

CERTIFICATE

I, on the basis of relevant information given to me and records produced before me, hereby certify that M/s.Kadakia & Modi Housing , a partnership firm having its registered office at 5-4-187 / 3 & 4 , II nd Floor, Soham Mansion , M.G. road , Ranigunj, Secunderabad -500003, have incurred an expenditure aggregating to **Rs. 4,58,07,796.64/-** (Rupees Four crore fifty eight lakh seven thousand seven hundred ninety six and paise sixty four only) up to 19th August, 2009 towards construction of residential Bungalow called "Bloomdale" situated at survey no.1139, Shamirpet, Hyderabad.

Break-up of Expenditure Incurred

Land Cost	Rs. 1,05,00,000.00
Reg. charges	Rs. 9,97,500.00

	Rs.1,14,97,500.00

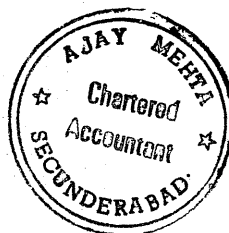
Building Works In Progress upto 19.08.2009

1. Work in Progress upto 31.03.2009	Rs. 1,36,14,767.70
2. Sanction Fees Paid	Rs. 28,42,867.00
3. Work In Progress from 1.04.2009 to 19.08.2009	Rs. 34,92,799.00
4. Advances to Contractors for construction in progress	Rs. 1,26,81,089.00
5. Admin expenses	Rs. 16,78,773.94

	Rs.3,43,10,296.64

	Rs.4,58,07,796.64

Place: Secunderabad.
Date: 19.08.2009



Ajay Mehta
Ajay Mehta
Chartered Accountant
M.No.035449

Pradeep Kaparathi
B.E., M.I.E., F.I.V.,
Chartered Engineer & Valuer

Off: 105, Diamond Towers,
Beside Belson's Taj,
S.D.Road, Sec-bad.
Phone: 66319594, 66339594
27812742, 27818816
Mobile: 98480-13-953

GOVT.REGD.VALUER
M.C.H.Licensed Engineer

OUR REF: PK/SBB/16K11747-2/10-11

Date: 14.4.2010

To,
The Branch Manager,
State Bank Of India
Balanagar Br.,
Hyderabad

Sir,

Sub: Cost incurred for present stage of construction works at the project of M/s.
Bloomdale (M/s. Kadakia & Modi Housing) on land in Sy.No.1139 of Shamirpet Village,
Shamirpet Mandal, R.R.Dist.- Reg.

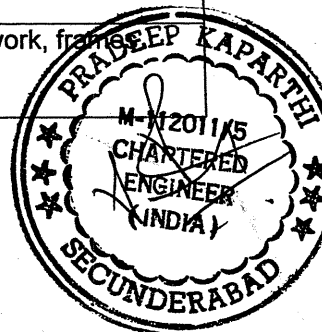
On inspection made on Dt. 12-4-2010 along with Mr. Mehar, representative of Modi
Properties, the following is observed:

Total 72 Nos. Duplex type bungalows are proposed in said project spread over 5.0 Acres
of land as a gated community under 4 different types (A,B,C & D) either East (or) West
facing (As per brochure), presently construction works are under progress in some plots
& remaining all plots are open plots only. Different stages of construction works as seen
at site, detailed below.

Plot No.	Present stage of Construction
1 & 35	G.Floor & F.Floor (Duplex) completed in all respects & ready for occupation. Specifications incl. Vitrified tiles flooring, luppum finishing, Main door with teak wood, remaining Teak wood frames with Flush doors shutters, Non Teak wood windows.
21 & 54	G.Floor & F.Floor (Duplex) upto RCC roof slab, Brick work, plastering, luppum finishing, Vitrified tiles flooring, Elect. Wiring Kitchen platform works completed
60	G.Floor & F.Floor (Duplex) upto RCC roof slab completed. Brick work, Plastering, D/W frames fixing works completed & Vitrified tiles flooring works under progress
38	G.Floor & F.Floor (Duplex) upto RCC roof slab, Brick work, frames fixing for D/w, Plastering works completed

PK/SBB/16K11747-2/10-11

1



12	G.F & F.F upto RCC roof slab completed & Brick work under progress in G.F
10	G.Floor upto RCC roof slab completed & brick work under progress F.Floor Columns raising works under progress
2	G.Floor columns raising works completed
Club house	Cellar Slab work under progress
Office/General stores	G.Floor + 2 upper floors completed & presently using for office purpose Specifications incl. Vitrified tiles flooring, Luppum finishing, Teak wood framed with flush door shutters, Elect. Sanitary fittings adequately provided

Amenities : All round Compound with gate provided.
Drainage with pipeline and Electrical works are under progress
CC roads, Sump, Septic tank works under progress
OH tank - stage 1 - Columns raising works under progress

We have been submitted by M/s. Kadakia and Modi Housing, M.G.Road, Sec.bad a work in progress report for the above works for Rs. 3,81,55,167.39/-. The following is the break- up.

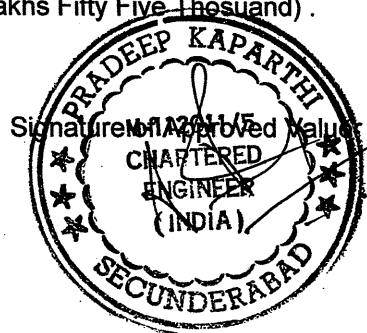
Description	Amount in Rs.
Work in Progress upto 31-3-09.....	1,64,20,130.70
Work in Progress from 1-4-09 to 31-3-2010	1,63,61,695.00
Advances to Contractors & etc., for construction in progress.....	2,13,687.00
Admin expenses from 1-4-09 to 31-3-2010.....	51,59,654.69
Total	3,81,55,167.39
Or say	3,81,55,000.00

On inspection made and verifying the books of accounts maintained at site , we are of the opinion that the Cost incurred on the above project upto date and for the present stage of work done is Rs. 3,81,55,000.00 (Rupees Three Crores Eighty One Lakhs Fifty Five Thousand) .

