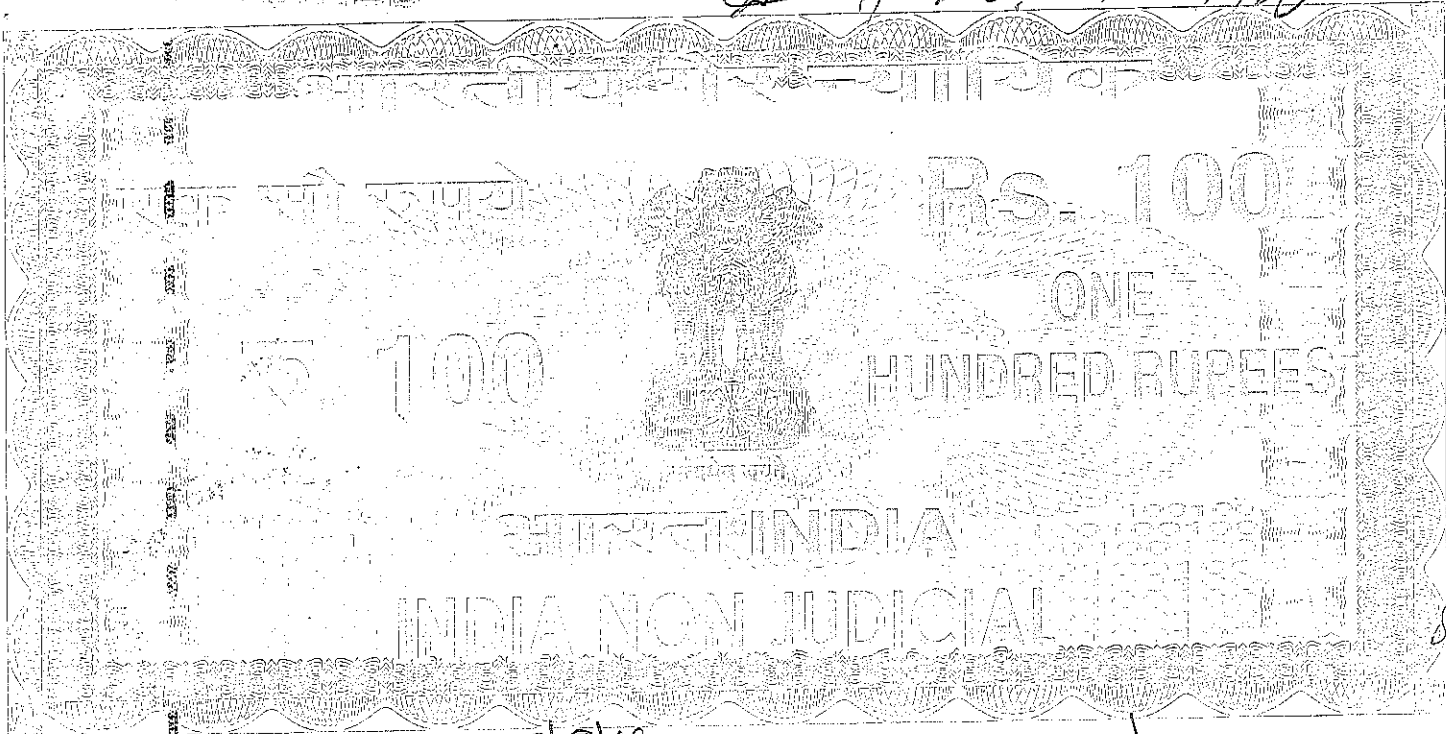


UNRECORDED

2 of no: 7319/16



7616

తెలంగాణ తాలూకా తెలంగాణ TELANGANA  
Sl. No. 13164 Dt. 05/5/16 Rs. 100

SOLD To: C. Rana Charyulu / Slobate S/o L. Reddaveedu  
Modi And modi Constructions R/ottyl  
Rao R/ottyl

For E. 166334.  
The Advantages Co-op. Socie  
Rep. By. D. Kiran Kumar, Licensed Stamp Vendor,  
No. 15-27- 007/2015,  
Ranga Reddy Dist Court Complex,  
L.O. Nagar, Ranga Reddy (East) Dist. No. 74037204

**AGREEMENT & DEED OF MORTGAGE**  
(Under Article 6(A) & 35 (b) of Schedule 1-A of Indian Stamp Act)



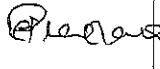



This deed of simple mortgage is made and executed at Hyderabad on this the <sup>15</sup> 12 day of August 2016 Two thousand and Sixteen year between M/s. Modi & Modi Constructions & M/s. Nilgiri Estates both are registered partnership firms having their offices at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 both represented by its' Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi aged about 46 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad -500 034 (hereinafter collectively called "THE MORTGAGOR" which expression shall mean and include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successors in interest, assignees, nominees and the like) in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA) called "THE MORTGAGEE" which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assigns.

