and Modi Homes
Partner

Applied

For Mehta and Modi Homes

Partner

Managing Director

For Mehta and Modi Homes

Applied

Applied

16.	Cheque Bouncing Charges, if any, shall be borne by the Borrower and the Co-Borrowers	Rs 1500/- (Rupees One Thousand and Five Hundred only) per cheque.
17.	Notices	In the case of the Borrower and the Co-Borrower(s): Name: M/s. Modi Properties & Investments Private Limited Registered Office Address: 5-4-187/3&4, 2nd Floor, M.G.Road, Secunderabad. Phone : 91 - 40-39101958, 65267423 Fax : 91 - 40-27544058 Attention of: Mr. Soham Modi
18.	Exclusive Jurisdiction	New Delhi
19.	Place of Arbitration	New Delhi
20.	Place of Execution	Hyderabad

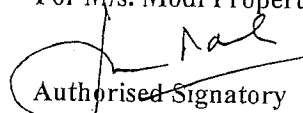
FOR ALPINE ESTATES

For Modi Properties & Investments Private Limited
Managing Director
For M/s. Modi Properties & Investments Private Limited

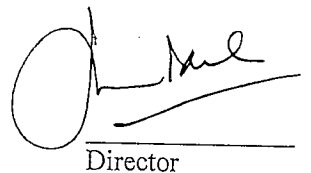
IN WITNESS WHEREOF, the Parties have affixed their signatures hereunto to this Agreement on the 22 day of September, 2009.

Signed and delivered by the BORROWER:

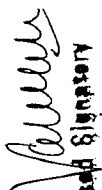
For M/s. Modi Properties & Investments Private Limited

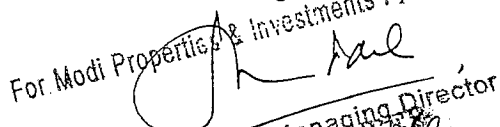

Authorised Signatory

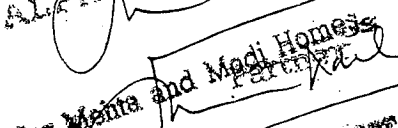
THE COMMON SEAL OF,
M/s. Modi Properties & Investments Private Limited,
pursuant to the Resolutions of its Board of Directors passed
in that behalf on 20.08.2009, has hereunto been affixed
in the presence of Soham Modi, Director of
M/s. Modi Properties & Investments Private Limited,
who has signed these presents in token.

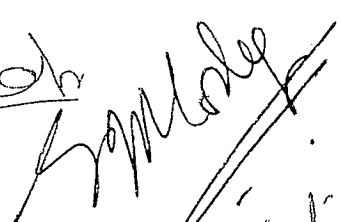

Director

For Indiabulls Financial Services Ltd.


Authorised Signatory


Managing Director
FOR ALPINE ESTATES


Partner
For M/s. Modi Properties & Investments Private Limited



Partner

10410
117960

Govt. of Andhra Pradesh

Title Book

Patta No. 10

1. Patta Name, Father/ Husband Name

Address

P. Raveender Reddy

S/o Narsi Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

Reddy

3. Name of Village

Charlapally

4. Revenue Mandal

Ghatkaser

5. Revenue Division

R.R. Dist East

6. District

R.R.Dist

7. Date

Sd/-

Signature of the Pattadar

Sd/-

Village Revenue Officer
Signature

Seal

Mandal Revenue Officer
Office Stamp, Date

Name: P. Raveender Reddy

[illegible]

Govt. of Andhra Pradesh

Pattadar Pass Book

Patta No. 10

10410

117960

1. Patta Name, Father/ Husband Name

Address

P. Raveender Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

Reddy

3. Name of Village

Charlapally

4. Revenue Mandal

Ghatkaser

5. Revenue Division

R.R. Dist East

6. District

R.R.Dist

7. Date

Sd/-
Signature of the Pattadar

Sd/-
Village Revenue Officer

Seal
Mandal Revenue Officer

Govt. of Andhra Pradesh

Title Book

Patta No. 12

**12505
114694**

1. Patta Name, Father/ Husband Name

Address

P. Venkara Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

Reddy

3. Name of Village

Charlapally

4. Revenue Mandal

Ghatkaser

5. Revenue Division

R.R. Dist East

6. District

R.R. Dist

7. Date

Signature of the Pattadar

Sd/-

Village Revenue Officer
Signature

Sd/-

Mandal Revenue Officer
Office Stamp, Date

Seal

Name: P. Venkata Reddy

[illegible]