Mr. A. Madhu Babu

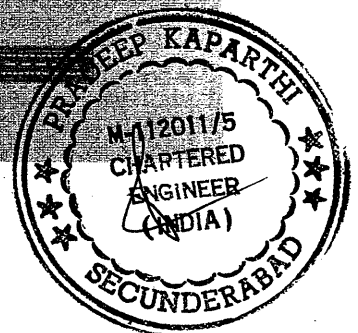
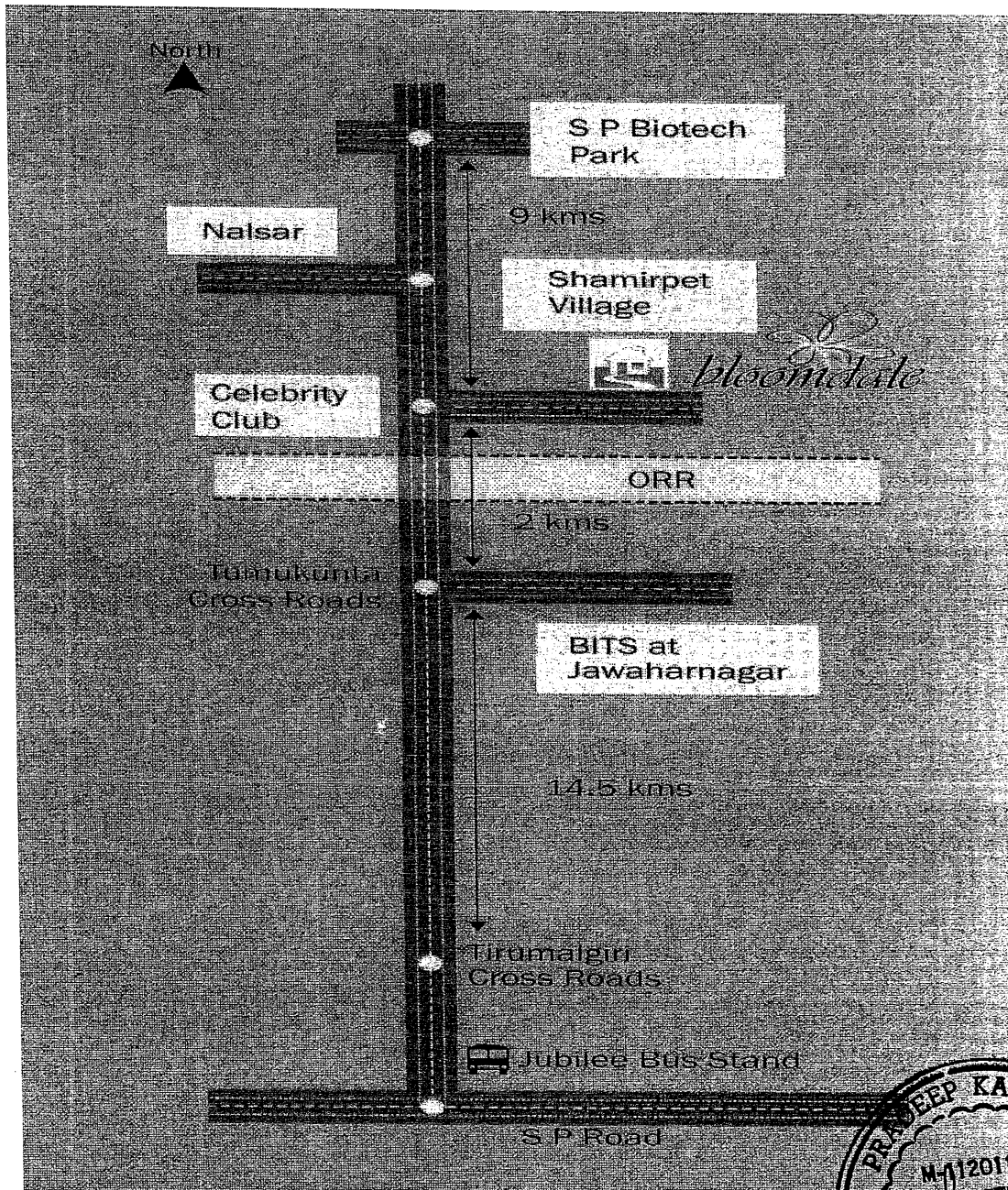
CHS

Encl. i. Location Map, ii. Photograph,
iii. Copy of work in progress report of M/s. Kadakia and
Modi housing, M.G.Road, Sec.bad

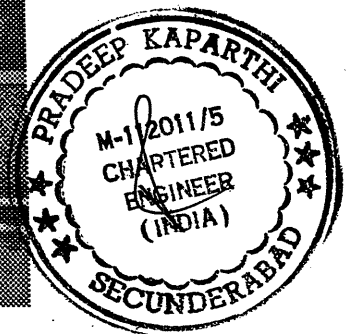
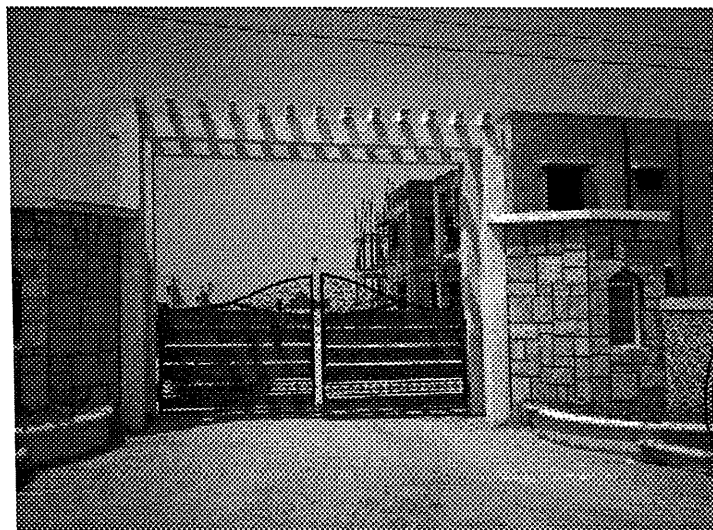
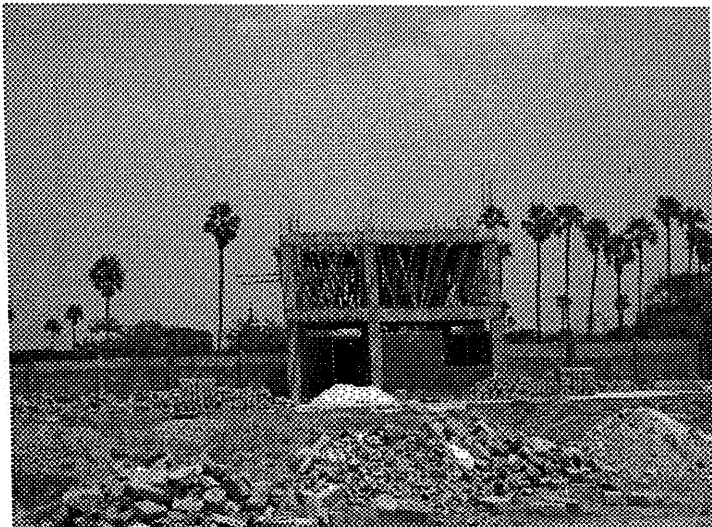
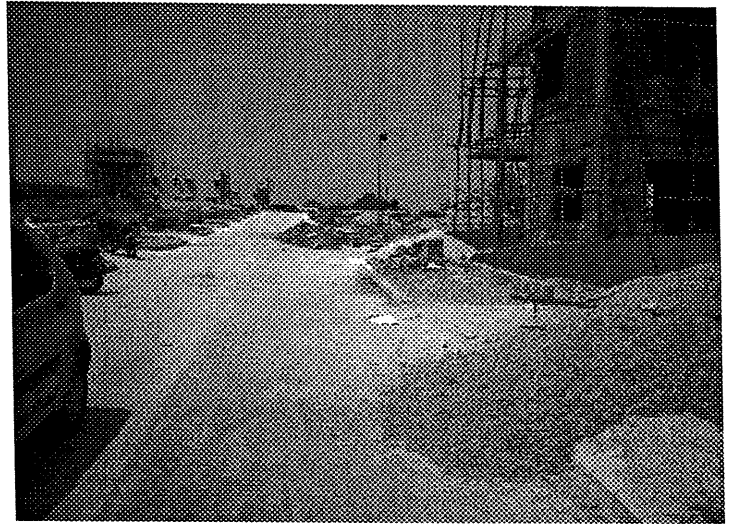


LOCATION MAP

M/s. Bloomdale (M/s. Kadakia & Modi Housing) Sy.No.1139 of
Shamirpet Village, Shamirpet Mandal, R.R.Dist.



PK/SBB/16K11747-2/10-11



Pradeep Kaparthi
B.E., M.I.E., F.I.V.,
Chartered Engineer & Valuer

Off: 105, Diamond Towers,
Beside Belson's Taj,
S.D.Road, Sec-bad.
Phone: 66319594, 66339594
27812742, 27818816
Mobile: 98480-13-953

GOVT.REGD.VALUER
M.C.H.Licensed Engineer

Approved Valuer:

State Bank of India.,
Scotia Bank,
ING Vysya Bank Ltd.,
Central Bank of India.,
Deccan Grammena Bank.,
IDBI Bank Ltd.,
Standard Chartered Bank Ltd.,

Syndicate Bank.,
ICICI Bank Ltd.,
Karnataka Bank Ltd.,
City Union Bank Ltd.,
Andhra Bank.,
Oriental Bank of Commerce.,
Development Credit Bank.,

OUR REF: PK/SBB/16K11747/08-09

Date: 02.12.2008

To,
The Branch Manager,
State Bank Of India
Balanagar Br.,
Hyderabad

Sir,

Sub: Cost incurred for Present stage of construction works at the project of M/s.
Bloomdale (M/s. Kadakia & Modi Housing) Sy.No.1139 of Shamirpet Village, Shamirpet
Mandal, R.R.Dist.- Reg.