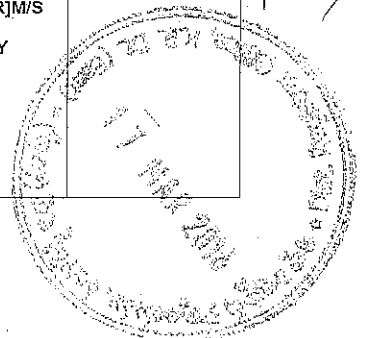
For MODI & MODI CONSTRUCTIONS  
  
Partner

For NILGIRI ESTATES  
  
Partner

**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1355/- paid between the hours of 3 and 4 on the 12th day of AUG, 2016 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	MR		 GPA FOR PRESENTING DO [1530-1-2016-7616]	GPA FOR PRESENTING DOCUMENT REPPY K.PRABHAKAR REDDY(R)/M/S NILGIRI ESTATES REPPY SOHAM MODI . SATISH MODI O/O. 5-4-187/3 AND 4 III FLOOR, SOHAM MANSION M.G.ROAD., SEC-BAD 500 003.	
2	MR		 GPA FOR PRESENTING DO [1530-1-2016-7616]	GPA FOR PRESENTING DOCUMENT REPPY K.PRABHAKAR REDDY(R)/M/S MODI AND MODI CONSTRUCTIONS REPPY SOHAM MODI . SATISH MODI.	



Bk - 1, CS No 7616/2016 & Doct No 7319/2016  
 Joint SubRegistrar9 Keesara  
 Sheet 1 of 8



Whereas the **Mortgagor** is the absolute and sole beneficial owner and is seized, possessed of or otherwise well and sufficiently entitled to the property fully described in the schedule and for greater clearance delineated on the plan annexed hereupto and there on Plot Nos. BB1- 127 to BB1 - 132 {Total No. of Plots. 6 (six) of BB1Type} admeasuring total extent of 627.30 Sq. mtrs (750.24) Sq.yds) shown with boundaries thereof coloured with red and expressed to be hereby mortgaged.

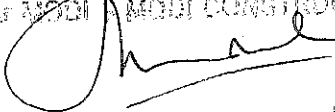
And whereas the **Mortgagor** applied for permission under section 13 & 14 of APUA (D) Act, 1975 to make a Group Housing Scheme layout (Gated Community) and form a new private street or road and building plots for residential purpose and in the land bearing Sy. Nos. 75 (P), 77 (P) to 79 (P), 96 (P) and 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy District.

And whereas the mortgagee having accepted the same as sanctioned the layout plan in File No. 001839/MP2/Plg/HMDA/2013 subject to the following conditions that the following works as per specifications appended will be completed by the **Mortgagor** within one year from the date of release of approved layout.

1. B.T. over water bound Macadam roads and
2. With water drain culverts wherever necessary.
3. Construction of all houses/units as per approved plan by HMDA.
4. Layout of under ground sewers along the roads of the layout and also construction of Septic tank as per ISI standards.
5. Providing water supply lines along with layout roads including street lights fresh underground cables
6. Providing Electrical lines along the layout roads including street lights fresh underground cables
7. Providing avenue plantations along the layout roads with structural trees to be one Pattern for each road and also in the areas earmarked for open spaces.
8. Open spaces must be developed as a part with ornamental plants, water harvesting structure and a compound wall with ornamental grills.
9. Wherever 100 ft., roads and above exist (proposed as well) a Service road of 9 M and 3 M of Green buffer strips must be given.
10. No apartment permission will be given in a layout for independent residential houses.
11. The area for flats / apartments must be clearly specified and open spaces and other amenities have to be calculated in that pro-rata basis.
12. The mortgagor shall separately convey the area under roads with the amenities mentioned in para supra and the sites reserved for parks and play grounds (open spaces) etc., in the layout area to the Local Authority free of encumbrance at his cost / as per rules.
13. The **Mortgagor** does also hereby agree to pay the Government Revenue, Municipal Taxes over the said property if any, till the redemption of the property as the same vests automatically in favour of HMDA.