12505
114694

Govt. of Andhra Pradesh

Pattadar Pass Book

Patta No. 12

1. Patta Name, Father/ Husband Name	:	P. Venkara Reddy
Address	:	S/o Sarabha Reddy
2. Shedule Caste / Shedule Tribe	:	
Or Back ward Class	:	Reddy
3. Name of Village	:	Charlapally
4. Revenue Mandal	:	Ghatkaser
5. Revenue Division	:	R.R. Dist East
6. District	:	R.R.Dist
7. Date	:	
Sd/-	Sd/-	Seal
Signature of the Pattadar	Village Revenue Officer	Mandal Revenue Officer

Office Stamp, Date

Signature of Divisional Officer

Land Details:

[illegible]

10405
177955

Govt. of Andhra Pradesh

Title Book

Patta No. 5

1. Patta Name, Father/ Husband Name

Address

P. Venkara Reddy

S/o Malla Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

Reddy

3. Name of Village

Charlapally

4. Revenue Mandal

Ghatkaser

5. Revenue Division

R.R. Dist East

6. District

R.R.Dist

7. Date

:

Sd/-

Signature of the Pattadar

Sd/-

Village Revenue Officer
Signature

Seal

Mandal Revenue Officer
Office Stamp, Date

10

[illegible]

10405
177955

Govt. of Andhra Pradesh

Pattadar Pass Book

Patta No. 5

1. Patta Name, Father/ Husband Name

Address

:

P. Venkara Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

:

Reddy

3. Name of Village

:

Charlapally

4. Revenue Mandal

:

Ghatkaser

5. Revenue Division

:

R.R. Dist East

6. District

:

R.R. Dist

7. Date

Sd/-

Signature of the Pattadar

Sd/-

Village Revenue Officer

Seal

Mandal Revenue Officer

10406
177956

Govt. of Andhra Pradesh

Pattadar Pass Book

Patta No. 6

1. Patta Name, Father/ Husband Name	:	P. Narsimaha Reddy
Address	:	S/o Malla Reddy
2. Shedule Caste / Shedule Tribe	:	
Or Back ward Class	:	Reddy
3. Name of Village	:	Charlapally
4. Revenue Mandal	:	Ghatkaser
5. Revenue Division	:	R.R. Dist East
6. District	:	R.R.Dist
7. Date	:	
Sd/-	Sd/-	Seal

10407
177957

Govt. of Andhra Pradesh

Title Book

Patta No. 7

1. Patta Name, Father/ Husband Name

Address

:

P. Bal Reddy

S/o Narsi Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

:

Reddy

3. Name of Village

:

Charlapally

4. Revenue Mandal

:

Ghatkaser

5. Revenue Division

:

R.R. Dist East

6. District

:

R.R.Dist

7. Date

:

Sd/-

Signature of the Pattadar

Sd/-

Village Revenue Officer
Signature

Seal

Mandal Revenue Officer
Office Stamp, Date

Sd/-

Signature of Divisional Officer

Name: P. Bal Reddy

[illegible]