On inspection made on 01-12-2008 along with representative Mr. Mahender
(Ph.No.9246824561) of Modi Properties, the following is observed:

1. Plot Nos. 35 & 39 : Earth works excavation for column pits are completed.

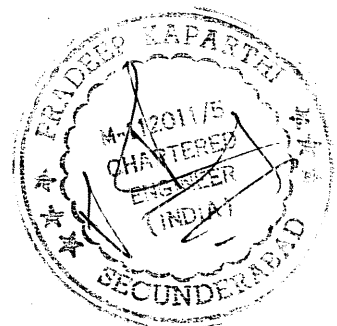
Remaining plots are all open plots

Amenities: i. General stores building of (645 Sft) works are under progress,
i.e., Columns raised upto roof level in Ground floor.
ii. Compound wall completed Arch., & Gate under progress,
iii. Earth roads are completed.

Remaining works are not yet started.

After duly verifying the records maintained at the company and perusing the chartered
accountant certificate issued by Mr Ajay Mehta, dt. 14-11-2008. We are of the following opinion
on the the Cost incurred on the project upto date and for the present stage of work done is
Rs. 90,20,000/- (Rupees Ninety Lakhs Twenty Thousand) for the above works as shown below.

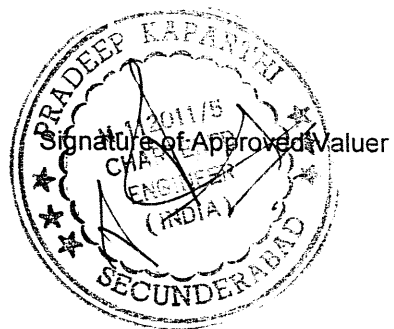
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1. Work in progressRs. 59,30,872/-
2. Development fees Rs. 28,42,867/-
3. Advances to contractors.....Rs. 2,46,284/-

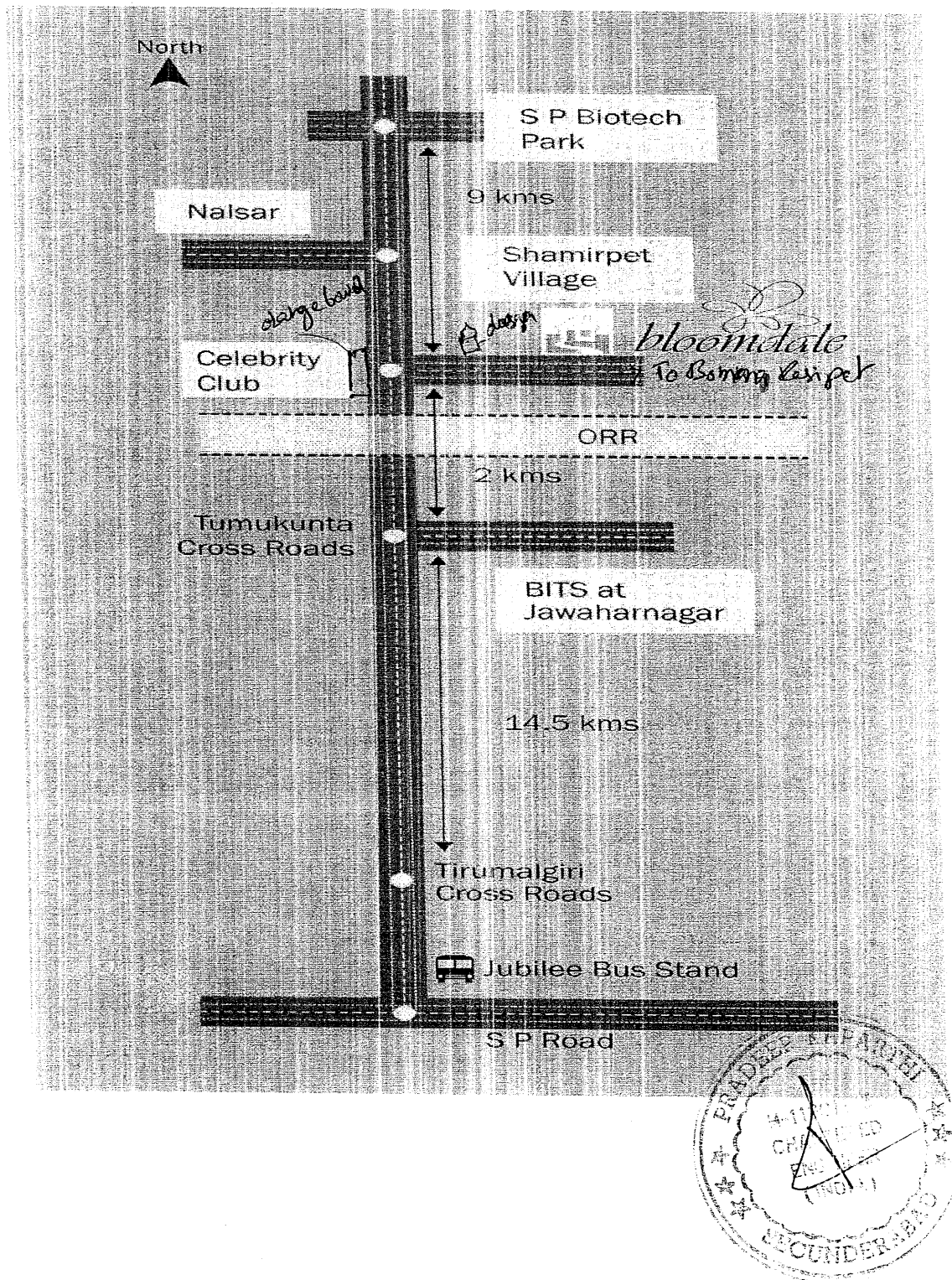
Total	Rs. 90,20,023/-
Or say	Rs. 90.20,000/-

Mr. K. Sudershan Reddy
CS
Encl. i. Location Map, ii. Photograph, iii. C.A.Certificate