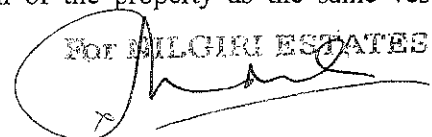
For MOUNI MOUNI CONSTRUCTIONS

7



Partner







For MILGIRI ESTATES



Partner

O/O. 5-4-187/3 AND 4, III FLOOR,  
SOHAM MANSION, M.G.ROAD,  
SEC-BAD.

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 A. SAGAR::12/08/2016 [1530-1-2016-7616]	A. SAGAR R/O KEESARA RR DIST	
2		 M. ARJUN::12/08/2016 [1530-1-2016-7616]	M. ARJUN R/O RAMANTHAPUR HYD	

12th day of August, 2016

Signature of Joint Sub Registrar  
Keesara

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1355	0	0	0	1355
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>6355</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6455</b>

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1355/- towards Registration Fees on the chargeable value of Rs. 1350500/- was paid by the party through E-Challan/BC/Pay Order No ,292XA1110816 dated ,12-AUG-16 of ,SBH/KUSHAIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 6355/-, DATE: 12-AUG-16, BANK NAME: SBH, BRANCH NAME: KUSHAIGUDA HYDERABAD, BANK REFERENCE NO: 000820656, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS NILGIRI , CLAIMANT NAME: THE METROPOLITAN COMMISSIONER HMDA).

Date:

12th day of August, 2016

Signature of Registering Officer  
Keesara

I శుభ్రము 2016 సం. (ఆ.న. 1907 సం.)

1319 మెంబరు రికార్డు చేయబడినది. స్టాంపు

నిమిత్తం గుర్తింపు నెంబరు 1530 7319 2016

అనుబంధించి. 2016 సం. 12 నెంబరు

M.Y. RAJMAN  
Sub-Registrar  
Keesara



BK-1, CS No 7616/2016 & Doct No  
1319/2016 Sheet 2 of 8  
Joint Sub Registrar  
Keesara



**NOW THIS DEED OF MORTGAGE WITNESSETH AS FOLLOWS:**

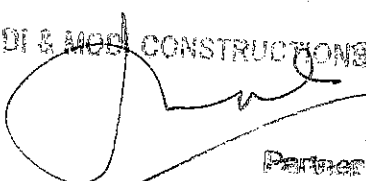
- I. In Pursuance of the rules relating to the approval of layout (hereafter referred to as the said rules) the Mortgagor shall always duly observe and perform all the terms and conditions of the said rules and in order to secure the performance of the engagements hereby mortgages the scheduled land to the mortgagee.
- II. If the Mortgagor completes the works as stated in pare supra to the satisfaction of the H.M.D.A., within the agreed period of One year from the date of release of approved layout, the Mortgagee shall at the cost of Mortgagor be entitled to retransfer of the said plots or land at his expenses to Mortgagor without any further liability on the same towards the execution of works contemplated in para supra.
- III. It is hereby expressly agreed and declared that in the event of any failure on the part of the Mortgagor to comply with any of the terms and conditions for the sanction of layout or these shall be any breach by the Mortgagor of the covenants it shall be lawful for the Mortgagee to sell the mortgaged property or any part thereof in any manner as the Mortgagee thinkfit and mortgagor shall / forfeit the right of redumption as against the mortgage.
  - a. And it is hereby declared that the mortgagee, shall be free to complete the said works with the amount so realized and the mortgagor, shall not be entitled to question the unfettered right of mortgage in any court of law.
  - b. If additional amounts for execution of the said works over and above the sale proceeds referred to in the above para it shall be realized from Mortgagor or the purchaser of individual plots in the said layout area in the same manner as property tax and the other plots not covered by the mortgage will be under the first charge towards the said excess amount spent by the H.M.D.A.

