

Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 24/09/2016, 04:01 PM

11802/2016

Receipt No: 12623

Receipt Date: 24/09/2016

SRO Name: 1507 Uppal

Name: K PRABHAKAR REDDY

CS No/Doct No: 12351 / 2016

Transaction: Mortgage without Possession

Challan No:

E-Challan No: 743QTW220916

Chargeable Value: 1001000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 22-SEP-16

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: RP ROAD SECUNDERABAD

Account Description

Amount Paid By

Account Description	Cash	Challan	DD	E-Challan
Registration Fee				1445
Deficit Stamp Duty				4900
User Charges				100
Total:				6445

In Words: RUPEES SIX THOUSAND FOUR HUNDRED FORTY FIVE ONLY

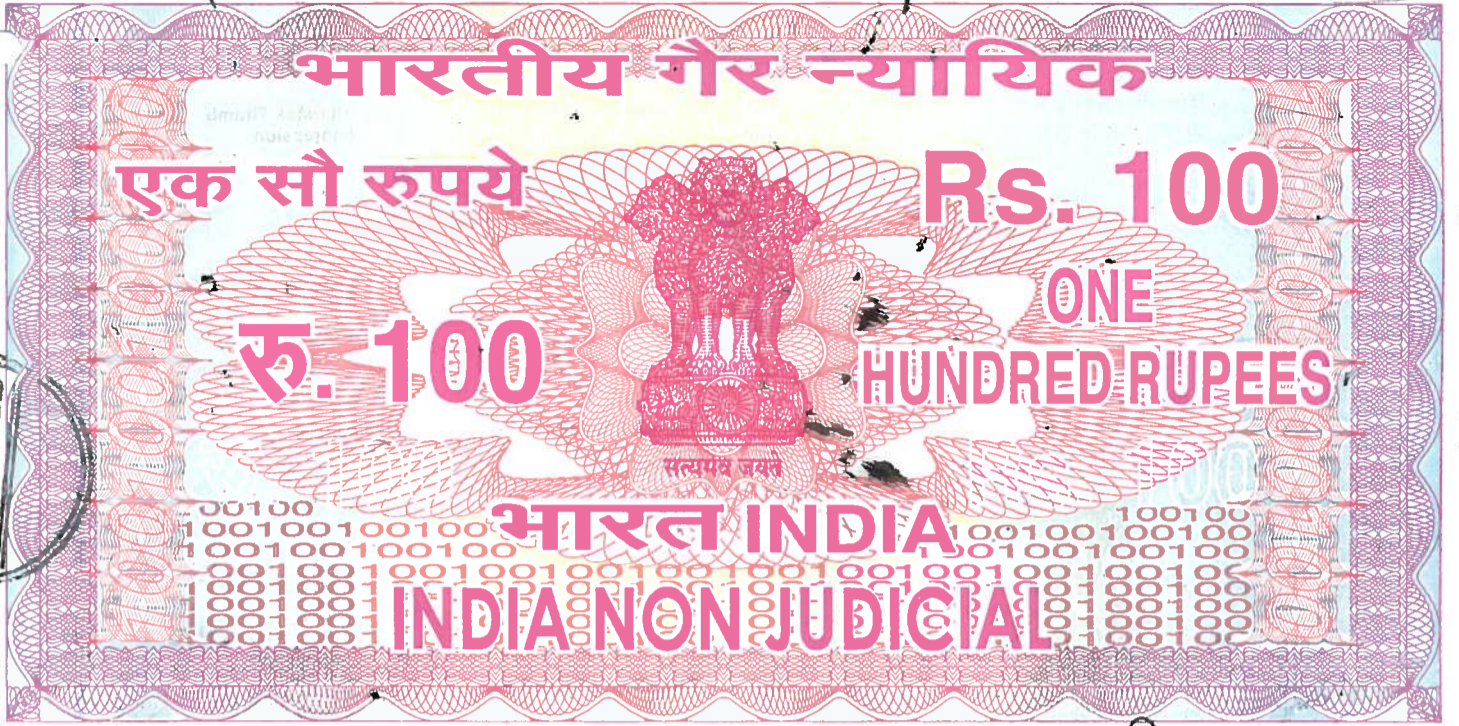
RETURN
SUB REGISTRAR
UPPAL


 Signature by SR
 SUB REGISTRAR
 UPPAL

Prepared By: PARAMESHWAR

CS
12351

11802/2016



తెలంగాణ తేలంగానా TELANGANA

Satish Kumar E 515558

S.No. 13342 Date: 19-09-2016

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

Sold to: RAMESH

S/o: NARASING RAO

For Whom: M/s.MODI & MODI CONSTRUCTIONS

AGREEMENT & DEED OF ADDITIONAL MORTGAGE

This deed of Additional Mortgage is made and executed at Hyderabad on this the 22nd day of September 2016 by and between:

1. **M/s. Modi & Modi Constructions** a registered partnership firms having their offices at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 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.
2. **M/s. Nilgiri Estates** a registered partnership firms having their offices at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 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 jointly referred to as "THE MORTGAGOR" which expression shall unless excluded by or is repugnant to the subject or contexts include his heir's executors, administrators and assigns)

For MODI & MODI CONSTRUCTIONS



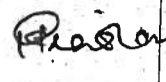
[Signature]
Partner






For NILGIRI ESTATES

[Signature]
Partner

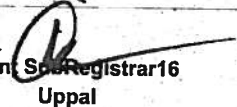
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1445/- paid between the hours of 3 and 4 on the 24th day of SEP, 2016 by Sri K Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	MR		 K.PRABHAKAR REDD [1507-1-2016-12351]	K.PRABHAKAR REDDY (GPA) S/O. K.PADMA REDDY 5-4-187/3&4, M G ROAD, SOHAM MANSION., M G ROAD, SEC'BAD.	