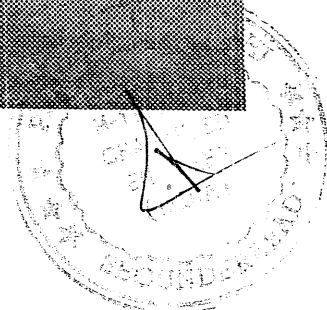
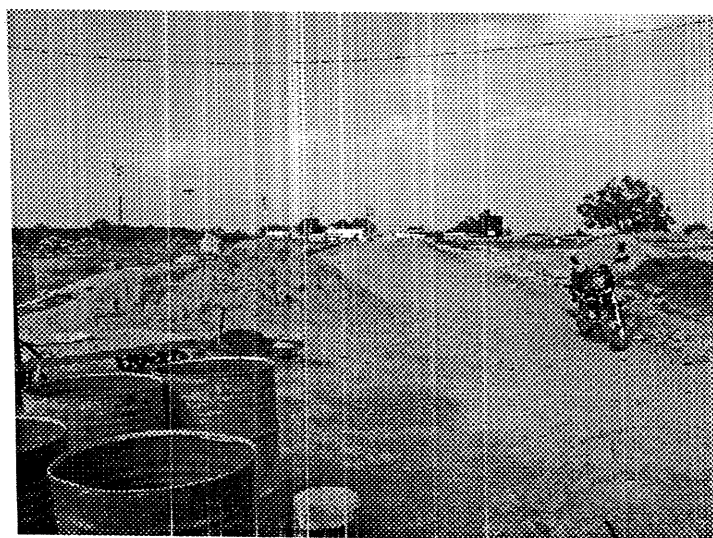
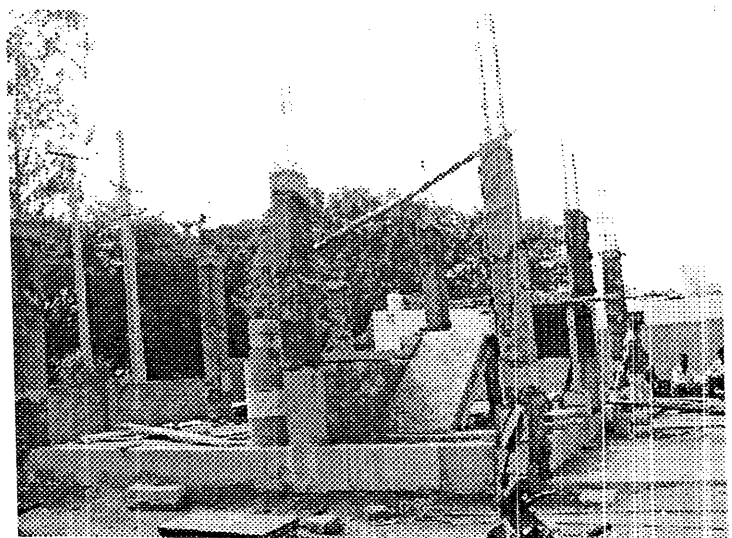
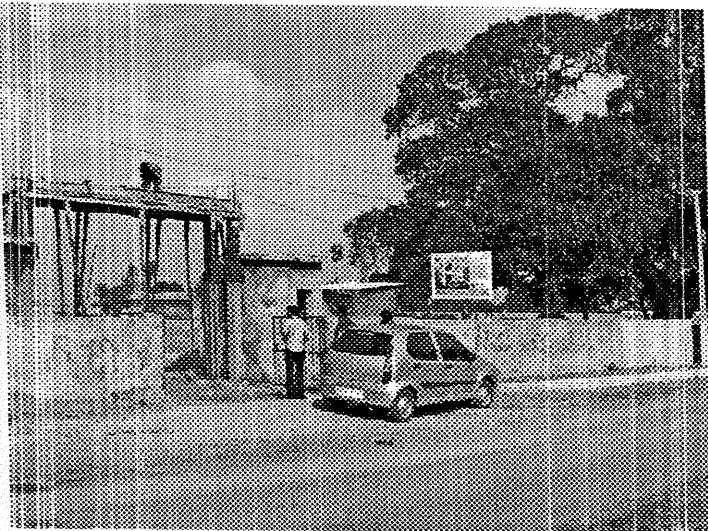
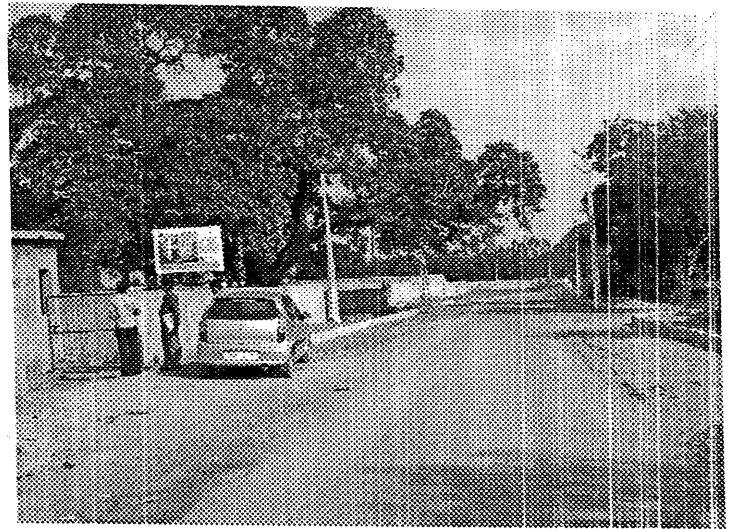
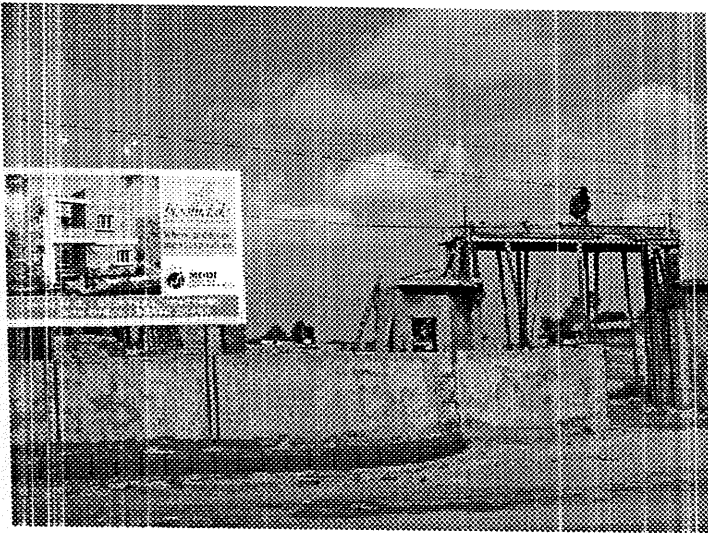


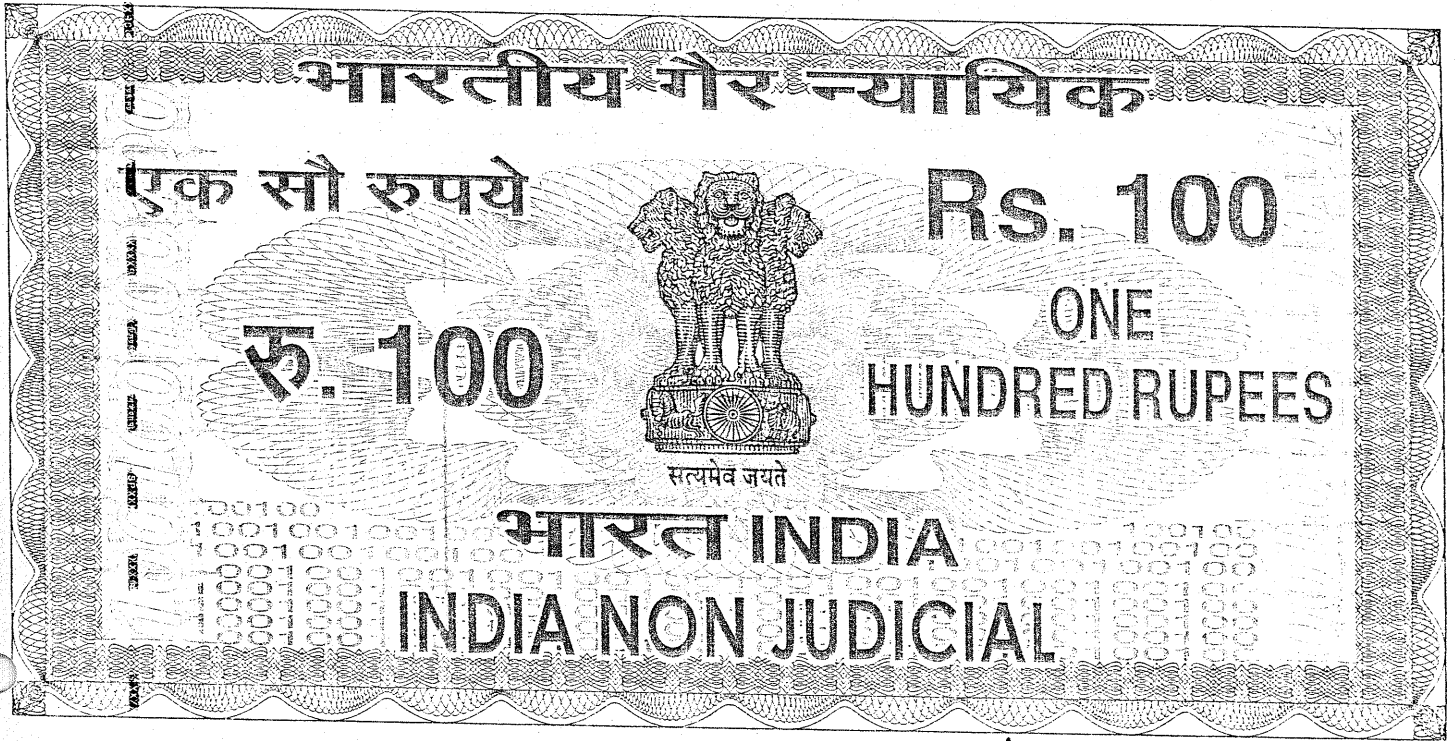
LOCATION MAP

M/s. Bloomdale (M/s. Kadakia & Moci Housing) Sy.No.1139 of Shamirpet Village, Shamirpet Mandal, R.R.Dist.