The terms and conditions of this deed are binding and shall continue to be binding on the mortgagor, his heirs, successors in interest, right as well as a title and ownership and none of them shall entitled to question the correctness or the genuineness of the terms and conditions of this deed any where at any time in any court. Total market value @ 13,50,500/-

**SCHEDULE OF THE PROPERTY FOR PLOT NO. BB1-127**

All that one plot bearing No. BB1 -127 admeasuring about 104.55 Sq. Mtrs OR 125.04 Sq.yds forming Sy. Nos. 75 (P), 77 (P) to 79 (P), 96 (P) and 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist., marked red in the plan annexed hereto, bounded on:

NORTH BY:	30' wide road
SOUTH BY:	Plot No. 128
EAST BY:	30' wide road
WEST BY:	Plot No. 144

For MODI & MODI CONSTRUCTIONS  
  
Partner

For NICHIRI ESTATES  
  
Partner



Bk-1, CS No 7616/2016 & Doct No  
7319/2016: Sheet 3 of 8 Joint SubRegistrar  
Keesara



**SCHEDULE OF THE PROPERTY FOR PLOT NO. BB1 -128**

All that one plot bearing No. BB1 -128 admeasuring about 104.55 Sq. Mtrs OR 125.04 Sq.yds forming Sy. Nos. 75 (P), 77 (P) to 79 (P), 96 (P) and 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist., marked red in the plan annexed hereto, bounded on:

<b>NORTH BY:</b>	Plot No. 127
<b>SOUTH BY:</b>	Plot No. 129
<b>EAST BY:</b>	30' wide road
<b>WEST BY:</b>	Plot No. 143

**SCHEDULE OF THE PROPERTY FOR PLOT NO. BB1 -129**

All that one plot bearing No. BB1 -129 admeasuring about 104.55 Sq. Mtrs OR 125.04 Sq.yds forming Sy. Nos. 75 (P), 77 (P) to 79 (P), 96 (P) and 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist., marked red in the plan annexed hereto, bounded on:

<b>NORTH BY:</b>	Plot No. 128
<b>SOUTH BY:</b>	Plot No. 130
<b>EAST BY:</b>	30' wide road
<b>WEST BY:</b>	Plot No. 142

**SCHEDULE OF THE PROPERTY FOR PLOT NO. BB1-130**

All that one plot bearing No. BB1 -130 admeasuring about 104.55 Sq. Mtrs OR 125.04 Sq.yds forming Sy. Nos. 75 (P), 77 (P) to 79 (P), 96 (P) and 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist., marked red in the plan annexed hereto, bounded on:

<b>NORTH BY:</b>	Plot No. 129
<b>SOUTH BY:</b>	Plot No. 131
<b>EAST BY:</b>	30' wide road
<b>WEST BY:</b>	Plot No. 141

**SCHEDULE OF THE PROPERTY FOR PLOT NO. BB1-131**

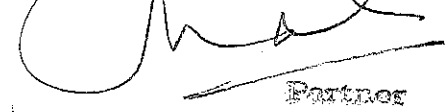
All that one plot bearing No. BB1 -131 admeasuring about 104.55 Sq. Mtrs OR 125.04 Sq.yds forming Sy. Nos. 75 (P), 77 (P) to 79 (P), 96 (P) and 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist., marked red in the plan annexed hereto, bounded on:

<b>NORTH BY:</b>	Plot No. 130
<b>SOUTH BY:</b>	Plot No. 132
<b>EAST BY:</b>	30'wide road
<b>WEST BY:</b>	Plot No. 140

For MODI & MODI CONSTRUCTIONS

  
Partner

For NILGIRI ESTATES

  
Partner



BK-1, CS No 7616/2016 & Doct No  
7319/2016 Sheet 4 of 8

*[Signature]*  
Joint Sub Registrar  
Keesara





**SCHEDULE OF THE PROPERTY FOR PLOT NO . BB1-132**

All that one plot bearing No. BB1 -132 admeasuring about 104.55 Sq. Mtrs OR 125.04 Sq.yds forming Sy. Nos. 75 (P), 77 (P) to 79 (P), 96 (P) and 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist., marked red in the plan annexed hereto, bounded on:

<b>NORTH BY:</b>	Plot No. 131
<b>SOUTH BY:</b>	Plot No. 133
<b>EAST BY:</b>	30' wide road
<b>WEST BY:</b>	Plot No. 139

In witness whereof the said mortgagor herein to set his hand on the day and the year first above written.