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M. ANIL KUMAR:124/ [1507-1-2016-12351]	M. ANIL KUMAR 2-3-64/1/59, JAISWAL GARDEN, AMBERPET, HYD.	
2		 CHANDRA SHEKAR.P [1507-1-2016-12351]	CHANDRA SHEKAR.P 2-2-1055/67/4, POCHAMMA BASTHI, AMBERPET, HYD.	

24th day of September, 2016

Signature of  Joint Sub-Registrar16
Uppal

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	1445	0	0	0	1445
User Charges	NA	0	100	0	0	0	100
Total	100	0	6445	0	0	0	6545

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1445/- towards Registration Fees on the chargeable value of Rs. 1001000/- was paid by the party through E-Challan/BC/Pay Order No ,743QW220916 dated ,22-SEP-16 of ,SBH/RP ROAD SECUNDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 6445/-, DATE: 22-SEP-16, BANK NAME: SBH, BRANCH NAME: RP ROAD SECUNDERABAD, BANK REFERENCE NO: 001504411, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS AND OTHERS, CLAIMANT NAME: THE METROPOLITAN COMMISSIONER HMDA).

Date:

24th day of September, 2016

Signature of  Registering Officer
Uppal

2 ASU in 1938-SE



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INFAVOUR OF

THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA),

(Hereinafter called "THE MORTGAGEE" which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assigns).

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. BB2- 147 to BB2 - 152 {Total No. of Plots. 6 (six) of Type BB2 } admeasuring total extent of 669.35 Sq. mtrs (800.52 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. The Mortgagor will obtain the NOC from Revenue Authorities regarding conversion of land for non-agricultural purposes at the time of the Final Gated Community Lay-out.
2. The Mortgagor in lieu of the release of the draft Gated Community Lay-out Plans by the Mortgagee, the Mortgagor under this deed has mortgaged 3% of dwelling units in the said Gated Community Lay-out as a security deposit in favour of the Mortgagee.
3. The Mortgagor after obtaining NOC from Revenue Authorities regarding conversion of land for non-agricultural purposes at time of the Final Gated Community Lay-out and the Mortgaged plots shall relinquished only after the submission of NALA Certificate.

NOW THIS DEED OF ADDITIONAL 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 both hereby covenant with the Mortgagee that 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 three years from the date of release of approved layout, the Mortgagee shall at the cost of Mortgagor be entitled to fe-transfer 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.

For MODI & MODI CONSTRUCTIONS

Partner

For NILGIRI ESTATES

Partner

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11802/2016 Sheet 2 of 7

Joint SubRegistrar 16
Uppal

1వ పుస్తకము 2016 సం॥ 1938 శా. త. పు. 11802
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం
గుర్తింపు నెంబరు 1507-1 11802 2016 ఇవ్వడమైనది
2016 సం॥ సెప్టెంబర్ 24 వ తేది

K. MADHUSUDHAR REDDY
JOINT SUB-REGISTRAR-16.
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- 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 there 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 redemption as against the Mortgagee.

SCHEDULE OF THE PROPERTY

All that piece and parcel of open Plot Nos. 147, 148, 149, 150, 151 and 152 of Type BB2 total admeasuring 669.35 Sq. mtrs OR 800.52 Sq.yds in HMDA file No. 001839/ MP2/ Plg/ HMDA/ 2013 and situated in Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy Dist, Telangana and bounded by:

Boundaries of Plot No. 147 – Type BB2 (125.04 Sq.yds)

NORTH BY:	Plot No. 148
SOUTH BY:	Plot No. 146
EAST BY:	Plot No. 124
WEST BY:	30' wide road

Boundaries of Plot No. 148 – Type BB2 (125.04 Sq.yds)

NORTH BY:	Plot No. 149
SOUTH BY:	Plot No. 147
EAST BY:	Plot No. 123
WEST BY:	30' wide road

Boundaries of Plot No. 149 – Type BB2 (125.04 Sq.yds)

NORTH BY:	Plot No. 150
SOUTH BY:	Plot No. 148
EAST BY:	Plot No. 122
WEST BY:	30' wide road

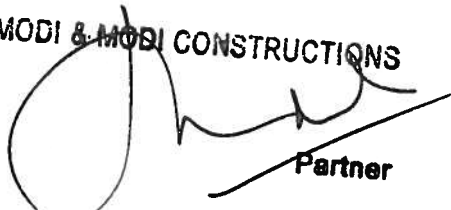
Boundaries of Plot No. 150 – Type BB2 (141.84 Sq.yds)