PK/SBB/16K11747/08-09





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

45576 22/8/2008 100/

G. Venkatesh A.A. Rao

Kadakia & Modern Housing Schemes

Serial No. 346408

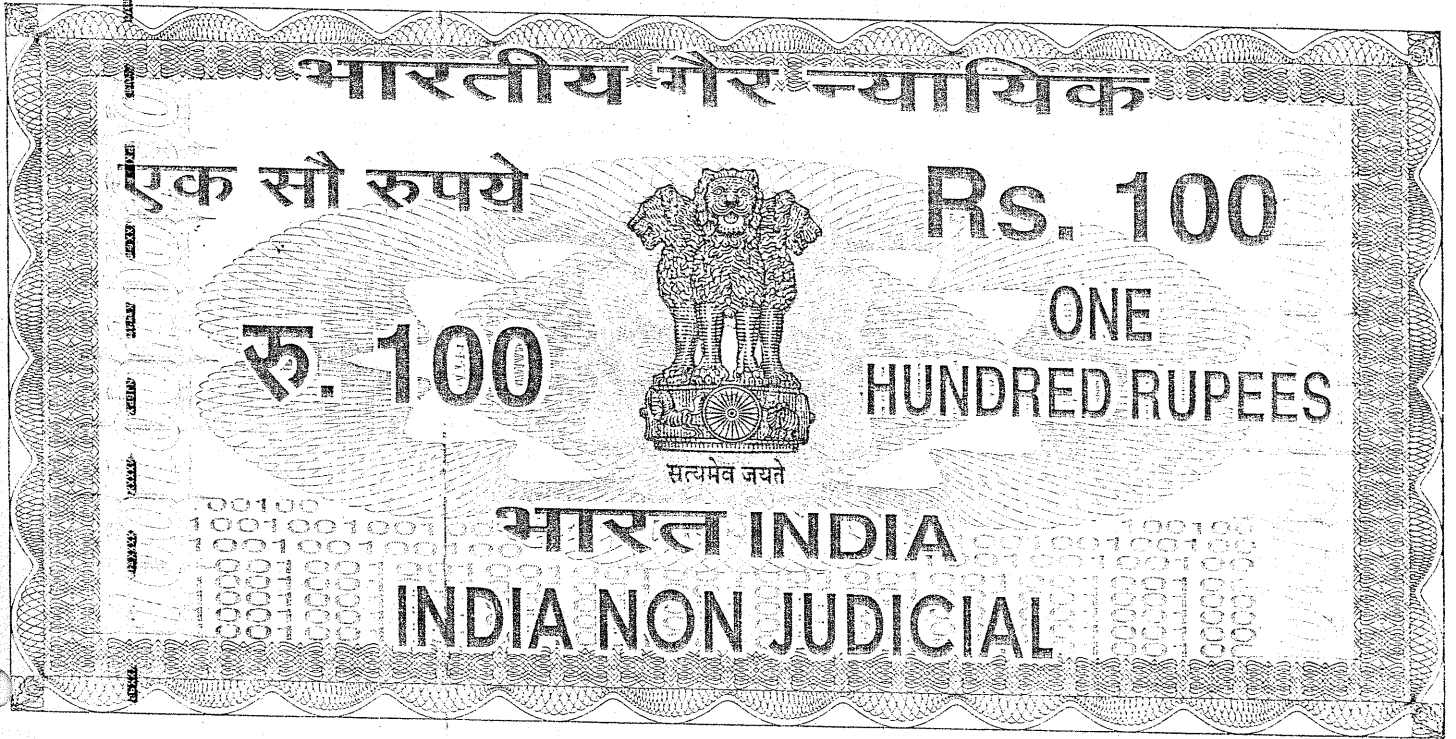
Date: 06/24

2008 22/8/2008

UNDERTAKING

"THE CONTRIBUTION IN THE PROJECT WILL BE MAINTAINED AS ENVISAGED DURING THE CURRENCY OF LOAN"

[Signature]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

6537 02/8/2028 Rs. 100

G. Venkatesh G. A. Rao

Kadukia & Madhu Housing Society

001
100

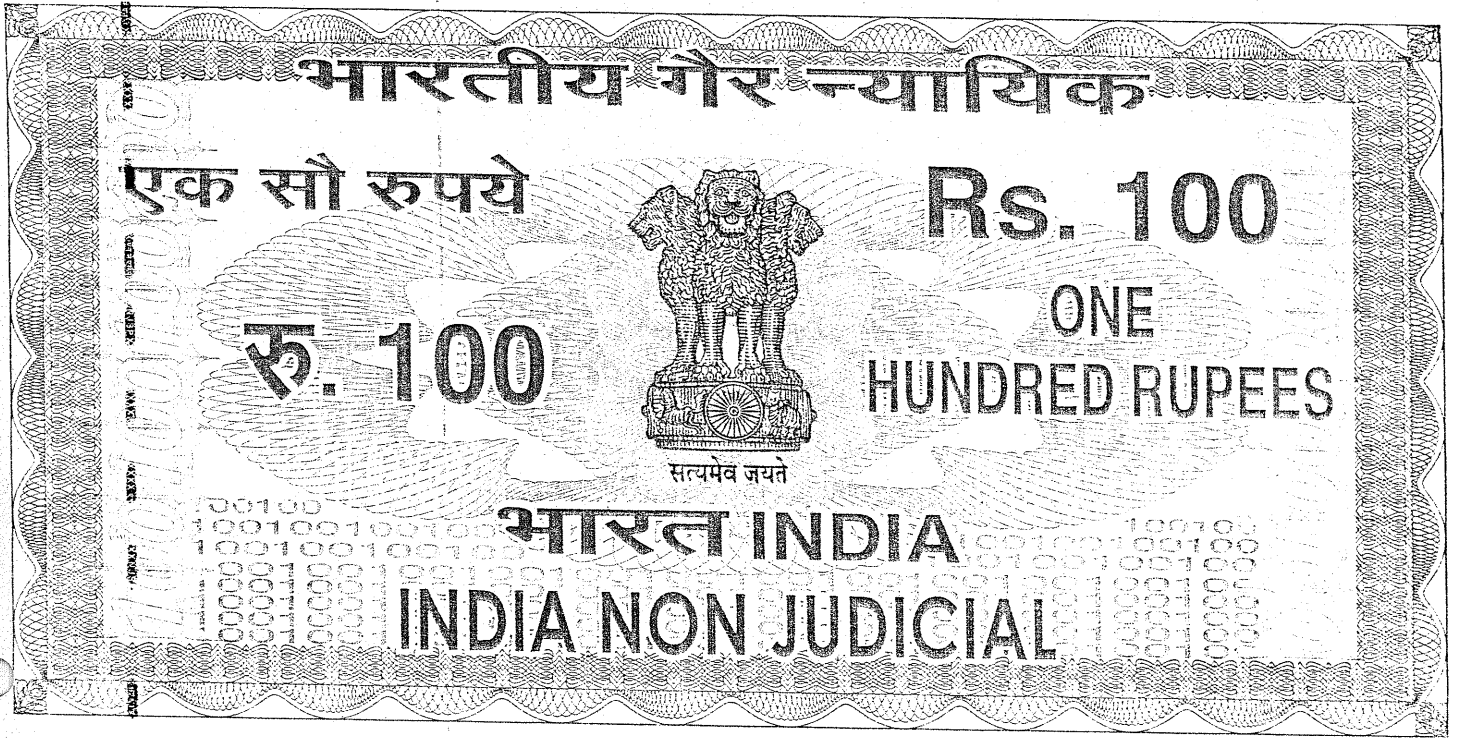
P 346409

02/8/2028

UNDERTAKING

"THE CONTRIBUTION IN THE PROJECT WILL BE MAINTAINED AS ENVISAGED DURING THE CURRENCY OF LOAN"