Witnesses:

1. *Jeau*
2. *Ahmy*

*[Signature]*  
FOR MODI & MODI CONSTRUCTIONS  
Partner

*[Signature]*  
FOR NILGIRI ESTATES  
Partner  
Signature of the Mortgagor

Bk-1 CS No 7616/2016 & Doct No  
7319/2016. Sheet 5 of 8 Joint Sub Registrar  
Keesara



087



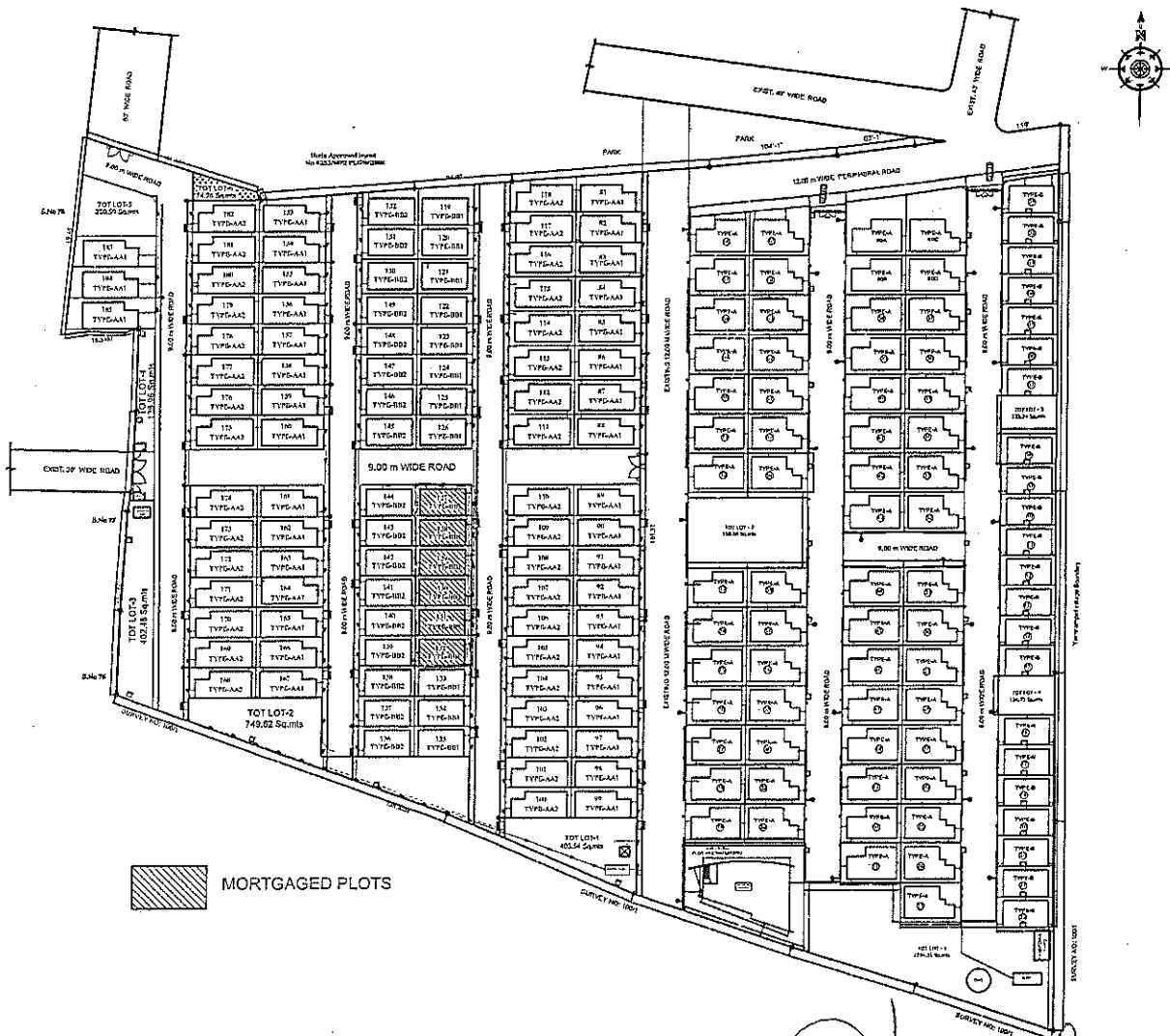
**REGISTRATION PLAN OF MORTGAGE DEED SHOWING MORTGAGED PLOTS OF BB1- 127, BB1 -128, BB1- 129, BB1 -130, BB1- 131 & BB1- 132 IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NOS. 75, 77, 78, 79, 96 & 100/2 SITUATED AT RAMPALLY VILLAGE KEESARA MANDAL, RANGA REDDY DISTRICT.**