10408
177958

Govt. of Andhra Pradesh

Title Book

Patta No. 8

8. Patta Name, Father/ Husband Name

Address

P. Sanjiv Reddy

9. Shedule Caste / Shedule Tribe

S/o Narsi Reddy

Or Back ward Class

Reddy

10. Name of Village

Charlapally

11. Revenue Mandal

Ghatkaser

12. Revenue Division

R.R. Dist East

13. District

R.R.Dist

14. Date

Signature of the Pattadar

Sd/-

Village Revenue Officer

Sd/-

Signature

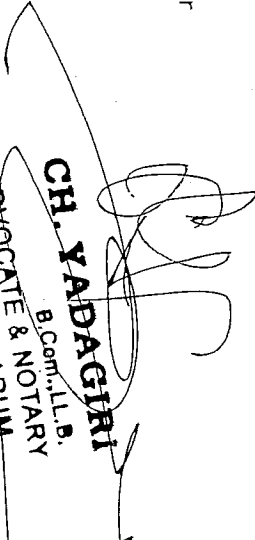
Mandal Revenue Officer

Seal

Office Stamp, Date

Signature of Divisional Officer

Sd/-


CH. YADAGIRI
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA BOVARUM
RANGA REDDY DIST.
A.P., INDIA

10420
177970

Govt. of Andhra Pradesh

Title Book

Patta No. 20

1. Patta Name, Father/ Husband Name

Address

P. Sanjeeva Reddy

S/o Sai Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

Reddy

3. Name of Village

Charlapally

4. Revenue Mandal

Ghatkaser

5. Revenue Division

R.R. Dist East

6. District

R.R. Dist

7. Date

Signature of the Pattadar

Sd/-

Village Revenue Officer
Signature

Sd/-

Mandal Revenue Officer
Office Stamp, Date

Seal

Sd/-

Signature of Divisional Officer

Name: P. Sanjeeva Reddy

S.No	Sy.No. Sub-Division No.	Extent	Classification Magani/Metta	Nature of possessor	Mortgage if any as per ROR	Signature of Mandal Revenue Officer	Rate per Acre	Record of last 13 years	Signature of Sub Registrar	Remarks
1	23	0-18								
2	24	5-31								
3	32	0-38								
4	33	0-13								
5	35	0-11								
6	36	2-02	0.210.7 ½							
7	37	1-00	0.29							
8	38	1-09								
9	39	5-20								
10	118	2-10								
11	119	2-03								
12	120	0-29								
13	14	1-06								
14	18	1-00								
15	89	0-18								
16	116	0-17								
17	117	0-15								
18	122	5-04								
19	148	0-17								

6. District

R.R.Dist

7. Date

Sd/-

Signature of the Pattadar

Sd/-

Village Revenue Officer
Signature

Seal

Mandal Revenue Officer
Office Stamp, Date

Sd/-
Signature of Divisional Officer

Name: P. Sanjeeva Reddy

Land Details:

S.No	Sy.No. Sub-Division No.	Classification	Extent Acres/ Gunt's	Tax Rs. - Ps.	Nature of Possessor	Signature of Mandal Revenue Officer	Remarks
1	23		0-18	5-05			
2	24		5-31	9-00			
3	32		0-28	12-25			
4	33		1-13	15-60			
5	35		0-11	0-20			
6	36		2-02	23-4			
7	37		1-00	11-15			
8	38		1-09	14-20			
9	39		5-20	3-80			
10	118		2-10	24-55			
11	119		2-03	24-55			
12	120		0-29	7-80			
13	14		1-06				

14	18		1-00				
15	83		0-18				
16	116		0-17				
17	117		0-15				
18	122		5-04				
19	148		0-17				
20	149		0-33				
21	290		6-07				
22	291		13-03				
23	292		5-20				
24	294		1.28				
			36-17				

Govt. of Andhra Pradesh

Title Book

Patta No. 24

**12506
114695**

1. Patta Name, Father/ Husband Name

Address

P. Purushotham Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

Reddy

3. Name of Village

Charlapally

4. Revenue Mandal

Ghatkaser

5. Revenue Division

R.R. Dist East

6. District

R.R.Dist

7. Date

Sd/-

Signature of the Pattadar

Sd/-

Village Revenue Officer
Signature

Seal

Mandal Revenue Officer
Office Stamp, Date

Name: P. Purushotham Reddy

[illegible]

12506
114695

Govt. of Andhra Pradesh

Pattadar Pass Book

Patta No. 24

1. Patta Name, Father/ Husband Name

Address

P. Purushotham Reddy

S/o Sharabha Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

Reddy

3. Name of Village

Charlapally

4. Revenue Mandal

Ghatkaser

5. Revenue Division

R.R. Dist East

6. District

R.R.Dist

7. Date

Sd/-

Sd/-

Seal

Signature of the Pattadar

Village Revenue Officer

Mandal Revenue Officer

Office Stamp, Date

Signature of Divisional Officer

Name: P. Purushotha Reddy

Land Details:

[illegible]

Govt. of Andhra Pradesh

Title Book

Patta No. 14

**10414
177964**

1. Patta Name, Father/ Husband Name

Address

P. Pratap Reddy

S/o Ram Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

Reddy

3. Name of Village

Charlapally

4. Revenue Mandal

Ghatkaser

5. Revenue Division

R.R. Dist East

6. District

R.R.Dist

7. Date

Sd/-

Signature of the Pattadar

Sd/-

Village Revenue Officer
Signature

Seal

Mandal Revenue Officer
Office Stamp, Date

Sd/-

Signature of Divisional Officer

Name: P. Pratap Reddy

[illegible]

Govt. of Andhra Pradesh

10414

177964

Pattadar Pass Book

Patta No. 14

1. Patta Name, Father/ Husband Name

Address

: P. Pratap Reddy

S/o Ram Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

: Reddy

3. Name of Village

: Charlapally

4. Revenue Mandal

: Ghatkaser

5. Revenue Division

: R.R. Dist East

6. District

: R.R. Dist

• •

Sd/-

Village Revenue Officer

Mandal Revenue Officer
Office Stamp, Date

Sea!