Chandrababu Naidu



48375 20/8/2008 100
G. Venkatesh G. A Rao.
Kadakia & Modu Housing Sema

Stamp: P 346410
Date: 20/8/2008
Signature: [Signature]

UNDERTAKING

"THE CONTRIBUTION IN THE PROJECT WILL BE MAINTAINED AS ENVISAGED DURING THE CURRENCY OF LOAN"

[Signature]



आन्ध्र प्रदेश ANDHRA PRADESH

183141

S.No. 22177

Name. Ravuri

S/o. D. Narasing Rao

For Whom Kadakia And Modi Housing & Club

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2004

City Civil Court,
SECUNDERABAD

SUPPLEMENTARY DEED OF PARTNERSHIP

The Supplementary Deed of Partnership to the Partnership Deed dated : 23-03-2006 is made and executed on the 19th day of August 2008 by and between :

1. **M/s. Modi Properties & Investments Pvt. Ltd.**, a company incorporated under the Companies Act 1956, and having its Registered office at 5-4-187 / 3 & 4, Soham Mansion, III Floor, M.G.Road, Secunderabad represented by its Managing Director Shri Sohan Modi S/o. Shri Satish Modi aged about 36 years (hereinafter called the "FIRST PARTNER")
2. **Shri Gaurang Mody** S/o Shri Jayantilal Mody aged 38 years Occupation : Business, resident of Flat No.105, Sapphire Apartments Chikoti Gardens, Begumpet, Hyderabad-500 016 (hereinafter called "SECOND PARTNER")
3. **Shri Sharad J. Kadakia** S/o late Shri Jayantilal M.Kadakia aged 46 years residing at Plot No.5 Road No.5, Trimurthy Colony, Mahendra Hills, East Marredpally, Secunderabad – 500 026 (hereinafter called "THIRD PARTNER")

Modi Properties & Investments Pvt. Ltd.

Managing Director

S J K

- A. The Parties hereto are desirous of doing the business that of real estate developers, managers, advisors, underwriters, retailers, promoters of group housing scheme, etc., in partnership.
- B. The Parties hereto have agreed and joined together to do the business under the name and style of M/s. Kadakia and Modi Housing.
- C. The parties are desirous to bring in suitable amendments to the above said Partnership Deed by way of the Supplementary Partnership Deed.

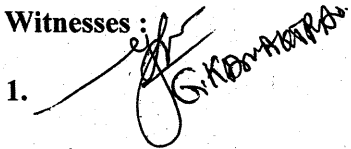
NOW THIS SUPPLEMENTARY PARTNERSHIP DEED WITNESSETH THAT

1. In the Principal Deed at Page No.3 Para 6 of the Partnership deed it was recited that the Partnership may borrow money from outside for the partnership business including borrowals from the Banks and Financial institutions and such borrowals shall be made with the consent of partners.
2. The same to be substituted with the following clause.
3. The partnership may borrow money from outside for the partnership business including borrowals from the Banks and Financial institutions by mortgaging the firm property by depositing the title deeds. The documents to be executed for the said purpose shall be signed by all the partners.
4. All other terms and conditions of the said Principal Deed shall remain in force with there being any modification or alteration.
5. The supplementary Partnership Deed shall come into force from the date of execution.

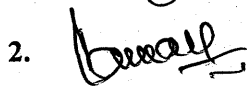
In WITNESS WHEREOF the partners have put the hands of the day and year mentioned above in the presence of the witnesses.

Witnesses :

1.

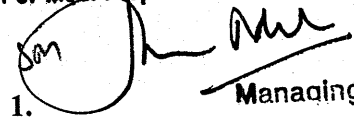


2.


M. V. RATANA MURTHY

For Modi Properties & Investments Pvt. Ltd.

1.


Managing Director

G.M.2.

SJK³.

PARTNERS.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

78/11 27/8/08 Rs. 100/-

Sold to: Soham Modi

for: Satish Modi

for: Venu S. S.

LEELA CHIMALGI

STAMP VENDOR

Licence No. 07/2008

S-4-76/A, Galla Ranganji,
SECUNDERABAD-500 003.

AFFIDAVIT

I, Soham Modi Son of Shri.Satish Modi aged 39 years. Occupation : Business, resident of Plot No:280, Road No:25, Jubilee Hills, Hyderabad, do hereby solemnly affirm and declare on oath as follows :

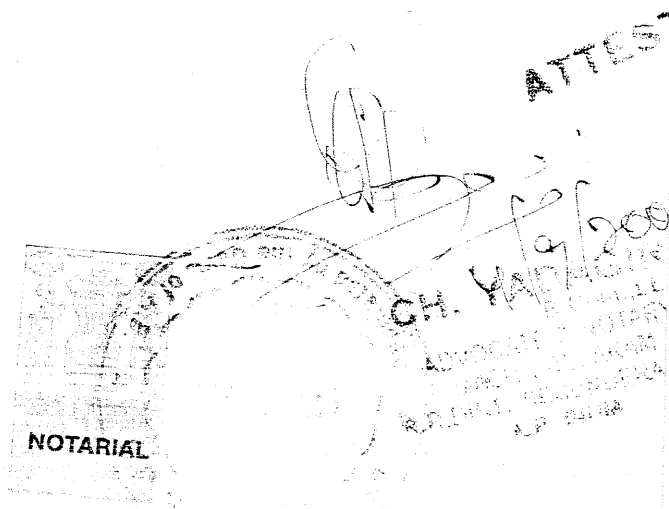
That the State Bank of India, a Bank established under State Bank of India Act, 1955 having its branch at Balanagar, hereinafter referred to as Bank has at my request granted and or agreed to grant credit facility (ies) to borrower M/s.Kadokia & Modi Housing (name of borrower), inter alia against my guarantee and hence this affidavit is being sworn by me to satisfy the bank about my worth financial position.

That following are my statement / details of Assets and Liabilities as on 31.03.2008.

[Signature]

DETAILS OF IMMOVABLE PROPERTY(IES)

Place(s) where land(s) or building(s) is/are situated	Ancestral or self acquired/ belonging in individual name / in joint names (if ancestral / joint names, specify share thereof)
1. Shop bearing No.1-10-72/2/3, Modi House, Begumpet, Hyderabad - 016.	Self acquired
2. Premises bearing No.5-4-187/3 7 4/7/B, Soham Mansion, 3 rd Floor, M.G.Road, Secunderabad - 003.	Self acquired
3. House at Plot No.280, Road No.25, Jubilee Hills, Hyderabad - 500 003.	Self acquired



ASSETS AS ON 31.03.2008

Particulars	Description Amount	If encumbered to what extent
Cash on hand	22,001.09	
Bank	55,010.94	
Loan & Advances	NIL	
Bank	NIL	
Total :		

GOVERNMENT SECURITIES : NIL
(PLEASE GIVE FULL DETAILS)

SHARES : NIL
(PLEASE GIVE FULL DETAILS)

LIFE INSURANCE POLICIES : NIL
(PLEASE FURNISH THE
SURRENDER VALUE)

POLICY NOS. : NIL

JEWELLERY : 59,014.25

INVESTMENT IN BUSINESS :
IN ASSOCIATE FIRM, IF ANY : 1,262,600.00

TOTAL ASSETS : 69,379,393.07

LIABILITIES

Particulars

i) Borrowings from Banks : 22,684,474.87

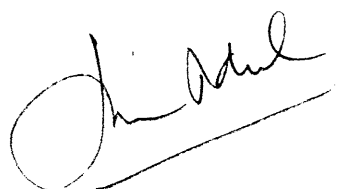
ii) Borrowings from Market : 7,450,280.77

iii) Borrowings from other : NIL
Sources (family members,
Relatives & associates)

iv) Assumed indirect liability : NIL

Net Worth (Assets – Liabilities) : 39,244,637.43

INCOME PER MONTH : 58,000/-



That I undertake and declare further to notify to the State Bank of India, Balanagar any change, whether by way of increase or diminution in the assets / liabilities as detailed above every year by 31st March.