**MORTGAGER: MODI AND MODI CONSTRUCTIONS AND NILGIRI ESTATES  
BOTH REPRESENTED BY ITS' MANAGING PARTNER SHRI. SOHAM MODI  
S/O. LATE. SHRI. SATISH MODI**

**MORTGAGEE: METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

**REFERENCE: SCALE: INCL:  EXCL:**

**AREA: SQ.FT 627.30 SQ.MTRS OR 750.24 SQ.YDS**



**WITNESSES:**

1. *[Signature]*
2. *[Signature]*

*[Signature]*  
For MODI & MODI CONSTRUCTIONS

*[Signature]*  
For NILGIRI ESTATES

Partner

SIG. OF THE MORTGAGER

Partner



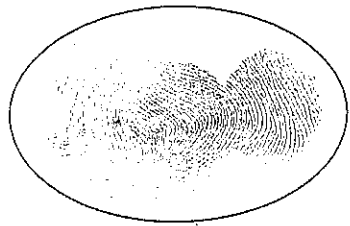
Bk-1, CS No 7616/2016 & Doct No  
7319/2016 Sheet 6 of 8  
Joint Sub Registrar  
Keesara



Cs. 7616

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

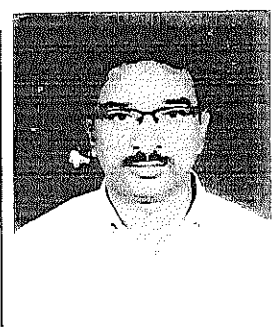
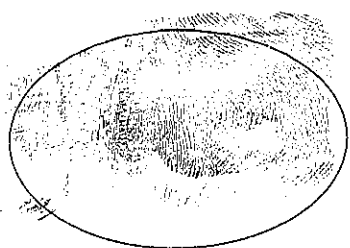
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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✓

**VENDOR: / MORTGAGER:**

M/S. NILGIRI ESTATES &  
M/S. MODI & MODI CONSTRUCTIONS,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION, M. G. ROAD  
SECUNDERABAD, REP. BY ITS PARTNER  
M/S. MODI HOUSING PVT. LTD. REP BY  
AUTHORISED SIGNATORY  
MR. SOHAM MODI  
S/O. LATE SATISH MODI



**GPA FOR PRESENTING DOCUMENTS:**  
**VIDE GPA NO.59/BK-IV/2016 & SPA ATTESTED**  
**VIDE POWER NO. 17/2016, DATED: 21.07.2016**  
**AT SRO, SECUNDERABAD.**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD - 500 003.

**SIGNATURE OF WITNESSES:**

1. *Sam*
2. *Ashu*

**MODI & MODI CONSTRUCTIONS**      **By NILGIRI ESTATES**

*[Signature]*      *[Signature]*

Partner      Partner

SIGNATURE OF THE VENDOR



Bk - 1, CS No 7616/2016 & Doct No

7319/2016. Sheet 7 of 8

Joint SubRegistrar  
Keesara



VENDOR: MORTGAGER

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NILGIRI ESTATES

15/09/2008  
Permanent Account Number

AAHFN0766F

12012008

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MODI AND MODI  
CONSTRUCTIONS

27/02/2004  
Permanent Account Number

AAKFM7214N

Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE  
*Soham Modi*

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

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number

AWSP8104E

Signature  
*Prabha*

For Nilgiri Estates &  
Modi & Modi Constructions

Authorised Rep. SOHAM MODI

*Prabha*

Bk - 1, CS No 7616/2016 & Doct No  
7319/2016 Sheet 8 of 8  
Joint SubRegistrar  
Keesara

INDIAN MOTOR VEHICLE LICENCE  
ANDHRA PRADESH


AP00920120007035

M ARJUN  
M ADAM  
3-4-937/121  
RATNANAGAR  
BARKATPURA  
HIMAYAT NAGAR  
HYDERABAD - 500027

DUPLICATE

Signature  
Issued On: 21/11/2012

Licencing Authority  
RTA-HYDERABAD-CZ



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ADEPU SAGAR  
NARSAIAH ADEPU

01/01/1985  
Permanent Account Number  
BCKPA1511K

Signature