NORTH BY:	Plot No. 151
SOUTH BY:	Plot No. 149
EAST BY:	Plot No. 121
WEST BY:	30' wide road

Boundaries of Plot No. 151 – Type BB2 (141.84 Sq.yds)

NORTH BY:	Plot No. 152
SOUTH BY:	Plot No. 150
EAST BY:	Plot No. 120
WEST BY:	30' wide road

For MODI & MODI CONSTRUCTIONS


Partner

For NILGIRI ESTATES


Partner

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Boundaries of Plot No. 152 – Type BB2 (141.72 Sq.yds)

NORTH BY:	HMDA Lay-out (Shilpa Lay-out)
SOUTH BY:	Plot No. 151
EAST BY:	Plot No. 119
WEST BY:	30' wide road

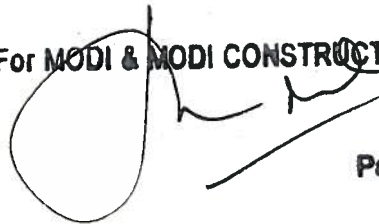
The terms and conditions of this deed are binding and shall continue to be binding on the Mortgagor, his heirs, and none of them shall be entitled to question the correctness and the genuineness of the terms and conditions of this deed anywhere at any time in any Court.

IN WITNESS WHERE OF THE said Mortgagor herein to set their hands on the day and the year first above written.

WITNESSES:


1. 
2. 

For MODI & MODI CONSTRUCTIONS



Partner

For NILGIRI ESTATES



Partner

(Signature of the Mortgagor)

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REGISTRATION PLAN OF MORTGAGE DEED SHOWING MORTGAGED PLOTS OF BB2- 147, BB2 -148, BB2- 149, BB2 -150, BB2- 151 & BB2- 152 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: THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

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

AREA: SQ.FT 669.35 SQ.MTRS OR 800.52 SQ.YDS

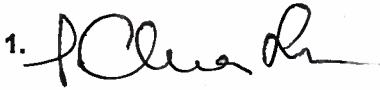





 **ADDITIONAL MORTGAGED PLOTS**

For MODI & MODI CONSTRUCTIONS

For NILGIRI ESTATES

WITNESSES:

1. 
 2. 

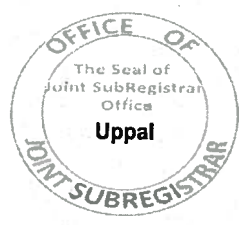
 **Partner**
 **Partner**

SIG. OF THE MORTGAGER





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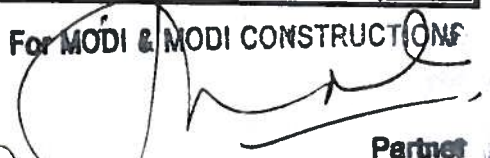
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>MORTGAGOR:</u></p> <p>MODI & MODI CONSTRUCTIONS AND NILGIRI ESTATES Having its' registered 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. Late. Shri. Satish Modi</p>
			<p><u>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</u></p> <p>K.PRABHAKAR REDDY S/O. K. PADMA REDDY (O) 5-4-187/3 &4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003</p>

WITNESSES:

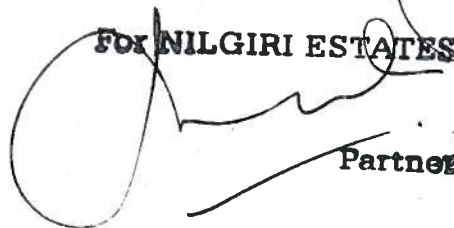
- 
- 

For MODI & MODI CONSTRUCTIONS



Partner

For NILGIRI ESTATES



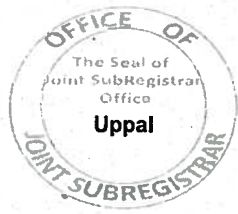
Partner

Signature of the Mortgagor

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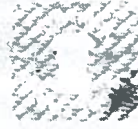
VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILGIRI ESTATES



15/09/2008

Permanent Account Number

AAHFN0766F

1201CC08

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS



27/02/2004

Permanent Account Number

AAKFM7214N

Signature

पथाई 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, आंध्र 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



1006/2008

Signature

Prabhaakar Reddy K

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Uppal

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మిట్టపల్లి అనిల్ కుమార్
Mittapalli Anil Kumar

జన్మన సంవత్సరం/Year of Birth : 1991
పురుషుడు / Male

5650*1923 6630

ఆధార్ - నామాస్మ్యని హక్కు

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ఆంధ్ర ప్రదేశ్ ప్రభుత్వం
ANDHRA PRADESH GOVT OF INDIA

INCOME TAX DEPARTMENT

CHANDRA SHEKHAR PEDDAPALLY
MALLAM PEDDAPALLY

16/04/1969

Permanent Account Number
AHPPP4195K

[Signature]
Signature

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