That the statements / declaration made in this affidavit in paragraphs 1 to 3 above are to my knowledge.

DEPONENT :


Date :

Deponent is identified by :



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

78757 27/8/08
Date..... Rs. 100

Sharad J. Kadakia

Son of Jayantilal M. Kadakia

Self

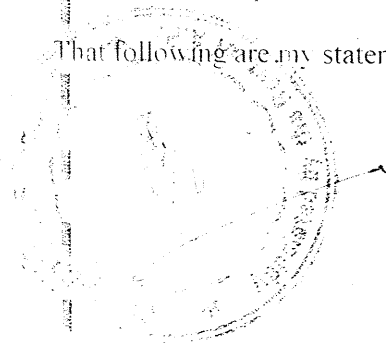
S 2860728
LEELA G CHIMALGI
STAMP VENDOR
Licence No. 02/2006
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

AFFIDAVIT

I, Sharad, J. Kadakia Son of Jayantilal Kadakia aged 49 years, Occupation : Business, resident of Flat No.5-2-223, 3rd Floor, Distillery Road, Opp: Andhra Bank, Secunderabad. do hereby solemnly affirm and declare on oath as follows :

That the State Bank of India, a Bank established under State Bank of India Act, 1955 having its branch at Balanagar, hereinafter referred to as Bank has at my request granted and or agreed to grant credit facility(ies) to borrower M/s.Kadakia & Modi Housing (name of borrower), inter alia against my guarantee and hence this affidavit is being sworn by me to satisfy the bank about my worth / financial position.

That following are my statement / details of Assets and Liabilities as on 31.03.2008.



DETAILS OF IMMOVABLE PROPERTY(IES)

Place(s) where land(s) or building(s) is/are situated	Ancestral or self acquired/ belonging in individual name / in joint names (if ancestral / joint names, specify share thereof)	If enc wh
1. Shop bearing No.1-10-178/3/1, Begumpet, Hyderabad.	Self acquired	No er
2. SM Modi Commercial Complex C 1 & C 2, Necklace Road, Secunderabad.	Self acquired	No er

ATTESTED

CH. YADAGIRI

NOTARIAL

ASSETS AS ON 31.03.2008

Particulars	Description Amount	If encumbered to what extent
Cash on hand	25.75	
Bank	6,97,308.31	
Loan & Advances	NIL	
Bank	NIL	
Total :		

GOVERNMENT SECURITIES : NIL
(PLEASE GIVE FULL DETAILS)

SHARES : NIL
(PLEASE GIVE FULL DETAILS)

LIFE INSURANCE POLICIES : NIL
(PLEASE FURNISH THE SURRENDER VALUE)

POLICY NOS. : NIL

JEWELLERY : 9,112.00

INVESTMENT IN BUSINESS :
IN ASSOCIATE FIRM, IF ANY 23,563,925.57

TOTAL ASSETS : 24,270,369.63

LIABILITIES

Particulars

i) Borrowings from Banks : NIL

ii) Borrowings from Market : NIL

iii) Borrowings from other : NIL
Sources (family members,
Relatives & associates)

iv) Assumed indirect liability : NIL

Net Worth (Assets – Liabilities) : 24,270,369.63

INCOME PER MONTH : 68,500/-

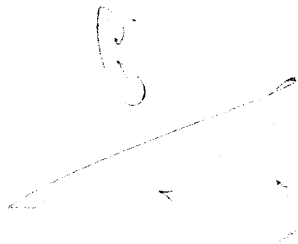
That I undertake and declare further to notify to the State Bank of India, Balanagar any change, whether by way of increase or diminution in the assets / liabilities as detailed above every year by 31st March.

That the statements / declaration made in this affidavit in paragraphs 1 to 3 above are to my knowledge.

DEPONENT :

Date :

Deponent is identified by :

A handwritten signature, possibly reading 'B. S.', is written above a long, horizontal, slightly wavy line that serves as a separator or underline.

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

7842 27/8/08
Date Rs. 100

Son of Shri. Jayanthilal Mody
For Work Self

L-6. 286087
LEELA G CHUMALGI

STAMP AND INK

Licence No. 21/2006

5-4-76/A. C. Nagar, Panigunji,
SECUNDERABAD-500 003.

AFFIDAVIT

I, Gaurang Mody Son of Shri. Jayanthilal Mody aged 41 years, Occupation : Business, resident of Flat No.105, Sapphire Apartments, Chikkoti Gardens, Begumpet, Hyderabad, do hereby solemnly affirm and declare on oath as follows :

That the State Bank of India, a Bank established under State Bank of India Act, 1955 having its branch at Balanagar, hereinafter referred to as Bank has at my request granted and or agreed to grant credit facility (ies) to borrower M/s. Kadakia & Modi Housing (name of borrower), inter alia against my guarantee and hence this affidavit is being sworn by me to satisfy the bank about my worth / financial position.

That following are my statement / details of Assets and Liabilities as on 31.03.2008.

[Signature]

ASSETS AS ON 31.03.2008

Particulars	Description Amount	If encumbered to what extent
Cash on hand	76,434.94	
Bank	32,346.47	
Loan & Advances	NIL	
Bank	NIL	
Total :		

GOVERNMENT SECURITIES : NIL
(PLEASE GIVE FULL DETAILS)

SHARES : NIL
(PLEASE GIVE FULL DETAILS)

LIFE INSURANCE POLICIES : NIL
(PLEASE FURNISH THE
SURRENDER VALUE)

POLICY NOS. : NIL

JEWELLERY : NIL

INVESTMENT IN BUSINESS
IN ASSOCIATE FIRM. IF ANY : 21,29,806.57

TOTAL ASSETS : 22,38,587.98

LIABILITIES

Particulars

i) Borrowings from Banks : NIL

ii) Borrowings from Market : 12,917.30

iii) Borrowings from other
Sources (family members,
Relatives & associates) : NIL

iv) Assumed indirect liability : NIL

Net Worth (Assets - Liabilities) : 22,25,670.68

INCOME PER MONTH : 75,000/-

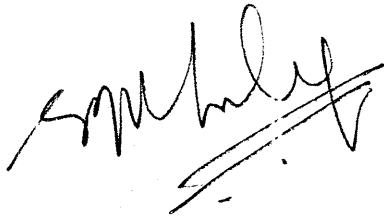
[Handwritten signature]

[Handwritten signature]

That I undertake and declare further to notify to the State Bank of India, Balanagar any change, whether by way of increase or diminution in the assets / liabilities as detailed above every year by 31st March.

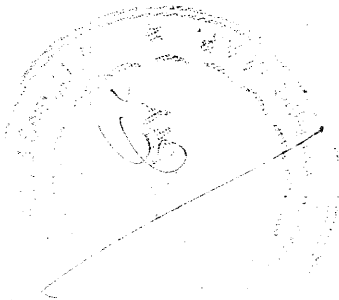
That the statements / declaration made in this affidavit in paragraphs 1 to 3 above are to my knowledge.