Mandal Revenue Officer

Signature of Divisional Officer

[illegible]

Govt. of Andhra Pradesh

Title Book

Patta No. 9

10409

177959

1. Patta Name, Father/ Husband Name

Address

: P. Prabhakar Reddy

S/o Narsi Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

: Reddy

3. Name of Village

: Charlapally

4. Revenue Mandal

: Ghatkaser

5. Revenue Division

: R.R. Dist East

6. District

: R.R.Dist

7. Date

:

Sd/-

Signature of the Pattadar

Sd/-

Village Revenue Officer
Signature

Seal

Mandal Revenue Officer
Office Stamp, Date

Sd/-

Signature of Divisional Officer

Name: P. Prabhakar Reddy

[illegible]

10404
177954

Govt. of Andhra Pradesh

Title Book

Patta No. 4

1. Patta Name, Father/ Husband Name

Address

P. Naraya Reddy

S/o Malla Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

Reddy

3. Name of Village

Charlapally

4. Revenue Mandal

Ghatkaser

5. Revenue Division

R.R. Dist East

6. District

R.R.Dist

7. Date

:

Sd/-

Signature of the Pattadar

Sd/-

Village Revenue Officer
Signature

Seal

Mandal Revenue Officer
Office Stamp, Date

114696
12507

Govt. of Andhra Pradesh

Title Book

Patta No. 13

1. Patta Name, Father/ Husband Name

Address

P. Susheela

W/o Narsimha Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

Reddy

3. Name of Village

Charlapally

4. Revenue Mandal

Ghatkaser

5. Revenue Division

R.R. Dist East

6. District

R.R. Dist

7. Date

Sd/-

Signature of the Pattadar

Sd/-

Village Revenue Officer

Signature

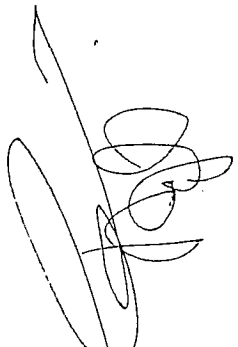
Seal

Mandal Revenue Officer

Office Stamp, Date

Sd/-

Signature of Divisional Officer


CH. YADAGIRI
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA BOLARUM
RANGA REDDY DIST.

12507
114696

Govt. of Andhra Pradesh

Pattadar Pass Book

Patta No. 13

1. Patta Name, Father/ Husband Name

Address

P. Sushheela

W/o Narsimha Reddy

2. Shedule Caste / Shedule Tribe

Or Back ward Class

Reddy

3. Name of Village

Charlapally

4. Revenue Mandal

Ghatkaser

5. Revenue Division

R.R. Dist East

6. District

R.R.Dist

7. Date

Sd/-

Sd/-

Seal

Signature of the Pattadar

Village Revenue Officer

Mandal Revenue Officer

Signature

Office Stamp, Date

Sd/-

Signature of Divisional Officer

CH. VADAGIRI
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA BOLARUM
RANGA REDDY DIST
A.P. INDIA

10408
177958

Govt. of Andhra Pradesh

Pattadar Pass Book

Patta No. 8

8. Patta Name, Father/ Husband Name

Address

:

P. Sanjiv Reddy

W/o Narsi Reddy

9. Shedule Caste / Shedule Tribe

Or Back ward Class

:

Reddy

10. Name of Village

:

Charlapally

11. Revenue Mandal

:

Ghatkaser

12. Revenue Division

:

R.R. Dist East

13. District

:

R.R. Dist

14. Date

Sd/-

Signature of the Pattadar

Sd/-

Village Revenue Officer

Signature

Sd/-

Signature of Divisional Officer

Seal

Mandal Revenue Officer

Office Stamp, Date

CH. YADAGIRI
B. Com., LL.B.

ADVOCATE & NOTARY

MACHA BOTALURU

RANGAREDDY DIST

A.P. INDIA