DEPONENT :



Date :

Deponent is identified by :





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

68377 100/8/2028 Rs. 100
G. Venkatesh, G. Ravi
Kadakia & Madhu Housing Society,

SRI: *
SIN: *

P 346409
100/8/2028

UNDERTAKING

"THE CONTRIBUTION IN THE PROJECT WILL BE MAINTAINED AS ENVISAGED DURING THE CURRENCY OF LOAN"

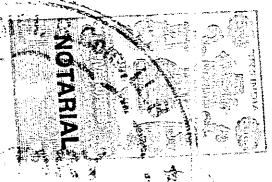
G. Venkatesh

Place(s) where land(s) or building(s) is/are situated	Ancestral or self acquired/ belonging in individual name / in joint names (if ancestral / joint names, specify share thereof)	If encumbered to what extent	Extent of land in acres	Market value in Rupees	Whether Any case / suit before any competent court authority in respect of the immovable property is pending	Whether agricultural or non agricultural and whether comes in ceiling area
1. Flat No.105, Sapphire Apts, Chikkoti Gardens, Begumpet.	Self acquired	No encumbrance	1800 Sq ft	Rs.7,50,000/-	No	Residential
Rs.7,50,000 /-						

170000

2007

~~Handwritten~~

[illegible]



आन्ध्र प्रदेश ANDHRA PRADESH

183141

22177 13/04/2008 100/-

Name: Ravuri

E/o: Marriy Red

For Which: Kadakia And Modi Housing & Club

K. S. S. S. S.
S.V.L. No. 26/98, R.No. 39/2004
City Civil Court,
SECUNDERABAD

SUPPLEMENTARY DEED OF PARTNERSHIP

The Supplementary Deed of Partnership to the Partnership Deed dated : 23-03-2006 is made and executed on the 19th day of August 2008 by and between :

1. M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its Registered office at 5-4-187 / 3 & 4, Soham Mansion, III Floor, M.G.Road, Secunderabad represented by its Managing Director Shri Sohan Modi S/o. Shri Satish Modi aged about 36 years (hereinafter called the "FIRST PARTNER")
2. Shri Gaurang Mody S/o Shri Jayantilal Mody aged 38 years Occupation : Business, resident of Flat No.105, Sapphire Apartments Chikoti Gardens, Begumpet, Hyderabad-500 016 (hereinafter called "SECOND PARTNER")
3. Shri Sharad J. Kadakia S/o late Shri Jayantilal M.Kadakia aged 46 years residing at Plot No.5 Road No.5, Trimurthy Colony, Mahendra Hills, East Marredpally, Secunderabad - 500 026 (hereinafter called "THIRD PARTNER")

or Modi Properties & Investments Pvt. Ltd.

Managing Director

G.M. Sohan Modi

S J K Sharad J. Kadakia

- A. The Parties hereto are desirous of doing the business that of real estate developers, managers, advisors, underwriters, retailers, promoters of group housing scheme, etc., in partnership.
- B. The Parties hereto have agreed and joined together to do the business under the name and style of M/s. Kadakia and Modi Housing.
- C. The parties are desirous to bring in suitable amendments to the above said Partnership Deed by way of the Supplementary Partnership Deed.

NOW THIS SUPPLEMENTARY PARTNERSHIP DEED WITNESSETH THAT

1. In the Principal Deed at Page No.3 Para 6 of the Partnership deed it was recited that the Partnership may borrow money from outside for the partnership business including borrowals from the Banks and Financial institutions and such borrowals shall be made with the consent of partners.
2. The same to be substituted with the following clause.
3. The partnership may borrow money from outside for the partnership business including borrowals from the Banks and Financial institutions by mortgaging the firm property by depositing the title deeds. The documents to be executed for the said purpose shall be signed by all the partners.
4. All other terms and conditions of the said Principal Deed shall remain in force with there being any modification or alteration.
5. The supplementary Partnership Deed shall come into force from the date of execution.

In WITNESS WHEREOF the partners have put the hands of the day and year mentioned above in the presence of the witnesses.

Witnesses :

1.

2.

M.V. RAMANA MURTHY

For Modi Properties & Investments Pvt. Ltd.

1.

Managing Director

GM2

2714³

~~PARTNERS~~



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
48379 22/8/2008 100/
G. Vembatam C.A. Rao.
Kadukia & Medla Housing Sema

AFFIDAVIT - CUM - UNDERTAKING

THE FIRM SHALL NOT VIOLATE THE SANCTIONED PLAN AND IT SHALL BE THE SOLE RESPONSIBILITY OF THE EXECUTANTS TO OBTAIN COMPLETION CERTIFICATE WITHIN MONTHS OF COMPLETION OF CONSTRUCTION FAILING WHICH THE BANK SHALL HAVE THE POWER OF AUTHORITY TO RECALL THE ENTIRE LOAN WITH INTEREST COSTS AND OTHER USUAL BANK CHARGES.

[Signature]

[Signature]

[Signature]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 3302 Date 23/3/06 Rs. 100/-

Sold to D. Phani Kumar

B/o D. N. Murthy

For Whom Kodakia & Modi Housing sec-bad

LEELA G. CHIMATO
STAMP

L.No. 0

5-4-76/A, Ca
SECUNDERABAD

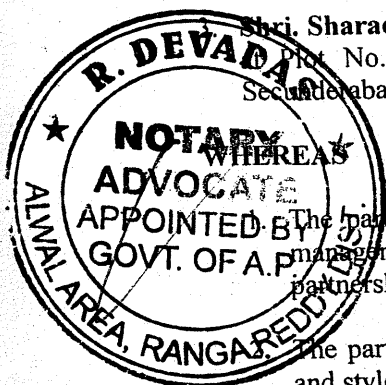
PARTNERSHIP DEED

This Deed of Partnership is made and executed on the 23rd day of March 2006 by and between:

1. M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its Registered office at 5-4-187/3 & 4, Soham Mansion, III Floor, M.G. Road, Secunderabad represented by its Managing Director Shri. Soham Modi S/o. Shri. Satish Modi aged about 36 years (hereinafter called the "FIRST PARTNER")

2. Shri. Gaurang Mody S/o. Shri Jayantilal Mody aged 38 years, Occupation: Business, resident of Flat No.105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016 (hereinafter called "SECOND PARTNER").

Shri. Sharad J. Kadakia S/o. Late Shri. Jayantilal. M. Kadakia aged 46 years residing Plot No.5, Road No5, Trimurthy Colony, Mahendra Hills, East Marredpally, Secunderabad - 500 026 (hereinafter called "THIRD PARTNER")



WHEREAS The parties hereto are desirous of doing the business that of real estate developers, managers, advisors, underwriters, retailers, promoters of group housing scheme, etc., in partnership.

The parties hereto have agreed and joined together to do the business under the name and style of M/s. Kadakia and Modi Housing.

M/s. Modi Properties & Investments Pvt. Ltd.,

[Signature]

Managing Director

[Signature]

[Signature]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 779460

S. No. 3303 Date 23/3/06 100/-

Sold to D. Phani Kumar

To D. N. Murthy

For Whom Kadakia & Modi Housing Secbad

LEELA G. CHITRA
STAMP
L.No.
6-4-76/A, C
SECUNDERABAD

3. The FIRST PARTNER is a Private Limited Company and the company have passed necessary resolutions authorizing Shri. Soham Modi to represent the company and to execute this partnership deed.
4. The said Partners herein are desirous of reducing the terms and conditions of the said Partnership in writing, therefore this Deed of Partnership is executed by the said partners on the following terms and conditions:

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:

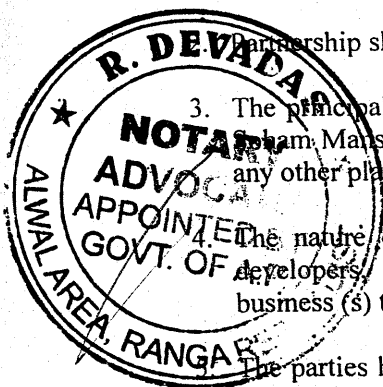
1. The name of the Partnership Firm shall be **M/s. Kadakia and Modi Housing** or any other name partners may mutually decide.

Partnership shall be with effect from 22nd March 2006.

3. The principal place of business of the partnership shall be at 5-4-187/3 & 4, III floor, Soham Mansion, M. G. Road, Secunderabad 500 003 and the same may be changed to any other place or places mutually agreed upon by the partners.

The nature of the business of the firm shall be to do the business of real estate developers, managers, underwriters, retailers, advisors etc., and/or any such other business (s) that may be mutually agreed upon.

The parties hereto in their Profit/Loss sharing ratio as given herein shall contribute the capital required for the partnership business.



For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

[Signature] *[Signature]*